

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, June 5, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed approx. 3,500 SF two-story single-family residence and a 1,200 SF detached accessory dwelling unit (ADU) on a vacant lot on Yucca Road

Zoning: RE-B (Residential Estate B)
Land Use: Medium Density – A Residential
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-021-21
Contact Person: Paul Longton
Email: pjlongton@gmail.com

2. 10:30 - 11:30 a.m. Proposed approx. 3,000 SF single-family residence on a vacant lot on Indian View Drive

Zoning: A (Agriculture)
Land Use: Agricultural
Neighborhood Area: Morro Hills
Assessor Parcel Number: 121-151-18
Contact Person: DK Do
Email: dk@dcipacific.com

Attachments:

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

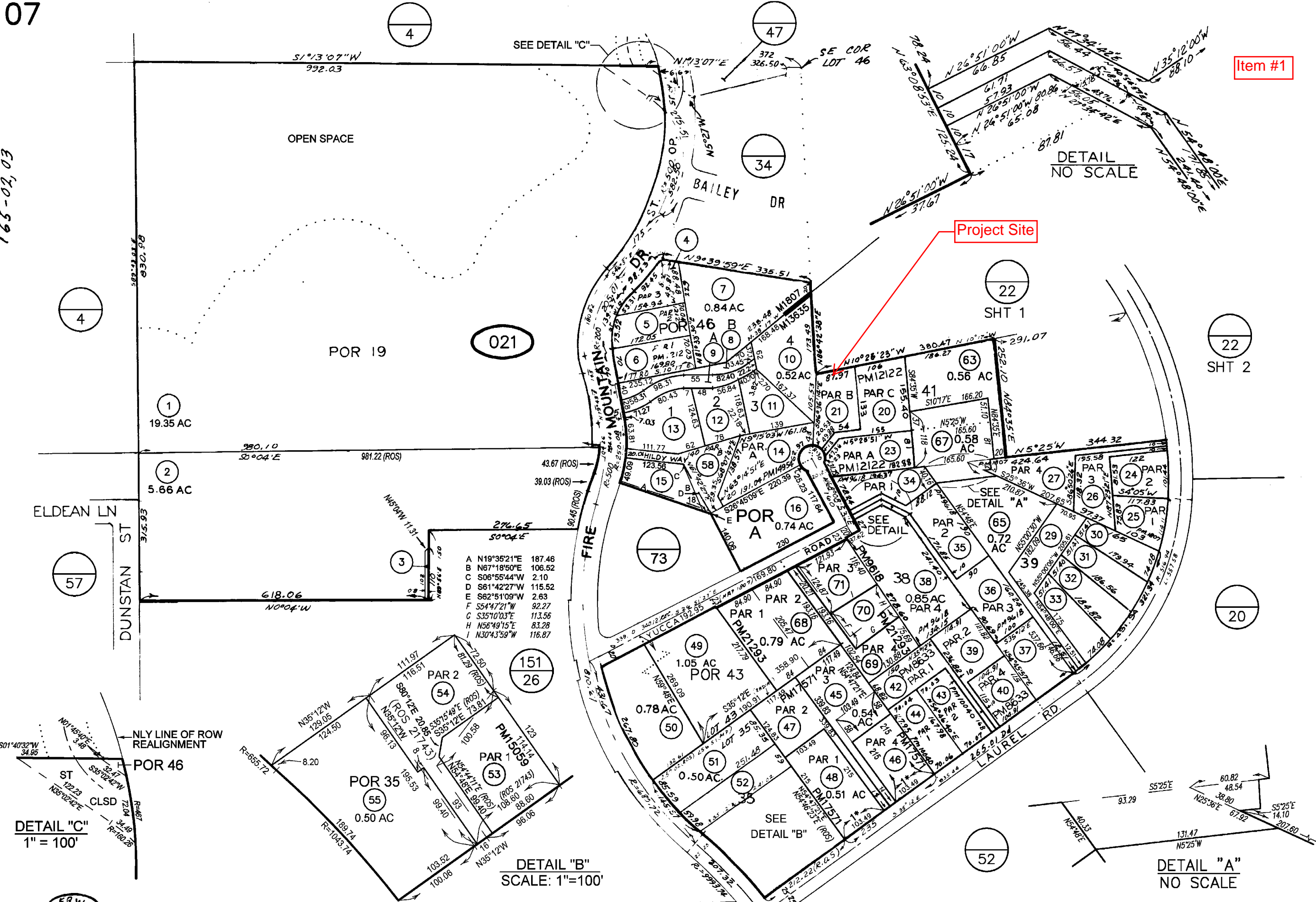
¹ The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance 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.

165-02, 03

Item #1

02/05/2018 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
020	22	32&33	70	3478
	28	34&35	70	6175
	11, 12	AC ONLY	72	5566
	34	AC 4	73	1382
	18	35-36	73	2456
	11	37&38	73	6501
	37	38-40	73	989
	35	41, 42	74	3133
	17	43-46	74	3134
	36	47-50	74	3396
	4	AC	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
	15&16	70&71	88	2283
	25&26	72-75	96	1627
	67	76-81	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, 68&89	91-93	06	1048
	75	94&95	06	2146
	74&95	96	07	1513
	66	97&98	07	1315
021	-020- VARIOUS	1-57	07	10007
	56&57	58	07	1547
	17&18	PG 73	08	55
	1	SAME & OP SP	09	5599
	1	SAME & ST CLSD	10	5593
	41	59-62	16	1392
	19&28	63-66	16	1492
	22, 64 & 66	67	16	1570
	59-62	68-71	18	1424



DETAIL "C"
1" = 100'

DETAIL "B"
SCALE: 1"=100'

DETAIL "A"
NO SCALE

1* NO ACCESS

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

FRW
11-20-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 165 PAGE 02

Description
For A New Main Dwelling and an ADU
At
The Vacant Lot adjacent to 2592 Yucca Rd

