

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 18, 2014, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed single-family residence located at 6423 Lago Grande Drive.

Zoning: A (Agricultural District)
Land Use: A (Agricultural)
Neighborhood Area: Morro Hills
Assessor Parcel Number: 122-031-07
Contact Person: Ben Cass
Tel.: 760-731-9343
Email: cassben@yahoo.com

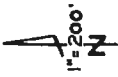
2. 10:00 a.m. - 11:00 a.m. Discussion of a six-lot single-family development on a 2.15-acre parcel located east of Willowbrook Drive, between Santa Fe Avenue and Sagewood Drive.

Zoning: RE-B (Residential Estate – B)
Land Use: EB-R (Estate – B Residential)
Neighborhood Area: Guajome
Assessor Parcel Number: 159-112-12
Contact Person: Randy M. Smith
Tel.: 760-535-6649
Email: maynardg@earthlink.net

Attachments:

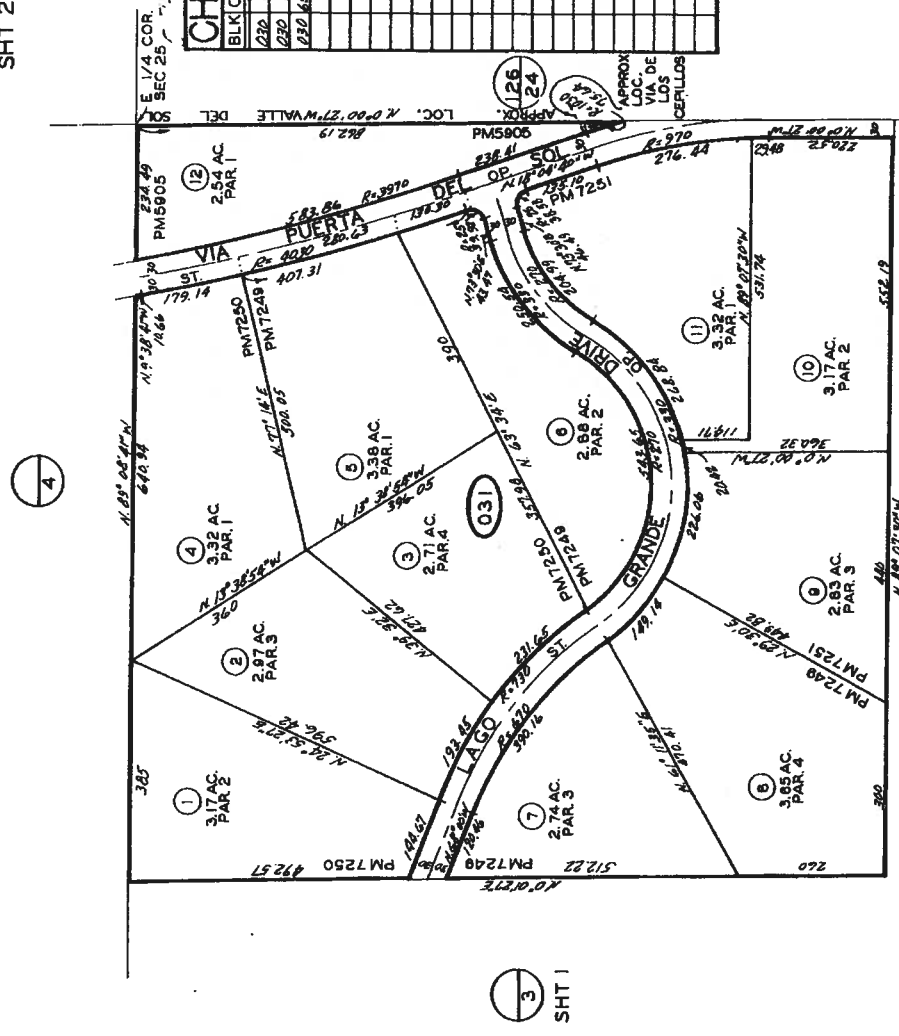
1. Maps
2. Project Description Letter
3. Proposed Elevations

122-03
SHT 2 OF 2



CHANGES	BLK	OLD	NEW	RICUT
232	66	77	71	09/11/14
232	67	73	8	09/11/15
232	68	74	8	09/11/16
232	69	75	8	09/11/16
232	70	76	8	09/11/16
232	71	77	8	09/11/16
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232	94	100	8	09/11/16

ITEM 1



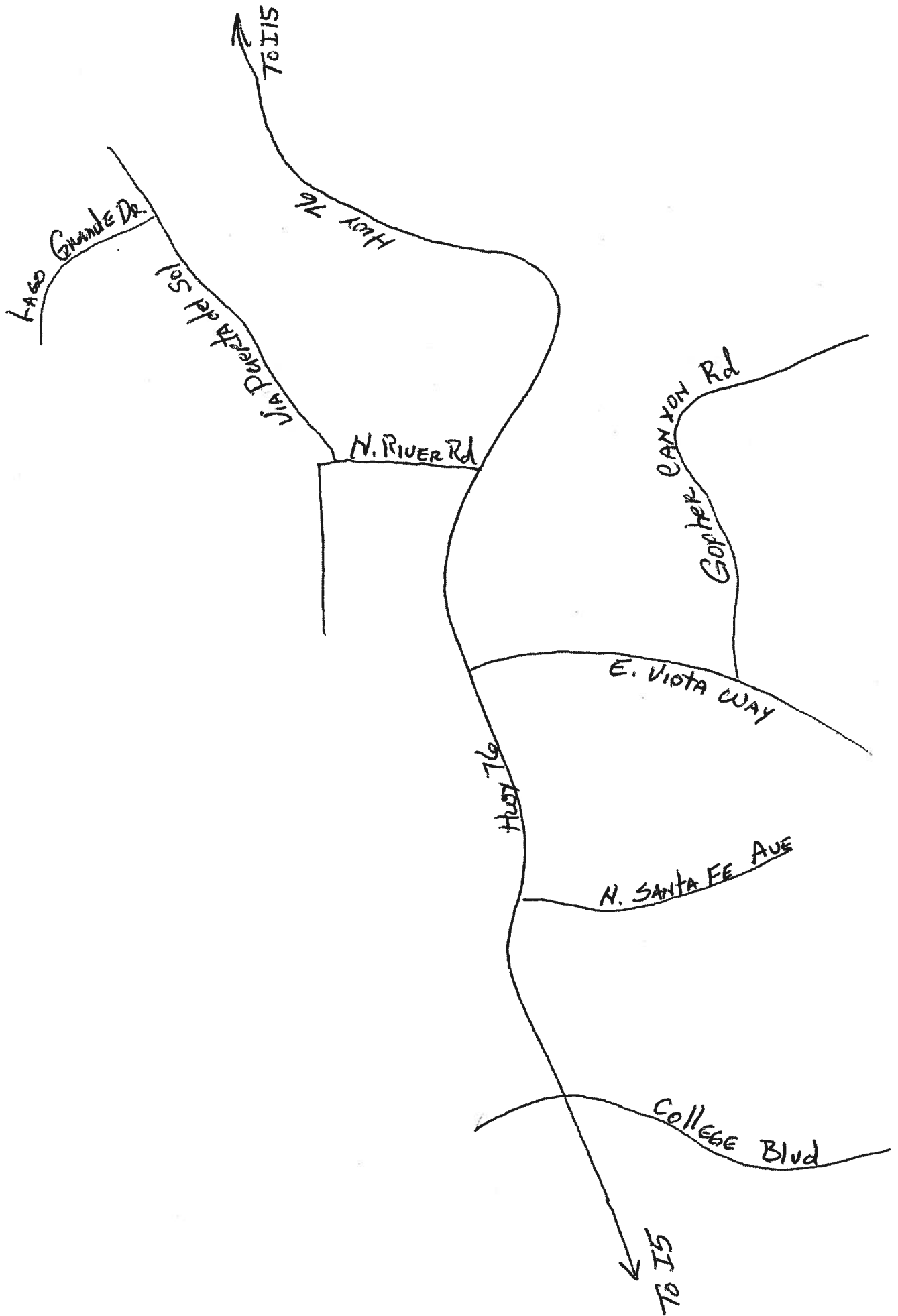
SEC 25-T105-R4W NEQ OF SEQ

SHT 1



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 122 PAGE 03
SHT 2 OF 2
MAPPED FOR ASSESSMENT PURPOSES ONLY

122-374



**Ben Cass
P.O. Box 1438
Fallbrook, CA 92088
760-731-9343
February, 27, 2014**

City of Oceanside
Planning Division

Attn: Development Services Department

This letter is to explain and describe our proposed single family residence located within the City of Oceanside, California.

The property address is 6423 Lago Grande Drive, Bonsall, CA 92003 and the APN is 122-031-07-00.

Our proposed construction includes a 2625 Sq. Ft. 3 bedroom single story home with a 913 Sq. ft. 3-car garage and a 495 Sq. Ft. Studio/Office above a portion of the garage.

Also included is a 984 Sq. Ft. Garage/Workshop located approximately 80 feet from the main residence. At the far east side of the property provisions are made for a future 860 Sq. Ft. 1-bedroom guest house.

It is planned that this new home will be the "forever home" for my wife, Sharon and myself. The garage/workshop will be my area to get away and play with my car hobbies. Should something unforeseen happen where myself or my wife may need assistance, the guest house could be constructed to accommodate an on site caregiver.

I hope that this answers any questions you may have as to the scope and use of our project.

Thank you,

Ben Cass

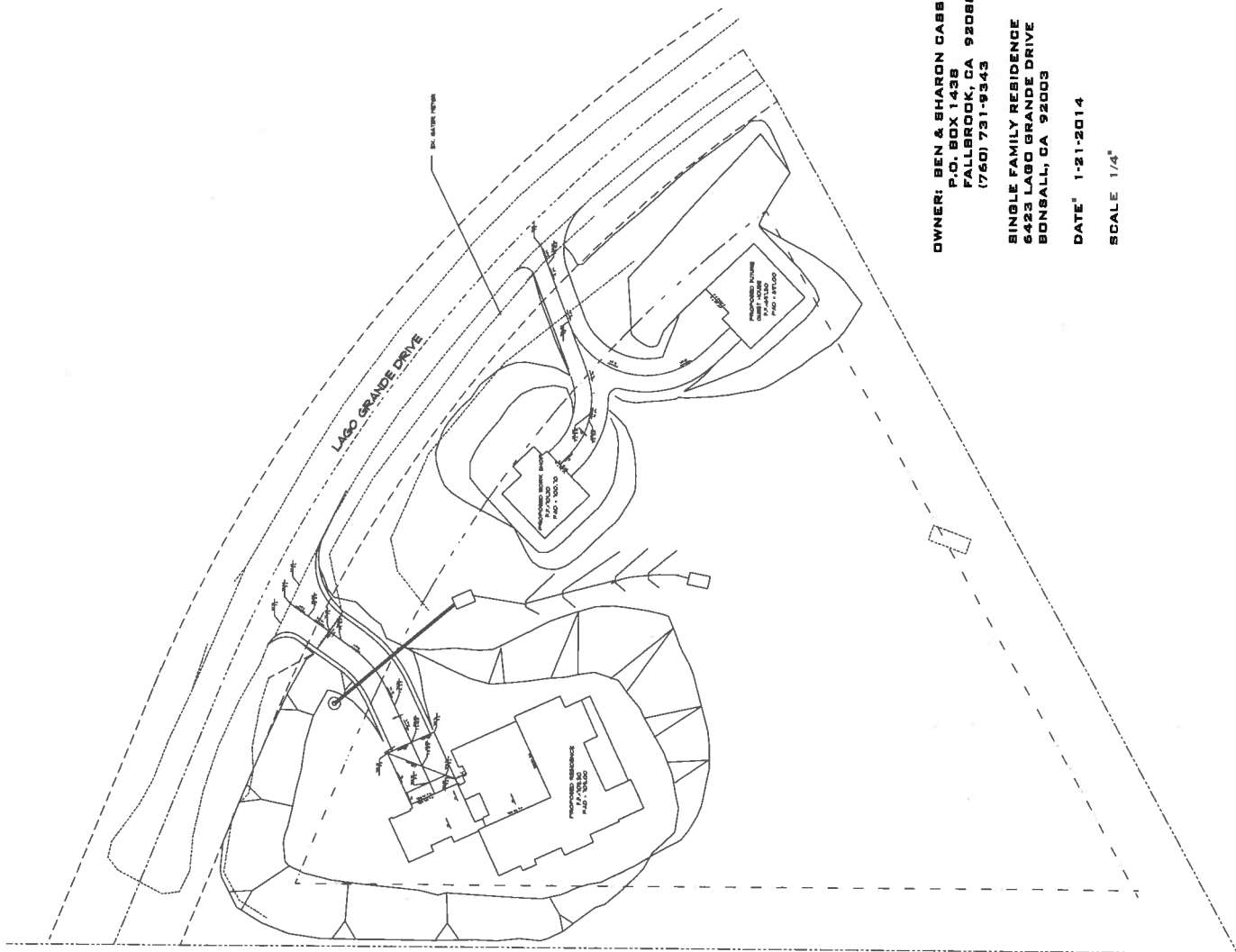
SITE PLAN

OWNER: BEN & SHARON CASS
P.O. BOX 1438
FALLBROOK, CA 92088
(760) 731-9343

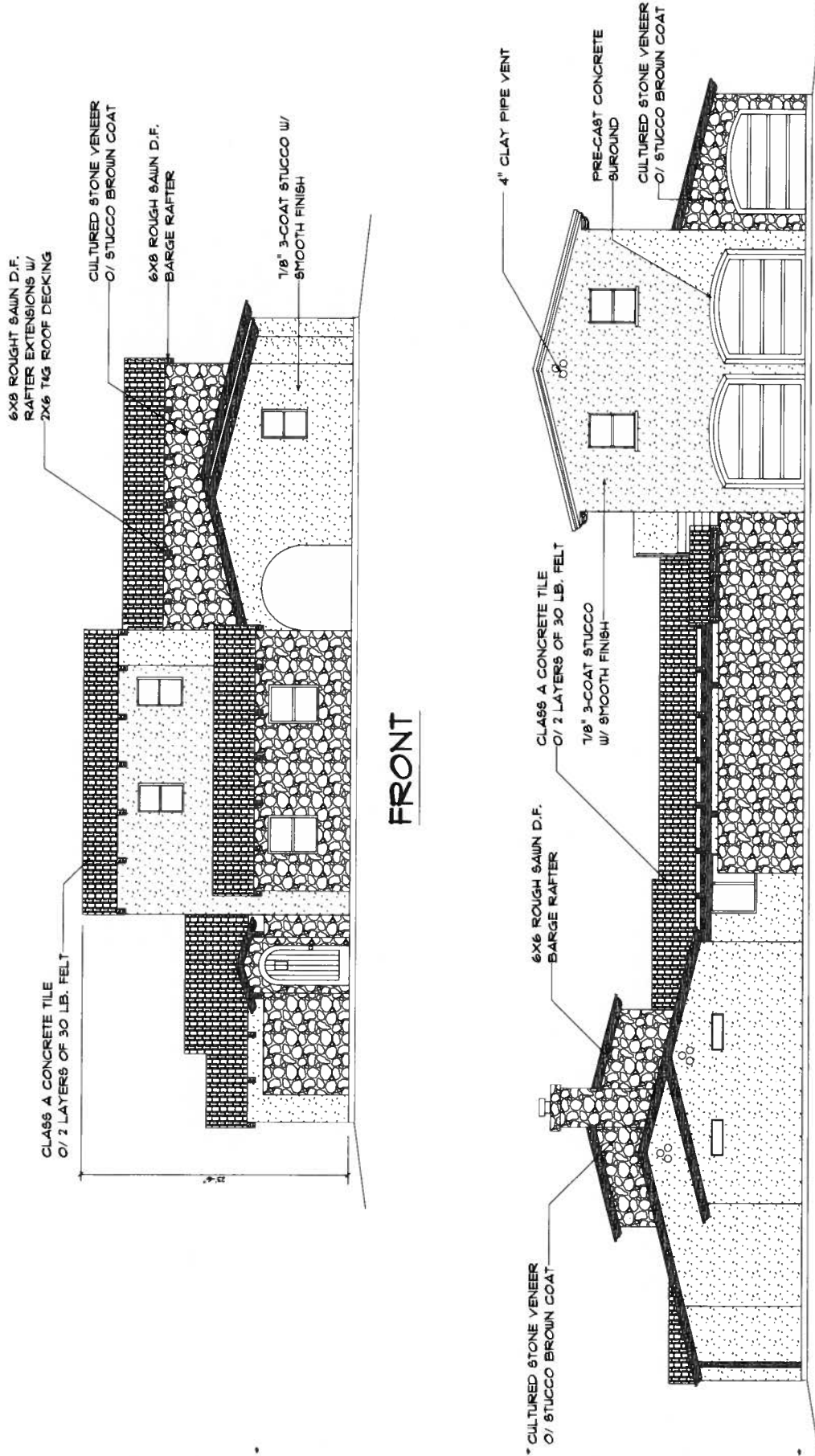
SINGLE FAMILY RESIDENCE
6423 LAGO GRANDE DRIVE
BONSBALL, CA 92003

DATE: 1-21-2014

SCALE 1/4"



ELEVATIONS



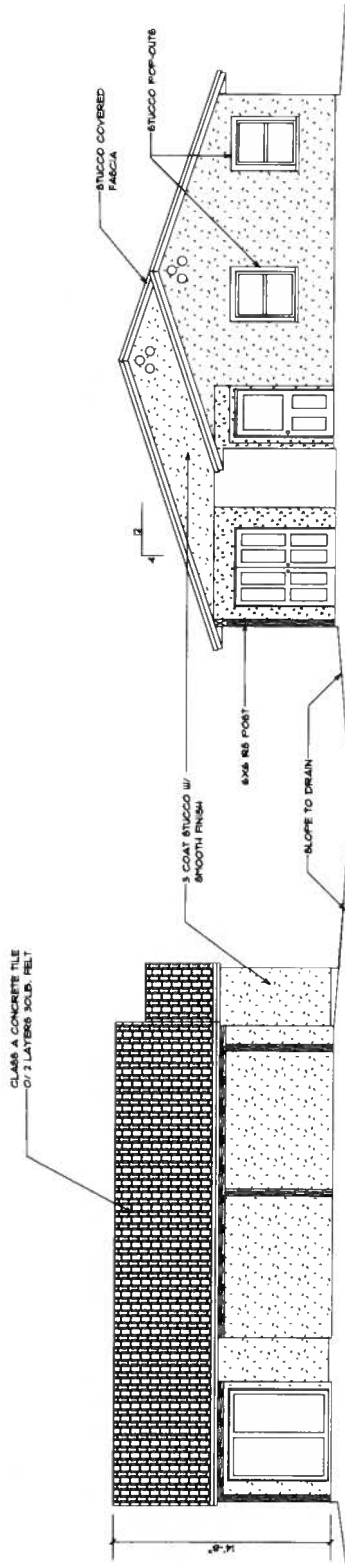
OWNER: BEN & SHARON CASS
 P.O. BOX 1438
 FALLBROOK, CA 92088
 (760) 731-9343

PLANS PREPARED BY:
 BEN CASS, OWNER

DATE: 1-21-2014
 SCALE 1/4"

