

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

Wednesday, December 22, 2021

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 12/21/2021.**

1. 9:30 - 10:30 am

Proposed +/- 80-unit single-family residential subdivision incorporating density bonus provisions on a 16.6-acre site located at 2389 Guajome Lake Road. [ADM21-00079]

**Zoning: RS-SP-EQ**  
**Land Use: SFD-R**  
**Neighborhood Area: Guajome**  
**Assessor Parcel Number(s): 157-412-15**  
**Contact Person: Dan Niebaum**  
**Email: dan@lightfootgroup.com**

2. 10:30 - 11:30 am

Proposed four-unit apartment complex on a developed 0.15 acre site located at 1128-1130 S Myers Street. [ADM21-00066]\*

(\*Please note this item was originally scheduled for the meeting on November 10, 2021. Due to technical difficulties with the City's teleconferencing system the applicant could not participate. This is the rescheduling of that meeting)

**Zoning: RT**  
**Land Use: C-RH**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number(s): 152-073-07**  
**Contact Person: Leslie Anderson**  
**Email: leslieconsulting@outlook.com**

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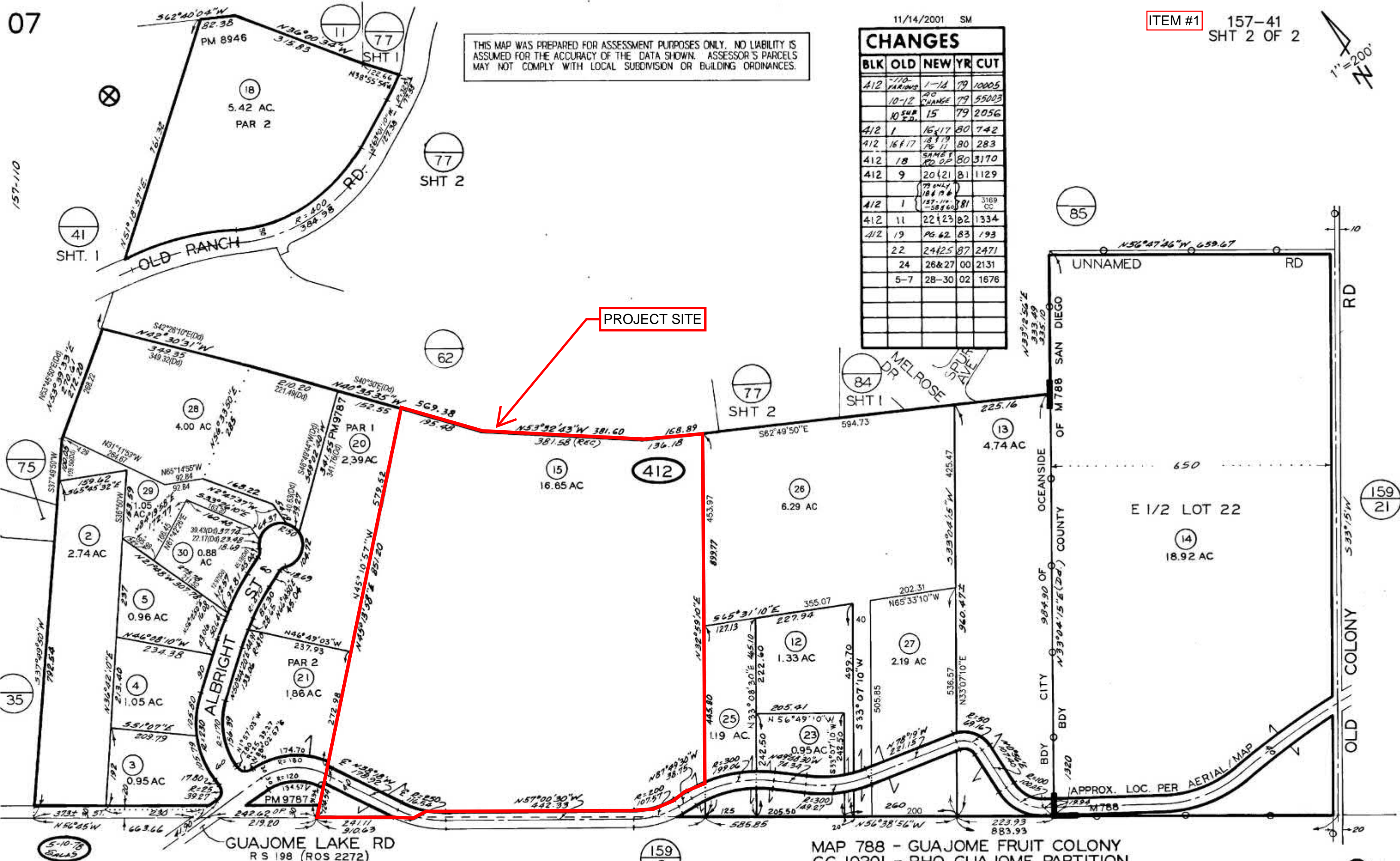
<sup>1</sup> The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference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



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        |
|-----|------------------|--------------------------------------|------------|
| 412 | -110-<br>VARIOUS | 1-14 79                              | 10005      |
|     | 10-12            | 79                                   | 55003      |
|     | 10 SW            | 15 79                                | 2056       |
| 412 | 1                | 16-17 80                             | 742        |
| 412 | 16-17            | 80                                   | 283        |
| 412 | 18               | 80                                   | 3170       |
| 412 | 9                | 20-21 81                             | 1129       |
| 412 | 1                | 79 ONLY<br>18-19<br>157-11<br>-58-60 | 3169<br>CC |
| 412 | 11               | 22-23 82                             | 1334       |
| 412 | 19               | 83                                   | 193        |
|     | 22               | 24-25 87                             | 2471       |
|     | 24               | 26-27 00                             | 2131       |
|     | 5-7              | 28-30 02                             | 1676       |



PROJECT SITE

MAP 788 - GUAJOME FRUIT COLONY  
CC 10201 - RHO GUAJOME PARTITION  
ROS 2272, 7512

To be completed by City staff

Project Number: ADM

21-00079



# 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: 2389 Guajome Lake Road

Assessor's Parcel Number: 157-412-15-00

Lot Area (acres or SF): 16.6 ac

Existing Use: Vacant Land

Brief Description of Proposal:

+/- 80 unit single-family residential development incorporating Density Bonus provisions.

## Property Owner & Applicant Information

Owner Name: Dimenstein Family Trust 11-06-01

Phone Number & E-Mail Address: 858-945-8033

sam@southcalrealty.com

Applicant Name: Tom St. Clair / Rincon Homes

Phone Number & E-Mail Address: 714-724-5647

tstclair@rincongrp.com

Applicant's Representative: Dan Niebaum / TLPG; 760-692-1924; dan@lightfootpg.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:

Sam Dimenstein

760-692-1924

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: 12-22-21

Time preference:

9:30 am

10:30 am

either

2<sup>nd</sup> choice date: 1-12-22

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:

December 22, 2021

Time:

9:30

Assigned Project Planner:

# Guajome Lake Road Single-Family Residential Development

## Project Description

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**Property Owner:** Dimenstein Family Trust 11-06-01

**Applicant:** Rincon Homes | Tom St. Clair

**Applicant's Representative:** Dan Niebaum | The Lightfoot Planning Group

**Project Location:** 2389 Guajome Lake Road (approximately 1/2 mile east of Highway 76)

**APN:** 157-412-15

**Lot Size:** +/- 16.6 acres (+/-11.14 developable acres)

**General Plan:** Single Family Detached Residential (SFD-R)

**Zoning:** Single Family Residential - Scenic Park & Equestrian Overlay Zones (RS-SP-EQ)

### **Proposed Development:**

The existing site is mostly vacant with one residential house in the north of the property. There are a mix of single family homes & subdivisions in the RS zone that are located to the east and west. We are proposing to utilize California state density bonus law to develop roughly 80 +/- homes on the property all located on the westerly portion of the site. The homes will likely range from 1650 sf to 2050 sf and will be situated on lots that are 32 wide by 78 deep on average. We are proposing side yard setbacks of 3 feet. Depending on the buffer zone required we are proposing to either not disturb the coastal sage scrub (See Exhibit 2) or clear part or all of the Coastal Sage Scrub to provide a fuel modification zone for fire requirements. We do not plan on touching the riparian area (See Exhibit 2). Lots 22 and 40 shown in Exhibit 3 will likely be small tot lots or interior parks for the community.