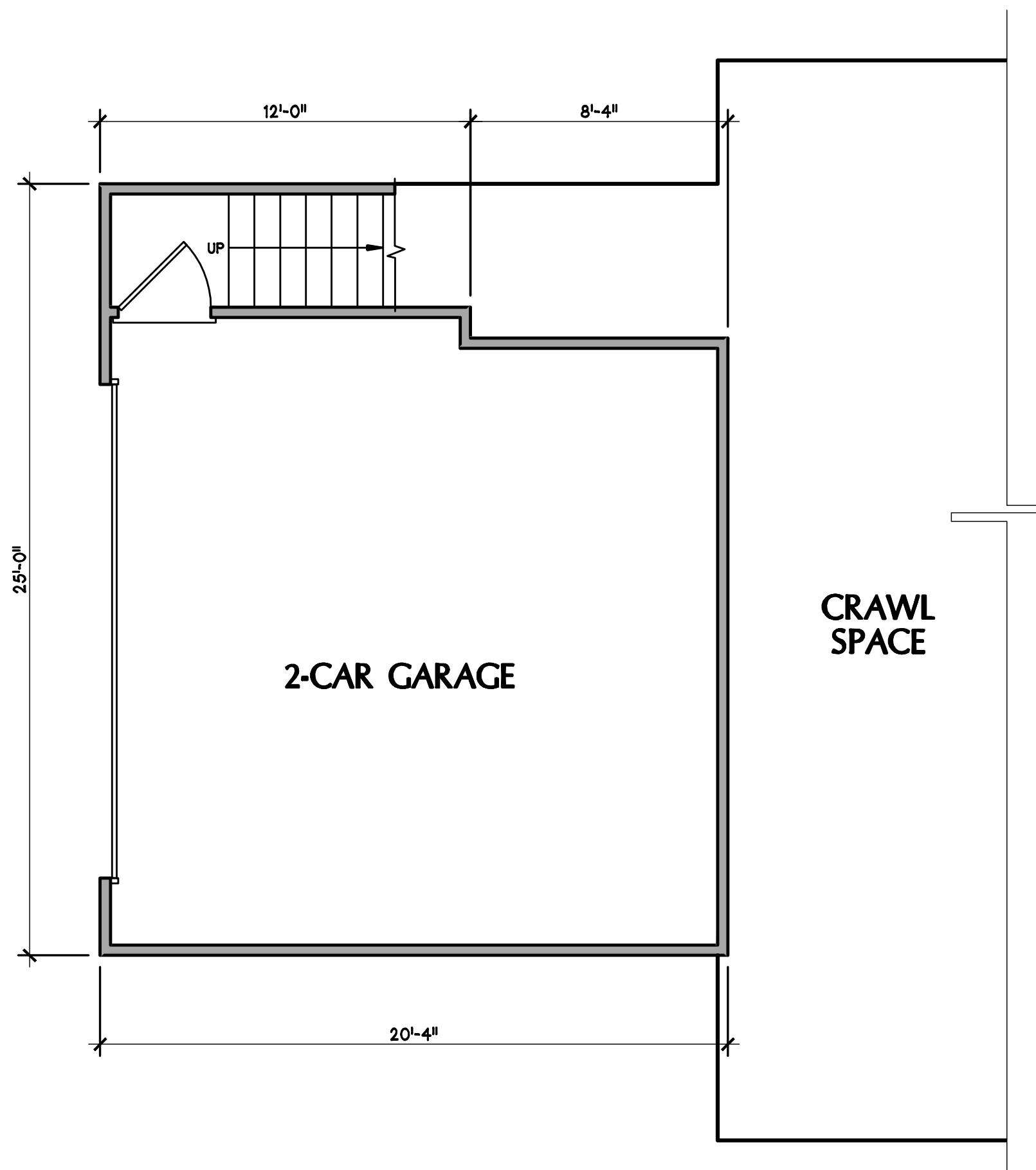
May 24, 2019

Owner: Evergreen Hebron, LP

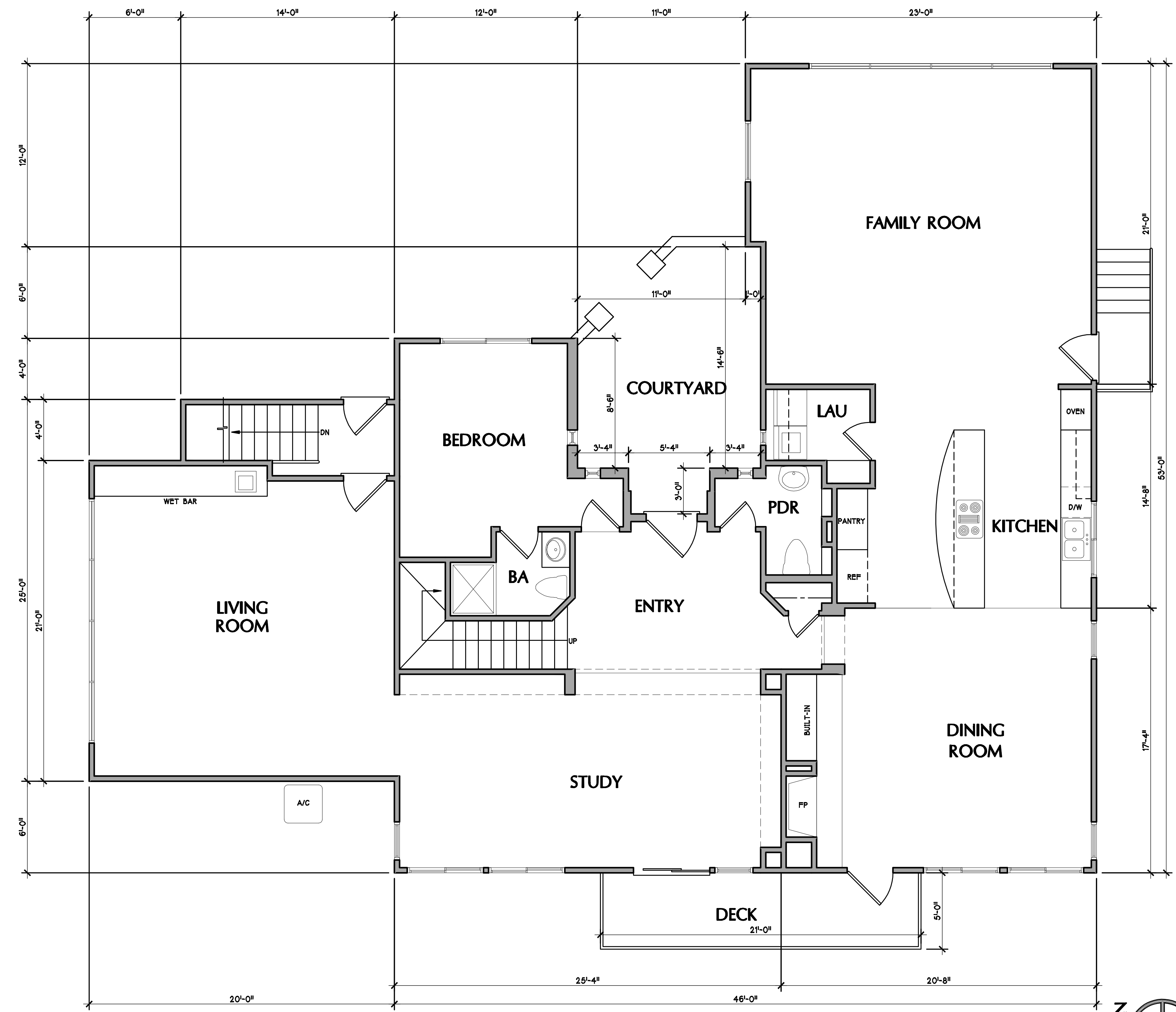
The proposed project is an approximate 3500 SF, two-story Main Dwelling with 5-bedrooms, 4-1/2 baths and an attached two car garage. It also includes a separate 1200 SF, two story 3-bdrm, 2-1/2 bath ADU with an attached two car garage.

The lot is approx 13,500 SF. The lot coverage would be approx 29%. There are an additional 5-uncovered parking spaces for a total of 9 parking spaces on the lot.

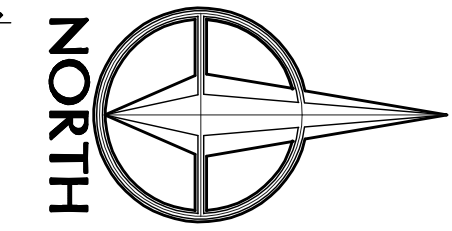
The proposed project adheres to all setbacks and is under the maximum permitted height.



