

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, July 5th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 4 lot residential subdivision and/or consideration of a general plan and zone amendment to allow commercial uses on 2 lots in the RS district (northeast corner of Ivy Rd and Vista Way- 2245 Ivy Rd. and vacant lot along Vista Way)

Zoning: RS (Single-Family Residential)
Land Use: SFD-R (Single-Family Detached Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-310-43 (2245 Ivy Rd.) & 165-120-63 (vacant)
Contact Person: Michael Perrone
Tel.: (760) 213-5510
Email: map611@sbcglobal.net

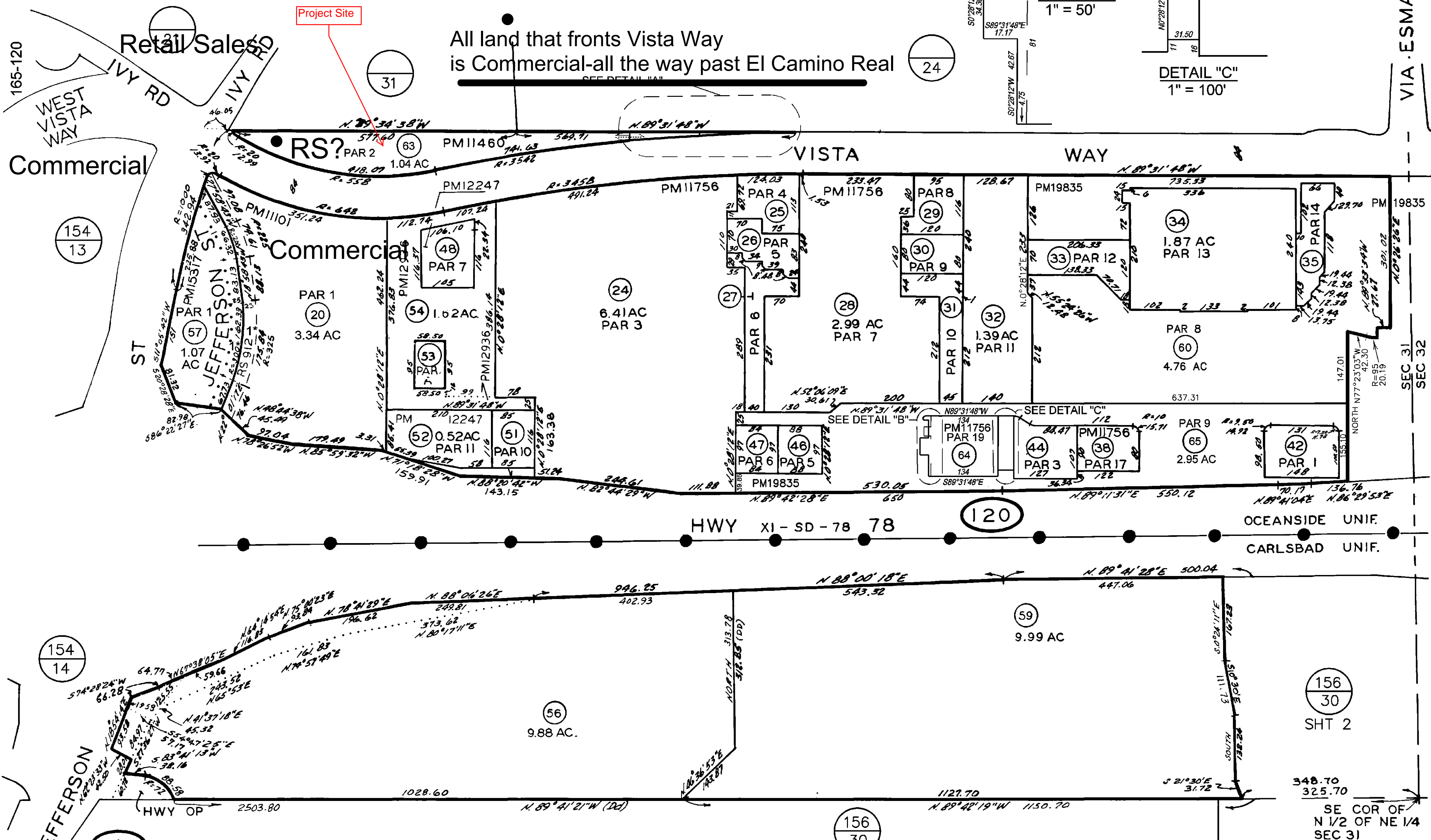
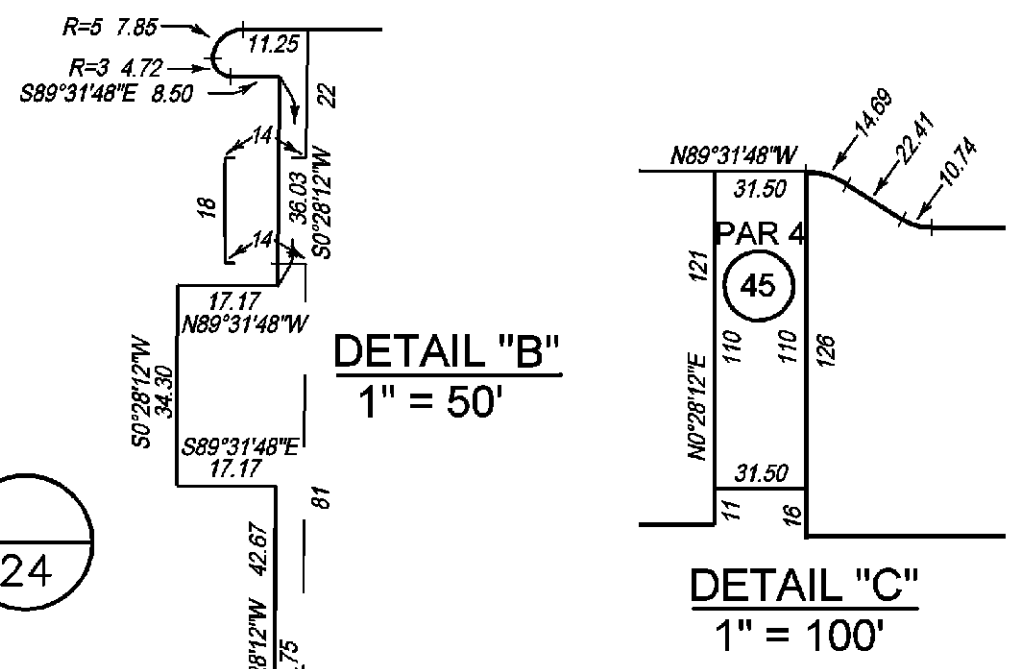
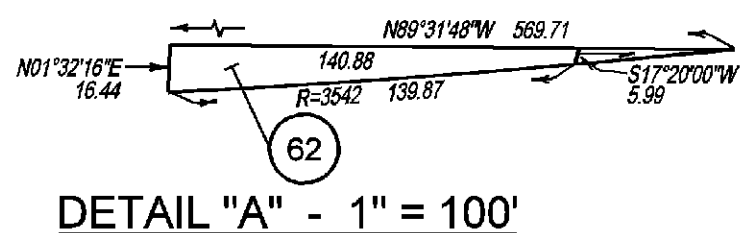
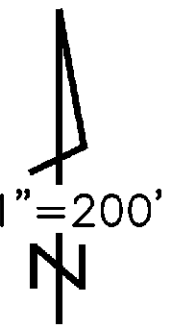
- 2.. 10:30 - 11:30 a.m. Proposed 13-15 lot residential subdivision of an approximately 4 acre lot located to the southwest of Kelly St. and Hunsaker St. (APN 154-170-78)