The project would include a Tentative Map and Development Plan with Density Bonus application. A development of 80 single-family homes is proposed, where 5% of the homes will be reserved for very low-income households. This equates to 76 market rate homes with 4 under the very low-income designation.

- Development in a RS single-family zone
- 2,496 average lot sizes
- Affordable Units distributed evenly throughout the community
- Parklet/OS areas incorporated into site

### Access & Circulation & Parking

Direct access from Guajome Lake Road

25' – 32' minimum private roads within development

5' sidewalk on interior of main street

Each home is planned with a 2 car garage (& parking available for 2 cars in driveway)

**Density Bonus:**

The project proposes 80 total single-family homes. Of that total, the project will designate 5% to be affordable units at the very low-income level with the remaining units as market rate, which complies with the City’s Inclusionary Housing Ordinance and meets the provisions of Density Bonus Law regarding affordable housing. Affordable units would be proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to market rate units.

**Required Incentives and Concessions**

In order to accommodate the project as allowed under Density Bonus Law, the project could not physically comply with all of the development standards that apply to standard projects. Based on the proposed design to accommodate Density Bonus units, the project anticipates seeking waivers of the following development standards that would preclude the proposed housing development at the density proposed pursuant to Density Bonus law:

- Reduction of lot sizes
- Equestrian development standards removed
- Reduction or redistribution of setbacks
- Reduction of open space / landscape minimums
- Increase FAR per lot
- Retaining wall heights are six feet

By providing 5% very low-income units, the project is also entitled to 1 incentive/concession. Currently, no incentives/concessions are planned, but this will be reviewed upon final design prior to our first submittal.

|                |  |
|----------------|--|
| <b>STEP 1:</b> | <p>Calculate Base Allowable Density</p> <p>At this site, the Land Use Element (SFD-R) designates a density of 3.5 - 5.9 units per acre. Under State Density Bonus Law (SDBL), where a density range is provided, the base number of units permitted is determined by multiplying the net site acreage (+/- 11.14 acres) by the maximum density for the specific zoning range and land use element of the general plan applicable to the project (5.9 units per acre).</p> <p style="text-align: center;"><b>11.14 acres x 5.9 dwelling units per acre = 65.72</b><br/><b>Rounded up to 66 units as base allowable (per SDBL)</b></p> |
| <b>STEP 2:</b> | <p>Determine Affordability Percentage and Units</p> <p>The project proposes to provide 5% of the units as affordable to very low income households. Per State Density Bonus Law, affordable unit percentage is calculated excluding units added by a Density Bonus.</p> <p style="text-align: center;"><b>5% x 66 units (base allowable) = 3.3 units</b><br/><b>Rounded up to 4 very low-income units</b></p>  |
| <b>STEP 3:</b> | <p>Calculate Density Bonus Units</p> <p>Under Density Bonus Law, the provision of 5% very low income units allows the applicant to receive a density bonus of 20%, allowing additional market-rate units to be constructed.</p>  |

|                |  |
|----------------|--|
|                | <b>66 units x 0.20 (density bonus) = 13.2</b><br><b>Rounded up to 14 units</b>                             |
| <b>STEP 4:</b> | Calculate Total Dwelling Units   |
|                | Add the base allowable units and the density bonus units.  |
|                | <b>66 units (base allowable units) + 14 units (density bonus units)</b><br><b>= 80 total units allowed</b> |

**Additional Questions/Comments:**

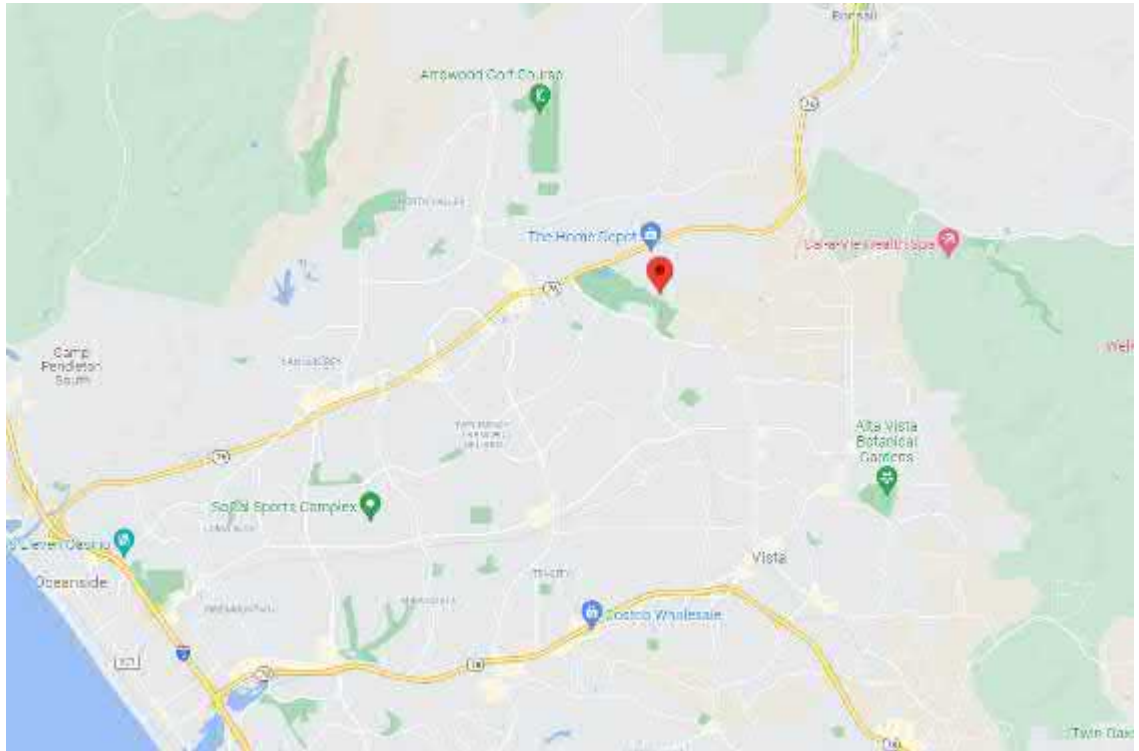
1. Please confirm the Density Bonus Calculations as presented.
2. We are calculating our density by utilizing all of the acreage that is outside the riparian area. Is this correct?
3. We will have to pump sewer, does this pose an issue with the city or sanitary department?
4. What information can the city provide regarding sewer/water/power/gas connections and capacity for this proposed development?
  - a. We are expecting to tap into sewer at Old Ranch Rd up the street. Will the existing sewer off Old Ranch Rod need to be upsized or can it handle our proposed development? Also, is this the right place to tap into sewer or is there a better location?
  - b. Do we have to upsize the current water main off Guajome Lake Rd or will the current 10" suffice for our proposed development?
  - c. We are considering not pulling in natural gas to our development and only utilizing electric. Does the city have an issue with this? If we were to pull gas into the site, where would we be pulling from?
5. We are proposing detached homes that will have three foot side yards. This will provide 6 feet between homes. Does the city approve of this?
6. The street right of way will be 37 feet wide, 32 feet will be the street width providing parking on one side of the street. Additionally, there will be a sidewalk on the interior of the looped street that will be 5 feet in width. Does the City and fire approve of this setup?

