

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 20, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion of a proposed four unit condominium development located at 519 South Myers Street.  
  

**Zoning: D-5 (High Density Residential)**  
**Land Use: Downtown**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-261-21, 22**  
**Contact Person: David Caron**  
**Tel.: 760.908.8745**  
**Email: [dave@civilandworks.com](mailto:dave@civilandworks.com)**
  
2. 9:30 a.m. - 10:00 a.m. Discussion of a four unit attached multi-family development located at 150 South Myers Street.  
  

**Zoning: D-5 (High Density Residential)**  
**Land Use: Downtown**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 147-350-08**  
**Contact Person: Logan Anderson**  
**Tel.: 760.753.2464**  
**Email: [landerson@dznpartners.com](mailto:landerson@dznpartners.com)**

Attachments:

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

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<sup>1</sup> The developer conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.





October 1, 2015  
CLC Job No. 1147D

Development Services Department  
City of Oceanside  
Planning Division

**PROJECT:** Myer Street Development  
519 South Myers Street  
Oceanside, CA 92054

Civil Landworks is representing the owners in the development of a 4 unit condominium project. The project is located at 519 South Myers Street in Oceanside. The project site includes 4 existing detached residences which will be demolished and the new 4 unit condominium building will be proposed.

It is anticipated that the project will be processed as a Development Plan and Tentative Parcel Map.

Should you have any questions please contact us.

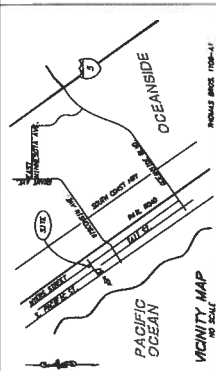
**Civil Landworks Corp.**

A handwritten signature in black ink, appearing to read "David Caron", is written over a light grey circular stamp.

David Caron, PE  
Principal Engineer

TENTATIVE PARCEL MAP NO.

519 SOUTH MYERS STREET  
OCEANSIDE, CA 92054



OWNER/DEVELOPER

THE TRUSTEES OF THE ROY DOWNS  
DANIEL BEZ INVESTABLE TRUST DATED JUNE 4, 2020

NAME

DATE

ASSESSOR'S PARCEL NO.

150-361-21 AND 22

NUMBER OF PROPOSED LOTS = ONE (1)

SITE ADDRESS

4. 519 SOUTH MYERS STREET  
OCEANSIDE, CA 92054  
8. 523 SOUTH MYERS STREET AND 112 ASH STREET  
OCEANSIDE, CA 92054

LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 10 OF TOWN'S ADDITION IN THE CITY OF OCEANSIDE, CALIFORNIA, COUNTY OF SAN DIEGO, ACCORDING TO MAP NUMBER 143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 26, 1988.

EXISTING EASEMENTS

ACCORDING TO TITLE REPORT BY ORANGE COAST TITLE COMPANY OF OCEANSIDE, CALIFORNIA, DATED 08/20/20, THERE ARE NO EXISTING EASEMENTS ON LOT 5 OR LOT 6.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF SAN DIEGO ITEM PANEL 080200724 IN THE CITY OF OCEANSIDE, CALIFORNIA, COUNTY OF SAN DIEGO, APPROXIMATELY 15.5 FEET WEST ACCORD TO SURVEY AND 21782 AT THE INTERSECTION OF TRENTON STREET AND INDEPENDENCE AVENUE. ELEVATION: 31.47

FLOOD ZONE

ITEM PANEL 080200724 IN THE CITY OF OCEANSIDE, CALIFORNIA, COUNTY OF SAN DIEGO, AREA OF ANNUAL FLOOD HAZARD ZONE X

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CONTIGUOUS PROPERTY
- EXISTING DWELLING



