

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, January 21, 2014, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 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

2. 10:00 a.m. - 11:00 a.m. Discussion for the construction of a 2,196 sq. ft. single-family residential unit on a 0.51 acre lot located on Little Lane.

Zoning: RE-B (Residential Estate-B)
Land Use: EB-R (Estate B Residential)
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-170-27-00
Contact Person: Rein Dressel
Tel.: 760-814-3503
Email: reindressel@mac.com

Attachments:

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

ITEM 1

148-34

1400

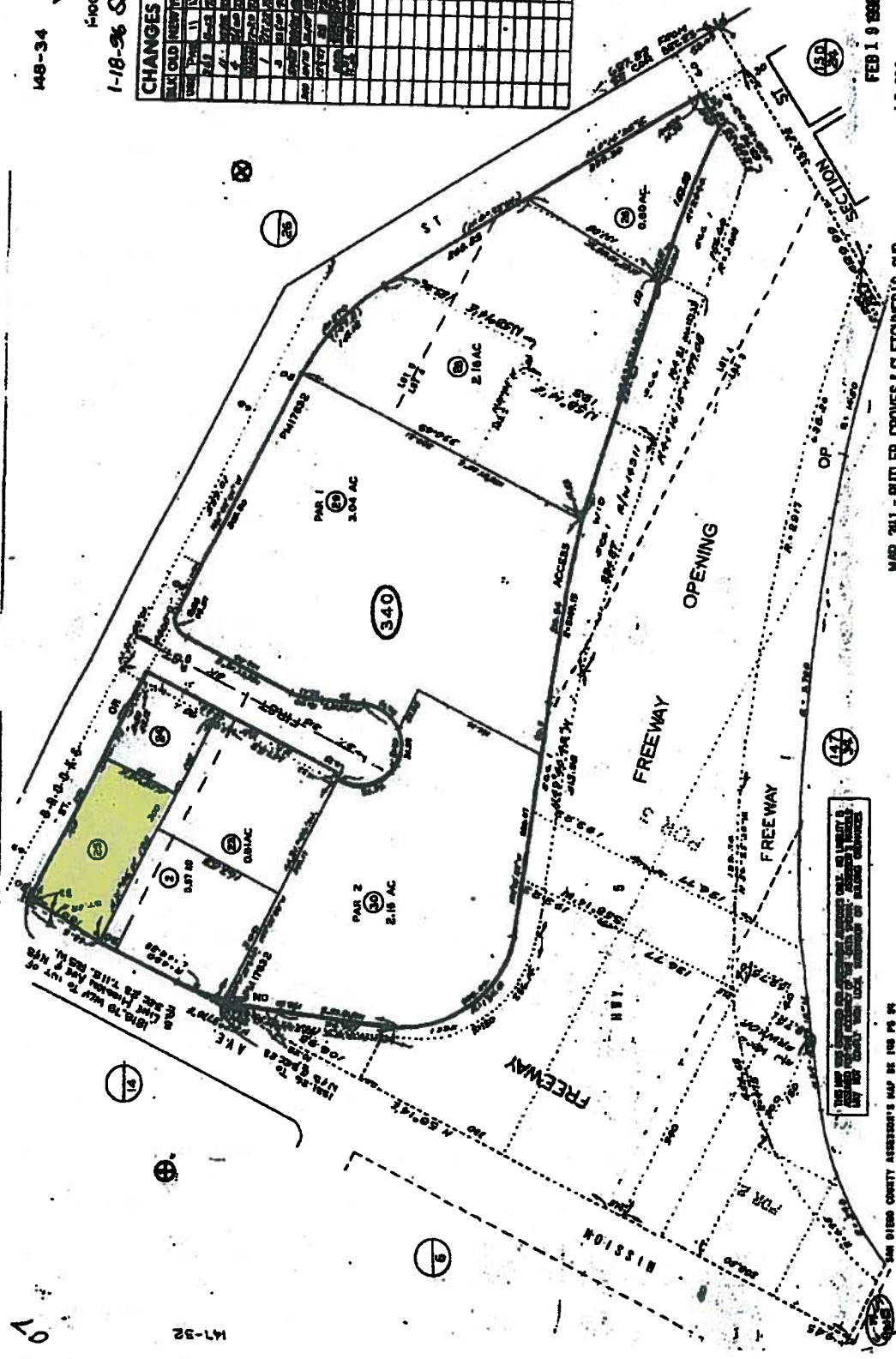
1-18-96

CHANGES		DATE	BY	REASON
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3	ADD	11/15/95	SM	INITIAL CUT
4	ADD	11/15/95	SM	INITIAL CUT
5	ADD	11/15/95	SM	INITIAL CUT
6	ADD	11/15/95	SM	INITIAL CUT
7	ADD	11/15/95	SM	INITIAL CUT
8	ADD	11/15/95	SM	INITIAL CUT
9	ADD	11/15/95	SM	INITIAL CUT
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96	ADD	11/15/95	SM	INITIAL CUT