7. We expect to connect Guajome Lake Road from roughly Albright to the south side of our property. Does the City agree? How wide will this road need to be (total right of way)? Will the city require sidewalks on either side of it?
8. There is one entrance to the project. Does the city/fire approve of this?
9. Are there any other code compliance items with the proposed design that may need waivers?
10. Will the city require a Phase I Environmental Assessment as part of the application?
11. The project has been identified by the county to be a potential site with Critical Coarse Sediment. We have completed a report that determined that the site does NOT have critical coarse sediment. We have provided this report in Exhibit 5. Will the City please let us know if this report will satisfy the City in regards to being exempt from any issues regarding critical coarse sediment?
12. What is the required measurement of the fuel modification buffer zone from the existing Riparian Forest and Southern Arroyo Willow Riparian Forest; please reference Exhibit 2? Is this negotiable?
13. Will the fuel modification buffer zone measurement change from the Riparian Forest if Coastal Sage Scrub (CSS) was not present?
14. If the CSS is not disturbed will the habitat buffer zone be 30 feet from the westside of the CSS to the property line of our proposed lots?
15. If the CSS is not disturbed what will be the required measurement of the fuel modification buffer zone from the CSS? Is this negotiable?
16. If we remove a small percentage of the existing CSS and it is found we can mitigate onsite, do we have to mitigate at a 3:1 ratio or since it's onsite can we mitigate to a 1:1 ratio?

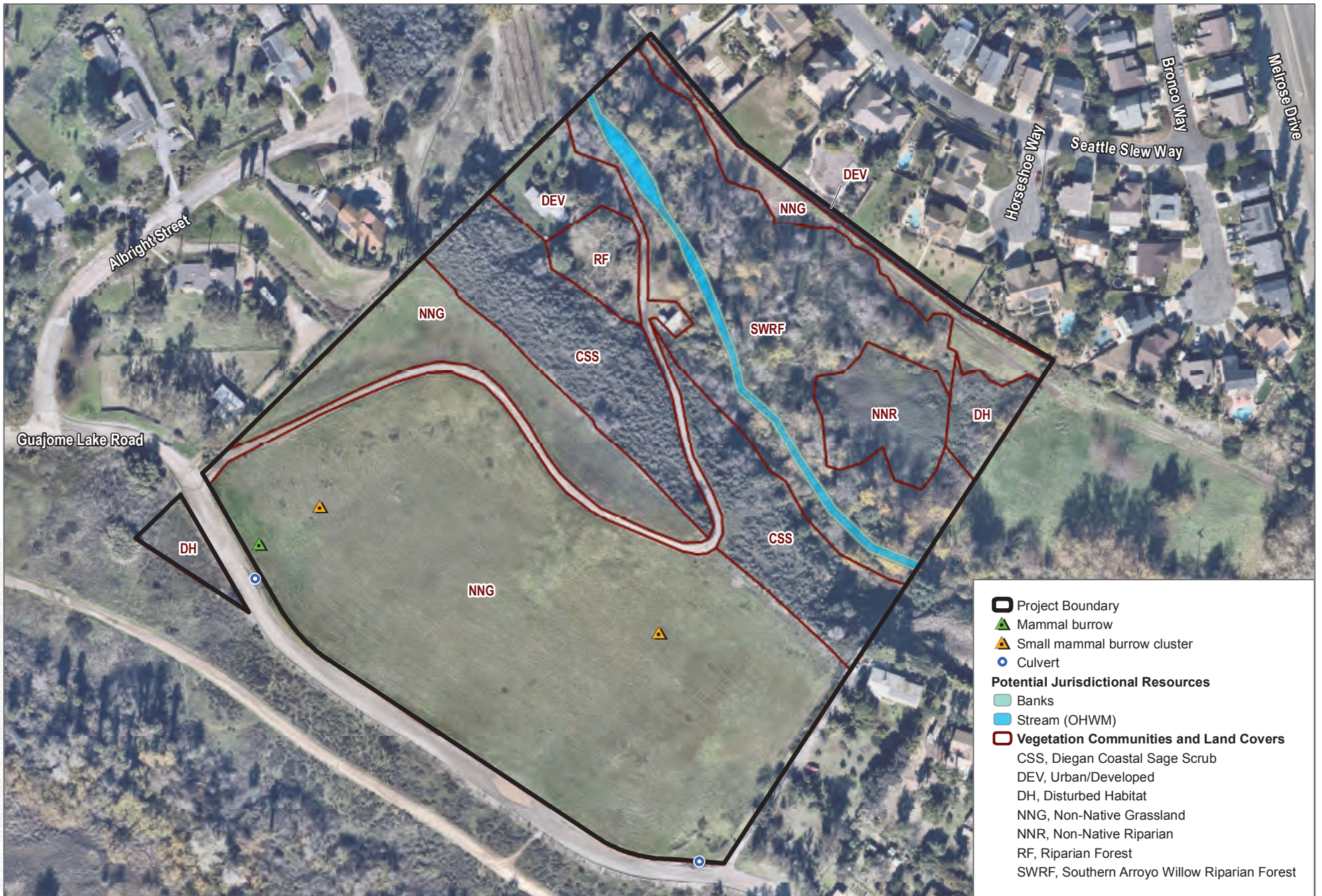
### **Information / Exhibits Provided**

- Exhibit 1. Aerials of the property
- Exhibit 2. Assumed Location of Different Habitat On-Site
- Exhibit 3. Project Site Plan
- Exhibit 4. Sample Architecture
- Exhibit 5. Critical Coarse Sediment Report

### Exhibit 1. – Aerials



**Exhibit 2 – Assumed Location of Different Habitat On-Site  
(page left blank, exhibit on following page)**



SOURCE: SanGIS 2019



FIGURE 2

Biological Resources

Guajome Crest Project

**Exhibit 3 – Project Site Plan**  
**(page left blank, exhibit on following page)**

**LEGEND**

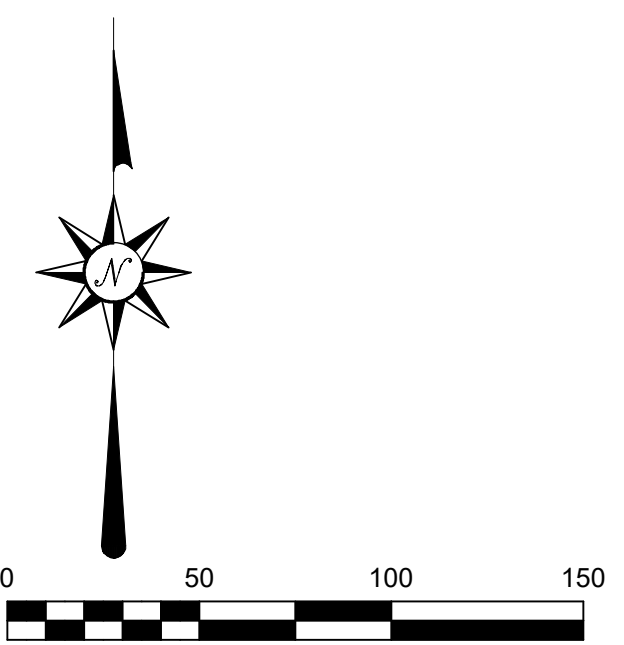
|                   |       |
|-------------------|-------|
| PROPERTY BOUNDARY | ————— |
| RIGHT OF WAY      | ————— |
| EASEMENT          | ————— |
| SETBACK           | ————— |
| LOT LINES         | ————— |



**GUAJOME LAKE ROAD**  
**SCALE: 1" = 50'**

**PROPOSED EARTHWORK**

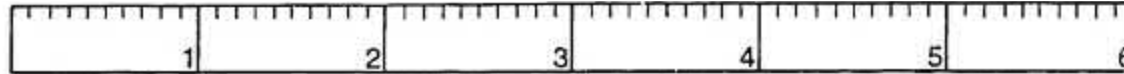
|             |           |
|-------------|-----------|
| CUT:        | 48,000 CY |
| FILL:       | 30,000 CY |
| NET EXPORT: | 18,000 CY |