GRAPHIC SCALE

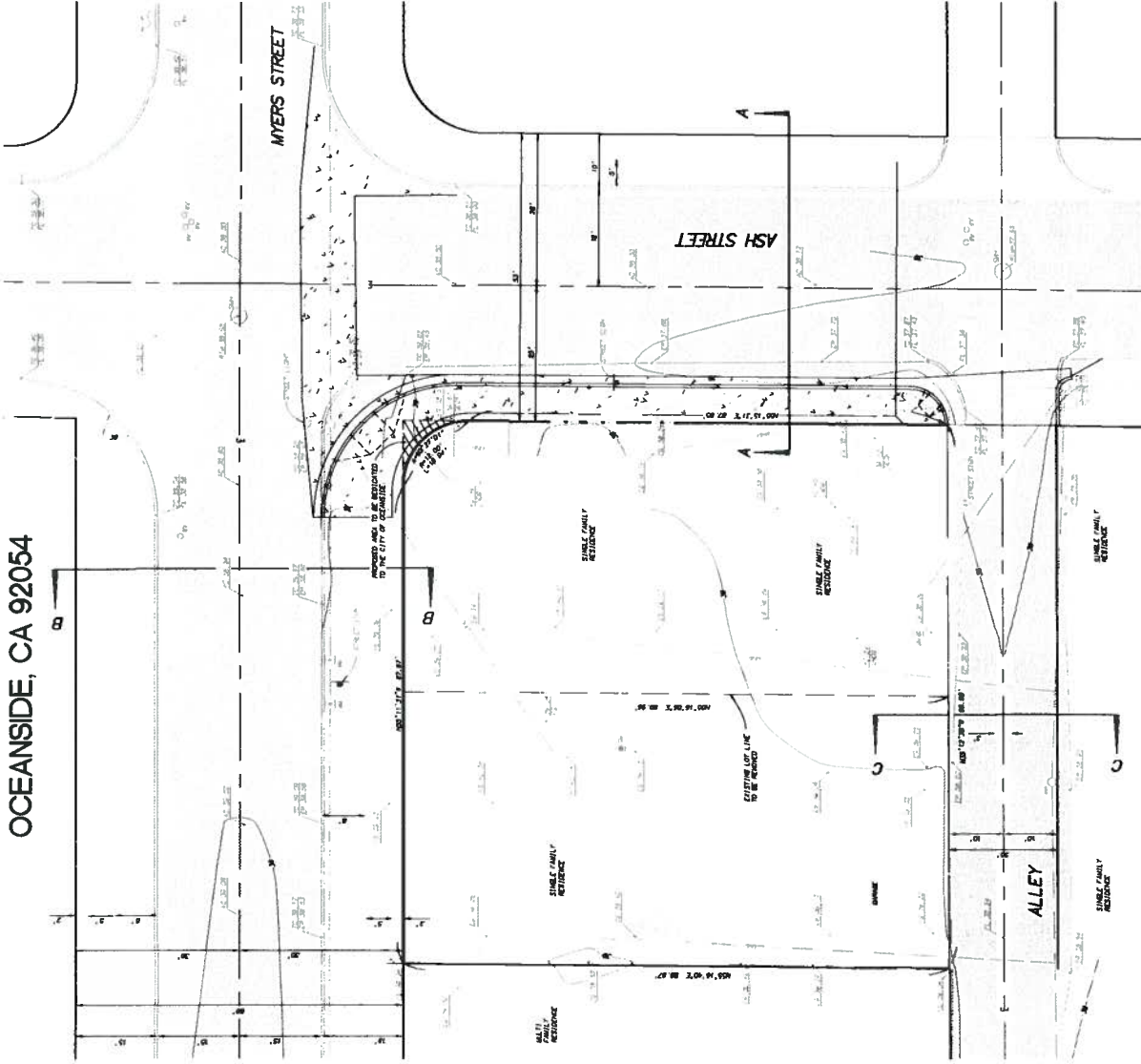


SURVEYOR OF WORK

ENGINEER'S NAME

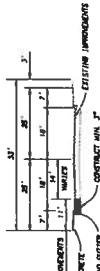


ROBERT J. RUSSELL, P.E. DATE: 08/20/20



GENERAL NOTES

- TOTAL AREA/FOOTAGE: 986.66 SQUARE FEET (0.2266 ACRES)
- EXISTING ZONING: R1-RESIDENTIAL TOURIST-USED RESIDENTIAL/COMMERCIAL
- PROPOSED ZONING: RT
- NUMBER OF LOTS: 1
- NUMBER OF DWELLING UNITS: 4
- CONTRIBUTOR INTERVALS: ONE FOOT
- MAXIMUM SLOPE GRADIENT: ONE FOOT
- PERCENT OF REQUIRED LANDSCAPE: 10%
- PROPOSED LANDSCAPING (PERCENT): 10%
- OFF-STREET PARKING REQUIRED: 11
- OFF-STREET PROPOSED: 11
- AMOUNT OF PROPOSED BUILDING COVERAGE: 13%
- PERCENT OF PROJECT IN STREET: 14%
- GENERAL PLAN DESIGNATION: REDEVELOPMENT AREA/LOCAL COASTAL
- DESIGNATING SOURCE: ACCURATE LAND SURVEYS
- EXISTING LAND USE: HIGH DENSITY
- PROPOSED LAND USE: HIGH DENSITY
- SEWER DISTRICT: CITY OF OCEANSIDE
- WATER DISTRICT: CITY OF OCEANSIDE
- SCHOOL DISTRICT: OCEANSIDE UNIFIED SCHOOL DISTRICT
- DRAINAGE STUDY PREPARED BY:



TYPICAL SECTION  
ASH STREET  
3' SIDEWALK



TYPICAL SECTION  
MYERS STREET  
3' SIDEWALK



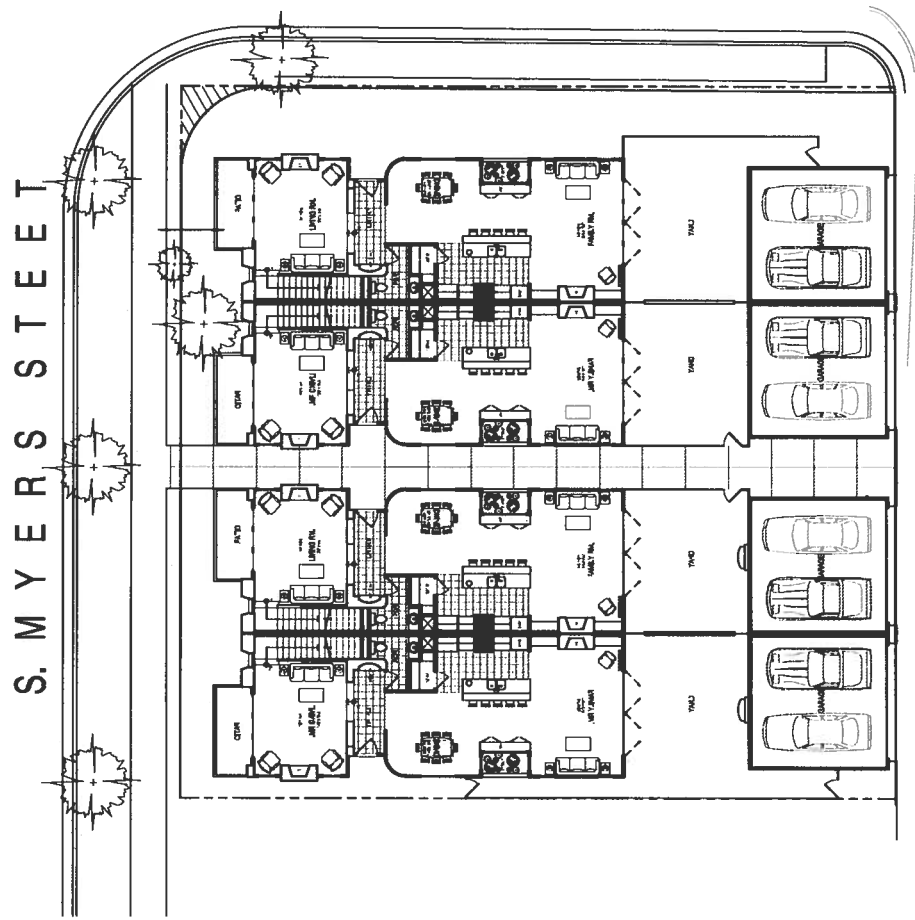
TYPICAL SECTION  
ALLEY  
3' SIDEWALK

DATE	
REVISION	
SCALE	
PROJECT	
NO.	
DATE	

**S. MYERS UNITS**  
 519 SOUTH MYERS STREET  
 OCEANSIDE, CA. 92054

DATE	
SCALE	
PROJECT	
NO.	
DATE	

D-1



ALLEY

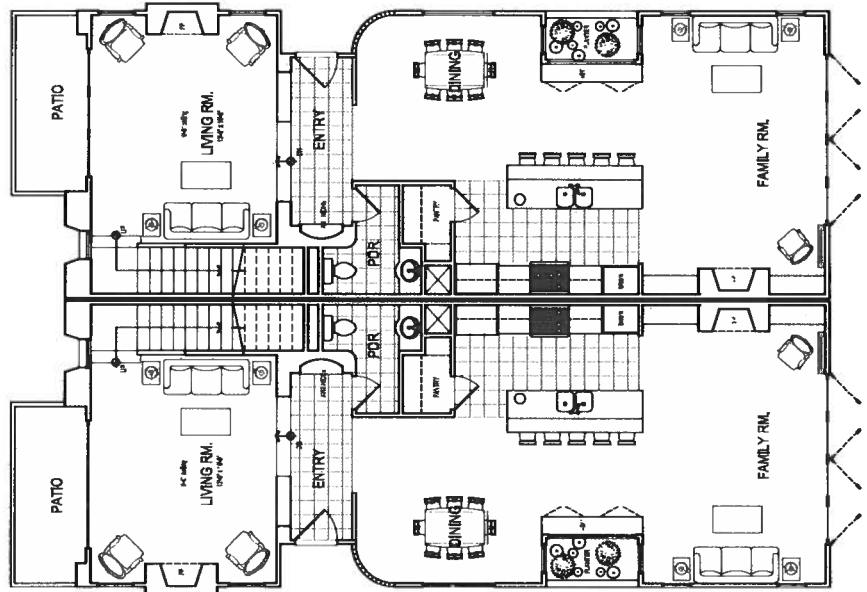
ARCHITECTURAL SITE PLAN

DATE	REVISION	NO.

