

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

Wednesday, April 17, 2019, 9:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 99-room boutique hotel at 1640 Oceanside Blvd (former Fresh & Easy site)

**Zoning: CR (Commercial Recreation)**  
**Land Use: GC (General Commercial)**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 152-320-39**  
**Contact Person: Bradley Hay**  
**Email: [drbhay@gmail.com](mailto:drbhay@gmail.com)**

2. 10:30 - 11:30 a.m. Proposed mixed use development with an approx. 7,000 SF commercial building and a 3-story residential building with 48 units at Frontier Drive and Mission Avenue

**Zoning: CG (General Commercial)**  
**Land Use: GC (General Commercial)**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: -- (not yet assigned, previously Caltrans ROW)**  
**Contact Person: Manny Castro**  
**Email: [mannycastrow@gmail.com](mailto:mannycastrow@gmail.com)**

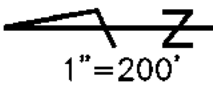
Attachments:

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

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<sup>1</sup> 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.

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.



|   |             |       |
|---|-------------|-------|
| A | N57°40'15"E | 4.56  |
| B | N52°07'50"W | 55.55 |
| C | S54°38'55"W | 81.55 |
| D | R=326       | 61.08 |
| E | S65°21'W    | 45.22 |
| F | R=30        | 49.43 |
| G | S29°03'43"E | 81.36 |
| H | R=86        | 42.38 |
| I | S57°17'30"E | 45.91 |
| J | R=112       | 7.86  |
| K | S52°47'53"E | 65.52 |
| L | R=40        | 69.72 |

152-320

151  
31

151  
14

ITEM #1

7/18/18 RNF

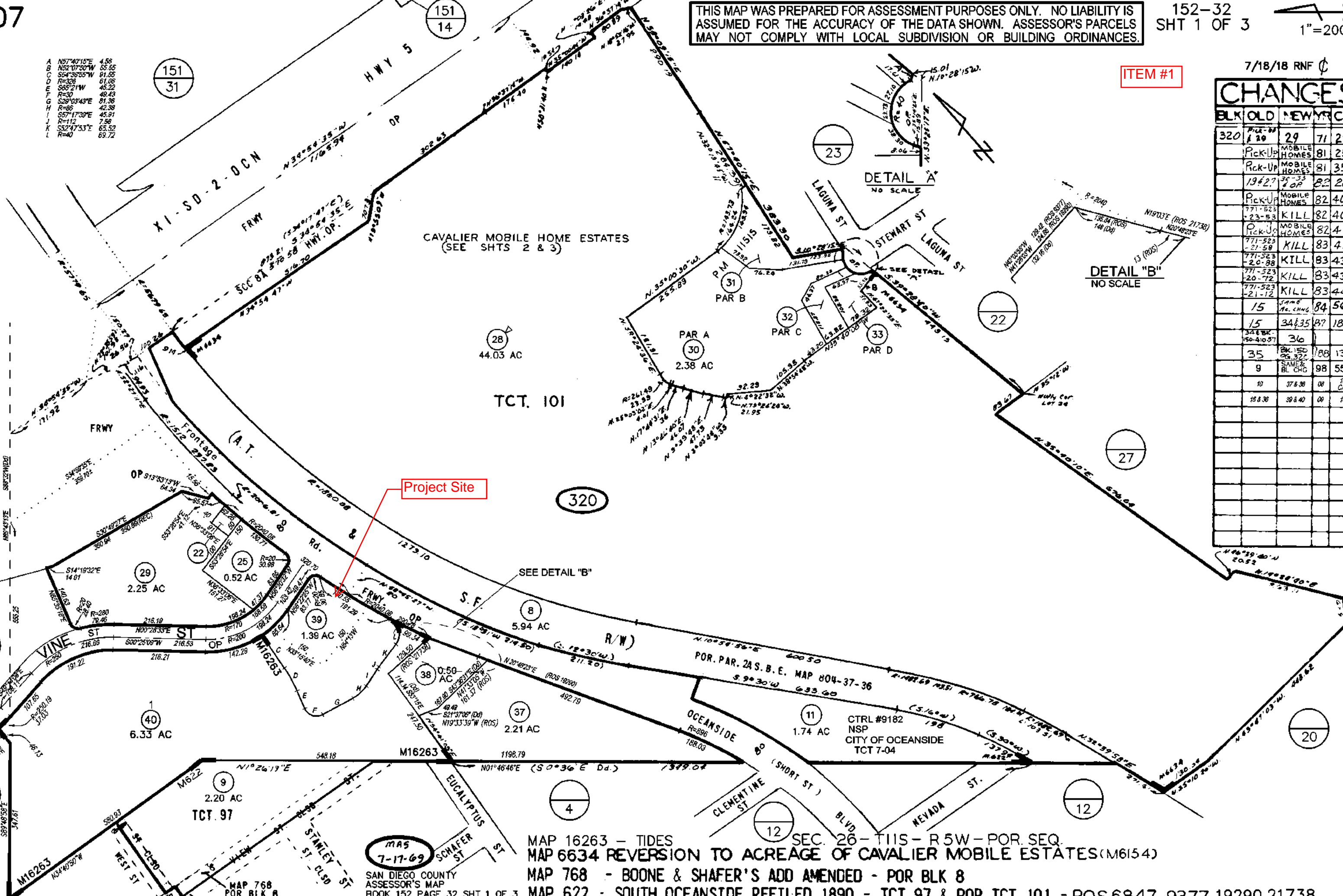
| CHANGES |                    |               |              |
|---------|--------------------|---------------|--------------|
| BLK     | OLD                | NEW           | CUT          |
| 320     | Pick-Up 1-20       | 29            | 71 2956      |
|         | Pick-Up            | MOBILE HOMES  | 81 2531      |
|         | Pick-Up            | MOBILE HOMES  | 81 3543      |
|         | 19-27              | 20-33         | 82 2011      |
|         | Pick-Up            | MOBILE HOMES  | 82 4045      |
|         | 771-523-23-53      | KILL          | 82 4065      |
|         | Pick-Up            | MOBILE HOMES  | 82 4230      |
|         | 771-523-21-58      | KILL          | 83 4102      |
|         | 771-523-20-88      | KILL          | 83 4301      |
|         | 771-523-20-72      | KILL          | 83 4350      |
|         | 771-523-21-12      | KILL          | 83 4422      |
|         | 15                 | SAME AC. CHNG | 84 5618      |
|         | 15                 | 34-35         | 87 1889      |
|         | 34 & BK 150-410-37 | 36            |              |
|         | 35                 | BK 150-26-32  | 88 1310      |
|         | 9                  | SAME & BL CHG | 98 5515      |
|         | 10                 | 37 & 38       | 08 1988 CANG |
|         | 15 & 36            | 38 & 40       | 08 1821      |