97	ADD	11/15/95	SM	INITIAL CUT
98	ADD	11/15/95	SM	INITIAL CUT
99	ADD	11/15/95	SM	INITIAL CUT
100	ADD	11/15/95	SM	INITIAL CUT

FEB 1 9 1998

LS 292

SCALE 1/4" = 100'



MAP 341 - BUTLER GROVES & CLETONER'S SUB

THIS MAP IS FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

SAN DIEGO COUNTY ASSessor's MAP NO. 108 PG 94

07 47-32

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 a 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 customers use. They will enter from the northern side of the property and proceed to the southern side where they will use a interactive pay station to select and pay for their service. after they service is paid a gate will rise allowing the customer to drive their vehicle northeast towards the wash tunnel. A 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 our 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.

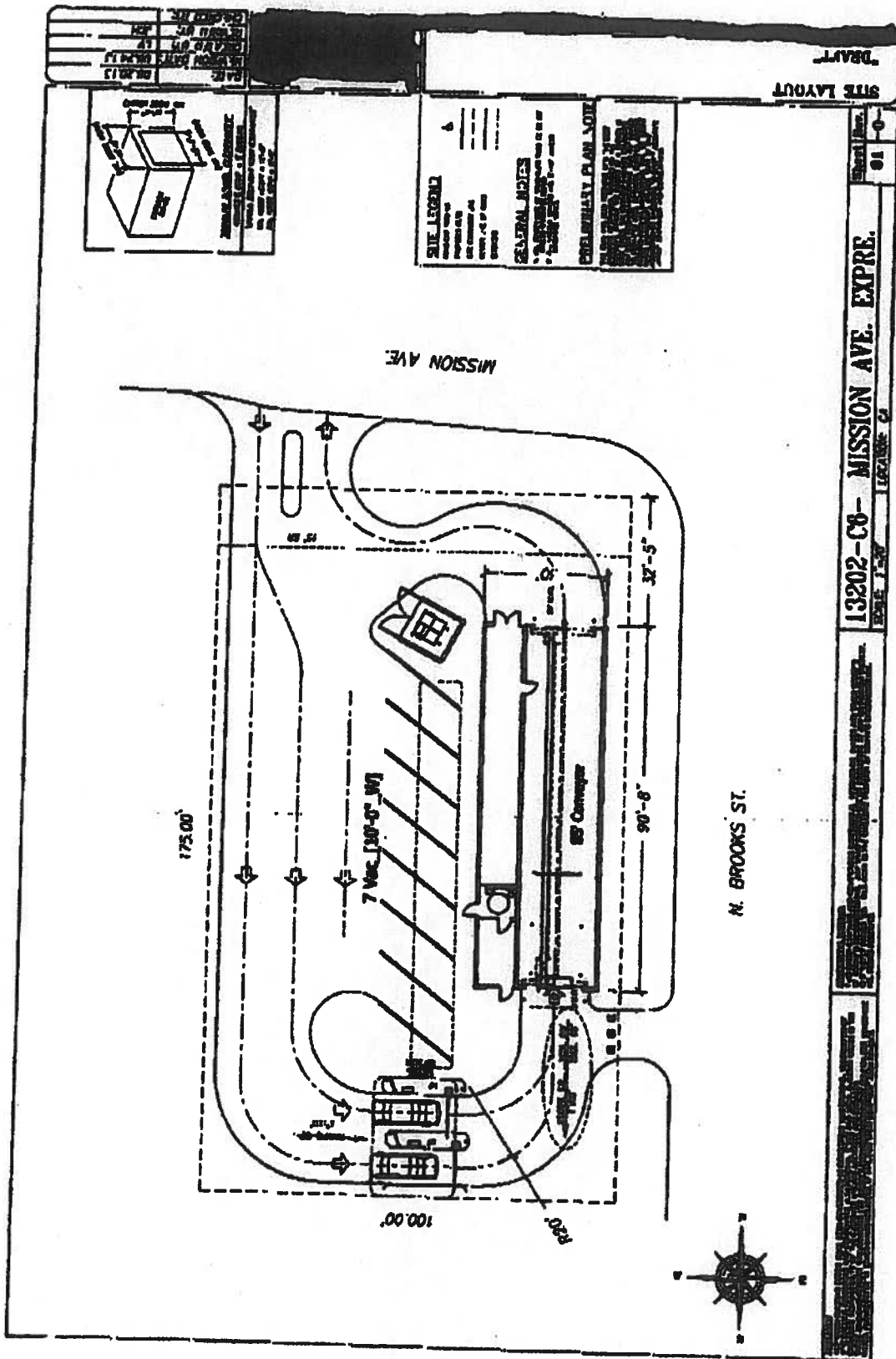
Wash N Go does not perform any detail services. The average wash will take less than 5 minutes from time of arrival to departure.

