

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, November 15th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed two parcel lot split located at 1611 Laurel Road

Zoning: RE-B (Residential Estate B)
Land Use: Estate B Residential
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 151-222-27
Contact Person: Lucas Townsend
Tel.: (760) 230-6025 x205
Email: lucas@coastal-land-solutions.com

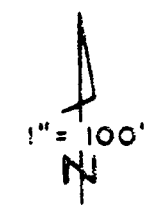
2. 10:30 - 11:30 a.m. Proposed three parcel lot split of a currently vacant lot for the use of a proposed limited service hotel, quick service restaurant and convenience store with gas (located at 3340 Mission Avenue)

Zoning: IL and CG (Limited Industrial and General Commercial)
Land Use: Light Industrial and General Commercial
Neighborhood Area: Mira Costa
Assessor Parcel Number: 160-271-51
Contact Person: Justin Cooley
Tel.: (214) 545-6934
Email: jcooley@streetlevelinvestments.com

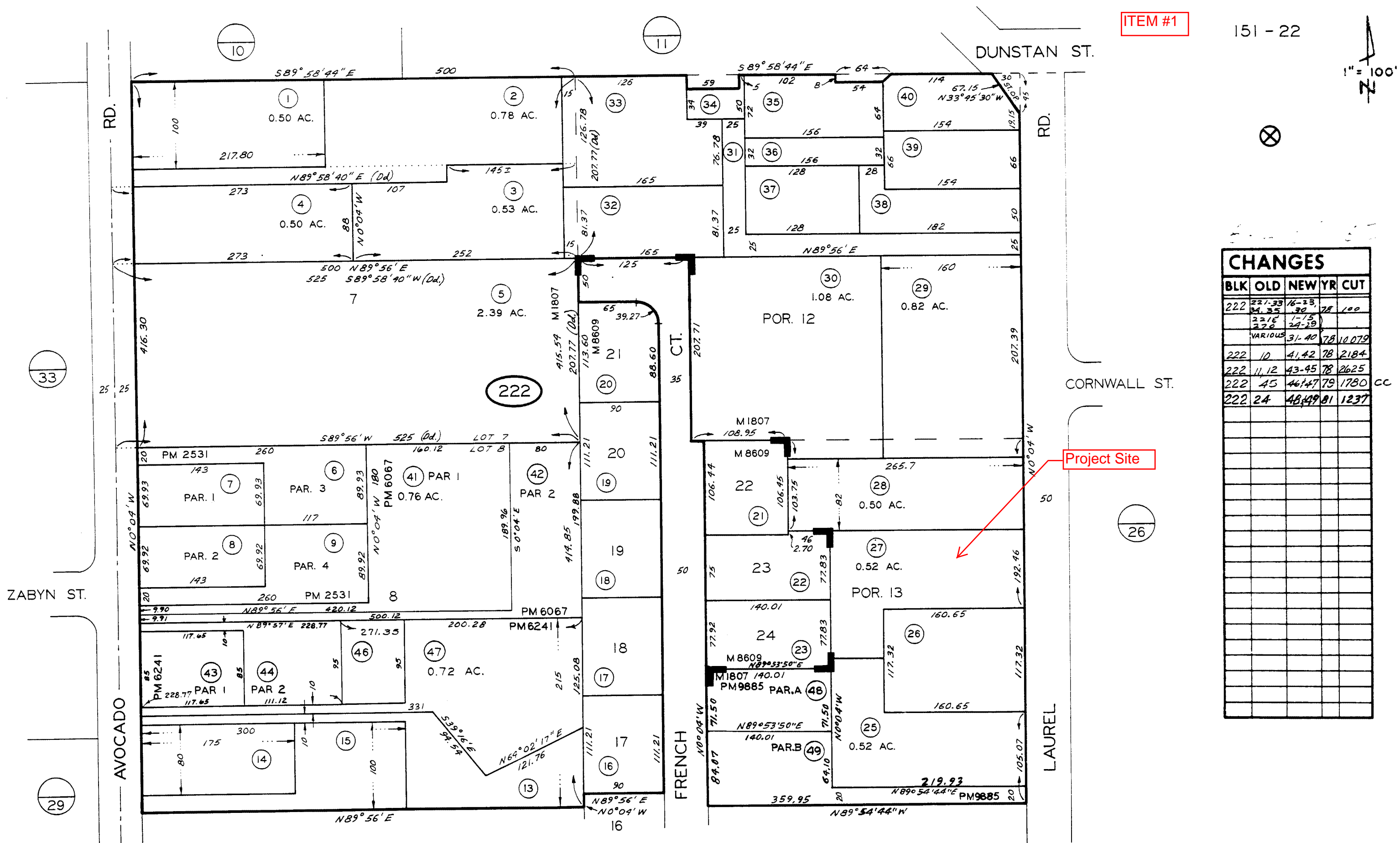
Attachments:

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.



151 - 221 & 270



CHANGES				
BLK	OLD	NEW	YR	CUT
222	221-33	16-23		
	34, 35	30	78	100
	2216	1-75		
	276	24-29		
	VARIOUS	31-40	78	10079
222	10	41, 42	78	2184
222	11, 12	43-45	78	2625
222	45	46, 47	79	1780
222	24	48, 49	81	1237

Project Site

MAP 8609 - FRENCH RIVIERA
MAP 1807 - NORTH CARLSBAD
R.O.S. 4632

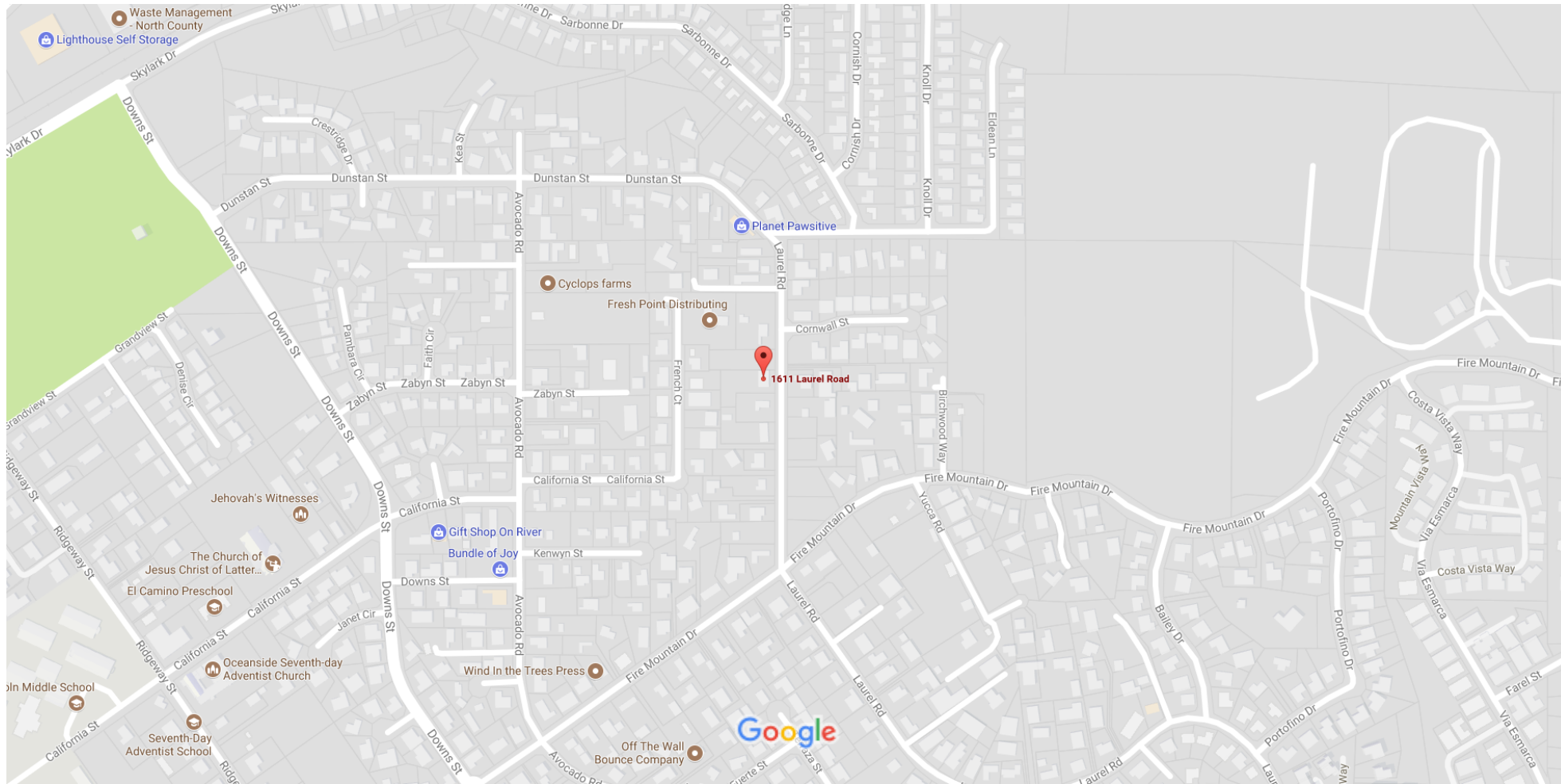
LCA
8-24-77

Google Maps 1611 Laurel Rd



Imagery ©2017 Google, Map data ©2017 Google United States 200 ft

Google Maps 1611 Laurel Rd



Map data ©2017 Google United States 200 ft

PARCEL LAYOUT SCENARIO/ PRELIMINARY CONCEPTUAL PLAN

PREPARED FOR:

CHUCK AND COLLEEN HOOVER

ADDRESS:

1611 LAUREL ROAD
OCEANSIDE, CA

APN:

151-222-27

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF LOT 13 OF NORTH CARLSBAD, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1807, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1924

ZONING:

RE-B

BASE DENSITY = 1.0
MAX POTENTIAL DENSITY = 3.5
MAX DENSITY = 10,000 S.F.
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT WIDTH = 70 FT
LOT DEPTH TO LOT WIDTH = 2.5:1
FRONT YARD SETBACK = 25 FT
SIDE YARD SETBACK = 7.5 FT
REAR YARD SETBACK = 20 FT
MAX LOT COVERAGE = 50%

SUBJECT PARCEL GROSS AREA:

0.53 ACRES OR 22,917 SQ. FT.
GROSS PARCEL 1 AREA = 12,697 S.F.
NET PARCEL 1 AREA = 10,282 S.F.
PARCEL 2 AREA = 10,220 S.F.

DENSITY CALCULATION:

43,560 S.F. / 3.5 = 12,446 S.F.
22,917 S.F. / 12,446 S.F. = 1.84 PARCELS

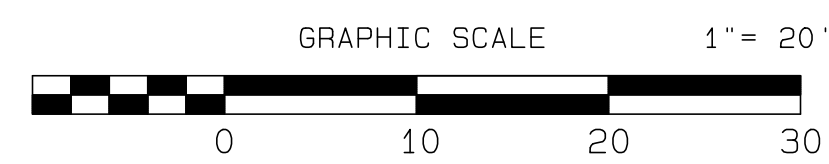
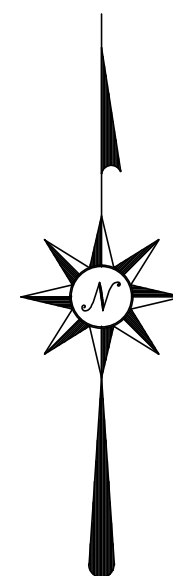
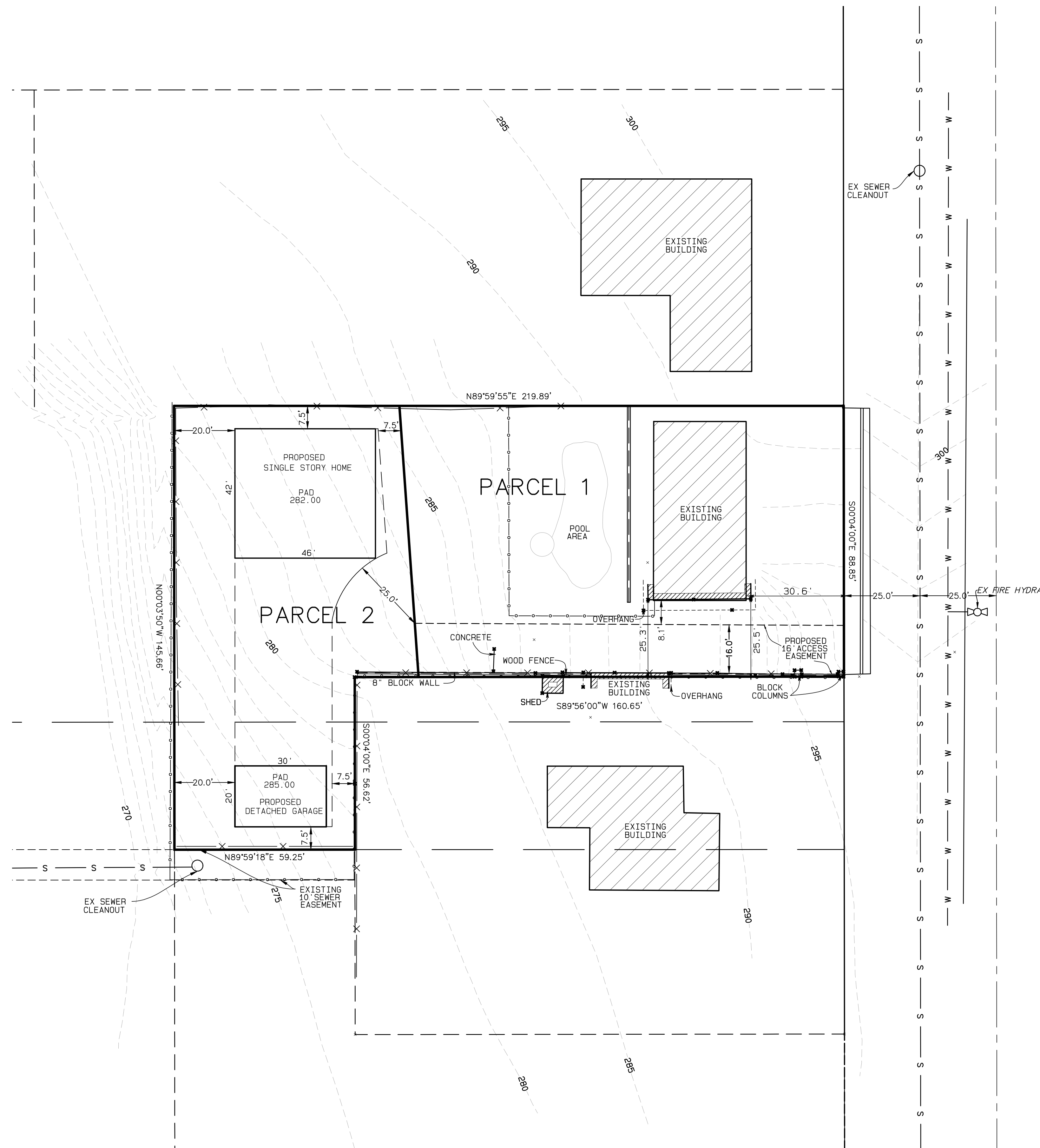
NOTES:

- DISTANCES THAT ARE DEPICTED HEREON ARE DERIVED FROM RECORD INFORMATION PER R.O.S. 21282 AND ARE NOT THE RESULT THAT WOULD BE PRODUCED FROM A FIELD SURVEY.
- EXISTING CONTOURS DEPICTED HEREON ARE PER TENTATIVE PARCEL MAP, NO DATE; PRODUCED BY JOHN M. & MARY C. SATHRUM, TOPOGRAPHIC INFORMATION TO BE USED FOR PLANNING PURPOSES ONLY.
- NO SLOPES WITHIN THE SUBJECT PARCEL ARE GREATER THAN 25%, WITH STEEPEST SLOPES BEING IN THE ±13% RANGE.
- THIS PARCEL LAYOUT SCENARIO HAS BEEN PRODUCED FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO CHANGE AT ANY TIME.

ENCUMBRANCES:

A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 20, 2012 AS ORDER NO. DIV-3947524 WAS REVIEWED AND THE FOLLOWING EASEMENTS HAVE BEEN NOTED:

- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES ALONG, UNDER, OVER, AND ACROSS THE SOUTHERLY 10.00 FEET AND THE EASTERLY 10.00 FEET OF LOT 24 OF FRENCH RIVERA, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8609, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1977.



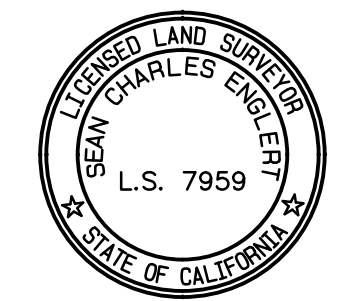
CLS COASTAL LAND SOLUTIONS, INC.
577 SECOND STREET
ENCINITAS, CA 92024
PH. (760) 230-6025
FAX (760) 230-6026

CLS#1451F

PREPARED BY:

COASTAL LAND SOLUTIONS, INC.
577 SECOND STREET
ENCINITAS, CA 92024
760-230-6025

PRELIMINARY 10-30-17
SEAN C. ENGLERT, LS 7959 DATE



October 30, 2017

City of Oceanside
Attn: Tiffany Chen
Planner II
300 North Coast Highway
Oceanside, CA 92054

Tiffany,

We are pleased to provide this letter to describe the proposed development of approximately 4.16 acres located at 3340 Mission Avenue in Oceanside, CA 92058. The APN # for this site is 1602715100.

The current site plan stipulates re-parceling the 4.16 acre tract into three separate parcels for the use of a limited service hotel, quick service restaurant, and convenience store with gas.

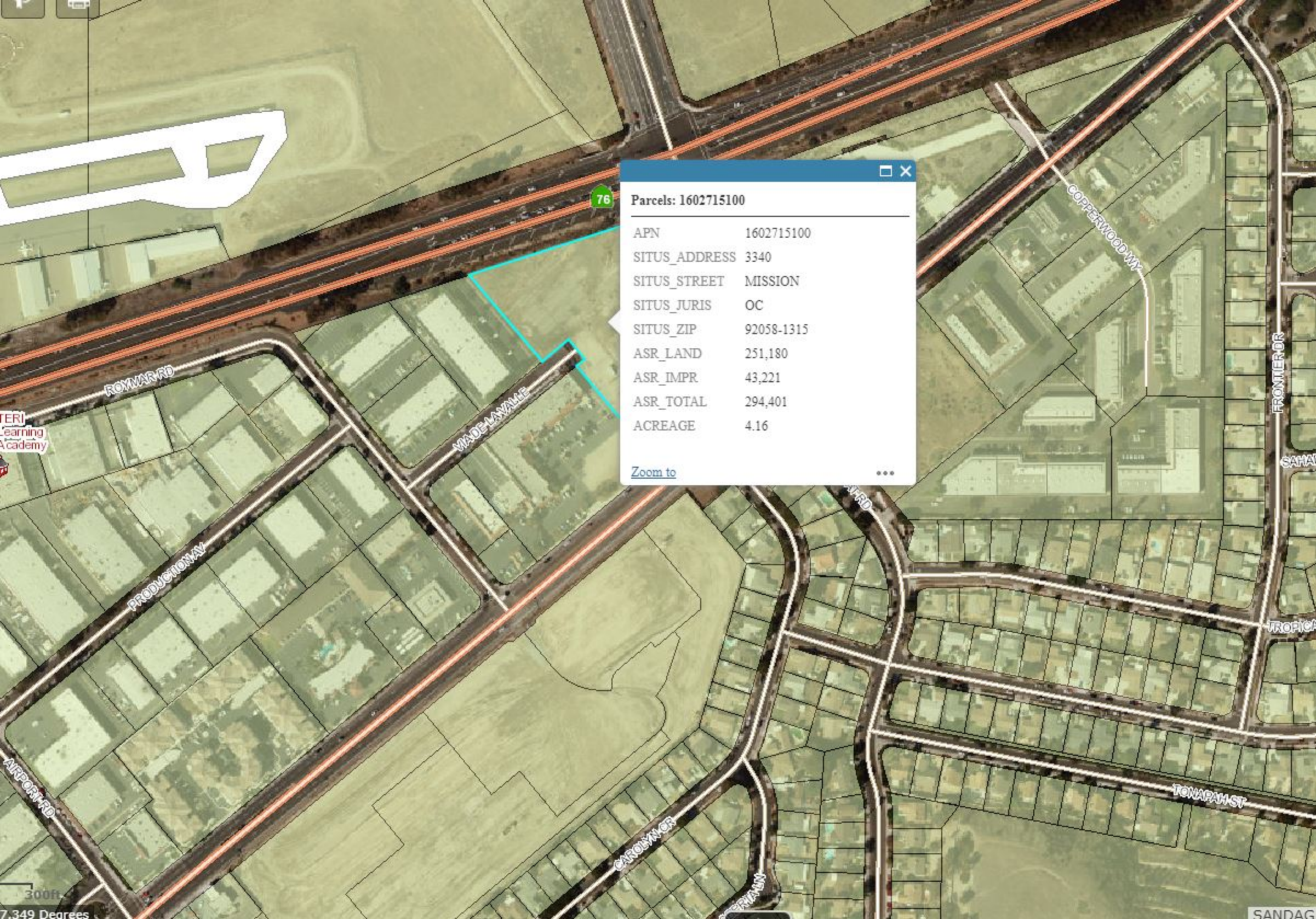
We understand that the site currently has split zoning – Limited Industrial and General Commercial.

Based on our review of the City's zoning ordinance, a hotel is an allowable use with a SUP under the Limited Industrial designation. We also understand that a convenience store with gas and quick service restaurant is an allowable use under the General Commercial designation with a SUP and Administrative Use Permit, respectfully.

We look forward to discussing this project with City staff at the developer conference on 11/15/17 at 10:30am.

Sincerely,

Justin Cooley
Development Manager



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Parcels: 1602715100

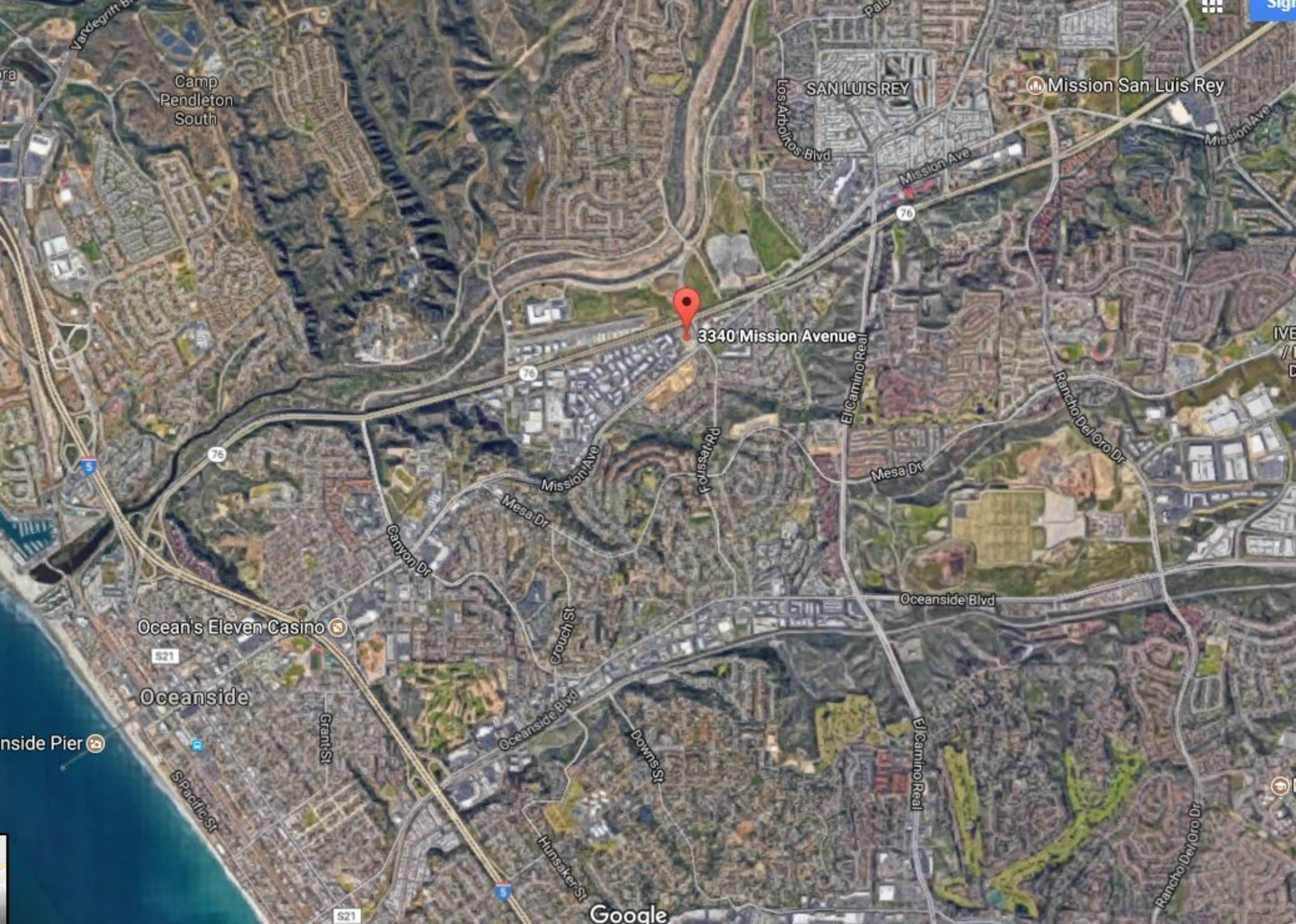
APN	1602715100
SITUS_ADDRESS	3340
SITUS_STREET	MISSION
SITUS_JURIS	OC
SITUS_ZIP	92058-1315
ASR_LAND	251,180
ASR_IMPR	43,221
ASR_TOTAL	294,401
ACREAGE	4.16

[Zoom to](#) ⋮

TERI
Learning
Academy

300ft
7.349 Degrees

SANDAG



3340 Mission Avenue

SAN LUIS REY

Mission San Luis Rey

Camp Pendleton South

Ocean's Eleven Casino

Oceanside

Google



San Luis Rey Mission Expy

76

Roymar Rd

Brother Benno's Center

Production Ave

Super 8 Oceanside

Ave

3340 Mission Avenue

Via De La Valle

Mission Ave

Google

Mission Ave

Fousat Rd

Carolyn Cir

Tropicana Dr

Las Vegas Dr

Tonopah St

Mission Ave

Copperwood Way

San Luis Rey

Frontier Dr

Las



280

3310

3300

120

170

980

163

168

161

162

169

165

3320

3327

3325

3323

3324

3322

3318

MISSOURI AVE

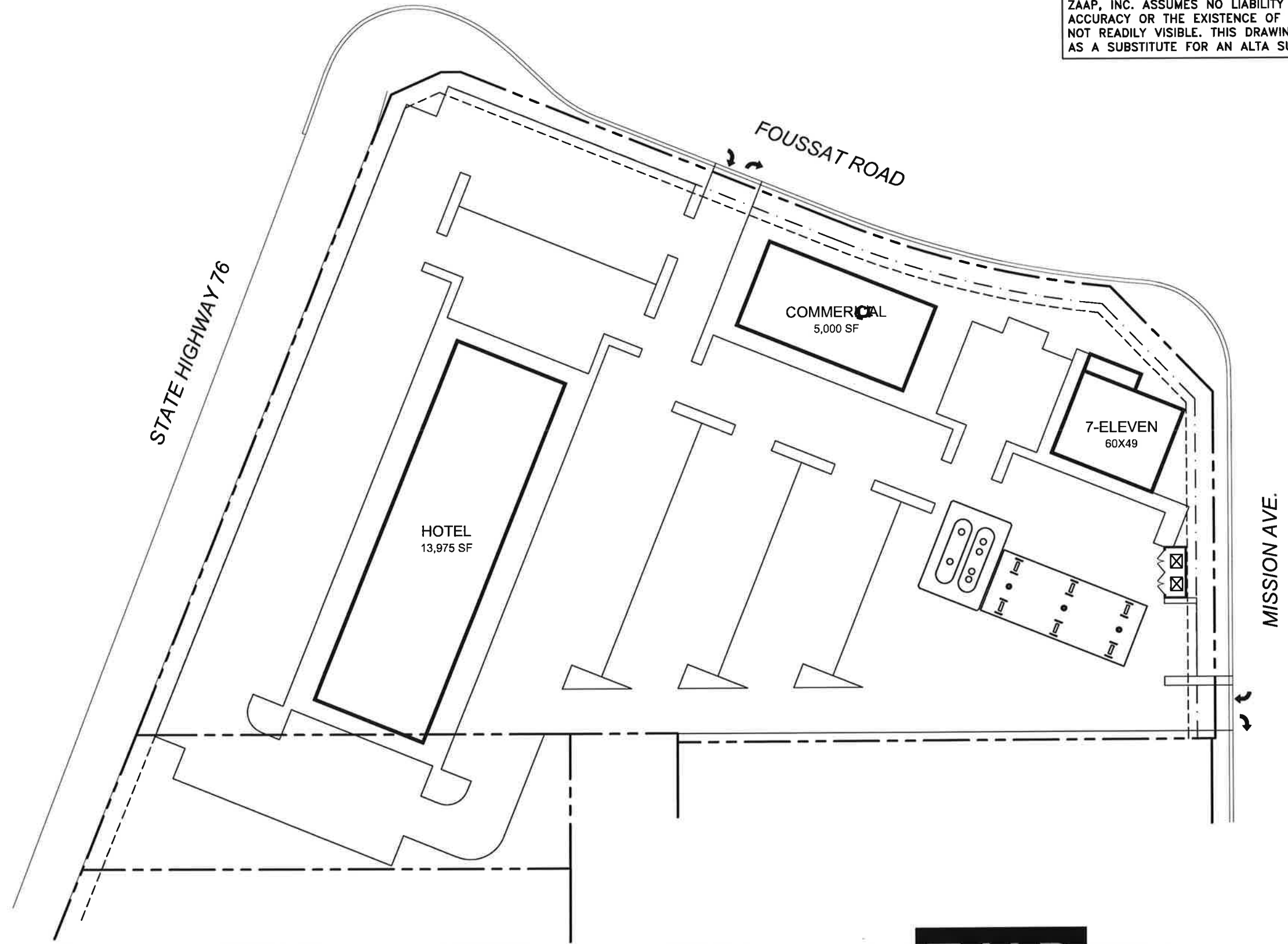
MISSOURI AVE

PD

CG

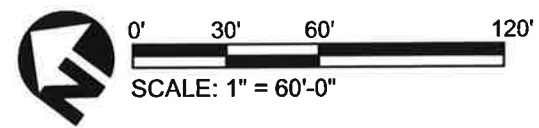
RS

NOTE:
ZAAP, INC. HAS PREPARED THIS SITE PLAN BASED ON INFORMATION PROVIDED BY THE PROPERTY OWNER. ZAAP, INC. ASSUMES NO LIABILITY FOR DIMENSIONAL ACCURACY OR THE EXISTENCE OF ANY IMPROVEMENT NOT READILY VISIBLE. THIS DRAWING IS NOT INTENDED AS A SUBSTITUTE FOR AN ALTA SURVEY.



N.W.C. MISSION AVENUE & FOUSSAT
OCEANSIDE, CALIFORNIA

SITE PLAN - OPTION A



2900 Fourth Avenue #204
San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zaap.biz

PROJECT NO:	17330
DATE:	09/08/17
REVISED:	
FILE NAME:	SITE PLAN - DEVELOPMENT