150  
45

150  
33

SHT 1

MAP 768  
POR BLK 8



Project Site

DETAIL 'A'  
NO SCALE

DETAIL 'B'  
NO SCALE

CAVALIER MOBILE HOME ESTATES  
(SEE SHTS 2 & 3)

TCT. 101

320

SEE DETAIL 'B'

POR. PAR. 2A S.B.E. MAP 804-37-36

OCEANSIDE  
R-896  
CTRL #9182  
NSP  
CITY OF OCEANSIDE  
TCT 7-04

MAP 16263 - TIDES  
MAP 6634 REVERSION TO ACREAGE OF CAVALIER MOBILE ESTATES (M6154)

MAP 768 - BOONE & SHAFER'S ADD AMENDED - POR BLK 8

MAP 622 - SOUTH OCEANSIDE REFILED 1890 - TCT 97 & POR TCT 101 - ROS 6847, 9377, 19290, 21738

MAS  
7-17-69  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 152 PAGE 32 SHT 1 OF 3





7

**EXHIBIT "B"**  
**CITY OF OCEANSIDE**  
ENGINEERING DIVISION  
**PLAT FOR PLA-07-08**

**4550**

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 06 NAD83 (2004.0 EPOCH) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) SCMS AND OGHS BEING S57°12'20"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

**EXISTING EASEMENTS**

- ① AN EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED APRIL 11, 1951 AS DOC. NO. 45609, IN BOOK 4048, PAGE 452 O.R.
- ② AN EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED DECEMBER 13, 1985 AS FILE NO. 85-470566 O.R.
- ③ AN EASEMENT GRANTED TO THE CITY OF OCEANSIDE FOR WATER PIPE LINE, RECORDED IN BOOK 1459, PAGE 279 OF DEEDS, AND BY DEED RECORDED MARCH 29, 1944 AS DOC. NO. 22640 IN BOOK 1654, PAGE 267 O.R.
- ④ AN EASEMENT GRANTED TO THE CITY OF OCEANSIDE FOR WATER PIPE LINE, RECORDED FEBRUARY 3, 1953 AS DOC. NO. 15311, IN BOOK 4736, PAGE 325 O.R.
- ⑤ AN EASEMENT FOR SDG&E OVERHEAD POWER, RECORDED AUGUST 18, 1936, IN BOOK 546, PAGE 311 OF DEEDS.
- ⑥ AN EASEMENT GRANTED TO THE CITY OF OCEANSIDE FOR SANITARY SEWER, RECORDED JULY 7, 1966 AS FILE NO. 110754 O.R.
- ⑦ AN EASEMENT FOR PUBLIC HIGHWAY & INCIDENTAL PURPOSES. RECORDED JULY 7, 1966 AS INSTRUMENT NO. 110753 O.R.