Zoning: RE-B (Residential Estate B)
Land Use: EB-R (Estate B Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 154-170-78
Contact Person: Nicole Villagrana
Tel.: (909) 608-7118
Email: nicolevilagrana@ww-technologies.com

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.*



All land that fronts Vista Way is Commercial-all the way past El Camino Real

12
SHT 2
01/27/2011 ALL

CHANGES				
BLK	OLD	NEW	YR	CUT
120	18-01	18-01	88	10058
	18-19	22-41	82	2601
	16-17	40	82	5714
	23-23	42-52	83	2159
	49-50	53-54	84	3261
	Pick-up	55	84	3566
	16-55	56	86	1452
	130-21	57	88	2255
	17	58-59	93	1110
	58	60-61	93	1628
36&43	60, 61 & 121-31 & 36		06	1392
	21	62 & 63	09	1723
	40 & 61	64 & 65	11	1559
20 & 57	SAME & ST CLSD		12	5535

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.

SEC 31 - T1S - R4W - POR NE 1/4
ROS 8356, 13786, 16299

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Date: 6/14/2017

Re: Developers Meeting

Properties: NEC of Ivy Road and Vista Way

Property Address: 2245 Ivy Road, Oceanside 92054 (APN#:165-310-43)

Property Address: Vista Lot, Oceanside. 92054 (APN#:165-120-63)

Project Description:

The plan is to divide the 2 lots that are now zoned RS, into 4(Four) Residential Lots. I hired a professional company to make a potential plot map layout with lot sizes for your review.

I would also like to discuss the possibility of applying for a CUP to permit to use the property as light Commercial (no Retail Sales-i.e.: Food or Heavy traffic type businesses), due to the location of the corner property and surrounding corners being commercial oriented. The Vista Lot (Zoned RS??) that parallels Vista Way which is commercial on both sides going South all the way past El Camino Real, so I don't understand how the Vista Lot can be zoned RS, as it is not a buildable lot and is the ONLY RS zone along Vista Way!

I feel this Zoning for this property is not its Highest and Best Use as RS Zone, as the properties are on a 4 way traffic light intersection. With the increased traffic over the years and new traffic in the plans, this property shields the other homes behind it from the very loud noises (Boomboxes, etc.) from cars, Tractor Trailers waiting at the lights (3am +) and all their gas fumes, as the wind is constant blowing from West to East.

PS: I was thinking this would be a great location for a Semi-Large Senior Housing Project, as most of the necessities are in walking distance or less than 5 miles away, also with Scripps building the Medical facility on the SEC of Jefferson and Vista Way would also be an asset to the community.