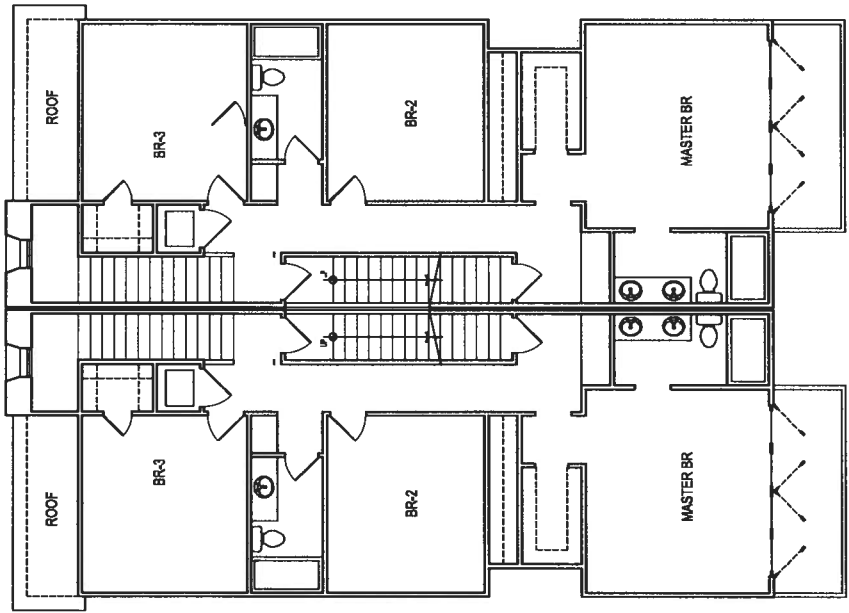
**S. MEYERS UNITS**  
 519 SOUTH MEYERS STREET  
 OCEANSIDE, CA 92054

DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**D-2**



**FIRST FLOOR PLAN**



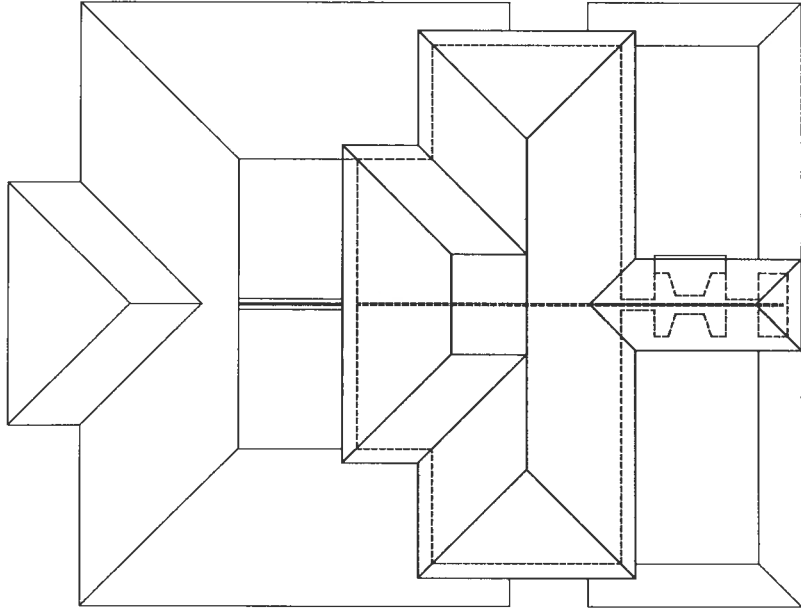
**SECOND FLOOR PLAN**

DATE	DESCRIPTION	BY

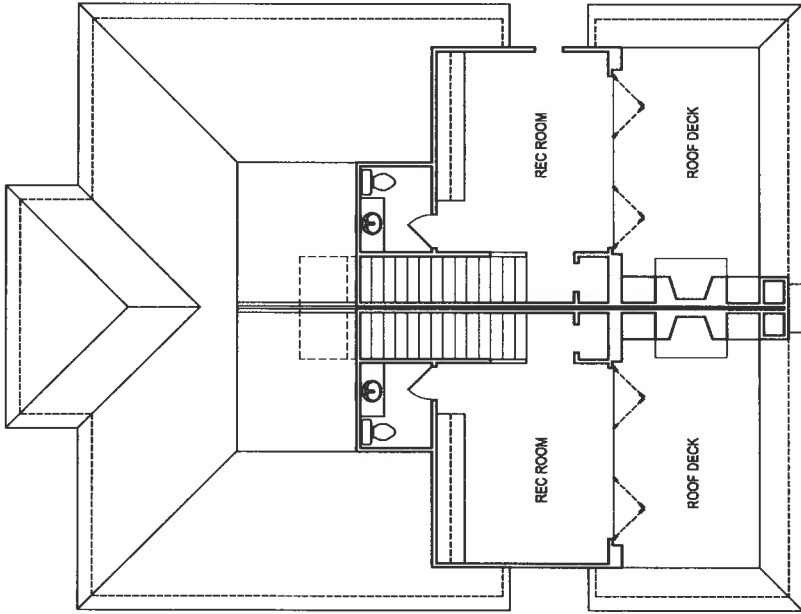
**S. MEYERS UNITS**  
 519 SOUTH MYERS STREET  
 OCEANSIDE, CA, 92054

NO.	DATE	BY	REVISION

D-3



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

DATE	REVISIONS

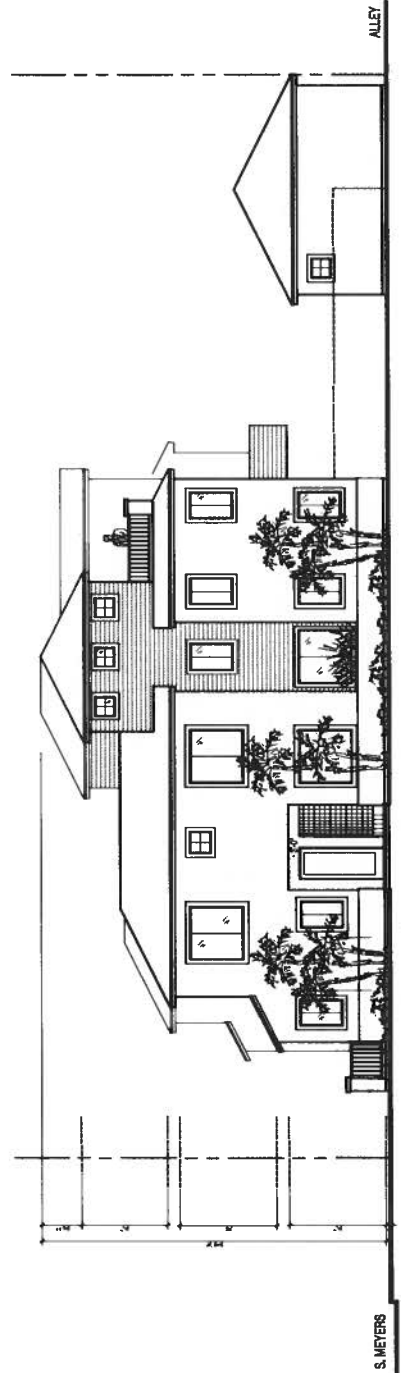
**S. MEYERS UNITS**  
 519 SOUTH MEYERS STREET  
 OCEANSIDE, CA. 92054

DATE	
SCALE	
PROJECT	
NO.	
SHEET	

D-3

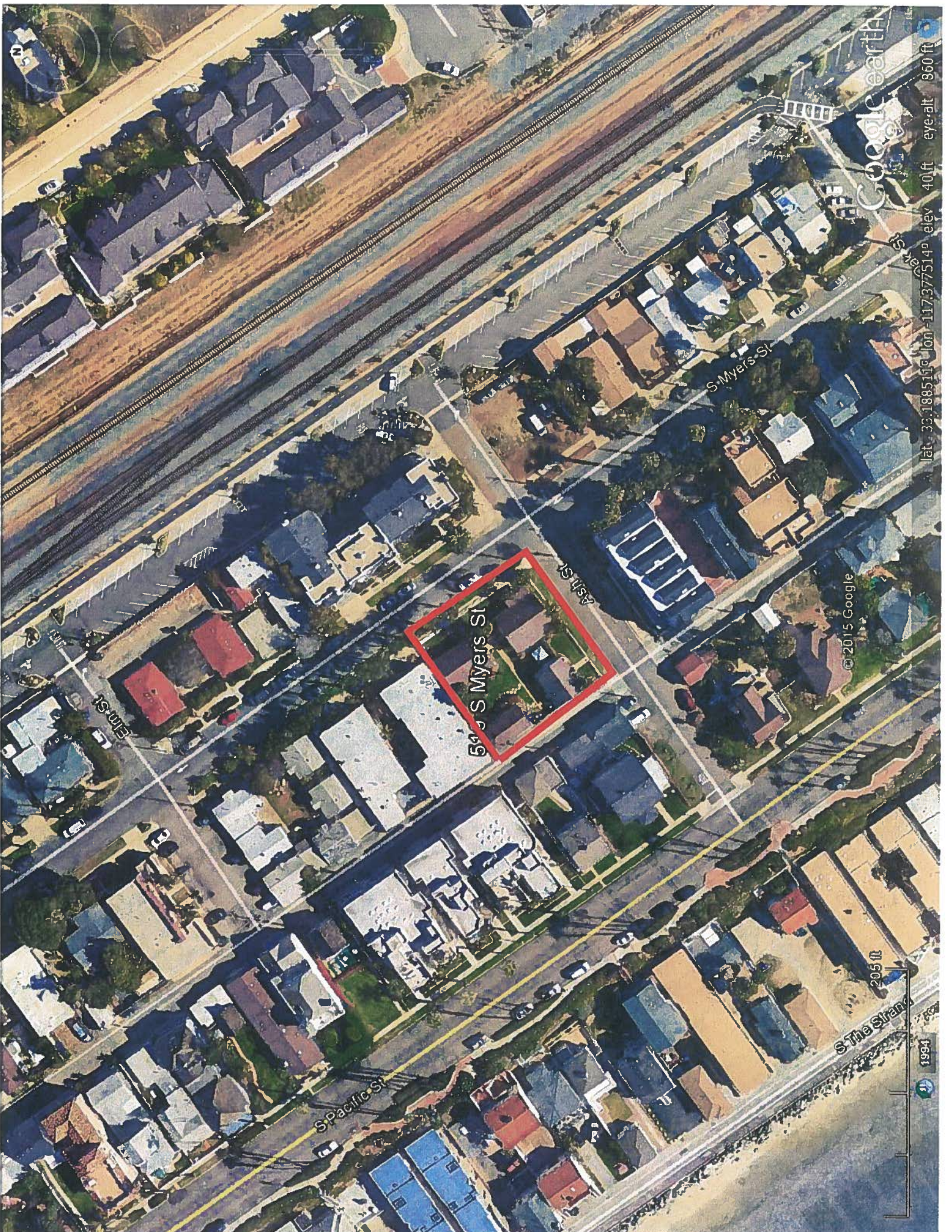


**SOUTH ELEVATION**



**NORTH ELEVATION**





549 S Myers St

Ast St

S Myers St

S Pacific St

S The Strand

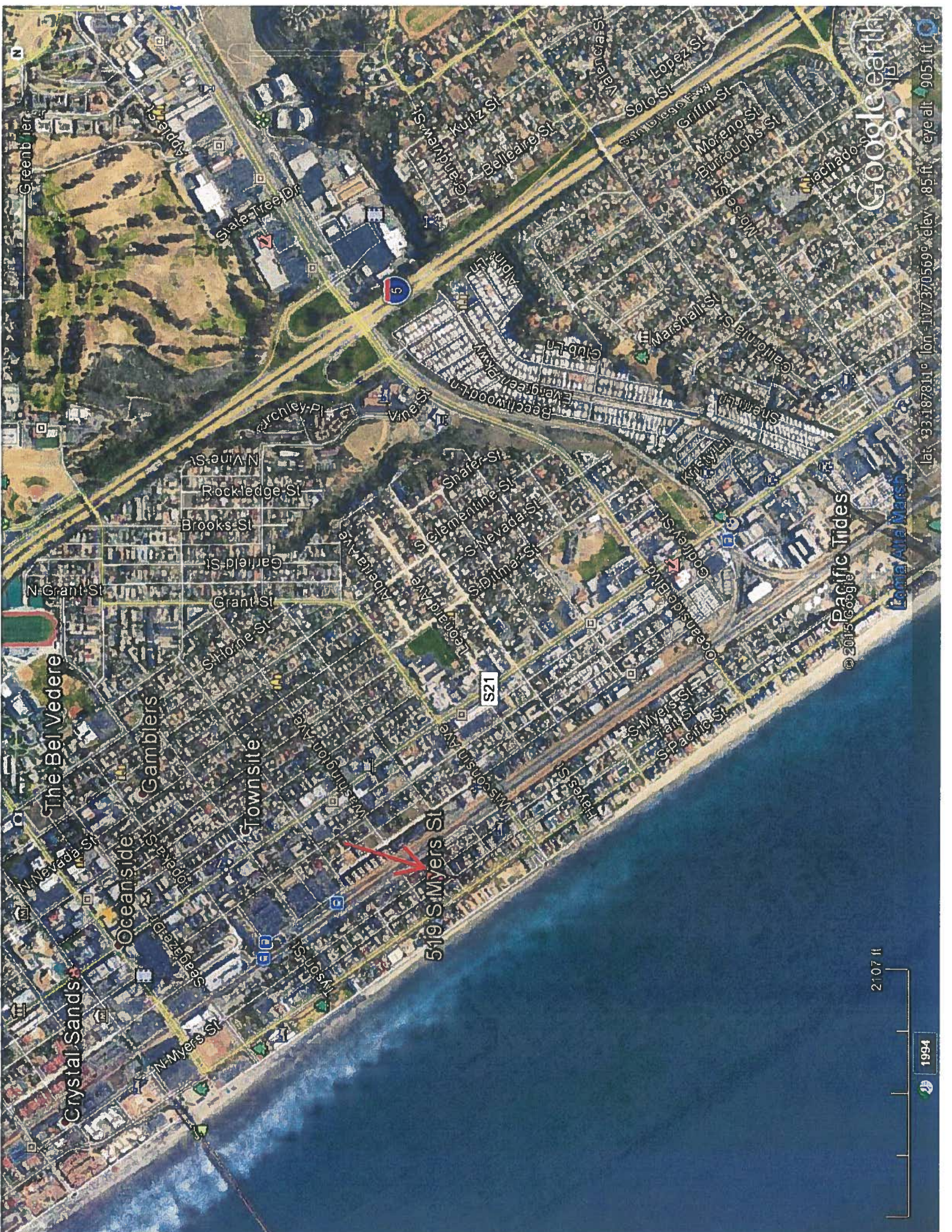
© 2015 Google

Google Earth

1994

205 ft

lat: 33.188511 lon: -117.377514° elev 40 ft eye alt 960 ft



519 S Myers St



2107 ft

1994

Pacific Tides

Loma Alta Marsh

Google earth

lat: 33.187814 lon: -117.370569 elev: 85 ft eye alt: 9051 ft

3/20/13 JMA

CHANGES	
BLK	NEW/RICUT
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147-160  
150-275  
