

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 27, 2014, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion to subdivide a 33,915 square foot lot into two parcels located on Point Degada, Lot 126 in Whelan Ranch Unit 1.

Zoning: RS (Residential Single Family)
Land Use: SFD-R (Single Family Detached Residential)
Neighborhood Area: North Valley
Assessor Parcel Number: 157-491-01
Contact Person: Theresa Childs
Tel.: 760-720-0780, 760-351-6077
Email: childst@hotmail.com

2. 10:00 a.m. - 11:00 a.m. Discussion to subdivide a 28,000 square foot lot into two parcels located on Ivy Road.

Zoning: RE-B (Residential Estate – B)
Land Use: EB-R (Estate B Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-240-29
Contact Person: Andrew Lisowski
Tel.: 310-874-1029
Email: andrewlisowski4@gmail.com

Attachments:

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

**Subject: Developer's Conference
June 3, 2014**

Applicant: Theresa Childs
3331 Madison Street
Carlsbad, Ca 92008
Cell: (760) 351-6077

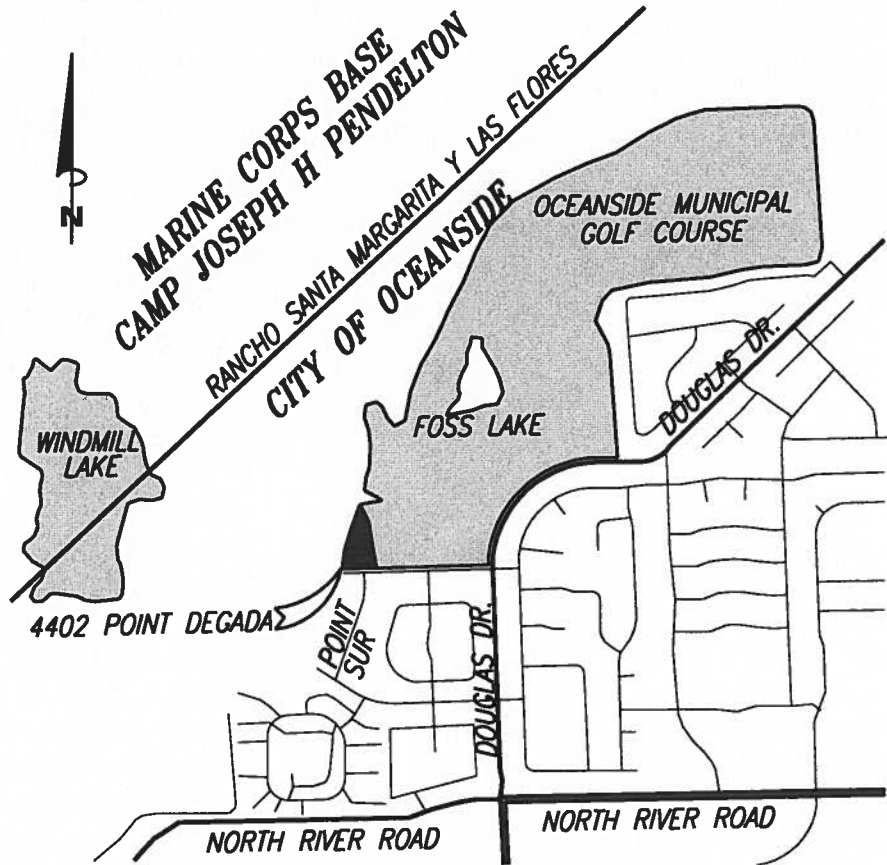
Project Location: 4402 Point Degada
Oceanside, Ca
APN 157-491-01
(Lot 126, Whelan Ranch Unit No. 1, Map No. 9384)

Description of the project

The Applicant proposes to file a Parcel Map to divide Lot 126 of Map No. 9384 into two Parcels. The property lies within the City's RS Zone, being a single-family residential zone with a minimum lot size of 6,000 square feet and minimum lot width of 65-feet. Lot 126 is an irregular shaped lot having an approximate area of 33,915 square feet. The Grading Plan for Whelan Ranch Unit No. 1 approved by the City in September 1979 shows the elevation of the building pad portion of Lot 126 varying between 58.0 and 59.0 feet.