PREPARED BY:  
**PASCO LARET SUITER**  
 & ASSOCIATES  
 San Diego | Solana Beach | Orange County  
 Phone 858.259.8212 | www.plsaengineering.com

Exhibit 4 – Sample Architecture

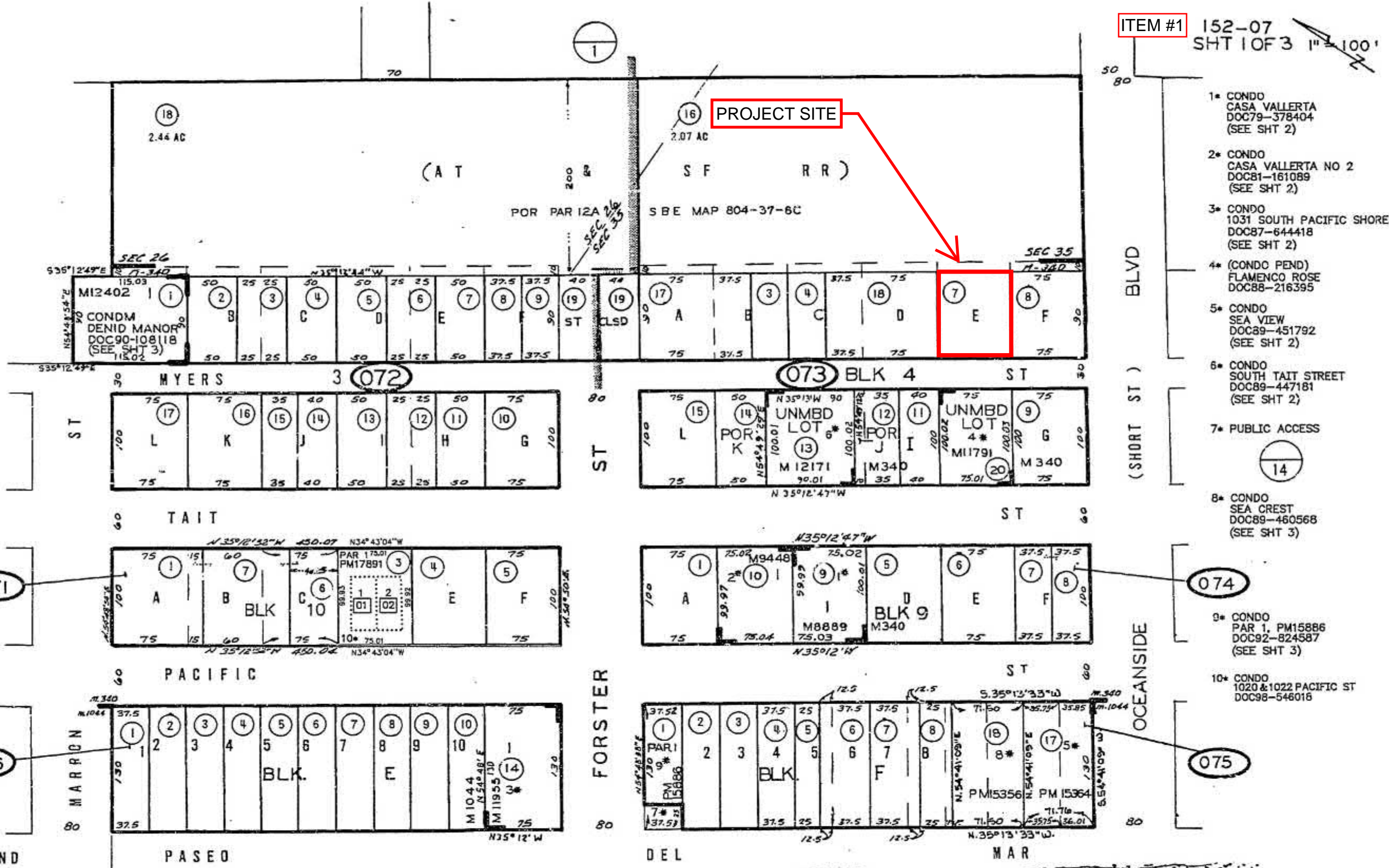




07

10/23/98 JGRO

| CHANGES |        |        |    |      |
|---------|--------|--------|----|------|
| BLK     | OLD    | NEW    | YR | CUT  |
| 071     | 2      | 697    | 64 | 1099 |
| 072     | PRE-UP | 18     | 65 | 405  |
| 073     | 1, 2   | 16     | 73 | 6627 |
| 073     | 1, 2   | 17     | 73 | 6627 |
| 074     | 4      | 9      | 79 | 76   |
| 074     | 2, 3   | 10     | 80 | 304  |
| 074     | 9      | CONDM  | 80 | 536  |
| 073     | 5, 6   | 18     | 80 | 2710 |
| 074     | 10     | CONDM  | 82 | 555  |
| 076     | 11     | 12, 13 | 82 | 2008 |
| 072     | PRE-UP | 19     | 82 | 1575 |
| 073     | PRE-UP | 19     | 82 | 1575 |
| 072     | PRE-UP | SAME   | 83 | 6163 |
| 073     | 10     | 20     | 88 | 52   |
| 075     | 9, 10  | 11, 12 | 88 | 1969 |
| 076     | 12, 13 | 14     | 88 | 216  |
| 076     | 14     | CONDM  | 88 | 701  |
| 075     | 11     | 13, 14 | 89 | 1137 |
| 075     | 12     | 15, 16 | 89 | 1138 |
| 075     | 1      | CONDM  | 90 | 5593 |
| 073     | 13     | CONDM  | 90 | 608  |
| 075     | 15, 16 | 17, 18 | 90 | 624  |
| 075     | 13, 14 | 18, 19 | 90 | 641  |
| 072     | 1      | CONDM  | 91 | 590  |
| 075     | 1      | CONDM  | 94 | 504  |
| 071     | 3      | CONDO  | 99 | 598  |



ITEM #1 152-07 SHT 1 OF 3 1" = 100'

- 1\* CONDO CASA VALLERTA DOC79-378404 (SEE SHT 2)
- 2\* CONDO CASA VALLERTA NO 2 DOC81-161089 (SEE SHT 2)
- 3\* CONDO 1031 SOUTH PACIFIC SHORES DOC87-644418 (SEE SHT 2)
- 4\* (CONDO PEND) FLAMENCO ROSE DOC88-216395
- 5\* CONDO SEA VIEW DOC89-451792 (SEE SHT 2)
- 6\* CONDO SOUTH TAIT STREET DOC89-447181 (SEE SHT 2)
- 7\* PUBLIC ACCESS
- 8\* CONDO SEA CREST DOC89-460568 (SEE SHT 3)
- 9\* CONDO PAR 1, PM15886 DOC92-824587 (SEE SHT 3)
- 10\* CONDO 1020 & 1022 PACIFIC ST DOC98-546016

150/35

071

074

076

075

MAS 7-11-69

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.

PACIFIC OCEAN  
 MAP 12402 - MAP OF DENID MANOR  
 MAP 12171 - SOUTH TAIT ST. (CONDM)  
 MAP 11955 - 1031 SOUTH PACIFIC SHORES (CONDM)  
 MAP 11791 - FLAMENCO ROSE (CONDM)

MAP 9448 - CASA VALLERTA NO 2 (CONDM)  
 MAP 8889 - CASA VALLERTA  
 MAP 1044 - TERRACE ANNEX  
 MAP 340 - MYER'S ADD  
 POR SECS 26 & 35 - T11S-R5W  
 ROS 12980, 14308, 14750



# 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: 1128-30 S Myers Street, Oceanside, CA 92054

Assessor's Parcel Number: 152-073-07-00

Lot Area (acres or SF): 6866.62 SF

Existing Use: Residential Duplex, long term rental units

Brief Description of Proposal:

Addition of 2nd floor set of units above both detached ground floor units, for a total of four units.

## Property Owner & Applicant Information

Owner Name: Jonathan Hughes

Phone Number & E-Mail Address: 805.490.5123

jonhughes2012@gmail.com

Applicant Name: Leslie Anderson - Designer

Phone Number & E-Mail Address: 310.736.8457

LeslieAConsulting@outlook.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:

*Jonathan Hughes*

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: 10/27/2021 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 11/10/2021 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: November 10, 2021

Time: 9:30

Assigned Project Planner: Richard Greenbauer, Principal Planner

# South Myers Street

## Multi-Family Residential Development

### PROJECT OVERVIEW:

**Property Owner:** Jonathan Hughes & McCall Gulli (Husband & Wife)

**Applicant(s):** Owners (Jonathan Hughes & McCall Gulli) + Designer (Leslie Andersen)

**Applicant's Representative:** Leslie Andersen, LESLIE ANDERSEN CONSULTING

**Project Location:** 1128-30 S Myers Street, Oceanside, CA 92054

**APN:** 152-073-07-00

**Lot Size:** 6,867 sq. ft. (0.1576 acre), subdivided 1885

**General Plan / Zoning:** Residential (R-T) (Coastal Zone)

### Description:

The current single-story building is a detached duplex, connected by a twin car carport with 4 bedrooms and 2 bathrooms. The units are identical 2/1 configurations with the east unit 1130 S Myers having had an extension built some time ago. The total livable interior space is 1936 sq ft and the building height is approximately 9 feet. The property contains 1 water, 2 gas, and 2 electric meters.

The proposed project is a two-story multi-family residential quadplex, 10 bedrooms, and 6 bathrooms. The first floor will consist of two units, 1128-A, and 1130-A, four enclosed garage spaces are attached to the building, two marked spaces (one space for residents and one space for guests). There will be a combination of concrete walkways, landscape, and fencing for private and shared outdoor space around these units. The second floor will consist of 2 additional units, 1128-B and 1130-B with exterior walkways, stairs leading up to exterior entrances, and deck space above the enclosed garages.

The entrance to the property sits adjacent to the alley section of S Myers St, where off-street parking is provided. The easterly Lot Line abuts the North County Transit Line & Coastal Rail Trail. The modern beach cottage design is taken by inspiration from the neighboring new construction buildings to retain the look and feel of current residential developments.

The proposed 4 unit multi-family residence is within RT Base Density (29.0 DU/acre = 4.57 units) and maximum 35 feet (proposed height is <35ft). The off-street parking will remain in compliance with Article 31 statement for lots subdivided prior to 1958, where Parking Ordinance 69-39 is followed. It will meet all setback requirements providing ample landscaping and stormwater features. The neighboring buildings are two and three-story, multifamily with RT zoning.

Regards,

Jonathan Hughes  
8054905123

## Developer's Conference Questions:

1. **Remodel Classification:** To keep the project considered a remodel, 50% of the exterior walls must remain intact *Ord. 732-2019 § 4 (part), 2019*. Which of these circumstances apply to the current duplex structure?
  - a. The exterior wall calculation applies to the total cumulative linear feet between the two buildings, 1128 & 1130 S Myers as one APN; (or)
  - b. Each of the buildings and subsequent exterior structure walls is treated as an individual calculation.
  
2. **1130 S Myers St Permits:** We are unable to verify whether the 336sqft addition on the South side of 1130 S Myers was permitted.
  - a. If it is unpermitted, is the original exterior wall viewed as the original structure for remodel 50% criteria?
  
3. **Structure Conversion to Garage Space:** If part of the structure of 1130 S Myers St (the South 336sq ft addition) is converted into garage space, by retaining the easterly exterior wall along the rear yard, does the retained structure count towards the remodel classification calculations?
  
4. **Setback Requirements:**
  - a. **Front Yard:** The lot to the property's South ([212 Oceanside Blvd](#)) has a near-zero (~3ft) setback for the enclosed garage space parking and the 2nd-floor structure abutting the alley. Will a proposal for reduced setback requirements be accepted due to neighboring front lot setbacks?
    - i. The current proposal pulls the 2nd-floor dwelling of the West (front) unit back to meet the 15ft setback requirement.
    - ii. The Intended proposal is to build the 2nd-floor West unit along the same exterior wall as the current 1st-floor West structure (10.2ft total distance from the West lot line per TOPO).
    - iii. An additional proposal is to move the 2nd-floor stairwell access away from the driveway and place it running in a North/South direction along the structure's West wall, adjacent to the alley (see reference along Myers St at [3 Marron St](#) for an example structure from which we would base our proposal).
  - b. **Side Yard:** Due to the constraints of our driveway placement and current building location of 1130 S Myers, we wish to propose a reduced side yard setback for the driveway and one uncovered, reserved parking space.
    - i. Note there is a utility pole on the Southwest corner of the lot requiring a pre-determined clearance.
    - ii. The South lot line clearance from the East unit's South wall is 17.9'. We wish to reconstruct this wall as our enclosed garage & reserved uncovered space. What is the minimum side yard clearance required considering we are on an alley street?

- c. Rear Yard: Confirm rear yard setback minimum as the lot abuts NC Transit & Bike path, is this considered open space?

5. **Driveway and Clearance Dimensions:**

- a. Confirm current driveway proposed requires two-way direction.
- b. Is there a maximum driveway width for the property?
- c. What is the minimum driveway clearance from the nearby utility pole (SW corner).
- d. Can the driveway be placed closer than the 5ft side yard setback?

6. **Usable Open Space:**

- a. [Page 21, Section Q](#) 300sq ft minimum for each DU, the Common Usable Open Space requirement is 10ft minimum interior horizontal rectangle dimension and 50% or more total space designated to common usable space. The current rear/east unit (1130 S Myers St), where the east-facing exterior wall has a rear yard setback of 9.6' to the easterly property line as called out the Topographic Survey. The LS team measured the distance between the chain-link fence that borders the NC Transit Railway/Bike path and the SE corner (nearest corner) of the 1st-floor structure. This dimension was found to be exactly 10 feet in length.
- b. Proposal 1:  
The current plan is to demolish the South exterior of the east unit sitting at 9.6' exterior wall, in order to meet the 10' dimension requirement from the lot line and allow a portion of the common usable open space to sit in the rear (East) yard. Will the committee entertain a proposal for common usable open space that extends to the chain-link fence line? This allows for use of the space a few inches past the lot line and up to the chain-link fence border. The approximate dimensions will be 60' x 10' for the rear (Ease) yard common usable open space.
- c. Proposal 2:  
We may alter the current plan to include two rooftop spaces for common open space requirements (600sqft), meeting the minimum 10' requirements each. Will this be acceptable based on requirements in Article 10, Q-3:
  - i. "Common usable open space provided on rooftops shall be surrounded by a parapet, wall, or other enclosure that is at least 4 feet high and shall be subject to approval by the Planning Commission.

7. **Trash Receptacles:**

- a. Confirm minimum waste requirements for 4 unit multifamily and reference to structure enclosure requirements as applicable in [Trash Enclosure Guidelines](#)
  - i. *Multifamily projects require two units of commercial cart service for every 4 dwelling units.*

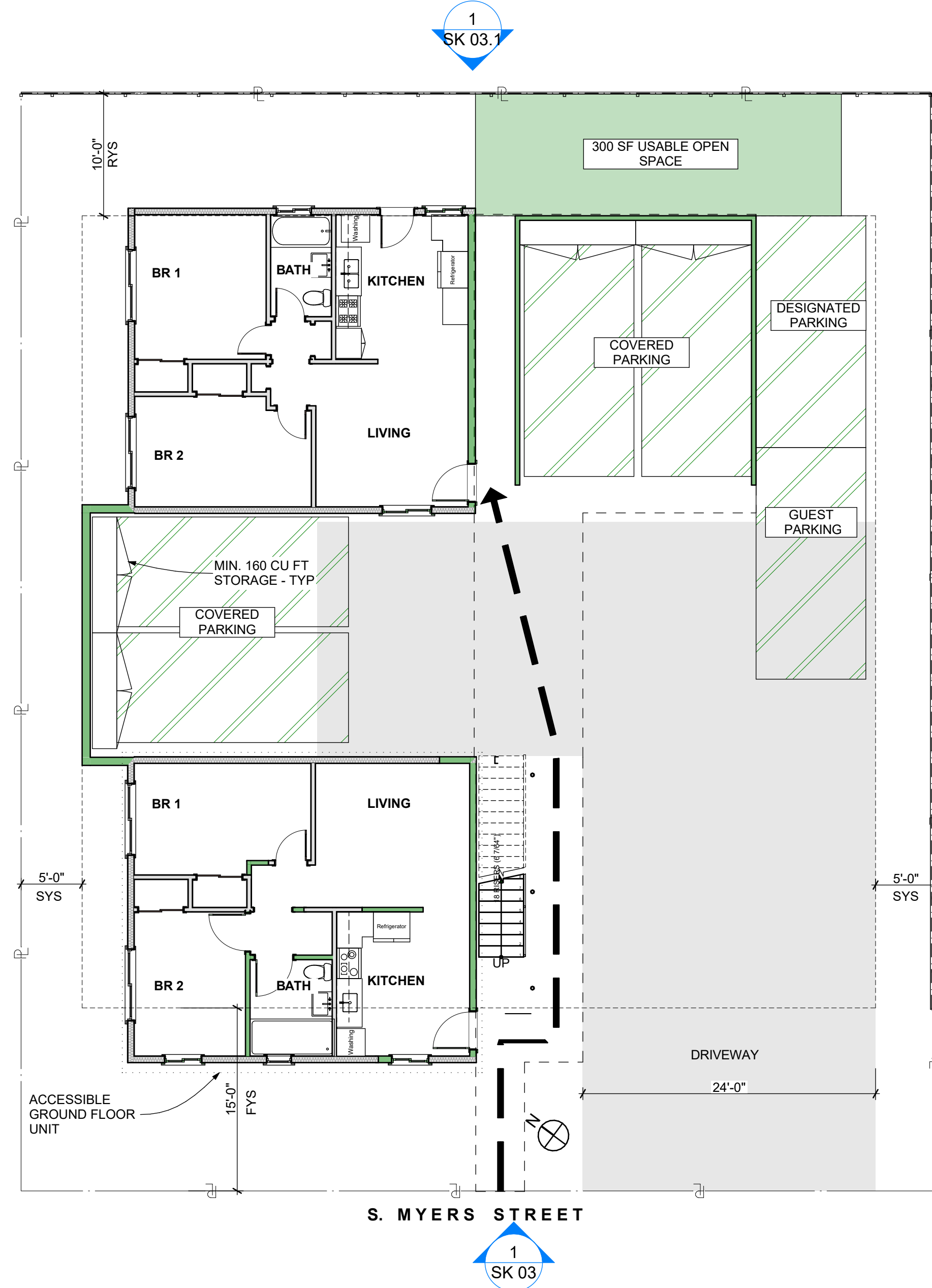


Google Map Views:

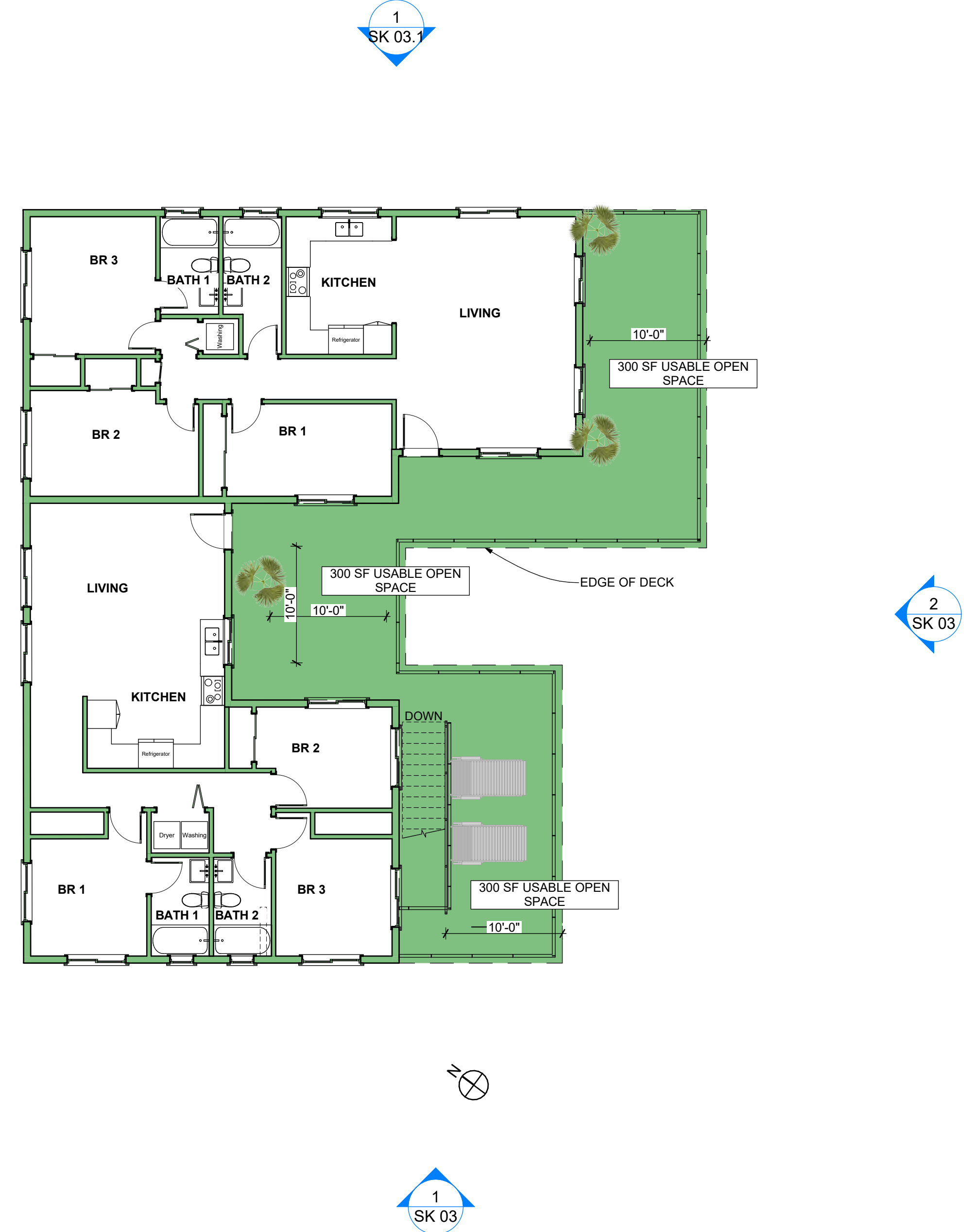
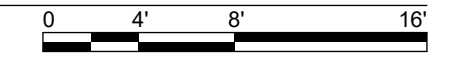


Google Street Views:

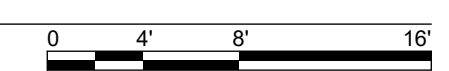




**1**  
SK 01 **Ground Level**  
SCALE: 1/8" = 1'-0"



**4**  
SK 01 **Second Level**  
SCALE: 1/8" = 1'-0"



ISSUED:

|  |
|--|
|  |
|  |
|  |
|  |
|  |

FP BASE

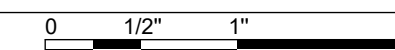
**SK 01**



1 DD\_ortho South  
SK 02



2 DD\_ortho SE  
SK 02



4 DD\_ortho East  
SK 02



3 DD\_ortho NW  
SK 02

ISSUED:

Model Views

**SK 02**



1 Front (SW) Elevation  
SK 03 SCALE: 1/4" = 1'-0"



2 Entry (SE) Elevation  
SK 03 SCALE: 1/4" = 1'-0"

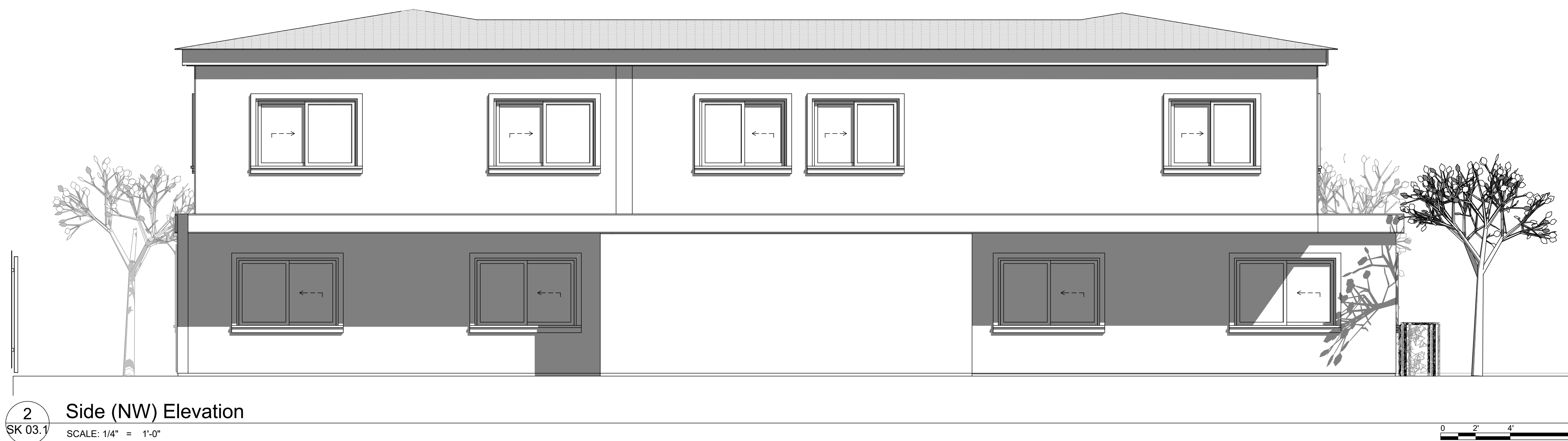
ISSUED:

Concept Elevations

**SK 03**



1 Rear (NE) Elevation  
SK 03.1 SCALE: 1/4" = 1'-0"



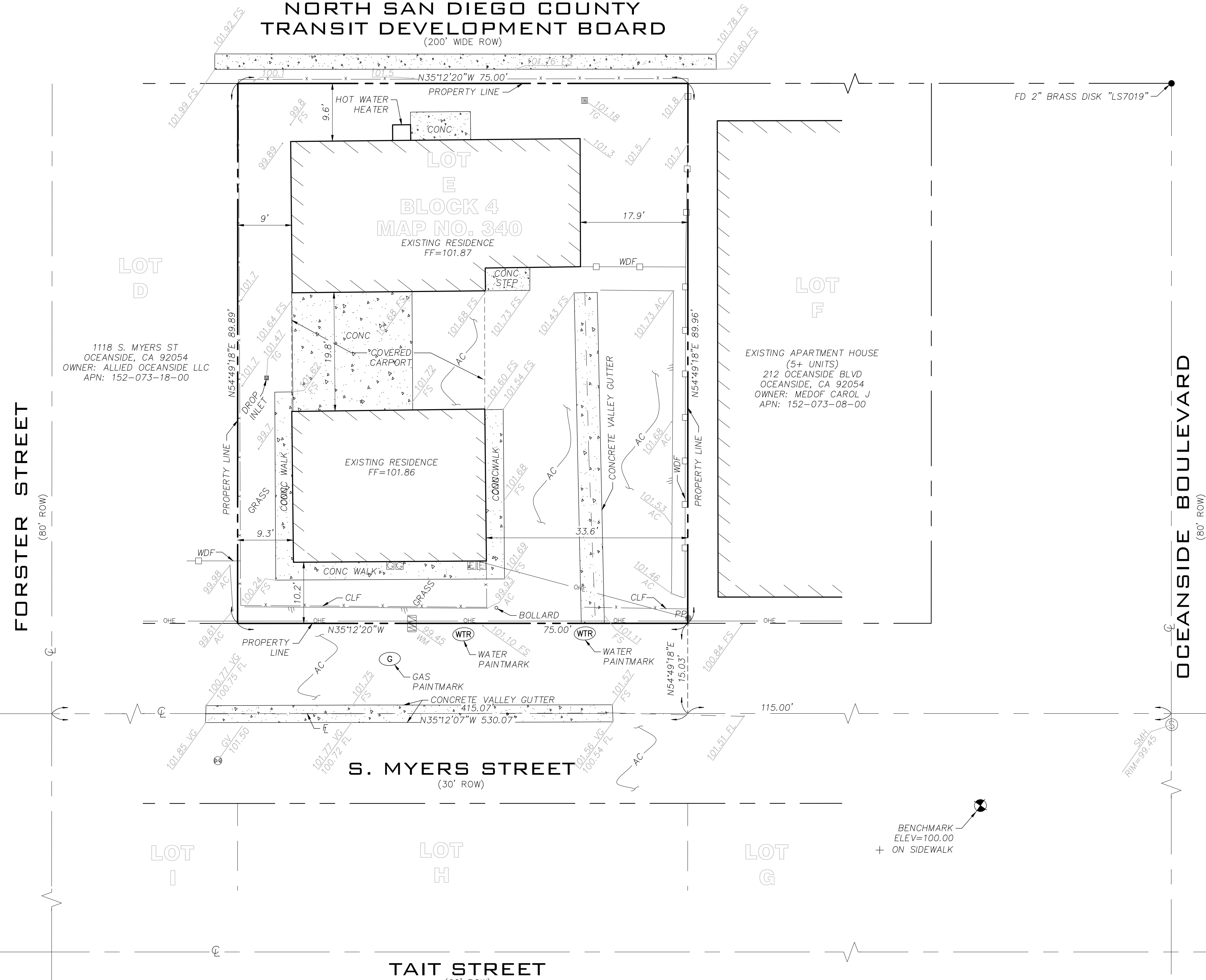
2 Side (NW) Elevation  
SK 03.1 SCALE: 1/4" = 1'-0"

ISSUED:

Concept Elevations

**SK 03.1**

**NORTH SAN DIEGO COUNTY  
TRANSIT DEVELOPMENT BOARD**  
(200' WIDE ROW)



**BOUNDARY & TOPOGRAPHIC SURVEY**

**LANDMARK CONSULTING**

**LEGEND**

|                                      |                    |
|--------------------------------------|--------------------|
| BOUNDARY DATA                        | N42°18'59"W 40.00' |
| PROJECT BOUNDARY                     | ---                |
| RIGHT OF WAY                         | ---                |
| CENTERLINE                           | ---                |
| RECORD LOT LINE                      | ---                |
| CONTOURS                             | ---322---          |
| EX WALL                              | ---                |
| EX BUILDING                          | ---                |
| EX BUILDING OVERHANG                 | ---                |
| EX FENCE (WF)                        | ○                  |
| EX FENCE (CLF)                       | X                  |
| EX FENCE (WDF)                       | □                  |
| EX CURB (BACK)                       | ---                |
| EX CURB (FACE)                       | ---                |
| EX EDGE OF ASPHALT                   | ---                |
| EX OVERHEAD ELECTRIC                 | OHE                |
| EX CONCRETE                          | ---                |
| EX BRICK                             | ---                |
| EX GRASS                             | ---                |
| EX SEWER MANHOLE                     | ⊙                  |
| EX SEWER CLEANOUT                    | ⊙                  |
| EX TREE                              | 🌳                  |
| EX GUY ANCHOR                        | ⊙                  |
| EX POWER POLE                        | ⊙                  |
| EX GAS METER                         | ⊙                  |
| EX WATER METER                       | ⊙                  |
| EX GATE VALVE                        | ⊙                  |
| EX SURVEY MONUMENT (AS NOTED HEREON) | ●                  |
| EX AREA DRAIN                        | ---                |
| EX GAS METER                         | ⊙                  |

9555 GENESEE AVE, SUITE 200  
SAN DIEGO, CA 92121  
TEL: (658) 587-8070  
EMAIL: MEL@LMCO.NET  
WEBSITE: LMCO.NET

**LEGAL DESCRIPTION**

LOT E IN BLOCK 4, OF MYERS ADDITION IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 340 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, COUNTY, FILED ON 08/28/1885

**CLIENT/SITE ADDRESS**

HUGHES, JONATHAN DAVID; 1128-1130 S. MYERS STREET  
GULLI, MCCALL ELIZABETH / OCEANSIDE, CA 92054

**BENCHMARK**

THIS SURVEY WAS BASED UPON AN ASSUMED ELEVATION OF 100.00 FEET

**LOT AREA**

6746.74± SQ.FT.  
0.15± ACRES

**ASSESSOR'S PARCEL NO.**

APN: 152-073-07-00

**ABBREVIATIONS**

|      |                          |
|------|--------------------------|
| AC   | ASPHALT CONCRETE         |
| APN  | ASSESSOR'S PARCEL NUMBER |
| AD   | AREA DRAIN               |
| CB   | CATCH BASIN              |
| CL   | CENTER LINE              |
| CLF  | CHAIN-LINK FENCE         |
| CHMY | CHIMNEY                  |
| COMM | COMMUNICATION            |
| CONC | CONCRETE                 |
| E    | ELECTRIC                 |
| EG   | EXISTING GRADE           |
| EP   | EDGE OF PAVEMENT         |
| FL   | FLOW LINE                |
| FD   | FOUND                    |
| FF   | FINISHED FLOOR           |
| FS   | FINISHED SURFACE         |
| GV   | GATE VALVE               |
| L/S  | LANDSCAPED AREA          |
| PL   | PROPERTY LINE            |
| R/W  | RIGHT OF WAY             |
| SOFT | SQUARE FEET              |
| SCO  | SEWER CLEANOUT           |
| SMH  | SEWER MANHOLE            |
| S/W  | SIDEWALK                 |
| TC   | TOP OF CURB              |
| TE   | TRASH ENCLOSURE          |
| TEL  | TELEPHONE                |
| TG   | TOP OF GRATE             |
| WDF  | WOOD FENCE               |
| WM   | WATER METER              |

**SURVEYOR'S NOTES**

1. THIS TOPOGRAPHIC SURVEY IS BASED UPON THE FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURES OF THIS SITE, AT THAT TIME. IT REMAINS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVES TO FIELD VERIFY ANY CURRENT SITE CONDITIONS AND TO THEN NOTIFY THE SURVEYOR OF ANY DISCREPANCIES IN THIS TOPOGRAPHIC SURVEY.
2. SURVEY INFORMATION SHOWN HEREON IS BASED ON MAP NO. 376 AND FILED CORNER RECORDS ROTATED TO THE BASIS OF BEARINGS.

**UTILITY NOTE**

UNDERGROUND UTILITIES SHOWN HEREON ARE INCOMPLETE AND THEIR LOCATIONS SHOULD BE VERIFIED BY CONTACTING THE VARIOUS UTILITY COMPANIES.

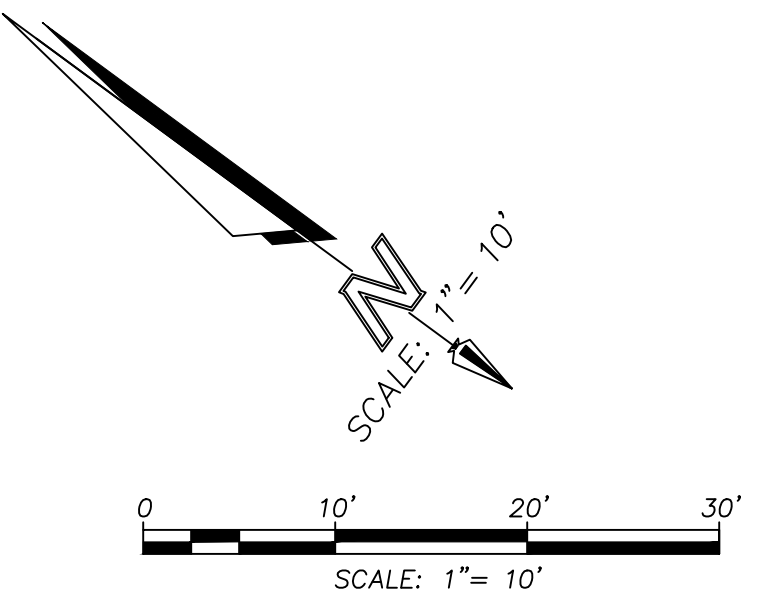
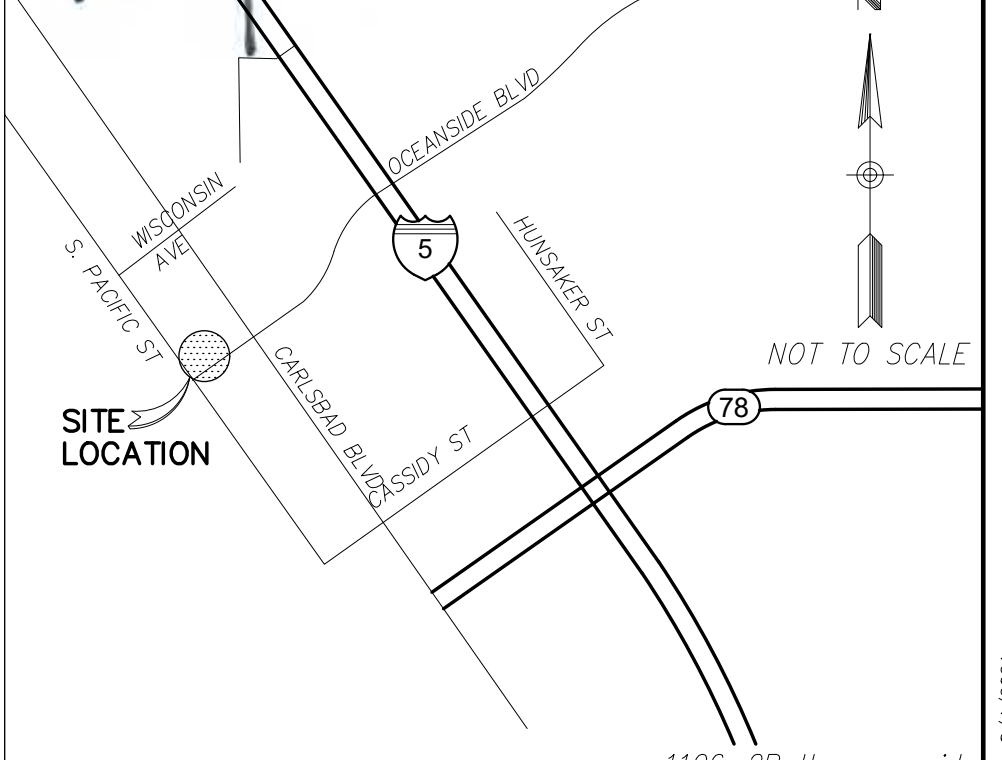
**EASEMENTS**

THIS TOPOGRAPHIC SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. HOWEVER, EASEMENTS THAT AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN.

**SURVEYOR'S STATEMENT**

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE FIELD SURVEY PERFORMED ON 07-19-2021.

DEAN JOHNSON PLS 4878 8-3-2021 DATE



|                 |                 |
|-----------------|-----------------|
| DRAWN BY: DN    | DATE: 7-26-2021 |
| CHECKED BY: DJ  | DRAWING NO.:    |
| JOB NO.: 03-104 | SHEET 1 OF 1    |