

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

**Wednesday, February 26, 2020, 9:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 9:30 -10:30 a.m. Proposed mixed use development with subterranean parking, commercial space (coffee shop and art store) on the ground level, 24 residential units on levels two through four, and a roof top garden on a vacant lot located at 802 S. Pacific Street.

**Zoning: C1 (Coastal Neighborhood Commercial)**  
**Land Use: Coastal General Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-351-01**  
**Contact Person: Solomon Emeth**  
**Email: [solemeth@gmail.com](mailto:solemeth@gmail.com)**

2. 10:30 - 11:30 a.m. Proposed two-lot subdivision of an approximately 15,000 SF lot with an existing single-family residence and an accessory dwelling unit, both to remain (one on each proposed parcel), at 1607 Whaley Street.

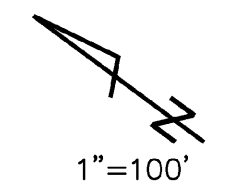
**Zoning: RS (Single-Family Residential)**  
**Land Use: Single-Family Residential**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number: 154-070-61**  
**Contact Person: Dale Clark**  
**Email: [dclark@bhaincsd.com](mailto:dclark@bhaincsd.com)**

**Attachments:**

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans

---

<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.*



1"=100'

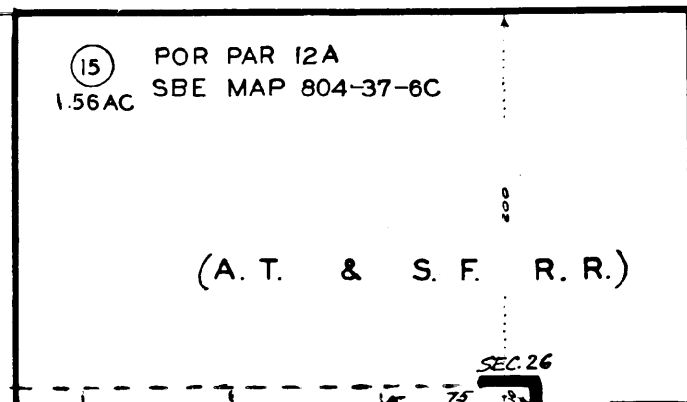
10/11/11 MGC

152  
1

ITEM #1

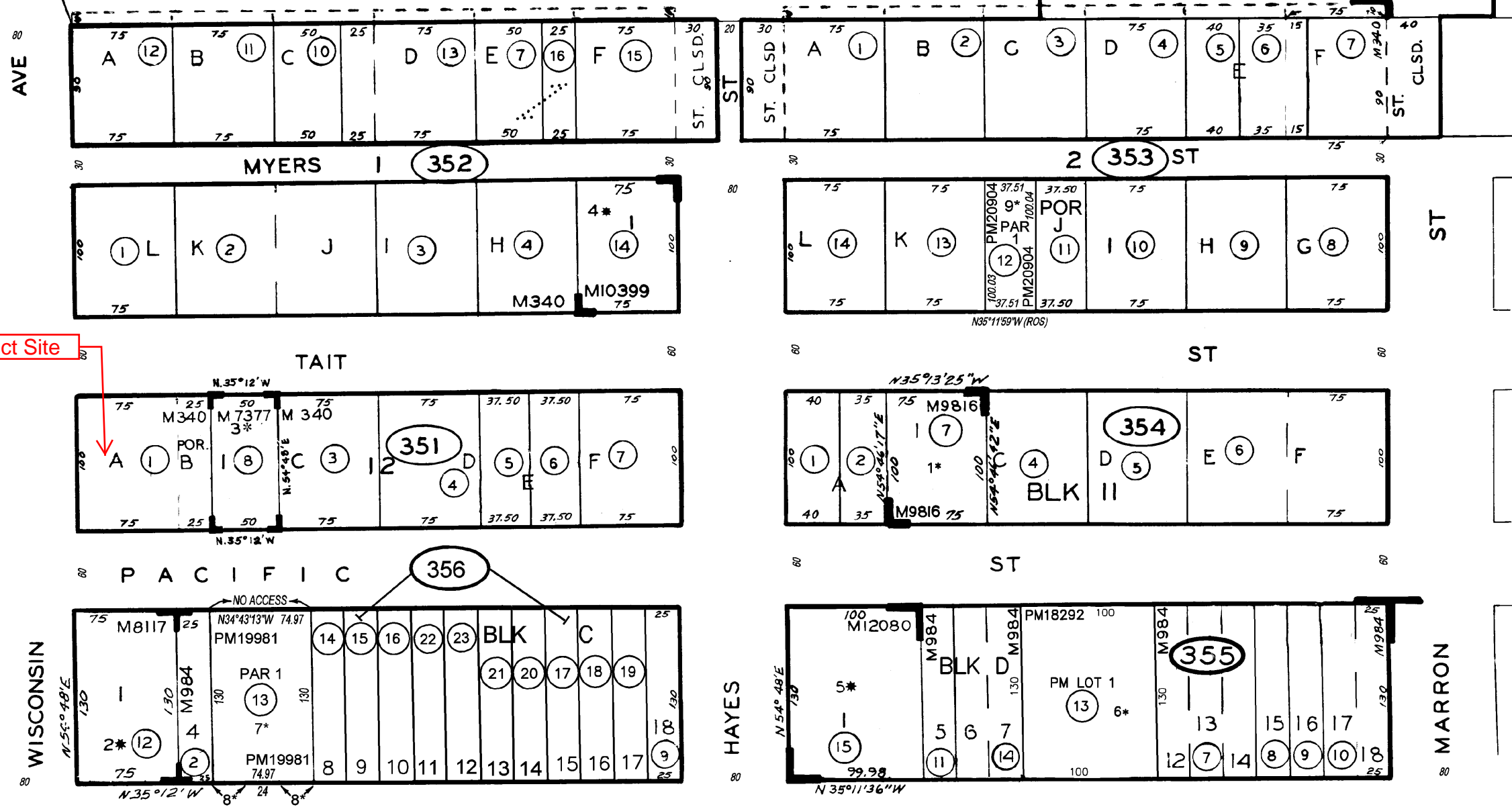
37

A. T. & S. F. R. R.



150-34,35,36

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.



CHANGES				
BLK	OLD	NEW	YR	CUT
352	8&9	13	70	3313
315	2	8	73	149
351	8	CONDM	73	567
356	1	10&11	74	2310
356	10&11	12	76	36
356	12	CONDM	76	422
355	5&6	13	80	1793
354	3	7	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	ST. CLSD. #7	SAME	83	6163
355	4&12	14	84	3809
352	14	CONDM	86	503
355	1&2	15	89	53
355	15	CONDM	89	686
356	3&4	13	96	1377
352	6	15&16	00	1079
355	13	CONDO	00	650
356	5	14-16	06	1815
356	13	SAME & ACC RTS	07	5516
356	8	17-19	07	1559
356	7	20&21	08	1261
356	6	22&23	09	1112
353	12	CONDO	12	539

- 1\* CONDM BLUEWATER PROPERTIES DOC81-369181 (SEE SHT. 3)
- 2\* CASA DEL MAR CONDM (SEE SHT 2)
- 3\* CONDM SEA SPRAY VILLAS (SEE SHT 2)
- 4\* CONDM TAIT STREET DOC. 84-471497 (SEE SHT. 3)
- 5\* CONDM EDGEWATER DOC89-027854 (SEE SHT.3)
- 6\* CONDO PACIFIC VIEW DOC99-764894 (SEE SHT 3)
- 7\* CONDO (PEND) 809 SOUTH PACIFIC ST DOC2006-0291174
- 8\* NO ACCESS
- 9\* CONDO 916 TAIT ST DOC11-0373724 (SEE SHT 3)

MAP 12080 - EDGEWATER CONDOMINIUMS  
 MAP 10399 - TAIT STREET CONDOMINIUMS  
 MAP 9816 - BLUEWATER PROPERTIES(CONDM)  
 MAP 8117 - CASA DEL MAR(CONDM)  
 MAP 7377 - SEA SPRAY VILLAS  
 MAP 984 - MYER'S ANNEX - BLKS C & D  
 MAP 340 - MYER'S ADD - BLKS 1, 2, 11 & POR 12  
 SEC 26 - T11S - R5W - POR  
 ROS 15853, 20330, 20499

ES  
8-6-69

## Tiffany Chen

---

**From:** Benjamin Williams <bwremx@gmail.com>  
**Sent:** Wednesday, February 19, 2020 3:01 PM  
**To:** Tiffany Chen  
**Cc:** Solomon E  
**Subject:** Re: 802 Oceanside project Dev Letter part 2

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**Warning: External Source**

---

Thank you.

We are looking at maximizing the square footage and at the same time trying to avoid 2 subterranean levels of parking.

One idea is to go semi sub 1/2 residential and the other 1/2 commercial. majority of the semi sub underground so it doesn't count as a story. In which case I think we would be entitled to go a full 4 stories above that so long as it's under 45 feet. The next floor all commercial and then the next 2 all residential and the top one and the roof garden commercial. Do you see an issue with that?

if the building is condominiumized, then would 1/2 the units be ok with JR ADU's?

On Wed, Feb 19, 2020 at 2:54 PM Tiffany Chen <[TChen@oceansideca.org](mailto:TChen@oceansideca.org)> wrote:

Solomon and Ben,

Following up on the PDFs of the attachments below. I will go ahead and use the previous documents if I don't receive the documents in the next half hour or so, but I will be using a general project description on the agenda in the absence of a project description letter.

Thank you,

---



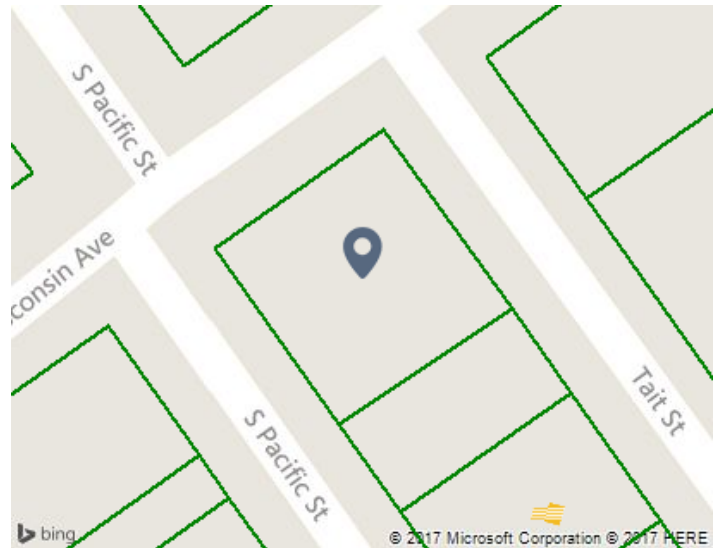
**Tiffany Chen, Planner II**

**City of Oceanside**

Planning Division

300 North Coast Highway

Oceanside, CA 92054



**LOCATION**

<b>Property Address</b>	802 S Pacific St Oceanside, CA 92054	
<b>Subdivision</b>	Myers Addition	
<b>Carrier Route</b>		
<b>County</b>	San Diego County, CA	
<b>Map Code</b>	1106A2	

**GENERAL PARCEL INFORMATION**

<b>APN/Tax ID</b>	150-351-01-00
<b>Alternate Parcel ID</b>	
<b>City</b>	Oceanside
<b>Tax Area</b>	07000
<b>2010 Census Trct/Blk</b>	183/1
<b>Assessor Roll Year</b>	2017

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential Vacant Land
<b>Improvement Type</b>	
<b>Square Feet</b>	
<b># of Buildings</b>	0

**CURRENT OWNER**

<b>Name</b>	Statser James Sr Jeanette
<b>Mailing Address</b>	746 Edelweiss Ln Encinitas, CA 92024-6621
<b>Owner Occupied</b>	No
<b>Owner Right Vesting</b>	Joint Tenants

**SALES HISTORY THROUGH 09/15/2017**

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels Book/Page Or Document#
6/10/2014	6/17/2014	\$2,000,000	Statser Sr James & Statser Jeanette	R Pur A Loe International Inc	Grant Deed	2014-0251031
5/17/2006	6/23/2006		R Pur Aloe International Inc	Confluence Corp	Grant Deed	2006-0444071
2/26/2001	3/14/2001	\$750,000	Confluence Corp	Jansen Patricia Bryant & Bryant Kim Hilary	Grant Deed	2001-0148452
10/3/1994	10/3/1994		Sullivan Roger M	Bryant Deceased Frank L	Affidavit Of Death	1994-0582863

**TAX ASSESSMENT**

Tax Assessment	2017	Change (%)	2016	Change (%)	2015
<b>Assessed Land</b>	\$2,112,490.00	\$41,421.00 (2.0%)	\$2,071,069.00	\$31,109.00 (1.5%)	\$2,039,960.00

**Assessed Improvements**

<b>Total Assessment</b>	\$2,112,490.00	\$41,421.00 (2.0%)	\$2,071,069.00	\$31,109.00 (1.5%)	\$2,039,960.00
-------------------------	----------------	--------------------	----------------	--------------------	----------------

**Exempt Reason**

<b>% Improved</b>	0%
-------------------	----

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2016			\$22,812.94
2015			\$22,144.50
2014			\$9,831.06
2013			\$9,786.82

**MORTGAGE HISTORY**

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
06/17/2014	\$1,500,000	Statser James Statser Jeanette And Statser J	Rpura Loe International	2014-0251032

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

No Buildings were found for this parcel.

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

Land Use	Residential Vacant Land	Lot Dimensions	
<b>Block/Lot</b>	12/A	<b>Lot Square Feet</b>	10,203
<b>Latitude/Longitude</b>	33.186212°/-117.376321°	<b>Acreage</b>	0.23

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

Gas Source		Road Type	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>School District</b>	
<b>Zoning Code</b>	R-4:Multiple Residential	<b>School District 2</b>	Unfd Carlsbad
<b>Owner Type</b>			

**LEGAL DESCRIPTION**

Subdivision	Myers Addition	Plat Book/Page	
<b>Block/Lot</b>	12/A	<b>Tax Area</b>	07000
<b>Tract Number</b>	000340		
<b>Description</b>	000340 Blk 12 Lot A Nwly 25 Ft Lot B & All		

**FLOOD ZONE INFORMATION**

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as 060294-06073C0742G above the 500-year flood level.		05/16/2012

**LISTING ARCHIVE**

MLS #	Status	Status	List Date	List Price	Closing Date	Closing	Listing	Listing	Selling	Selling Broker
-------	--------	--------	-----------	------------	--------------	---------	---------	---------	---------	----------------

