

¹**AGENDA**
SPECIAL OCEANSIDE DEVELOPER'S CONFERENCE

Monday, February 6th, 2017, 10:30 a.m. (to be confirmed)
City Hall South, 1st Floor, Guajome Room

1. 10:30 - 11:30 a.m. Proposed 2-lot subdivision of a currently vacant lot (APN 165-021-16) on Yucca Rd.

Zoning: RE-B (Residential Estate B)
Land Use: Estate B Residential
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-021-16
Contact Person: Amir Atefi
Tel.: (858) 342-3101
Email: amir.atefi@atlas-corp.net

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's 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.*

ATLAS DEVELOPMENT CORPORATION

991C LOMAS SANTA FE DR. #115

SOLANA BEACH, CA 92075

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January 27, 2017

City of Oceanside
300 North Coast Hwy
Oceanside, CA 92054

Subject: Yucca Road Parcel – APN # 165-021-16-00

To Whom It May Concern,

The purpose of this letter is to inquire about a vacant land parcel located on Yucca Road in Oceanside, CA with an Assessor's Parcel Number of 165-021-16-00 ("Property"). Atlas Development Corporation, Inc. ("Atlas") is currently in the due diligence stage of purchasing this property and would like to clarify the developable uses of the Property as well as to get clarity regarding the mandated improvements on the Deed of the Property, which are discussed further below.

Background

The subject property is a vacant land parcel measuring approximately .74 acres. The Property was acquired by the City of Oceanside in 1952 and has historically been used as the location of a water reservoir. The Property is currently vacant and in unimproved condition. The Property has a generally flat topography. The Property is zoned RE-B (Residential Estate-B) with an EB-R (Estate Residential-B) land use designation. The RE-B zone and EB-R land use designation allows for development of properties at a density between 1 (base density) and 3.5 (maximum density) dwelling units per gross acre. The Property is located along the east side of Yucca Road south of Fire Mountain Drive, within the Fire Mountain Neighborhood.

Proposal

Atlas Development proposes to split the 0.74 parcel into two 0.37 acre parcels which will each have one SFR built on them for a total of two SFRs to be built ("Project"). This Project requires processing of a Tentative Parcel Map and a Conditional Use Permit to permit subdivision of the existing parcel at a density greater than the RE-B maximum base density of one dwelling unit per developable acre. The General Plan Land Use Element establishes the base density as the appropriate density for development, however projects that possess excellence of design features are able to achieve densities up to the maximum density range, subject to approval of a Conditional Use Permit. For lands within the Fire Mountain Neighborhood Planning Areas, the General Plan states that a minimum lot size of 10,000 SF is considered consistent with the underlying land use

designation. As proposed, the project's density would be calculated at a density of 2.7 dwelling units per acre though only 2 homes would be constructed. Therefore, even though the individual lot areas would substantially exceed the minimum 10,000 SF requirement, the project is subject to approval of a Conditional Use Permit. Please note, the lot directly across the street received such a Conditional Use Permit in 2006 and was subdivided into four separate lots at a density of 2.3 dwelling units per acre.

The property's dimensions measure 23 ft. x 140 ft. and thus the lot has a total square footage of approximately 32,200 SF. The gross lot sizes for each of the two proposed lots would be 16,100 SF each, which exceeds the minimum lot size (10,000 SF). Further, the width for each lot would be approximately 115 ft., exceeding the minimum lot width of 70 ft. per the requirements of RE-B zoned parcels. Direct access to the two proposed lots will be provided via driveways along the western frontage of the property on the eastern side of Yucca Road.

Deed Requirements

When the City of Oceanside sold the Property in 2014, they attached the following conditions, covenants, and restrictions which until satisfied shall run with the land and bind all owners.

Prior to the issuance of building permits for any improvements to the Property, the following public improvements shall be completed:

1. Half width plus 12 foot widening and improvements to Yucca Road, including the construction of a modified cul-de-sac at the terminus of Yucca Road.
2. Undergrounding of the existing overhead utilities along the frontage on Yucca Road and across the Property.
3. Extending the existing sewer line in Yucca Road to a point where the new sewer lateral serving the Property can connect downstream of a new manhole.
4. Replace and upsize the existing waterline along the frontage of Yucca Road and along the cul-de-sac to a point where a proposed new fire hydrant is to be constructed. The new valves at the fire hydrant connection can transition to the existing 6" line.