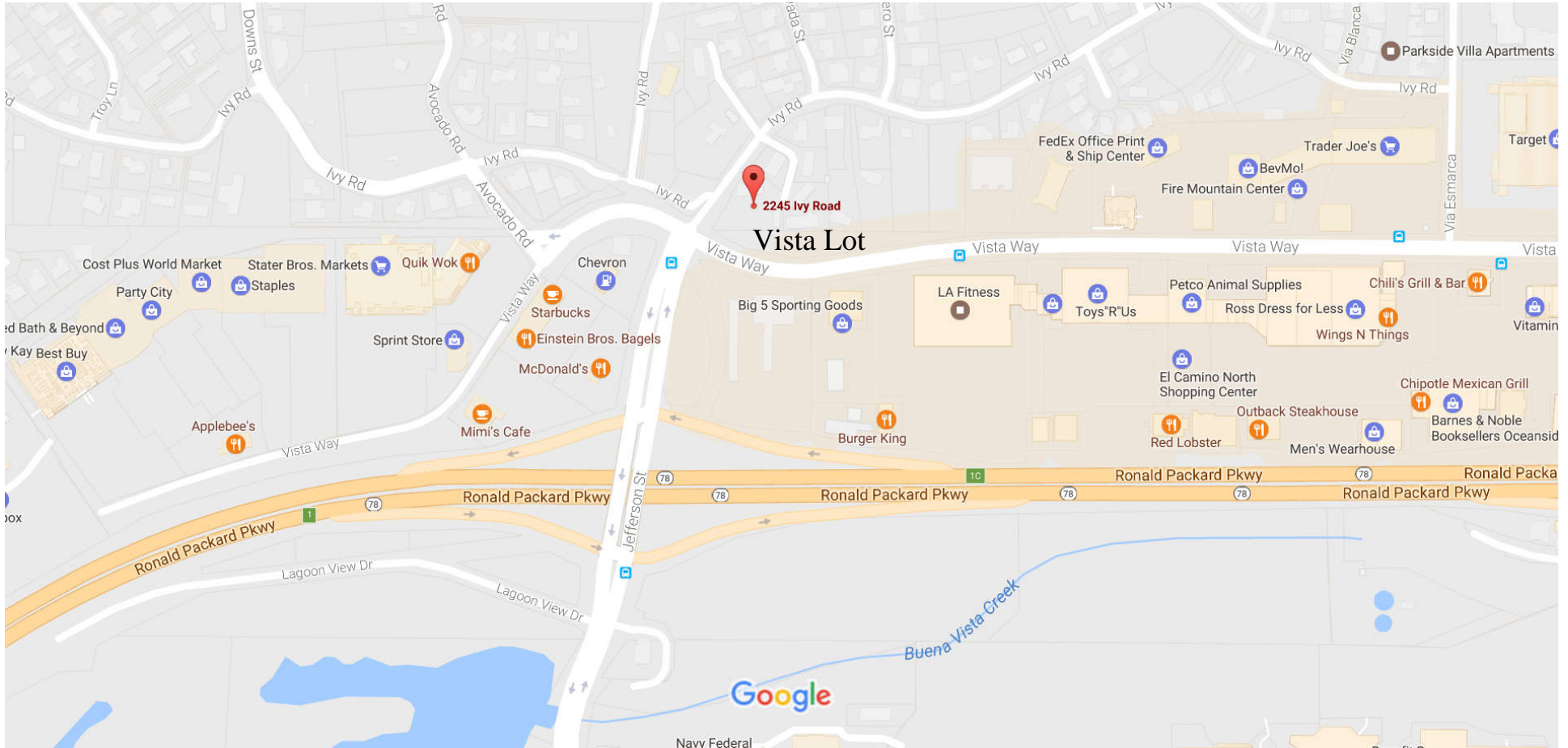
Thank you,
Michael Perrone

Online Security
This site has no rating

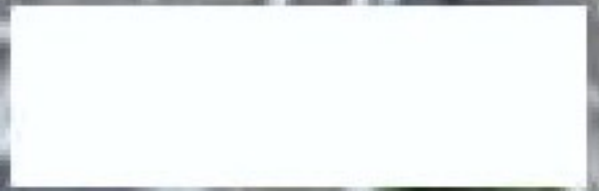


2245 Ivy Rd

Just below is the irregular shaped Vista Lot (1.03 acre)



Map data ©2017 Google 200 ft





VICINITY MAP
NO SCALE

OWNER/APPLICANT (PARCEL A & B)

MICHAEL ANTHONY PERRONE
2245 IVY ROAD
OCEANSIDE CA 92054

PREPARED BY

LADWIG DESIGN GROUP, INC
P.O. BOX 2256
CARLSBAD, CA 92018
760-438-5882
LDG@ONLINEDESIGN.COM

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SDG&E
TELEPHONE	AT&T
WATER	CITY OF OCEANSIDE
SEWER	CITY OF OCEANSIDE
STORM DRAIN	CITY OF OCEANSIDE
FIRE	CITY OF OCEANSIDE
POLICE	CITY OF OCEANSIDE
SCHOOLS	OCEANSIDE UNIFIED SCHOOL DISTRICT

GENERAL NOTES

- PROPERTY AREA: 1.23 ACRES (PER ASSESSOR RECORDS)
- STEWART TITLE: ORDER #018020540-MARCH 11, 2017
- LEGAL DESCRIPTION/ASSESSOR PARCEL NO.: 108-01-43 & 108-125-02
- EXISTING AND PROPOSED ZONING: R15 SINGLE FAMILY RESIDENTIAL
- TOPOGRAPHY AND GROUND INFORMATION PROVIDED BY THE CITY OF OCEANSIDE
- ALL INFORMATION SHOWN IS FROM RECORDS AVAILABLE - NO SURVEY OR PROPERTY ANALYSIS PERFORMED OR RECORDED.
- ALL EXISTING BUILDINGS AND STRUCTURES TO BE REMOVED

REVISION	DATE	BY

Ladwig Design Group, Inc.
P.O. BOX 2256
CARLSBAD, CA 92018
PHONE (760) 438-5128 FAX (760) 438-0173
4/10/17