0 BASEMENT GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



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



ARCHITECT:
STUDIO 4
2809 MESA DRIVE
OCEANSIDE, CA 92054
(760) 458-0987 MBL
pjlanton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
YUCCA RESIDENCE
OCEANSIDE, CA

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2809 MESA DRIVE
OCEANSIDE, CA 92054
(760) 458-0987 MBL

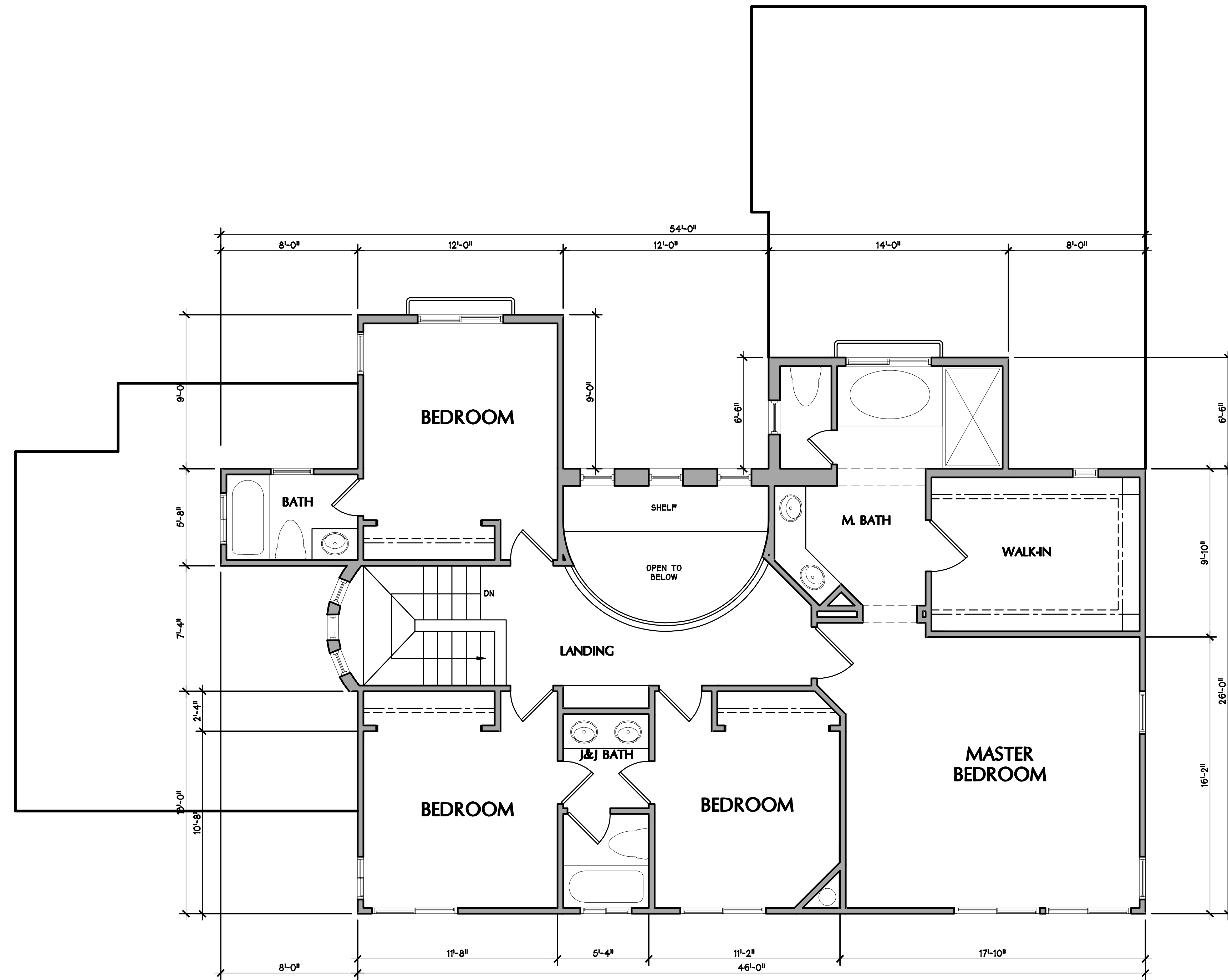
RELEASE DATES:
ISSUED: 05/23/19
REVISIONS:

DRAWING STATUS:
(NOT FOR CONSTRUCTION)
 INFORMATION DRAWINGS
 PRELIMINARY DRAWINGS
 DESIGN DEVELOPMENT DRAWINGS
 CHECK SET
 PROGRESS DRAWINGS
 PLAN CHECK DRAWINGS
 BID SET DRAWINGS
 CONSTRUCTION DOCUMENTS
 OTHER

STUDIO 4 EXPRESSLY RESERVES
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PROPERTY RIGHTS IN THIS
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ANY FORM OR MANNER
WHATSOEVER WITHOUT FIRST
OBTAINING THE EXPRESSED
WRITTEN CONSENT OF STUDIO 4.

JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
**PROPOSED
BASE & 1st**
SHEET NO:
A1.0



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

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 458-0987 MBL
pjlanton@gmail.com
PAUL LONGTON
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OCEANSIDE, CA

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(760) 458-0987 MBL

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ISSUED: 05/23/19
REVISIONS:

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WRITTEN CONSENT OF STUDIO 4.

JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
**PROPOSED
FLR PLAN**

SHEET NO:
A-2.0



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



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

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 458-0987 MBL
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PAUL LONGTON
PRINCIPAL

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OCEANSIDE, CA

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STUDIO 4 ARCHITECTS

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OCEANSIDE, CA 92054
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 OTHER

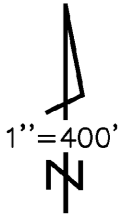
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JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-4.0

Item #2

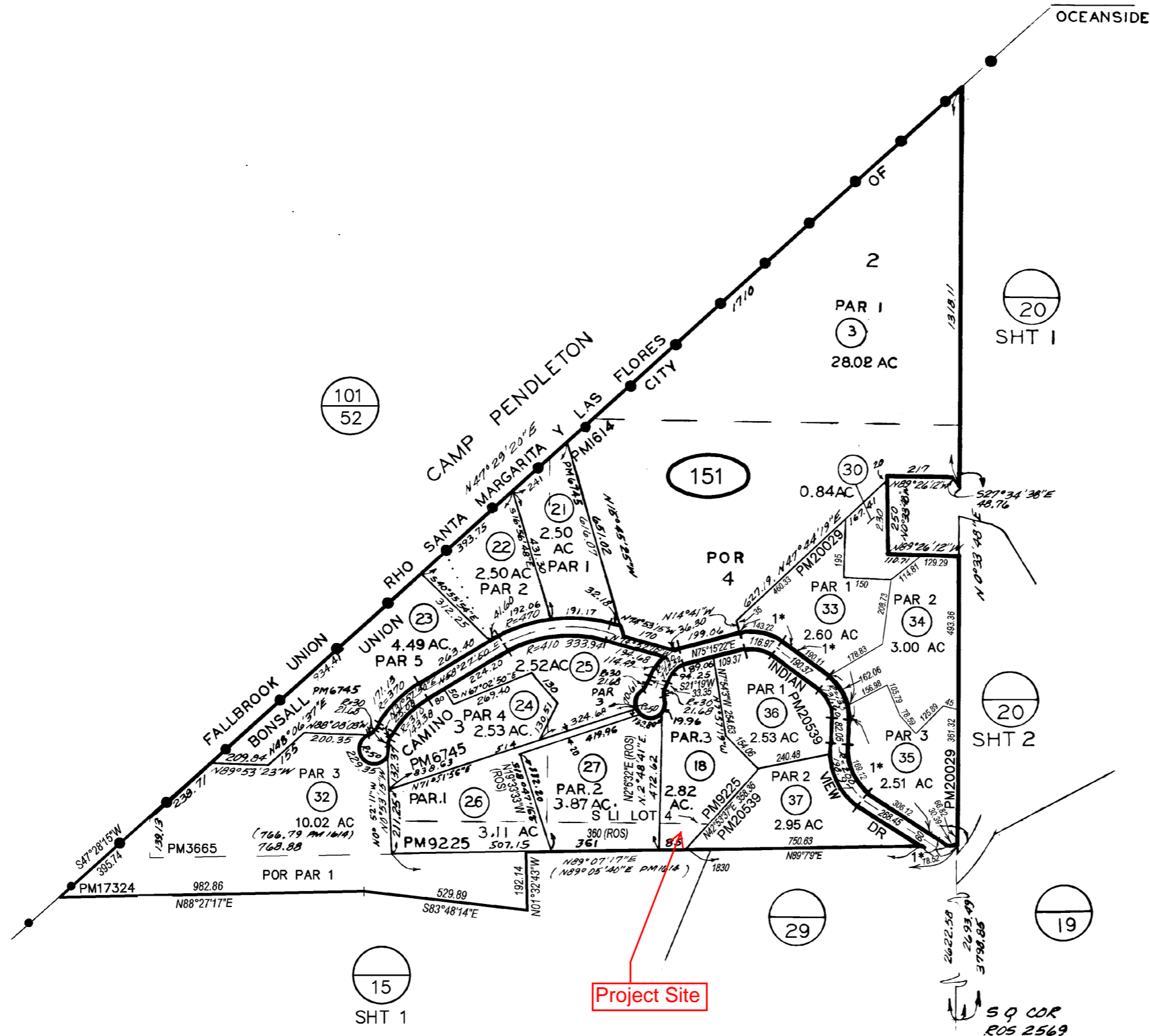


10/02/08 MGS

CHANGES				
BLK	OLD	NEW YR	CUT	
150	3&4	151-12800	74	1549
151	1&2	3-6	-	-
151	1	37-9	74	2444 CC
151	2	10,11,12	-	-
151	4	SAME E UP	75	3741 CANC
151	3,5,6	B/L COVER		
151	4	13-16	76	676
151	5	17-20	76	3820
151	13,14,16	21-25	78	2689
151	17,19,20	26-28	80	2801
151	6	29&30	90	1000 CANC
	POR -150-21	31	01	1041
	15&31	32	01	1095
	29	33-35	07	1124
	28	36 & 37	09	1629

1973 ONLY

1* NO ACCESS



Project Site

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.

121-15

Project Description Indian View Rd.

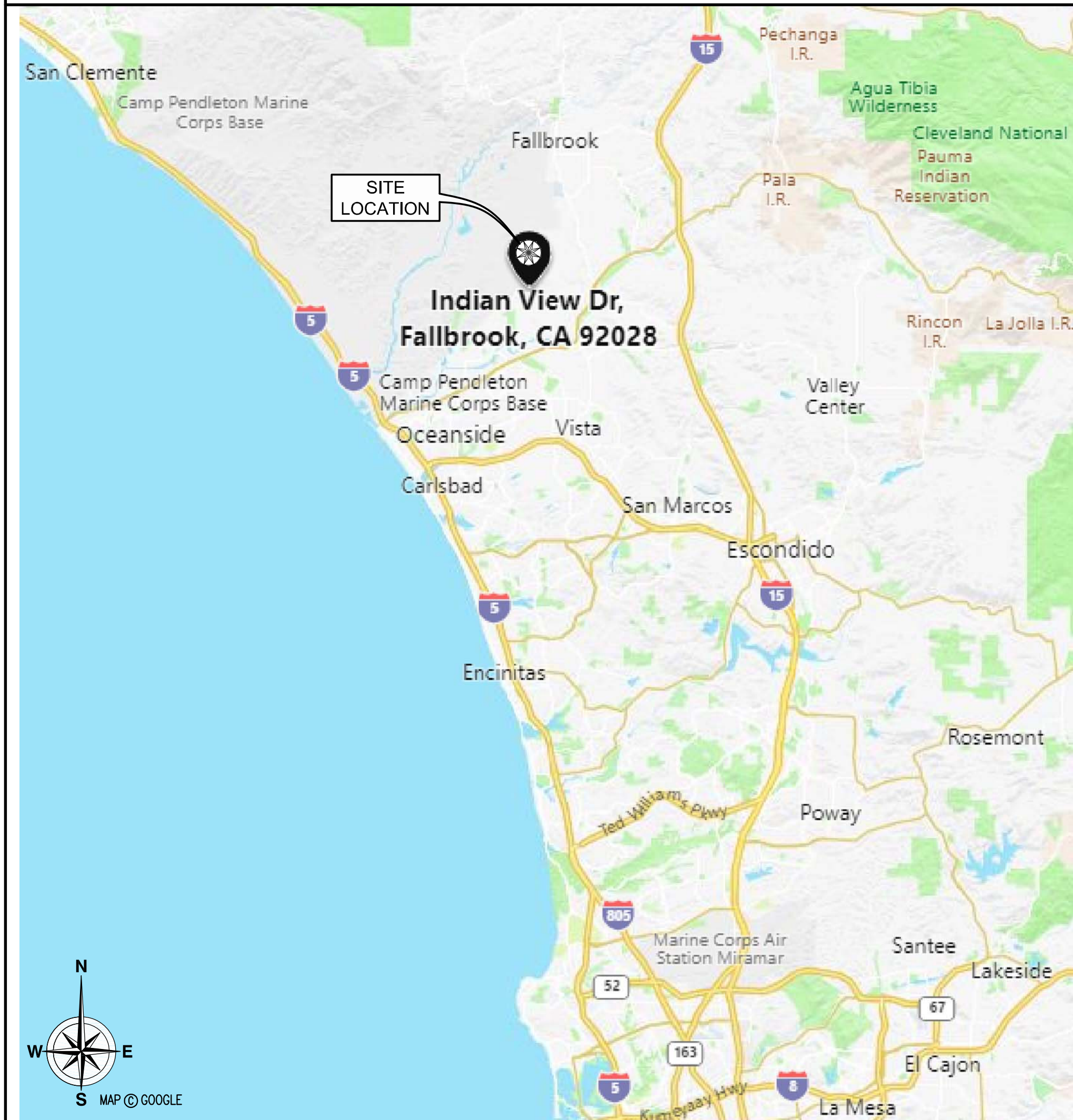
Zone: Agricultural

The proposed project is an approximately 3,000 SF, two-story single-family residence with a 1,334 SF parking area at the north part of the property. The property is relatively sloped.

DO RESIDENCE

INDIAN VIEW DRIVE FALLBROOK, CA 92028

REGIONAL MAP



VICINITY MAP



PROJECT INFORMATION

DESCRIPTION: PROPOSED A 2,936FT² 2-STORY SINGLE FAMILY HOME WITH 1,344FT² PARKING AREA.
 OWNER: DUNG K DO / THUYKHE TONNU
 A.P.N.: 121-151-18-00
 LEGAL: PARCEL 3 OF PARCEL MAP 9225, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 5, 1979 AS FILE NO. 79-417515 OF OFFICIAL RECORDS.
 FEMA: FLOOD ZONE D | SAN DIEGO COUNTY | MAP/PANEL: 060294C0475F
 ELEVATION: ±575FT. A.M.S.L.

