

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, December 10, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion to build a 15-unit residential subdivision on a 7.35-acre parcel located between Mesa Drive and Oceanside Boulevard, west of FousSAT Road.

Zoning: RS (Residential Single-Family)
Land Use: SFD-R (Single-Family Dwelling – Residential)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 149-100-47
Contact Person: Kelly Kanaster
Tel.: (760) 692-1924, x.276
Email: kelly@lightfootpg.com

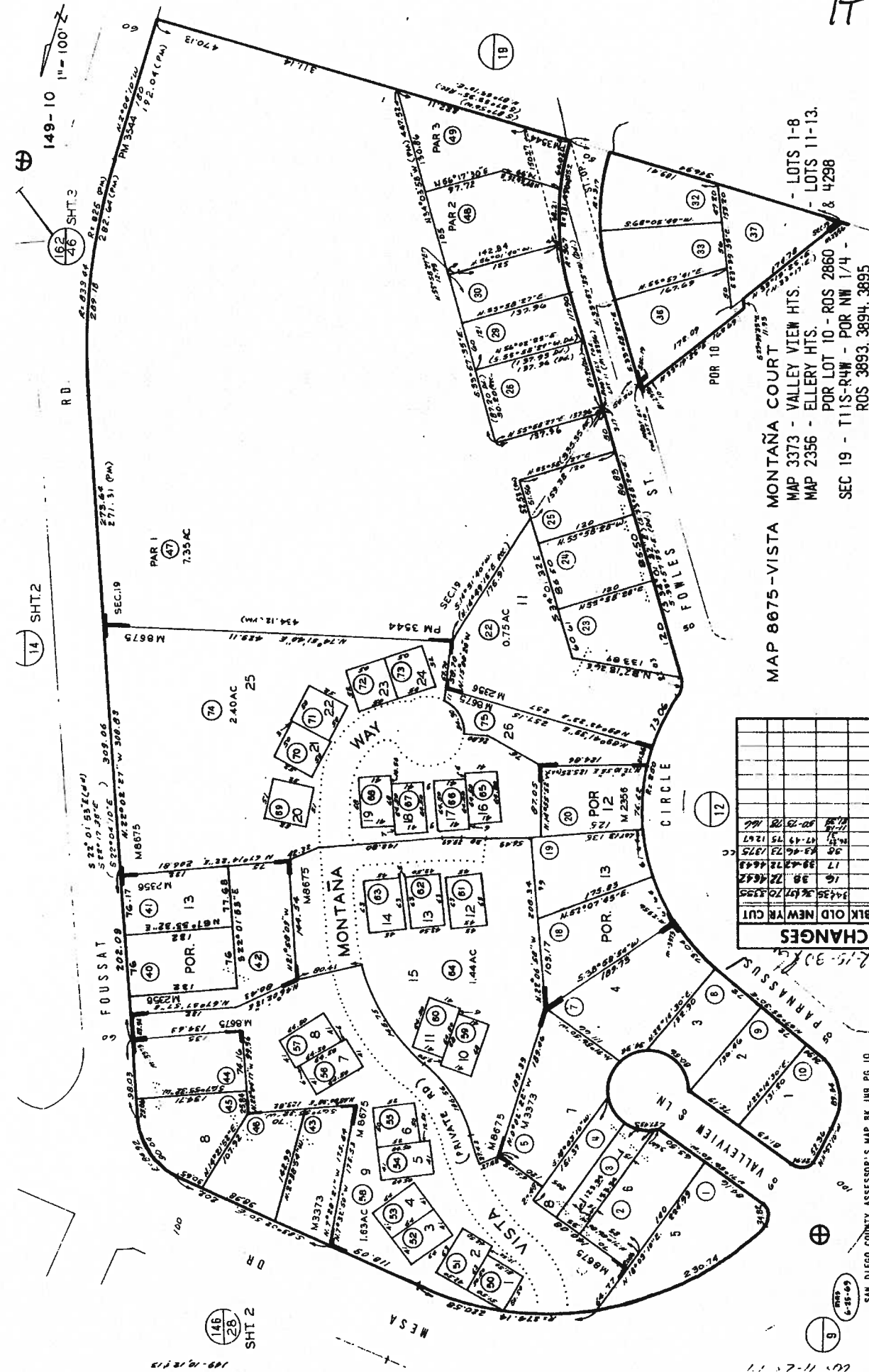
2. 10:00 a.m. - 11:00 a.m. Discussion to build an express exterior car wash development located at 1435 Mission Avenue.

Zoning: CS-HO (Special Commercial Highway Oriented)
Land Use: SC (Special Commercial)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 148-340-25-00
Contact Person: Neil Capin
Tel.: 520-245-1575
Email: neilcapinjr@gmail.com

Attachments:

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

ITEM 1

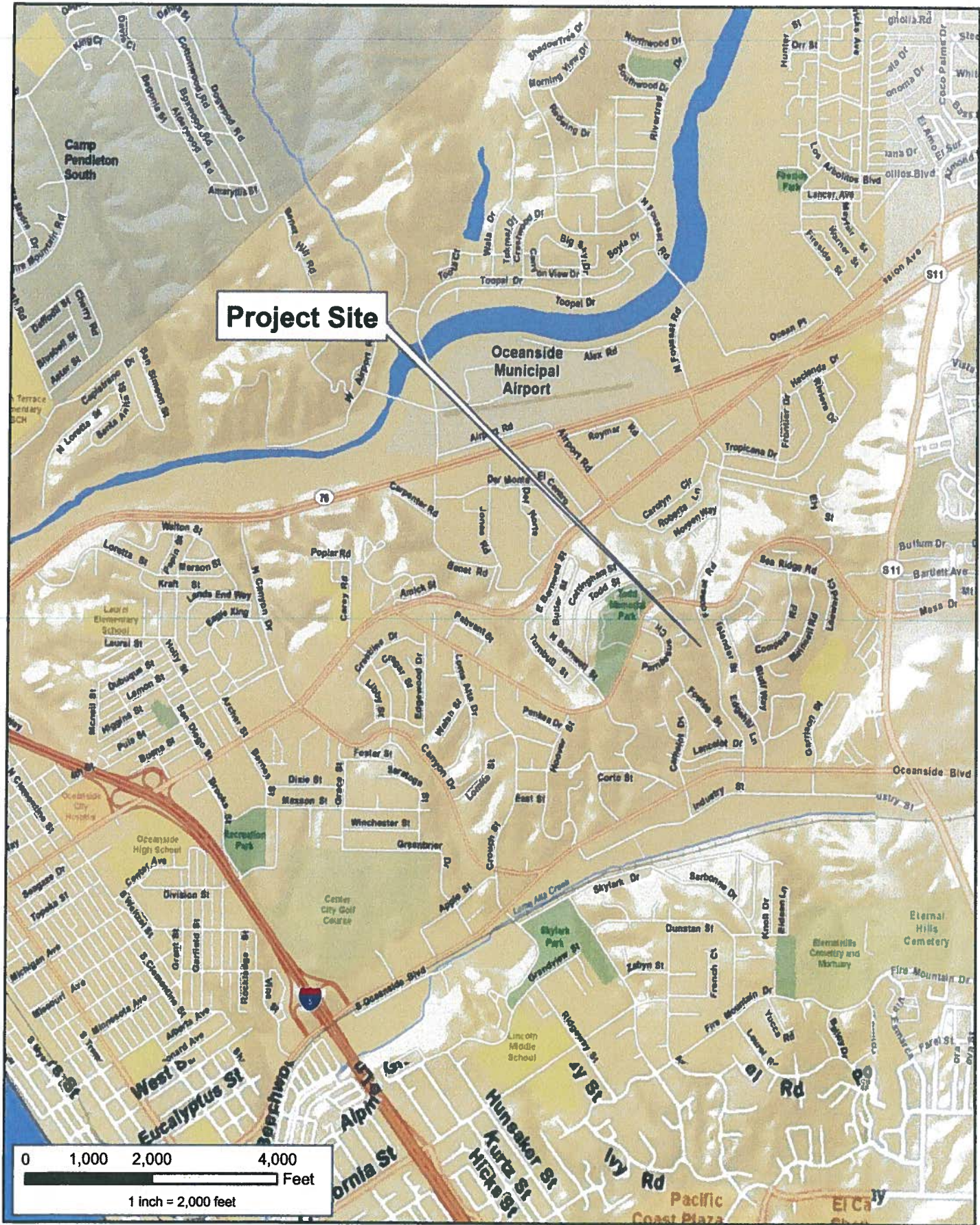


CHANGES

3435	3617	70	5355
16	38	72	4642
17	39	72	4643
18	40	72	1375
19	41	72	1267
20	42	72	1267
21	43	72	1267
22	44	72	1267
23	45	72	1267
24	46	72	1267
25	47	72	1267
26	48	72	1267
27	49	72	1267
28	50	72	1267
29	51	72	1267
30	52	72	1267
31	53	72	1267
32	54	72	1267
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66	88	72	1267
67	89	72	1267
68	90	72	1267
69	91	72	1267
70	92	72	1267
71	93	72	1267
72	94	72	1267
73	95	72	1267
74	96	72	1267
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77	99	72	1267
78	100	72	1267
79	101	72	1267
80	102	72	1267

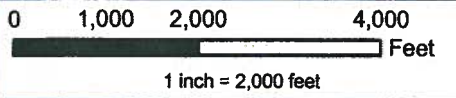
MAP 8675-VISTA MONTAÑA COURT
 MAP 3373 - VALLEY VIEW HTS.
 MAP 2356 - ELLERY HTS.
 SEC 19 - T11S-R4W - POR NW 1/4 -
 ROS 3893, 3894, 3895

SAN DIEGO COUNTY ASSESSOR'S MAP BK 149 PG 10
 MAPPED FOR ASSESSMENT PURPOSES ONLY



Project Site

Oceanside Municipal Airport

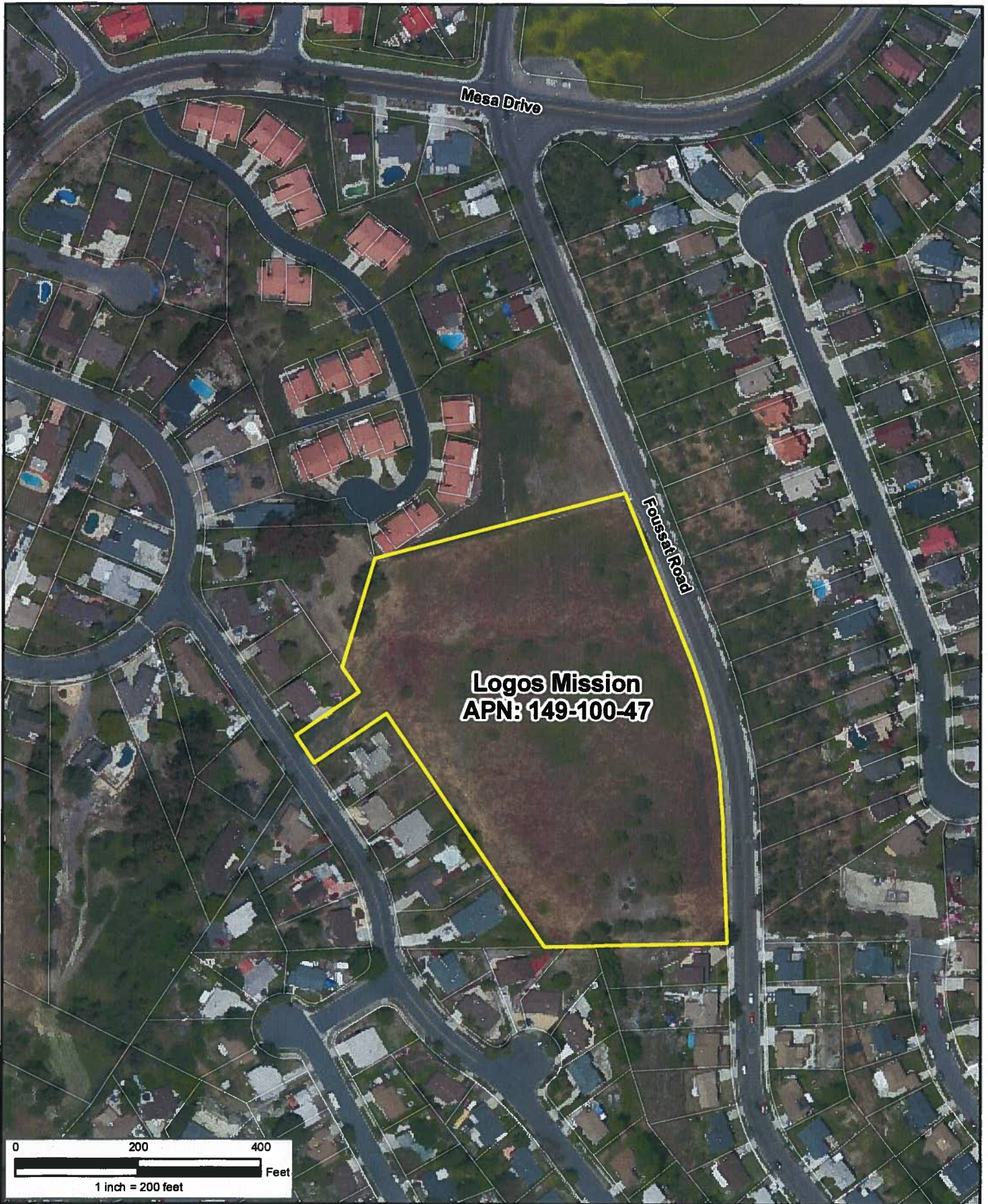


Locator Map



**Logos Mission
APN 149-100-47**

Source: SanGIS 1-13
ArcGIS Online Street Map



Aerial Exhibit



**Logos Mission
APN: 149-100-47**

Source:
SanGIS 6-12
ArcGIS Online Imagery 2010

Logos Mission Property

Project Description

Developer's Conference

10 December 2013

Existing Conditions

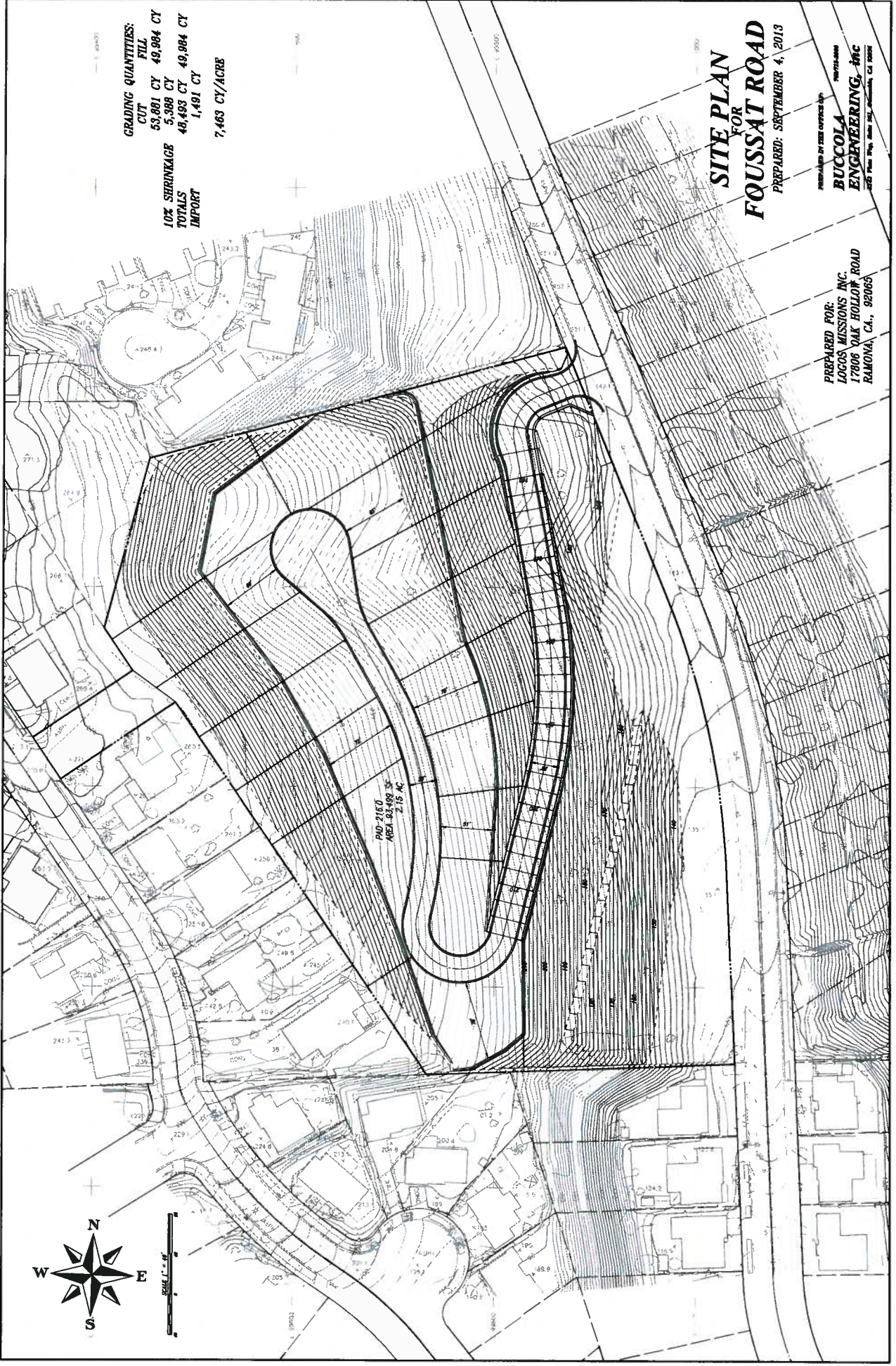
The subject property is a 7.35 acre parcel located between Foussat Road and Fowles Street, south of Mesa Drive. It is bordered on the west and south by detached single family housing and on the east by Foussat Road. The north side has an older single family attached housing development (duplexes). The property is currently undeveloped grassland with slopes greater than 25%, and no existing structures.

Proposed Development

The subject property was recently acquired by Logos Mission Church to build housing for church members. In order to do this, a Tentative Subdivision Map and Development Plan, including a Hillside Development Plan, will be prepared. Proposed development of the property would include 15 residential detached homes accessed via Foussat Road. The private drive begins roughly 650' south of Mesa Dr. and leads up the slope into the building pads, ending in a cul-de-sac. The site plan has been designed to keep grading quantities in accordance with hillside zoning limits. With 15 lots on 7.35 acres, the resulting density is 2 du/acre. Specific architectural plans will be developed for each lot.

A summary of property data is presented on the following table:

Current Property Data	
Location	Foussat Road Oceanside, CA 92054
Parcel Number	149-100-47
Property Size	7.35 acres
Grading Quantities	Cut 48,493 cubic yards Fill 49,984 cubic yards 7,463 cubic yards/acre
General Plan Designation	RS Single Family Residential
Zoning District	SFD-R Single Family Detached Residential
Other	Hillside Development Oceanside Airport Influence Area 2



GRADING QUANTITIES:
 CUT 53,981 CY 49,994 CY
 FILL 53,981 CY 49,994 CY
 10% SHRINKAGE 5,389 CY
 TOTALS 48,493 CY 49,994 CY
 IMPORT 1,491 CY
 7,463 CY/ACRE

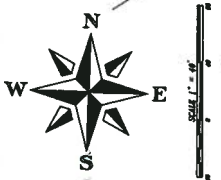
SITE PLAN
 FOR
FOUSSAT ROAD

PREPARED: SEPTEMBER 4, 2013

PREPARED BY THE OFFICE OF
BUCCOLA
ENGINEERING, INC.
 1000 Pine View, Suite 100, Redwood City, CA 94065

PREPARED FOR:
LOCOS MISSIONS INC.
 17806 OAK HOLLOW ROAD
 RAMONA, CA, 92065

PUD-7150
 AREA 03499 SQ
 2.18 AC



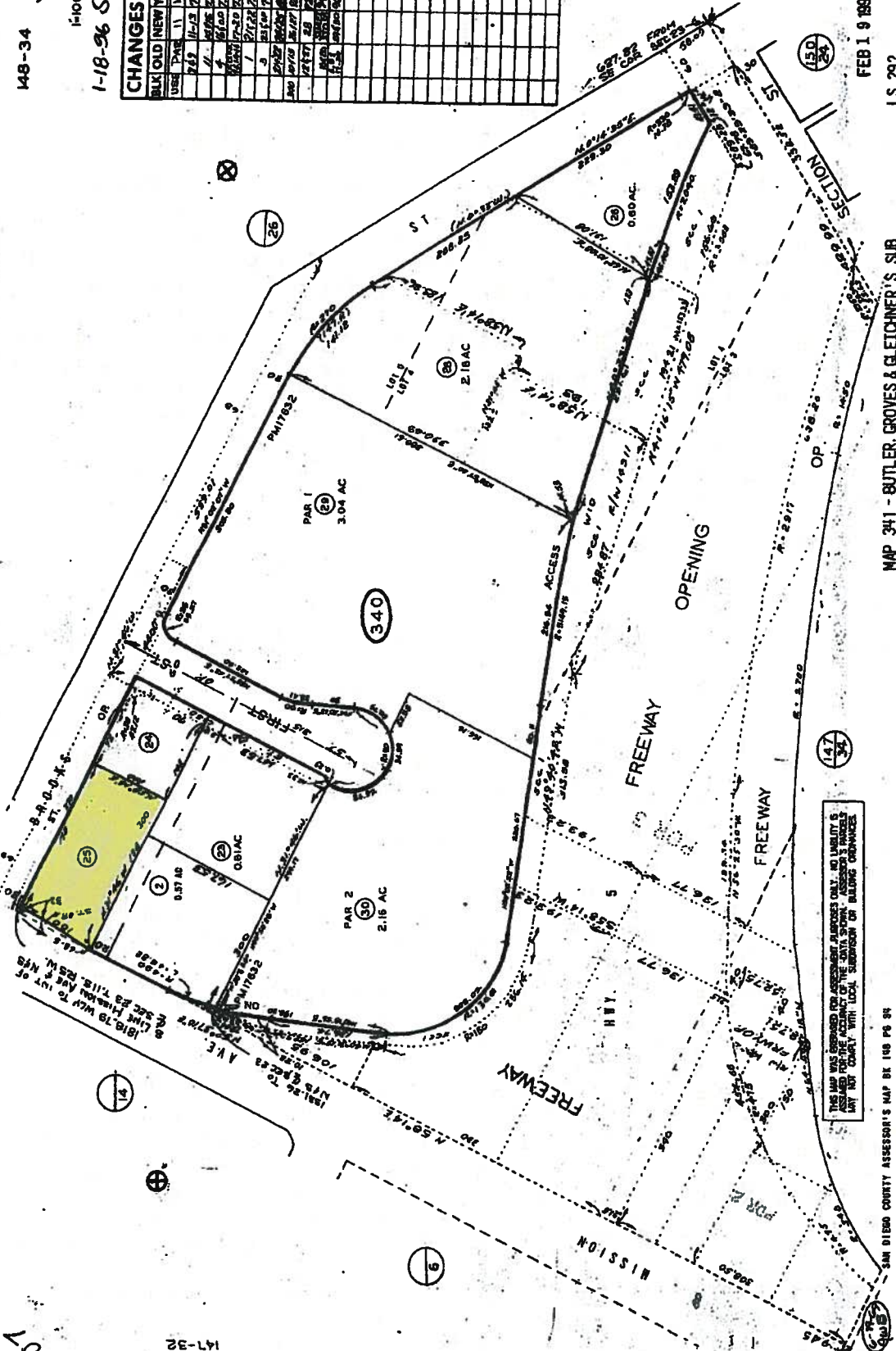
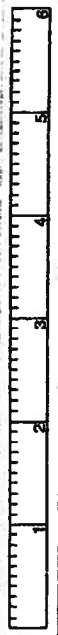
ITEM 2

148-34

1-18-96 SM

CHANGES	
BULK OLD	NEW TR CUT
USE	PAR 11
142	14-12
143	14-12
144	14-12
145	14-12
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147	14-12
148	14-12
149	14-12
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199	14-12
200	14-12

SCALE 1/4" = 10' OF ACTUAL



FEB 1 9 1996

LS 292

MAP 341 - BUTLER, GROVES & GLEICHER'S SUB

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICES MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY ASSESSOR'S MAP BK 148 PG 94

Vida Murrell
City Of Oceanside
Planning Department
300 N. Coast Hwy.
Oceanside, CA 92054

Vida,

Thank you for scheduling my developer's meeting on 09/03/2013 for the following property:

1435 Mission Ave
Oceanside, CA 92058
APN # 148-340-25-00

I propose to build an express exterior car wash. The facility will have a total of 6 employees with no more than 3 at a time. Hours of operation will be 7AM to 9 PM daily.

Customers will enter and exit using Mission Ave. The facility will have at least 8 parking spaces for customer use. They will enter from the northern side of the property and proceed to the southern side where they will use an interactive pay station to select and pay for their service. After their service is paid a gate will rise allowing the customer to drive their vehicle northeast towards the wash tunnel. An attendant will assist the customer in guiding their vehicle onto a conveyor which will push their vehicle through the wash. After exiting the wash tunnel the customer will exit north onto Mission Ave. Wash N Go's staff is not in control of a customer's vehicle as the customer must drive their own vehicle.

The wash process uses an advanced Reverse Osmosis and soft water system along with enough blower/dryer capacity to not have a need to towel dry vehicles. Their reclamation of water for use is less than 20 gallons per vehicle. The average driveway car wash uses close to 140 gallons as per Western Car Wash Association data.

Wash N Go does not perform any detail services. The average wash will take less than 5 minutes from time of arrival to departure.

The building area will be close to 2700 square feet and constructed of block, metal frame and stucco finish. All areas other than landscaping will be concrete.

I look forward to bringing Oceanside a low water use and environmentally friendly option for vehicle care needs.

Thank you,

Neil Capin
Wash N Go Express Car Wash

