

**¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, July 14, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 7/13/2021.

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

New single story 15,000 SF lab/ office building adjacent to an existing building located at 501 Via Del Monte. [ADM21-00039]

**Zoning: IL
Land Use: LI
Neighborhood Area: Airport
Assessor Parcel Number(s): 145-030-25
Contact Person: Greg McClure
Email: gmclure@delawie.com**

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

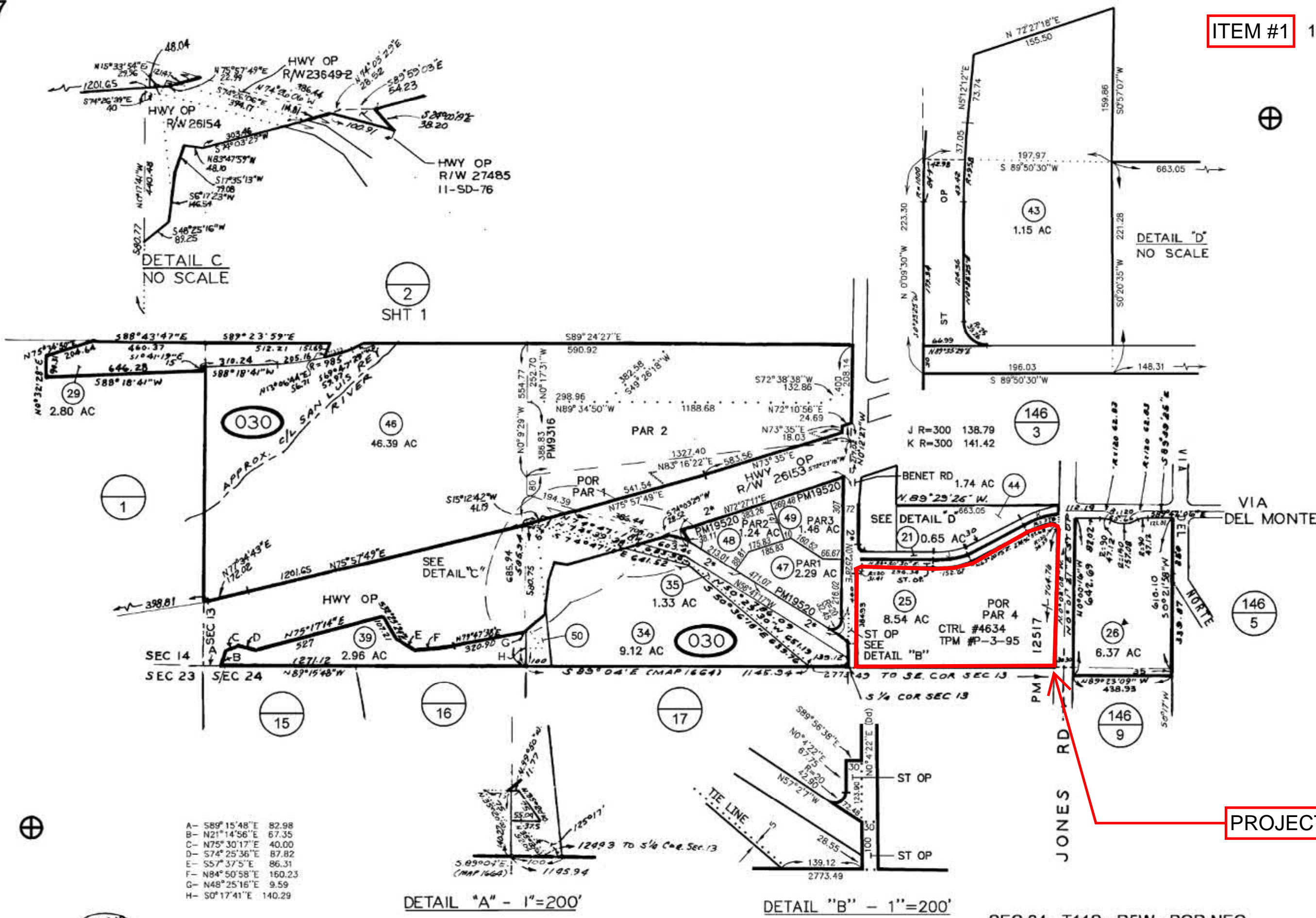
New single-family home on a vacant 6.02 acre lot located on Wilshire Road [ADM21-00040]

**Zoning: A
Land Use: A
Neighborhood Area: Moro Hills
Assessor Parcel Number(s): 122-020-23
Contact Person: Mark Reader
Email: mark.reader@kimley-horn.com**

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.*



145-03



02/15/11 DEP

CHANGES				
BLK	OLD	NEW	YR	CUT
030	10	POR 100	60	2176
	12	16-18	69	4273
	16	19-20	73	3236
	19	21-22	74	3686
	1,114	SUB. IDS.	78	503
	1145	IDS.	80	2145
	184	SAME ST. OP.	83	4628
030	184	20	25	83 2499
030	17	26	86	1805
	23	27-28	88	2330
	1858	28-30	91	2162
	2442	31, 32	93	1360
	2444	33-35	93	1440
	31	36-37	93	1857
	18-01	SAME HWY OP	94	4786
	36	37-38	95	1427
	32	KILL HWY OP	95	1428
	22	38-39	96	1145
	PICK-UP	39	97	1421
	PICK-UP	40	97	1422
	PICK-UP	41	97	1423
	PICK-UP	42	97	1898
	38 & 148-030-04	43&44	98	1938
	30	POR -020-41	98	1957
	13 & SUB IDS	45	99	1450
	28, 40, 41, 42&45	46	99	1880
	37	47-49	05	1515
	3 & 33	50	11	1485

1* APPROX LOC CARPENTER RD
2* NO ACCESS

PROJECT SITE

- A- 589° 15' 48" E 82.98
- B- N21° 14' 56" E 67.35
- C- N75° 30' 17" E 40.00
- D- S74° 25' 36" E 87.82
- E- S57° 37' 5" E 86.31
- F- N84° 50' 58" E 160.23
- G- N48° 25' 16" E 9.59
- H- S0° 17' 41" E 140.29

DETAIL "A" - 1"=200'

DETAIL "B" - 1"=200'

SEC 24 - T11S - R5W - POR NEQ
SEC 14 - T11S - R5W - POR SEQ
SEC 13 - T11S - R5W - POR SQ
ROS 14995, 15748, 16804

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.