DRAWING INDEX

- T-1 TITLE SHEET
- A-1 SITE PLAN
- A-2 PARTIAL ENLARGED SITE PLAN
- A-3 CONCEPTUAL DESIGN FLOOR PLANS
- B01 TOPOGRAPHIC SURVEY
- B02 TOPOGRAPHIC SURVEY
- B03 TOPOGRAPHIC SURVEY

CODE COMPLIANCE

1. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2016 CALIFORNIA BUILDING CODE (CBC): VOLUMES 1 AND 2
3. 2016 CALIFORNIA ELECTRICAL CODE
4. 2016 CALIFORNIA MECHANICAL CODE (CMC)
5. 2016 CALIFORNIA ENERGY CODE
6. 2016 CALIFORNIA FIRE CODE (CFC)
7. 2016 CALIFORNIA GREEN CODE
8. 2016 CALIFORNIA REFERENCES STANDARDS CODE

**** NOTE:**
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

DCI PACIFIC
 A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

DO RESIDENCE

INDIAN VIEW DRIVE
 FALLBROOK, CA 92028

NO.	DATE	REVISIONS	BY	CHK	OKD
0	05/18/19	CONCEPTUAL DESIGN PLAN	KVT	DKD	DKD

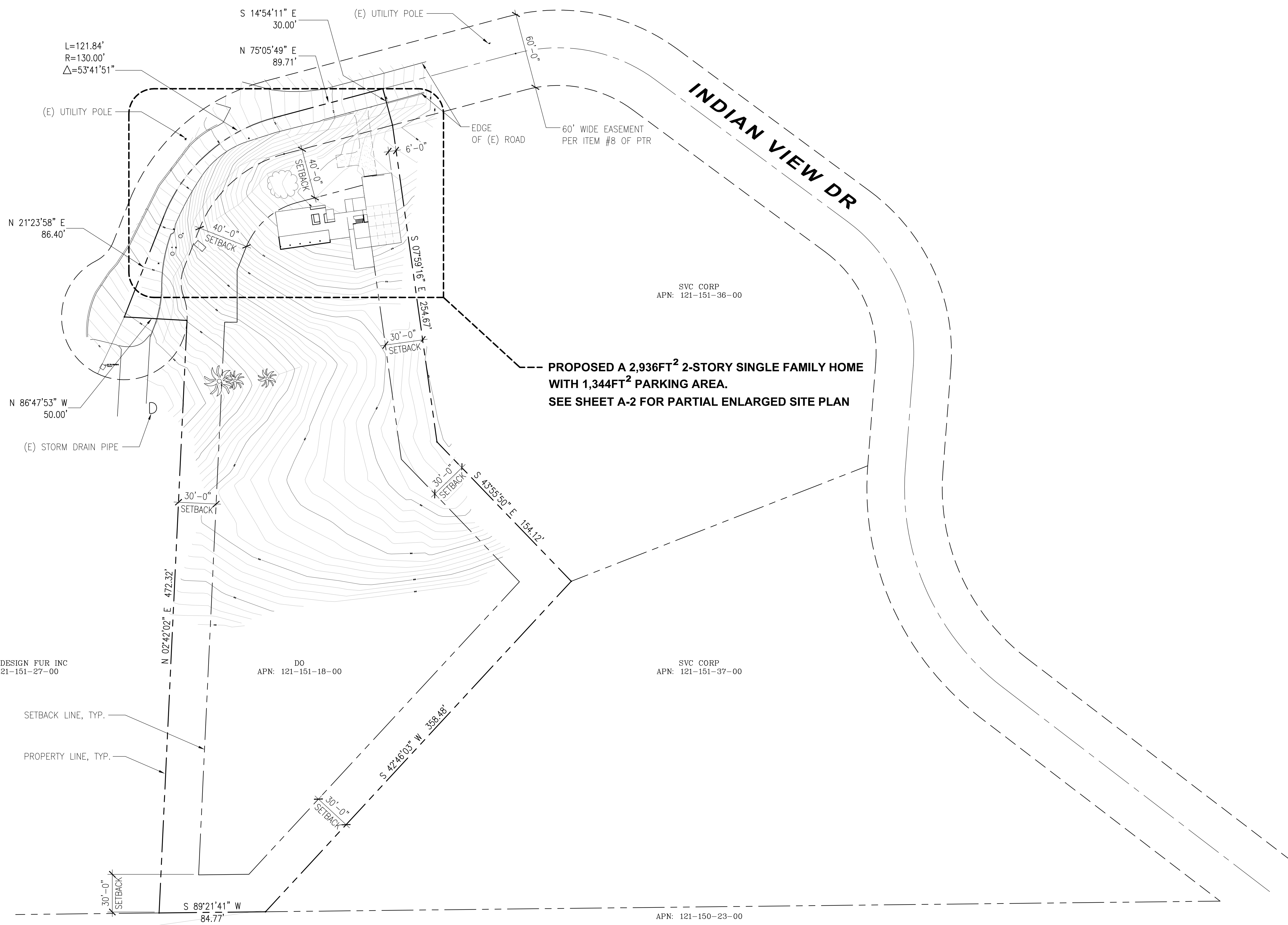
SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE

SHEET NUMBER

TITLE SHEET

T-1



PROPOSED A 2,936FT² 2-STORY SINGLE FAMILY HOME WITH 1,344FT² PARKING AREA. SEE SHEET A-2 FOR PARTIAL ENLARGED SITE PLAN

SITE PLAN

NORTH SCALE: 1" = 40'-0" 0 10' 20' 40' 1

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A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