ROBERT C. LADWIG ME 133749 DWG

PERRONE PROPERTY
2245 IVY ROAD
OCEANSIDE, CA 92054

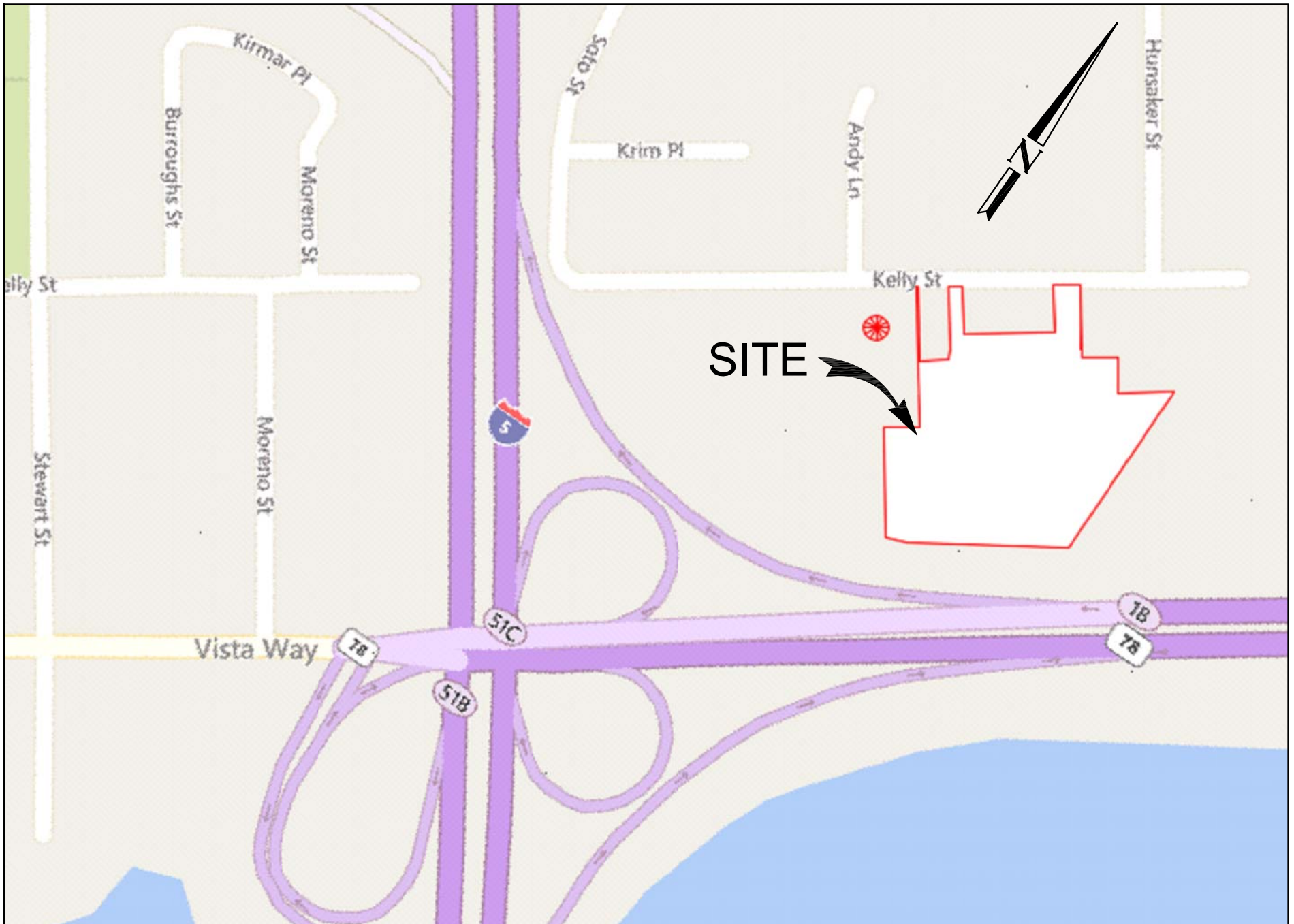
SHEET
1
OF
1

June 20, 2017

Project Description:

- APN: 154-170-78-00, about 176,418 SF (4.050± acre)
- 13-15 lots residential subdivision at Kelly Street, in City of Oceanside, County of San Diego, California

This proposed Services by our firm is to help facilitate the development of 13-15 lot residential subdivision project in County of San Diego, California. Each unit to be approximately 4,000-4,500 sf with (3) car garage.



LOCATION/VICINITY MAP
N.T.S.



15

SAN DIEGO FWY

Best Buy

Walmart
Supercenter

RONALD PACKARD PKWY

CA 78

SAN DIEGO FWY

CA 78

South
ceanside

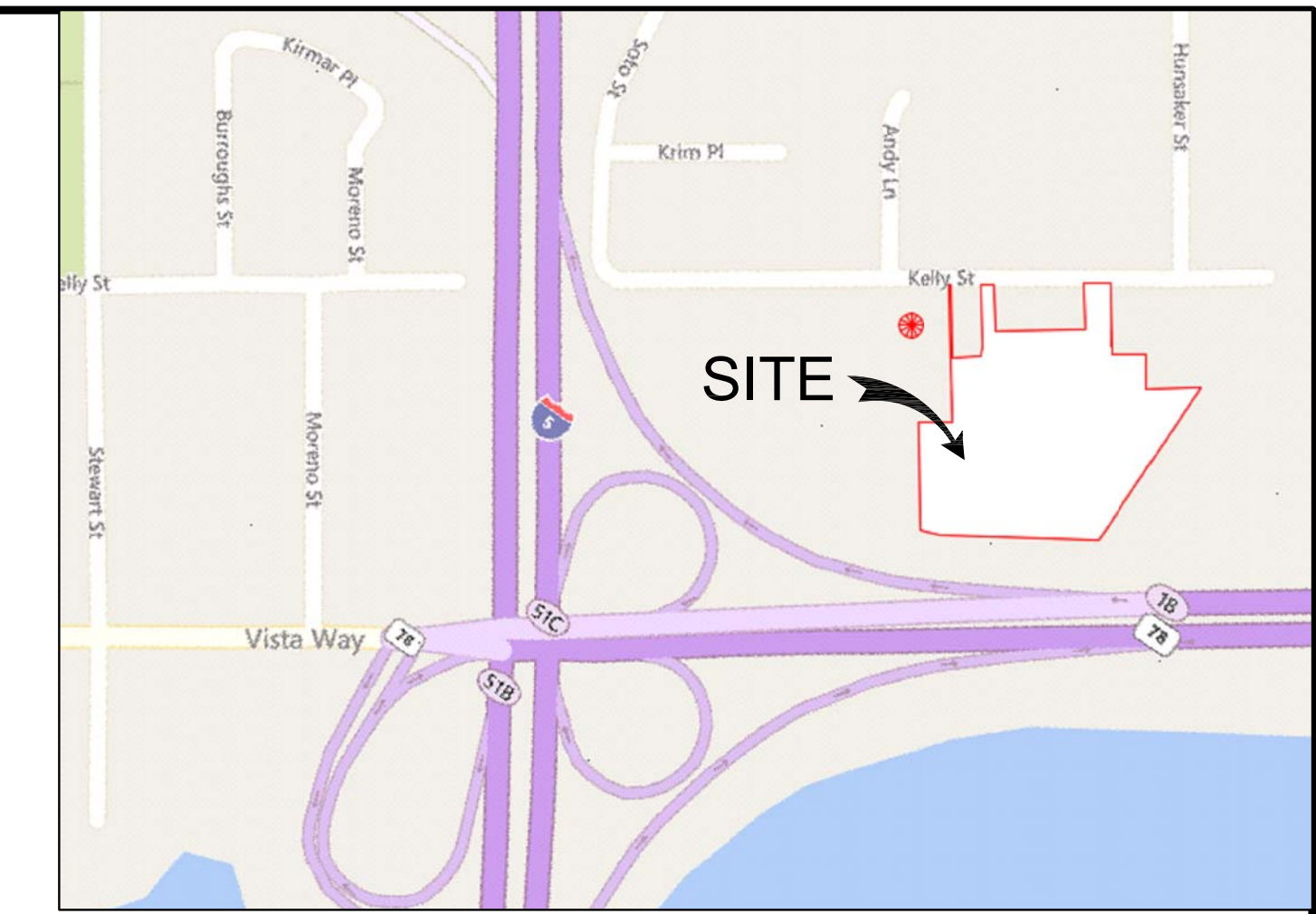
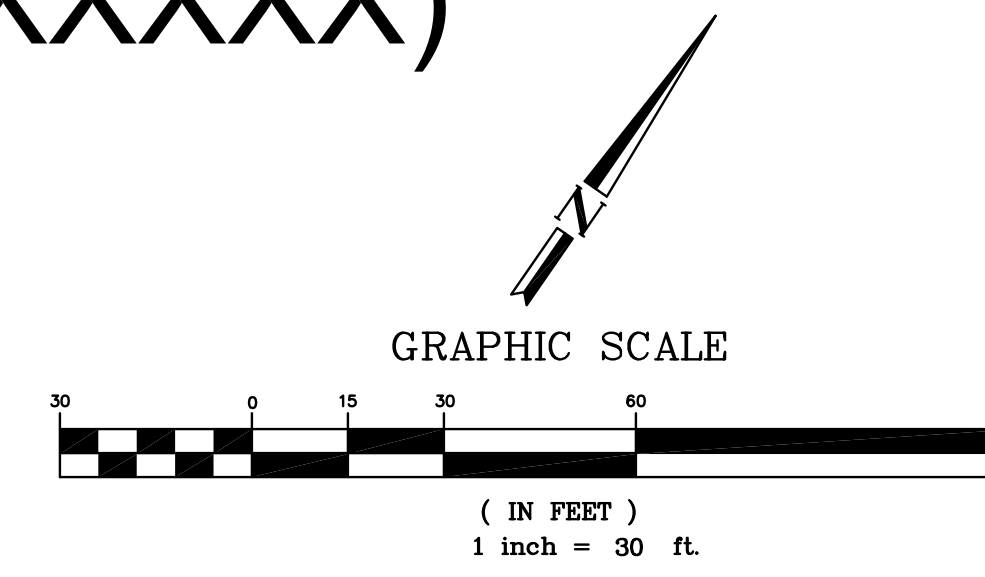
STEWART ST
KELLY ST



TENTATIVE SUBDIVISION MAP NO. (17-XXXXX)

CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

- SHEET INDEX**
- TENTATIVE TRACT MAP
 - TOPOGRAPHIC SURVEY MAP
 - PROFILE OF THE PRIVATE STREET "A"



W&W Land Design Consultants, Inc.
 Civil Engineering - Subdivision - Land Planning
 2325 (609) 608-7118 - FAX: (609) 646-1137

