

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

**Wednesday, August 26, 2020**

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 8/25/20.**

1. 9:30- 10:30 am SKYPE teleconference

Proposed mixed-use development utilizing density bonus to include 20 apartment units, 20 private co-working spaces, and a child care facility on a .48-acre vacant site located at the northeast corner of Geneva Street and Basel Street. [ADM20-00049]

**Zoning: CP (Commercial Professional)**  
**Land Use: Professional Commercial**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number(s): 165-430-30**  
**Contact Person: Noam Newman**  
**Email: [mn@vepworldwide.com](mailto:mn@vepworldwide.com)**

2. 10:30 -11:30 am SKYPE teleconference

Proposed lot line adjustment, tentative parcel map and relocation of sewer line to create 7 new lots with a minimum size of 10,000 sq. ft. each at the northeast corner of Ivy Road and Vista Way. There are currently two existing parcels with an existing single-family development at 2245 Ivy Road. [ADM20-00050]

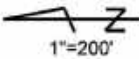
**Zoning: RS (Single-family Residential)**  
**Land Use: Single Family Detached Residential**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number(s): 165-310-43, 165-120-63**  
**Contact Person: Paul Vaughan**  
**Email: [pvaughan@vaughanarchitectstudio.com](mailto:pvaughan@vaughanarchitectstudio.com)**

Attachments:

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

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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.

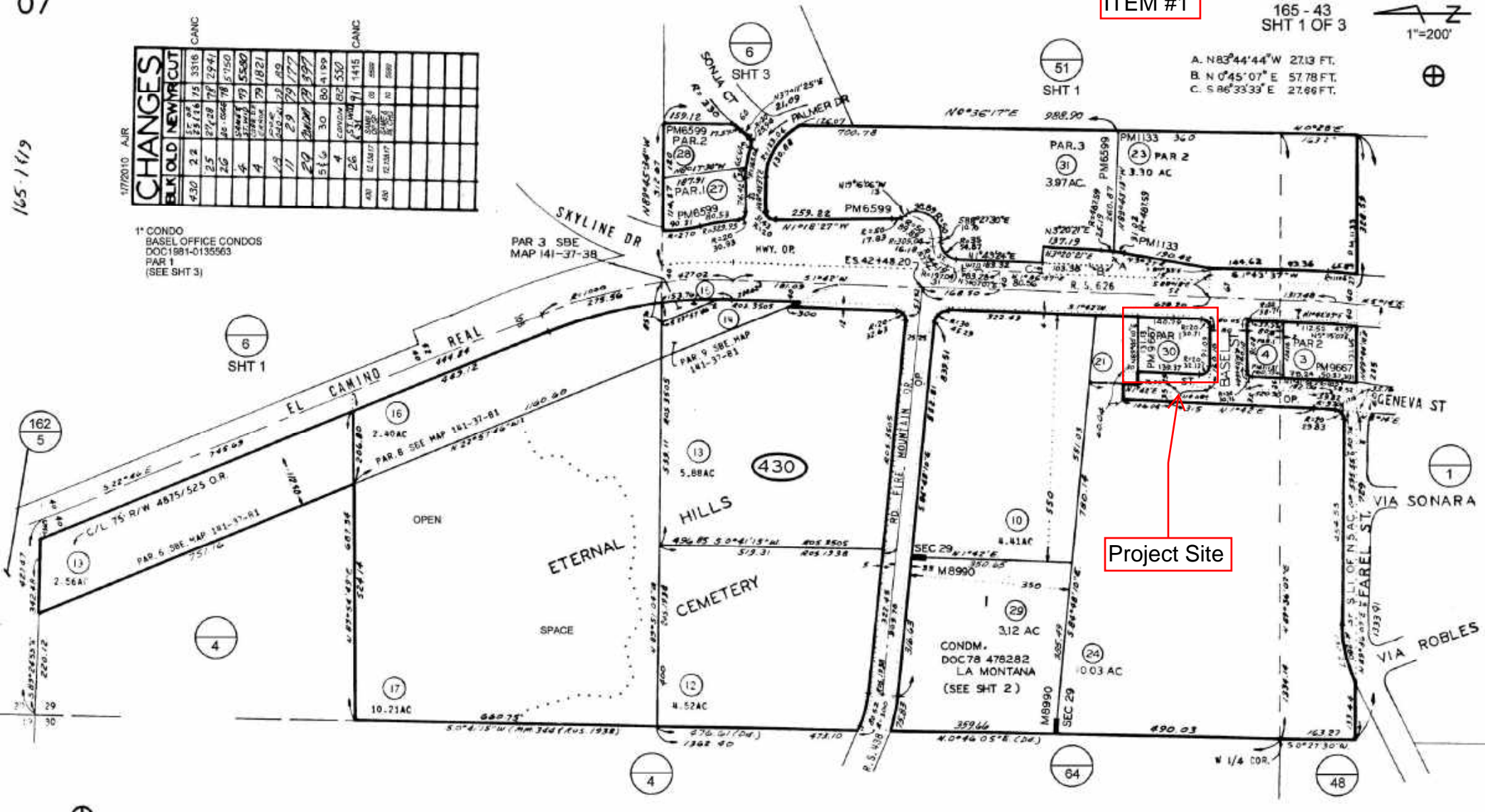


A. N83°44'44"W 27.13 FT.  
B. N 0°45'07" E 57.78 FT.  
C. S 86°33'33" E 27.86 FT.

CHANGES		CANC	
BLK	OLD	NEW	CUT
430	2.2	57.08	75
		25.176	3316
		27.28	77
		29.41	
		26	10
		37.150	
		55.807	
		1821	
		11	29
		79	177
		29	397
		30	4199
		4	82
		530	
		1415	
		48	587
		10	888

1" CONDO  
BASEL OFFICE CONDOS  
DOC 1981-0135563  
PAR 1  
(SEE SHT 3)

165-119



Project Site

MRS  
5-2-72  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 165 PG 43 SHT 1 OF 2

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 8990-LA MONTANA (CONDM)  
SEC 29 - T11S-R4W - POR W 1/2  
MM 283, 297, 344 - ROS 1938, 2878, 3505, 13691

Live. Work. Care.

# *on* Geneva

A **mixed-use ecosystem** of community oriented amenities connecting Oceanside's residents, entrepreneurs, employers and future generations.



## **20 Apartment Dwellings**

Featuring a mix of 1 bedroom and 2 bedrooms thoughtfully designed to accommodate Oceanside's immediate housing needs.

## **20 Coworking Spaces**

Private accommodations for both local small business and work-from-home professionals who live *on Geneva*.

## **On-Site Childcare Facility**

5361 +/- Square Feet of open space dedicated to childcare.

**on Geneva [2100 S. El Camino Real Oceanside, CA 92054]**

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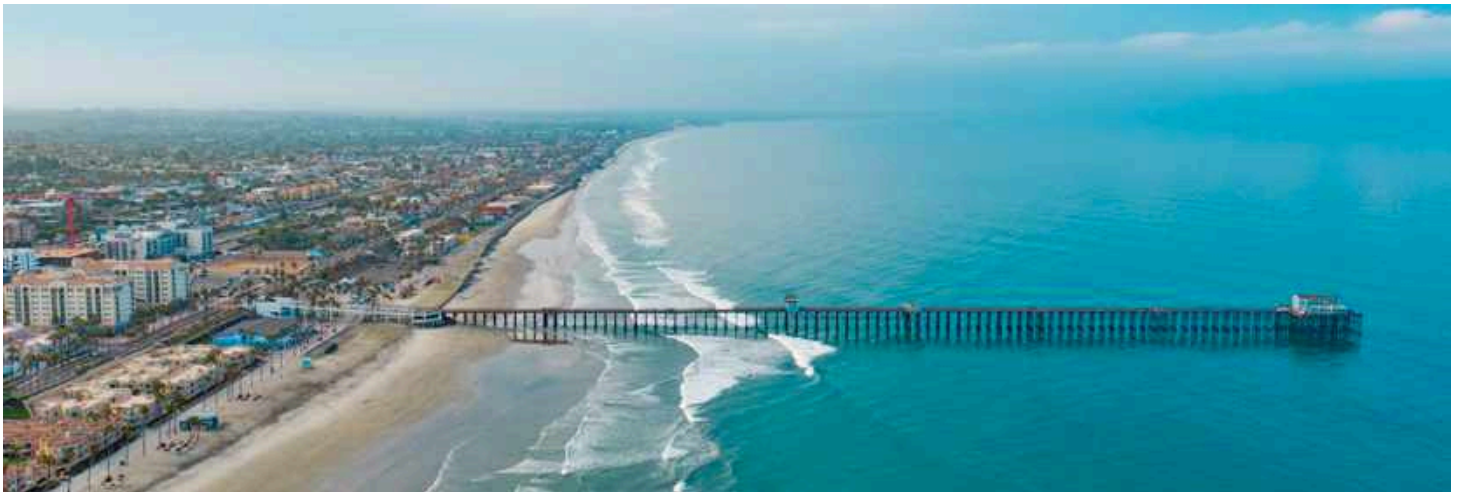
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## Index

- 3. Primary Topics of Discussion
- 4. Project Narrative
- 6. Key Development Components
- 7. Site Photographs
- 9. Childcare Statistics
- 11. Coworking Considerations
- 15. Proposed Plan / Design
- 20. Developer Profile

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## **Prepared For:**

**Shannon Vitale, Planner II & Tiffany Chen, Planner II**

City of Oceanside - Development Services Department | Planning Division

300 N. Coast Highway, Oceanside, CA 92054

760-435-3927 | [www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us)

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## **Primary Topics of Discussion:**

- Parking Requirements and Alternatives
- Setbacks
- Density
- Open Space Requirements
- Lot Coverage Ratio / Floor Area Ratio
- Height Requirements
- Utility Connection requirements & costs, permit/impact fees, and ancillary costs.
- Geneva Street Address Requested

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## **Key Development Components**

- 20 apartment dwellings featuring a mix of 1 bedroom and 2 bedrooms thoughtfully designed to accommodate Oceanside's immediate housing needs.
- 20 private coworking spaces accommodating local small business, and work-from-home professionals.
- 5361 +/- square feet of open space dedicated to childcare.

## **Name of Project:**

on Geneva

[2100 S. El Camino Real Oceanside, CA 92054]

## **Property Description:**

**APN:** 165-430-3000

**Land Size:** 20,749 (.48 Acres)

**Zoning:** CP

## **Project Narrative: Supporting Housing, Community, and Economic Mobility**

The thesis behind this infill development proposal of residential, private office and childcare is in response to the short term and long term challenges that working individuals and families are facing. The alignment of these specific uses support the growing trend and demand of 'working from home' and supporting your household and community in a more so called 'pod' or limited physical-social connections.

# **on** *Geneva*

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## **Retail Floor Description**

The retail floor is divided into two separate areas by a lobby/waiting area. A natural separation between the Child Care Facility and the coworking spaces allows each use to function independently with minimal disruption. Additional amenities supporting daily use include a fitness center, conference room and package delivery room.

## **Child Care Facility**

The childcare facility component was designed and incorporated into our proposed design after our development team researched the Oceanside Staff Report, dated May 8th, 2019 [(i) item No. 22 // Exhibit "A" - ZA19-00003 LCPA 19-00003, (ii) Affordable Housing Density Bonus, (iii) Item F: Childcare Facility. The childcare space takes advantage of light and air on three sides, and features its own dedicated drop off/pick area off Basel Street. A fenced off outdoor playground spills out into the sidewalk allowing for indoor/outdoor flex space.

## **Coworking Spaces**

The private coworking offices allow residents, working parents and local businesses to work from home without being away from home and compliment the existing market place of workspaces. Each unit or apartment is dedicated with a private office on the retail floor.