DO RESIDENCE

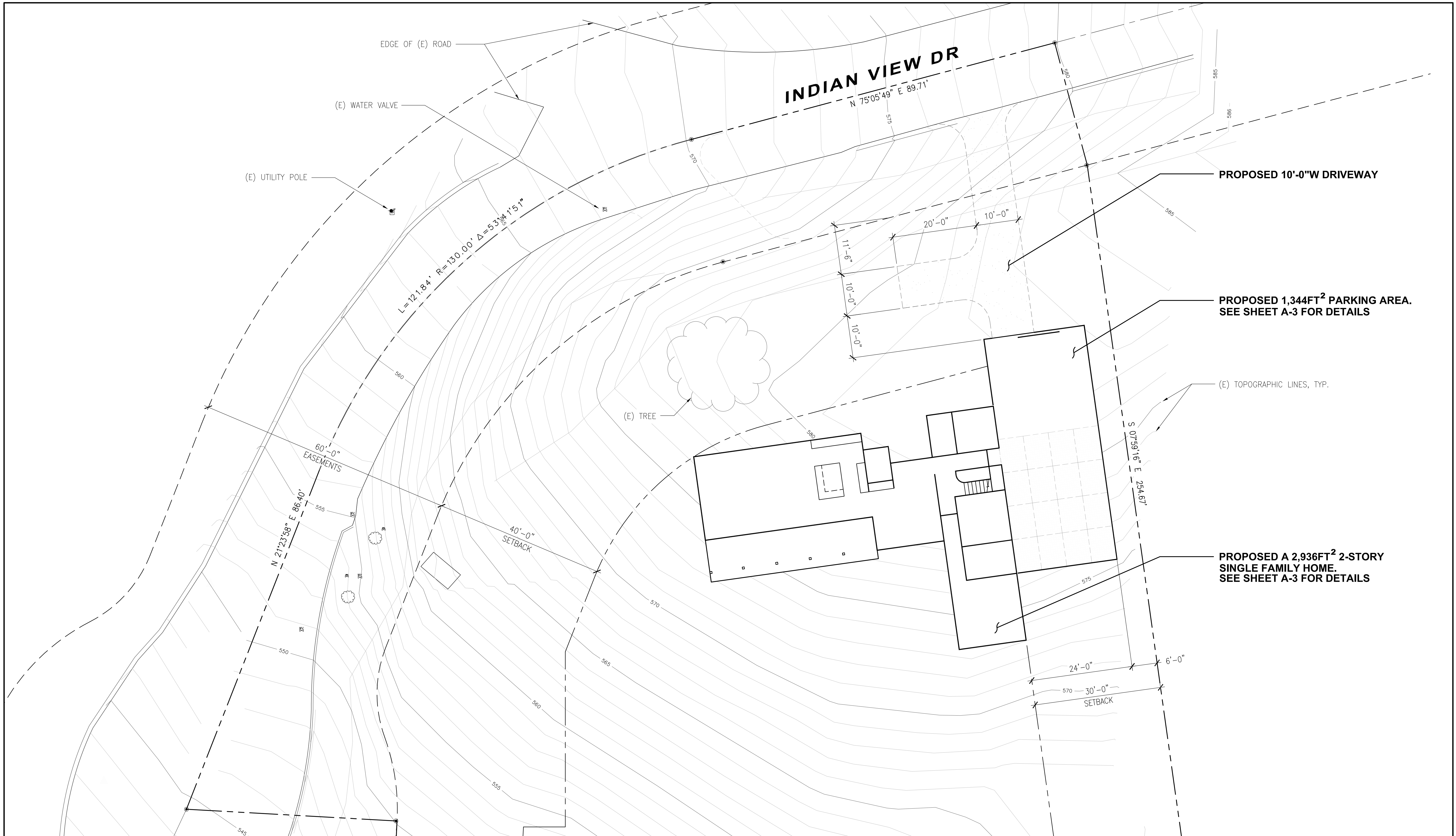
INDIAN VIEW DRIVE
FALLBROOK, CA 92028

NO.	DATE	REVISIONS	BY	CHK	OKD
0	05/18/19	CONCEPTUAL DESIGN PLAN	KVT	DKD	DKD
SCALE	AS SHOWN	DESIGNED	DRAWN		

SHEET TITLE SHEET NUMBER

SITE PLAN

A-1



PARTIAL ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0"

NORTH

0 4' 10'

1

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ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

DO RESIDENCE

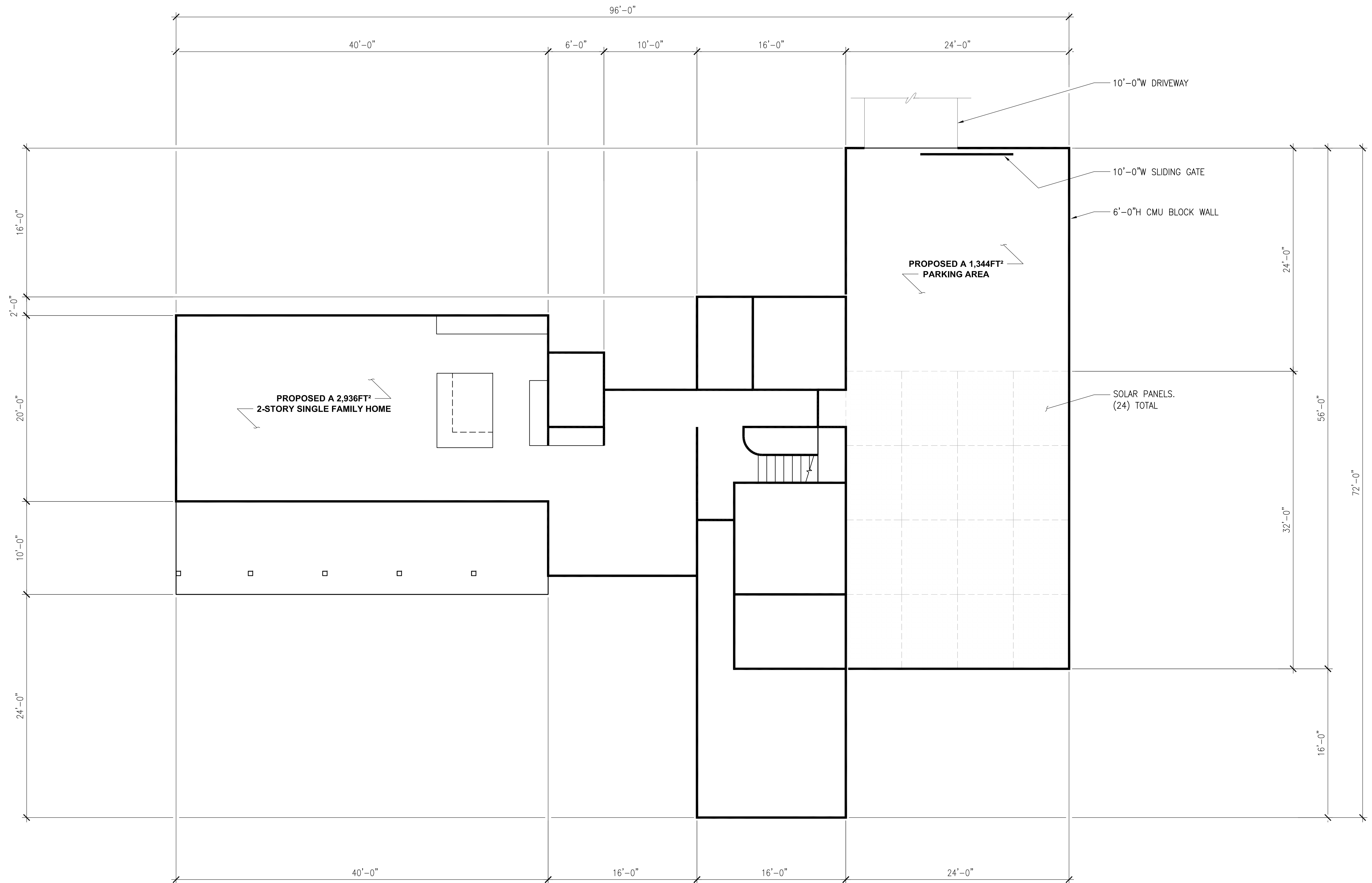
INDIAN VIEW DRIVE
FALLBROOK, CA 92028

NO.	DATE	REVISIONS	BY	CHK	OKD
0	05/18/19	CONCEPTUAL DESIGN PLAN	KVT	DKD	DKD

SCALE AS SHOWN DESIGNED DRAWN

PARTIAL ENLARGED
SITE PLAN

A-2



CONCEPTUAL DESIGN FLOOR PLANS

SCALE: 3/16" = 1'-0"
 0 1' 2' 5'

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ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