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



You are currently running in Lite mode and 3D Earth view is not available. Learn more Dismiss



Location

Map data ©2013 Google 200 m

AGENDA OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, January 21, 2014, 10:00 AM

1. 10 AM -11AM Discussion of construction of one residential unit between 2323 & 2327 Littler Lane; lot 64 of submap 5697(address assignment request submitted one month ago not received yet)

Zoning: (Residential low)

Land use: (Low Res.)

Request for wtr. Mtr set before plan approvals/ 340' to FH to grading area

Discussion of erosion controls / final drainage

Neighborhood Area: El Camino Estates

Assessor Parcel Number: 165-170-27-00

Contact person: Rein Dressel (owner builder)

Cell: 760-8143503

Email: reindressel@mac.com

Attachments:

1. Maps
2. Project description letter
3. Proposed Elv. Will be available at conference date (I.E.: no as-built available for existing which required survey for Topo, Cad work still being completed)

DESCRIPTION AND JUSTIFICATION

Proposed 2,196 sq. ft. home to be constructed on .51 ac lot that was preliminarily graded for El Camino Estates subdivision 5697 development during the 1960s and this particular single lot was never developed. The architecture will be single level ranch style house stucco finish with tile roof with attached three-car garage to be constructed on this mostly level lot. The access to main part of this panhandle lot is from joined driveway entrance +-200ft. long and 40 feet wide of which 20' each is part of the two panhandle lots being served (lot 65 already developed and lot 64 this proposed development). The driveway is already paved, as is the private easement road for this development of non-franchise streets. The road is joint access and has easements for sewer and dry utilities already up driveway access; just water needs to be brought up Lot 64's part of panhandle driveway.

Some issues:

- The original grading plan was not available and therefore a survey was conducted to establish current Topo. and create a Cad drawing of it. Although promised by survey by the date of this submittal this work is still outstanding but will be available at conference.
- A soil report was completed on this property in 1998 but is obsolete due to changing earthquake requirements. Also the survey Topo. above is needed for submittal to same soil engr. Estimate to redo soil report already received by owner.
- Existing drainage and sloping will not change significantly still some direction/approval on proposed swale between panhandle lots 65 & 64 is needed. Also the lots west of lot 64 which are lot 43, 44, & 45; they are configured down slope of lot 64 per original grading plan and will remain this way per proposed pad grading for this lot. Some direction as to acceptability of this situation and the percolation ability of the lot size and soil to allow this as proper or alternative requirements.
- Erosion control issue of keeping dirt off existing paved driveway and existing private easement road until final asphalt drive and concrete apron can be constructed.