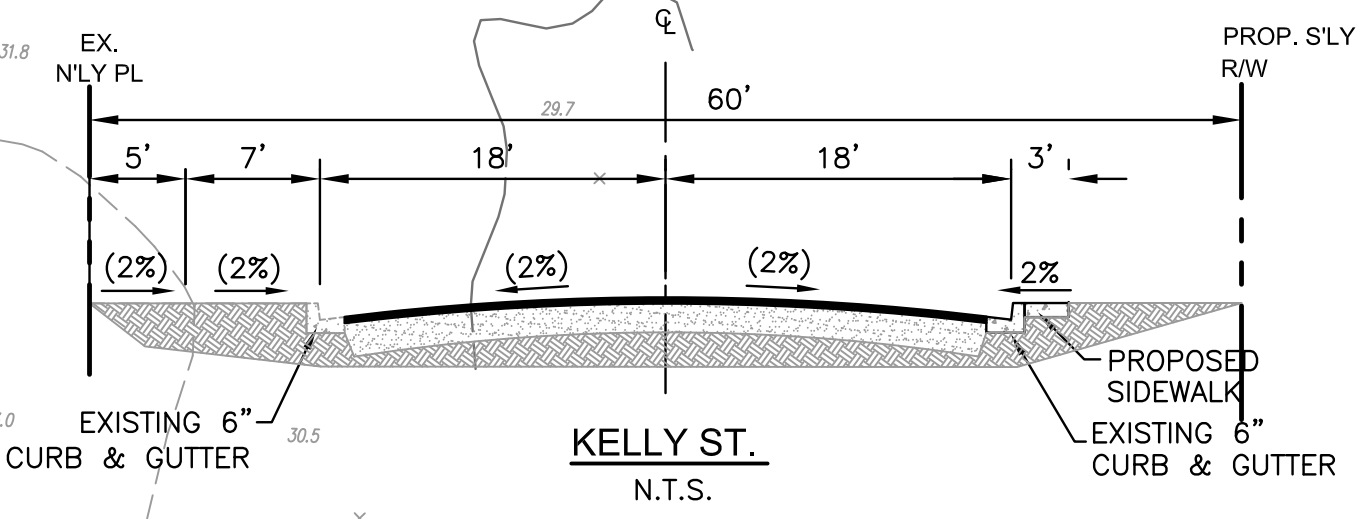
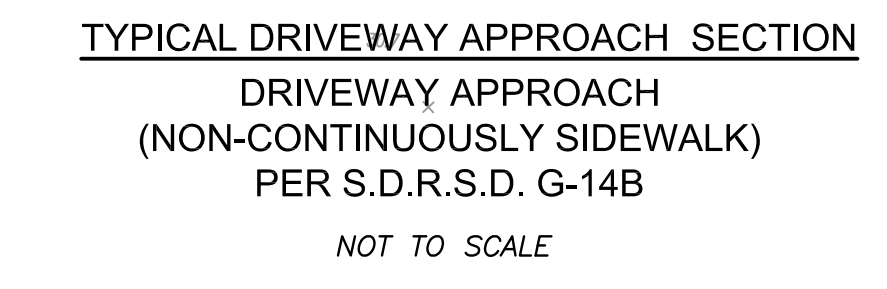
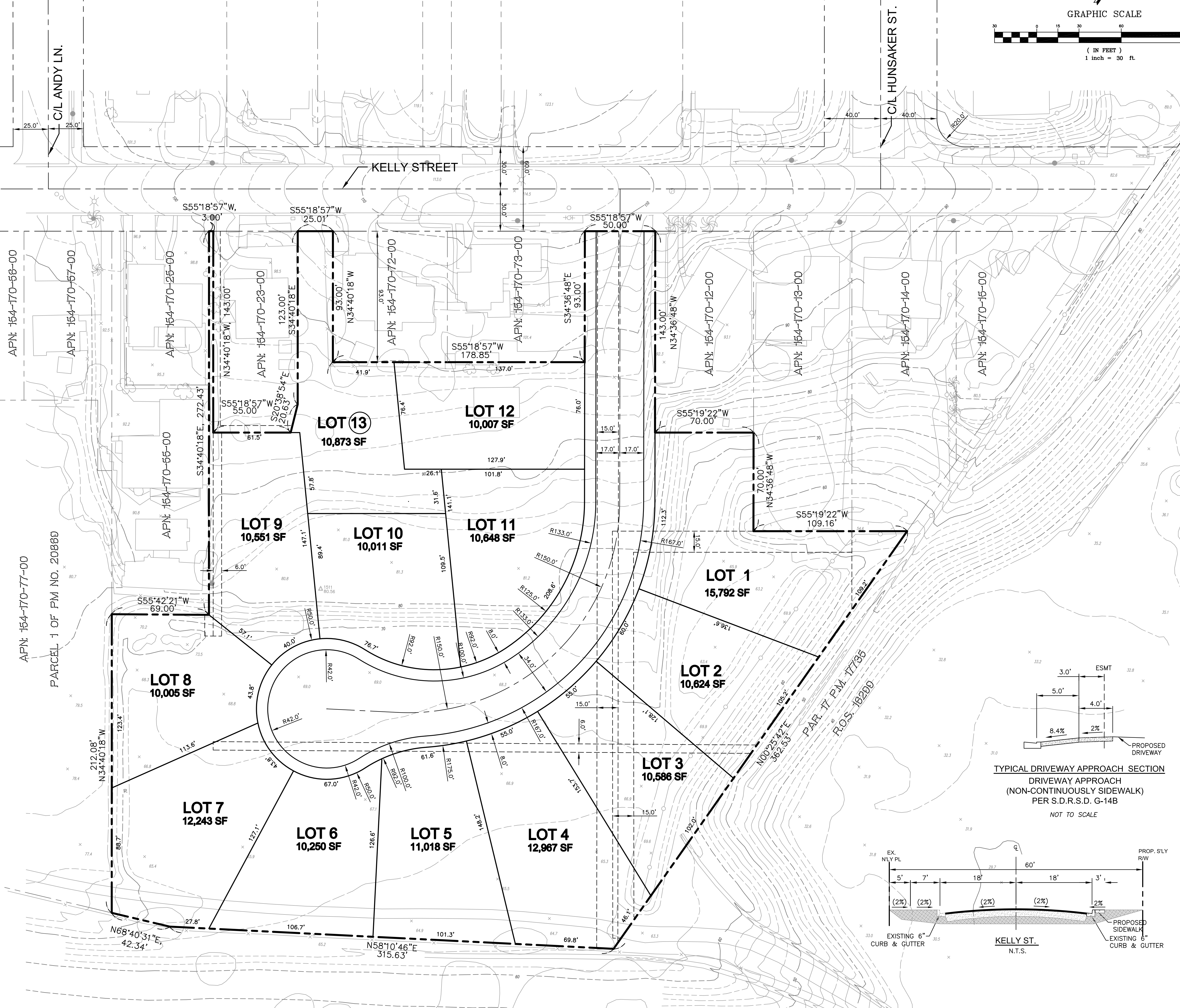
LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 20869, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 5, 2011 AS FILE NO. 2011-0175800 OF OFFICIAL RECORDS.

APN: 154-170-78-00

EASEMENTS

- AS PER WFG NATIONAL TITLE COMPANY PRELIMINARY REPORT, FILE NO. SD10002288-JD DATED FEBRUARY 27, 2017
- AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CARLSBAD MUTUAL WATER COMPANY
 PURPOSE: PIPELINES
 RECORDED: FEBRUARY 4, 1953 IN BOOK 4738 PAGE 85 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY INGRESS AND EGRESS
 RECORDED: MAY 25, 1960 AS INSTRUMENT NO. 108741 OFFICIAL RECORDS
 AFFECTS: THE SOUTHEASTERLY 6.0 FEET OF THE HEREIN DESCRIBED PROPERTY
 THE EFFECT OF A QUITCLAIM DEED EXECUTED BY SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 31, 2008, AS INSTRUMENT NO. 08-570448 OFFICIAL RECORDS.
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
 PURPOSE: AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES
 RECORDED: JULY 21, 1960 AS INSTRUMENT NO. 08-570448 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: MARIE HENRIETTA MC INTOSH
 PURPOSE: INGRESS AND EGRESS FOR SEWER PIPE LINE
 RECORDED: JULY 15, 1963 AS INSTRUMENT NO. 122594 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: FRED E. LOWRY, ET UX
 PURPOSE: ROAD
 RECORDED: DECEMBER 11, 1967 AS INSTRUMENT NO. 193995 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
 PURPOSE: SANITARY SEWER PIPE LINE
 RECORDED: AUGUST 15, 1966 AS INSTRUMENT NO. 132022 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
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 GRANTED TO: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
 PURPOSE: SANITARY SEWER PIPE LINE
 RECORDED: SEPTEMBER 23, 1968 AS INSTRUMENT NO. 164624 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: STATE OF CALIFORNIA
 PURPOSE: RETAINING WALL FOOTING
 RECORDED: OCTOBER 25, 1973 AS INSTRUMENT NO. 73-300056 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
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 RECORDED: MARCH 22, 1974 AS INSTRUMENT NO. 74-072422 OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES
 RECORDED: MARCH 29, 2004, AS INSTRUMENT NO. 2004-0257420 OFFICIAL RECORDS
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN



LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE OFFSITE R/W
- EASEMENT LINE
- STORM DRAIN
- SEWER LINE
- WATER LINE
- EXISTING DRAINAGE PATTERN
- PROPOSED 2:1 FILL SLOPE
- PROPOSED AC PAVEMENT
- INDICATES RETAINING WALL

GENERAL NOTES:

PROJECT LOCATION: SOUTH SIDE OF KELLY STREET, OCEANSIDE, CA 92057

ASSESSORS PARCEL NUMBER: 154-170-78-00

EXISTING AND PROPOSED ZONING DESIGNATION: RE-B---RESIDENTIAL ESTATE B

PLAN DESIGNATION: RE-B

DENSITY: X.X DU/AC.

PROPOSED PARKING: XX

SUBDIVISION ACREAGE: 4.05 ACRES/176,418 S.F. GROSS

DATE MAP PREPARED: JUNE, 2017

NUMBERED LOTS/DWELLING UNITS: 12 LOTS

OWNER/SUBDIVIDER:
 CAPITAL LAND CORPORATION
 2115 HUNTINGTON DRIVE
 SAN MARINO, CA 91108
 (626) 450-5089

ENGINEER:
 W&W LAND DESIGN CONSULTANTS, INC
 2335 W. FOOTHILL BLVD., SUITE 1
 UPLAND, CA 91786
 CONTACT: WINSTON LIU, PE
 (909)608-7118

SOURCE OF TOPOGRAPHY:
 INLAND AERIAL SURVEYS, IN
 7117 ARLINGTON AVE.,
 SUITE A
 RIVERSIDE, CA 92503
 (951) 687-4252

UTILITY PURVEYORS:

ELECTRICITY:
 SOUTHERN CALIFORNIA EDISON CO.

GAS:
 SOUTHERN CALIFORNIA GAS CO.