PAGE 3 OF 3

OWNER: Oak Hollow Properties Et Al.  
ADDRESS: 5620 Avenida Encinas, Suite A  
CITY, STATE: Carlsbad, CA ZIP: 92008  
PHONE NO. (760) 438-3141

ENGINEER: Manitou Engineering Company  
ADDRESS: 350 W. Ninth Ave., Suite B  
CITY, STATE: Escondido, CA ZIP: 92025  
PHONE NO. (760) 741-9921 FAX (760) 745-7487

RECORDING REQUESTED BY  
*Chicago Title Company*  
City of Oceanside

DOC # 2009-0080229



AND WHEN RECORDED MAIL TO  
City Clerk  
City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

FEB 18, 2009 4:29 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
DAVID L. BUTLER, COUNTY RECORDER  
FEES: 43.00

13357

PAGES: 12



18  
128  
108

*023040554 UED*

APN: 152-320-36 and 152-320-16

City Clerk Doc#:

### CERTIFICATE OF COMPLIANCE

This document is being recorded to correct that Certificate of Compliance Doc #2008-0619309 recorded December 3, 2008, by attaching Exhibit A.

REQUEST FOR CERTIFICATE OF COMPLIANCE FOR OAK HOLLOW PROPERTIES, ET. AL.  
FOR LOT LINE ADJUSTMENT NUMBER PLA -7-2008

We the undersigned owners of record of real property located in City of Oceanside, County of San Diego, State of California, hereby request to adjust existing property lines and request Certificate of Compliance for the adjusted following described parcels.