62



(A) match

N 81° 52' 23" E
173.89

N 81° 52' 23" E (ROAD)

63

(A)

S 2° 17' 31" W
L: 20.00

N 81° 20' 20" W 175.00

N 81° 23' 53" W (ROAD)

N 81° 23' 53" W 175.00

N 81° 23' 53" W 175.00

N 81° 23' 53" W 175.00

N 81° 23' 53" W 175.00

N 81° 23' 53" W 175.00

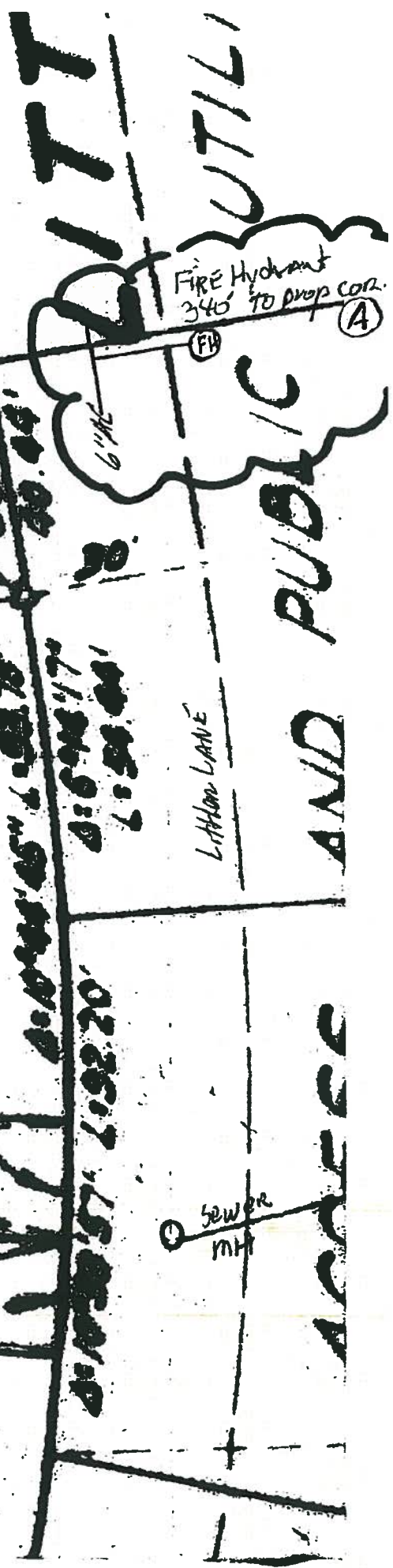
S 2° 17' 31" W
L: 20.00

N 8° 07' 37" W
112.00
110.00

30' 30.44'
30' 30.44'