Questions

Pursuant to this information, Atlas has the following questions about its proposed Project and the requirements and expectations of the City in regards to the necessary Conditional Use Permit and the aforementioned public improvements.

1. Will the City be willing to approve a Conditional Use Permit allowing Atlas to subdivide the Property into two lots two where one SFR will be built on each of the two lots.
2. Would Atlas be required to pull a tentative and final parcel map for subdividing the Property into just two lots, or are these requirements only mandated if the lot was proposed to be subdivided into three or more lots?

3. In regards to the first improvement requirement, the City included the requirement for “the construction of a modified cul-de-sac at the terminus of Yucca Road.” Please define modified cul-de-sac and what the City’s expectations are given this language. Note that the subject cul-de-sac is surrounded by four separate parcels, three of which are already improved with SFRs, making it difficult to make any modifications without encroaching into private property outside of the right of way. See *Exhibit IV* for more detail.
4. In regards to the second improvement requirement, Atlas would like the City to provide its interpretation of its above-mentioned language to define a specific scope of utility undergrounding work to be performed. There are currently two existing utility poles along the western frontage of the property. However, the overhead lines then cross diagonally across the property to the south-westernmost corner of Yucca Road where there is another existing utility pole with a street light attached to it. Atlas intends to underground the two poles on the western frontage of the property as well as the overhead lines running to the southwestern corner pole where Atlas intends to then transition the wires back up the pole southwestern corner pole. Atlas also intends to underground the overhead utilities feeding the property to the east of the subject Property running across the subject Property. Please advise if this is acceptable to the City. Please see *Exhibit III* for more detail.
5. In regards to the fourth improvement requirement, there is language about a “proposed fire hydrant.” Can the City advise if the installation of a new fire hydrant at the end of the Yucca Rd cul-de-sac is expected from the developer of the Property or if the installation of the fire hydrant is planned by the City? Please note that there is an existing fire hydrant at the turning point of Yucca Road in the right of way at the southwestern corner of the Property, just 160 ft from the proposed fire hydrant.
6. There is an existing street light located at the northern boundary of the Property on the eastern side of Yucca Road and another one located at the southwestern corner of Yucca Road located 270 ft. away. Please confirm that no additional street lights will need to be installed on Yucca Road in relation to the proposed Project. Please see *Exhibit V* for more details.

Please see the attached exhibits for visual depictions of the Property and the adjacent areas where the previously discussed public improvement are required. Please feel free to contact me at (858) 342-3101 with any comments in regards to the Project.

Best regards,

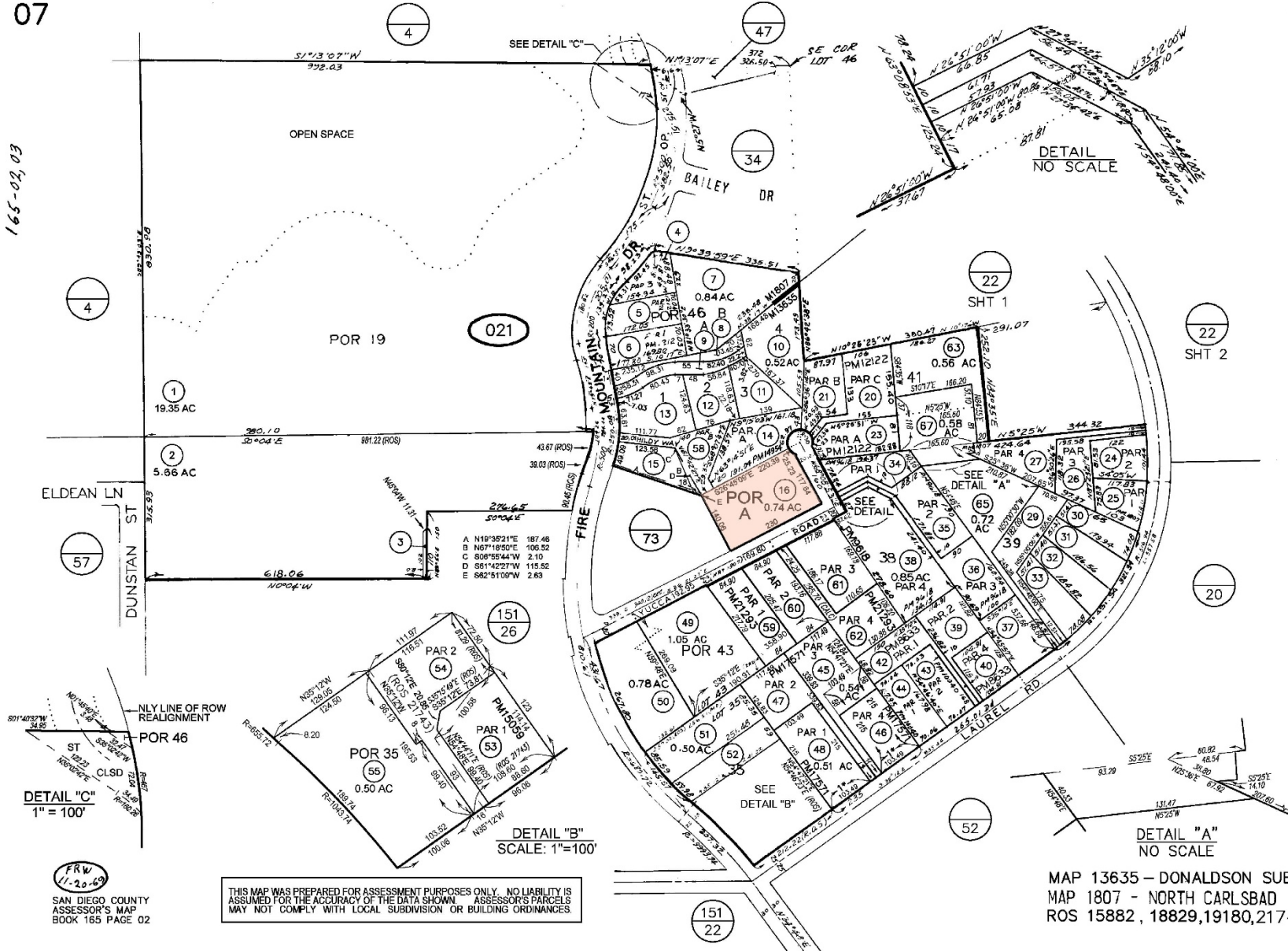


Amir Atefi
Vice President
Atlas Development

Exhibit I – Assessor's Parcel Map

07

165-02  1"=200'



02/10/2016 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
020	22	32&33	70	3478
	28	34&30	70	6175
	1, 12	11, 04, 17	70	2566
	34	AS, E	73	1302
	18	35-36	73	2456
	11	37&11	73	6501
	37	38-40	73	980
	35	41, 42	74	3133
	17	43-46	74	3134
	36	47-50	74	3396
	4	51, 52	78	5532
	33	51-54	80	1027
	19&20	55-58	80	2389
	53	59&60	81	1413
	14	61-63	83	2510
	9	64-67	88	1600
	2	68&69	88	1609
	14&6	70&71	88	2203
	15&26	72-75	96	1627
	67	78-81	99	100
	46	82&83	99	1789
	70&83	84	99	1868
	84	85&86	00	1402
	85&86	87	00	1731
	5	88&89	05	1731
	21&89	90	05	2182
	1, 88&89	91-93	06	1048
	75	94&95	06	2146
	74&95	96	07	1513
	86	97&98	07	1315
021	102	VARIOUS	1-57	10007
	58&57	58	07	1547
	17&18	PG 73	08	55
	1	SAME SP	09	6509
	1	SAME SP	10	6509
	41	59-62	16	1392
	19&28	63-66	16	1492
	77, 84 & 86	67	16	1570

1* NO ACCESS

MAP 13635 - DONALDSON SUBDIVISION
MAP 1807 - NORTH CARLSBAD
ROS 15882, 18829, 19180, 21743

Exhibit II – Aerial Pictures









Exhibit III – Undergrounding Detail



Exhibit IV – Cul-de-Sac Detail



Exhibit V – Street Light Detail