Parcel A, APN# 152-320-36  
Parcel B, APN# 152-320-16

Suzanne M. Aldrich,  
as to 22.50 % undivided interest

Jerome R. Weseloh,  
as to 22.50 % undivided interest

OAK HOLLOW PROPERTIES,  
a California general partnership  
  
By: Russell W. Grosse  
Its: General Partner  
as to 10.00 % undivided interest

Date 2-12-09

Date 2-12-09

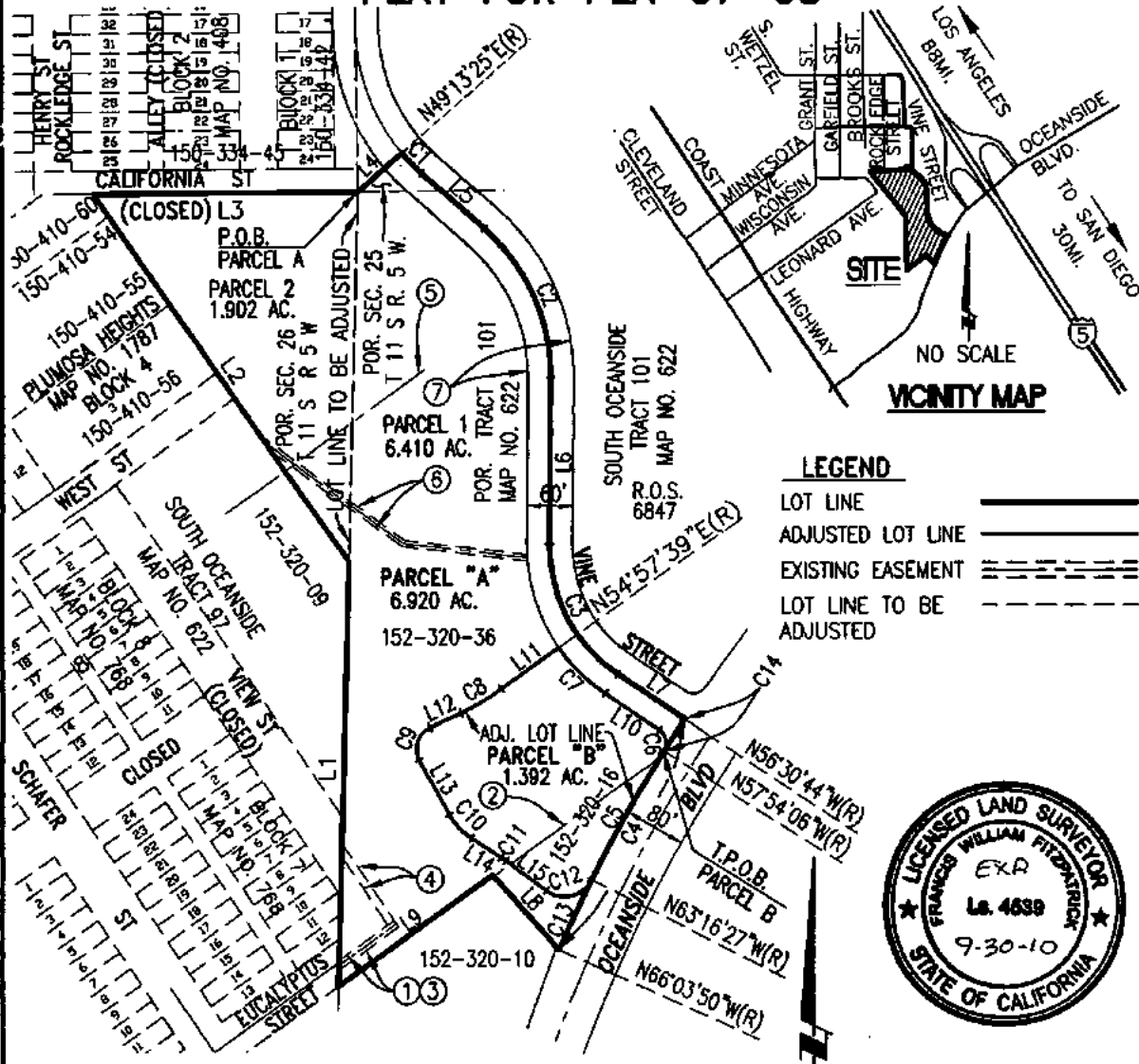
Date 2/17/09

Timothy C. Aldrich, as Trustee Under Trust Agreement  
dated September 26, 2006,  
as to 45 % undivided interest, as Tenants in Common.  
Date 2/12/09

ALL PURPOSE NOTARY ACKNOWLEDGMENT REQUIRED FOR OWNER'S SIGNATURE

**EXHIBIT "B"**  
**CITY OF OCEANSIDE**  
**ENGINEERING DIVISION**  
**PLAT FOR PLA-07-08**

**4548**



**LEGEND**

- LOT LINE
- ADJUSTED LOT LINE
- EXISTING EASEMENT
- LOT LINE TO BE ADJUSTED



SCALE: 1"=200' PAGE 1 OF 3

|  |   |
|--|---|
| WATER & UTILITY DEPT. APPROVAL<br><br>DATE: 11/21/08   | CITY TREASURER'S APPROVAL<br><br>DATE: 11/21/08   |
| PLANNING DIVISION APPROVAL<br><br>DATE: 11-19-08   | ENGINEER/SURVEYOR SIGNATURE<br>Francis W. Fitzpatrick 10-10-08<br>FRANCIS W. FITZPATRICK LS 4539 DATE:  |
| OWNER: Oak Hollow Properties Et Al.<br>ADDRESS: 5620 Avenida Encinas, Suite A<br>CITY, STATE: Carlsbad, CA ZIP 92008<br>PHONE NO. (760) 438-3141 | ENGINEER: Manitou Engineering Company<br>ADDRESS: 350 W. Ninth Ave., Suite B<br>CITY, STATE: Escondido, CA ZIP 92025<br>PHONE NO. (760) 741-9921 FAX (760) 745-7487 |

**EXHIBIT "B"**  
**CITY OF OCEANSIDE**  
 ENGINEERING DIVISION  
**PLAT FOR PLA-07-08**

**4549**

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N01°26'39"E | 548.17 |
| L2         | N35°18'05"W | 580.88 |
| L3         | N89°33'09"E | 347.61 |
| L4         | N49°13'25"E | 76.17  |
| L5         | N49°14'08"W | 108.11 |
| L6         | N00°25'09"E | 216.53 |
| L7         | N56°22'25"W | 103.42 |
| L8         | N42°04'19"W | 129.56 |
| L9         | N54°39'51"E | 247.48 |
| L10        | N56°22'25"W | 84.15  |
| L11        | N54°36'55"E | 91.55  |
| L12        | N65°21'00"E | 45.22  |
| L13        | N29°03'43"W | 81.36  |
| L14        | N57°17'39"W | 45.91  |
| L15        | N53°25'36"W | 65.49  |

| CURVE TABLE |           |         |        |         |
|-------------|-----------|---------|--------|---------|
| CURVE       | DELTA     | RADIUS  | LENGTH | TANGENT |
| C1          | 8°27'33"  | 250.00  | 36.91  | 18.49   |
| C2          | 49°39'17" | 250.00  | 216.66 | 115.66  |
| C3          | 56°47'34" | 200.00  | 198.24 | 108.12  |
| C4          | 9°33'07"  | 2040.08 | 340.11 | 170.45  |
| C5          | 5°22'21"  | 2040.08 | 191.29 | 95.72   |
| C6          | 88°28'19" | 20.00   | 30.88  | 19.47   |
| C7          | 21°20'04" | 230.00  | 85.64  | 43.32   |
| C8          | 10°44'05" | 326.00  | 61.08  | 30.63   |
| C9          | 94°24'43" | 30.00   | 49.43  | 32.40   |
| C10         | 28°13'56" | 86.00   | 42.38  | 21.63   |
| C11         | 3°52'03"  | 112.00  | 7.56   | 3.78    |
| C12         | 99°50'51" | 40.00   | 69.71  | 47.54   |
| C13         | 02°47'23" | 2040.08 | 99.33  | 37.52   |
| C14         | 01°23'22" | 2040.08 | 49.47  | 24.74   |