S 10° 44' 45" W 1.00.78
S 6° 48' 17" W 1.35.04

S 10° 30' 57" W 1.02.20



FIRE Hydrant
340' TO prop cor. (A)
FB

LATHAM LANE

SEWER MH

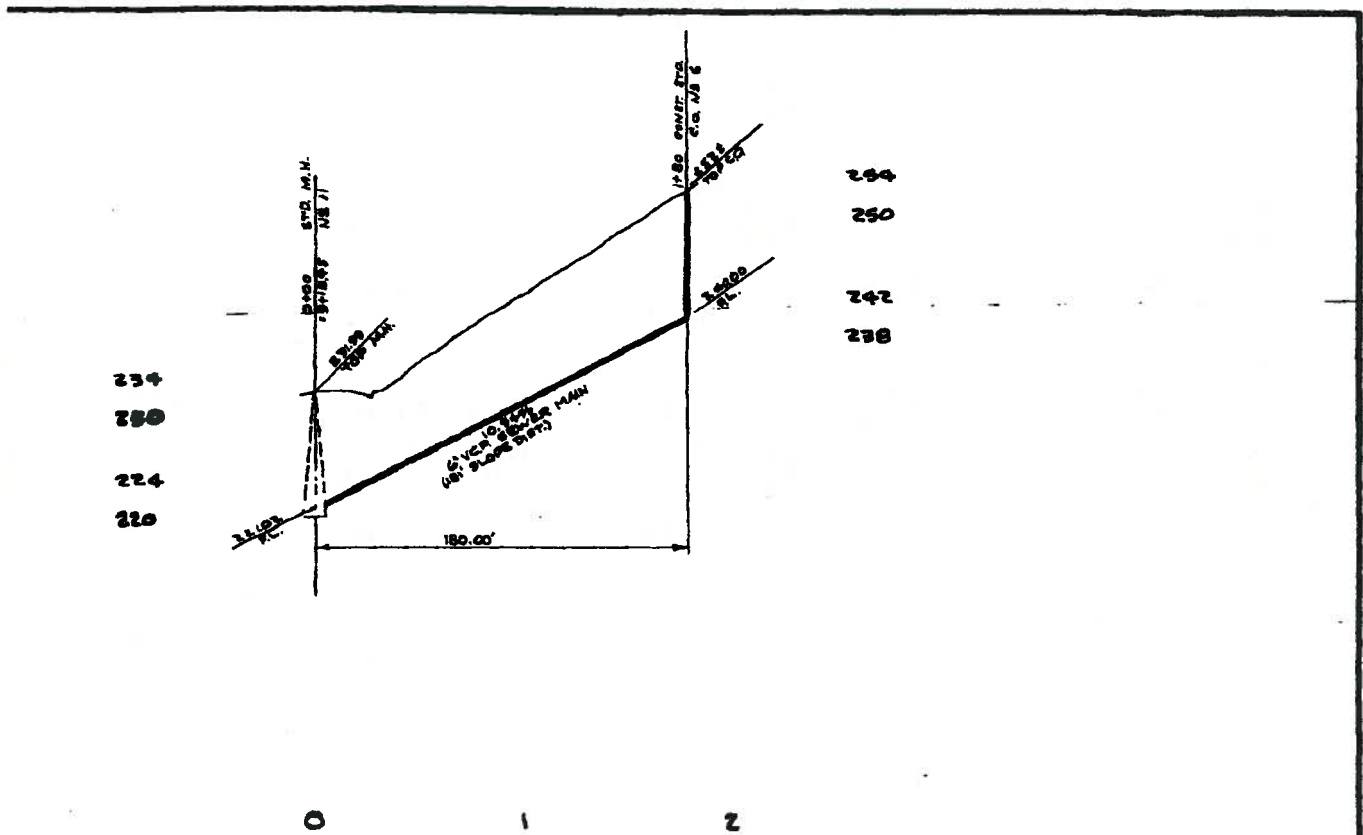
AND PUBLIC

R-400-M

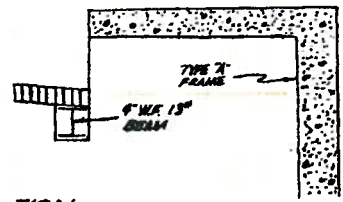
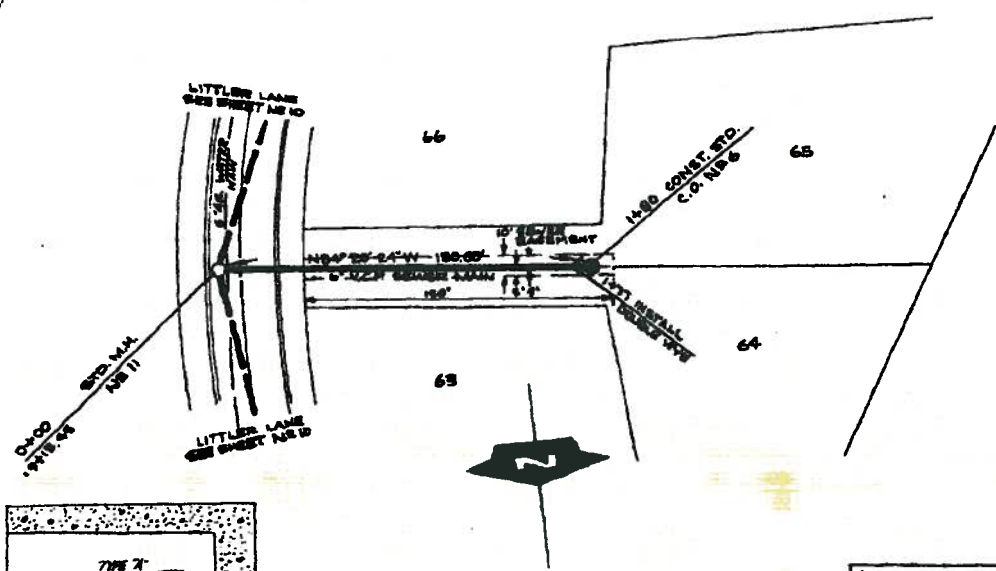
R-400-M

R-400-M

R-400-M



A



SECTION
T-STRUCTURE
5 819
SCALE

AS BUILT

No.	DESCRIPTION	DATE
1.	Changed Drainage Structure Between Lots 6-9 (1/1)	
2.	Changed Drainage Structure Between Lots 15-16	10 Nov. 61

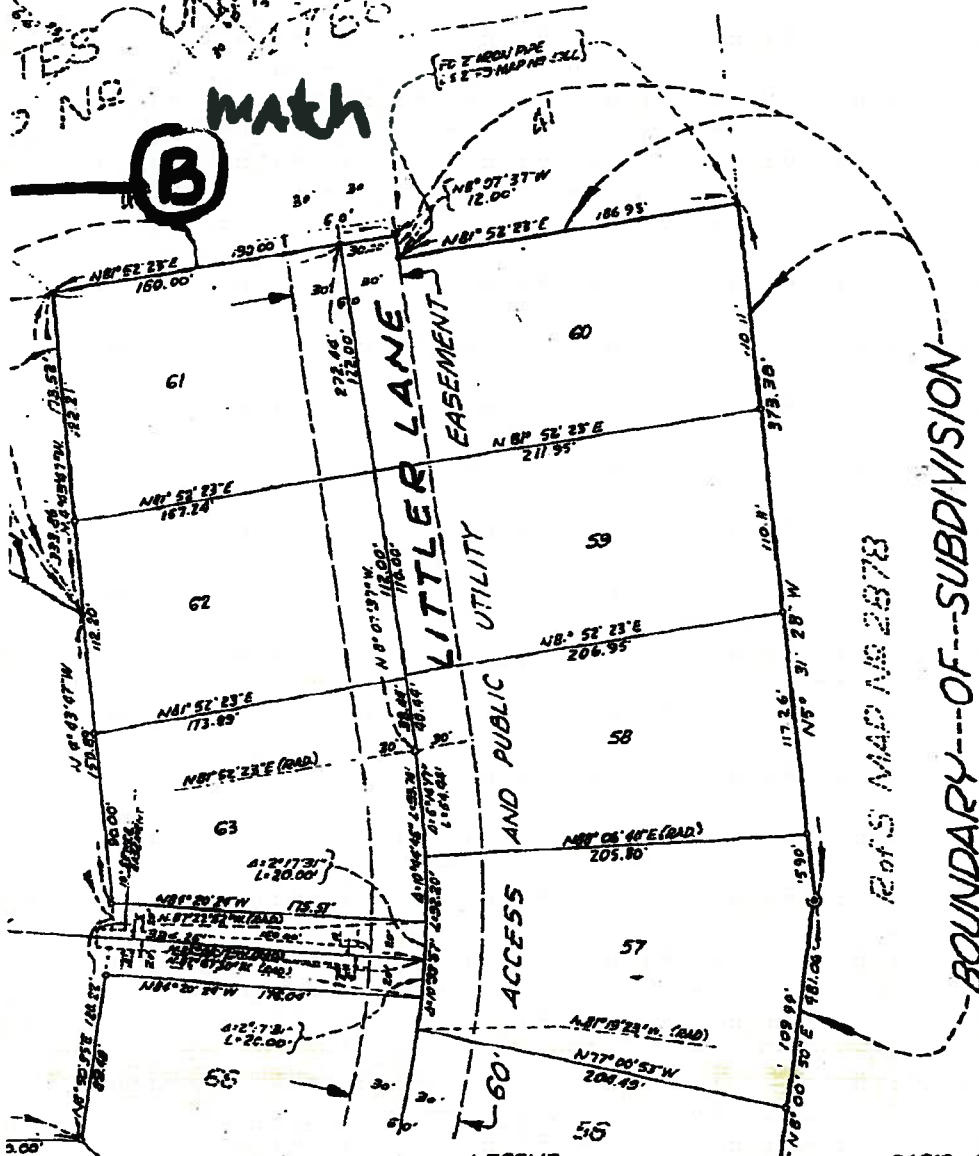
SHEET 14	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	15 SHEETS
PLANS & PROFILES OF SEWER, WATER & DRAINAGE IMPROVEMENTS IN EL CAMINO ESTATES		
APPROVED 10-2-60 CITY ENGINEER	DESIGNED Ostrom & Kuehn	DRAWN SCALE
CHECKED BY	CHANGED WORK	DATE
SCALE R-400 M		

AMINO ESTATES.

UNIT No 3

CAMINO
TES UNIT No 2
No 1766
math

(B)



BOUNDARY OF SUBDIVISION

Ref's MAP No 2878

No 2

LEGEND

SET 1" HIGH PIPE CENTERED WITH DISC STAMPED L.S. 2719 AT ALL
 BEARING CORNERS FROM 1900.....
 SET 1" HIGH PIPE CENTERED WITH DISC STAMPED L.S. 2719 AT
 ALL LOT CORNERS SHOWN THIS.....

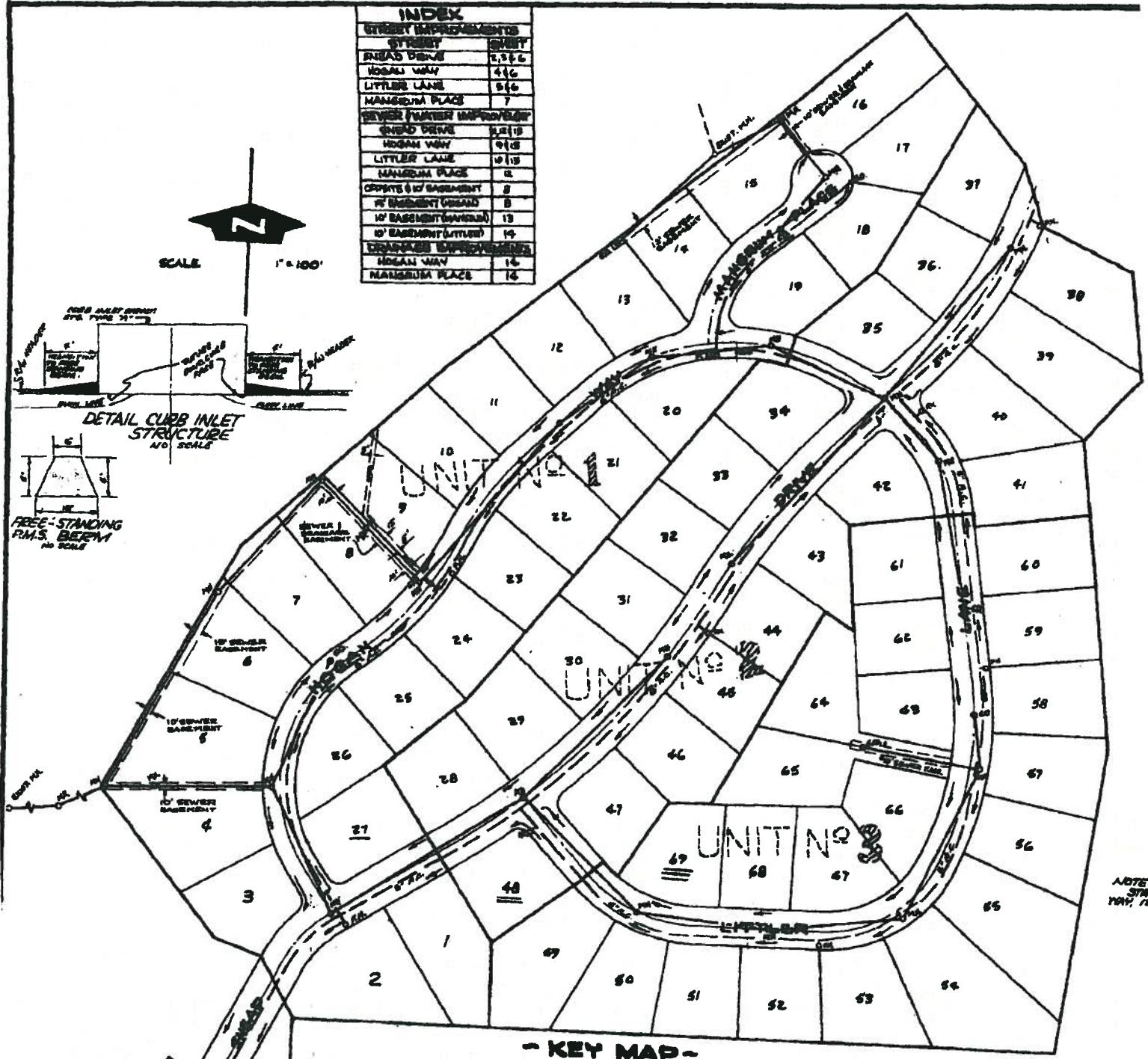
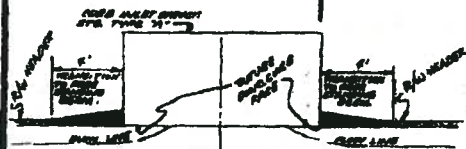
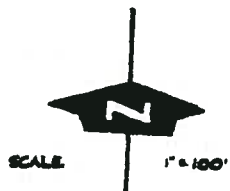
FOUND MARKERS ACCORDING TO FIELD BOOKS, TRUE
 SET CORNER MARKERS AT INTERSECTIONS OF CURVES
 LINES OF 1" BELTS AND BEGINNING AND END OF CURVES
 ON CENTERLINES UNLESS OTHERWISE INDICATED.....