SEWER & WATER:
 CITY OF OCEANSIDE
 300 NORTH COAST HIGHWAY,
 OCEANSIDE, CA 92054
 760-435-5800

TRASH:
 CITY OF OCEANSIDE
 300 NORTH COAST HIGHWAY,
 OCEANSIDE, CA 92054
 760-435-4500

12 LOTS RESIDENTIAL SUBDIVISION
SOUTH SIDE OF KELLY STREET
OCEANSIDE, CA 92057

DRAWING NAME: TENTATIVE SUBDIVISION MAP

ISSUE: 06/02/17

DATE: 06/02/17

CHECKED: WL DRAWN: WL

DRAWING FILE: 1711TM01

PROJECT NO.: 1711

SHEET NUMBER: 1

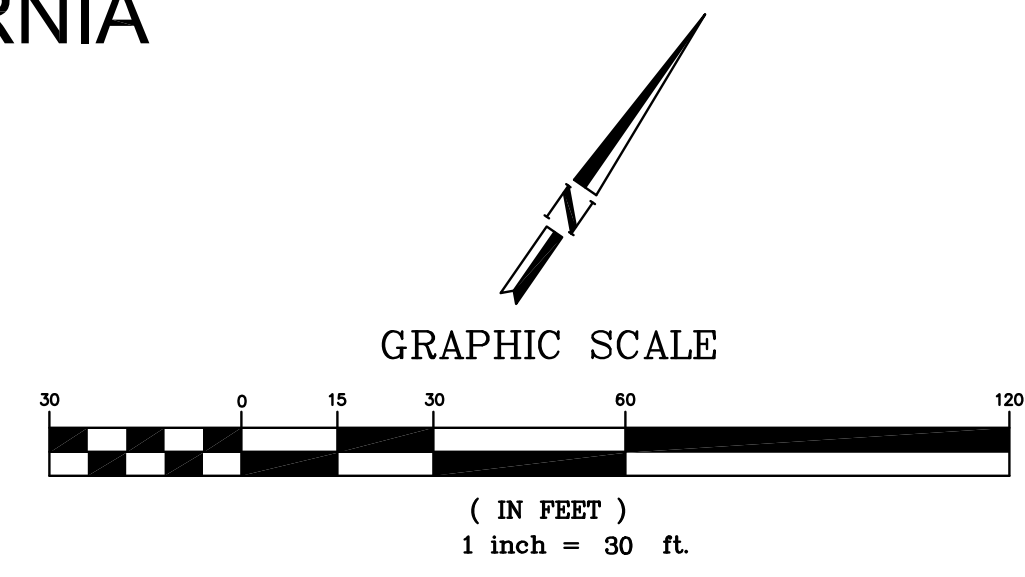
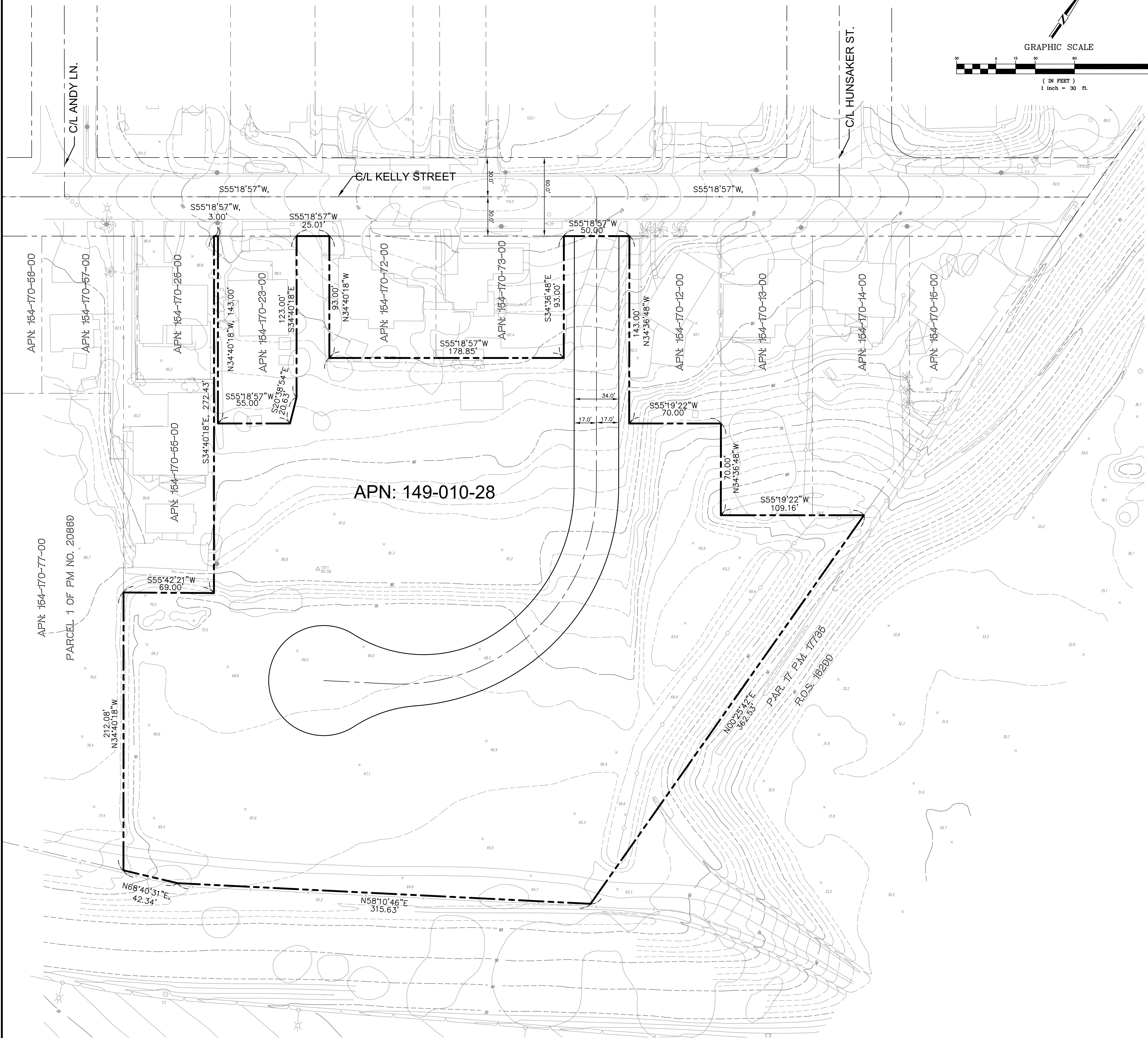
OF 3 SHEETS

SCALE: 1"=30'-0"

\\wserver\DV\2017\1711-William Chiu Oceanside 4.5 acre\Tm\1711Tm01.dwg, 6/2/2017 11:14:25 AM, Adobe PDF

SURVEY & TOPOGRAPHIC MAP

CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

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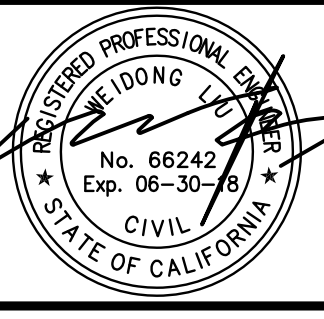
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PURPOSE: SANITARY SEWER PIPE LINE
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GRANTED TO: CITY OF OCEANSIDE, A MUNICIPAL CORPORATION
PURPOSE: SANITARY SEWER PIPE LINE
RECORDED: SEPTEMBER 28, 1968 AS INSTRUMENT NO. 167122 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
 - 19 AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT.
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: RETAINING WALL FOOTING
RECORDED: OCTOBER 25, 1973 AS INSTRUMENT NO. 73-300056 OFFICIAL RECORDS
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PURPOSE: RETAINING WALL FOOTING
RECORDED: MARCH 22, 1974 AS INSTRUMENT NO. 74-072422 OFFICIAL RECORDS
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PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 29, 2004, AS INSTRUMENT NO. 2004-0257420 OFFICIAL RECORDS
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LEGEND

	PROPERTY BOUNDARY		PROPOSED 2:1 FILL SLOPE
	LOT LINE		PROPOSED AC PAVEMENT
	CENTERLINE		INDICATES RETAINING WALL
	OFFSITE R/W		
	EASEMENT LINE		
	STORM DRAIN		
	SEWER LINE		
	WATER LINE		
	EXISTING DRAINAGE PATTERN		

W&W Land Design Consultants, Inc
Civil Engineering - Subdivision - Land Planning - CA 91786
TEL: (609) 608-7118 - FAX: (609) 946-1137

NO.	REVISION	DATE



12 LOTS RESIDENTIAL SUBDIVISION
SOUTH SIDE OF KELLY STREET
OCEANSIDE, CA 92057

PROJECT: SURVEY & TOPOGRAPHIC MAP

ISSUE: 06/02/17

DATE: 06/02/17

CHECKED: WL DRAWN: WL

DRAWING FILE: 1711TM01

PROJECT NO.: 1711

SHEET NUMBER: 2 OF 3 SHEETS

SCALE: 1"=30'-0"