**PARCEL AREA**

| PARCEL NO. | EXISTING AREA                      |
|------------|------------------------------------|
| 1          | 6.410 ACRES GROSS, 5.825 ACRES NET |
| 2          | 1.902 ACRES GROSS, 1.877 ACRES NET |
| PARCEL NO. | PROPOSED AREA                      |
| A          | 6.920 ACRES GROSS, 6.304 ACRES NET |
| B          | 1.392 ACRES GROSS AND NET          |

PAGE 2 OF 3

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PHONE NO. (760) 741-9921 FAX (760) 745-7487



## SITE AREA

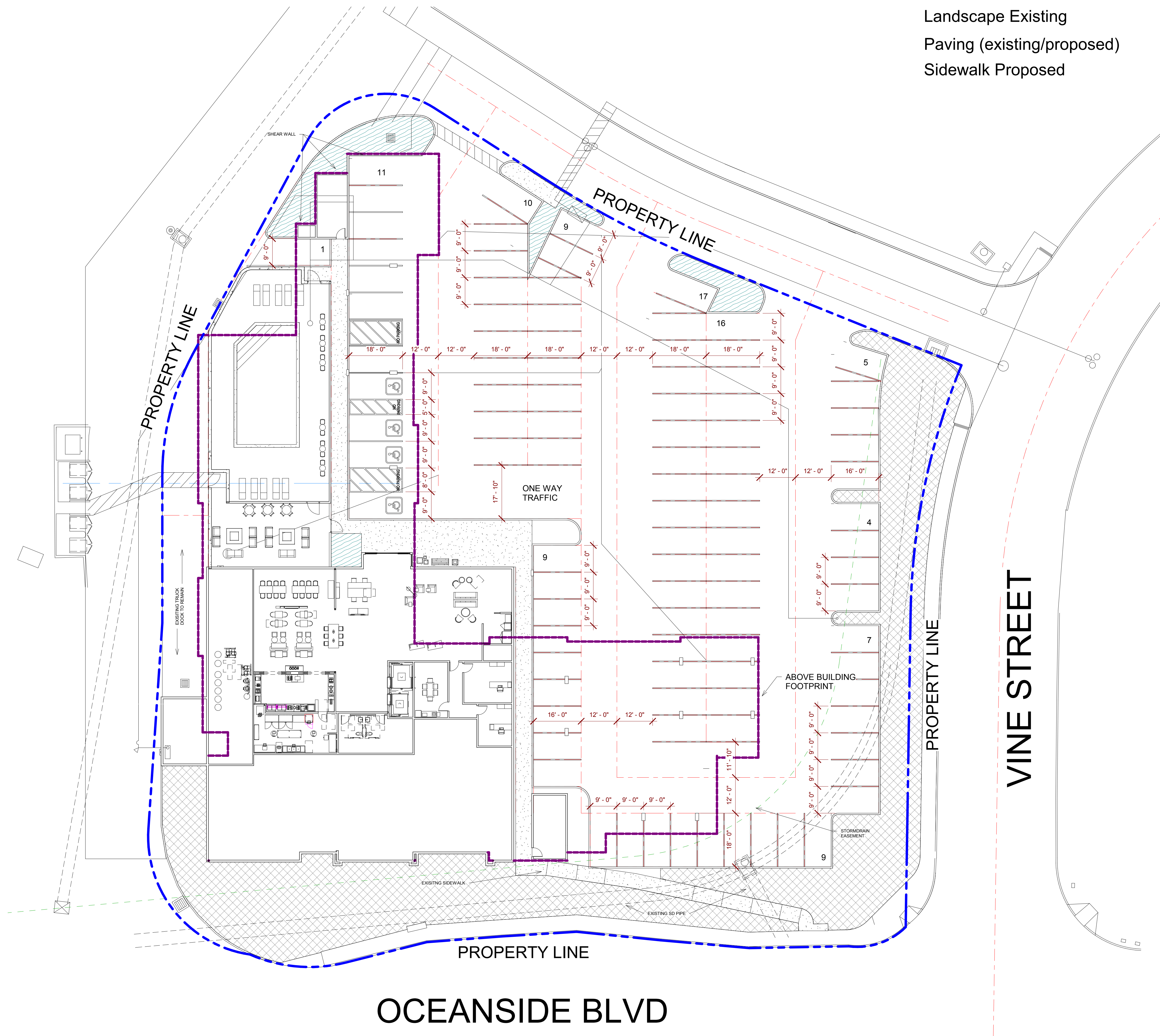
|                            |             |                  |
|----------------------------|-------------|------------------|
| Total Area                 | 61,540 SF   |                  |
| <b>TYPE</b>                | <b>AREA</b> | <b>% OF SITE</b> |
| Landscape Proposed         | 1500 SF     | 2.4%             |
| Landscape Existing         | 8,806 SF    | 14%              |
| Paving (existing/proposed) | 49,141 SF   | 79%              |
| Sidewalk Proposed          | 2,849.37 SF | 4.6%             |