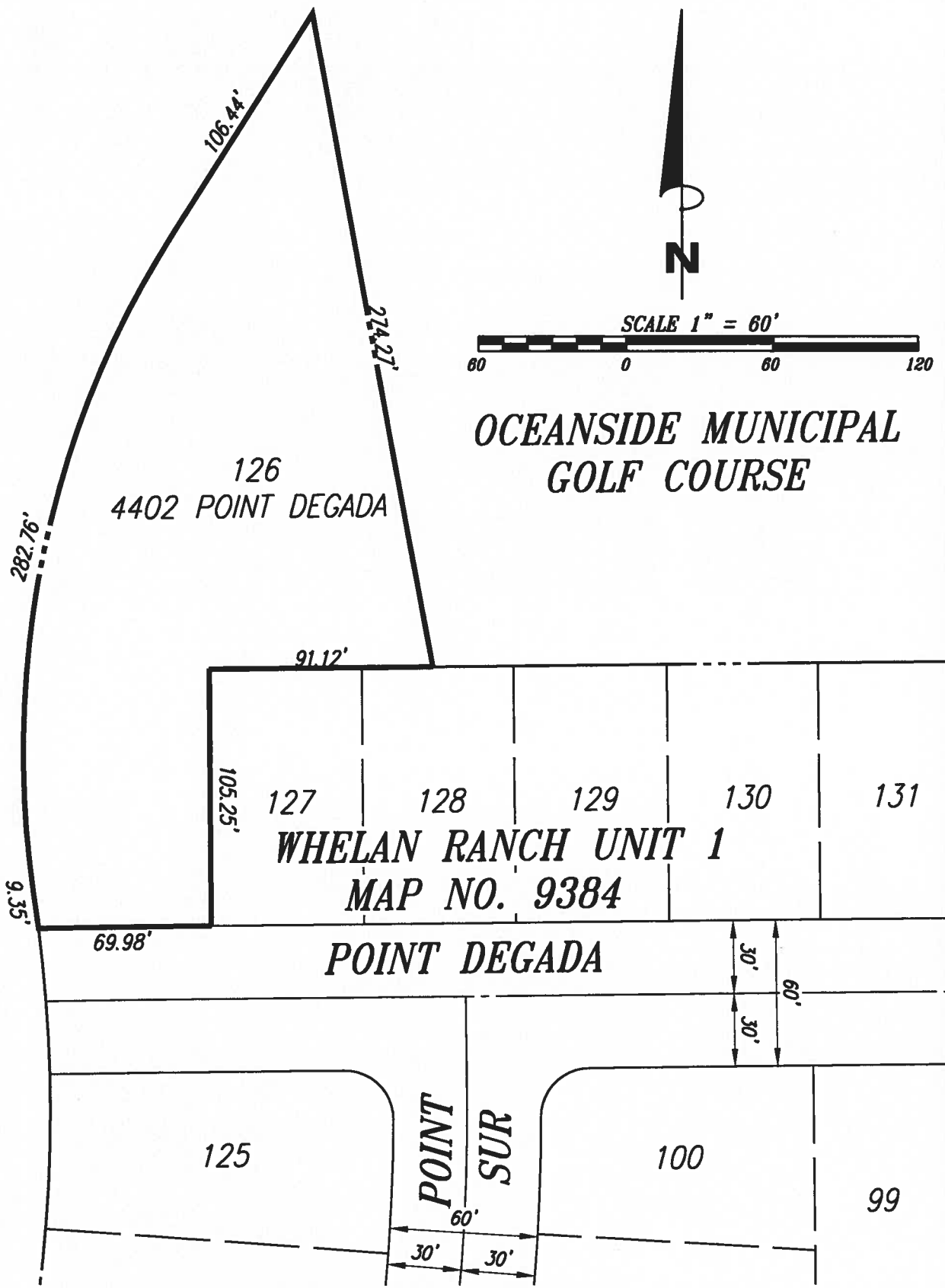
Parcel A will be the site of the existing residence and driveway located at the project location. Parcel A will have an approximate area of 14,902 square feet. Parcel A is encumbered by existing drainage easements held by the City of Oceanside, 1,877 square feet in size that were conveyed pursuant to Document No. 76-408642, dedicated on Map No. 9384 and partially abandoned pursuant to Document No. 1992-0285383.

Parcel B will have an approximate area of 19,013 square feet. Parcel B is configured to allow for the construction of a new driveway that will have direct access to Point Degada. Parcel B is also encumbered by the existing drainage easements held by the City of Oceanside, 9,125 square feet in size that were conveyed pursuant to Document No. 76-408642, dedicated on Map No. 9384 and partially abandoned pursuant to Document No. 1992-0285383.



VICINITY MAP
NTS

**REGIONAL CITY MAP
FOR
4402 POINT DEGADA**



OCEANSIDE MUNICIPAL
GOLF COURSE

LOCATOR MAP
FOR
4402 POINT DEGADA



DRAINAGE EASEMENT

Parcel B
19,013 S.F.

SETBACK LINE

PROPOSED
RESIDENCE

7.5'

EXISTING
RESIDENCE

Parcel A
14,902 S.F.

20'

SITE PLAN
FOR
TERRESA CHILDS
4402 POINT DEGADA
OCEANSIDE, CA

POINT DEGADA

PREPARED IN THE OFFICE OF:

BUCCOLA 760/721-2000
ENGINEERING, inc

3142 Vista Way, Suite 301, Oceanside, CA 92056

POINT SUR

RICK ENGINEERING COMPANY
 PLANNING, CIVIL, ENVIRONMENTAL, LAND SURVEYING
 AND GEOTECHNICAL ENGINEERING
 10000 S. GARDEN AVENUE, SUITE 200
 OCEANSIDE, CALIFORNIA 92054
 PHONE: 761-4687

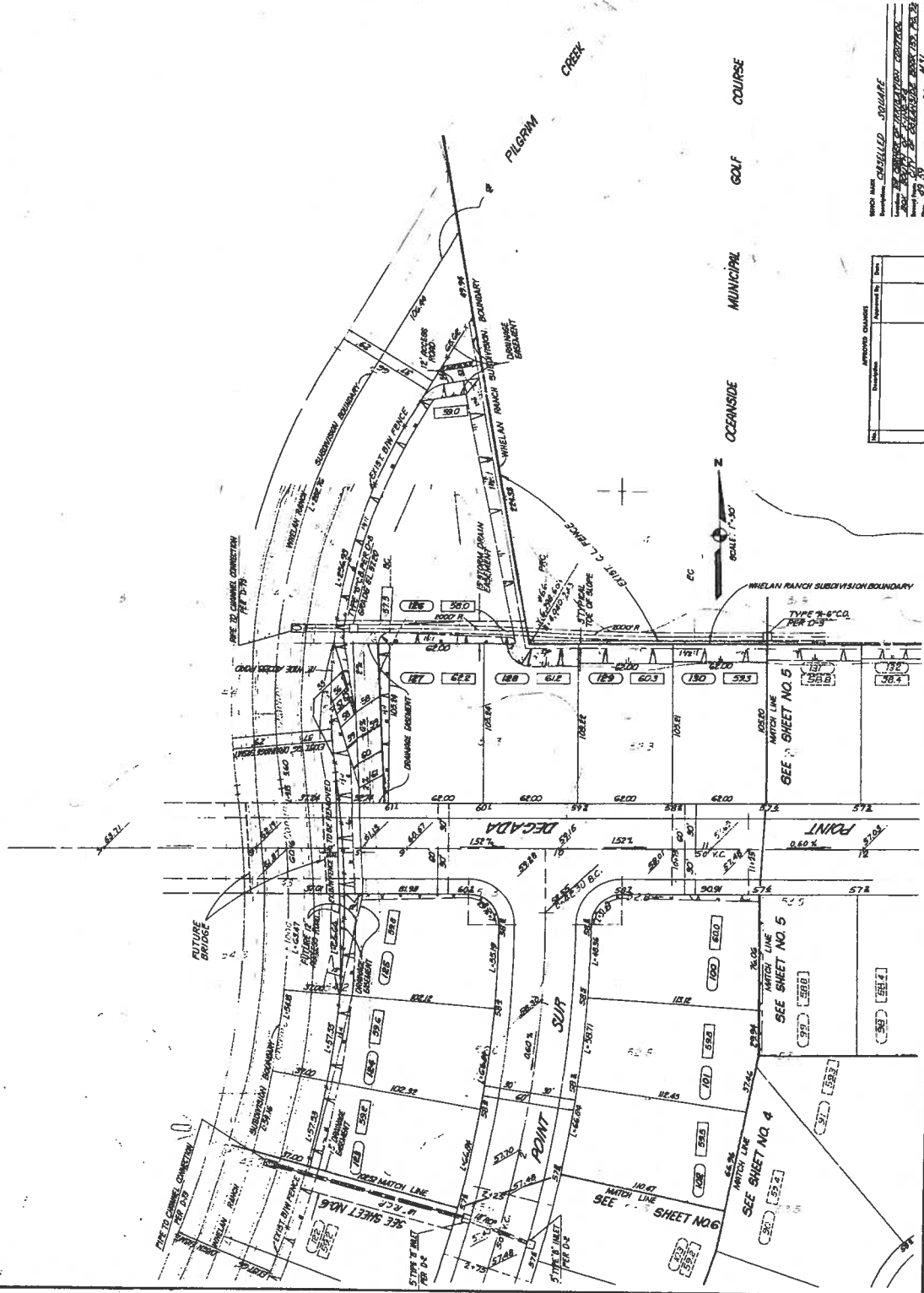
GRADING PLANS FOR
WHELAN RANCH, UNIT NO. 1
 OCEANSIDE, CALIFORNIA

PROJECT NO. 7
 SHEET NO. 547

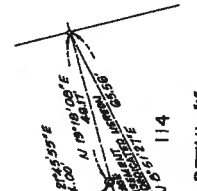
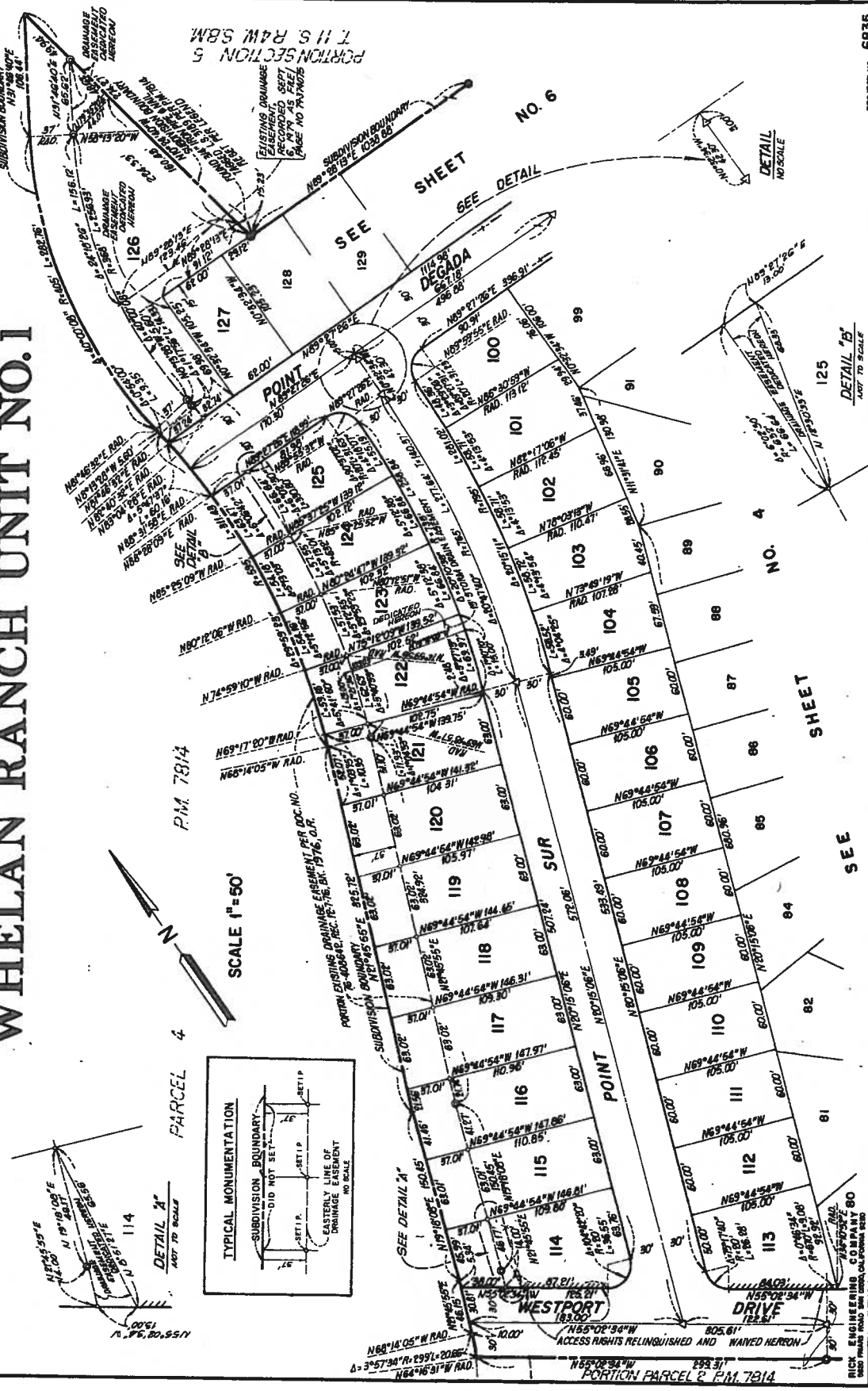
DATE: 11/15/00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PROJECT NAME: CHELLED SQUARE
 PROJECT LOCATION: [Address]
 PROJECT NUMBER: [Number]
 SHEET NUMBER: 547
 SHEET TOTAL: [Total]

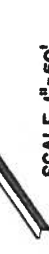
NO.	DESCRIPTION	DATE



WHELAN RANCH UNIT NO. 1



SCALE 1" = 50'



PARCEL 4

P.M. 7814

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "E"

SEE DETAIL "F"

SEE DETAIL "G"

SEE DETAIL "H"

SEE DETAIL "I"

SEE DETAIL "J"

SEE DETAIL "K"

SEE DETAIL "L"

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SEE DETAIL "HH"

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Andrew Lisowski
2443 Fire Mt Dr
Oceanside, CA 92054

May 7, 2014

City of Oceanside

Subject: APN 165- 240-29 Development

Scope:

This Project will subdivide a 28,000 ft sq lot located on Ivy Rd Oceanside, 92054 into 2 parcels. It is planned to construct 2 single- family residences. The residences will be in the 2000 to 2500 ft sq range. These residences will be of an architecture that is compatible with the neighborhood and will be of a superior nature.