GMA 6-11-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 145 PG 03

To be completed by City staff

Project Number: ADM

21-00039



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: 501 Via Del Monte, Oceanside, CA 92058

Assessor's Parcel Number: 1450302500

Lot Area (acres or SF): 8.54 ACRES

Existing Use: Lab/ Office

Brief Description of Proposal:

New single story 15,000 SF lab/ office building adjacent to existing

Property Owner & Applicant Information

Owner Name: Ozair Siddiqui

Phone Number & E-Mail Address: 310-990-4050

ozair.siddiqui@nitto.com

Applicant Name: Greg McClure

Phone Number & E-Mail Address: 619-309-9905

gmclure@delawie.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:

DocuSigned by:

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

1st choice date: July 14 Time preference: 9:30 am 10:30 am either

2nd choice date: July 28 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 Landscape

Email the following documents in PDF to Sergio Madera, smadera@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: July 14, 2021

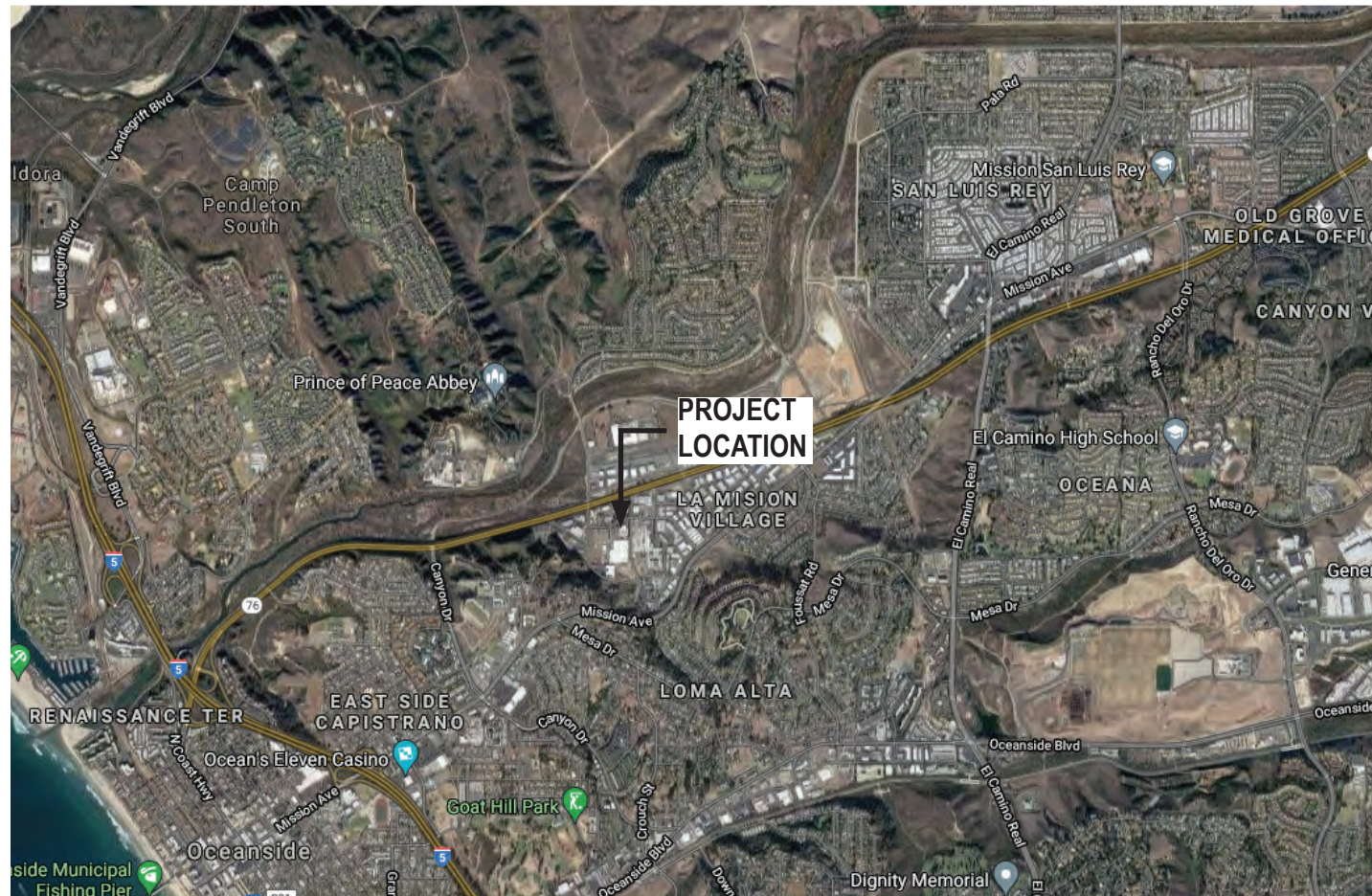
Time: 9:30

Assigned Project Planner:

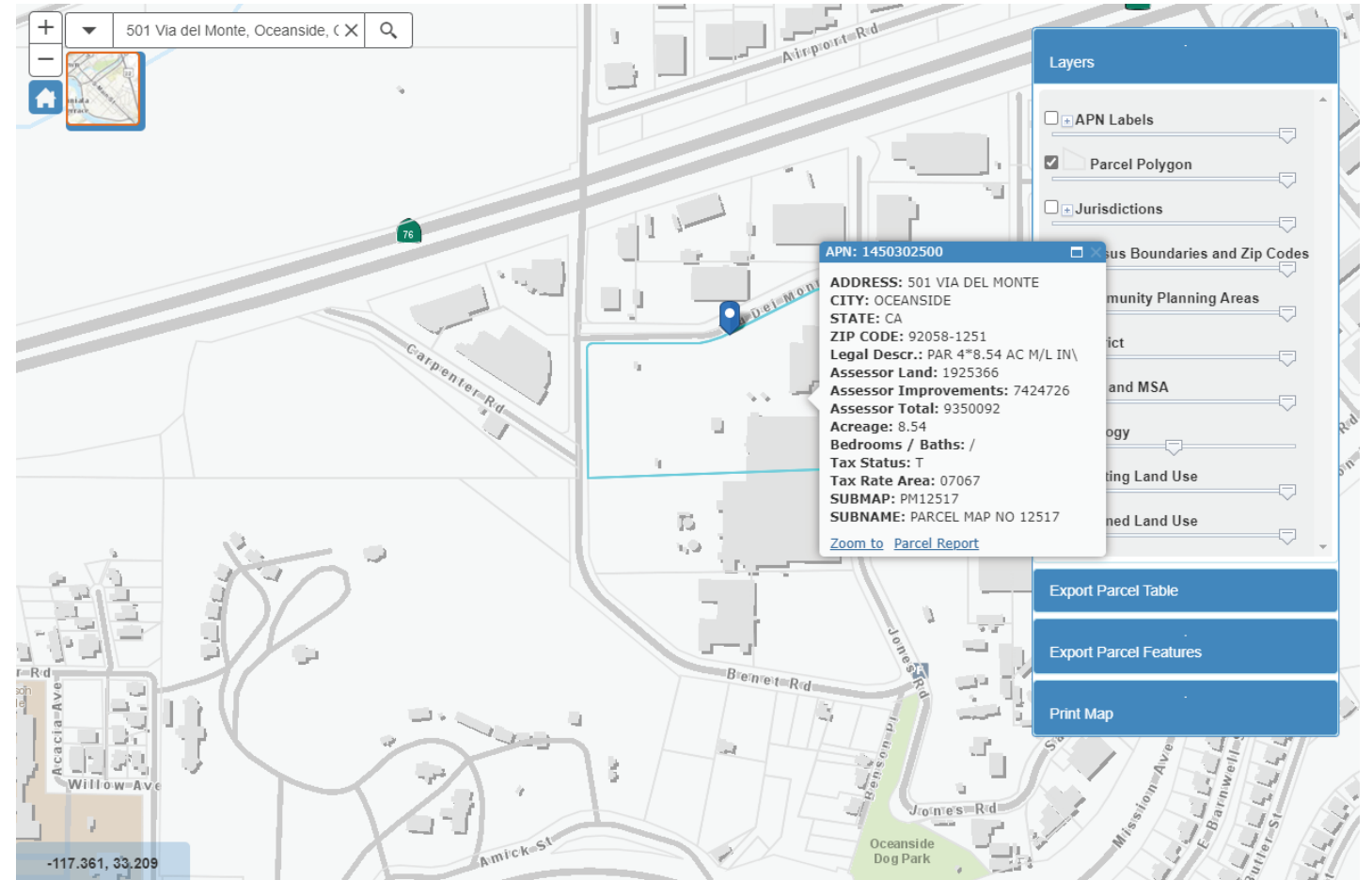
NITTO DENKO NEW BUILDING

**501 VIA DEL MONTE
OCEANSIDE, CA 92058**

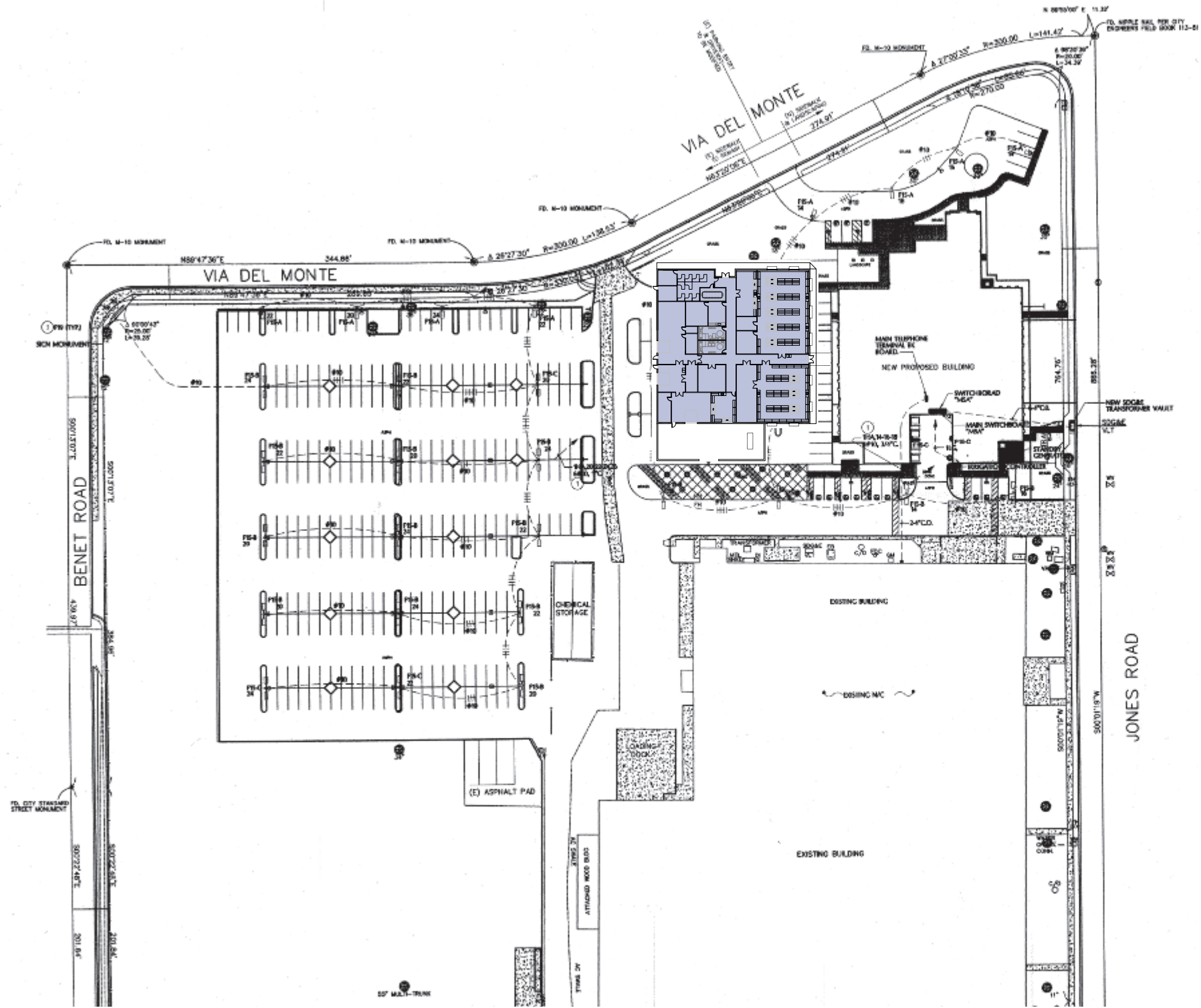
JUNE 24, 2021



REGIONAL MAP

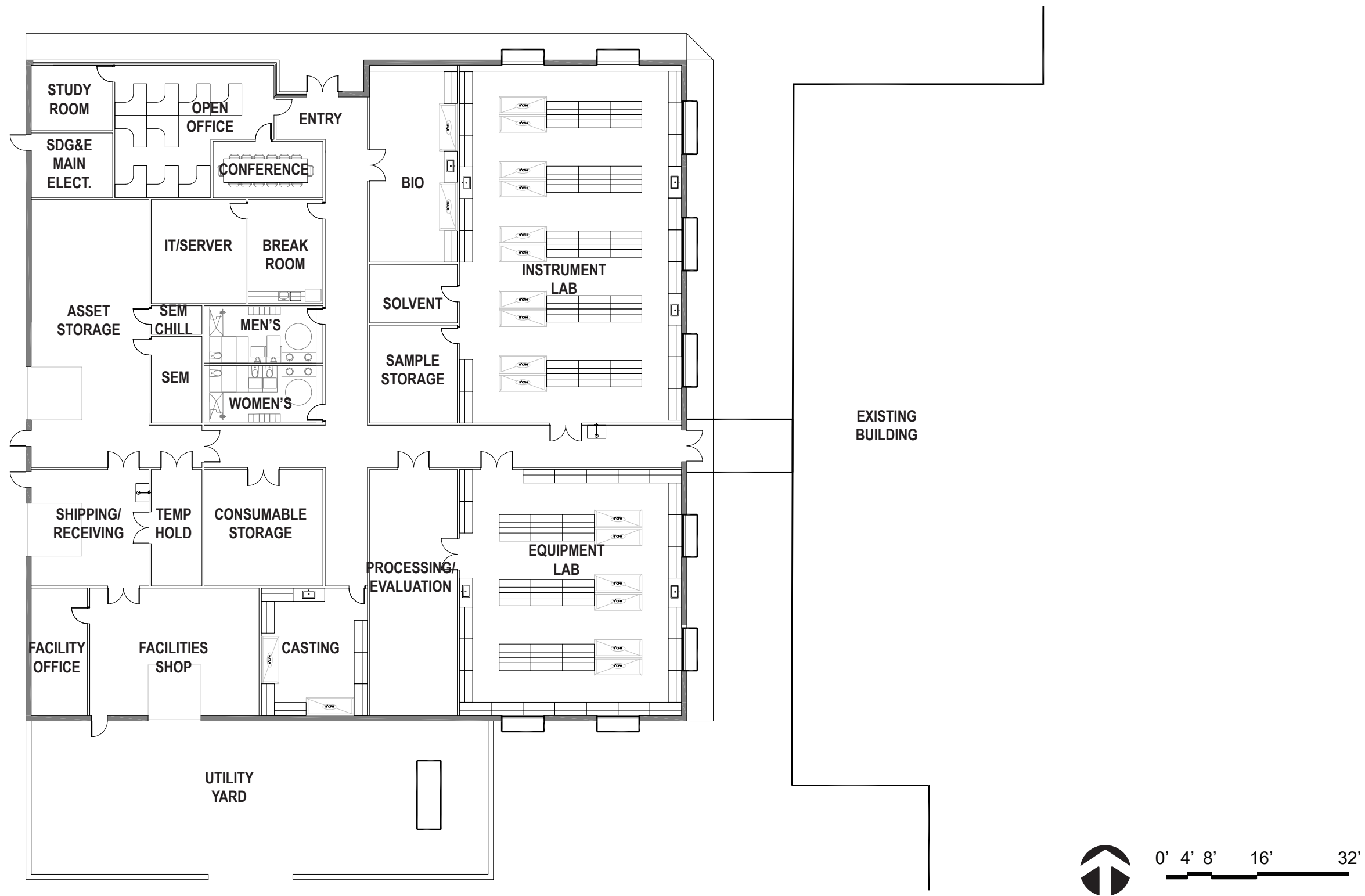


VICINITY MAP



NITTO DENKO



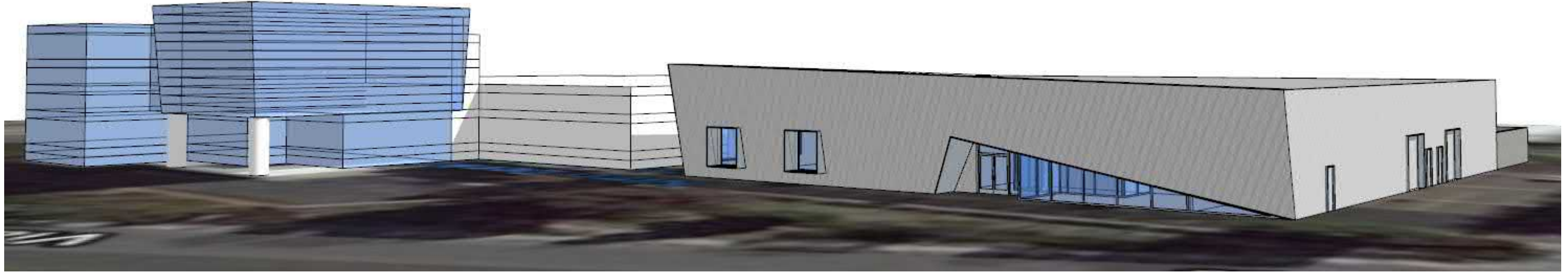


NITTO DENKO

Nitto

delawie
FLOOR PLAN 4

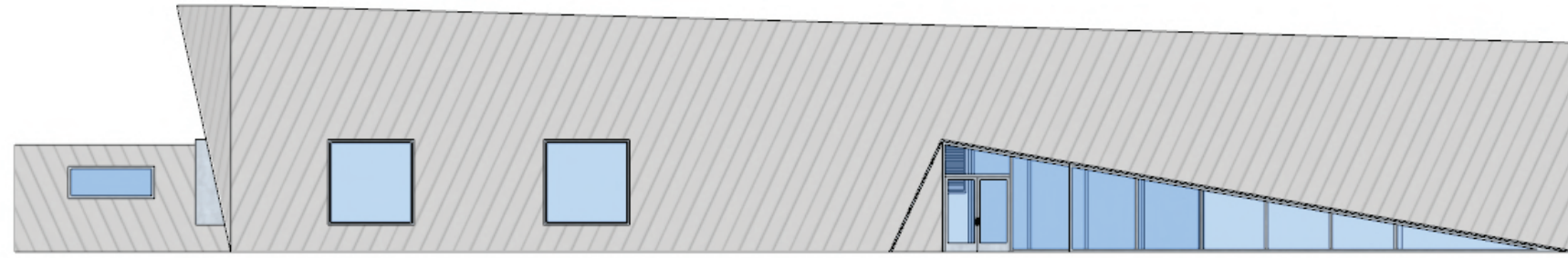
EXISTING BUILDING



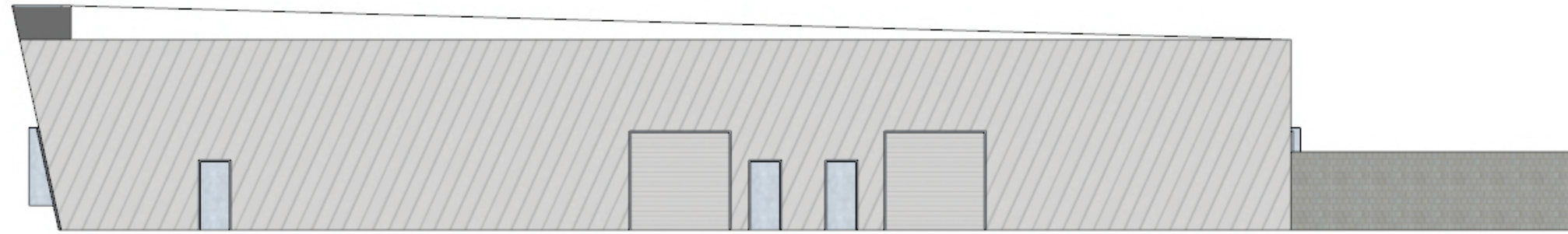
ENTRANCE AND SHIPPING



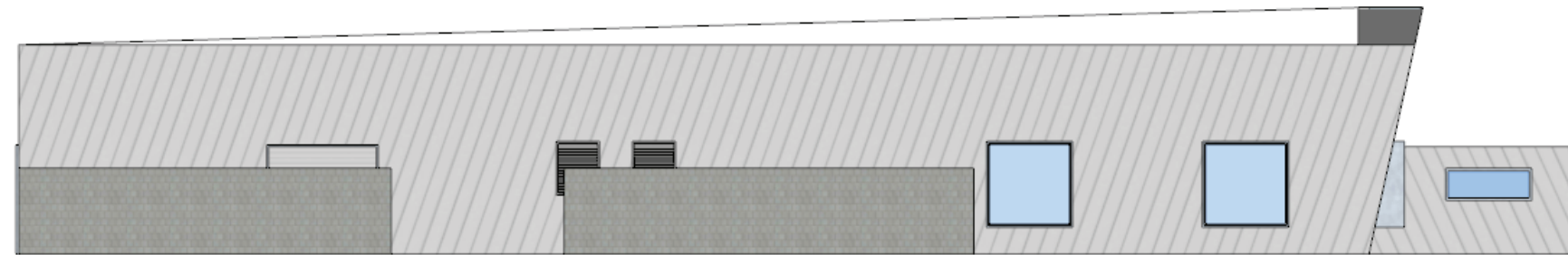
UTILITY YARD AND BUILDING CONNECTION



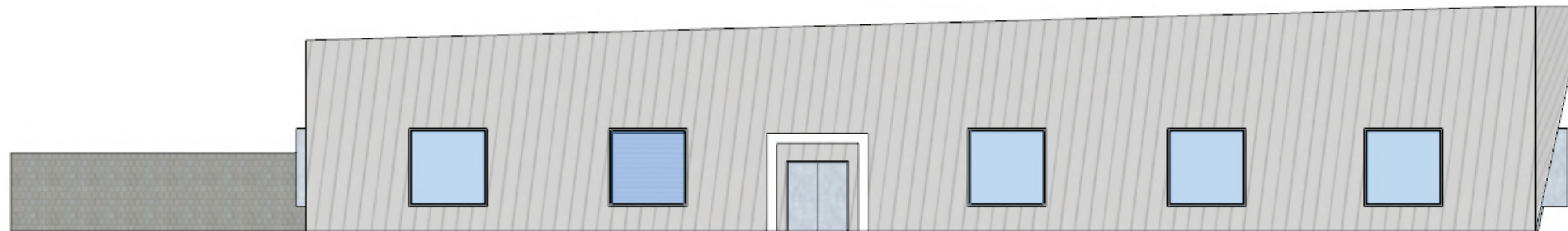
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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: 461 Wilshire Road, Oceanside, CA 92057

Assessor's Parcel Number: 122-020-23-00

Lot Area (acres or SF): 6.02

Existing Use: Agricultural

Brief Description of Proposal:

Build a custom 2,125 S.F. home with associated driveway and access road.

Property Owner & Applicant Information

Owner Name: Kelly Bacon

Phone Number & E-Mail Address: (858) 442-1483

kbacon09@me.com

Applicant Name: Mark Reader, P.E.

Phone Number & E-Mail Address: (657) 291-8819

mark.reader@kimley-horn.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

1st choice date: 06/23/2021 Time preference: 9:30 am 10:30 am either

2nd choice date: 07/14/2021 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 Sergio Madera, smadera@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:

July 14, 2021

Time:

10:30

Assigned Project Planner:

Project Description Letter

Location: 461 Wilshire Rd, Oceanside, CA 92057

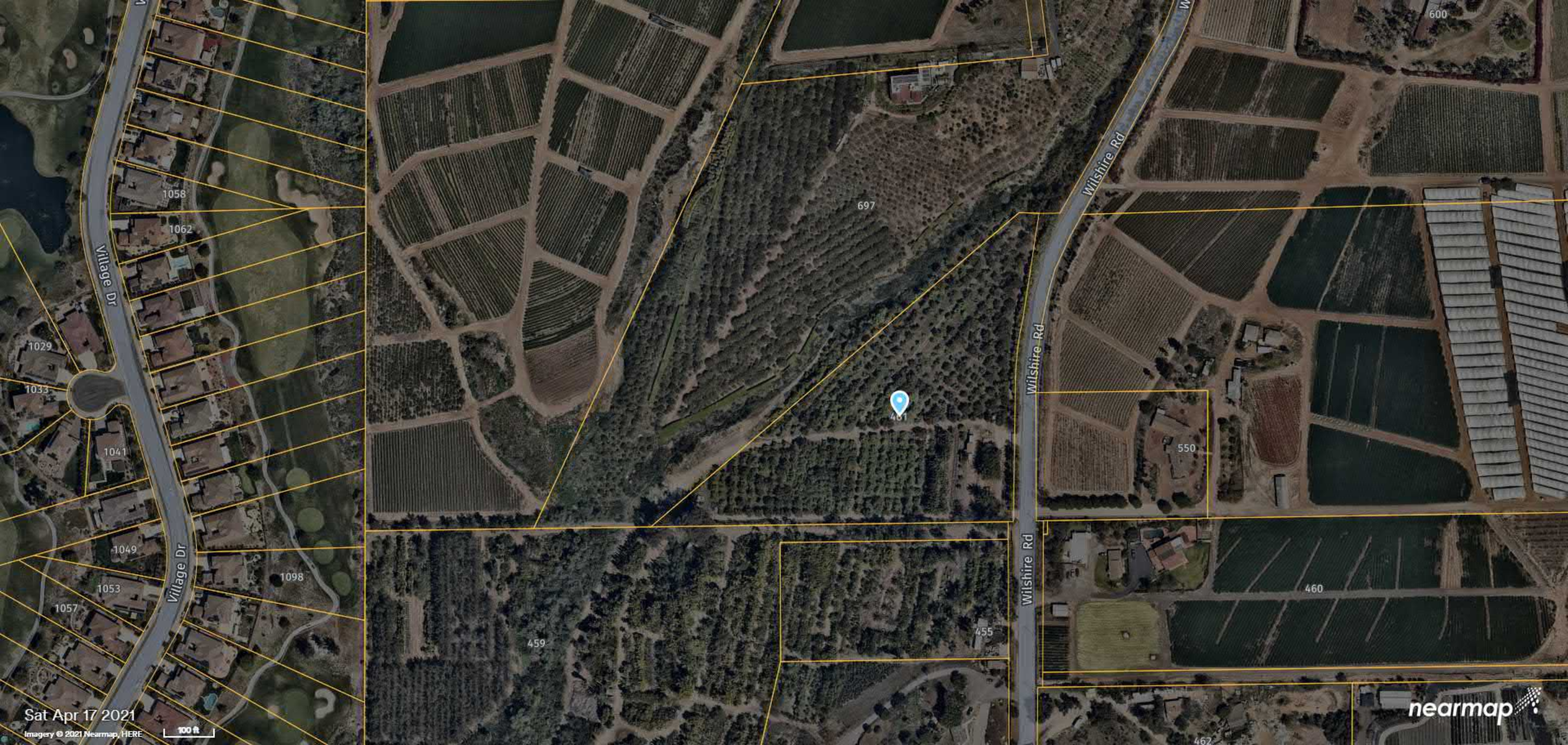
APN: 1220202300

Hello City of Oceanside,

I am proposing to build a 2,125 square foot custom home on a 6-acre fruit tree grove located in South Morro Hills. I am a 20-year resident of North County San Diego, and moved to Oceanside about a year ago.

I currently live with my parents and sisters on their family farm down the street from the proposed site. My parents also plan to continue farming the orchard. As I am expecting my first child in July, this is an ideal location to raise my future family.

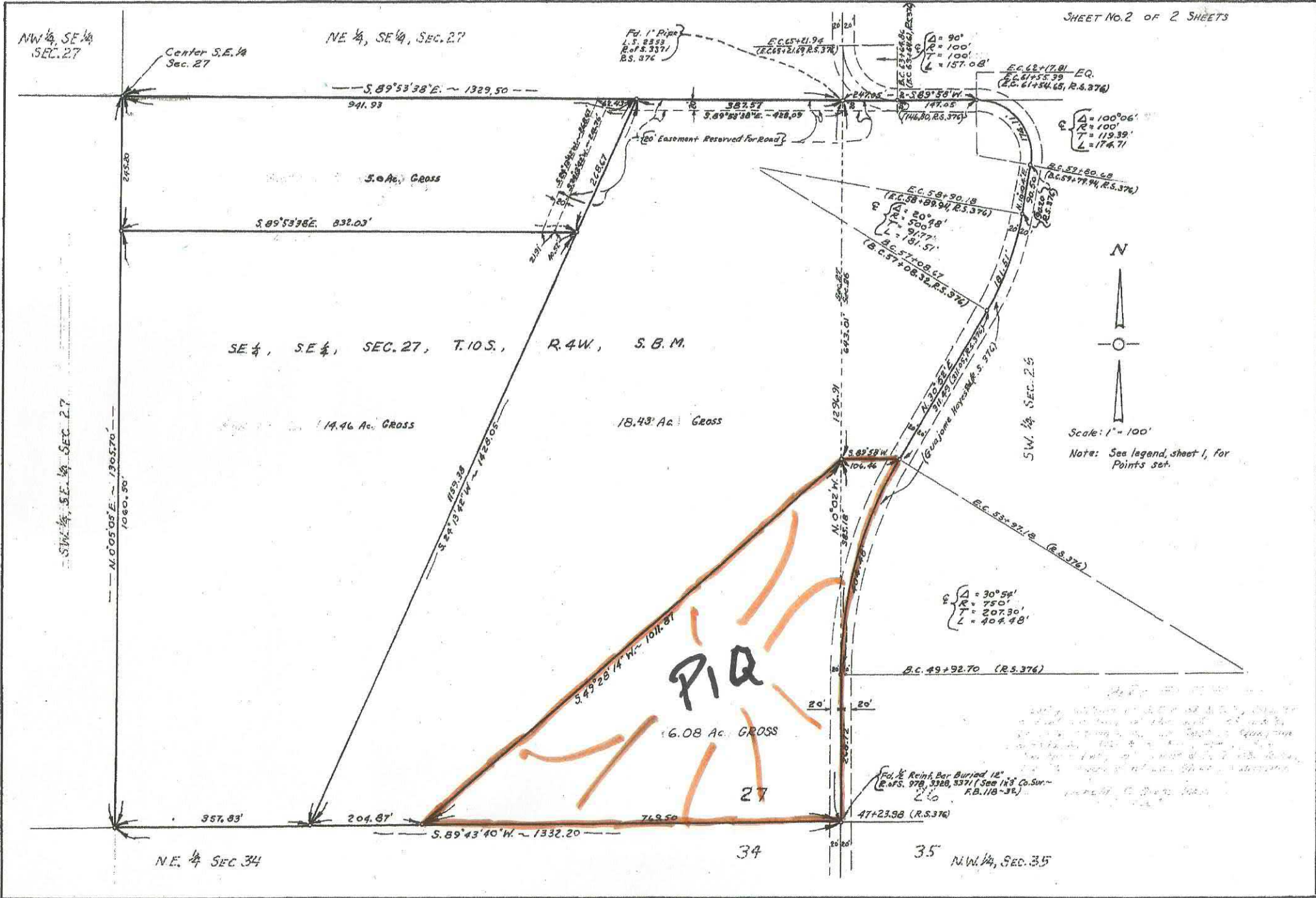
Sincerely,
Kelly Bacon



Sat Apr 17 2021

Imagery © 2021 Nearmap, HERE





NW 1/4, SE 1/4
SEC. 27

Center S.E. 1/4
Sec. 27

NE 1/4, SE 1/4, SEC. 27

S. 89° 53' 38" E. ~ 1329.50
941.93

5.0 Ac. Gross

S. 89° 53' 38" E. 832.03'

SE 1/4, SE 1/4, SEC. 27, T.10S., R.4W., S.B.M.

14.46 Ac. Gross

18.43 Ac. Gross

PIQ

16.08 Ac. GROSS

27

34

35 NW 1/4, SEC. 35

N



Scale: 1" = 100'

Note: See legend, sheet 1, for
Points set.

SW 1/4, SE 1/4, SEC. 27

N. 0° 05' 05" E. ~ 1305.70
1060.50

NE 1/4 SEC. 34

357.83'

204.87'

S. 89° 43' 40" W. ~ 1332.20

769.50

S. 49° 28' 14" W. ~ 1016.87

2091

20

20

Fol. 1' Pipe
L.S. 2353
R.O.F.S. 3371
R.S. 376

E.C. 65+21.94
(R.C. 65+21.69, R.S. 376)

S. 89° 53' 38" E. ~ 428.05
587.57

Δ = 90°
R = 100'
T = 157.08'

E.C. 62+71.81 EQ.
E.C. 61+55.39
(E.C. 61+54.65, R.S. 376)

Δ = 100° 06'
R = 100'
T = 174.71'

R.C. 57+80.68
(R.C. 57+77.94, R.S. 376)

E.C. 58+90.18
(R.C. 58+88.94, R.S. 376)

Δ = 20° 38'
R = 500.94'
L = 91.77'

R.C. 57+108.67
(R.C. 57+08.32, R.S. 376)

1296.91

675.07

382.26

106.46

382.26

106.46

382.26

106.46

382.26

106.46

382.26

106.46

Fol. 1/2 Reinf. Bar Buried 12"
(R.O.F.S. 978, 3328, 3371) (See 1 1/2" Co. Surv.
L.S. R.B. 118-32)

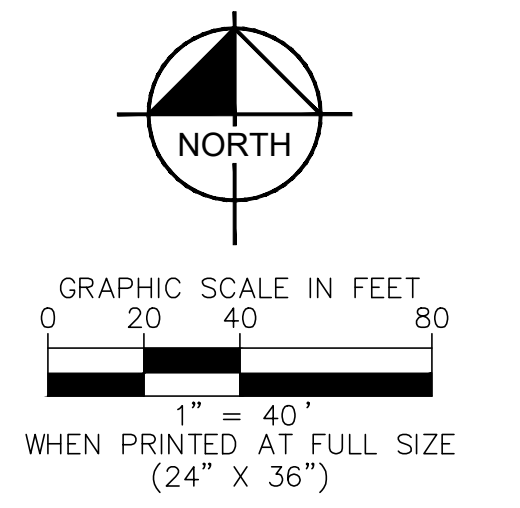
47+23.98 (R.S. 376)

R.C. 49+92.70 (R.S. 376)

Δ = 30° 54'
R = 750'
T = 207.30'
L = 409.98'

SW 1/4 SEC. 25

K:\ORA_LDEV\194369001 - 461 Wilshire Road\CADD\References\OnSite-9001-B.dwg Layout1 Jun 09, 2021 8:04am by: Drake.Moye



Kimley»Horn

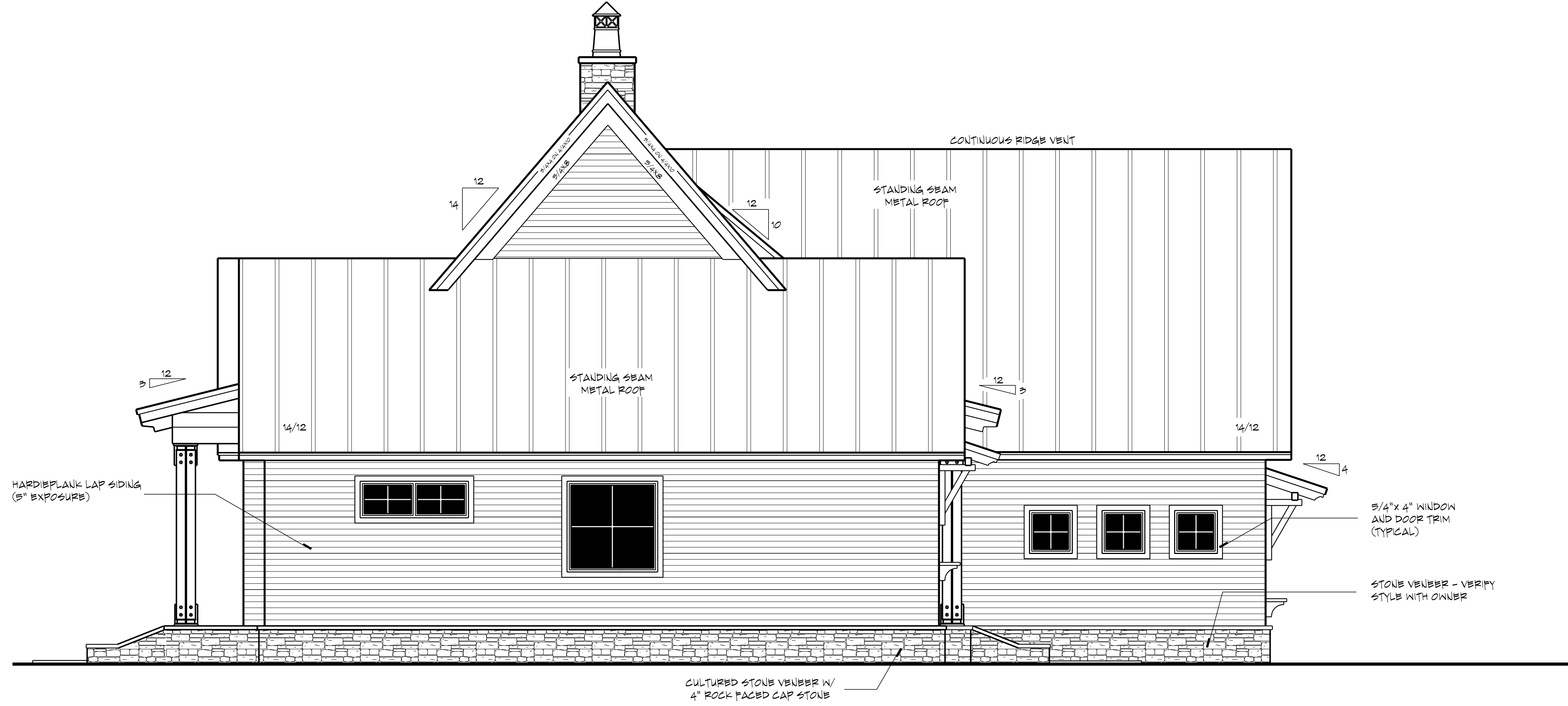
1100 W TOWN AND COUNTRY RD, SUITE 700 | ORANGE, CA 92868
PHONE: (714) 939-1030 | www.kimley-horn.com

TITLE: **PRELIMINARY
SITE PLAN EXHIBIT -
OPTION B**

PROJECT: **BACON RESIDENCE
CUSTOM HOME**

LOCATION: **461 WILSHIRE ROAD
OCEANSIDE, CA 92057**

JOB NUMBER:	194369001
SCALE:	1" = 40'
DATE:	6/9/2021
SHEET:	1 OF 1



AREA CALCULATIONS	
CRAWLSPACE	2125 SF
MAIN LEVEL	2125 SF
BONUS ROOM	427 SF
TOTAL LIVEABLE	2125 SF
TOTAL FINISHED	2125 SF
GARAGE	576 SF
PORCH 'A'	224 SF
PORCH 'B'	258 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- KICKOUT FLASHING TO BE INSTALLED AS NOTED.
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING.
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS.
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER / BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS. SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. ARE FOR BIDDING AND REVIEW PURPOSES ONLY.

WINDOWS

- MARVIN INTEGRITY WOOD ULTRAX SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'B' MEET EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

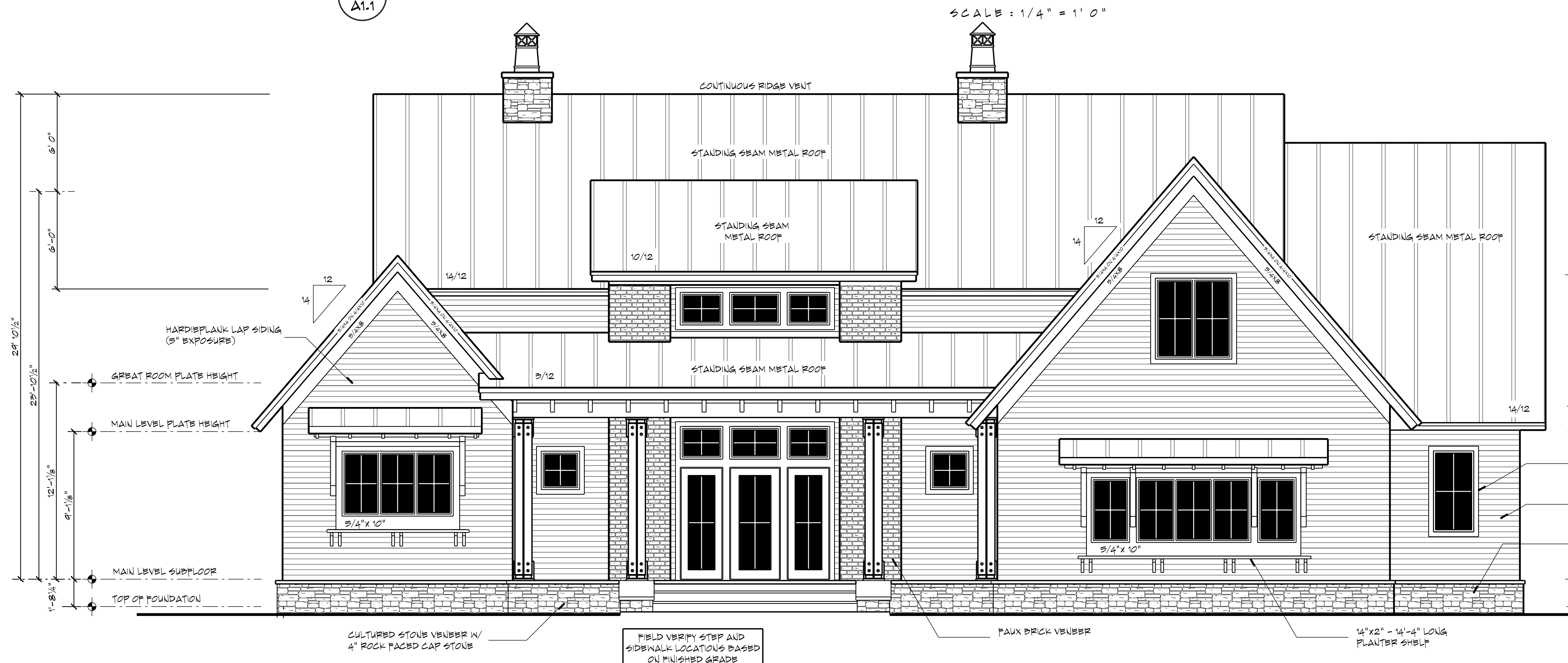
EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIEPLANK LAP SIDING
- 5" EXPOSURE
- HARDIE SHINGLE SIDING
- STRAIGHT EDGE PANEL
- 19.25" WIDTH - 7" EXPOSURE
- EXTERIOR TRIM
- HARDIE TRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

2 LEFT ELEVATION



1 FRONT ELEVATION

ROYAL OAKS DESIGN

3459 Lake Elmo Ave
Lake Elmo, MN
651-964-2762
www.royaloaksdesign.com

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS
Kieran J. Liesl 24-106

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION AND CHECKING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY ROYAL OAKS DESIGN, INC. OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

CL - 18 - 005
CRAWLSPACE

Document Date:

Drawn by:

ISSUE DATE REMARK

ELEVATIONS

AREA CALCULATIONS	
CRAWLSPACE	2125 SF
MAIN LEVEL	2125 SF
BONUS ROOM	427 SF
TOTAL LIVABLE	2125 SF
TOTAL FINISHED	2125 SF
GARAGE	576 SF
PORCH 'A'	324 SF
PORCH 'B'	298 SF

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER M.I.L. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER / BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS. SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. ARE FOR BIDDING AND REVIEW PURPOSES ONLY.

WINDOWS

- MARVIN INTEGRITY ALL ULTREX SERIES WINDS.
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'B' MEET BGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIBLANK LAP SIDING
- 5" EXPOSURE
- HARDIBSHINGLE SIDING
- STRAIGHT EDGE PANEL
- 15.25" WIDTH - 7" EXPOSURE
- EXTERIOR TRIM
- HARDIBTRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.



2 RIGHT ELEVATION

SCALE : 1/4" = 1' 0"



1 REAR ELEVATION

SCALE : 1/4" = 1' 0"

CL - 18 - 005
CRAWLSPACE

Document Date:

Drawn by:

ISSUE DATE REMARK

ELEVATIONS

A1.2