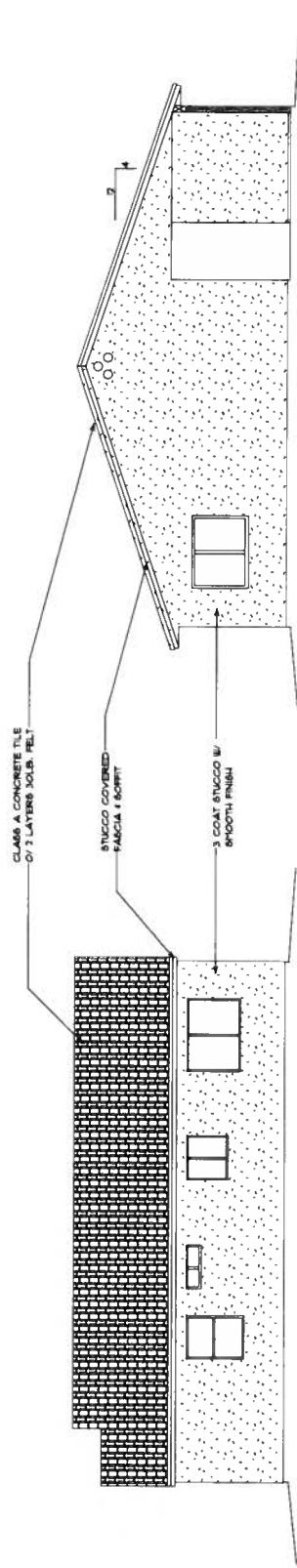
SINGLE FAMILY RESIDENCE
 6423 LAGO GRANDE DRIVE
 BONSALL, CA 92003

ELEVATIONS



LEFT

FRONT



RIGHT

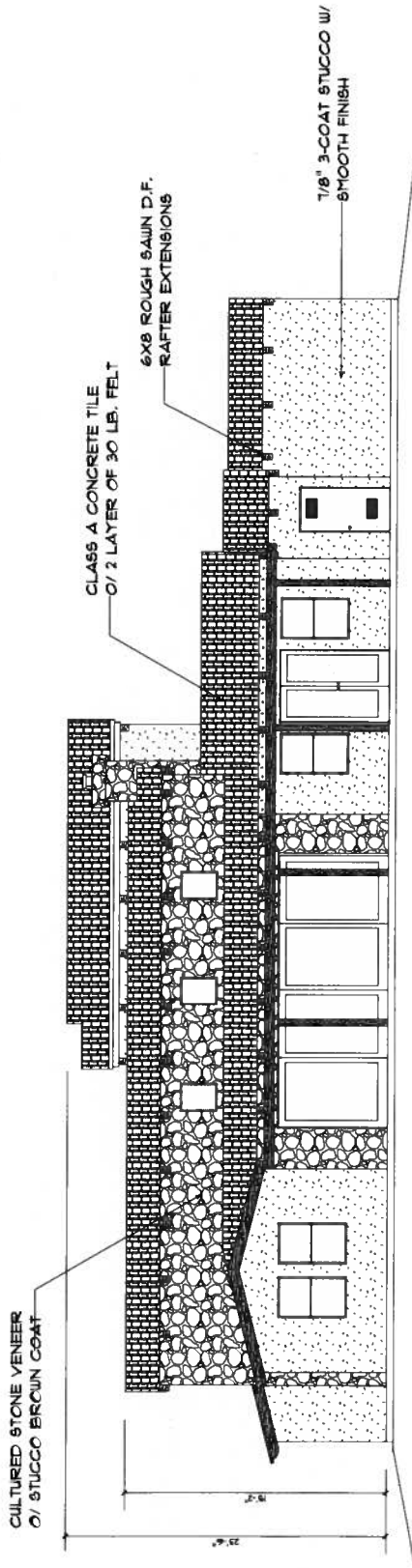
REAR

PROJECT: FUTURE GUEST RESIDENCE
 6423 LAGO GRANDE DRIVE
 BONSALL, CA 92003

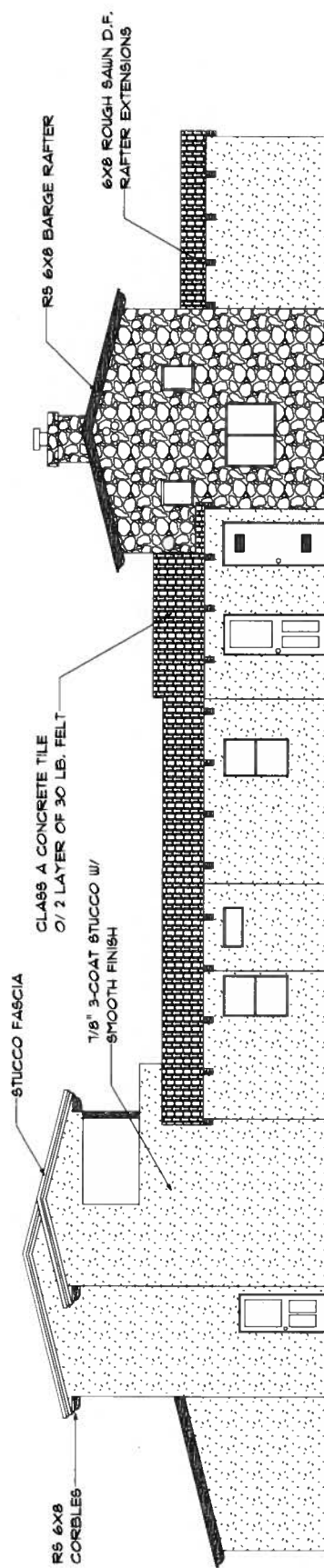
DATE: 1-21-2014
 SCALE 1/4"

OWNER: BEN & SHARON CASS
 P.O. BOX 1438
 FALLBROOK, CA 92088
 (760) 731-9343

ELEVATIONS



REAR



RIGHT

OWNER: BEN & SHARON CASS
 P.O. BOX 1438
 FALLBROOK, CA 92088
 (760) 731-9343

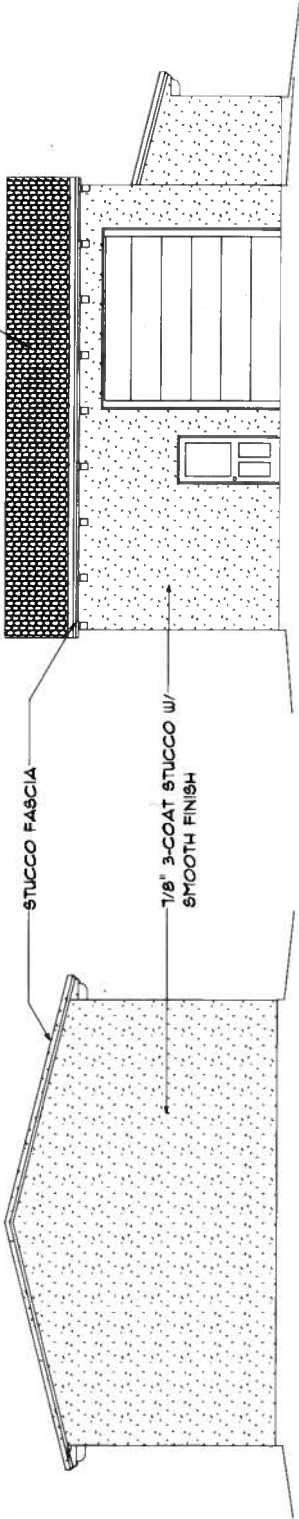
PLANS PREPARED BY:
 BEN CASS, OWNER

DATE: 1-21-2014
 SCALE: 1/4"

PROJECT: SINGLE FAMILY RESIDENCE
 6423 LAGO GRANDE DRIVE
 BONBALL, CA 92003

ELEVATIONS

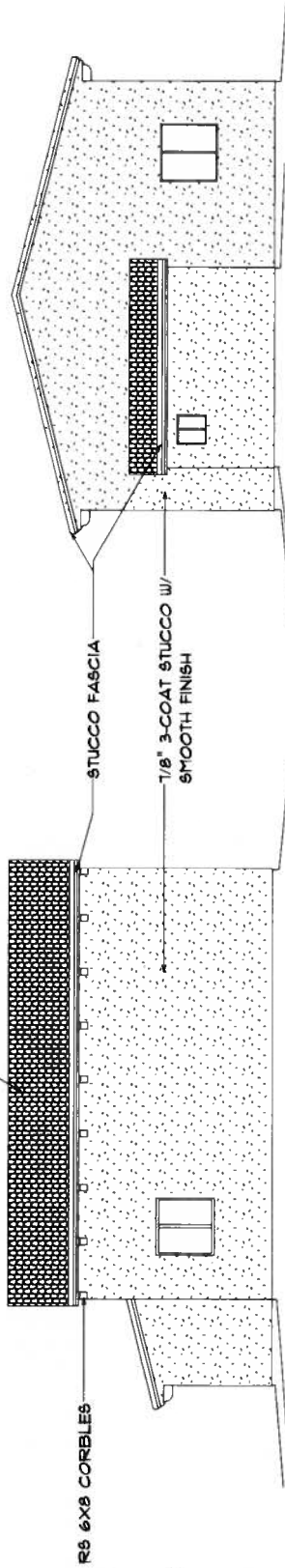
CLASS A CONCRETE TILE
O/2 LAYER OF 30 LB. FELT



FRONT

REAR

CLASS A CONCRETE TILE
O/2 LAYER OF 30 LB. FELT



RIGHT

LEFT

PROJECT: GARAGE SHOP

6423 LAGO GRANDE DRIVE
BONSALL, CA 92003

OWNER: BEN & SHARON CASS

DATE: 1-21-2014

P.O. BOX 1438
FALLBROOK, CA 92088
(760) 731-9343

SCALE 1/4"

Willowbrook.

Project Description and Justification

DESCRIPTION

The proposed project consists of single-family lots and 1 private road lot. The subject property is a 2.15-acre parcel, located on the east side of Willowbrook Drive, between Santa Fe Avenue and Sagewood Drive, in the Guajome neighborhood. The project site is gently sloping to the east, at elevations of approximately 273 to 298 feet above mean sea level. The eastern portion of the subject property is developed with a single-family house, a septic tank and associated leach field and scattered landscaping. The western half of the property is undeveloped and contains no vegetation. The subject property is bordered by single-family residential development to the west, north and south. Norton Construction, the applicant, recently subdivided and constructed Breanna Estates Phase I, located immediately south of the subject property. Guajome Regional Park borders the project site on the east. *APN: 159-112-12*

The application for the proposed project includes the following:

- **Tentative Subdivision Map** to subdivide a 2.15 acre parcel into 6 single family residential lots and 1 private road lot
- **Development Plan Review** for the proposed development of a 6-lot single family residential project, including proposed architecture and preliminary landscaping
- **Conditional Use Permit** to allow the proposed project to exceed the base density of 1 DU/AC to 2.8 DU/AC
- **Environmental Review**

A private cul-de-sac off of Willowbrook Drive will provide access to the proposed project. Private Road Lot "A" will be 28 feet wide, with a paved width of 24 feet, and include a sidewalk on the north side of the street.

The subject property is located within the RE-B zone, a very low-density single-family residential zone. The proposed lots will exceed the minimum lot size of 10,000 square feet, and vary in size from 10,257 square feet to 15,479 square feet, with an average lot size of 11,672 square feet. The proposed front yard setbacks vary from 25 feet to 29 feet, with all garages set back a minimum of 25 feet. The minimum front yard setback for the zone is 25 feet. The proposed product type is Single-Unit Conventional (SU-C) as defined by the Zoning Ordinance Article 1020 A.1.

The property has a General Plan designation of Estate B. According to the General Plan, the potential range of dwelling units per gross acre ranges from 1.0 to 3.5. The project, as proposed, has a density of 2.8 dwelling units per acre (DU/AC). A conditional use permit is required to exceed the base density. Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- a) ***That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.***
The subject property is zoned RE-B-SP with a corresponding Land Use designation of Estate B (1.0 – 3.5 DU/AC). The project density of 2.8 DU/AC is consistent with the density range of 1.0 – 3.5 dwelling units per acre established by the Estate B Residential District.
- b) ***That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public***

health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The location and proposed conditions under which the project must comply will be consistent with the General Plan and the project will not cause detriment to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and will not be detrimental to the general welfare of the City.

- c) **That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.**

The proposed project has been designed to comply with the applicable requirements of the Zoning Ordinance.

JUSTIFICATION

This project exceeds the base density specified in the General Plan. To justify the increase in the base density and to have this project be favorably considered for acceptance by the Planning Commission, five of the twelve factors from the "Guidelines for Residential Base Density Factors," an excerpt of Section 2.32 of the General Plan, will be incorporated into the project. These factors are as follows:

- 1) **Infrastructure improvements beyond what is necessary to serve the project and its population.** Curb, gutter and sidewalk will be constructed along the entire project's frontage on Willowbrook Drive.
- 2) **Lot standards that exceed the minimum standards established by City policy.** The proposed lots will vary in size from 10,257 square feet to 15,479 square feet, with an average lot size of 11,672 square feet. The minimum lot size for the zone is 10,000 square feet. The proposed lot widths range from 77 feet to 87 feet. The minimum lot width for the zone is 70 feet. Therefore the lot areas and lot widths are larger than required by the RE-B-SP zone.
- 3) **Development standards that exceed the standards established by City Policy.** The project, as proposed, includes side yards that exceed the required 7½ feet. This project has also incorporated a 3-car garage per dwelling unit, one space greater than the 2-car garage required by the Zoning Ordinance.
- 4) **Superior architectural design and materials.** Breanna Estates, Phase II will possess superior architectural design and materials that will compliment the existing and approved residential neighborhoods in the area. This project will have similar architecture as Breanna Estates (Phase I), immediately south of the subject property. The differences between Breanna 1 and Breanna 2 is that this project will have hipped roofs, pre-cast stone elements and window treatments that will enhance the exterior appearance. The architectural materials will be the latest composite materials, which will ensure a longer life span and reduce maintenance requirements than current conventional materials.
- 5) **Superior landscape/hardscape design and materials.** The landscape will exceed minimum requirements by providing the following features:
 - Two street trees at each lot
 - Front yard hydroseeding and sprinklers on each lot
 - Hydroseeding and sprinklers on each slope
 - California Native Hydroscaping at the perimeter of the project, which is specifically of the non-evasive type, especially within the transition between the Guajome Regional Park and this development

The hardscaping will exceed minimum requirements by providing the following features:

- Wood perimeter fences at each lot, which will compliment the home's architecture.
- An unobstructed view will be featured at the rear of lots 5 and 6 to take advantage of the views overlooking Guajome Regional Park.
- Enhanced paving on each driveway will be featured, which will incorporate a combination of 3 distinct concrete characteristics: a smooth finish, a brush finish, and a deep saw cut in rectangular patterns. This enhanced hardscape feature will compliment an already scenic landscape area.

The project is partially in the Scenic Park Overlay District. A requirement of the Guajome Regional Park overlay zone is that the maximum height shall not exceed 25' within 100' of the Park boundaries. None of the homes, even those beyond the 100' distance will exceed 25'. One of the specific purposes laid out in the Scenic Park Overlay District is to "achieve a visually pleasing and compatible relationship between buildings and structures, parking areas, walkways and planting areas, and the natural environment". We feel that the overall layout of the buildings, the relationship of the buildings and their fenestrations do achieve this. The windows that face the street in the garages help to make the sense of being pedestrian friendly. Perhaps the best argument for a pleasant, community layout was the comment of a resident who lives in Breanna 1. He said that compared to where he lived before this was pure heaven and he looks forward to a similar community next door.

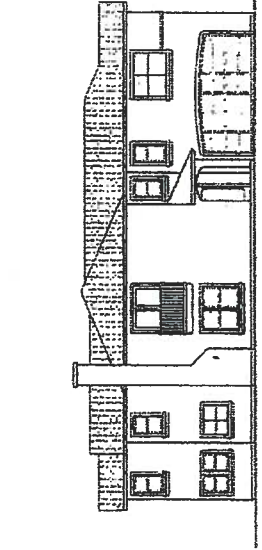
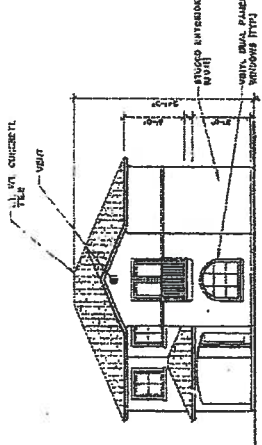
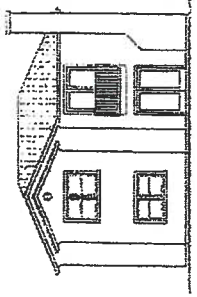
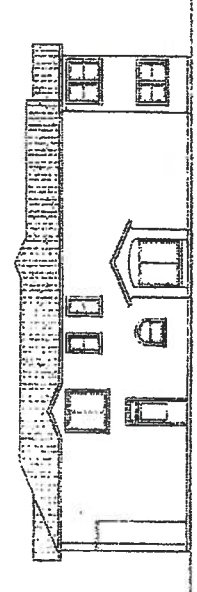
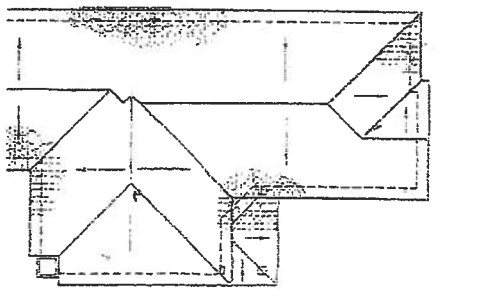
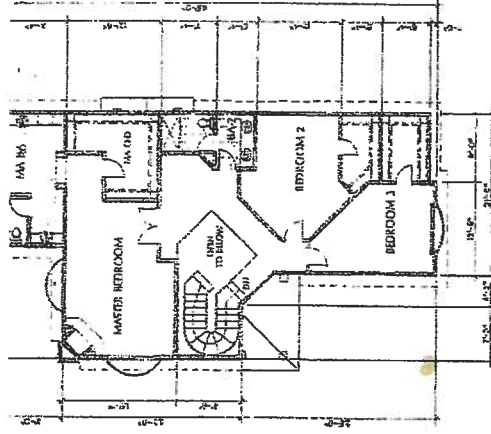
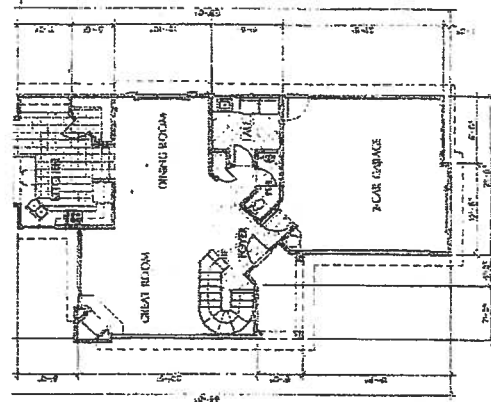
The project, as proposed, is consistent with all applicable General Plan and Zoning regulations. Construction of this project will compliment and complete the residential development in this part of the City and in a manner consistent with the surrounding development pattern.

Breanna II Legal Description

PARCEL 1:

THAT PORTION OF LOT 20 OF WILLOWBROOK ACRES, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2381, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1947, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH $71^{\circ}57'18''$ WEST, 569.88 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOT, NORTH $06^{\circ}25'33''$ EAST, 152.38 FEET; THENCE SOUTH $73^{\circ}27'24''$ EAST, 565.26 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, DISTANT NORTH $05^{\circ}50'00''$ EAST, 167.87 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH $05^{\circ}50'00''$ WEST, 167.87 FEET TO THE POINT OF BEGINNING.



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