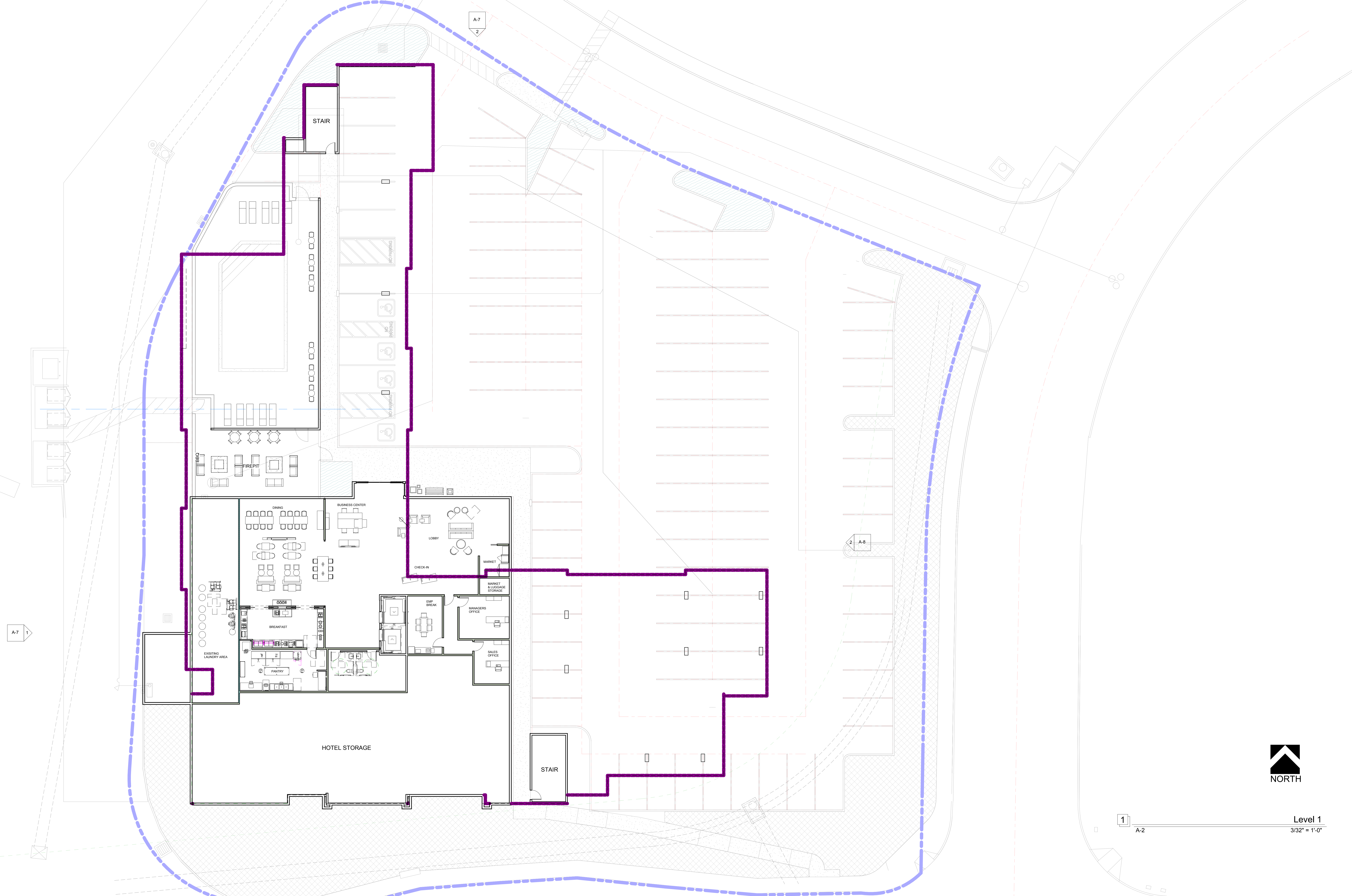
## SITE STATISTICS

|                               |                          |
|-------------------------------|--------------------------|
| APN                           |                          |
| Site area:                    | 61,540 s.f.<br>1.4 acres |
| Pad area:                     |                          |
| Boutique Hotel<br>total rooms | 4 story<br>99            |
| FAR                           | .96                      |
| parking required:<br>1/room = | 99                       |
| parking provided:<br>total =  | 99                       |