150-041, 042  
076

SHT 2  
16

PIER VIEW WAY  
(THIRD ST)

CLEVELAND

N35°17'44"W (ROS)

37

N35°19'11"W  
N35°17'44"W (ROS)

(A.T. & S.F. RY)

37

MYERS

N35°17'44"W (ROS)

7

SHT 1

16

SHT 2

16

SHT 2

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 147 PAGE 35

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

MAP 344-A J MYERS ADD  
MAP 219-BRYAN S ADD  
MAP 218-TYSON S ADD  
SEC 26-TIIS-R5W-POR NW1/4 (M313)  
ROS 9948, 12553, 12616, 13183, 16664, 19614

ITEM# 2

147-35

150  
4

8 TREMONT

ST 8

27

(CALIFORNIA AVE) ST

BLK 8  
4.07 AC

1 2 3 4 5 6 7 8

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4

DR (FIRST ST)

27

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Logan Anderson  
682 Second St  
Encinitas, CA 92024

September 28, 2015

Vida Murrell  
Administrative Secretary  
City of Oceanside Development Services  
300 N. Coast Highway  
Oceanside, CA 92054

Dear Vida,

This letter is to inform the City of Oceanside of a project our client, Doug Derouin, wants to propose at 150 S Myers St. The proposal is for an attached, 4-unit, multi-family structure with on-site parking. Each unit will have a one-car garage and there will be (3) additional on-site spaces. The one-car garages will occupy the at-grade floor. The units themselves will be two stories starting with their first floor at the second level and their second floor at a third level. Each unit will have a roof deck occupying a fourth level in the structure. There will be two different floor plans that are mirrored over a centerline to create the (4) units. The two different plans will be 1,531sf of living area and the other will have 1,520sf of living area. The one-car garages are 280sf each. The lot area is 4,500sf and is located in the Downtown - District 5 zone. The APN for this property is 147-350-08.

We are hoping to get on the October 20<sup>th</sup> Developer's Conference agenda to further discuss this project.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Anderson', written in a cursive style.

Logan Thane Anderson, AIA







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PROJECT NO. 2015038  
 DATE: 09/25/2014  
 SHEET NO. 1 OF 1

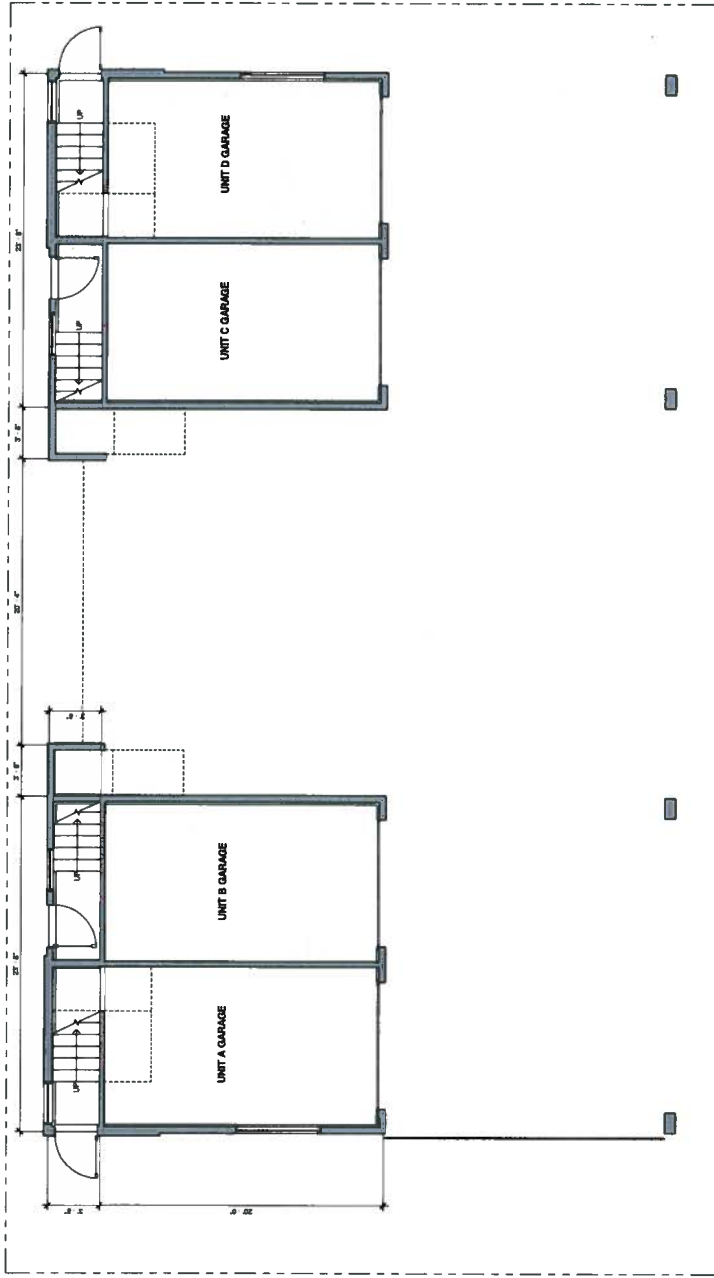
DEROIN  
 MULTI-FAMILY

CITY: OCEANSIDE  
 Sep 25, 2014

JOB: 2015038

FIRST FLOOR PLAN

a1.0



**1** 2/FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

floor plan notes:

1. SEE NOTES



THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

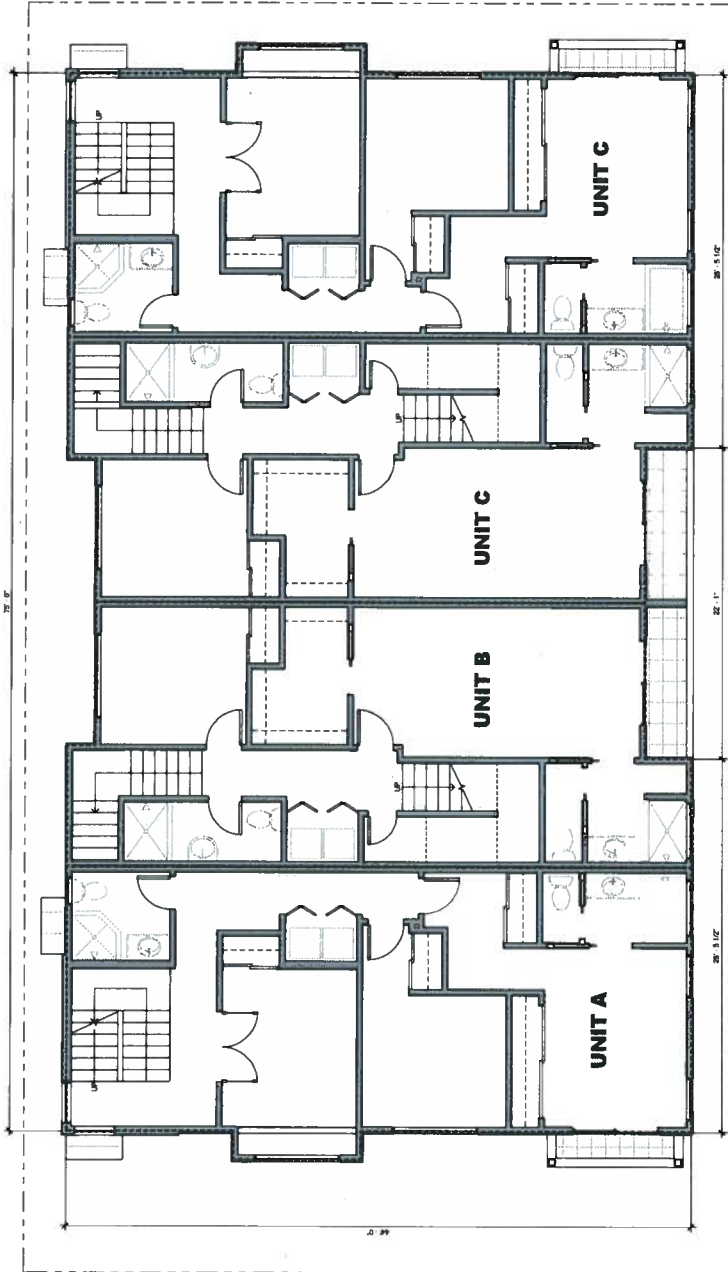
DATE: 09/25/2014  
 PROJECT: DERQUIN MULTI-FAMILY  
 SHEET: SECOND FLOOR PLAN

DERQUIN  
 MULTI-FAMILY

CITY: OCEANSIDE  
 DATE: 09/25/2014

JOB: 201505A  
 SECOND FLOOR  
 PLAN

a1.1



1 a/SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

floor plan notes:

1. REFER TO SHEET



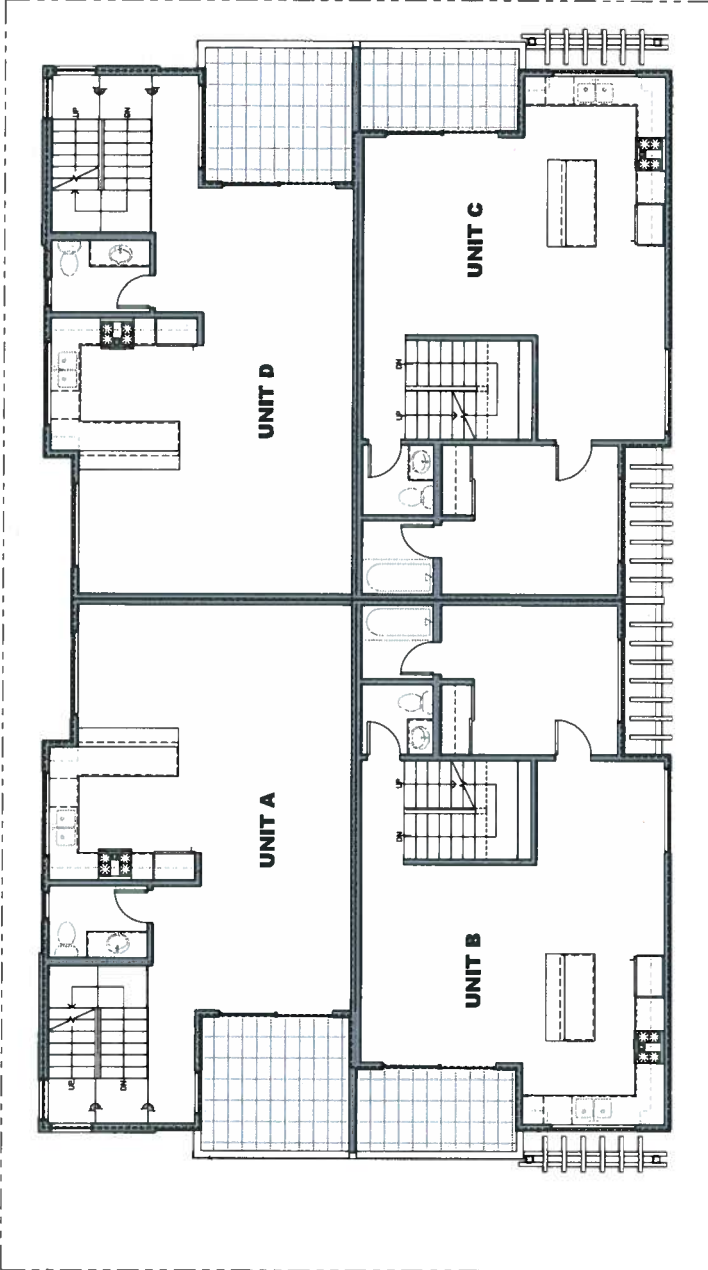
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 ALL UTILITIES SHALL BE PROTECTED AND NOTED ON THE UTILITY LOCATIONS SHEET.  
 ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
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 ALL UTILITIES SHALL BE PROTECTED AND NOTED ON THE UTILITY LOCATIONS SHEET.  
 ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

PROJECT NO. 15-0000000000  
 SHEET NO. 15-0000000000  
 DATE 09/25/2014  
 DESIGNED BY [REDACTED]  
 CHECKED BY [REDACTED]  
 APPROVED BY [REDACTED]

**DEROJIN**  
**MULTI-FAMILY**  
 CITY: OCEANSIDE  
 Sep 25, 2014

JOB: 20140818  
 THIRD FLOOR PLAN

**a1.2**



**1** THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

floor plan notes:

1. CORRECT REVISION



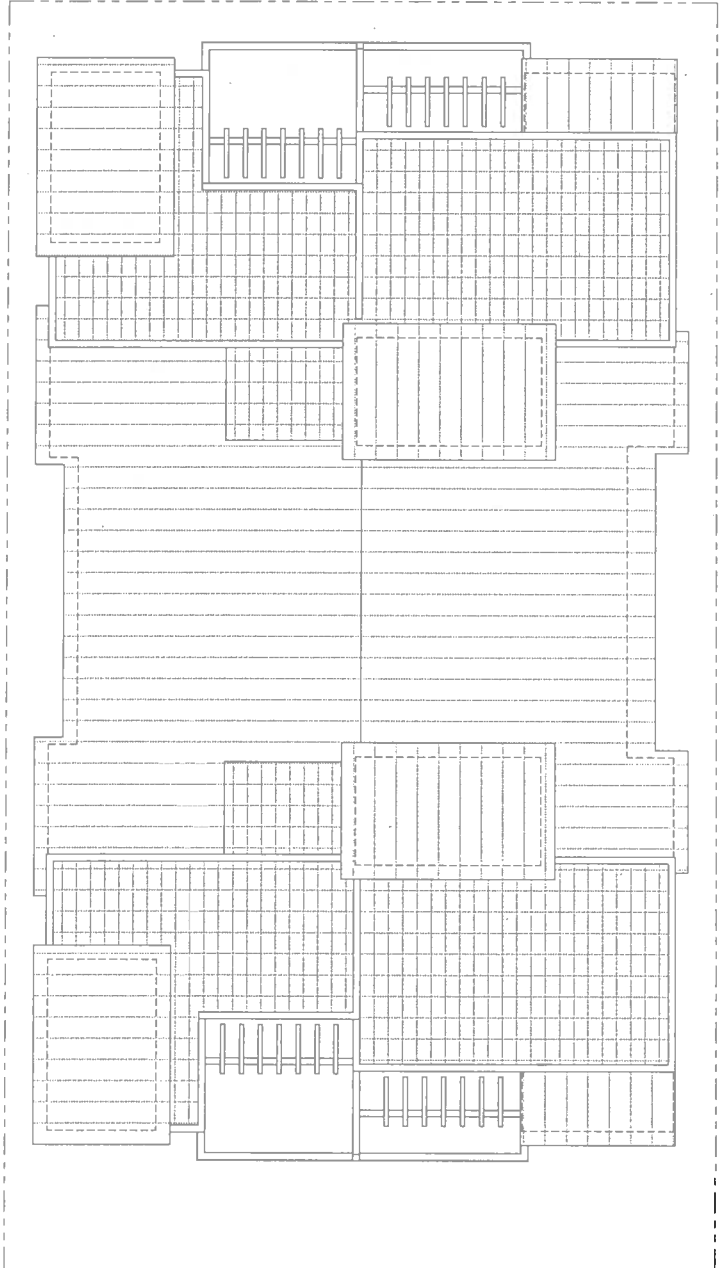
ARCHITECTURE  
 1000 NE 10TH AVENUE  
 SUITE 100  
 SEASIDE, OREGON 97138  
 TEL: 503.738.1111  
 FAX: 503.738.1112  
 WWW.PLANETREE.COM

PLANETREE  
 1000 NE 10TH AVENUE  
 SUITE 100  
 SEASIDE, OREGON 97138  
 TEL: 503.738.1111  
 FAX: 503.738.1112  
 WWW.PLANETREE.COM

DEROIN  
 MULTI-FAMILY  
 CITY: OCEANSIDE  
 Sep 25, 2014

JOB: 201338  
 ROOF DECK PLAN

a1.3

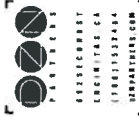


1 a/ROOF DECK PLAN  
 SCALE: 1/4" = 1'-0"

floor plan notes:  
 1. SEE PLAN NOTES



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MARYLAND. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

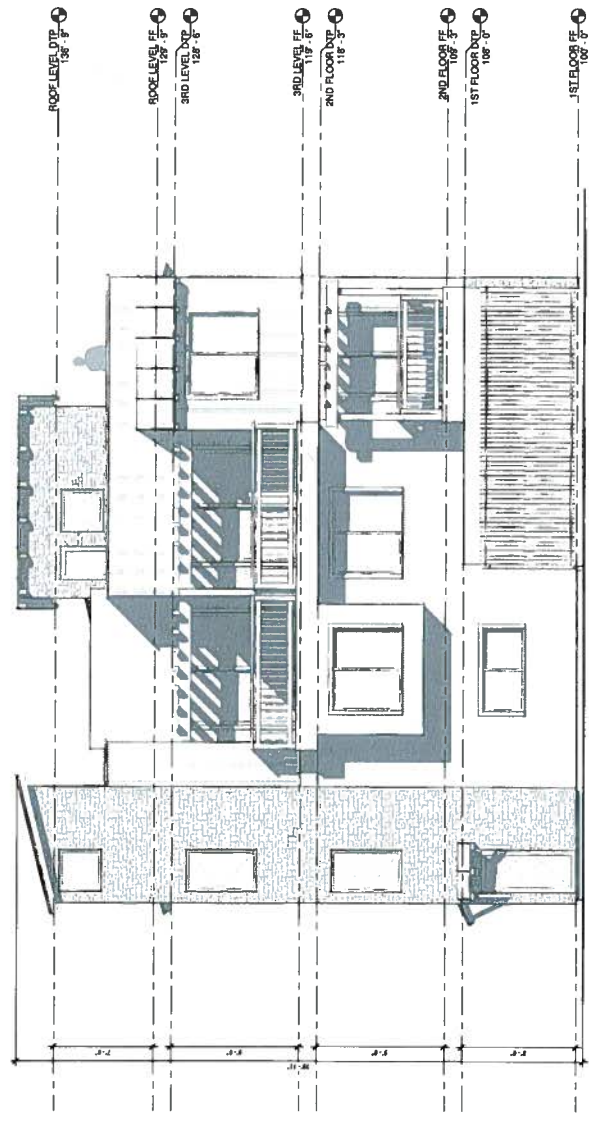


**DEROQUIN  
MULTI-FAMILY**

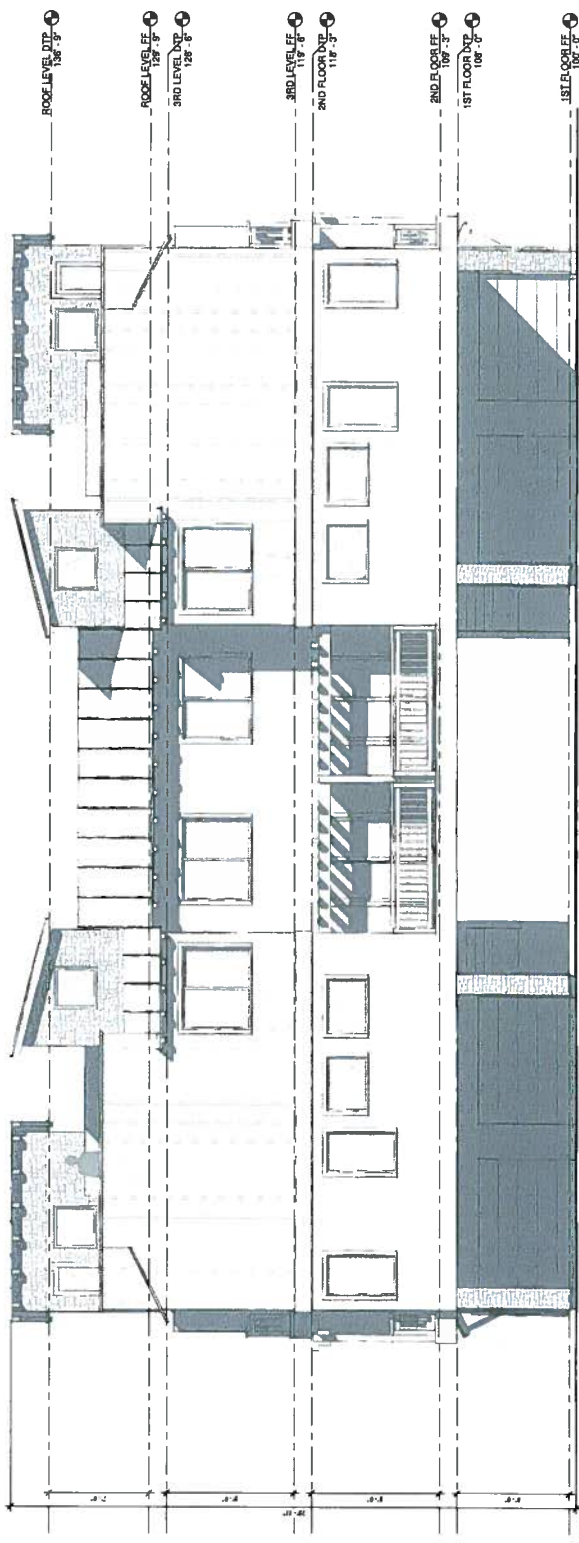
CITY: OCEANSIDE  
SHE: 25, 2014

JOB: 2013581  
BUILDING  
ELEVATORS

**a2.0**



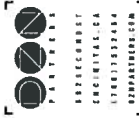
**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



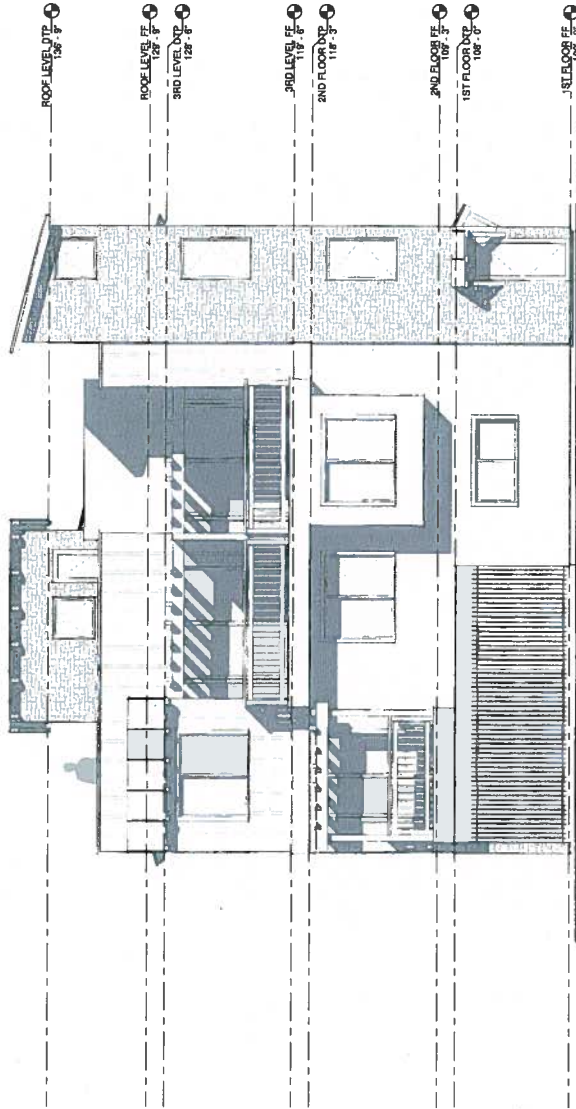
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



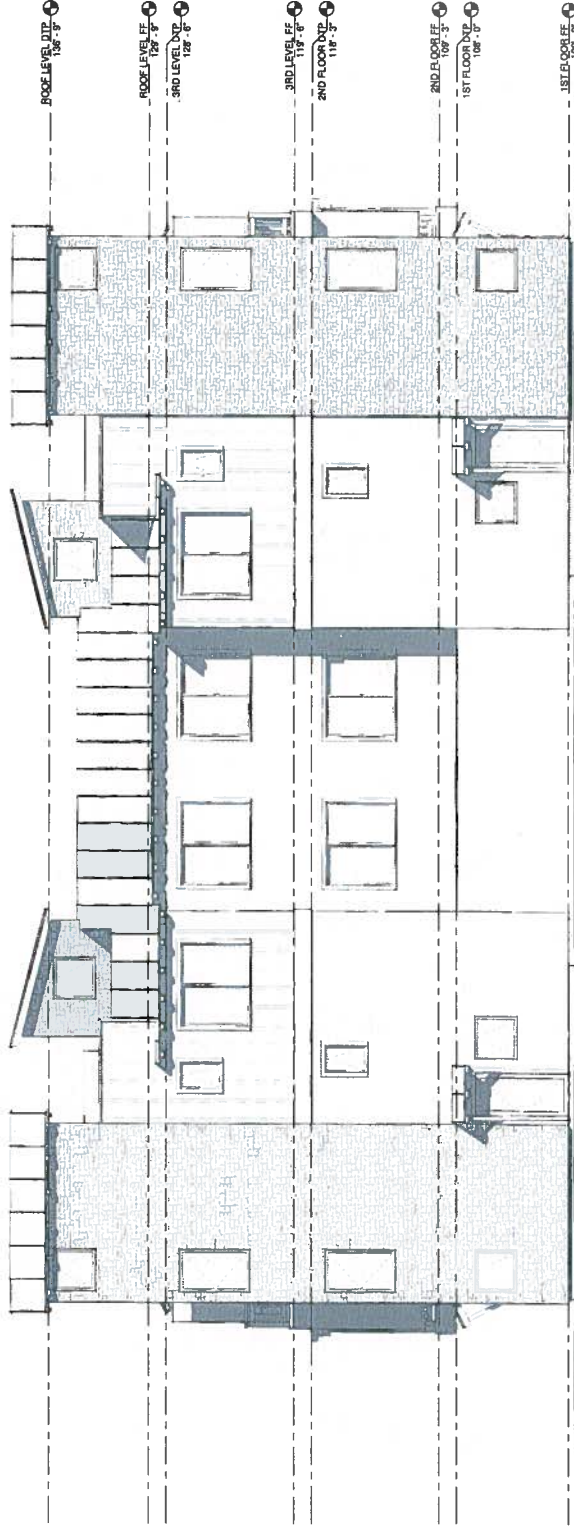
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DEROJUN MULTI-FAMILY
CITY: OCEANSIDE
Sep 25, 2014
JOB: 2013SSR
BUILDING ELEVATIONS
<b>a2.1</b>



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"