BASIS OF BEARINGS

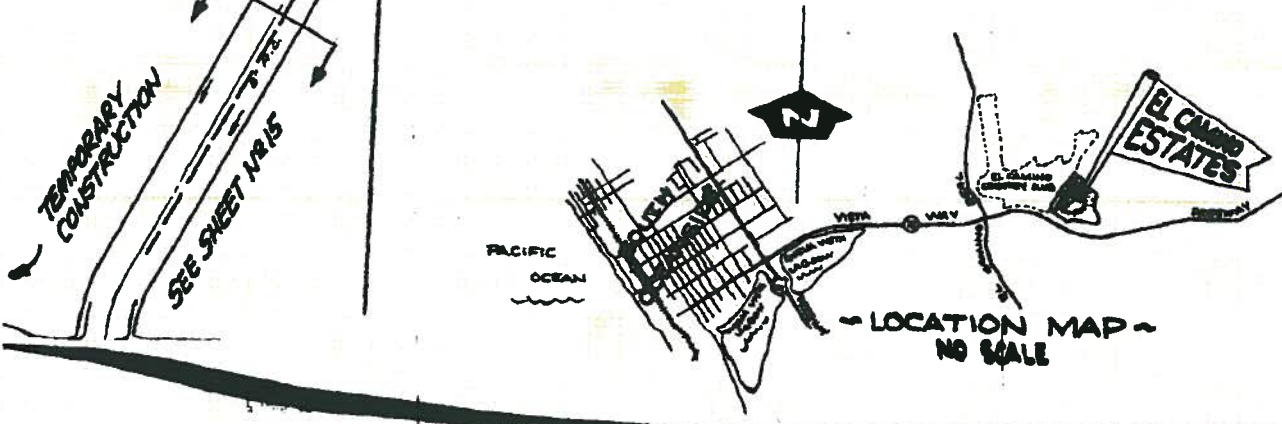
THE MERIDIAN LINE OF STATE HIGHWAY (V-50-196-
 CORNSIDE) SHOWN AS A 76-00-00 ON THIS MAP IS
 USED AS THE BASIS OF BEARINGS FOR THIS MAP.

INDEX

STREET IMPROVEMENTS	
STREET	SHEET
OSCAR DRIVE	2, 3 & 6
MOGAN WAY	4 & 6
LITTLE LANE	5 & 6
MANSION PLACE	7
SEWER NUMBER IMPROVEMENTS	
OSCAR DRIVE	1 & 18
MOGAN WAY	9 & 18
LITTLE LANE	10 & 18
MANSION PLACE	12
CRESTS & 10' BASEMENT	8
10' BASEMENT OSCAR	8
10' BASEMENT MOGAN	13
10' BASEMENT LITTLE	14
DRAINAGE IMPROVEMENTS	
MOGAN WAY	16
MANSION PLACE	14



- KEY MAP -



NOTE: STA. 10+00 TO 10+75

NOTE: STREETS - 20' WIDE
 NOTE: STREETS - 20' WIDE ALTERNATELY TO BACK-6 & 8