

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

**Wednesday, November 20, 2019, 9:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 9:30 - 10:30 a.m.                      Proposed 2,200 SF single-family residence on a 7,400 SF vacant lot on the west side of Rainbow Lane.

**Zoning: RS (Single-family Residential)**  
**Land Use: Single-family Detached Residential**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 148-320-10**  
**Contact Person: Tony Pawlowski**  
**Email: [tcatspaw@aol.com](mailto:tcatspaw@aol.com)**

2. 10:30 - 11:30 a.m.                      Proposed demolition of 4 existing apartment units and construction of a three-story, townhome-style multi-family development with four condo units located at 812 N. Pacific Street.

**Zoning: D-5 (Downtown High-density Residential)**  
**Land Use: Downtown**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 143-226-09**  
**Contact Person: Brian Godzisz**  
**Email: [bkgodzisz@gmail.com](mailto:bkgodzisz@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.*



Google Maps



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft

APN 148-32-10

## CATSPA W DESIGN-BUILD Inc.

245 Beaumont Drive Vista, CA 92084  
Cell: 716.0595 Email: Tcatspaw@aol.com  
www.catspawconstruction.com  
License # 788378

To whom it may concern,

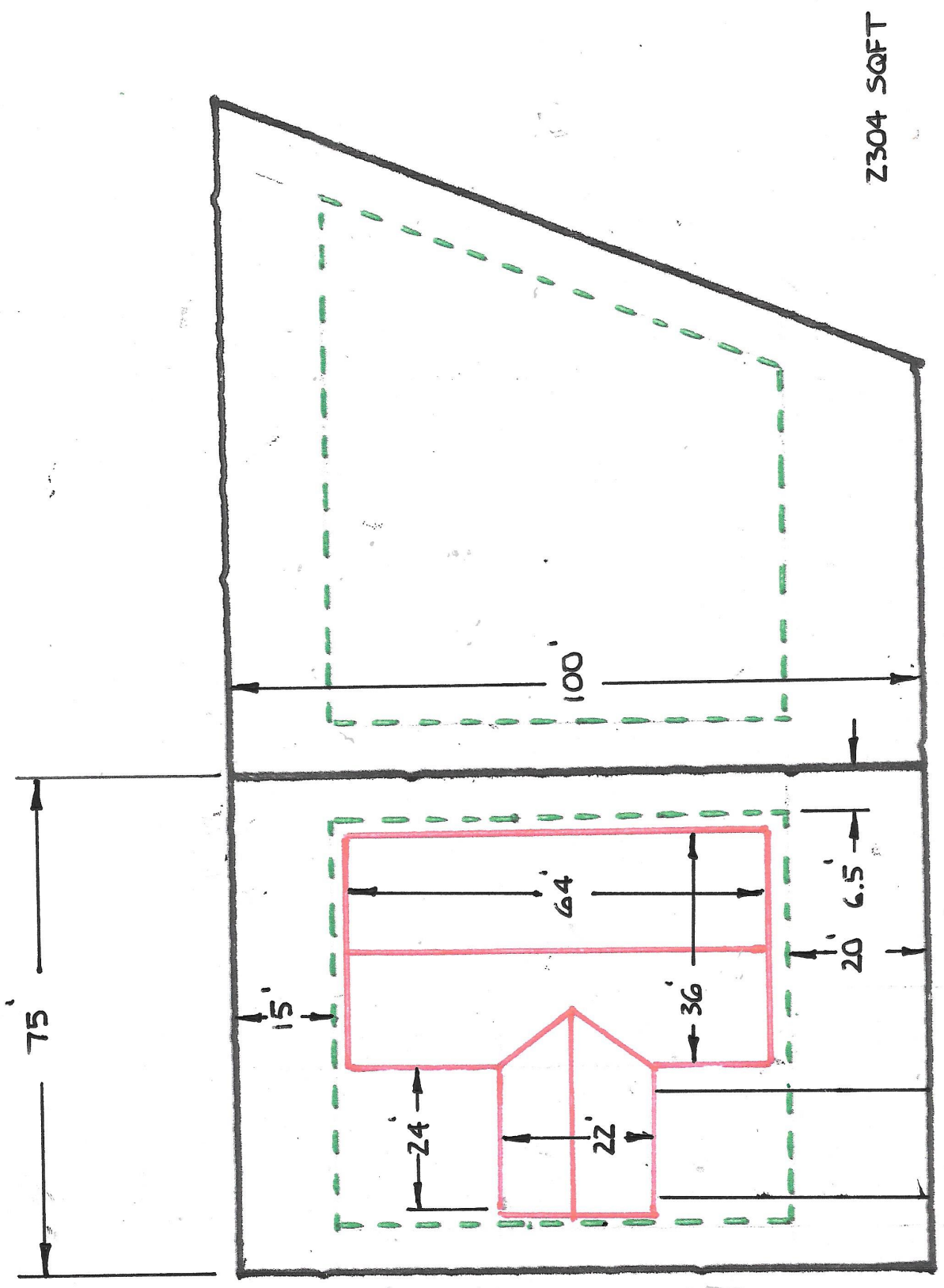
I am the CEO of Catspaw Design Build Inc, and am providing information concerning a potential new SFD construction on Rainbow Ln in Oceanside.

The parcel in question is 148-320-10, and is a trapezoid of approximately 60'x110'.

The proposed project is 2200sqft SFD with an attached two-car garage. The structure would be adjoined 4/12 pitch comp shingled roofs intersecting at 90 degrees, with a stucco exterior.

At this point, the funder is hopeful to establish the expected cost of permitting, and as such does not yet have detailed plans.

Sincerely, **TonyPawlowski** CEO Catspaw Design Inc



Vicinity and Regional Maps  
812 N. Pacific Street  
Oceanside, CA 92054



812 N. Pacific Street – Site View



N. Pacific Street – North

NORTH 12'  
HIGH  
BUILDING

PROPOSED  
SITE

SOUTH  
20' HIGH  
BUILDING



**N. Pacific Street – East**

PROPOSED  
SITE

OCEAN  
VIEW



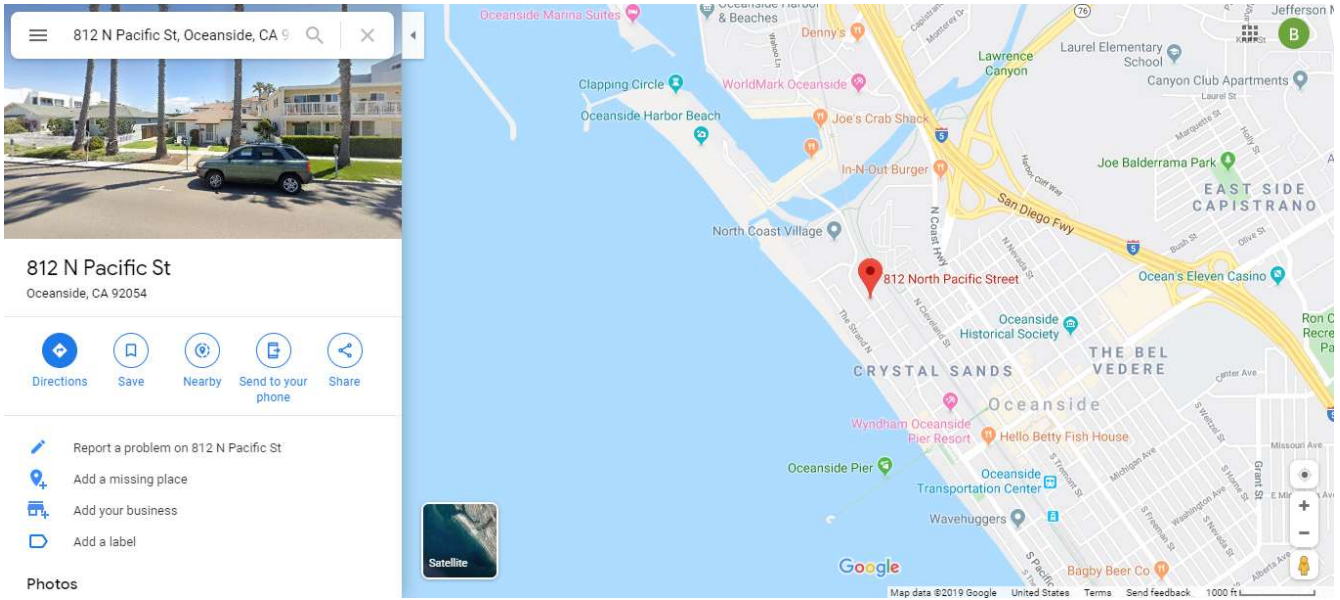
**N. Pacific Street – South**

WEST 16'  
HIGH  
BUILDING

WEST 12'  
HIGH  
BUILDING



**N. Pacific Street – West**



## N. Pacific Street - Regional Map

November 4, 2019

City of Oceanside  
300 N. Coast Hwy  
Oceanside, CA 92054

Re: Godzisz – Developer's Conference

To Whom It May Concern:

The following information is being provided in advance of our Developer's Conference scheduled for November 20, 2019.

**Project Location:**

812 N. Pacific Street, Oceanside, CA 92054

**APN:**

143 226 09 00

**Description:**

The proposed project is for the demolition of 4 existing apartment units to enable the development of a 4 unit condominium project. The parcel would be developed with a three-story multi-family residential building, consistent with a townhome type design.

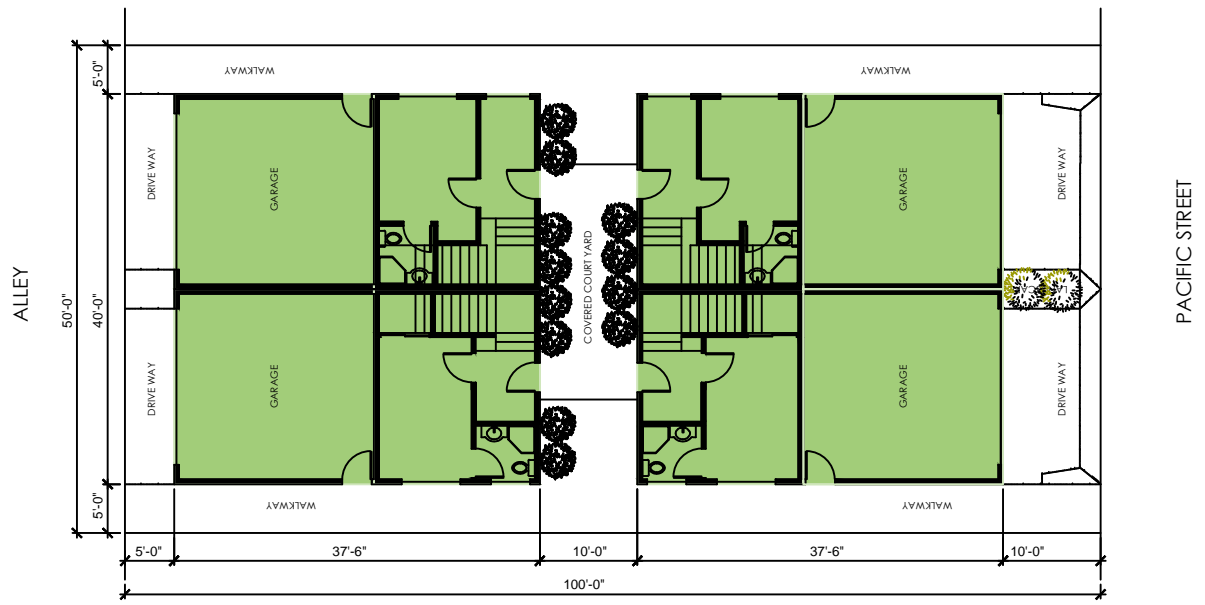
**Proposed Elevations, Conceptual Site Plans, and Maps:**

See attachments.

Please let me know if there are any questions or any additional information needed. Thank you.

Sincerely,

Brian Godzisz  
(949) 378-7095  
bkgodzisz@gmail.com

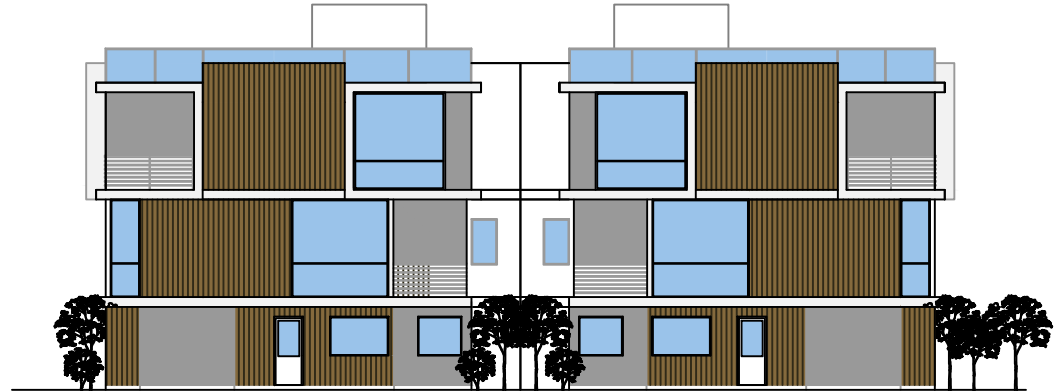


SITE PLAN





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION