



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

*Staff Reviewers: Please complete the
Developer's Conference comment
sheet template and attach to the
TRAKiT record by the end of day on
the day before the meeting.*

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, November 9, 2022

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed two lot split keeping main house on one lot and new lot to be multi-unit development on .71 acres at 2549 Ivy Road.

Project Number: ADM22-00074

Assessor Parcel Number(s): 165-240-14-00

Contact Person: Doug Logan

Email: doug@rcesd.com

Zoning: RM-B

Land Use: SFD-R

Neighborhood Area: Fire Mountain

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed 96 unit 100% affordable housing development on a 2.03-acre site located at 2136 El Camino Real.

Project Number: ADM22-00075

Assessor Parcel Number(s): 165-012-05 & 06 & 07

Contact Person: Ted Miyahara

Email: tmiyahara@ots-sdchc.org

Zoning: CP

Land Use: PC

Neighborhood Area: Mira Costa

** 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.*

ITEM 1





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: 2549 Ivy Road

Assessor's Parcel Number: 165-240-14

Lot Area (acres or SF): 0.7 AC

Existing Use: Single Family Residence

Brief Description of Proposal:

Two Lot Split. Keep house on one lot and new lot to be multi-unit development.

Property Owner & Applicant Information

Owner Name: Karen Jensen

Phone Number & E-Mail Address: 619-405-9091

bechantiques@me.com

Applicant Name: Doug Logan - Rancho Coastal Engineering and Surveying

Phone Number & E-Mail Address: 858-775-8474

doug@rcesd.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)

1st choice date: 11-9 Time preference: 9:30 am 10:30 am either

2nd choice date: 11-23 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 PDF documents to PlanningStaff@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 9, 2002

Time: 9:30 A.M.

Assigned Project Planner: Sergio Madera



**Assessor
Parcel No.
165-240-14**

- Legend**
- Site
 - PARCELS_ALL
 - TOPO_2ft_2018

Jensen - O's rde

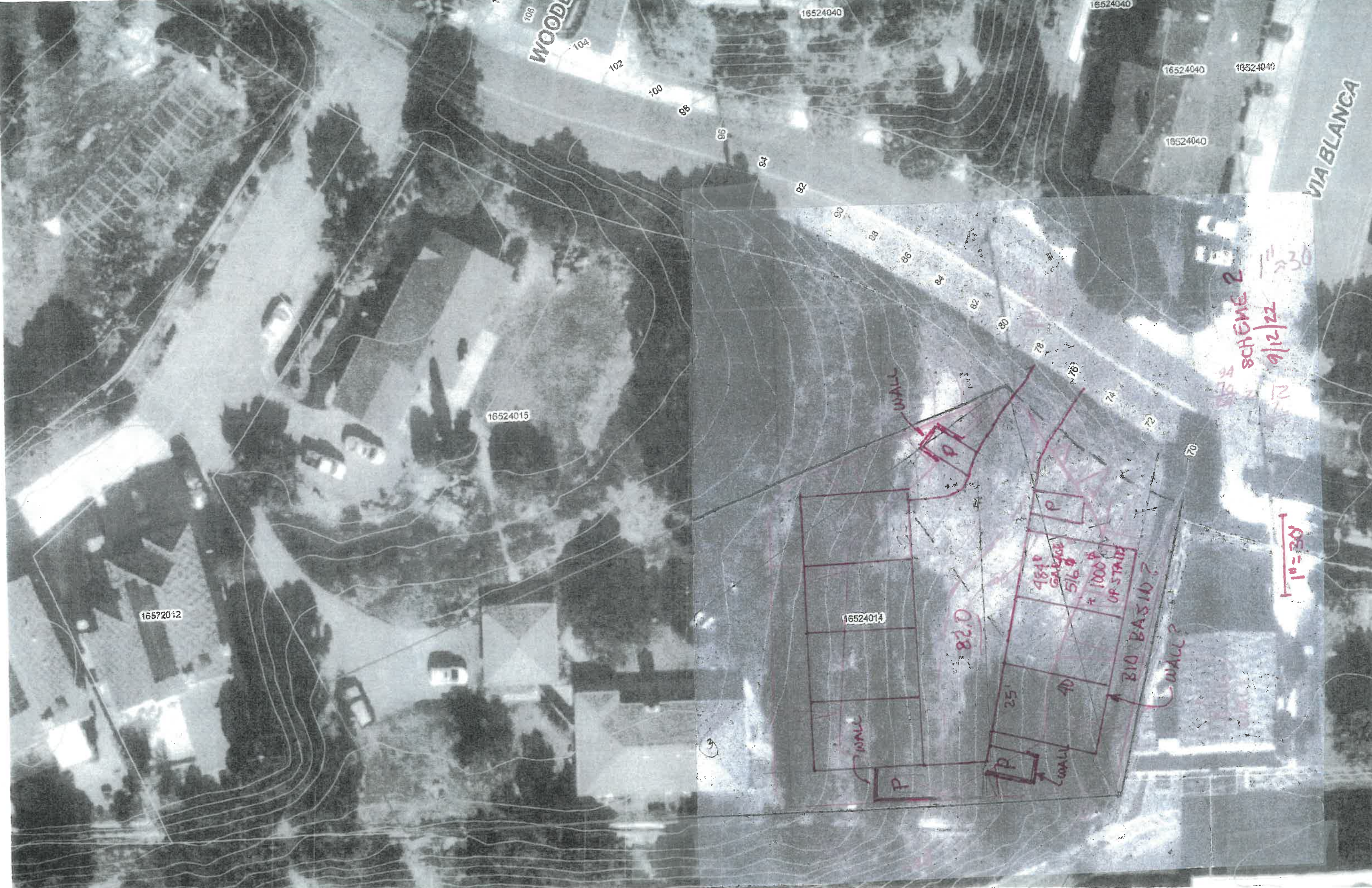
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Department of Public Works
Geographic Information Services**

Aerial imagery and parcel line information are not fully registered.
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1 inch = 30 feet

Photography: 2020
For more information (858) 495-5775



WOODL

VIA BLANCA

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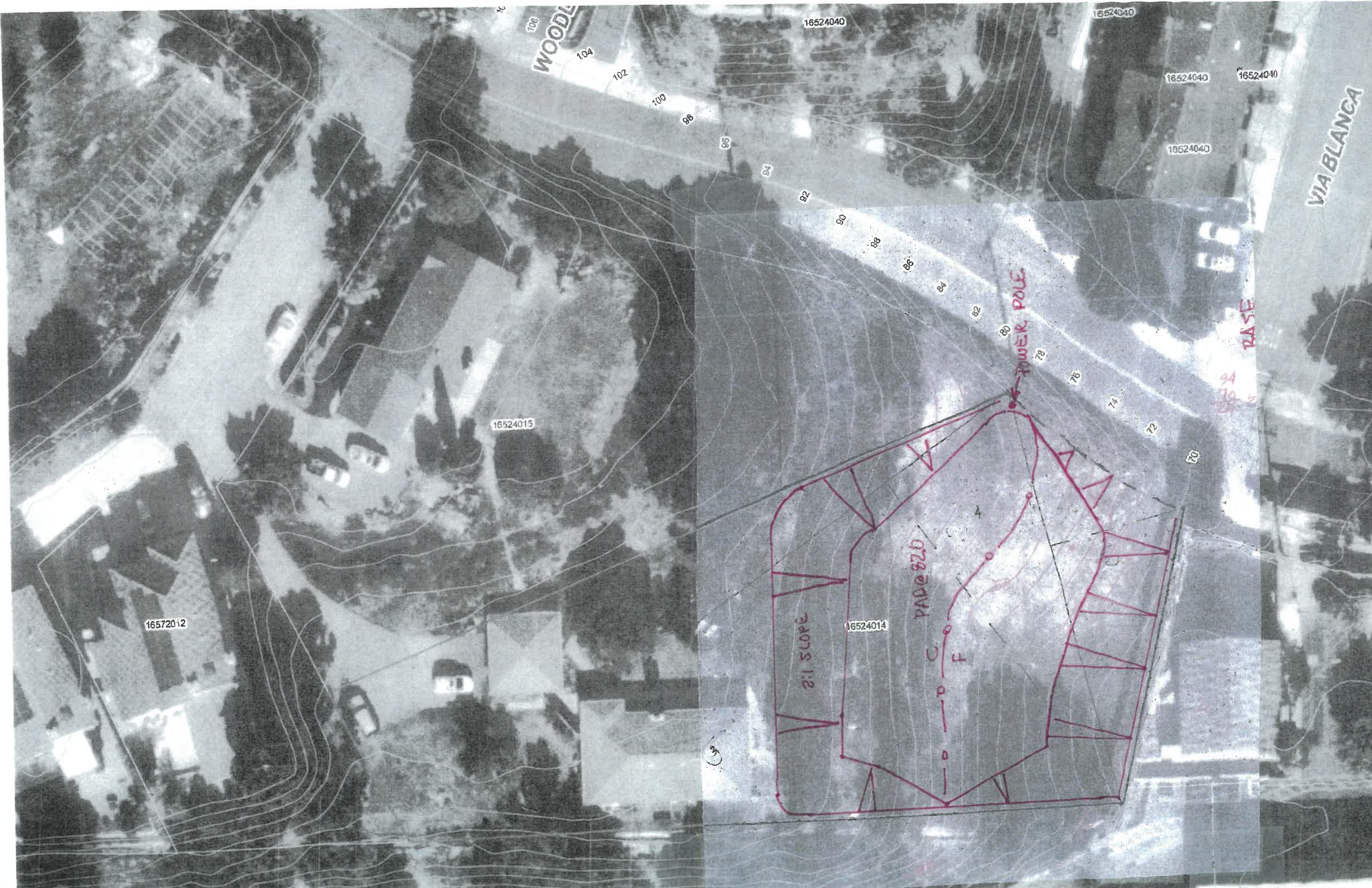
SCHÉME 2

9/12/22

1" = 30'

21

30



WOODL

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16524014

VIA BLANCA

POWER POLE

BASE

2:1 SLOPE

PAD @ 82.0

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13

Dane Thompson

From: Doug Logan <Doug@rcesd.com>
Sent: Sunday, October 30, 2022 10:22 AM
To: Dane Thompson
Cc: karen jensen
Subject: RE: 2549 Ivy Road, Request for Developers Conference
Attachments: Jensen GIS Topo-compressed.pdf; Jensen Graded Pad Study.pdf; Jensen Proposed Multi-Unit Layout.pdf

Warning: External Source

Dane,

Attached are the documents for the meeting, along with the following items for the agenda. Please acknowledge receipt, confirmation of the date and time of the meeting and email the invoice.

DEVELOPMENT PROPOSAL

1

The owners of this property live in the existing residence and would like to create an income stream if possible. Their children have suggested placing several modular or tiny homes on the property. They are not necessarily looking to subdivide the property, but that could be one of the possibilities.

So for this Development Conference, the following are the main items for discussion. We have attached an overall GIS Topo, a rough layout/concept of multi-units on the lower portion of the property, along with a proposed pad study.

- **Would access be allowed to the lower 1/2 acre property from Ivy Road?**
- **Would full frontage improvements be required along Ivy Road?**
- **What type of development is allowed? Condos, Apartments, Tiny Homes, Prefab?**
- **Height and story limitations of development? Current setbacks?**
- **Density bonus for lower or moderate income units?**
- **There is currently approval for an ADU. There is 1.5 years left to pull permits. Can that be extended?**
- **Property borders commercial property: Trader Joes, Bev Mo and a boot camp gym. Would like to "buffer" the noise to retain the value of our property . Any suggestions for development to that end?**

Douglas E. Logan, P.E.

2

**RANCHO COASTAL
ENGINEERING & SURVEYING, INC.**

Physical Address:

310 Via Vera Cruz, #205
San Marcos, CA 92078

Mailing Address:

310 S. Twin Oaks Valley Rd., #107-297
San Marcos, CA 92078

760-510-3152 office

858-775-8474 cell

doug@rcesd.com

www.rcesd.com

Any/all electronic files attached are non-certified recordings of documents prepared by Rancho Coastal Engineering & Surveying, Inc.

These files are provided only for the convenience of the receiving party and are intended solely for exclusive use by said party.

Said files SHALL NOT be transmitted to any other party without the written consent of Rancho Coastal Engineering and Surveying, Inc.

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Any use of the information obtained or derived from these electronic files will be at the receiving party's sole risk.

3

From: Dane Thompson <DThompson@oceansideca.org>
Sent: Tuesday, October 18, 2022 12:25 PM
To: Doug Logan <Doug@rcesd.com>
Cc: karen jensen <jensenk490@gmail.com>
Subject: RE: 2549 Ivy Road, Request for Developers Conference

Thank you, Doug. We have tentatively scheduled you for the 9:30am slot on 11/9/22. We ask for only the application form because if you send too big of files, the email never gets delivered to us. If your materials are no larger than 5mb combined, please email them to me. If they are larger than that let me know and I will send you a link to a shared folder.

We will send the invoice and meeting invite over in the next week or two.



Dane Thompson, Planner I
City of Oceanside

Planning Division
300 North Coast Highway
Oceanside, CA 92054
Phone: (760) 435-3562
dthompson@oceansideca.org

All voicemail to and e-mail to and from the City of Oceanside may be considered public information and may be disclosed upon request.

4

From: Doug Logan <Doug@rcesd.com>
Sent: Tuesday, October 18, 2022 6:58 AM
To: Planning Web <Planning_Web@oceansideca.org>
Cc: karen jensen <jensenk490@gmail.com>
Subject: FW: 2549 Ivy Road, Request for Developers Conference

Warning: External Source

Good Day,

Attached is the request form for a project at 2549 Ivy Road, APN 165-240-14.

It was a bit unclear as to what exactly is required at this time as the City handout said to just submit the application. Once a date/time has been confirmed, then email over the pertinent documents, i.e., project description, plans, maps, etc.

Please let me know if this is enough to at least get a date set and we can follow up with the other items later?

Thanks in advance.

5

Douglas E. Logan, P.E.
**RANCHO COASTAL
ENGINEERING & SURVEYING, INC.**

Physical Address:

310 Via Vera Cruz, #205

San Marcos, CA 92078

Mailing Address:

310 S. Twin Oaks Valley Rd., #107-297

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ITEM 2





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: 2136 El Camino Real

Assessor's Parcel Number: 165-012-05; 06; 07 Lot Area (acres or SF): 2.03 AC

Existing Use: Vacant land

Brief Description of Proposal:
100% affordable multifamily apartment complex

Property Owner & Applicant Information

Owner Name: El Camino Medical Condo, LLC

Phone Number & E-Mail Address: (760) 431-8784 hieoceanside@yahoo.com

Applicant Name: San Diego Community Housing Corporation

Phone Number & E-Mail Address: (619) 876-4222 tmiyahara@ots-sdchc.org

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

Raresh P Patel

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)

1st choice date: 10/26 Time preference: 9:30 am 10:30 am either

2nd choice date: 11/9 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 PDF documents to PlanningStaff@oceansideca.org:

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- Conceptual site plans and elevations

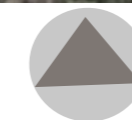
To be completed by City staff:

Assigned meeting date: November 9, 2022 Time: 10:30 A.M.

Assigned Project Planner: Sergio Madera



Illustrative Site Plan



Project Data

Address:
 APN'S 165-012-65 05,06,07
 TMP P-1-07
 Lot Area: 2 Acres
 Building Coverage: 27%
 Density: 48 DU/Acre

Residential Units:
 Family Apartments
 24 - 3BR Units
 24 - 2 BR Units
 48 Total

PSH Apartments
 7 - 1 BR Units
 41 - Studio Units
 48 Total

Total: 96 Residential Units

Parking:
 1.5 Spaces Per Family Unit
 72 Spaces
 .5 Spaces Per PSH Unit
 24 Spaces
 96 Spaces Total



Date: 8/12/2022

A1

El Camino Real Affordable Housing Community
 Oceanside, California

10 East Figueroa St.
 Santa Barbara, Ca 93101
 Phone: 805 963 828





Perspective View From El Camino Real



Date: 8/12/2022

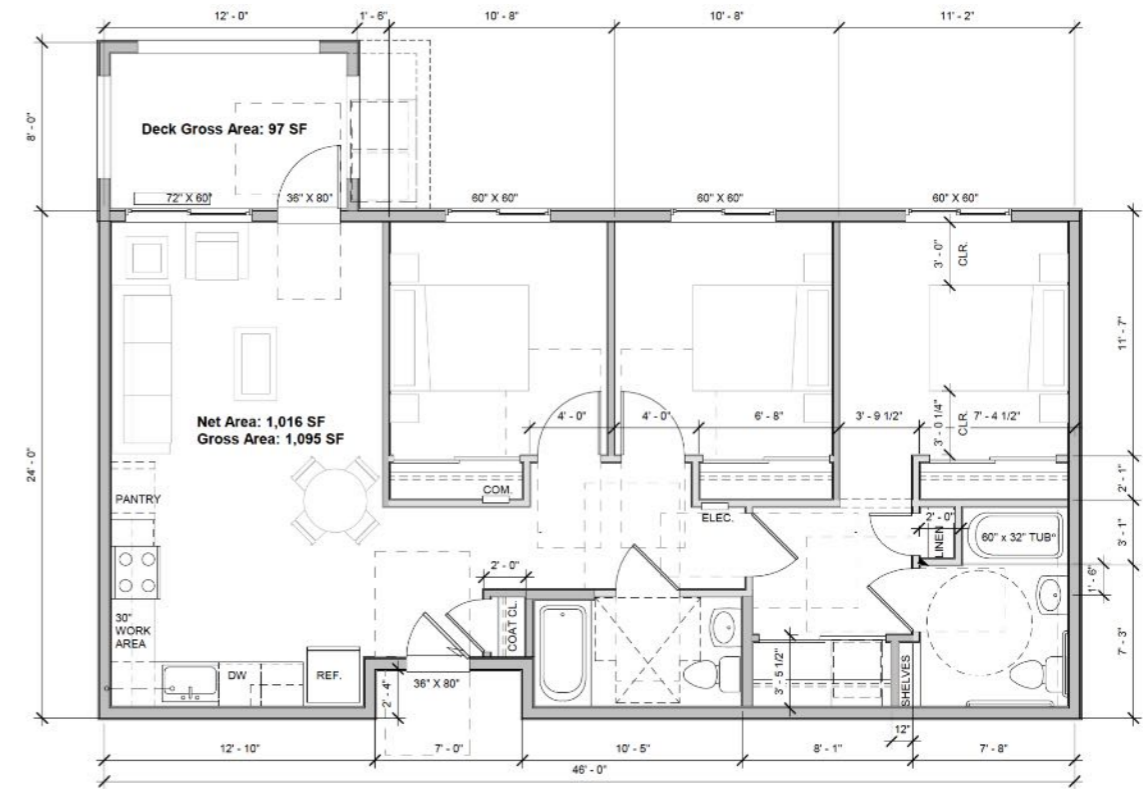
A2

El Camino Real Affordable Housing Community
Oceanside, California

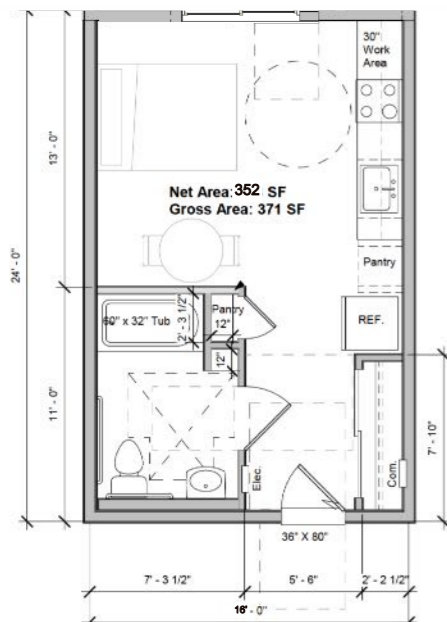
10 East Figueroa St.
Santa Barbara, Ca 93101
Phone: 805 963 828



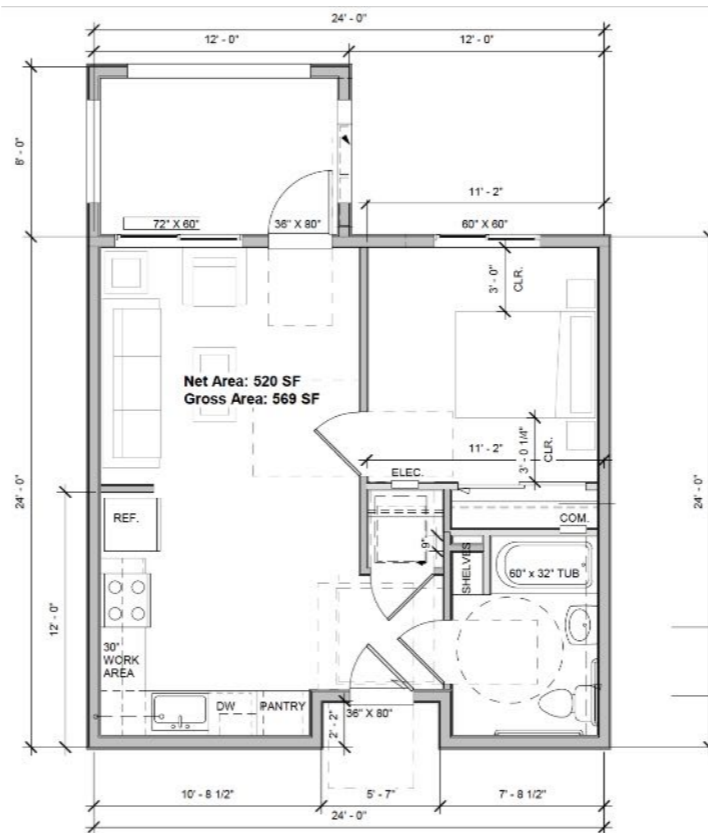
Unit Floor Plans



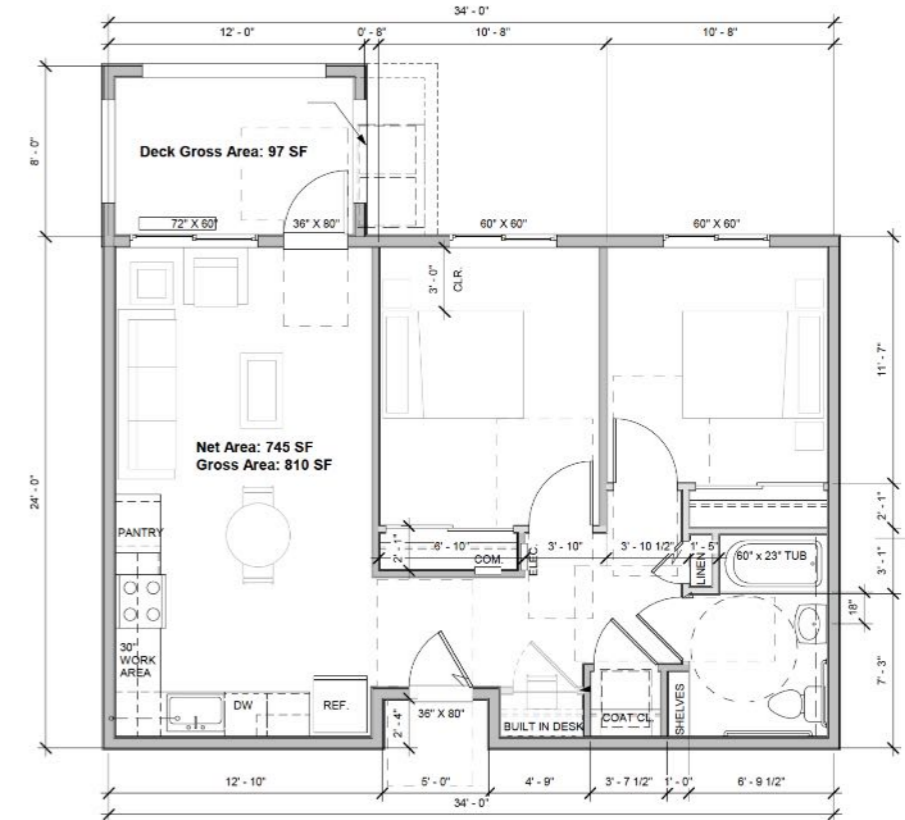
3 Bedroom



Studio



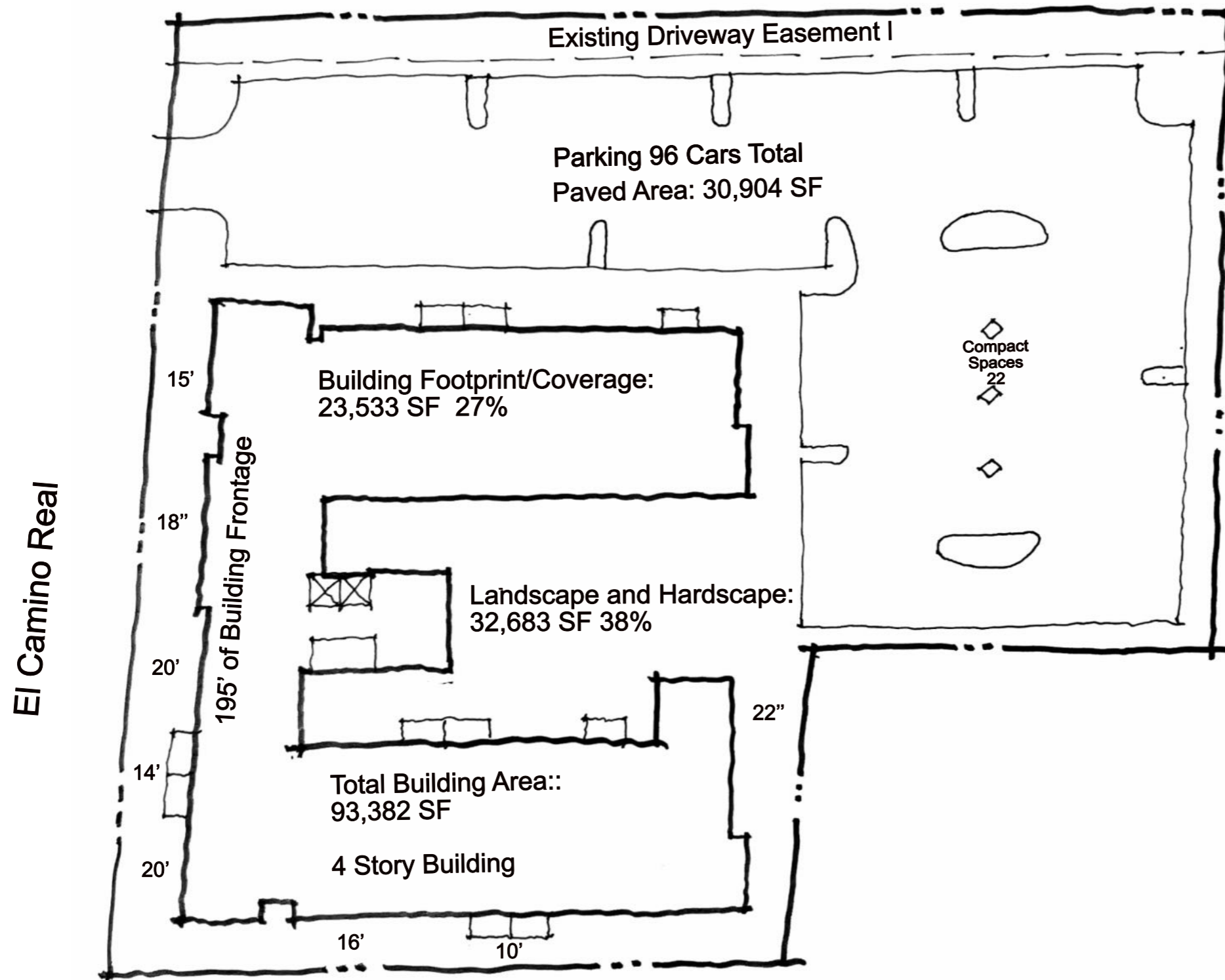
1 Bedroom



2 Bedroom

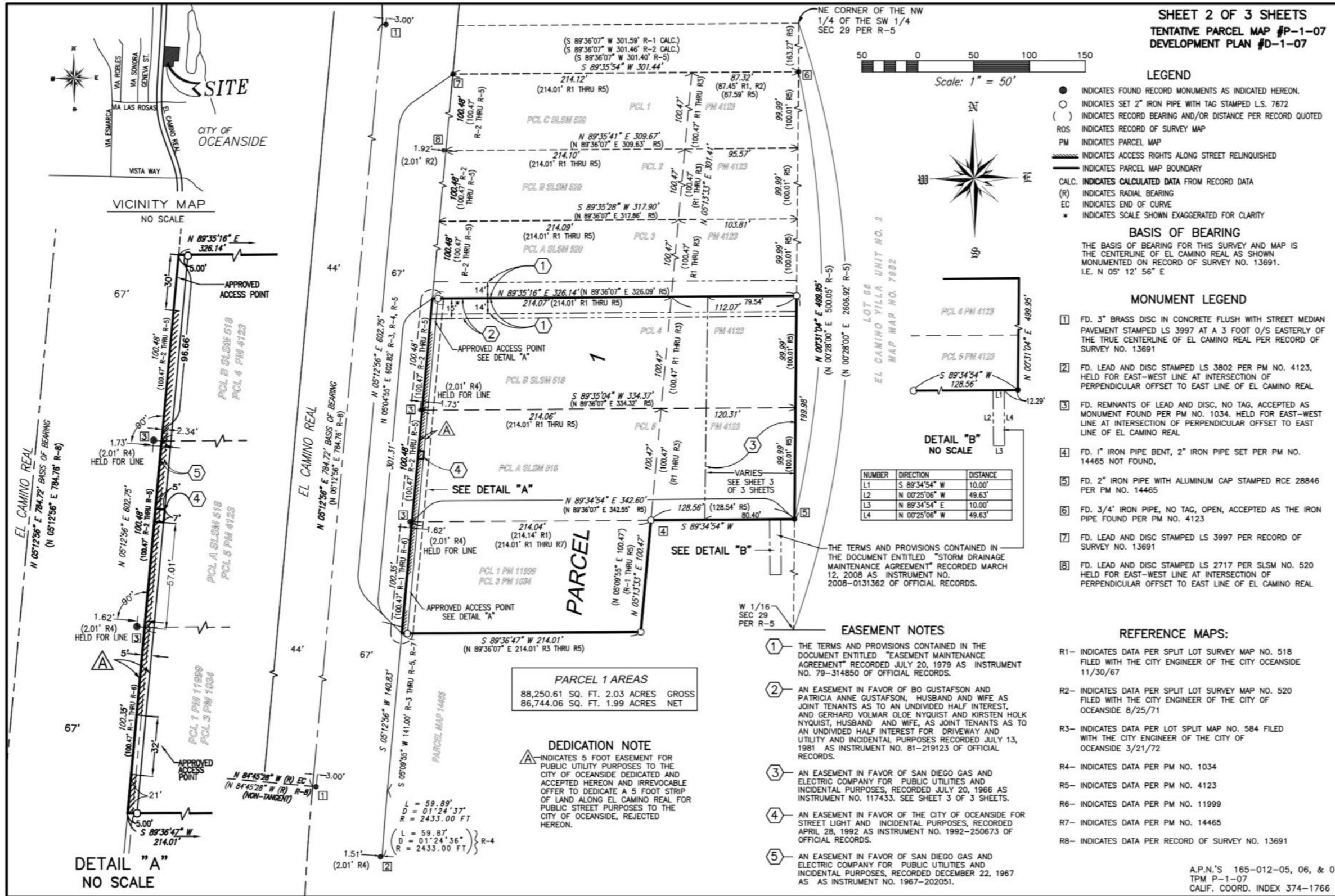
Date: 8/12/2022

A3



Site Diagram





Site Survey/Parcel Map

El Camino Real Affordable Housing Community
Oceanside, California

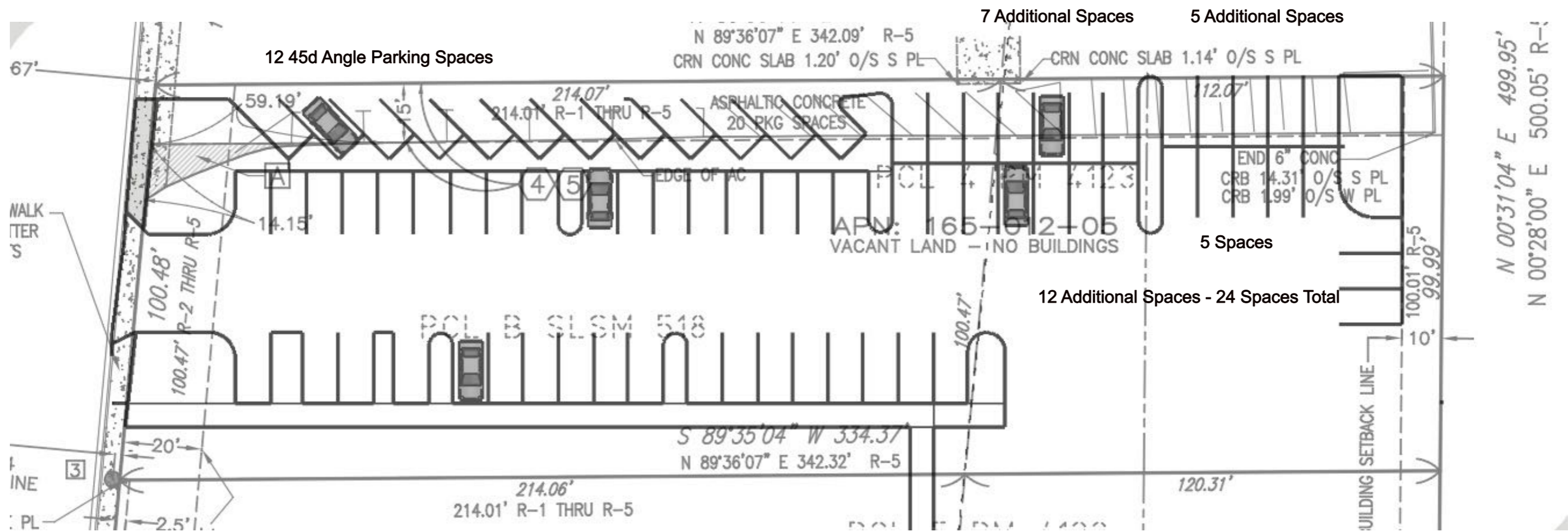


Date: 8/12/2022

A5



10 East Figueroa St.
Santa Barbara, Ca 93101
Phone: 805 963 828



Alternative Parking Study

El Camino Real Affordable Housing Community
 Oceanside, California

8 Spaces



Date: 8/12/2022

A6

10 East Figueroa St.
 Santa Barbara, Ca 93101
 Phone: 805 963 828



DENSITY BONUS ADDENDUM

Address: 2136 El Camino Real, Oceanside, CA 92056 (APN 165-012-05-00;06;07)

Proposed Project:

96 Units of Affordable Housing for Families

Summary Objective:

To develop proposed project by-right (no discretionary process) with up to 80% Density Bonus pursuant to California Government Code Section 65915(f)(3)(D)(ii), and up to four (4) concessions or incentives per Section 65915(d)(2)(D) for 100% affordable projects meeting criteria under Section 65915 (b)(1)(G). Proposed project will include key features as noted below, which may be inconsistent with local development standards, but that can be achieved via state-approved affordable housing incentives and legislative actions as noted. Project feasibility depends on the ability to develop the proposed project ministerially at an affordable cost.

Development Objective	Base Zoning Requirement	Policy Supporting Objective	Interpretation/Policy Notes
DENSITY: 94 residential apartments targeting families and individuals at or below 60% of the area median income (100% affordable to lower income households). The ground floor of the proposed development would also include approximately 3,500sf of residential common area, and administrative offices utilized by property management and social service providers serving the residents.	Up to 29 du/ac. At 88,251sf (2.03ac), 59 du allowed, per Sec 3042 of Art 30 of City Zoning Ordinance	Government Code Section 65915-65918 ("State Density Bonus Law"); Section 65915(f)(3)(D)(i)	Provision allowing up to 80% density bonus if 100% of all units in the development, including total units and density bonus units, are for lower income households as defined by Section 50079.5 of the Health & Safety Code. Section 65915(d)(2)(D) allows up to four development incentives for 100% affordable projects. (Proposed PSH units limited to 50 per AB-2162 (9/26/18) cap on PSH units allowed without a CUP in cities w/ populations less than 200,000). Proposed development will have less than 50 PSH units.
DB Incentive #1: Parking Provision of 96 total on-site parking spaces Proposed Project Unit Mix: 96 Total Units (47 x Studio; 7 x 1BR, 24x 2BR, and 24x 3BR) ●95 extremely-low, very-low and Low Income Households (30%-60%AMI) ●1 Manager's Unit	199 spaces (1.5sp/studio x 47; 1.5sp/1BR x 47; 2sp/2BR x 27; 2sp/3BR x 27;+ 21 guest spaces; +9 office spaces @ 1sp/400sf)	Government Code Section 65915-65918 ("State Density Bonus Law")	Proposed project would require approximately 199 parking spaces per City of Oceanside Municipal Code. Incentive # 1 of 4 allowable incentives based on deep affordability of proposed project to allow for 96 parking spaces.
DB Incentive #2: Provision of 0-159 cf of storage space per dwelling unit	min 160 cf per du	Government Code Section 65915-65918 ("State Density Bonus Law")	Incentive # 2 of 4 allowable incentives based on deep affordability of proposed project
WAIVER: Provision of LESS THAN 300 sf of open space per dwelling unit	min 300 sf of open space per du	Government Code Section 65915-65918 ("State Density Bonus Law")	The objective development standard to provide 300 square feet of open space per dwelling unit would result in 18,000 square feet of open space for the proposed 60 units. Due to the increased density afforded by density bonus provisions, the site cannot physically accommodate the required 18,000 square feet
DB INCENTIVE #1: Exemption from undergrounding of overhead electrical utilities along street frontage	Undergrounding overhead electrical utilities per Section 3023 of City Zoning Ordinance	Government Code Section 65915-65918 ("State Density Bonus Law")	Incentive #1 of 4 allowable incentives. A requirement to underground overhead electrical lines along the street frontage would produce a cost burden to the project significant enough to reduce the number of affordable units proposed, as well as potentially lower the 9% Tie Breaker score of the project enough to become uncompetitive and thereby not receive a Tax Credit Award (scores based on amount of public funding relative to project costs; lower project costs result in higher scores)
Intended Use Confirmation: A portion of the ground floor area, apart from residential common uses and property management, will be built out as commercial/office. This space will be utilized by a services provider organization for office space.	Commercial mixed-use requires a component of commercial (retail or office space) to be located on ground floor		Office space separately demised (but with interior access) from residential common area amenities on ground floor may be utilized and occupied by social service or case management companies ("Organization") associated with the project, but separate from standard residential property management functions.
DB INCENTIVES #3 & #4: TBD/If Necessary			Density Bonus Incentives #3, and #4 of four allowable incentives based on deep affordability of proposed project

Density Bonus Application Summary Table	
Maximum Permitted Density (per CL zoning)	29 du/acre
Property Size	2.03 acres (88,251 sf)
Number of Units at Maximum Permitted Density	58.87 units; rounded up to 59 units (excluding density bonus units)
Units Affordable to Target Households (100% for low-income HHs; min 20% to qualify) [58.87x 1.00 = 59]; round up	59 units (minimum of 12 units to qualify)
Density Bonus units (no maximum as requested)	37 bonus units (63% effective bonus density)
Total Project Units with no maximum control on density	59 base units
	+ 37 density bonus units
Resulting Density per acre: 60du/0.71ac = 84.5du/ac	96 total units
	(0 units at market rate, 95 units with restricted rents, plus 1 manager's unit)

SITE ANALYSIS

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS			
Physical Description			
Gross Site Area	2.03 Acres		88,251 Sq. Ft.
Net Site Area	2.03 Acres		88,251 Sq. Ft.
Primary Road Frontage	El Camino Real		300 Feet
Secondary Road Frontage	n/a		n/a
Excess Land Area	None		n/a
Surplus Land Area	None		n/a
Shape	Rectangular		
Topography	Level, At Street Grade		
Parcel Number(s)	165-012-05-00, 165-012-06-00, 165-012-07-00		
Zoning District	CP, Commercial Professional		
Flood Map Panel No. & Date	06073C0754H		16-May-12
Flood Zone	Zone X (Unshaded)		
Adjacent Land Uses	Office uses, medical uses, golf course, and residential		
Earthquake Zone	No (Per CA Dept of Conservation)		
Comparative Analysis			Rating
Visibility			Average
Functional Utility			Average
Traffic Volume			Average
Adequacy of Utilities			Average
Landscaping			N/A
Drainage			Average
Utilities		Provider	Availability
Water		City of Oceanside	x
Sewer		City of Oceanside	x
Natural Gas		San Diego Gas & Electric (SDG&E)	x
Electricity		San Diego Gas & Electric (SDG&E)	x
Telephone		Varies	x
Mass Transit		North County Transit District (NCTD)	x
Other		Yes	No
Detrimental Easements			x
Encroachments			x
Deed Restrictions			x
Reciprocal Parking Rights			x
			Unknown

LOCATION

The subject is located along the east side of El Camino Real, north of Vista Way and State Route 78 in the City of Oceanside.

Zoning

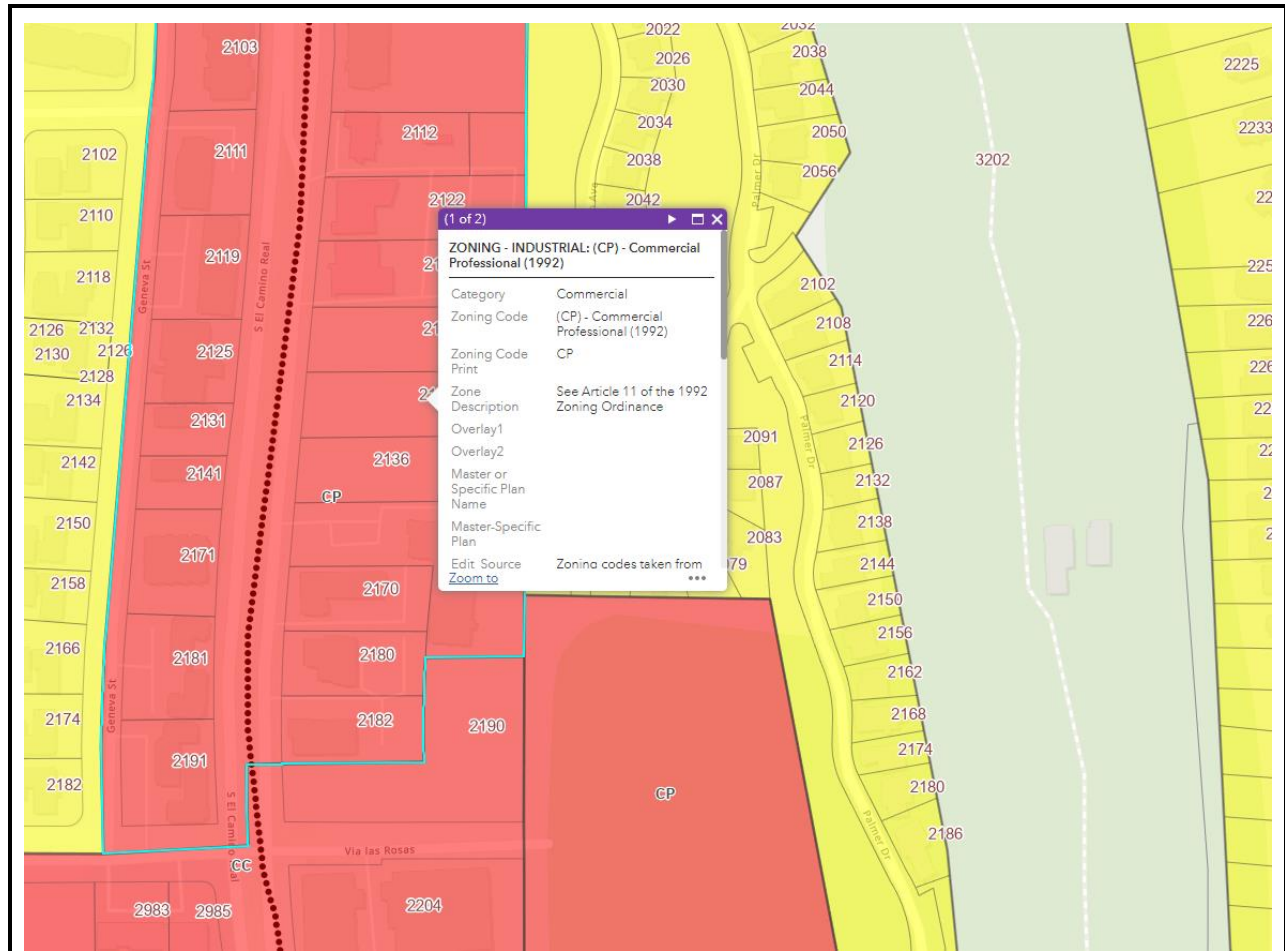
The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	CP, Commercial Professional Dwelling units shall be subject to the standards for the RM-A District (Medium Density Residential) for height limits and maximum density. Property can increase allowable density to 29 Units/AC if processed as a Mixed-Use Development with approvals of Conditional Use Permit (CUP).
Legally Conforming	N/A - Land
Uses Permitted	Residential Uses, Day Care, Government Offices, Parks, Banks, Office Uses, Retail Uses,
Zoning Change	Not likely
Category	Zoning Requirement
Minimum Lot Size	10,000 Sq. Ft.
Minimum Lot Width	50 Feet
Maximum Height	36 Feet
Minimum Setbacks	
Front Yard	20 Feet
Street Side Yard	N/Ap
Interior Side Yard	N/Ap
Rear Yard	10 Feet
Maximum Bldg. Coverage	50%
Maximum Density (CUP)	29.0 Units/AC
Maximum Units (By Right)	59 units
Maximum Base FAR	1.00 : 1
Subject's Proposed Density	N/Av
Parking Requirements	1.5 space per 1BR; 2.0 spaces per 2BR & greater
Subject's Actual Parking	As proposed
Source: City of Oceanside Planning Dept.	

ANALYSIS AND CONCLUSION

The subject is zoned CP (Commercial Professional District) but subject to the standards of RM-A District (Medium Density Residential) by the City of Oceanside Planning Department. While RM-A zoning allows for a maximum density of 1 unit per 3,600 SF of lot area, the project can also be processed as a Mixed-Use Development after approval of a Conditional Use Permit (CUP), which would increase the allowable density to 29 Units/AC (Muni Code Section 1120, footnote L-33; and Muni Code Section 3042). The site is subject to the zoning regulations shown.

ZONING MAP (CP, COMMERCIAL PROFESSIONAL)



Source: City of Oceanside Planning Dept.

LAND AREA

The land area size was obtained via the San Diego County Assessor's Office and ALTA Survey. The site is considered adequate in terms of size and utility. We assume there will be no unusable, excess or surplus land area.

SHAPE AND FRONTAGE

The site is rectangular in shape and has adequate frontage along one primary thoroughfare within the neighborhood.

INGRESS/EGRESS

Ingress and egress is available to the site via El Camino Real. El Camino Real is a major thoroughfare abutted to the subject's west boundary which runs to State Route 76 to the north and City of Carlsbad to the south.

TOPOGRAPHY AND DRAINAGE

The site is generally level. The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems and assume that none exist. We assume the entire site is useable.

SOILS

A soils analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soils report, it is a specific assumption that the site has adequate soils to support the highest and best use.

EASEMENTS AND ENCROACHMENTS

Based on review of client supplied preliminary title report by Fidelity National Title Co. (Order No. 987-300871787-MAM date 5/19/2022), there is a powerline easement with SDG&E and a shared access easement with the neighboring property. These easements and encroachments do not impact the marketability of the site or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

COVENANTS, CONDITIONS AND RESTRICTIONS

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a business decision.

UTILITIES AND SERVICES

The site includes all municipal services, including police, fire and refuse garbage collection. Off-site utilities are available to the site in adequate quality and quantity to service the highest and best use.

ENVIRONMENTAL ISSUES

The applicant is not aware of any obvious issues regarding environmental contamination or adverse conditions.

ADJACENT PROPERTIES

The adjacent land uses are summarized as follows:

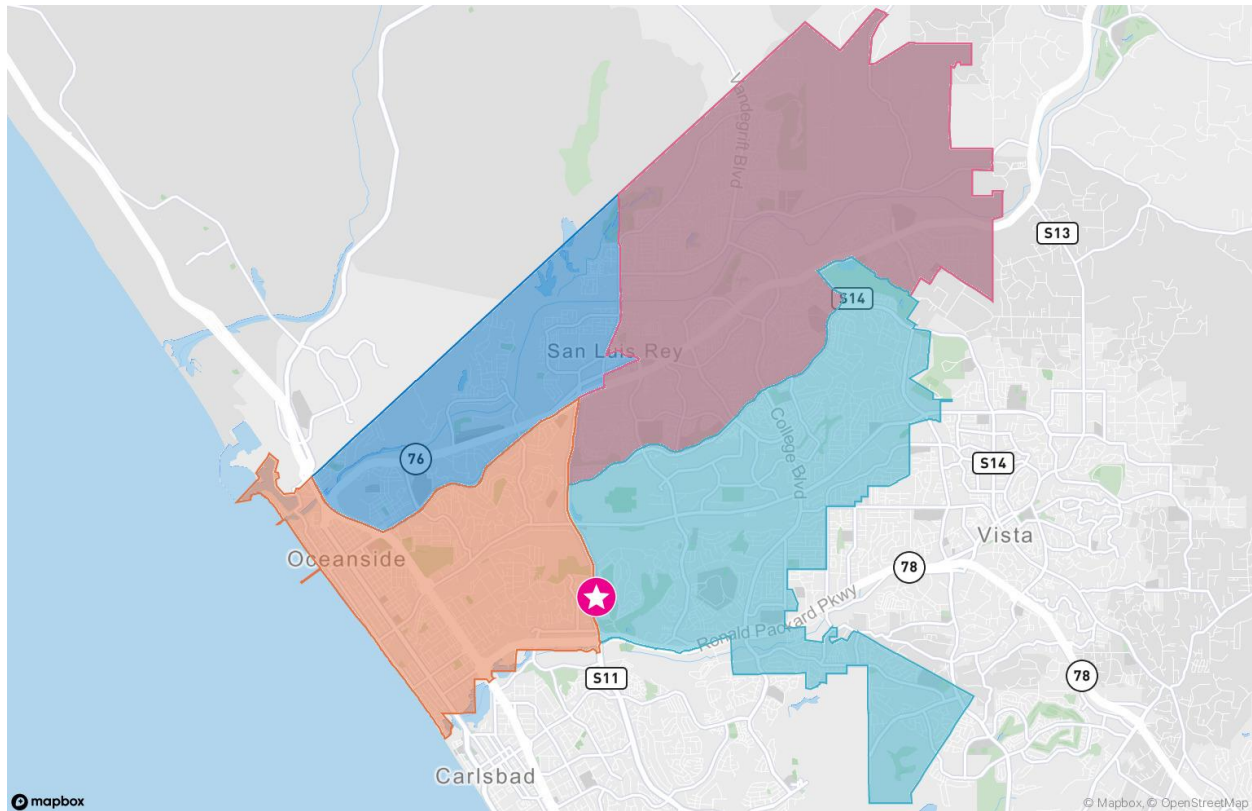
North:	Office and Medical Office
South:	Office and Medical Office, and Social Security Admin. Bldg.
East:	Residential and El Camino Country Club & Golf Course
West:	Office and Medical Office

The adjacent properties are comparable to the immediate market area.

CONCLUSION

The site is located in the City of Oceanside. Land use and development guidelines are regulated by the City of Oceanside Planning Dept. The site is well located and afforded average access and visibility from roadway frontage. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site from development to its highest and best use.

Neighborhood Analysis



LOCATION

The subject is in the City of Oceanside, of the Pacific Ocean in Northwest San Diego County. Oceanside is considered a coastal location with a mix of residential and commercial development. Oceanside is in proximity to many major destinations in Southern California: Downtown San Diego (35 miles), Pacific Ocean (2.4 miles), Camp Pendleton (5 miles), Coachella Valley (80 miles), Los Angeles (80 miles), and San Diego International Airport (33 miles). The population within a 1-mile radius of the subject was estimated to be 11,278 in 2022. General neighborhood characteristics are summarized below.

BOUNDARIES

The neighborhood is located roughly 35 miles north of Downtown San Diego. In particular it is bordered by Camp Pendleton to the north, Carlsbad to the south, by Vista to the east, and by the Pacific Ocean to the west.

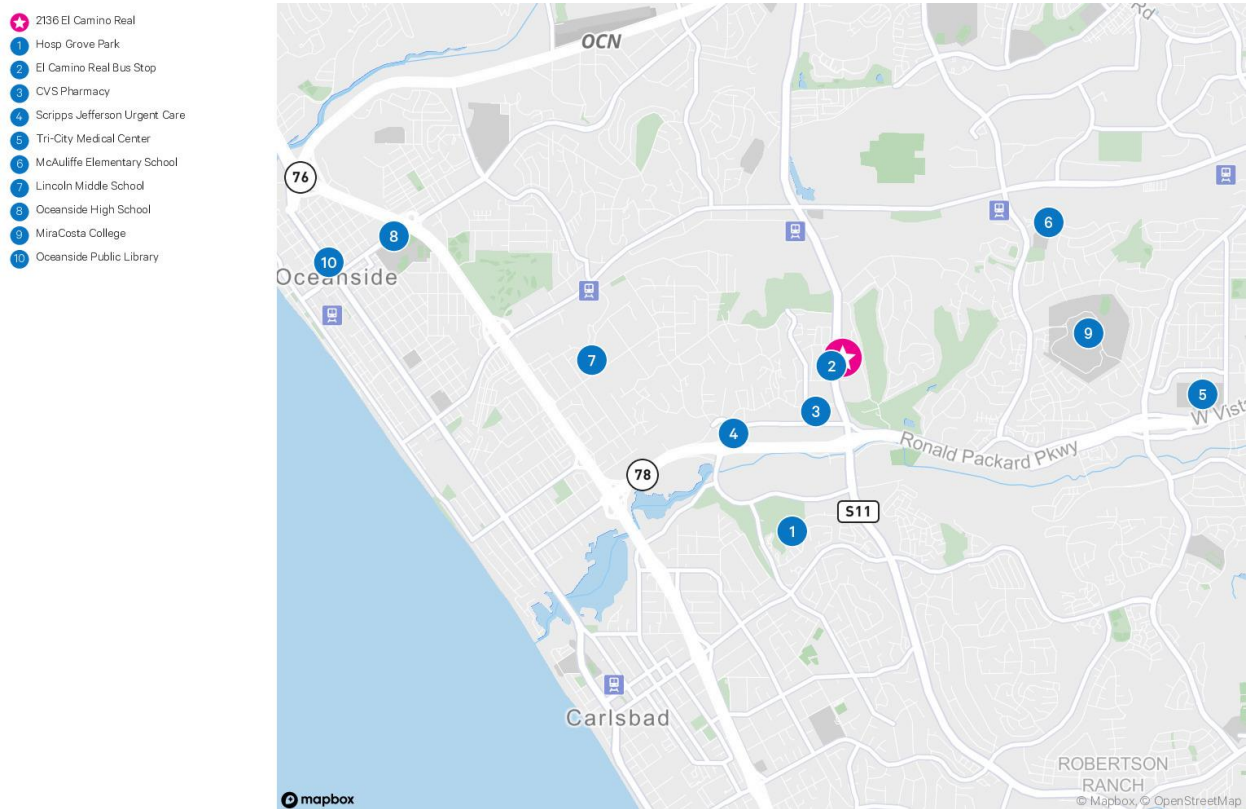
LAND USE

Land uses within the subject neighborhood consist of a mixture of industrial, commercial, and residential development. The immediate areas surrounding the subject are older areas of development, consisting primarily of residential uses with much of the development being built

during the 1950s through the 1970s with a median year built of 1968, according to ESRI. The majority of the single-family residential development within a one-mile radius of the subject may be described as tract homes with a median value of \$711,424. According to information obtained from ESRI, the majority of the homes built within a three-mile radius are renter occupied.

AMENITIES

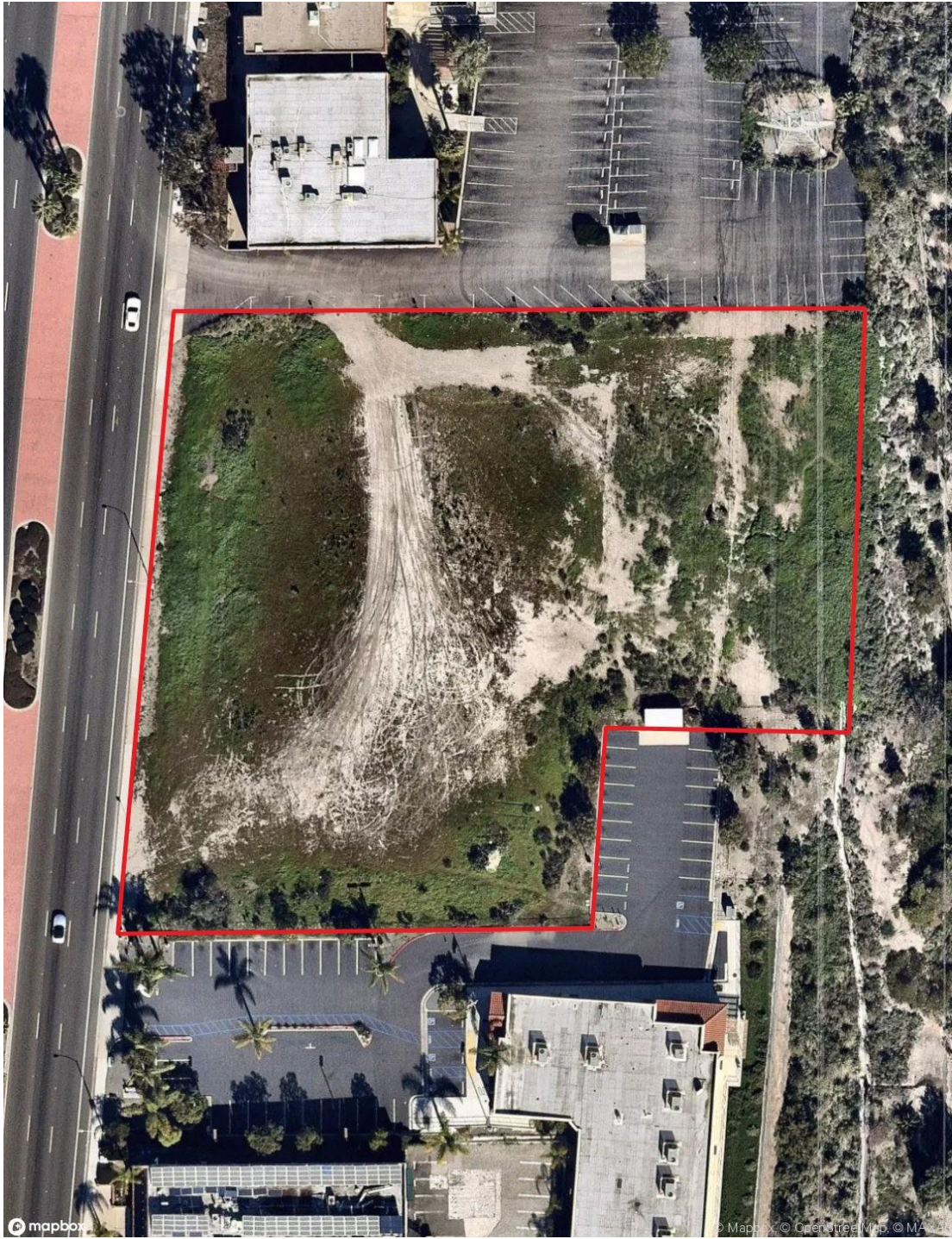
The following map outlines some of the local amenities that serve the subject property.



ACCESS

Access to the neighborhood is provided by the San Diego Freeway (I-5) which runs north/south and by the Ronald Packard Parkway (SR-78) running east/west to the south of the neighborhood. Oceanside Boulevard and Mission Avenue are major east/west commercial corridors that lead to the major highways and the North Coast Highway and Canyon Drive are major north/south commercial corridors. Overall access to the neighborhood is average.

Subject Photographs



Aerial View



South on El Camino Real



North on El Camino Real



Subject Site



Subject Site



Subject Site



View of subject site from El Camino Real



Adjacent North



Adjacent West



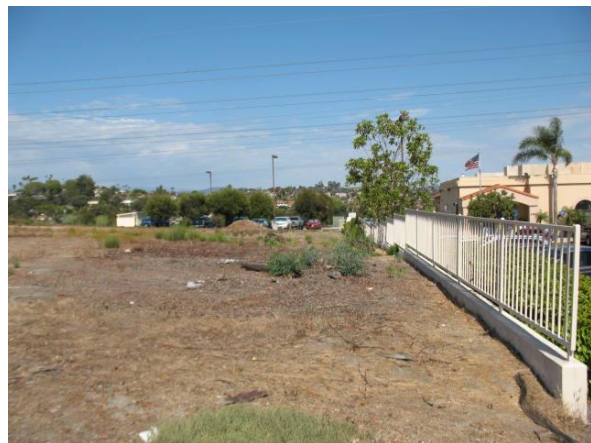
Adjacent South



Adjacent South



Elevation View from El Camino Real



Subject Site