



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto: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, April 12, 2022**

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed lot subdivision into two residential parcels to build one residence on each lot. 0.96-acre site located at 0 Bayberry Drive (vacant lot).

**Project Number:** ADM23-00015

**Assessor Parcel Number(s):** 154-210-74-00

**Contact Person:** Tomas Krcha

**Email:** [tomkrcha@gmail.com](mailto:tomkrcha@gmail.com)

**Zoning:** RE-B

**Land Use:** EB-R

**Neighborhood Area:** Fire Mountain D-FM

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**Meeting 2:** N/A

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*\* 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:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

## Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

### **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)

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

2<sup>nd</sup> choice date:                      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](mailto:PlanningStaff@oceansideca.org):

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

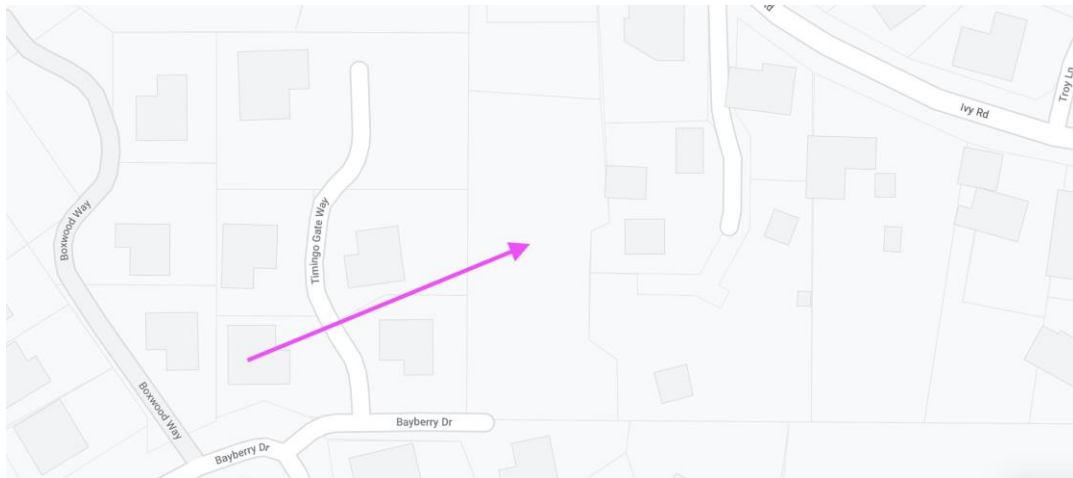
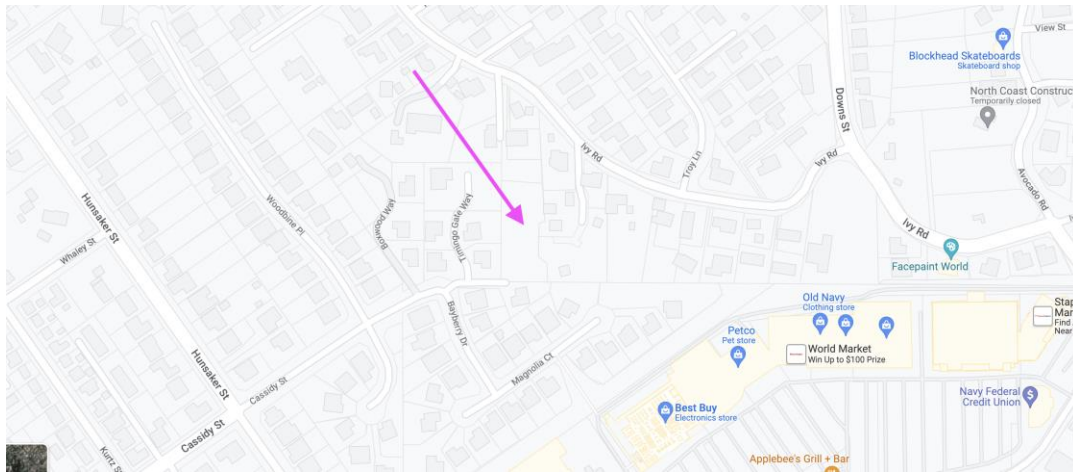
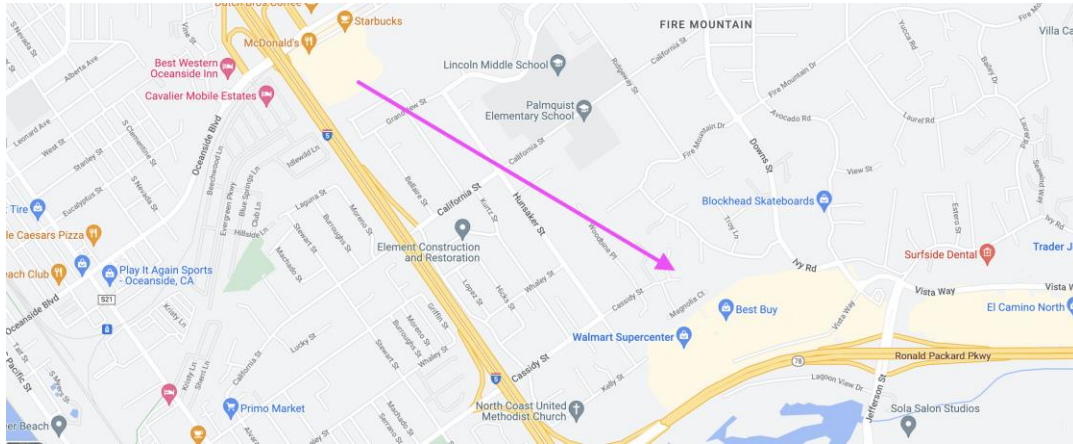
To be completed by City staff:

Assigned meeting date:

Time:

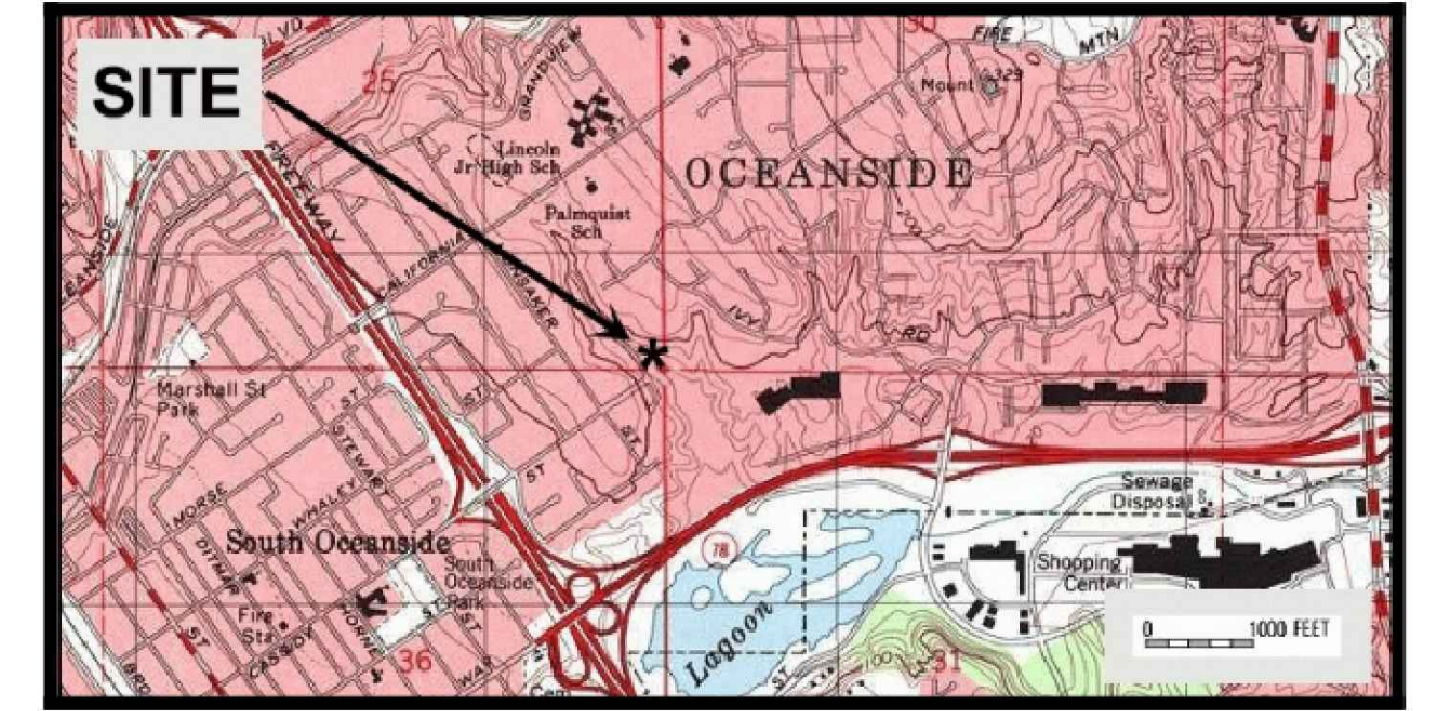
Assigned Project Planner:

# Vicinity Map & Lot Location









TENTATIVE MAP TO SUBDIVIDE PARCEL INTO TWO SEPARATE PARCELS TO CONSTRUCT TWO SINGLE FAMILY RESIDENCES.

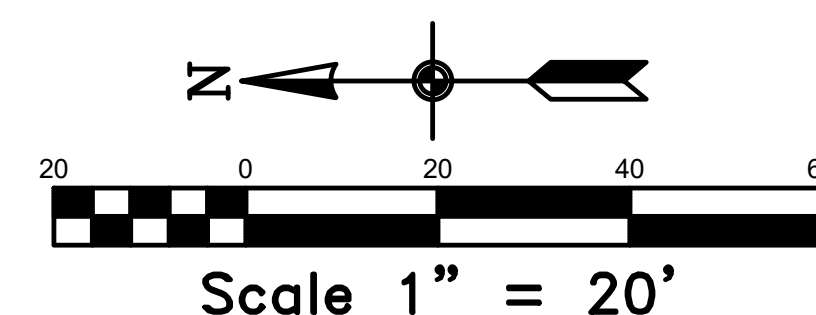
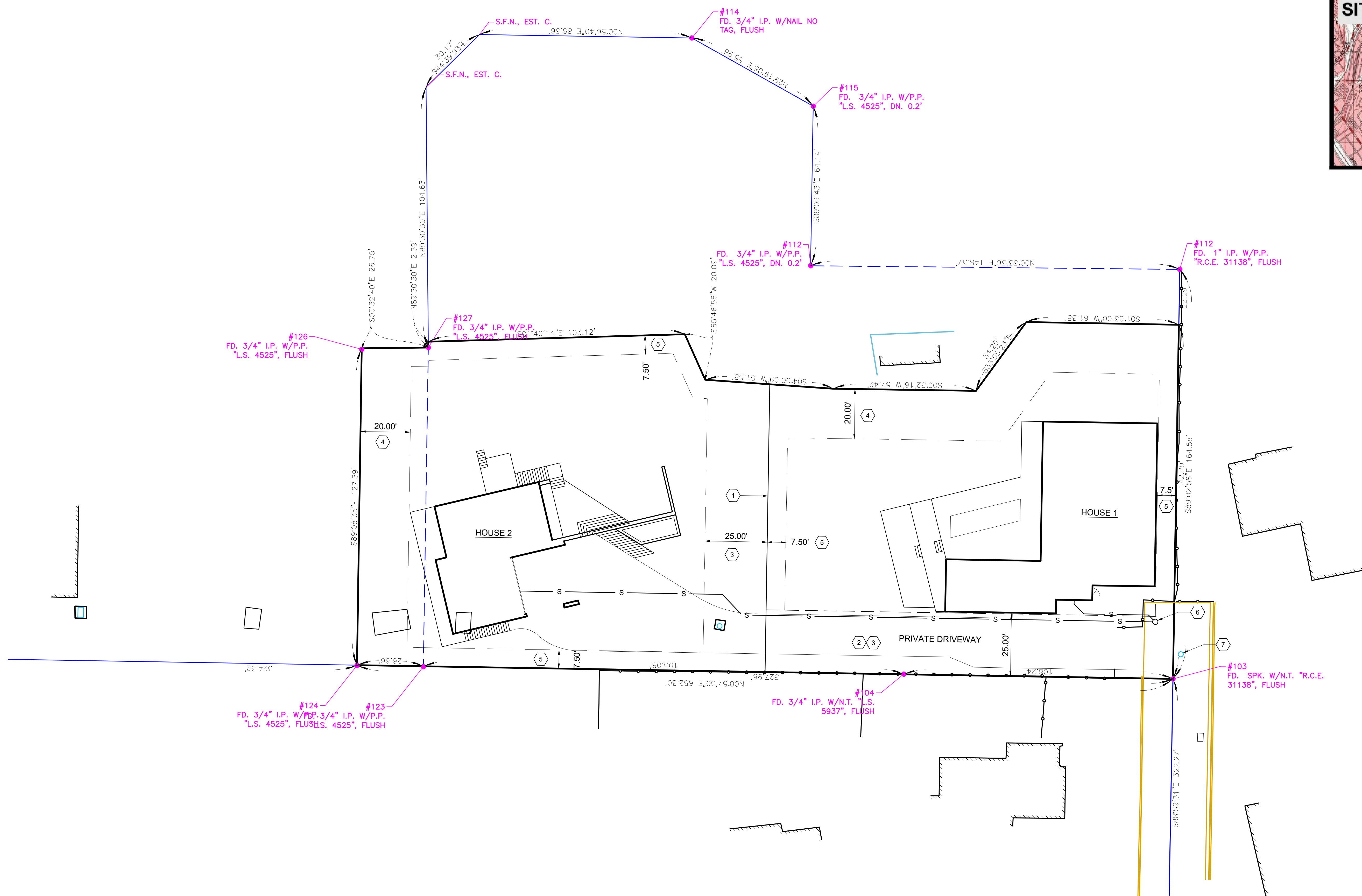
**SITE NOTES**

APN: 154-210-74

ACREAGE: 0.96± ACRES

**SHEET NOTES:**

- 1 FUTURE PROPERTY LINE AFTER LOT DIVISION
- 2 FUTURE 25' EASEMENT
- 3 FRONT YARD SETBACK (25' MINIMUM)
- 4 REAR YARD SETBACK (20' MINIMUM)
- 5 SIDE YARD SETBACK (7.5' MINIMUM)
- 6 EXISTING SANITARY MANHOLE
- 7 EXISTING STORM MANHOLE



**SITE LAYOUT PLAN**  
SCALE: 1"=20'

APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

CITY NAVD88 BENCHMARK:

Description: #1062  
3.5" BRASS DISK IN MONUMENT WELL  
Location: MONUMENT WELL IN THE CENTER OF THE SOUTHEASTERLY CUL-DE-SAC OF YUCCA RD.  
Record From: CITY OF OCEANSIDE GEODETIC CONTROL NETWORK  
Elev: 322.21' Datum: NAVD88

WDID NO. N/A FILE NO. ?????1

SHEET 1	CITY OF OCEANSIDE ENGINEERING DIVISION	1 SHEETS
PRECISE GRADING PLAN FOR TERMINUS OF CASSIDY STREET AT BAYBERRY DR. SITE LAYOUT PLAN		
APPROVED		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 Date: _____		
Prepared under the direction of:	Reviewed By:	PLAN NUMBER
Sign: _____	Date: _____	G??-000??
Name: R. Dale Bailey	Date: _____	