### Area Schedule (Gross Building)

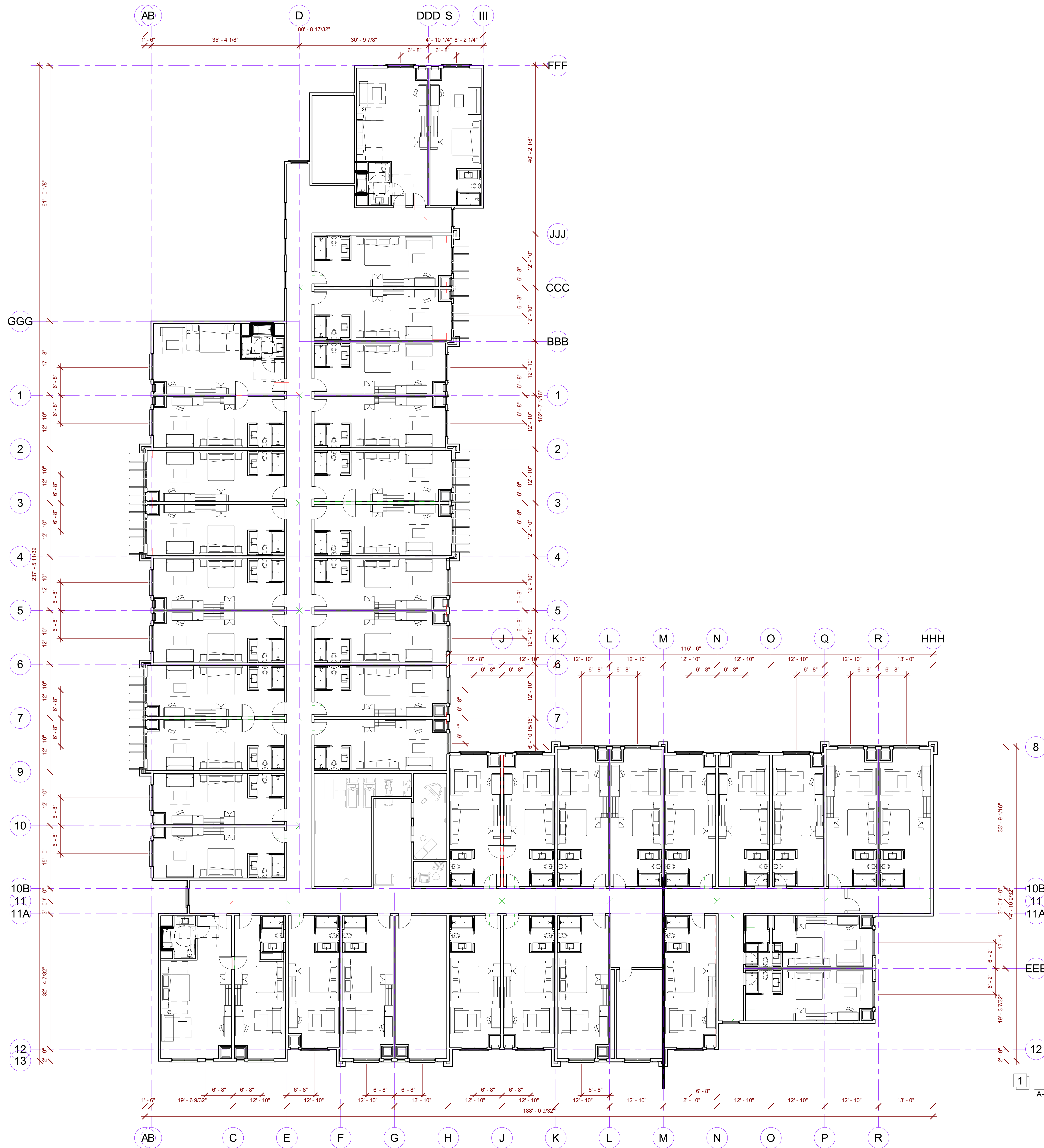
| Level   | Area      | Perimeter        |
|---------|-----------|------------------|
| Level 1 | 6,212 SF  | 419' - 2"        |
| Level 2 | 20,979 SF | 1079' - 4 9/16"  |
| Level 3 | 20,982 SF | 1073' - 6 15/32" |
| Level 4 | 10,944 SF | 707' - 6 17/32"  |
|         | 59,116 SF |                  |







1  
A-3  
Level 2  
1" = 10'-0"



Level 3  
1" = 10'-0"

AB



1" = 10'-0"