The City of Oceanside Zoning requires a minimum lot size be 10,000 ft sq. for lot sizes in this area. The proposed lot sizes will exceed the minimum requirements. The neighborhood surrounding the proposed development consist of a vast majority of lots that are in the 10,000 ft sq range (see attached photo 1 from a Google Map).

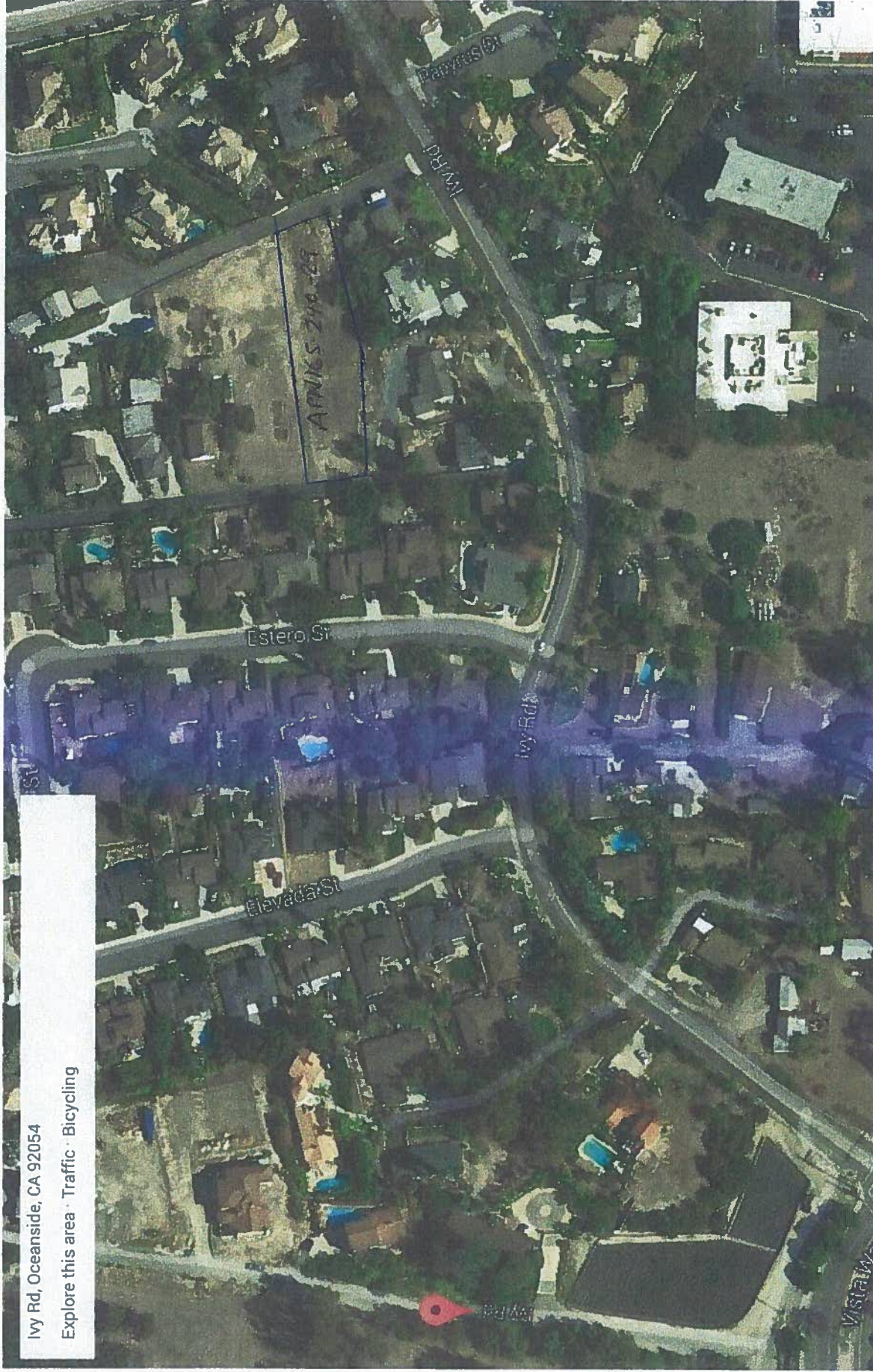
The houses in the neighborhood are of different sizes, but adjacent structures to the subject property are in the 1100 –2500 ft sq range. There are houses that are next to the subject property that are 1100 ft sq (see photo 2 from a Google Map).

The areas just south of the property in question are zoned commercial and there are areas to the east, that are multifamily dwellings.

The density proposed for this development is consistent with the neighborhood in question and will enhance the area in every respect.


Andrew Lisowski, P.E.
Owner

photo 1



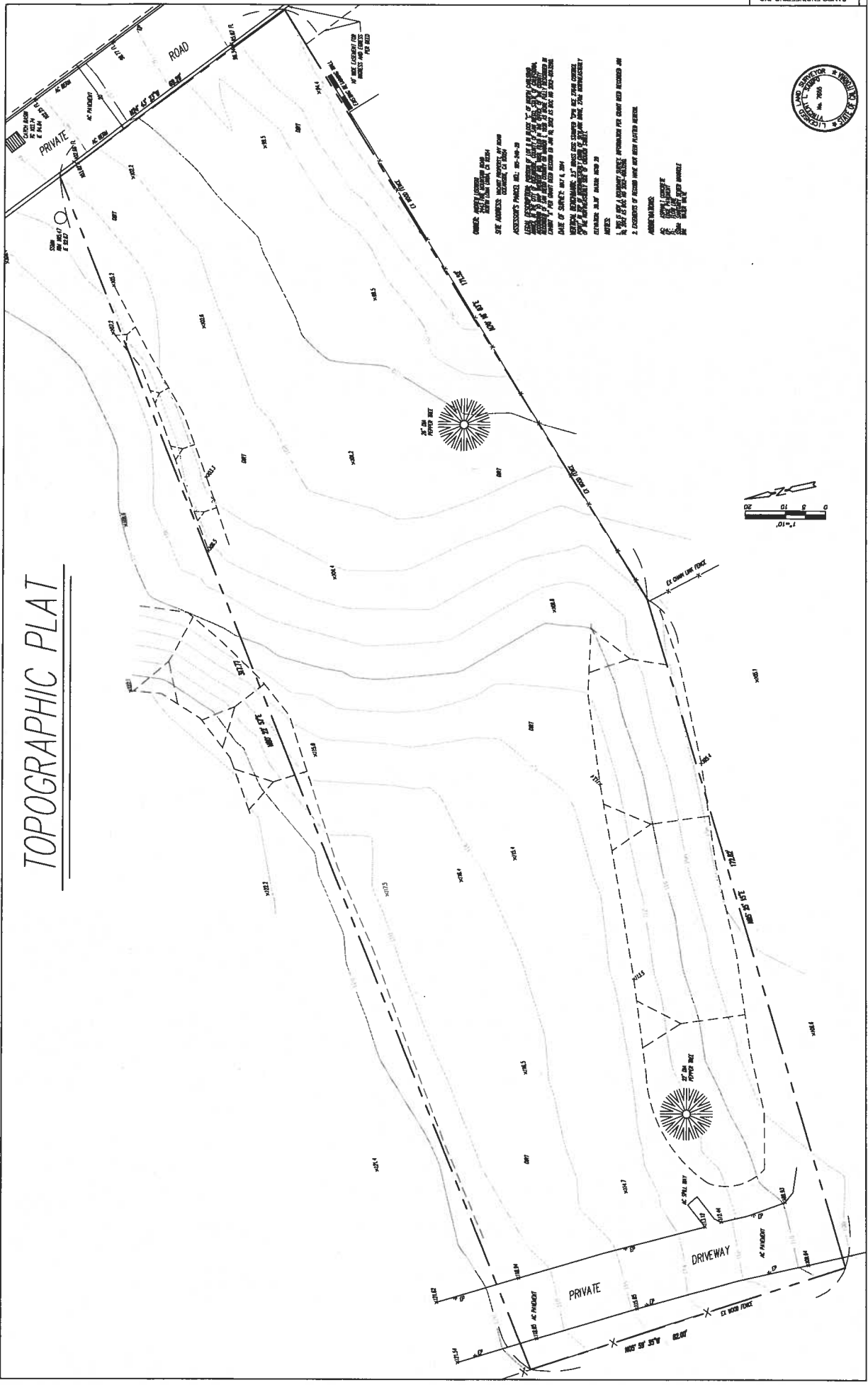
Ivy Rd, Oceanside, CA 92054

Explore this area · Traffic · Bicycling

Imagery ©2014 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2014 Google 100 ft

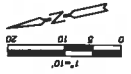


TOPOGRAPHIC PLAT



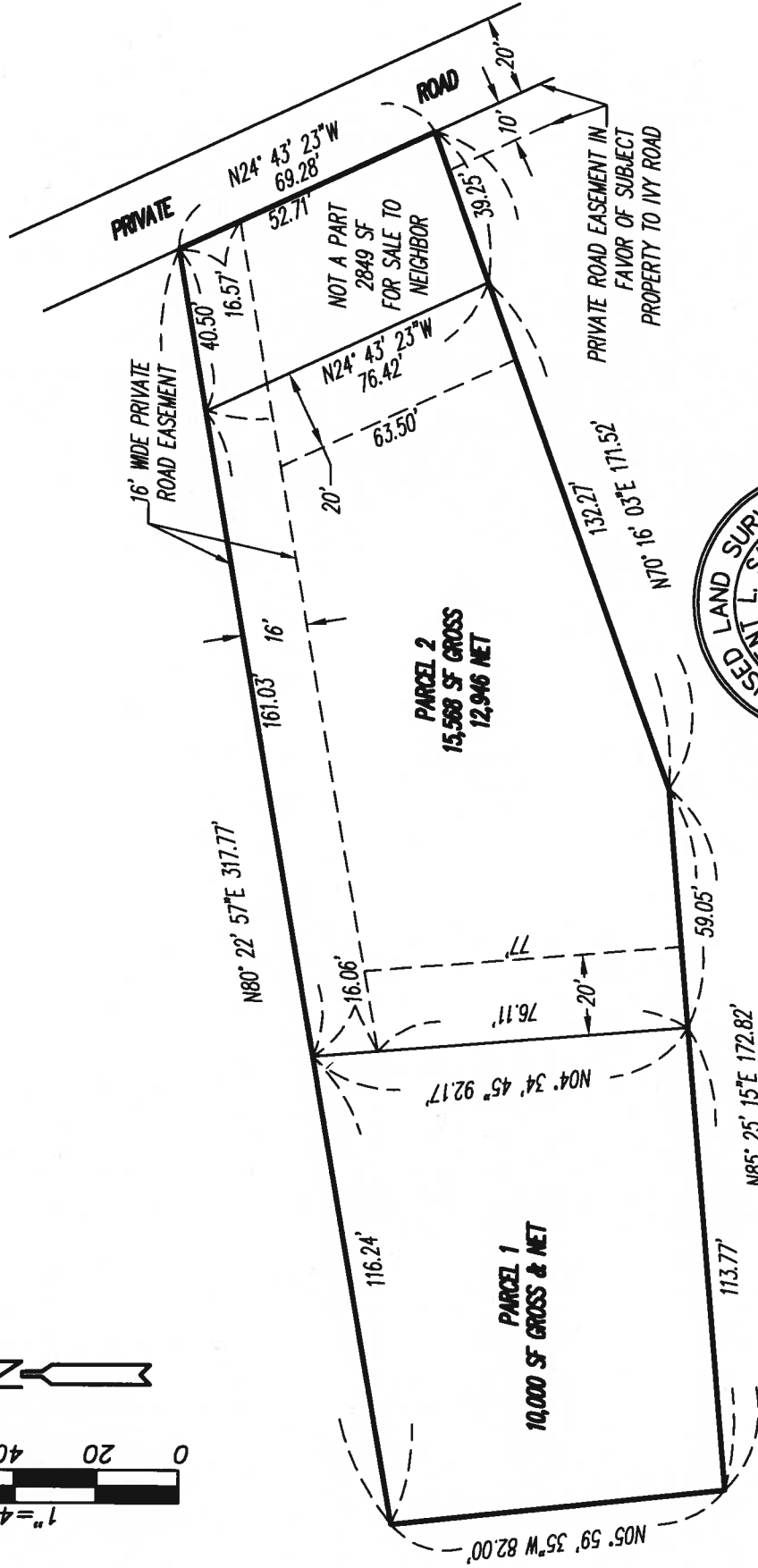
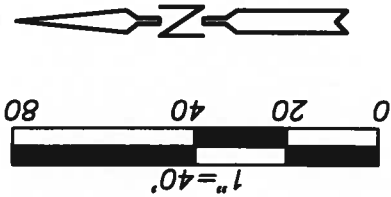
OWNER: SAARF ENGINEERING, INC.
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 DATE OF SURVEY: MAY 4, 2011

NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1977, AS AMENDED, AND THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF OKLAHOMA.
 2. THE BOUNDARIES OF THIS PROPERTY ARE AS SHOWN ON THIS PLAT.
 3. THE ELEVATIONS OF THE POINTS SHOWN ON THIS PLAT ARE IN FEET ABOVE MEAN SEA LEVEL.
 4. THE DISTANCES BETWEEN THE POINTS SHOWN ON THIS PLAT ARE IN FEET AND DECIMALS THEREOF.
 5. THE AREA OF THIS PROPERTY IS 1.00 ACRES.
 6. THE PERCENTAGE OF THIS PROPERTY IS 100%.



CONCEPTUAL MINOR SUBDIVISION PLAT FOR

POR LOT 8, BLOCK C, NORTH CARLSBAD ANNEX, MAP 1888



SAMPO ENGINEERING, INC.

171 SAKONYI RD. SUITE 213 ENCINITAS, CA 92024

TEL: (760) 436-0660 FAX: (760) 436-0659

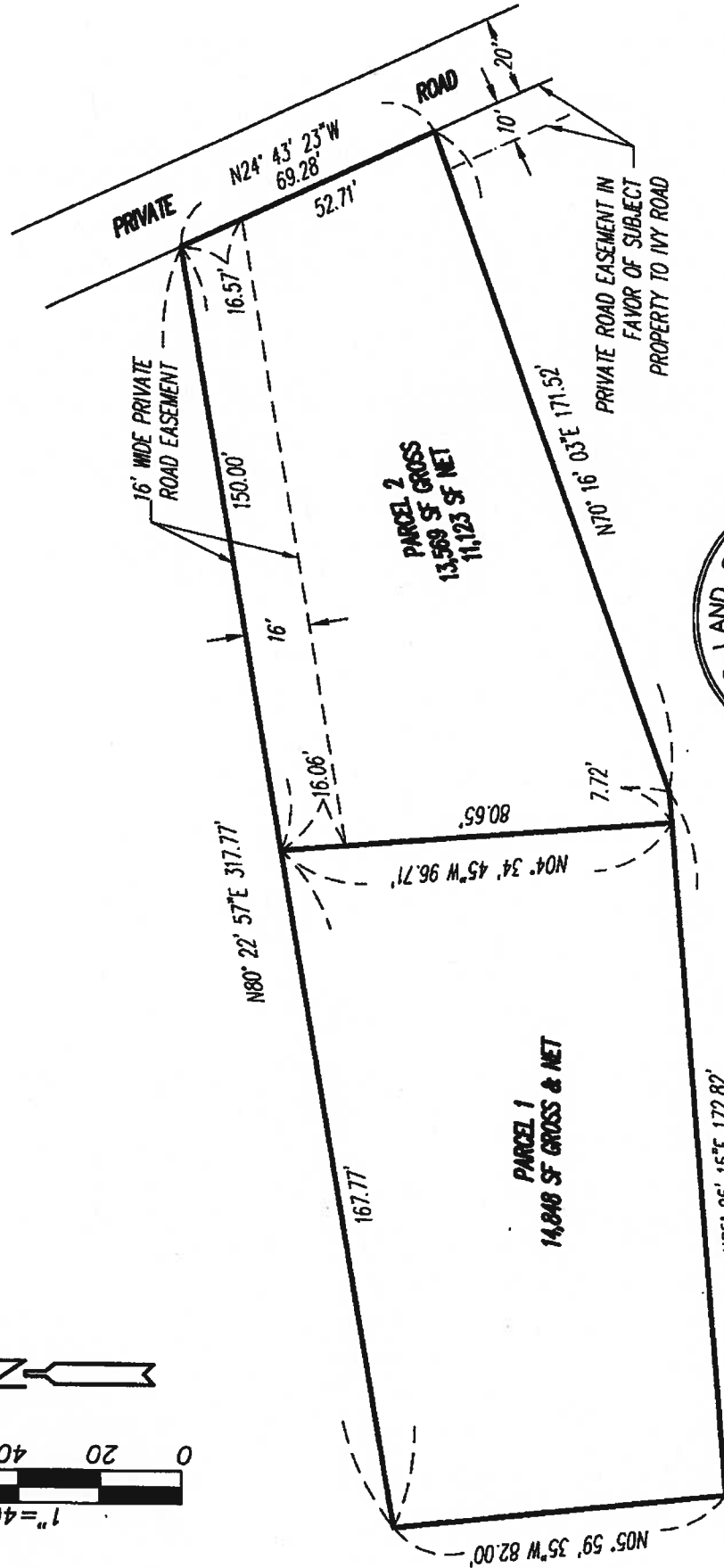
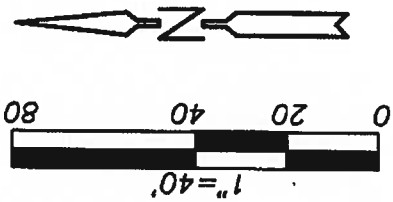
4/4/14

JNI-14-118 LISOWSKI

CONCEPTUAL MINOR SUBDIVISION PLAT

FOR

POR LOT 8, BLOCK C, NORTH CARLSBAD ANNEX, MAP/1888



SAMPO ENGINEERING, INC.
 171 SAKONYI RD. SUITE 213 ENCINITAS, CA 92024
 TEL: (760) 436-0660 FAX: (760) 436-0659
 JUN-14-118 LISOWSKI 3/28/14

photo 2