		Change Date				Price	Agent	Broker	Agent	
170038802	For Sale	07/24/2017	04/25/2017	\$2,750,000			Patrick Miller	Lee & Associates		
160000685	Expired	12/01/2016	01/04/2016	\$3,100,000			Connie J Page	Solutions Real Estate		
140019974	Sold	09/18/2014	04/16/2014	\$824,900	09/18/2014	\$815,000	John Beran	The Alan Shafran Group	Teresa Stroben	Cal Res Consulting
140019984	Sold	06/17/2014	04/16/2014	\$2,000,000	06/17/2014	\$2,000,000	John Beran	The Alan Shafran Group	Connie J. Page	Solutions Real Estate
140015970	Cancelled	04/15/2014	03/27/2014	\$2,000,000			John Beran	Era Ranch & Sea Realty		
140014953	Cancelled	04/15/2014	03/21/2014	\$895,000			John Beran	Era Ranch & Sea Realty		
130049330	Expired	03/27/2014	09/12/2013	\$2,000,000			John Beran	Era Ranch & Sea Realty		
130033083	Expired	03/13/2014	06/20/2013	\$945,000			John Beran	Era Ranch & Sea Realty		
110048614	Expired	02/25/2012	08/25/2011	\$1,995,000			John Beran	Era Ranch & Sea Realty		
100066279	Expired	08/24/2011	11/12/2010	\$1,995,000			John Beran	Era Ranch & Sea Realty		
100028925	Expired	11/12/2010	05/11/2010	\$1,995,000			John Beran	Era Ranch & Sea Realty		
90065384	Expired	05/13/2010	11/20/2009	\$2,500,000			John Beran	Era Ranch & Sea Realty		
80078702	Expired	08/20/2009	11/20/2008	\$2,950,000			David J Albert	Era Ranch & Sea Realty		
61071828	Sold		08/15/2006	\$1,249,000	11/27/2006	\$1,247,500	John Beran	Era Ranch & Sea Realty	Michael Collimore	Era Ranch & Sea Realty
51033029	Sold		05/13/2005	\$995,000	07/14/2005	\$900,000	John Beran	Era Ranch & Sea Realty	Michael J. Dunne	Diversified Realty
21061360	Sold		12/02/2002	\$699,000	03/26/2003	\$680,000	John Beran	Era Ranch & Sea Realty	John Beran	Era Ranch & Sea Realty
21028213	Expired		06/05/2002	\$699,000			John Beran	Era Ranch & Sea Realty		
1017700	Sold	03/16/2001	10/09/2000	\$899,000	03/16/2001	\$750,000	Thomas Furrh	Townsite Management	Thomas D. Furrh	Townsite Management
1009523	Sold		05/28/2000	\$469,000	07/20/2000	\$472,000	John Beran	Era Ranch & Sea Realty	John Beran	Era Ranch & Sea Realty
1009522	Sold		05/28/2000	\$479,000	06/30/2000	\$470,000	John Beran	Era Ranch & Sea Realty	John Beran	Era Ranch & Sea Realty
1005859	Expired	10/02/2000	04/03/2000	\$899,000			Thomas Furrh	Townsite Management		
1002277	Sold		02/04/2000	\$459,000	09/20/2000	\$449,000	John Beran	Era Ranch & Sea Realty	Loren D. Sanders	Sea Coast Exclusive Properties
991014473	Cancelled		07/18/1999	\$475,000			Glenn Castens	Realty Executives		
991014567	Cancelled		07/18/1999	\$475,000			Glenn Castens	Realty Executives		
981020246	Sold		10/01/1998	\$1,500			David L. Murdock	Real Living Lifestyles	David L. Murdock	Real Living Lifestyles

Property Report for 802 S PACIFIC ST., cont.

981004285	Expired	03/13/1998	\$345,000	Glenn Castens	Realty Executives
981004297	Expired	03/13/1998	\$345,000	Glenn Castens	Realty Executives
971000287	Expired	01/03/1997	\$319,900	Chris Heller	Prudential California Realty

Wisconsin Avenue

North

CURB (Existing)

CURB (Existing)

Pacific Street

West

Entrance

Ramp Down

Out

In

Building Line

Entrance

Building Line

Set Back

100'

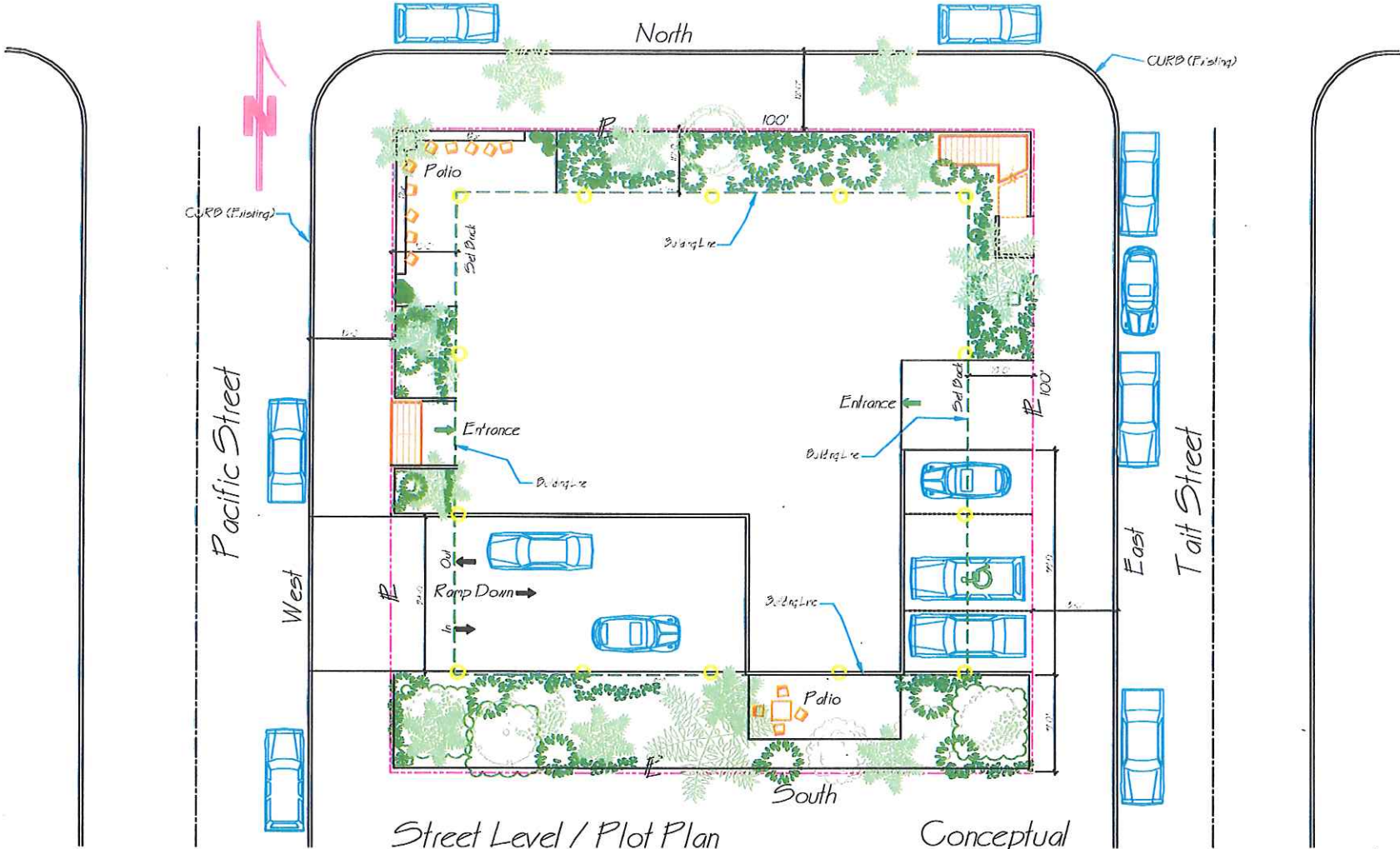
East

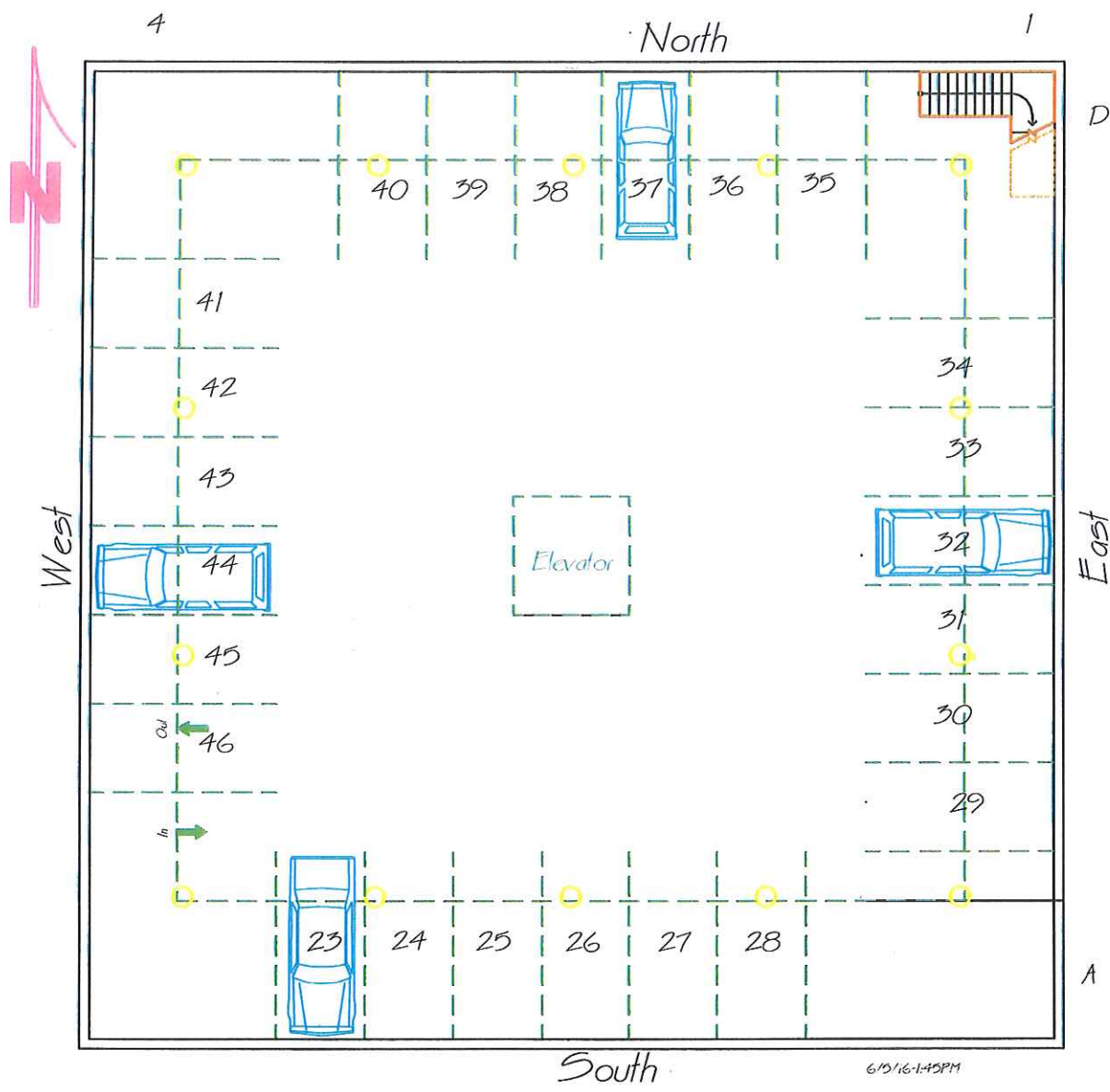
Tait Street

South

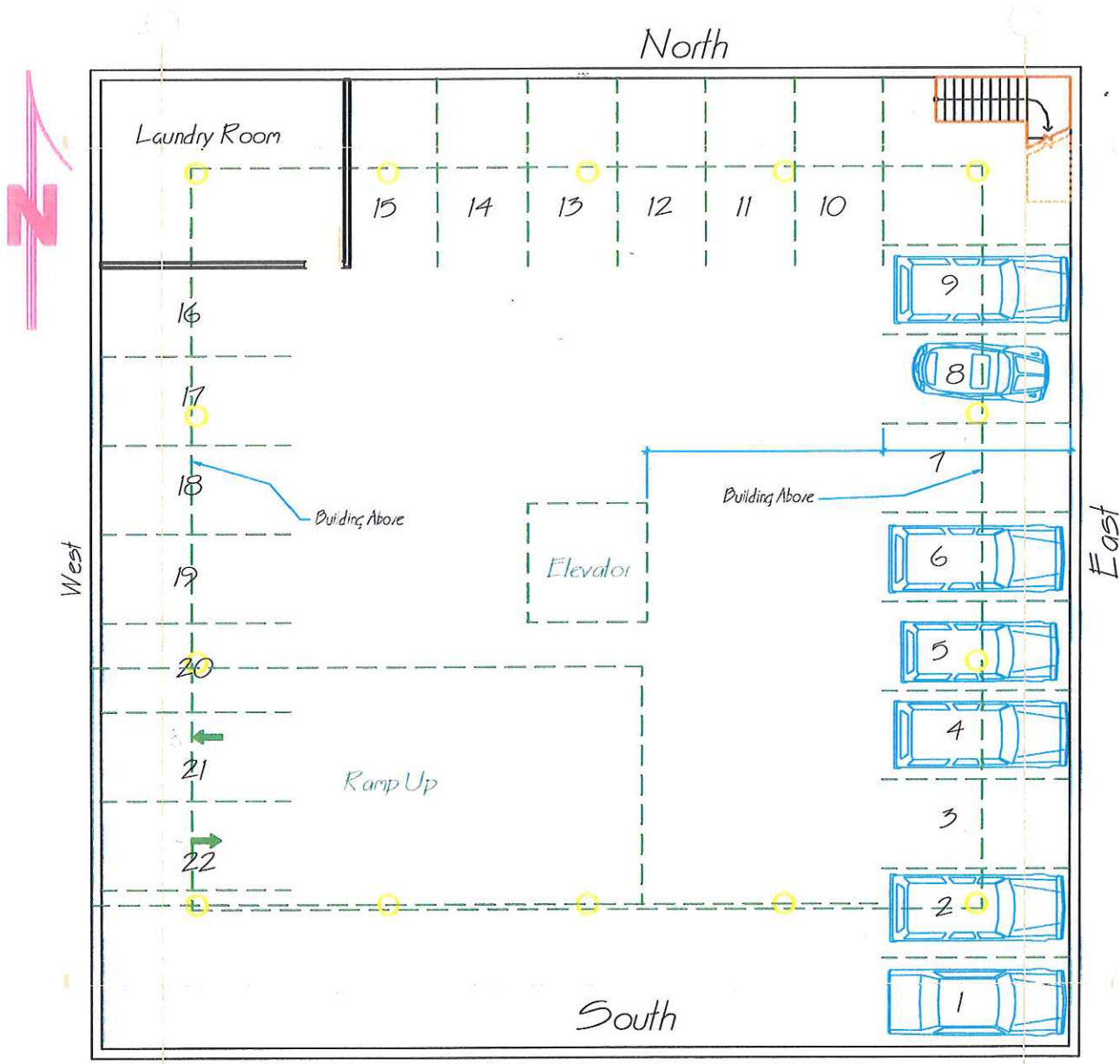
Conceptual

Street Level / Plot Plan



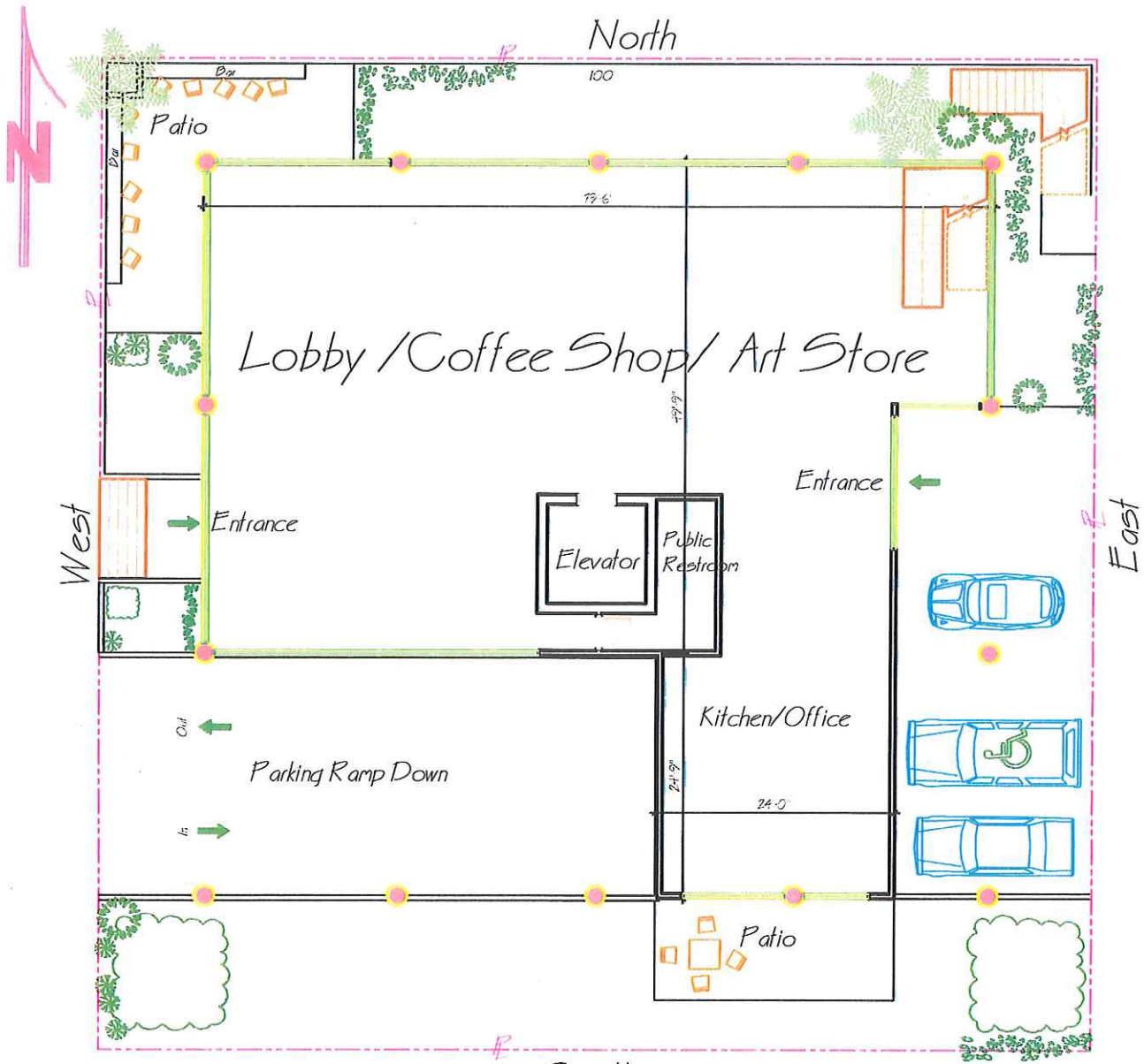


2nd Parking Level below Street Street Conceptual



1st Parking Level below Street 6/15/16-1:30PM

Conceptual



1st Floor

South

Conceptual

6/14/16 12:52 PM

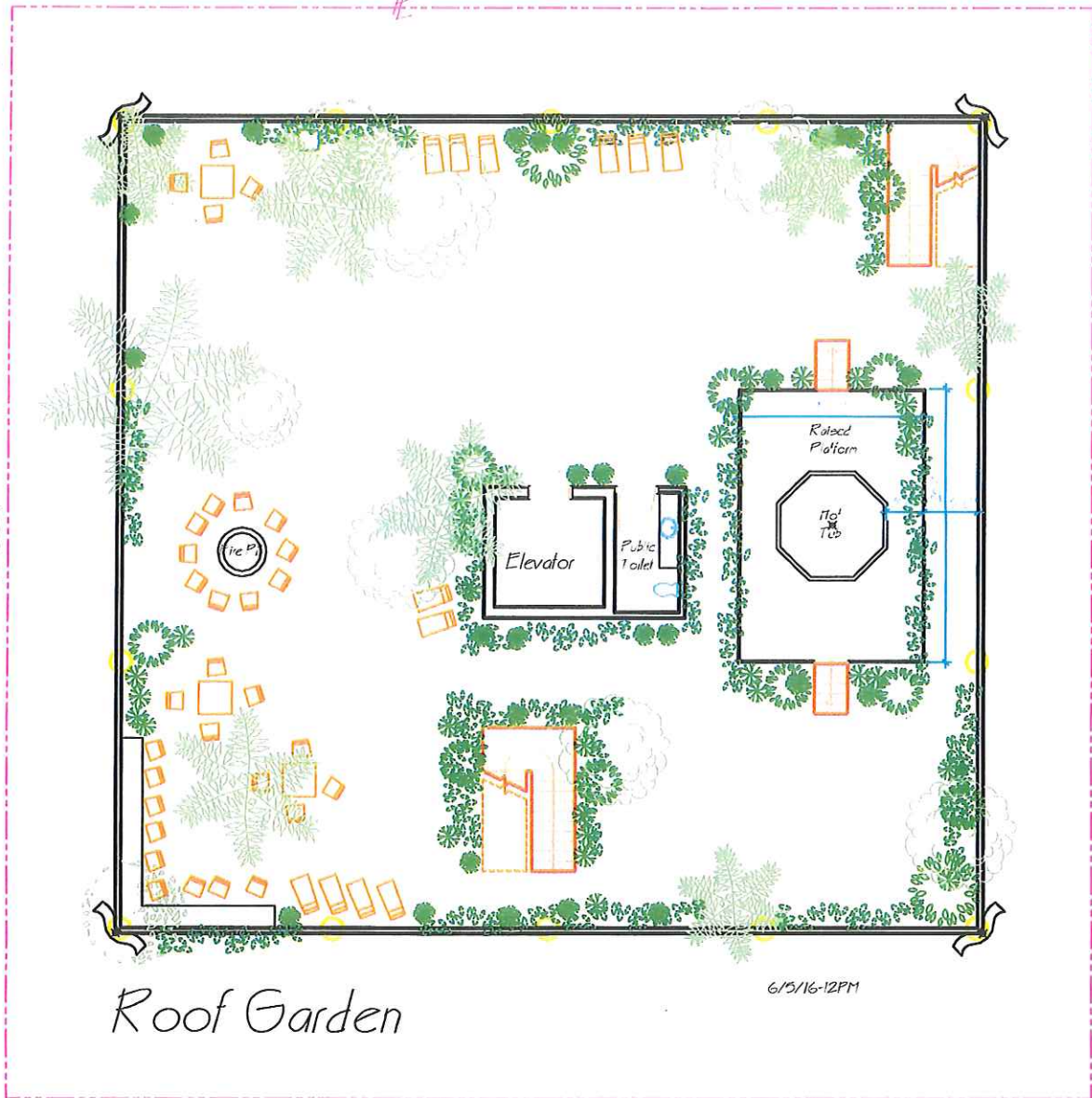




North

West

East

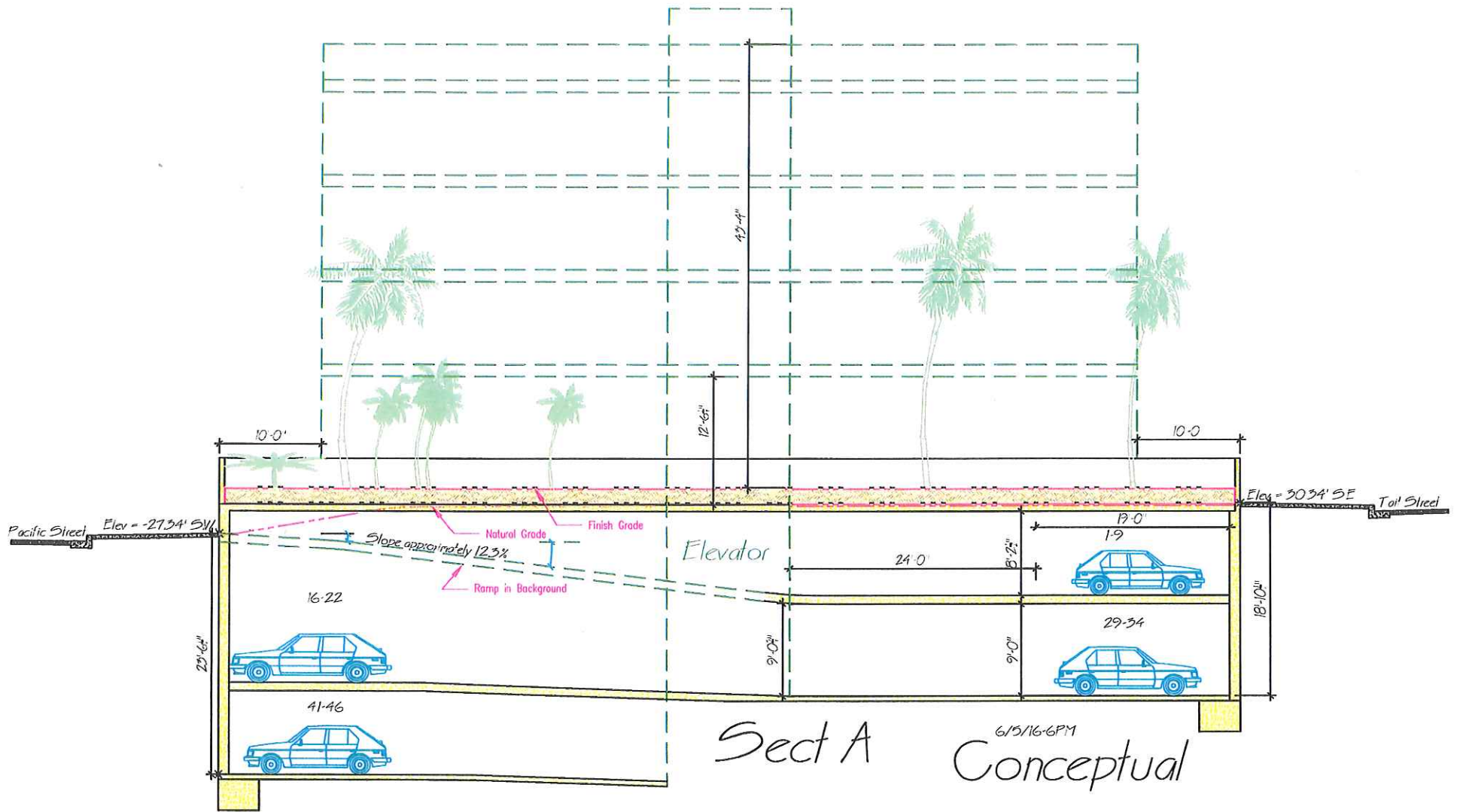


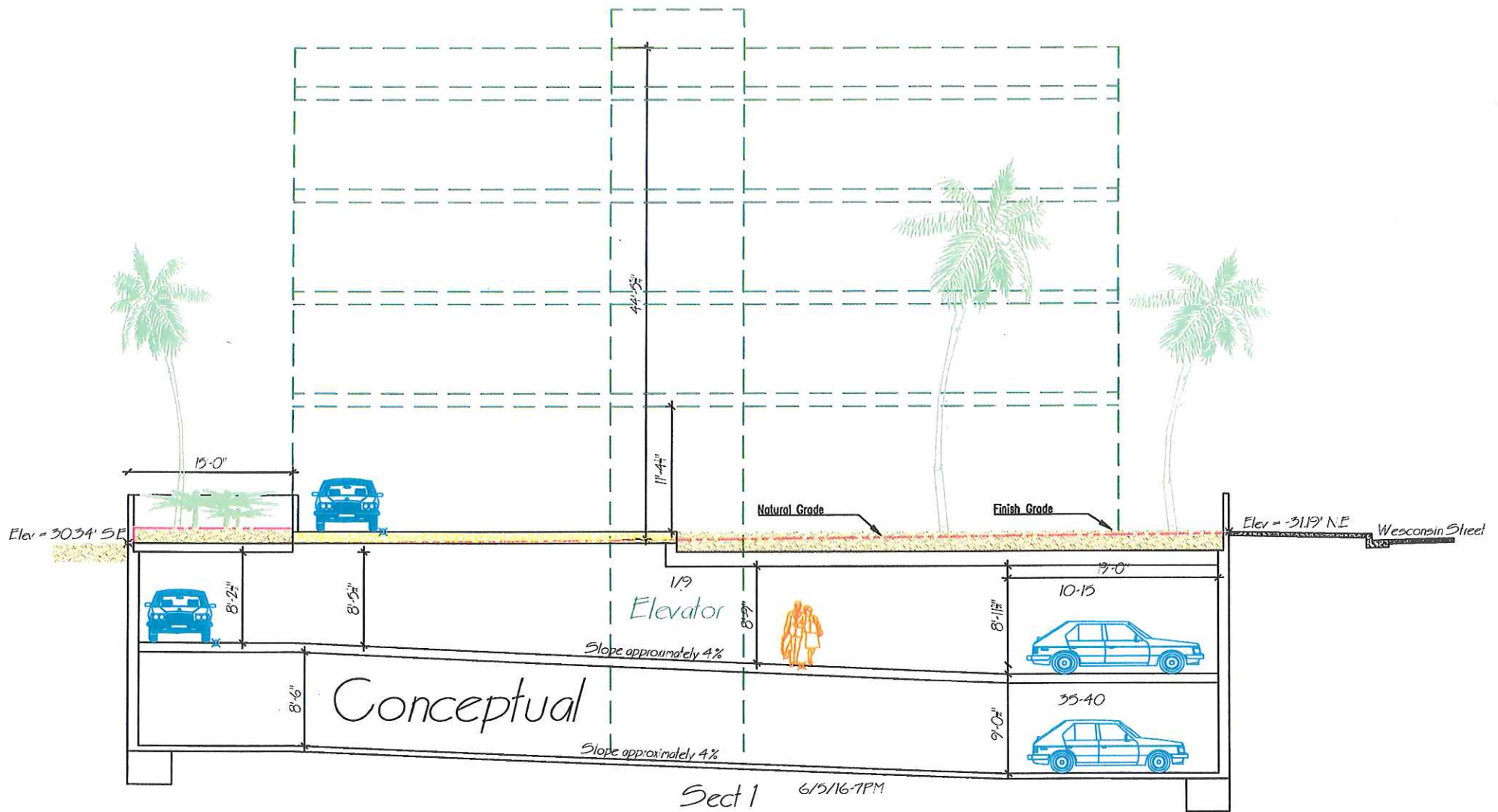
Roof Garden

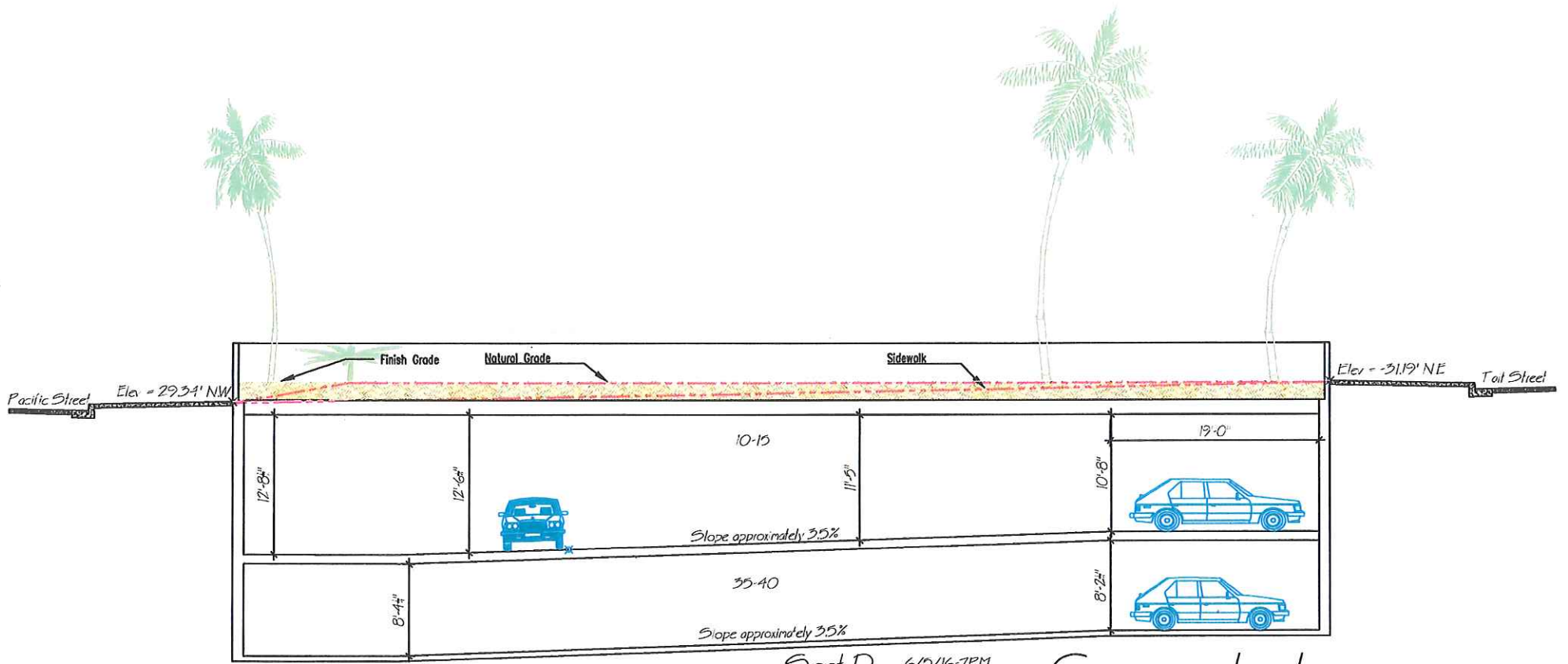
6/5/16-12PM

South

Conceptual

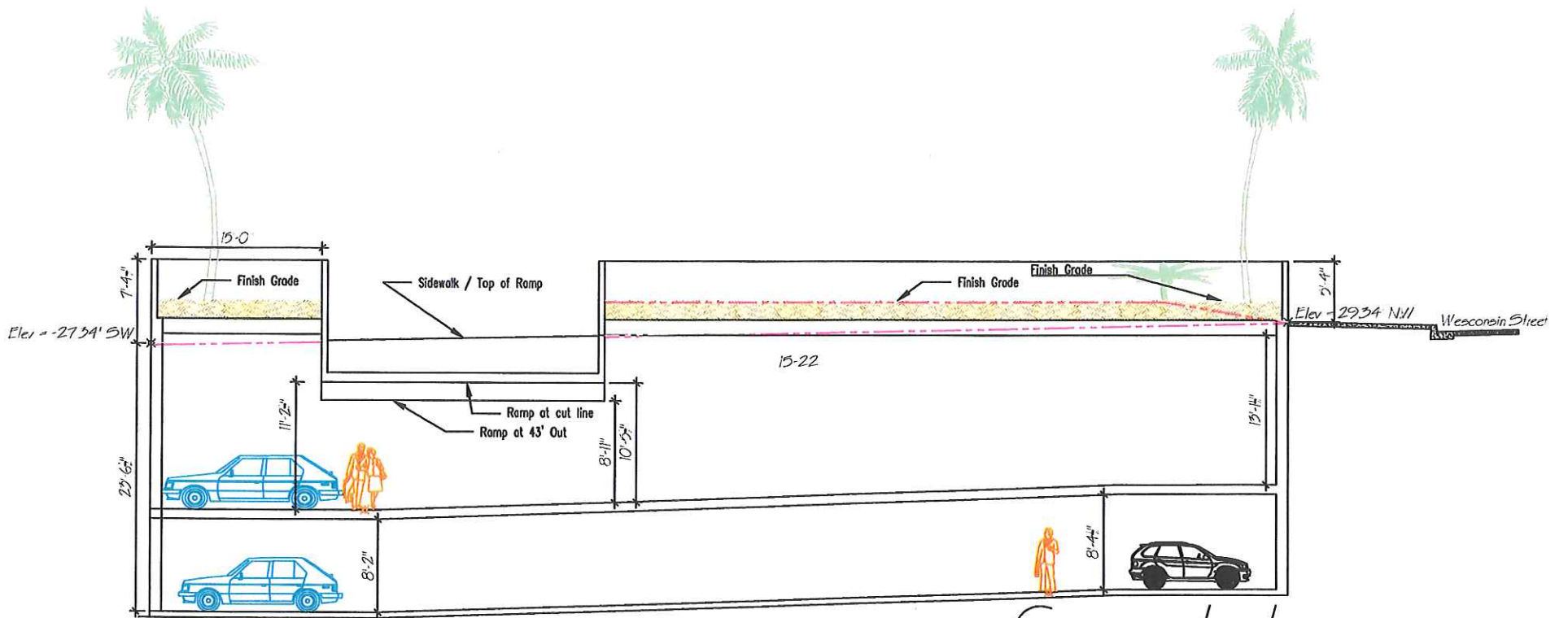






Sect D 6/5/16-7PM

Conceptual



Sect 4

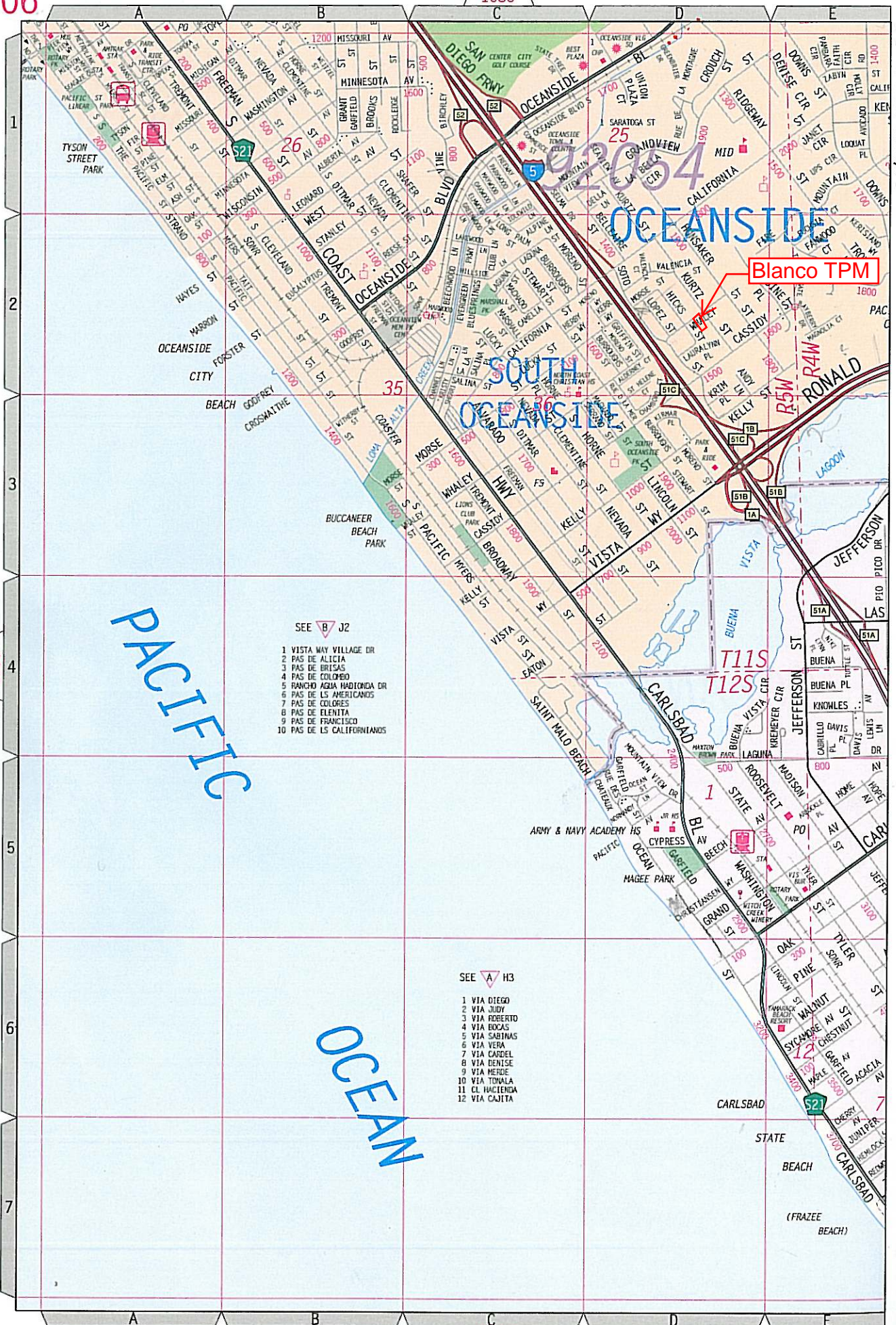
6/5/16-7PM

Conceptual



SAN DIEGO CO.

SEE 1105 MAP

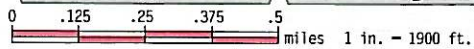


SEE B J2

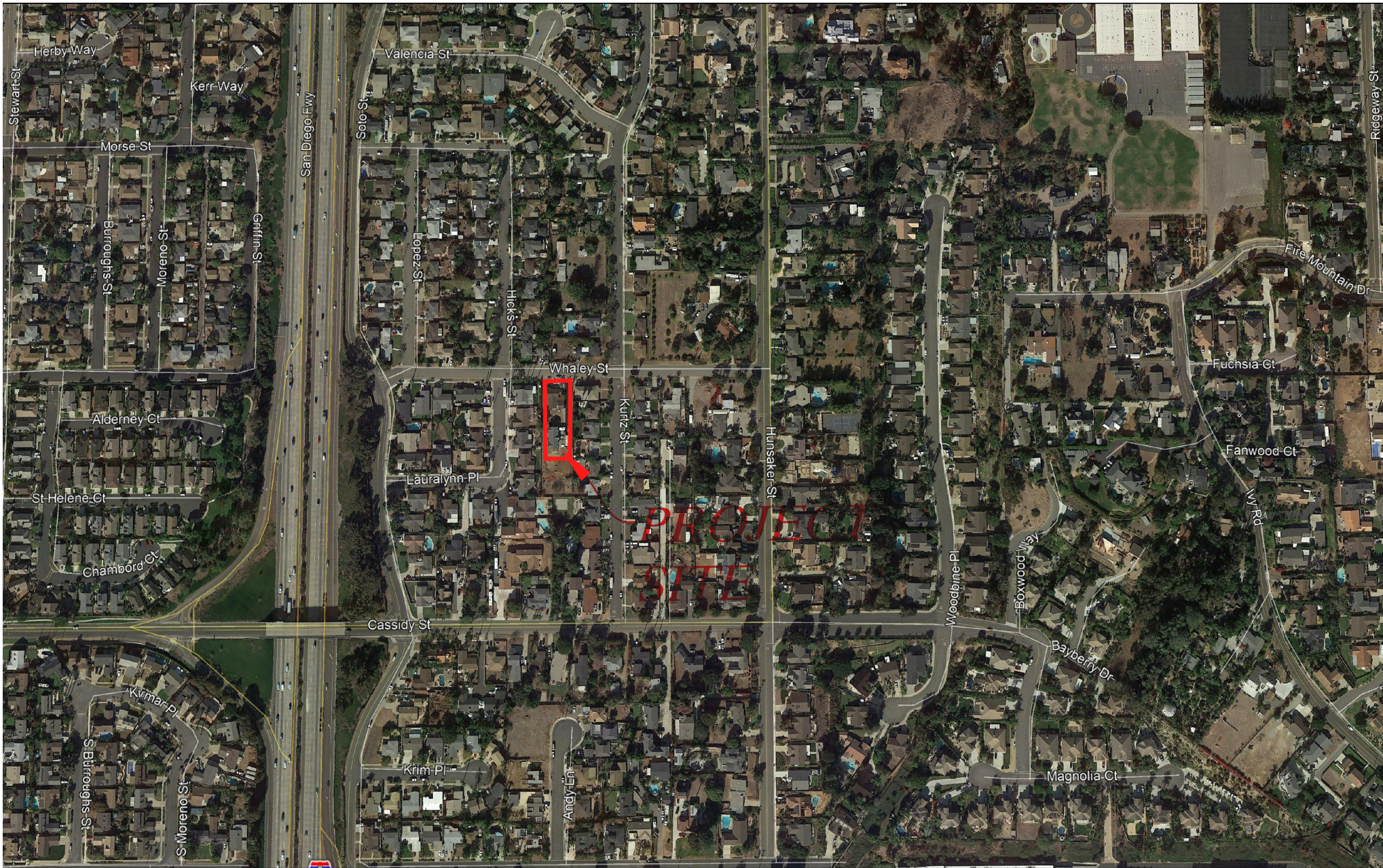
- 1 VISTA WAY VILLAGE DR
- 2 PAS DE ALICIA
- 3 PAS DE BRISAS
- 4 PAS DE COLOMBO
- 5 RANCHO AGUA HADLONDA DR
- 6 PAS DE LS AMERICANOS
- 7 PAS DE COLORES
- 8 PAS DE ELENITA
- 9 PAS DE FRANCISCO
- 10 PAS DE LS CALIFORNIANOS

SEE A H3

- 1 VIA DIEGO
- 2 VIA SUDY
- 3 VIA ROBERTO
- 4 VIA BOCAS
- 5 VIA SABINAS
- 6 VIA VERA
- 7 VIA CARDEL
- 8 VIA DENISE
- 9 VIA MERDE
- 10 VIA TONALA
- 11 CL HACIENDA
- 12 VIA CAJITA



© 2002 Thomas Bros Maps



# BLANCO RESIDENCES-TPM

## PROJECT DESCRIPTION/LEGAL DESCRIPTION

### PROJECT DESCRIPTION

THE SUBJECT PROPERTY FOR THIS TENTATIVE PARCEL MAP SUBMITTAL IS LOCATED AT 1607 WHALEY STREET (APN 154-070-02), SITUATED ON THE SOUTH SIDE OF WHALEY STREET BETWEEN KURTZ STREET AND HICKS STREET. THE PROPERTY CURRENTLY HAS AN EXISTING SINGLE FAMILY RESIDENCE AND AN ACCESSORY SINGLE FAMILY RESIDENCE WITH AN AREA OF 14,528 SQUARE FEET. THE PURPOSE OF THIS SUBMITTAL IS TO DIVIDE THE PROPERTY INTO TWO (2) SEPARATE PARCELS. THE EXISTING/PROPOSED ZONING WILL NOT CHANGE (RS) AS WELL AS THE EXISTING/PROPOSED GENERAL PLAN DESIGNATION (SFD). ALL SETBACKS AS DEFINED BY CITY OF OCEANSIDE ZONING ORDINANCE FOR THE RS ZONE ARE CURRENTLY MET AND DO NOT REQUIRE ANY SETBACK VARIANCES.

THIS PROPOSED DEVELOPMENT IS COMPATIBLE WITH EXISTING AND POTENTIAL DEVELOPMENTS ON ADJOINING PROPERTIES AND IN THE SURROUNDING NEIGHBORHOOD.

### PROJECT LEGAL DESCRIPTION

BEING PARCEL "A" OF THAT CERTAIN LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE NO. PLA16-00004 IN THE CITY OF OCEANSIDE, RECORDED ON OCTOBER5, 2017, AS DOCUMENT NO. 2017-046587, IN THE OFFICE OF COUNTY RECORDER, SAN DIEGO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHERLY CORNER OF SAID PARCEL "A" ALSO BEING THE RIGHT OF WAY LINE OF WHALEY STREET, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A", SOUTH 35°17'06" EAST, 204.50 FEET TO THE EASTERLY CORNER OF SAID PARCEL "A"; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", SOUTH 54°41'32" WEST, 71.07 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL "A"; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A", NORTH 35°16'20" WEST, 204.50 FEET TO THE WESTERLY CORNER OF SAID PARCEL "A" AND THE RIGHT OF WAY LINE OF SAID LINE OF TRACT 62, ALSO BEING THE RIGHT OF WAY LINE OF WHALEY STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "A", NORTH 54°41'32" EAST , 71.02 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,528 SQUARE FEET, MORE OR LESS.