Vine Street Ventures LLC

1640 Oceanside Boulevard, Oceanside, CA 92054

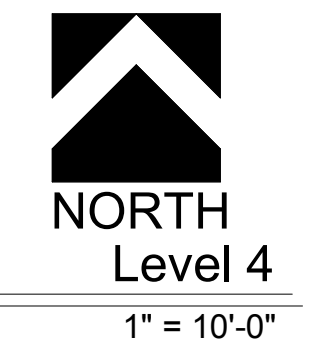
# Oceanside Boutique Hotel

Oceanside Boulevard, California

March 29, 2019

Fourth Floor Plan

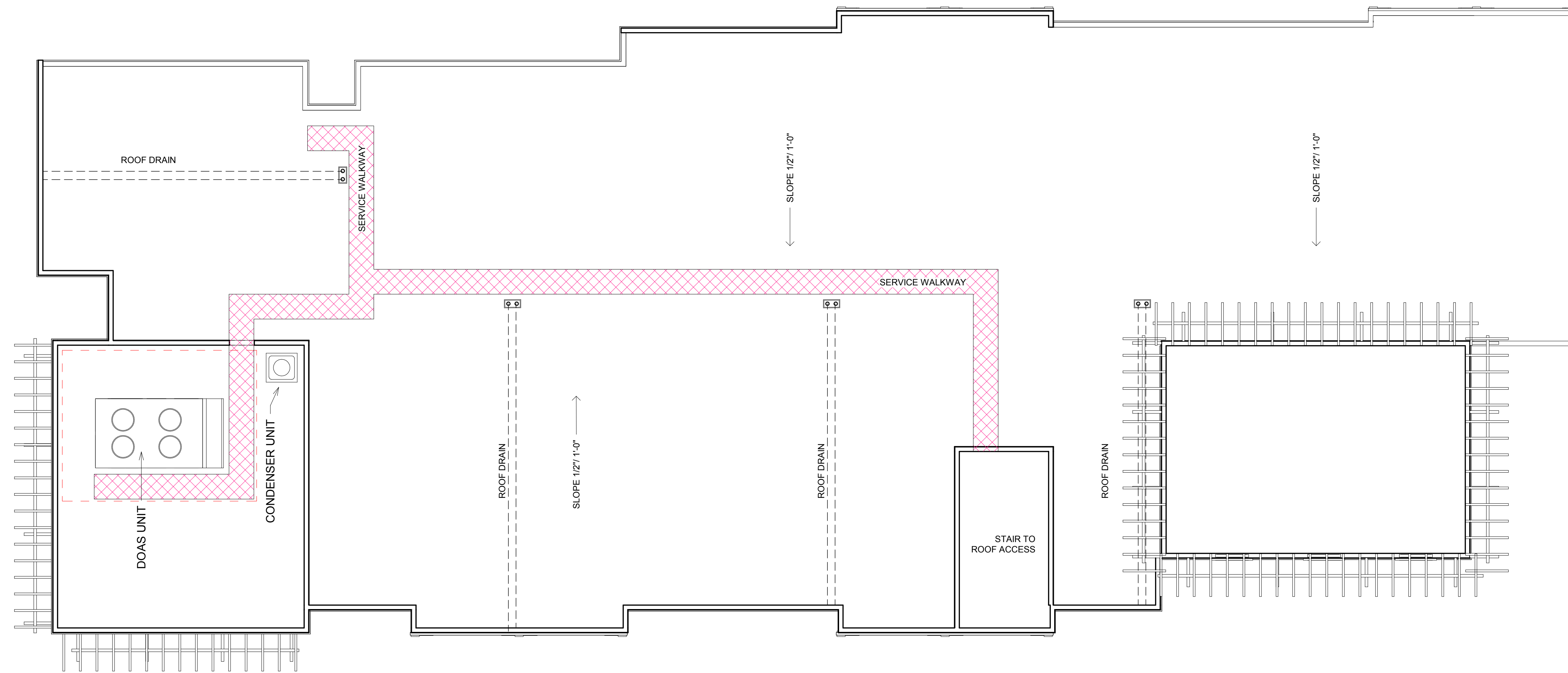
Robert F. Tuttle Architects, Inc.



3/29/2019 4:22:30 PM

829

A-5



1

A-6

Roof  
1/8" = 1'-0"

| Keynote Legend |  |
|----------------|--|
| Key Value      | Keynote Text                                 |
| 01             | VERTICAL BATTEN SIDING, OFF WHITE            |
| 02             | 8" SIDING, GRAY                              |
| 03             | STONE. CORONADO ARTISAN LEDGE, CYPRESS POINT |
| 04             | TRELLIS WOOD, WHITE                          |
| 05             | WOOD BAND, WHITE                             |
| 06             | TRIM, DUNN EDWARDS DEW380, WHITE             |



1 South Elevation  
A-7 1/8" = 1'-0"



2 West Elevation  
A-7 1/8" = 1'-0"

| Keynote Legend |  |
|----------------|--|
| Key Value      | Keynote Text                                 |
| 01             | VERTICAL BATTEN SIDING, OFF WHITE            |
| 02             | 8" SIDING, GRAY                              |
| 03             | STONE. CORONADO ARTISAN LEDGE, CYPRESS POINT |
| 04             | TRELLIS WOOD, WHITE                          |
| 05             | WOOD BAND, WHITE                             |
| 06             | TRIM, DUNN EDWARDS DEW380, WHITE             |



1 East Elevation  
A-8 1/8" = 1'-0"



2 North Elevation  
A-8 1/8" = 1'-0"

Project Address:

Mission Ave & Frontier Drive, Oceanside CA 92058

Project Description:

Proposing a Commercial building (7,195 SQ. FT.) and

Proposing 48 Residential Units (2 Bedroom Units) 16 units per floor.

Three (3) stories residential over parking floor; Max Building Height 50 feet