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Each one of the proposed uses provides a competitive advantage and economic mobility to its residents. By allowing each use or function to compliment from the other, the opportunity for savings to the individual accelerates and provides day-to-day efficiency to the individual.



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## Site Photos



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### Utility Photos



# Child Care in State Economies

## FACT SHEET

2019 Update



## California

### Impact of the Child Care Industry in California

- There are 95,137 market-based child care providers with revenue of \$5.79 billion in California. This includes 86,889 sole proprietors (family child care home-based providers) and 8,248 child care centers.
- \$5.79 billion in direct revenue generated within the market-based child care industry is estimated to support about \$7.04 billion in spillover or related productivity in other industry sectors for an estimated combined total economic impact of about \$12.84 billion in California.
- In terms of jobs, 163,332 sole proprietors and wage and salary employees in the child care sector are estimated to support about 59,616 workers in other industries for a total jobs impact of 222,948.
- The \$2.79 billion in employee compensation and proprietors' earnings generated directly within the child care industry is estimated to support about \$2 billion in additional earnings across the state for a total earnings impact of \$4.79 billion.

### Child Care Usage in California

- There are 7,528,645 children under age 15 (2,471,513 under age 5 and 5,057,132 between ages 5 and 14) in California who may require paid child care services.
- About 1,699,294 children under age 15 are in paid care – 694,704 (28.1%) under age 5 and 1,004,590 (19.9%) between the ages of 5 and 14.
- About 49.2% of children birth to age 5 in California are in non-parental care for at least 10 hours every week.

### Cost of Child Care & Labor Force Participation

The cost of care in California remains a hurdle for many parents seeking to enter or stay in the labor force.

- The average annual cost of child care for an infant is \$16,542 in a child care center and \$10,609 in a family child care home.
- The average annual cost of infant center-based care is 170.9% of the cost of tuition and fees at a 4-year California college.
- Center-based infant care is 25.9% of state median income.
- Since 2010, family child care homes have declined from 120,810 to 86,889 in 2016 – a decline of 28.1%. For working families, the decline in home-based care reduces the availability of the least expensive care option for families.

### The Link Between the Paid Child Care Sector and the State Economy

- Access to affordable child care can increase labor force participation and support state and regional economic growth.
- Access to affordable child care can support parents seeking additional education and training, which contribute to higher earnings over an individual's lifetime.
- Increased subsidy payments trigger state level responses in wage rates, the mix of low- and high-skilled labor used in the state, prices of goods and services, and trade flows.

Note: Regulations for child care licensing vary by state. The economic information provided through the U.S. Census Bureau Economic Census includes employers and sole proprietors who report child care business income. This does not mean such entities are regulated by the state or are in compliance with state law. Therefore, state regulatory lists may vary from child care business data reflected in the Census Bureau data.

Sources: Committee for Economic Development of The Conference Board, *Child Care in State Economies: 2019 Update*; 2016 U.S. Census Bureau Economic Census and County Business Pattern data and non-employer statistics data; Current Population Survey for the 2015-2017 period; 2016-2017 National Survey of Children's Health (NSCH), U.S. Department of Health and Human Services; and Child Care Aware of America 2017 child care rates, *the U.S. and the High Cost of Child Care* (2018).



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## The Economic Impact of Child Care within States

[Source: [Early Learning Policy Group, LLC](#)]

Parents need child care in order to obtain and retain a job. Children need a safe place to be that promotes their healthy development while their parents are working. The child care industry is an important economic driver within states. In fact, throughout the country, child care has an economic impact of \$99.3 billion.

The Committee for Economic Development (CED) released a report, “Child Care in State Economies: 2019 Update” on January 31, 2019. There are 674,332 child care programs (centers and home-based sole proprietors) throughout the United States with revenue of \$47.2 billion, employing 1.5 million workers. The spillover impact of these programs (purchases of goods and services) generates an additional \$52.1 billion in local economies. With regard to employment, beyond direct jobs within the industry, an additional 507,089 jobs are supported within communities leading to an overall jobs impact of 2 million workers. Find the report, executive summary and state by state fact sheets and talking points on CED’s “Child Care Impact” web page. Individual state info graphics are posted as well.



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## **Why Mental Health Is The Number 1 Reason To Consider Coworking**

[Source: [All Work](#)]

### **Coworking helps you to separate work and life**

Whether you're a freelancer or home-run business owner, if you work remotely, you're probably guilty of blending up work and life until you're unable to separate the two.

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It's easy enough to do if you work from home; after all, your space work and life space becomes one and the same. This, consequently, is likely to impact your mental state and your routine. You find yourself cleaning the house or washing clothes mid-morning, taking business calls during lunch hours, and answering emails right before bedtime.

This impacts your mental health, you're, quite literally, taking all of your work and stress home with you, which doesn't really give you any time to switch off. Eventually, you might feel like your home is no longer a place where you can relax and unwind, and instead it becomes a place that you associate with stress and burnout.

Coworking spaces can help you keep a healthy line between work and life. In fact, 60% of coworkers report being more relaxed at home since they began coworking.

Using a coworking space gives you a calming, flexible environment in which you can focus on work, and work alone. By placing yourself in a driven, concentrated atmosphere and by being in an environment where others are working, you can improve your sense of drive and your productivity levels.

## **A coworking community helps you feel connected**

As a remote worker, it's all too easy to feel disconnected from the rest of the world when you're locked away at home or sitting alone at a coffee shop.

Becoming part of a coworking space gives you a sense of belonging and community. Feeling connected – having social interaction and being surrounded by other humans – really helps battle loneliness, isolation and poor mental health.

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Approximately half of independent workers cite loneliness and “feeling like an outsider” as the main drawback of working remotely. The feeling of isolation and lack of connection to a team culture can be disheartening.

Coworking tackles the unspoken loneliness of the gig economy, by providing a space where remote workers can talk and simply be around other people.

## **Coworking offers collaboration and networking opportunities**

Coworking is a great opportunity to meet new people – potentially future collaborators and partners – in a safe, vibrant working environment.

Coworking spaces draw like-minded people to them and you will likely find yourself surrounded by inspiring individuals. Coworking enables and facilitates meaningful and authentic connects between people. These could be professional or personal nature. The point is, coworking brings people together.

Moreover, most coworking spaces tend to host a variety of events on a weekly or monthly basis. These are the perfect occasion for you to reach out to people and find collaboration opportunities.

## **Coworking promotes productivity**

Statistics show that coworking boosts productivity – 64% of coworkers said they were better able to complete tasks on time and 68% said they were able to focus more.

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This doesn't only benefit your business, but also makes you happier and more content with the state of your job. There is a [relationship between job satisfaction and mental health](#), so it makes sense that you should do everything you can to increase your job satisfaction and productivity levels, not only for financial purposes, but to positively impact your mental wellbeing.

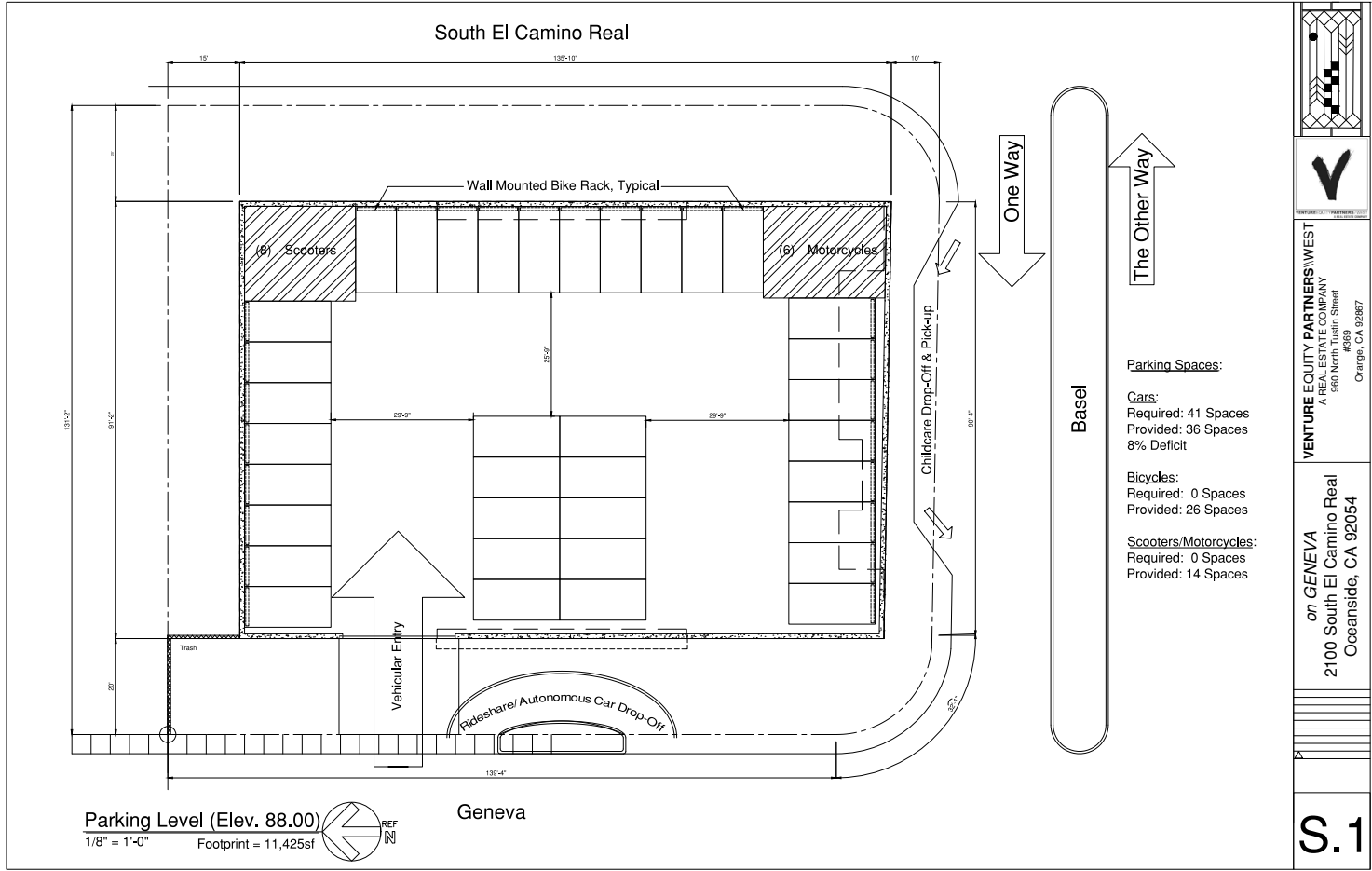
Productivity can be a serious issue for those working remotely, especially when faced with distractions at home or public spaces like coffee shops.

By providing an designated space for focused work, coworking spaces promote productivity and provide remote workers the chance to focus and create a daily routine that helps achieve and maintain work-life balance.

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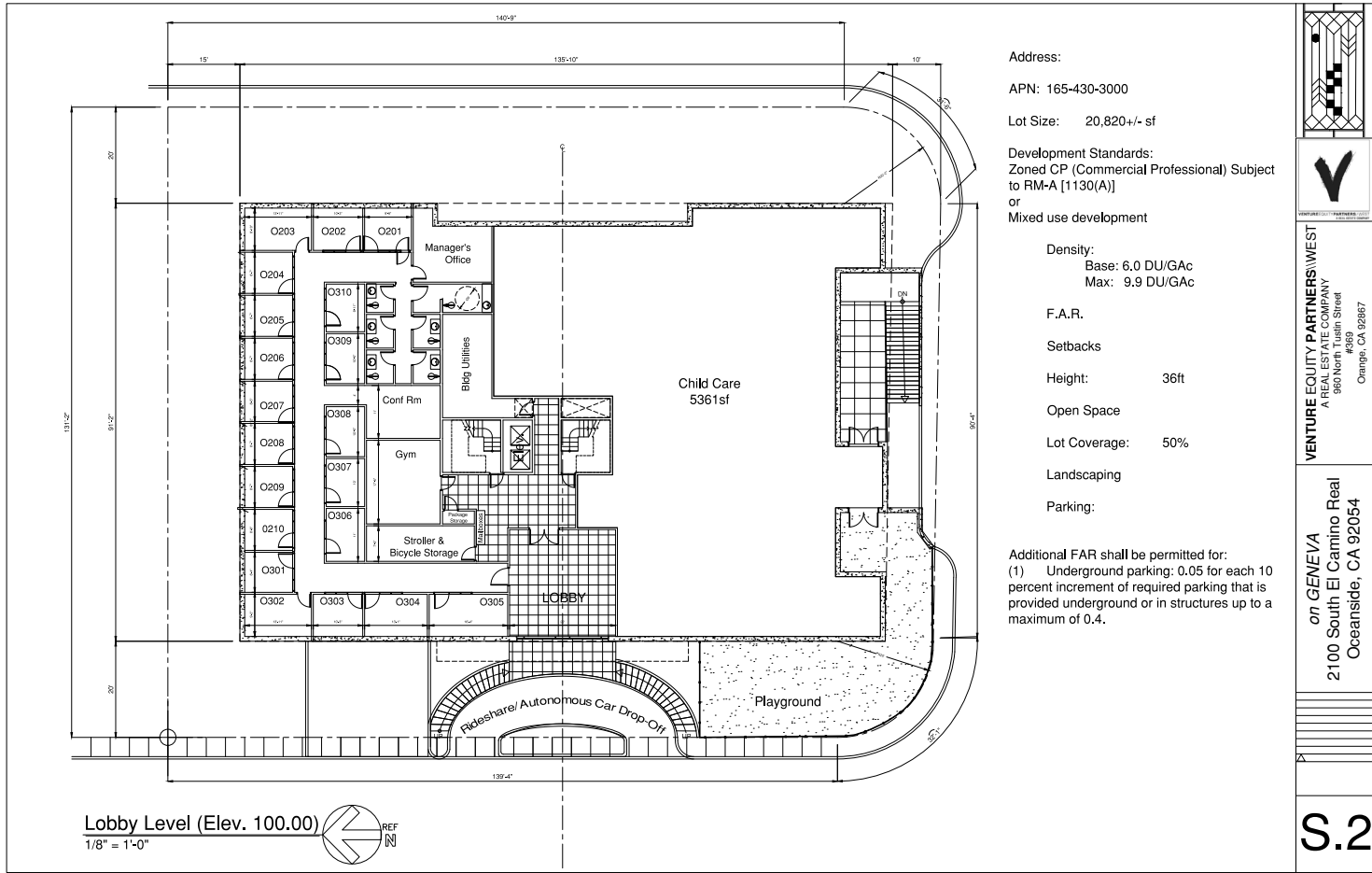
## Parking Level



# on Geneva

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## Retail & Ground Level

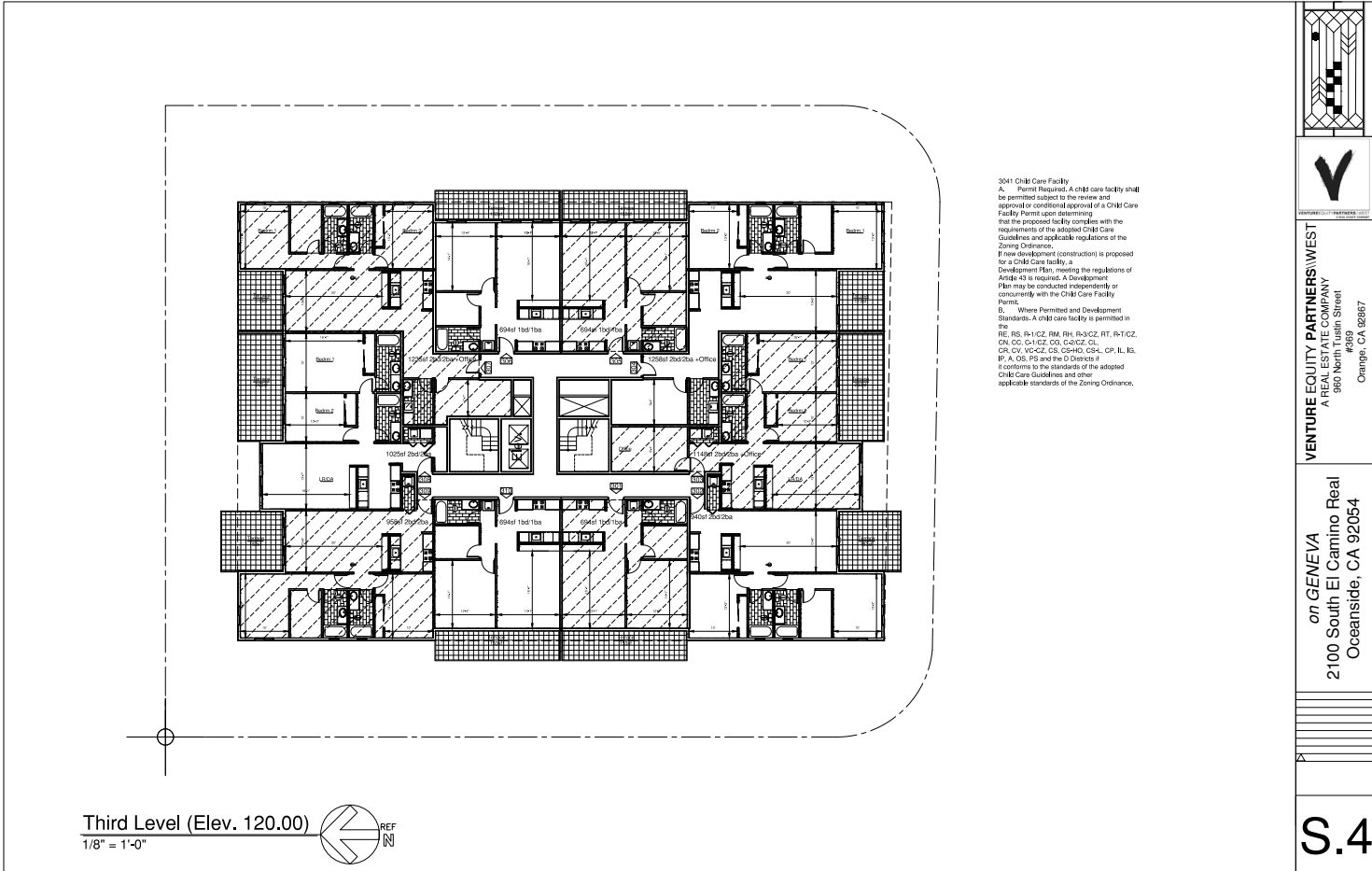




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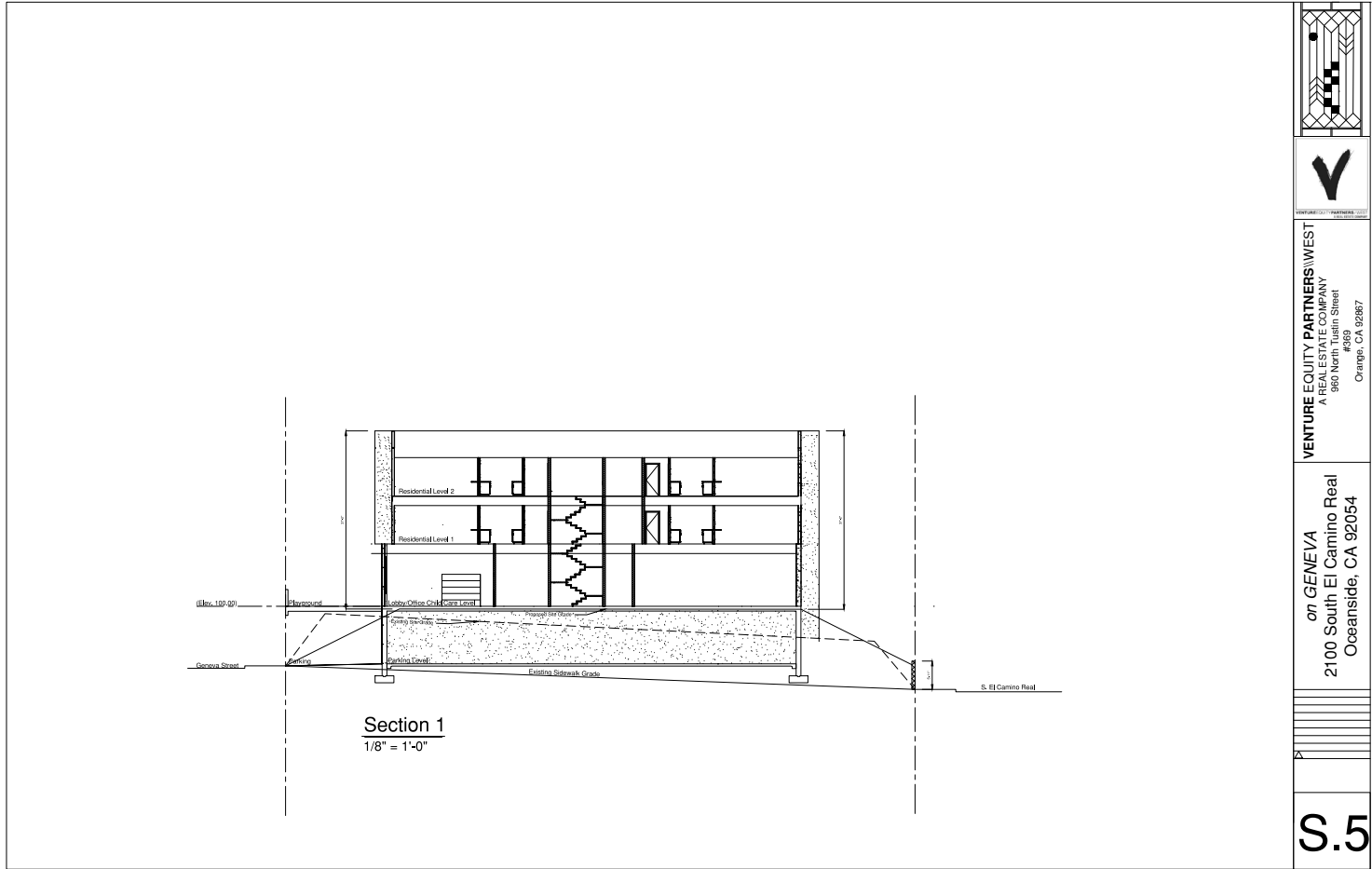
## Third Level



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## Exterior View





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## Developer Profile

**Venture Equity Partners West** tel: 646.535.0446 | [www.vepwest.com](http://www.vepwest.com)

### **Noam Newman - Principal**

15 years of experience within multi-strategy real estate investing, including portfolio management, property operations, investments, acquisitions and repositioning of assets, with strengths in both vertical & land development working directly for Family Offices and Developers. Notable projects include 240 East 10th Street (37 Units/17 Stories) and The Bowery Hotel (140 Rooms/17 Stories).

Highly proficient in real estate asset management, valuation, market dynamics, due-diligence, underwriting, and deal origination of both on and off market opportunities. Specific asset strengths include multi-family and mixed-use projects in highly dense urban and sub-urban markets with Transit Oriented strengths, walkability, and new urbanism development philosophies.

### **Dominic Walsh - Principal**

Dominic Walsh holds a Bachelor's of Architecture from the School of Architecture at Syracuse University and has owned and operated LongKesh CO. and Tesoro Homebuilders, Inc. since 2002. The two companies focus on the design, development and construction of residential projects in Southern California.

From 1997 through 2002, Mr. Walsh was a Design Project Manager at Clark Construction and has been involved in the construction and execution of highly complex projects including Southwest Mercy Hospital wing extension (\$55MM), UCLA Medical Research Science Building #7 (\$85MM), Petco Park San Diego CA (\$350MM), and a Space Launch Complex, at Vandenberg AFB Base (\$278MM).

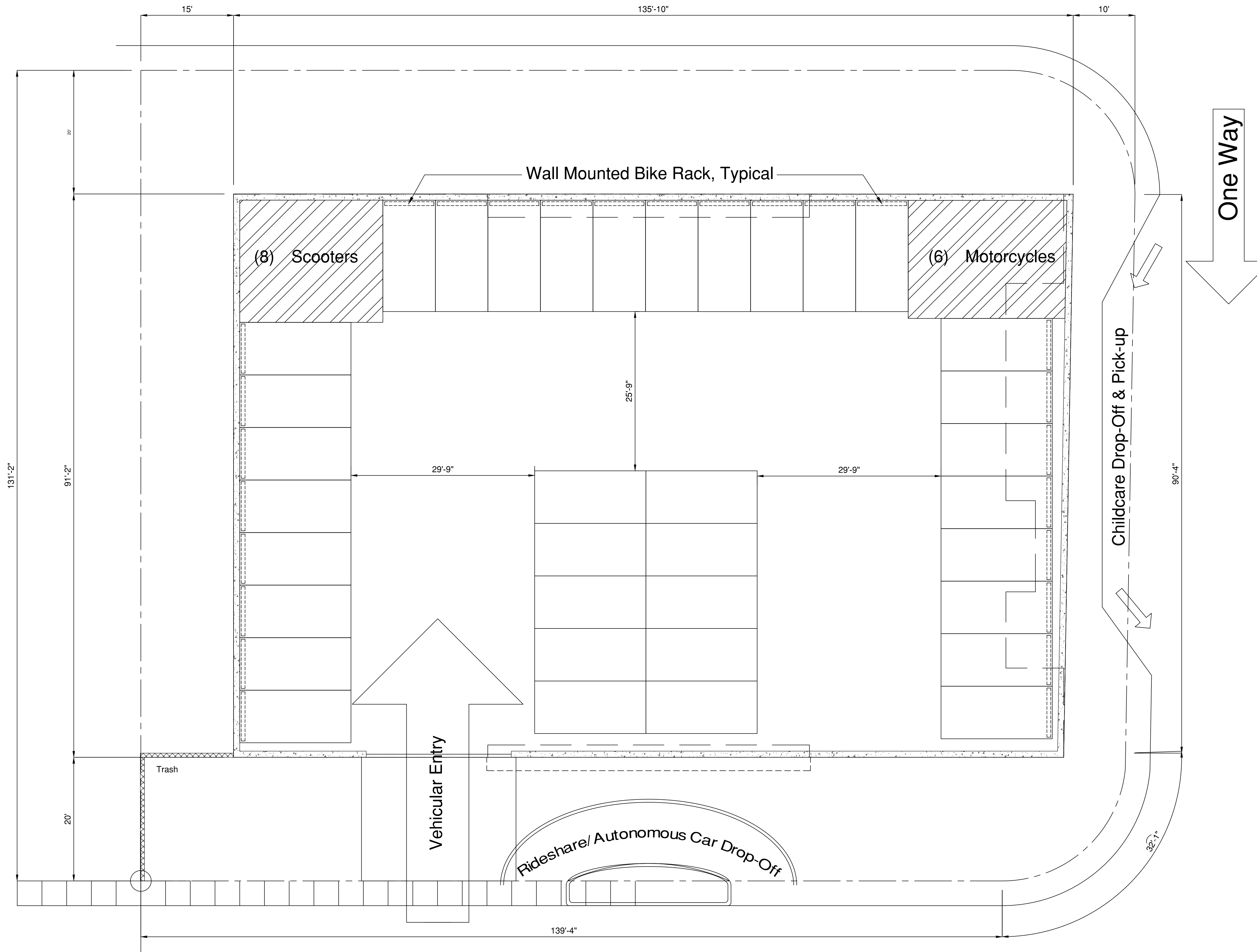
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## Financial Partners & Institutions

**Debt:** Farmers & Merchants Bank, Wells Fargo, Cal West Bank - *to be acquired by The Bank of So. CA*

**Equity:** Rothschild & Co.

# South El Camino Real



One Way

Basel

The Other Way

**Parking Spaces:**

**Cars:**  
 Required: 41 Spaces  
 Provided: 36 Spaces  
 8% Deficit

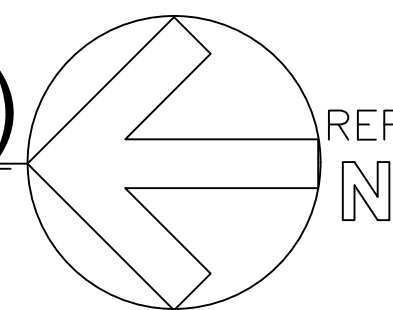
**Bicycles:**  
 Required: 0 Spaces  
 Provided: 26 Spaces

**Scooters/Motorcycles:**  
 Required: 0 Spaces  
 Provided: 14 Spaces

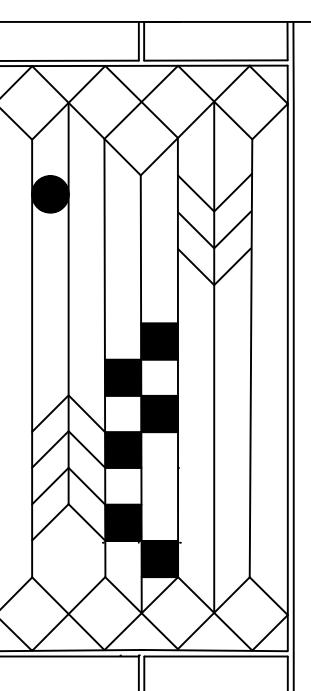
Parking Level (Elev. 88.00)

1/8" = 1'-0"

Footprint = 11,425sf



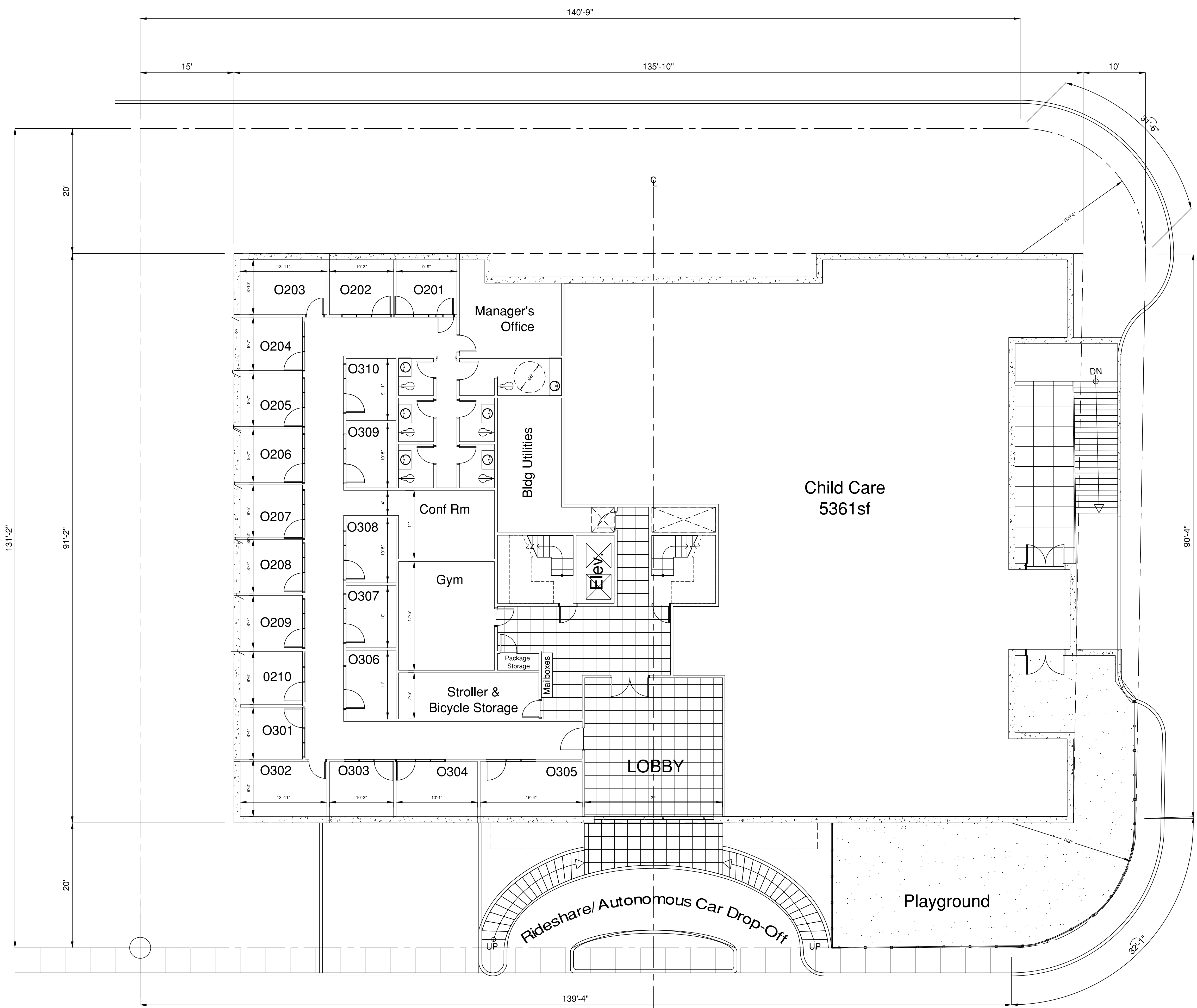
Geneva



**VENTURE EQUITY PARTNERS WEST**  
 A REAL ESTATE COMPANY  
 960 North Tustin Street  
 #369  
 Orange, CA 92867

*on* **GENEVA**  
 2100 South El Camino Real  
 Oceanside, CA 92054

**S.1**



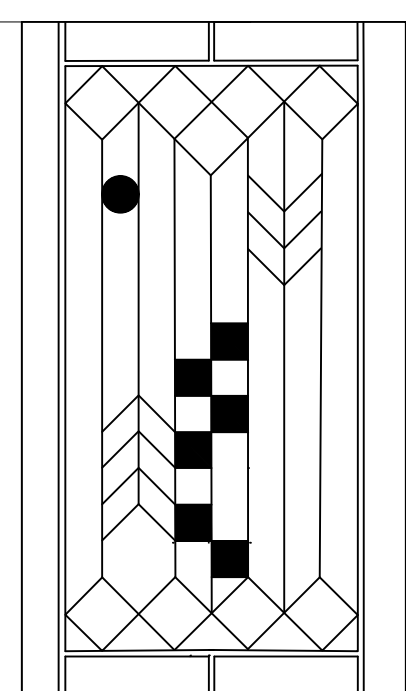
Address:  
 APN: 165-430-3000  
 Lot Size: 20,820+/- sf  
 Development Standards:  
 Zoned CP (Commercial Professional) Subject  
 to RM-A [1130(A)]  
 or  
 Mixed use development

Density:  
 Base: 6.0 DU/GAc  
 Max: 9.9 DU/GAc

F.A.R.  
 Setbacks  
 Height: 36ft  
 Open Space  
 Lot Coverage: 50%

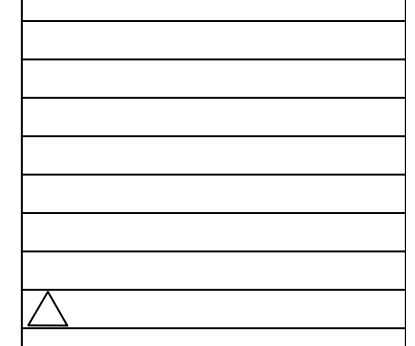
Landscaping  
 Parking:

Additional FAR shall be permitted for:  
 (1) Underground parking: 0.05 for each 10  
 percent increment of required parking that is  
 provided underground or in structures up to a  
 maximum of 0.4.

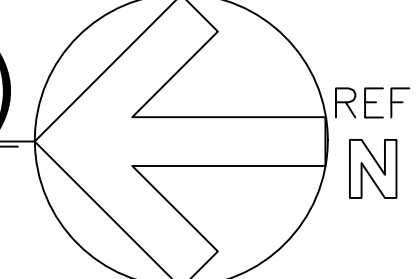


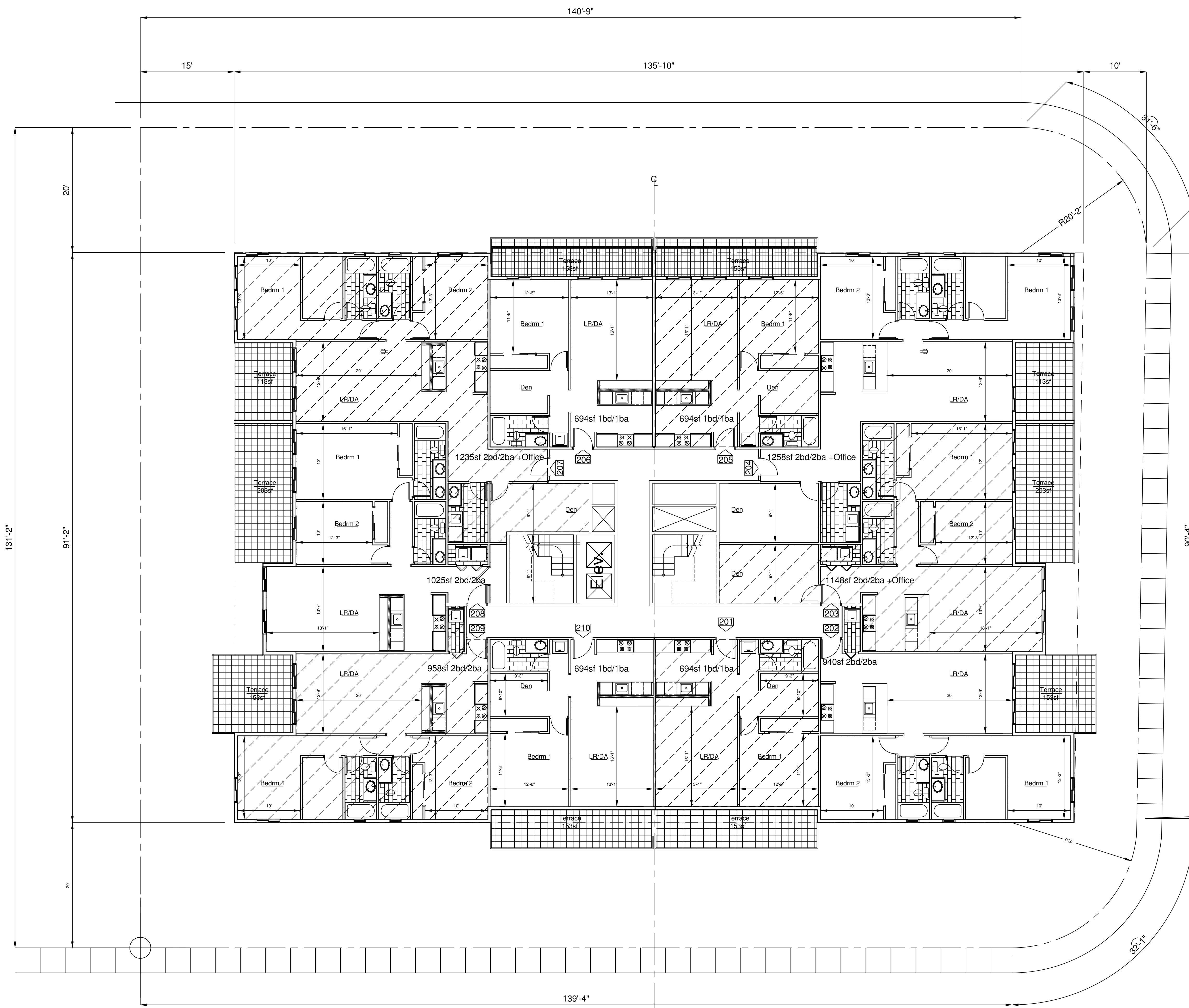
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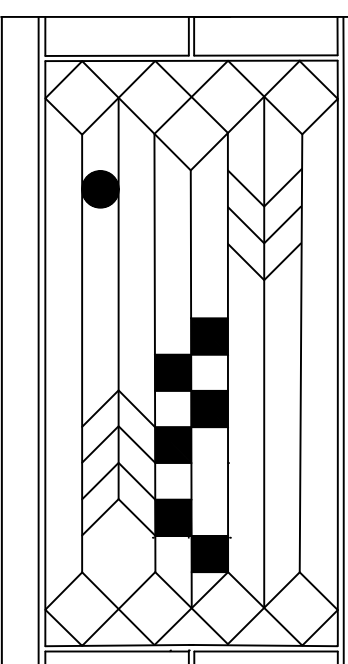
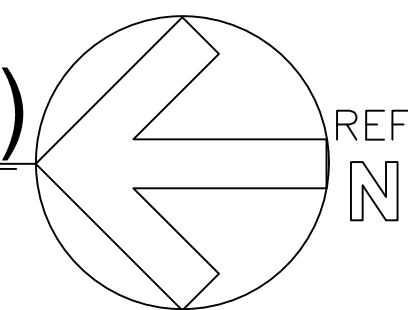
**S.2**

Lobby Level (Elev. 100.00)  
 1/8" = 1'-0"  




Second Level (Elev. 110.00)

1/8" = 1'-0"

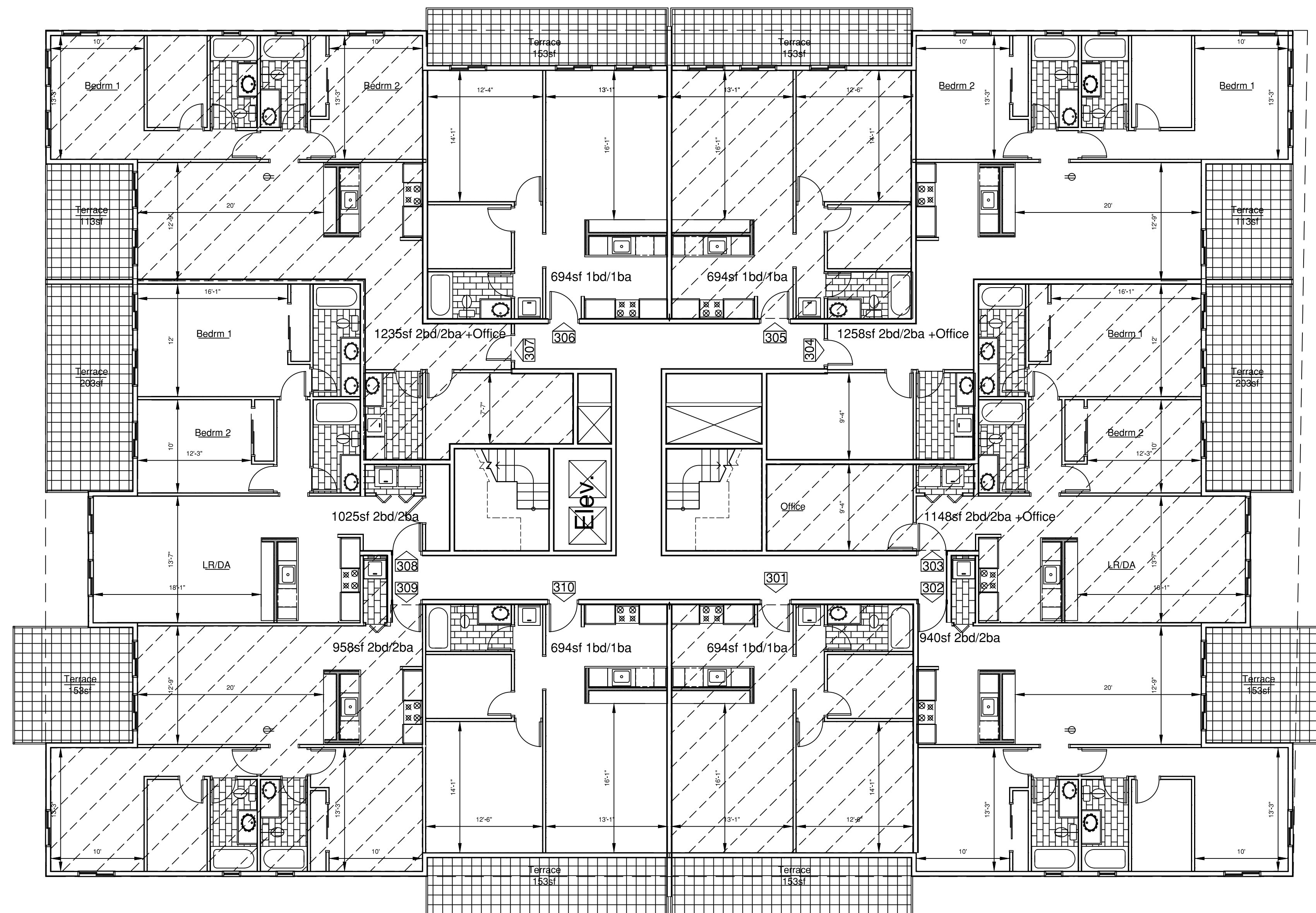


VENTUREEQUITYPARTNERS\\WEST  
A REAL ESTATE COMPANY

**VENTURE EQUITY PARTNERS\\WEST**  
A REAL ESTATE COMPANY  
960 North Tustin Street  
#369  
Orange, CA 92867

*on GENEVA*  
2100 South El Camino Real  
Oceanside, CA 92054

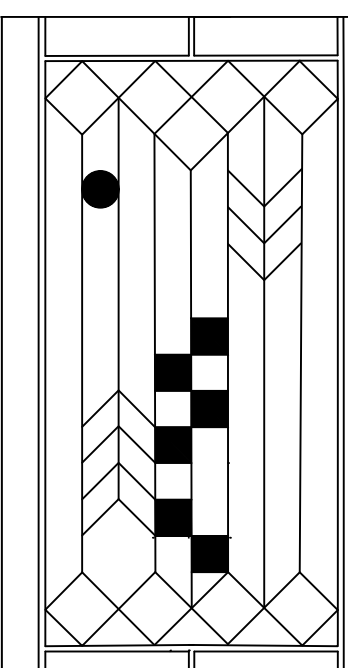
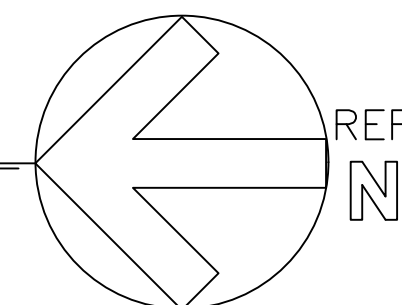
**S.3**



3041 Child Care Facility  
 A. Permit Required. A child care facility shall be permitted subject to the review and approval or conditional approval of a Child Care Facility Permit upon determining that the proposed facility complies with the requirements of the adopted Child Care Guidelines and applicable regulations of the Zoning Ordinance. If new development (construction) is proposed for a Child Care facility, a Development Plan, meeting the regulations of Article 43 is required. A Development Plan may be conducted independently or concurrently with the Child Care Facility Permit.  
 B. Where Permitted and Development Standards. A child care facility is permitted in the RE, RS, R-1/CZ, RM, RH, R-3/CZ, RT, R-T/CZ, CN, CC, C-1/CZ, CG, C-2/CZ, CL, CR, CV, VC-CZ, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts if it conforms to the standards of the adopted Child Care Guidelines and other applicable standards of the Zoning Ordinance.

Third Level (Elev. 120.00)

1/8" = 1'-0"



VENTURE EQUITY PARTNERS WEST  
 A REAL ESTATE COMPANY

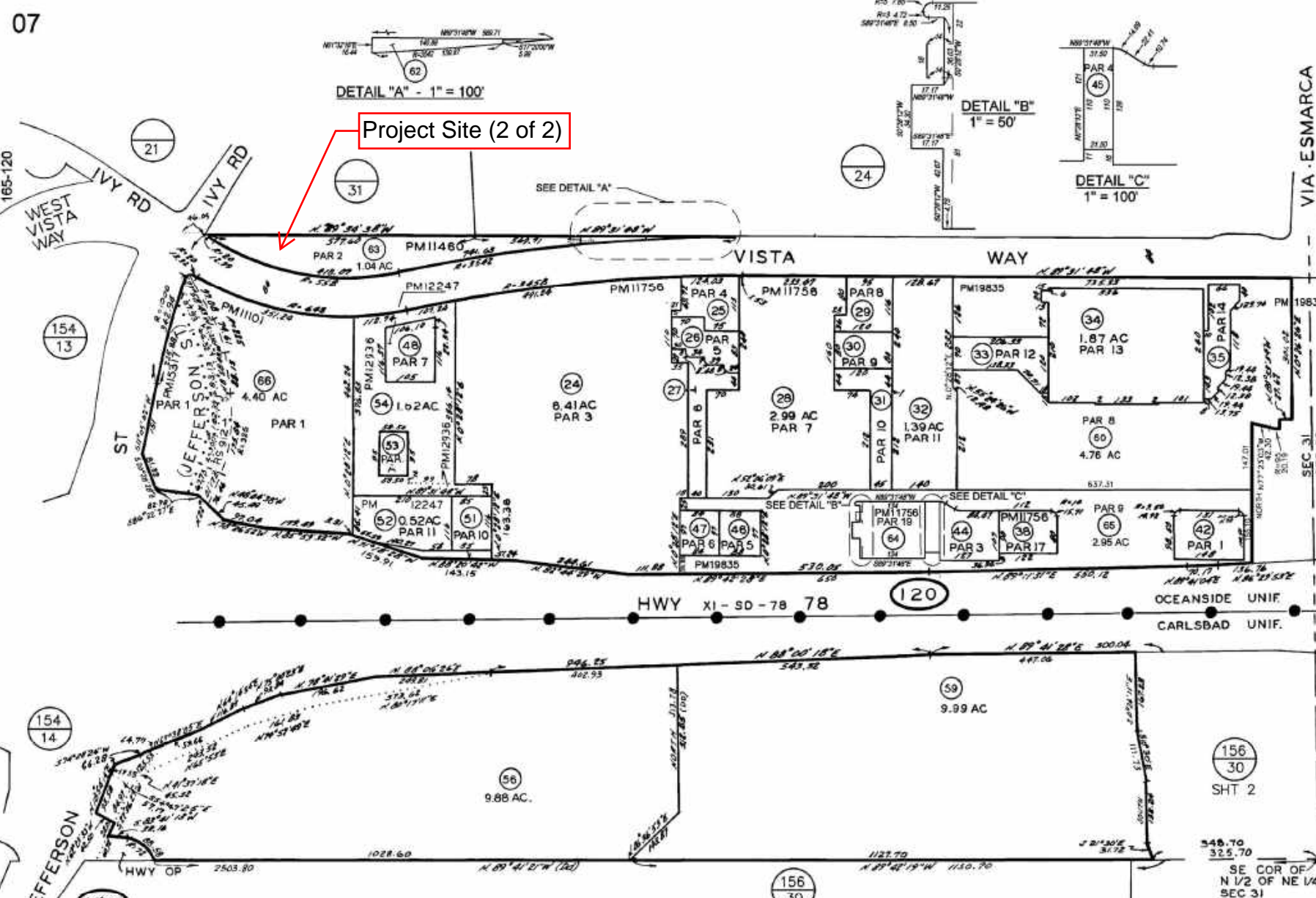
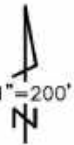
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S.4







CHANGES				
BLK	OLD	NEW	YR	CUT
120	11-15	18-81	82	14088
	18-19	22-41	82	2801
	41-17	42-52	83	5716
	42-52	53-54	84	3261
	55	84	85	3566
	16-55	56	86	1452
	56-81	57	88	2255
	17	58-59	93	1110
	58	60-61	93	1628
36&43	80-81A	121	06	1392
	21	62&63	09	1723
	40&61	64&65	11	1559
	20&57	SAME AS ST CLSD	12	5535
	20&57	66	20	1281

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.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 185 PG 12 SHT 1

156 30  
SHT 1

156 30  
SHT 2  
SE COR OF  
N 1/2 OF NE 1/4  
SEC 31

1" ST CLSD



# Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division  
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

### General Information

Project/Property Address: 2245 Ivy Road & Vista Way

Assessor's Parcel Number: 165-310-43-00 & 165-120-00 Lot Area (acres or SF): 31,279 & 45,571

Existing Use: Single Family Residential & Vacant Land

Brief Description of Proposal:

Lot line adjustment, Tentative Map, Re-locate sewer line

### Property Owner & Applicant Information

Owner Name: House to Home Development & Design - John Hayes

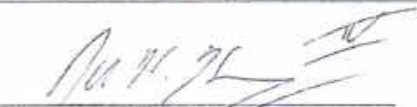
Phone Number & E-Mail Address: 760-753-0567 john@h2hsd.com

Applicant Name: Paul Vaughan - Architect & Owner's Agent

Phone Number & E-Mail Address: 858-245-5770 pvaughan@VaughanArchitectStudio.com

### **To be completed if the Applicant is not the Property Owner:**

I authorize the applicant indicated above to submit the application on my behalf:

  
\_\_\_\_\_  
Signature of Property Owner  
(or attach a Letter of Authorization)

### Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1<sup>st</sup> choice date: July 18 29 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: July 29 Aug. 12 Time preference:  9:30 am  10:30 am  either

### Requested Divisions to Attend (Planning attends all meetings)

Building  Fire  Water  Engineering  Transportation  Solid Waste  Other \_\_\_\_\_

Email the following documents in PDF to Tiffany Chen, [tchen@oceansideca.org](mailto:tchen@oceansideca.org)

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: \_\_\_\_\_ Time: \_\_\_\_\_

Assigned Project Planner: \_\_\_\_\_

# VAUGHAN

architect  
studio

12044 Rue Des Amis ♦ San Diego, CA 92131 ♦ Ph: (858) 245-5770 VaughanArchitectStudio.com

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July 17, 2020

Development Services Department  
Planning Division  
City of Oceanside  
300 N. Coast Hwy.  
Oceanside, CA 92054

Re: Parcels 165-310-43-00 & 165-120-63-00 Lot line adjustment, Tentative Parcel Map and Relocate sewer line.

The owner of assessor parcel numbers 165-310-43-00 and 165-120-63-00 has engaged my firm to explore the development potential for the two parcels. We propose a lot line adjustment and tentative parcel map to create seven new lots with a minimum lot size of 10,000 s.f. The current and proposed zoning for the two parcels is RS, single family residential.

The resulting lot distribution would provide four lots on one parcel (Parcel A) and three lots on the other (Parcel B). Lots on Parcel A would be accessed via a new access roadway leading from Ivy Road. While two of the new parcels on Parcel B would be accessed via new 16'-0" wide curb cut driveways (one per lot) from Vista Way. An alternative configuration would be to provide a single shared driveway which would serve both lots and align opposite the existing traffic light-controlled mall roadway on the south side of Vista Way. No curb cut or roadway access is proposed for the third lot on Parcel B.

Six of the lots would then be sold and developed independently as 2,000 to 4,000 square foot semi-custom two-story single-family residences with attached two-car garages and related hardscape and landscaping. The seventh lot is a sliver shape and would not be developable as a single-family residence. As such, it would remain vacant and considered for donation to the City of Oceanside.

Additionally, we request to remove and relocate the existing sewer line and easement which runs in an east-west direction paralleling the existing northern property line of parcel number 165-10-63-00. Ideally, it could be re-routed to connect at Vista Way.

Enclosed are sheets PD-01 and PD-02 which illustrate the proposed design described above. Also, included is Sheet 1 of 1 which contains the existing Topography and Boundary for the two existing parcels.

Thank you for your consideration of the proposed design. I look forward your feedback.

Sincerely,



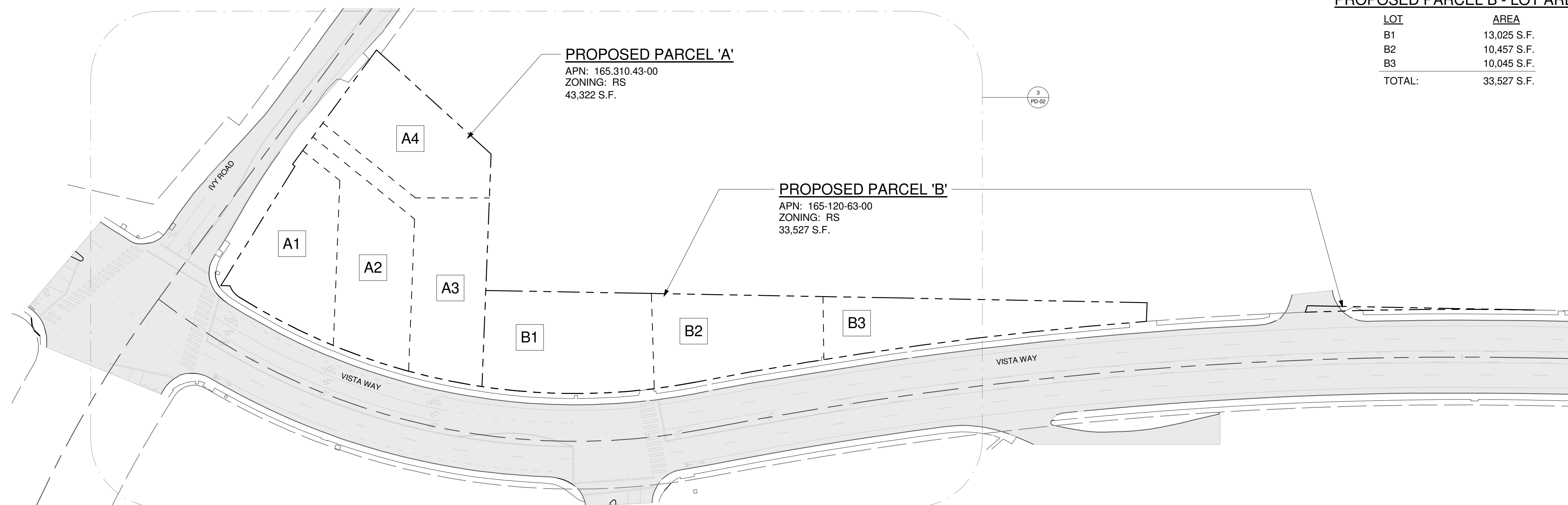
Paul Vaughan  
Principal

**PROPOSED PARCEL A - LOT AREA**

LOT	AREA
A1	10,301 S.F.
A2	10,572 S.F.
A3	12,045 S.F.
A4	10,404 S.F.
<b>TOTAL:</b>	<b>43,322 S.F.</b>

**PROPOSED PARCEL B - LOT AREA**

LOT	AREA
B1	13,025 S.F.
B2	10,457 S.F.
B3	10,045 S.F.
<b>TOTAL:</b>	<b>33,527 S.F.</b>

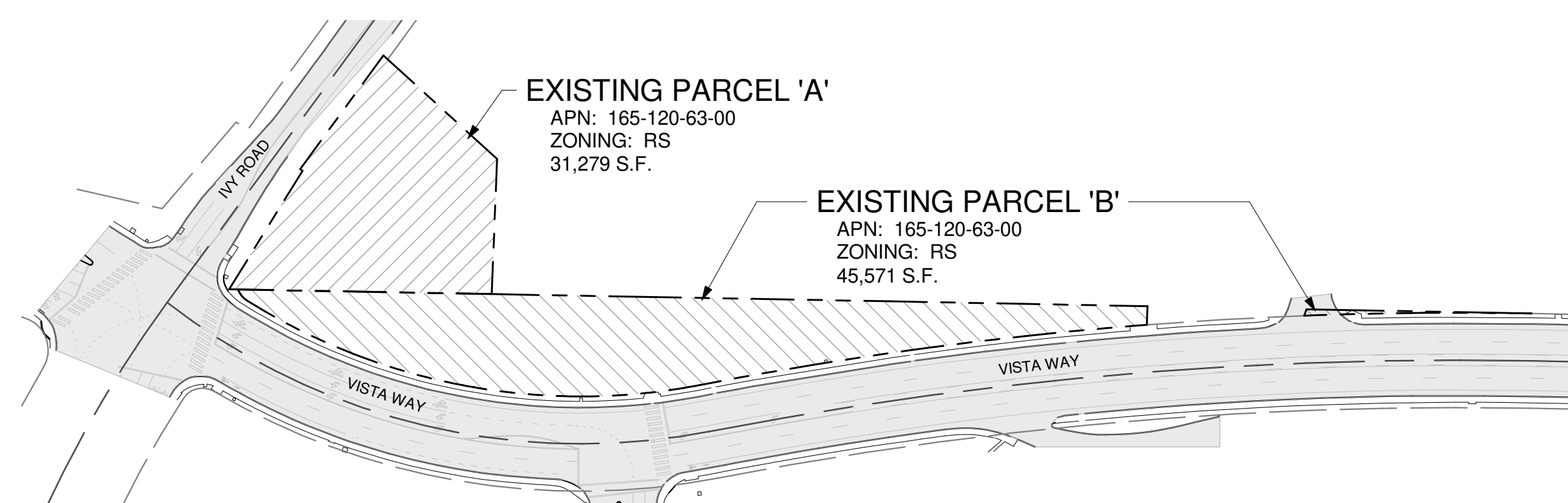


3 PROPOSED LOT LAYOUT  
1" = 50'-0"

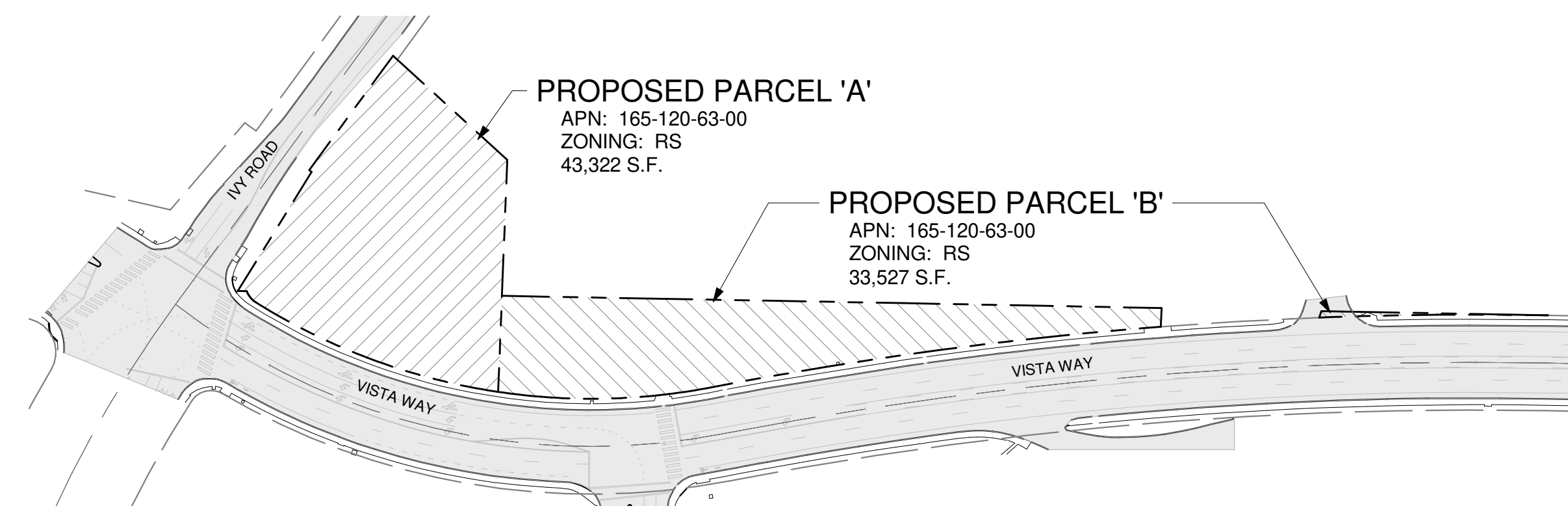
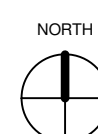


**PARCEL / LOT PLAN LEGEND**

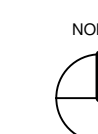
- — — — — PROPERTY LINE
- - - - - LOT LINE
- - - - - STREET CENTERLINE



2 EXISTING PARCEL ALIGNMENT  
1" = 100'-0"



1 PROPOSED PARCEL ALIGNMENT  
1" = 100'-0"



All ideas, designs, and arrangements indicated on these drawings are the property of Vaughan Architect Studio PC and are intended to only be used in connection with this specific project and shall not otherwise be used for any purpose whatsoever without the written consent of Vaughan Architect Studio PC. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of Vaughan Architect Studio PC. Any unlawful use of these plans will result in appropriate civil action against anyone misappropriating these plans, and their transferees.

No.	Date	Description
	JUL 15, 2020	DEVELOPER'S CONFERENCE

Job No.: 2001  
Drawn by: Author  
Checked by: Checker

Sheet Title:  
**EXISTING & PROPOSED  
PARCEL ALIGNMENT  
PROPOSED LOT LAYOUT**

Scale: As indicated

VICINITY MAP



PROPOSED LOT DATA

A1	AREA
LOT AREA:	10,301 S.F.
LOT WIDTH:	78.6'
MAIN LEVEL:	1,465 S.F.
UPPER LEVEL:	1,200 S.F.
TOTAL RESIDENTIAL:	2,665 S.F.
TWO-CAR GARAGE:	400 S.F.
TOTAL GROSS AREA:	3,065 S.F.

A2	AREA
LOT AREA:	10,572 S.F.
LOT WIDTH:	70.6'
MAIN LEVEL:	1,201 S.F.
UPPER LEVEL:	1,280 S.F.
TOTAL RESIDENTIAL:	2,481 S.F.
TWO-CAR GARAGE:	400 S.F.
TOTAL GROSS AREA:	2,881 S.F.

A3	AREA
LOT AREA:	12,045 S.F.
LOT WIDTH:	65.5'
MAIN LEVEL:	1,775 S.F.
UPPER LEVEL:	1,575 S.F.
TOTAL RESIDENTIAL:	3,350 S.F.
TWO-CAR GARAGE:	400 S.F.
TOTAL GROSS AREA:	3,750 S.F.

A4	AREA
LOT AREA:	10,404 S.F.
LOT WIDTH:	65.25'
MAIN LEVEL:	1,572 S.F.
UPPER LEVEL:	1,572 S.F.
TOTAL RESIDENTIAL:	3,144 S.F.
TWO-CAR GARAGE:	400 S.F.
TOTAL GROSS AREA:	3,544 S.F.

B1	AREA
LOT AREA:	13,025 S.F.
LOT WIDTH:	148.6'
UPPER LEVEL:	1,375 S.F.
LOWER LEVEL:	775 S.F.
TOTAL RESIDENTIAL:	2,150 S.F.
TWO-CAR GARAGE:	400 S.F.
TOTAL GROSS AREA:	2,550 S.F.

B2	AREA
LOT AREA:	10,457 S.F.
LOT WIDTH:	147.5'
UPPER LEVEL:	1,152 S.F.
LOWER LEVEL:	750 S.F.
TOTAL RESIDENTIAL:	1,902 S.F.
TWO-CAR GARAGE:	400 S.F.
TOTAL GROSS AREA:	2,302 S.F.

SITE PLAN LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - STREET CENTERLINE
- - - EXISTING SEWER LINE
- - - EXISTING WATER LINE TO REMAIN
- - - EXISTING SEWER LINE TO BE REMOVED
- - - EXISTING WATER LINE TO BE REMOVED
- - - PROPOSED SEWER LINE
- - - PROPOSED WATER LINE
- EXISTING SEWER EASEMENT
- PROPOSED SEWER EASEMENT



2 PROPOSED SITE PLAN  
1" = 30'-0"



VAUGHAN

architect  
studio

12044 RUE DES AMIS SAN DIEGO, CA 92131  
PH: (858) 245-5770  
VaughanArchitectStudio.com

IVY ROAD  
2245 IVY ROAD  
OCEANSIDE, CA 92054

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No.	Date	Description
	JUL 15, 2020	DEVELOPER'S CONFERENCE

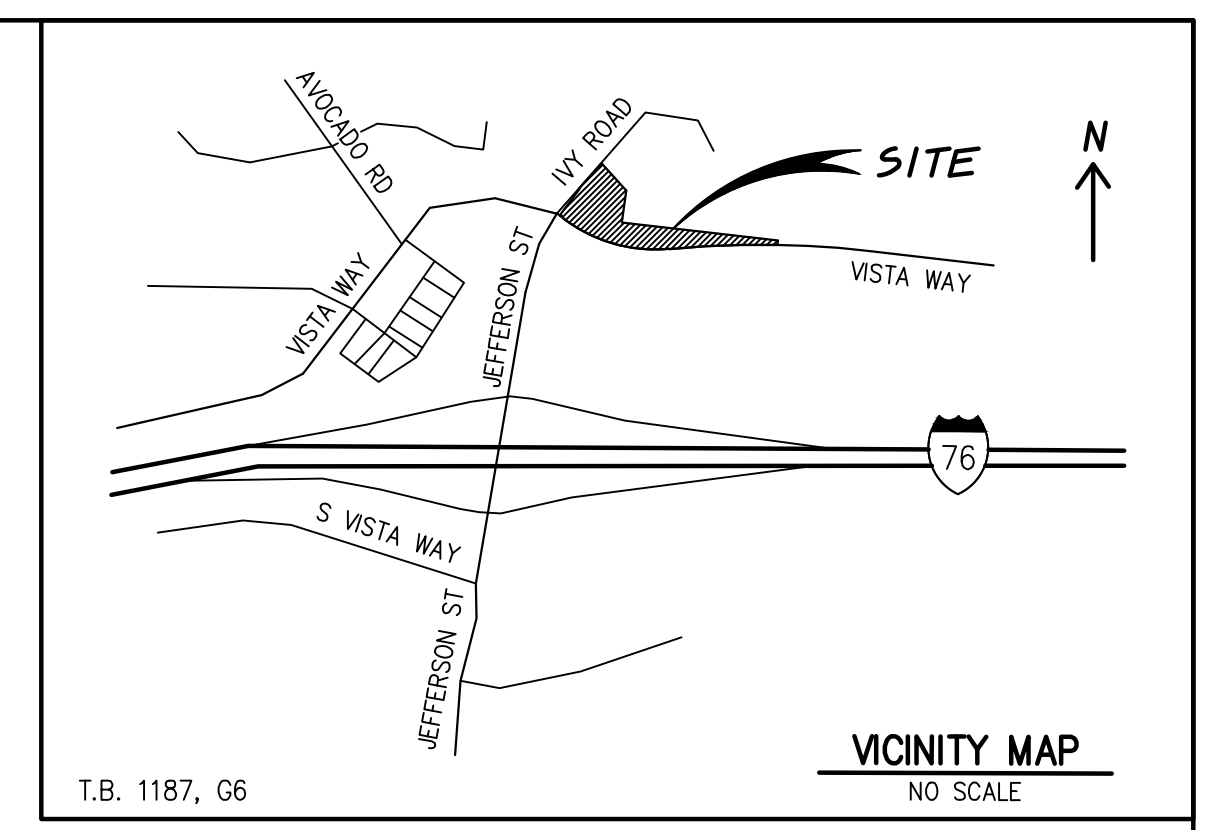
Job No.: 2001  
Drawn by: PJV  
Checked by: PJV

Sheet Title:

PROPOSED SITE PLAN

Scale: As indicated

PD-02



### LEGEND

PROPERTY LINE / BOUNDARY	— P/L
RIGHT OF WAY LINE	— R/W
CENTER LINE	— C
EASEMENT LINE	— E
ADJACENT PROPERTY LINE	— A/P
EXISTING CONTOUR LINE ELEVATION	— 55
EXISTING SPOT ELEVATION	— 88.5
EXISTING CONCRETE SIDEWALK	— 1'-2'-1'
EXISTING AC PAVING	— AC
EXISTING RETAINING WALL	— RW
EXISTING FENCE	— F
EXISTING POWER POLE	— PP
EXISTING OVERHEAD UTILITIES	— OHU
EXISTING SEWER LINE	— S
EXISTING WATER LINE	— W
EXISTING SEWER LATERAL	— S-L
EXISTING WATER LATERAL	— W-L
EXISTING SEWER MH	— S-MH
EXISTING FIRE HYDRANT	— FH
EXISTING STREET LIGHT	— SL
FOUND 3/4" IRON PIPE AND DISC MARKED "LS 2821" PER P.M. 5257	— (A)
FOUND 3/4" IRON PIPE AND DISC ILLEGIBLE PER P.M. 5257	— (B)
FOUND 3/4" IRON PIPE AND DISC MARKED "LS 2821" PER P.M. 5257	— (C)
FOUND 3/4" IRON PIPE AND DISC MARKED "LS 3970" NO RECORD	— (D)
FOUND 3/4" IRON PIPE AND DISC MARKED "LS 3970" NO RECORD	— (E)
FOUND 1" IRON PIPE WITH MARKED "DIV HWYS" NO RECORD	— (F)

### EASEMENTS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: CITY OF OCEANSIDE  
 PURPOSE: SANITARY SEWER  
 RECORDING DATE: AUGUST 5, 1966  
 RECORDING NO.: 127636 OFFICIAL RECORDS  
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP:  
 PURPOSE: UTILITY PURPOSES  
 AFFECTS: AN 8 FOOT STRIP OF LAND AS SHOWN ON PARCEL MAP NO. 11460  
 RECORDING NO.: PARCEL MAP NO. 9754
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY  
 PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
 RECORDING DATE: APRIL 29, 1980  
 RECORDING NO.: 80-144195 OFFICIAL RECORDS  
 AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35. THE CCS83 COORDINATES ARE ESTABLISHED FROM G.P.S. STATION "1012" AND G.P.S. STATION "1021" PER R.O.S. MAP NO. 21787, THE BEARING FROM G.P.S. STATION "1012" AND G.P.S. STATION "1021" IS N34°50'29"E.

QUOTES BEARINGS FROM REFERENCE MAPS AND DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION "1012" IS 0.99996181.  
 GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.  
 ELEVATION AT G.P.S. STATION "1012" IS 28.75' NGVD 88.

### ASSESSOR'S PARCEL NUMBER

165-310-43-00  
 165-120-63-00

### TOTAL AREA

76,850 SQUARE FEET.

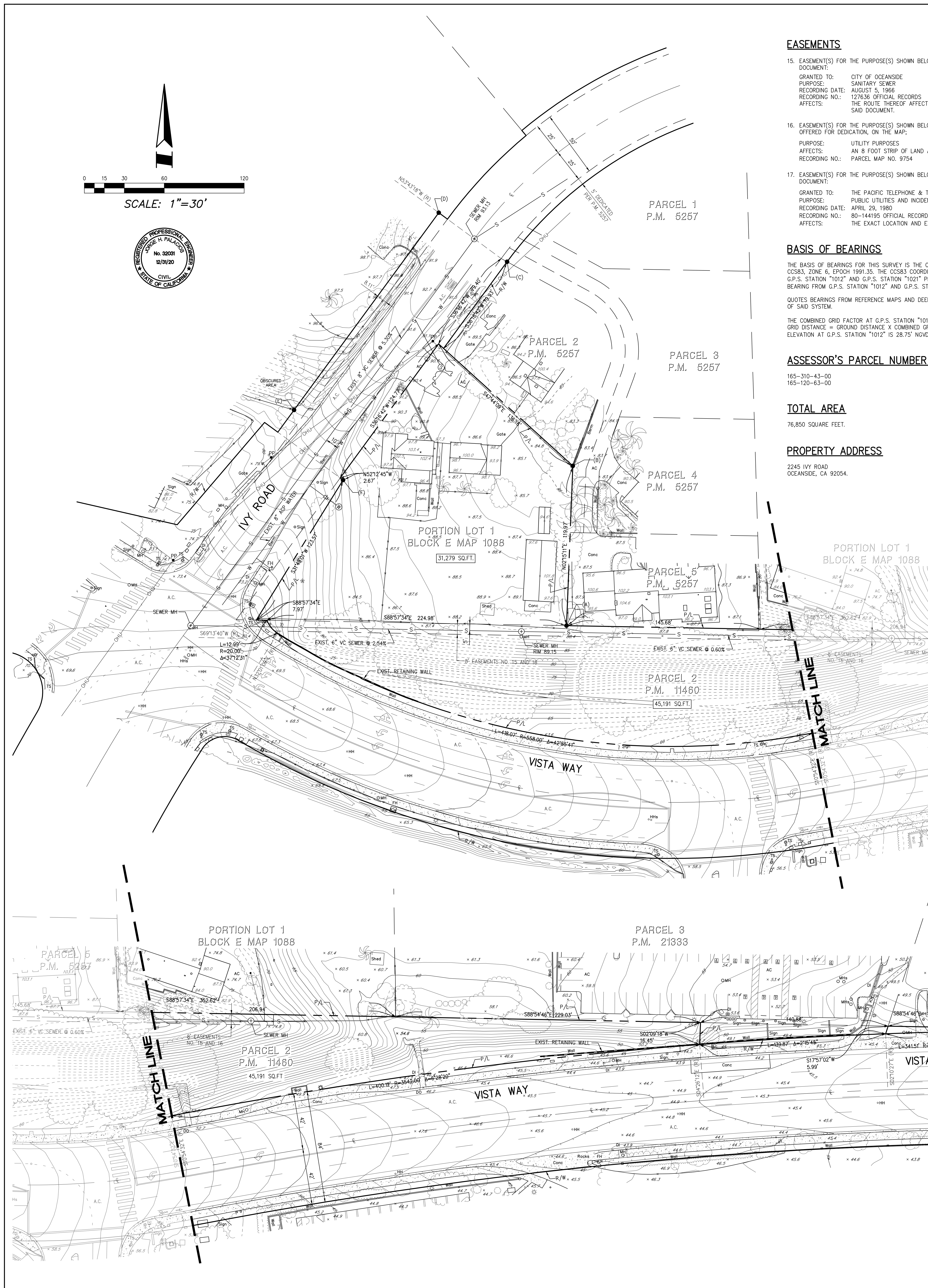
### PROPERTY ADDRESS

2245 IVY ROAD  
 OCEANSIDE, CA 92054.

### LEGAL DESCRIPTION

**PARCEL A:**  
 THAT PORTION OF LOT 1 IN BLOCK "E" OF NORTH CARLSBAD ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 1, 1926, LYING SOUTHWESTERLY AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 1, DISTANT THEREON NORTH 89°30'45" WEST, 206.94 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 2°16'35" WEST, 395.99 FEET TO A POINT IN THE SOUTHERLY LINE OF IVY ROAD (FORMERLY PALM ROAD); SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 304.12 FEET, A RADIAL LINE TO SAID POINT BEARING NORTH 12°23' WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 222.35 FEET TO THE SOUTHWESTERLY TERMINUS OF SAID CURVE; THENCE TANGENT TO SAID CURVE, SOUTH 35°43'31" WEST, 79.40 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID LINE OF IVY ROAD (FORMERLY PALM ROAD) SOUTH 48°17'30" EAST, 136.16 FEET; THENCE SOUTH 1°42' WEST, 119.97 FEET TO A POINT IN THE SAID SOUTH LINE OF SAID LOT 1.  
 EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, NORTH 35°38'25" EAST, 131.94 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 53°01'02" EAST, 2.67 FEET; THENCE SOUTH 31°00'44" WEST, 123.36 TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°35'06" WEST, 15.45 FEET TO THE POINT OF BEGINNING.  
 A.P.N.: 165-310-43-00

**PARCEL B:**  
 PARCEL 2 OF PARCEL MAP NO. 11460, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 7, 1981.  
 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LOT:  
 BEGINNING AT THE SOUTHERLY CORNER OF LOT 2 BLOCK "E" OF MAP NO. 1888 AS SHOWN ON RECORD OF SURVEY MAP NO. 8578; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 SOUTH 89°31'48" EAST, 229.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID LOT 2 SOUTH 89°31'48" EAST, 140.88 FEET; THENCE SOUTH 17°20'00" WEST, 5.99 FEET TO A POINT LYING ON THE ARC OF A 3542 FOOT RADIUS CURVE CONCAVE SOUTHERLY THE CENTER OF WHICH BEARS NORTH 2° 47'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°15'45" A DISTANCE OF 139.87 FEET; THENCE NORTH 1°37' 08" EAST, 16.44 FEET TO THE TRUE POINT OF BEGINNING.  
 A.P.N.: 165-120-63-00



### BENCH MARK

DESCRIPTION:	3" BRASS DISC MARKED "GLSB-128 LS 6215"
LOCATION:	LOCATED AT THE NORTHWESTERLY CORNER OF BRIDGE DECK OVER RIVER ON JEFFERSON STREET (+/-) 250' SOUTHERLY OF LAGOON VIEW DRIVE
RECORD FROM:	CITY OF CARLSBAD
ELEVATION:	28.75' DATUM: NGVD88



NO.	DATE	BY	NO.	DATE	BY

DESIGNER	JHP	SHEET TITLE:	TOPOGRAPHY AND BOUNDARY	SHEET	1
DRAWN	SP	PROJECT NAME:	2245 IVY ROAD OCEANSIDE, CA 92054	OF	1
CHECKED	JHP	DATE	03-18-20		
DATE	03-18-20				