DO RESIDENCE

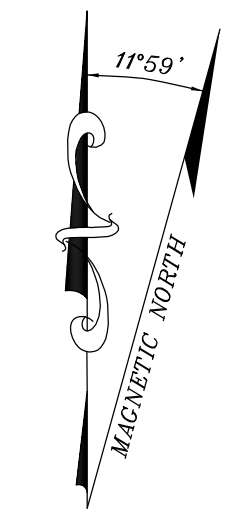
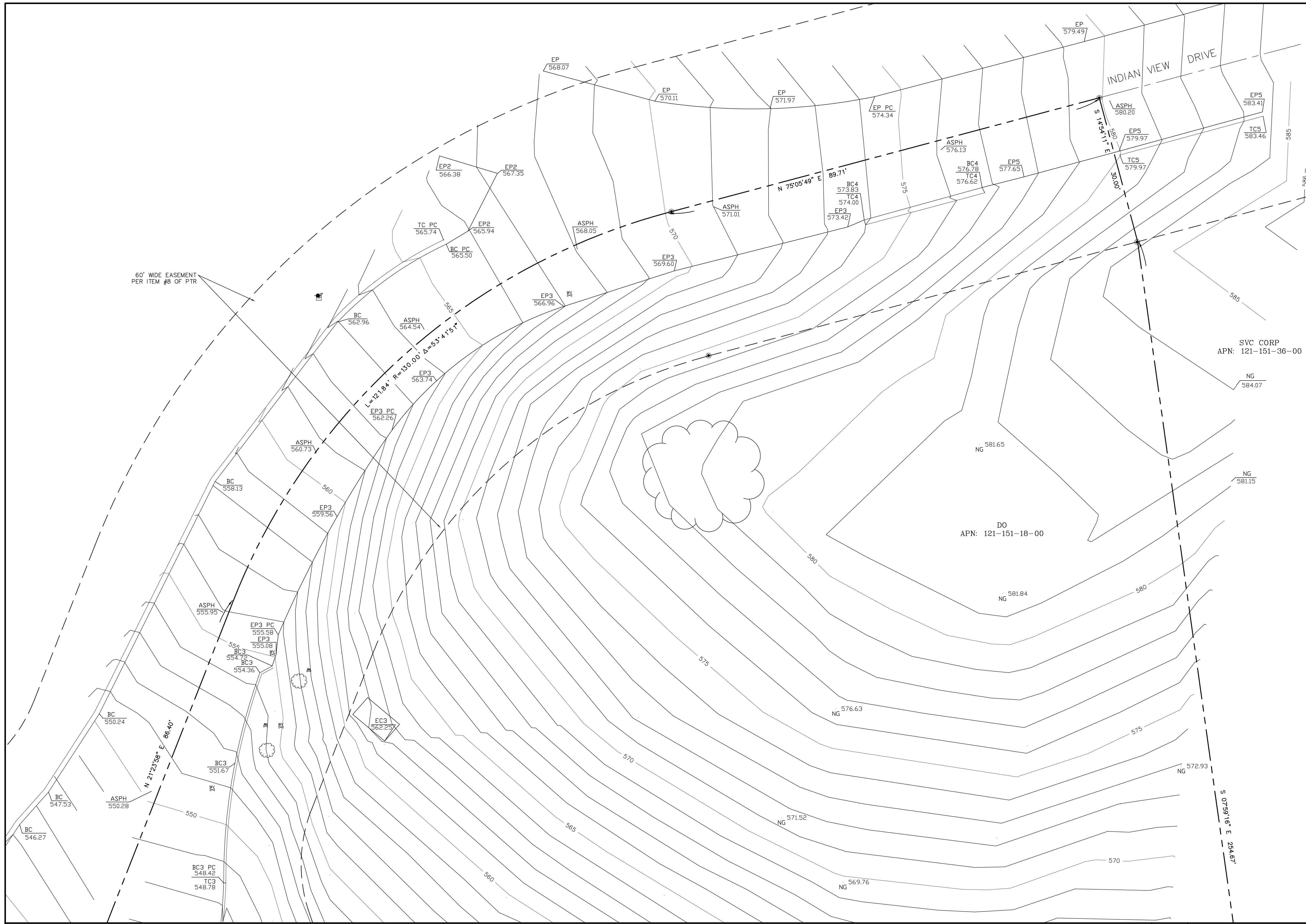
INDIAN VIEW DRIVE
FALLBROOK, CA 92028

NO.	DATE	REVISIONS	BY	CHK	OKD
0	05/18/19	CONCEPTUAL DESIGN PLAN	KVT	DKD	DKD
SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE SHEET NUMBER

CONCEPTUAL DESIGN FLOOR PLANS

A-3



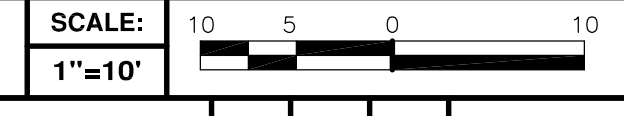
LEGEND

- These standard symbols will be found in the drawing.
- MONUMENT FOUND
 - TELEPHONE PED
 - TREE DECIDUOUS
 - TREE PALM
 - UTILITY POLE
 - WATER METER
 - WATER VALVE
 - ASPH ASPHALT SURFACE
 - BC BOTTOM OF CURB
 - EC EDGE OF CONCRETE
 - ELTR ELECTRICAL TRANSFORMER
 - EP EDGE OF PAVEMENT
 - NG GROUND SPOT ELEVATION
 - RW RETAINING WALL TOP
 - SDPI STORMDRAIN PIPE
 - TC TOP OF CURB
 - BOUNDARY LINE
 - - - CENTER LINE
 - · - MISC. PROPERTY LINE
 - · - MISC. TIE LINE
 - · - RIGHT-OF-WAY LINE
 - · - EASEMENT LINE
 - X - FENCE LINE
 - · - BUILDING EDGE
 - · - OVERHEAD WIRES

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on April 20, 2019

DETAIL SITE PLAN



GENERAL NOTES

SHEET TITLE SHEET NUMBER

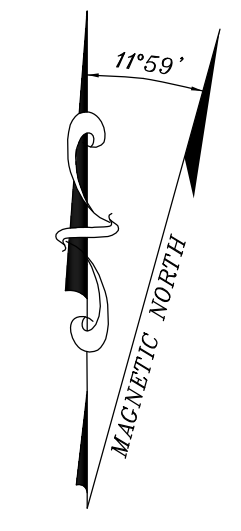
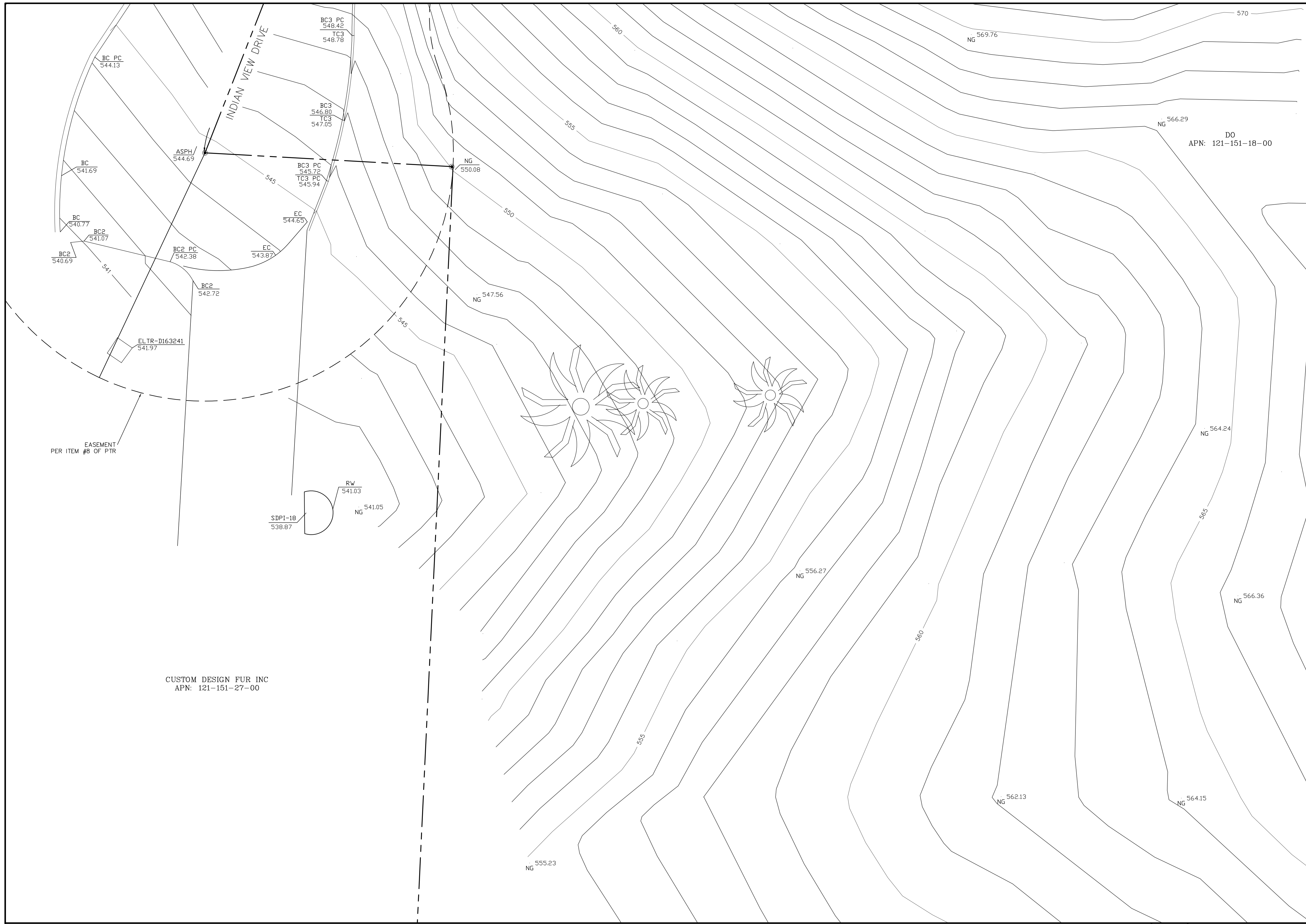
TOPOGRAPHIC SURVEY **B02**

FLOYD SURVEYING
 34006 GALLERON STREET
 TEMECULA, CA 92592
 OFFICE: (949) 200-0626
 EMAIL: fsi@floydsurveying.com

DCI PACIFIC
A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949 475.1000 | 949 475.1001 F

DO RESIDENCE
 xxx INDIAN VIEW DRIVE
 FALLBROOK, CA 92028

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	4/27/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE		AS SHOWN	DESIGNED	DRAWN	



LEGEND

These standard symbols will be found in the drawing.

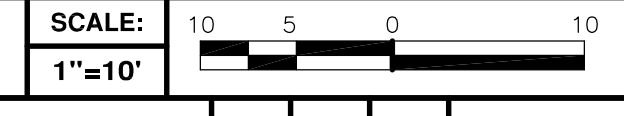
- ⊙ MONUMENT FOUND
- ⊠ TELEPHONE PED
- TREE DECIDUOUS
- ☼ TREE PALM
- ⊙ UTILITY POLE
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- 4) Field survey completed on April 20, 2019

CUSTOM DESIGN FUR INC
APN: 121-151-27-00

DETAIL SITE PLAN



GENERAL NOTES

SHEET TITLE SHEET NUMBER

TOPOGRAPHIC SURVEY B03

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com

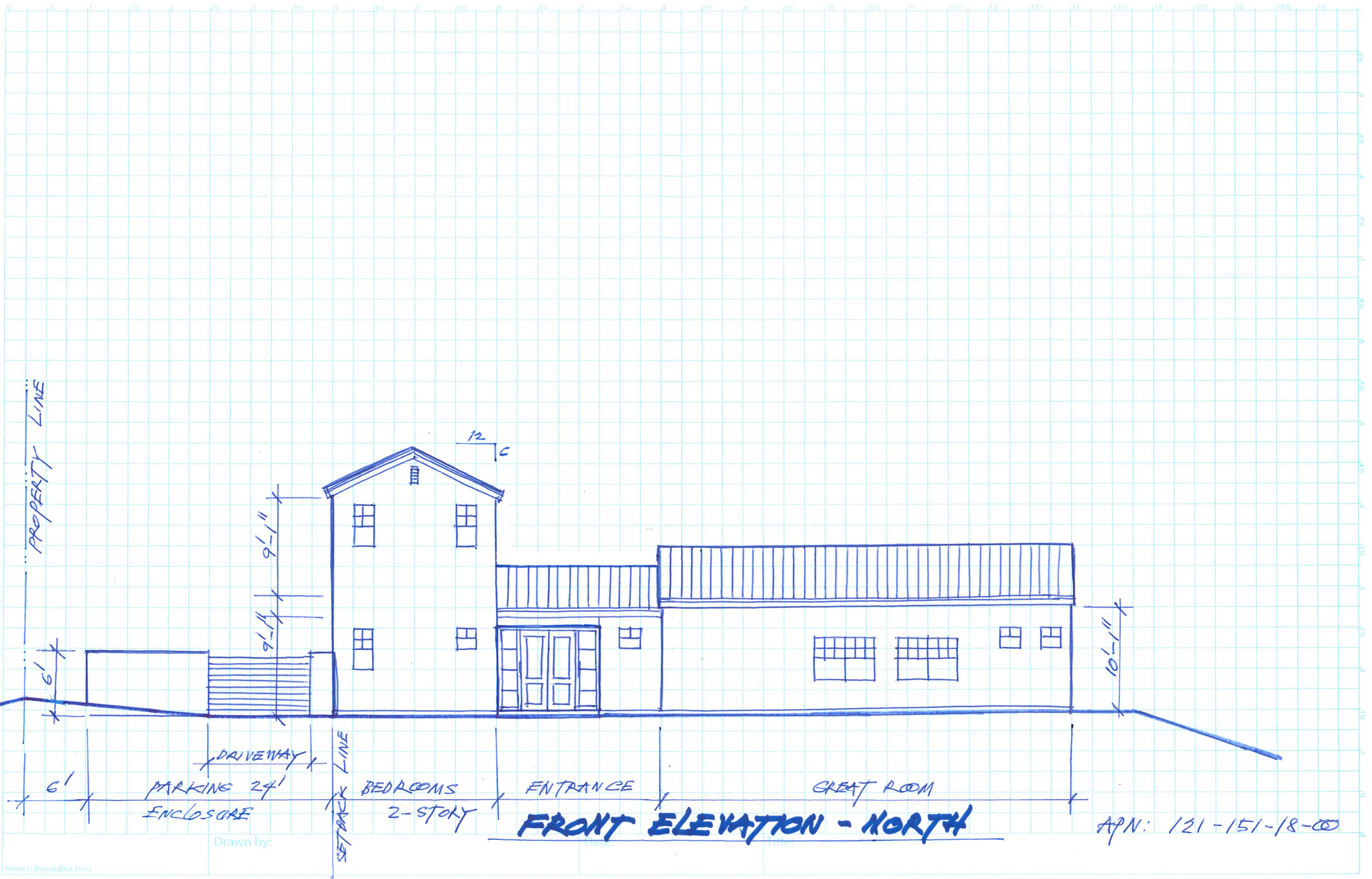
DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

DO RESIDENCE

xxx INDIAN VIEW DRIVE
FALLBROOK, CA 92028

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	4/27/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF

SCALE	AS SHOWN	DESIGNED	DRAWN



PROPERTY LINE

12
C

9'-11"
9'-11"

10'-11"

6'

6'

DRIVEWAY

PARKING 24'
ENCLOSURE

SETBACK LINE

BEDROOMS
2-STORY

ENTRANCE

GREAT ROOM

FRONT ELEVATION - NORTH

APN: 121-151-18-00

Drawn by: