

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 2, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion to build a two-unit condominium development located on 920 South Cleveland Street.

Zoning: R-3 (Medium Density Residential)
Land Use: UHD-R (Urban High Density – Residential)
Neighborhood Area: Townsite
Assessor Parcel Number: 150-375-05-00
Contact Person: Matt Lemelle
Tel.: 760-994-5578
Email: projects@koreinvestments.com

2. 10:00 a.m. - 11:00 a.m. Discussion of residential development on 31.2 acres located northeast of Muirfield Drive immediately adjacent to the southeastern boundary of Camp Pendleton.

Zoning: RE-B (Residential Estate – B)
Land Use: EB-R (Estate B – Residential)
Neighborhood Area: North Valley
Assessor Parcel Number: 158-010-32
Contact Person: David Cheatham
Tel.: 314-435-7383
Email: david.t.cheatham@gmail.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

920 S. Cleveland Street, Oceanside, California – 2-Unit Condominium Build Project
Project Description Summary

Part I. Applicant Information

Applicants: Matthew & Korin LeMelle

Status: Owners

Address: 2142 E Castle Hill Avenue, Salt Lake City, Utah 84121

Phone: Matthew: (760)994-5578 Korin (801)381-5145

Email: projects@koreinvestments.com

Fax: (801)733-9364

Part II. Property Description

Location: 920 S. Cleveland Street, Oceanside, California 92054

Property is located approximately four streets from the beach, two streets west of the I-5 (South Coast Highway).

Legal Description: Lot 14 of Block 3 of Patton and Montague's addition to Oceanside, in city of Oceanside, County of San Diego, State of California, According to the map thereof No. 210, Filed in the office of the county recorder of San Diego County, April 23, 1887.

General Plan: Residential, Coastal Zone-High Density

Zoning: R-3, Medium Density Residential

Land Use: UHD-R (Urban High Density – Residential)

Assessor's Parcel Number: 150-375-05-00

Latitude: E 00°11'03" S W 00°11'03" N

Longitude: S 00°01'03" W N 00°01'03" E

Part III – Project Description

General Project Description: Maintain existing 600 sq.ft. single-family residence building located on front of lot and build a two-unit condominium building on back part of lot.

Incorporate all three units into a condominium complex.

New Construction Design: Two-unit condo building to be built on back portion of property.

Each condo will be three-levels with a total of 1949 sq.ft. (1558 livable sq.ft).

Remodel Current Structure: Plan to update current 600 sq. ft beach house to give entire property/condominium cohesive appearance

Proposed General Plan: No changes to existing – medium density residential

Proposed Zoning: No changes to existing – R-3 Medium density residential

Proposed Land Use: No changes to existing – Urban High Density – Residential

Number of Units: Three

Density: Medium

Building Size: Existing unit = 600 sq.ft.; New (2-units) = 1520 sq.ft/ (footprint) with 3898 sq.ft. total for building / (each unit = 1949 sq.ft. livable space)

Parking: Existing unit=1 space, New = 2-car garages for each unit. Total Parking=5 spaces

% Landscape: 1535sf landscaping =31%; 1173sf hardscape (sidewalks, parking, patio) = 23%

% Lot Coverage or FAR: 46% (total for all 3 units = 2292sf)

March 22, 2013

To: Oceanside Planning Department

Re: Oceanside Highlands – APN: 158-010-32, Developer's Conference, April 2, 2013

Property information:

1. Owners: Scot & David Cheatham
2. Acreage: 31.2 acres
3. Zoning: RE-B
 - a. 1 dwelling unit per developable acre
 - b. 3.5 dwelling units per acre max
 - c. 10,000 s.f. lots
4. Satisfactory soils report (Vinje & Middleton) completed in 2004
5. Biological Resources report (Helix) completed in 2005
 - a. .5 acre Diegan coastal sage scrub
 - i. Less than 1 acre so exempt from federal and state habitat loss approval process
 - b. <.1 acre Coyote brush scrub
 - i. De Minimis amount – no permit required
 - c. 27.7 acres non-native grass
 - d. 3.1 acres disturbed habitat
 - e. 1,132 linear feet (.03 acre) of non-wetland WUS/CDFG streambed exist in the form of three ephemeral drainages
 - i. Qualifies for a non-notifying Nationwide Permit (NWP) 39
6. MHCP Mitigation Zone 2
7. 4 acres are not developable because of slope
8. 27 maximum lots developable based on zoning
9. Projected cost (Hunsaker & Associates) of development for 27 lots is \$250,000 per lot because of certain extraordinary requirements such as:
 - a. Sewer pump station
 - b. Water loop
 - c. Secondary fire egress via SDG&E easement

Proposal

1. Because of minimal environmental impacts we believe this property not be subject to the MHCP
2. A higher density of 55 units that retains 2 of the 3 RE-B zoning requirements but modifies the 1 dwelling unit per developable acre to 2 units per acre would enable this property to be successfully developed.

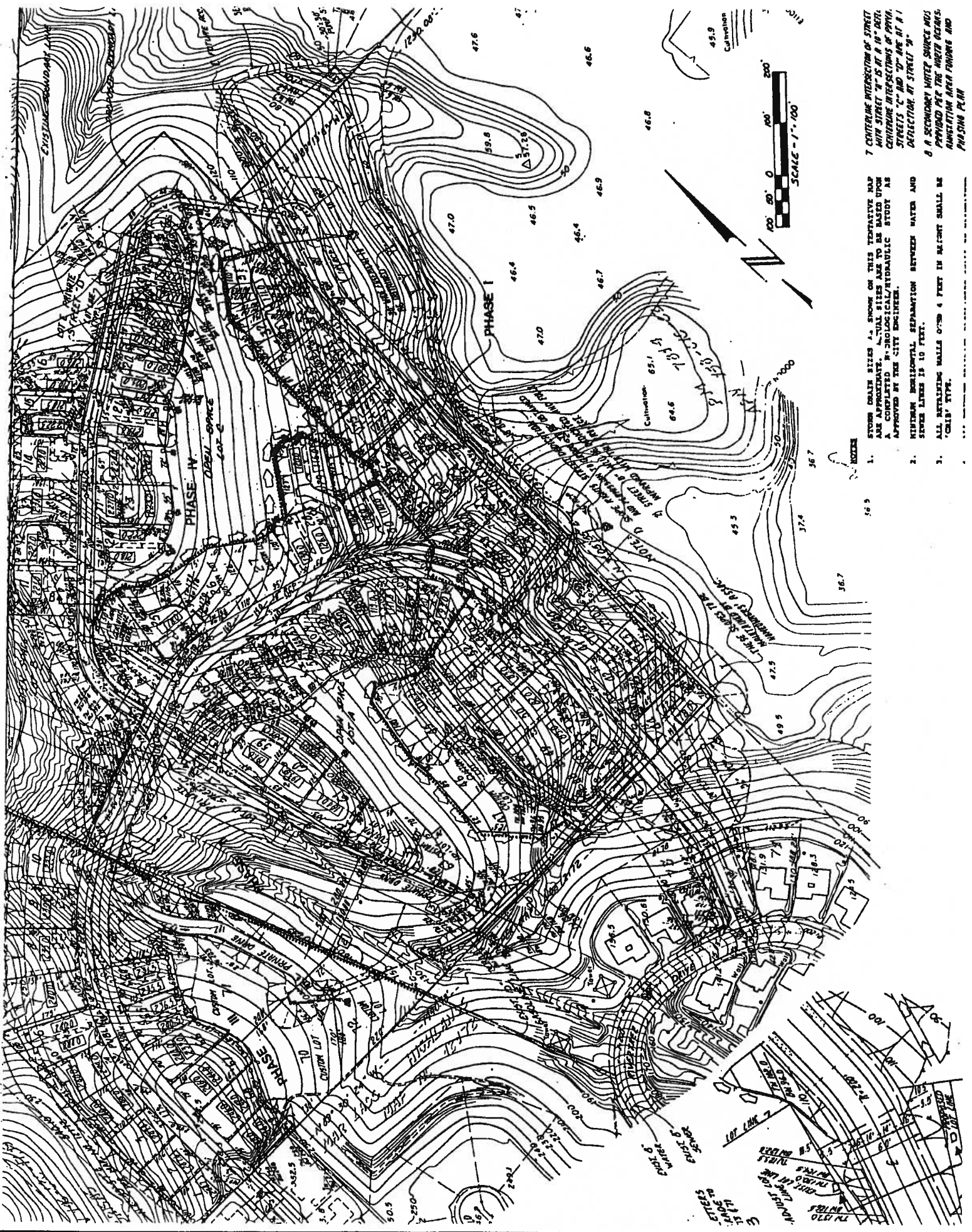
Justification for this variance:

Available land for residential development in the city is limited. The city needs to effectively maximize its available developable land while retaining the general character of the surrounding neighborhoods. Given the fact that the subject property is located in an area where no development can happen to the north (Camp Pendleton) and the east (Whelan Lake), the introduction of additional homes is mitigated by the fact that no development is allowed in the surrounding area.

Even though we have heard that the city does not consider development, permit and building fees in their decision making regarding zoning variances, it should be noted that these fees would be close to \$1.5 million for 55 homes just for the affordable housing, school, park, public facilities, sewer and thoroughfare & signal fees.

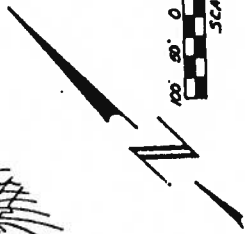
Attachments:

1. 23-lot plan from 2005 (for reference only – not approved)
2. 72 lot plan from 1998 (for reference only – not approved)



7 CENTERLINE INTERSECTION OF STREET WITH STREET "C" AS AT "A" BEEL CENTERLINE INTERSECTIONS OF PHASE I STREETS "C" AND "D" ARE AT "A" DEFLECTION AT STREET "A" A SECONDARY WATER SOURCE WAS PROVIDED FOR THE WATER DEMAND AMONGST AREA PARKING AND PHASING PLAN

- NOTES
1. STORM DRAIN SIZES AS SHOWN ON THIS TENTATIVE MAP ARE APPROXIMATE. ACTUAL SIZES ARE TO BE BASED UPON COMPUTATIONS FROM A HYDRAULIC STUDY AS APPROVED BY THE CITY ENGINEER.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS 10 FEET.
 3. ALL RETAINING WALLS 6" OR 4 FEET IN HEIGHT SHALL BE "CANT" TYPE.



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