

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 20, 2009, 9:00
Guajome Room

1. 9:00a.m. - 9:30 a.m.

Discussion of the development of recreational trails through out a proposed park site known as the El Corazon

Zoning: El Corazon Specific Plan (SP-1-09)
Land Use: El Corazon Specific Plan (SP-1-09)
Neighborhood Area: Ivey Ranch Rancho Del Oro
Assessor Parcel: 162-082-4,5,6,8,9 & 43
Contact Person: Doug Eddow
Tel.: (760) 435-5012

2. 9:30a.m. - 10:00 a.m.

Discussion of a zone and land use change to allow for the construction of a condominium development located on a 17.05-acre site off of Sagewood Drive within the Guajome neighborhood.

Zoning: Residential Estate-B (RE-B)
Land Use: Estate-B Residential (EB-R)
Neighborhood Area: Guajome
Assessor Parcel: 159-060-06
Contact Person: Robert Dilworth
Tel.: (619) 575-4570

3. 10:00a.m. - 10:30 a.m.

Discussion of a residential remodel to allow for the construction of a secondary unit on an existing 6,000 square foot lot located at the south west corner of Myers Street and South Pacific Street within the South Oceanside Neighborhood and the Costal Zone.

Zoning: High Density Residential (RH-U)
Land Use: Urban High Density Residential (UH-D)
Neighborhood Area: South Oceanside
Assessor Parcel: 153-251-20
Contact Person: Norm Wieme
Tel.: (760) 745-6135

Attachments:

APN Maps:
162-082-4,5,6,8,9 & 43
159-060-06
153-251-20

Agenda 2: Project Description & Conceptual plan and site plan

Agenda 3: Project Description and site map

Description:

Please find attached some maps, photographs and proposed site plan for the construction of 56 condominium project on Darwin Drive. As you know this property is currently zoned RE-B which calls for 10,000 square foot estate lots on 13.11 acre site. In a perfect world arguably a developer might get 52 lots on the property. I think you will find the attached townhome condo plan has the following advantages:

1. The Development follows the existing grades and elevations of the property for better use creating views and vistas to the north, rather than carving up rectangular lot and blocks.
2. Proposed plan deals with the endangered plant the Thread Leaved Brodiaea which resides on the property in an environmentally sensitive fashion with significant open space to house the plant population.
3. The proposed open space and "free form" placement of the housing provides a welcome visual relief from the types of Development that have taken place in the canyon to date.
4. The 56 unit development will be built on a townhome format with garages on the ground level and two levels of occupied space above. This will provide for an economical and very livable project that will be priced more in line with the reality of the today's marketplace.

Your review and impute on the attached ideas is greatly appreciated. I understand that you meet every Tuesday with Developers for a Conceptual Plan review. I am available either October 20th or 27th to attend this review process. Please advise by phone or email as to the time place of this meeting.

Regards,


Bob Dilworth
President
CORONADO ASSETS, INC.
34 Blue Anchor Cays Road
Coronado, CA
92118
Office: 619.575.4570
Cell: 619.246.4949
Fax: 619.575.7352
bobdilworth@earthlink.net

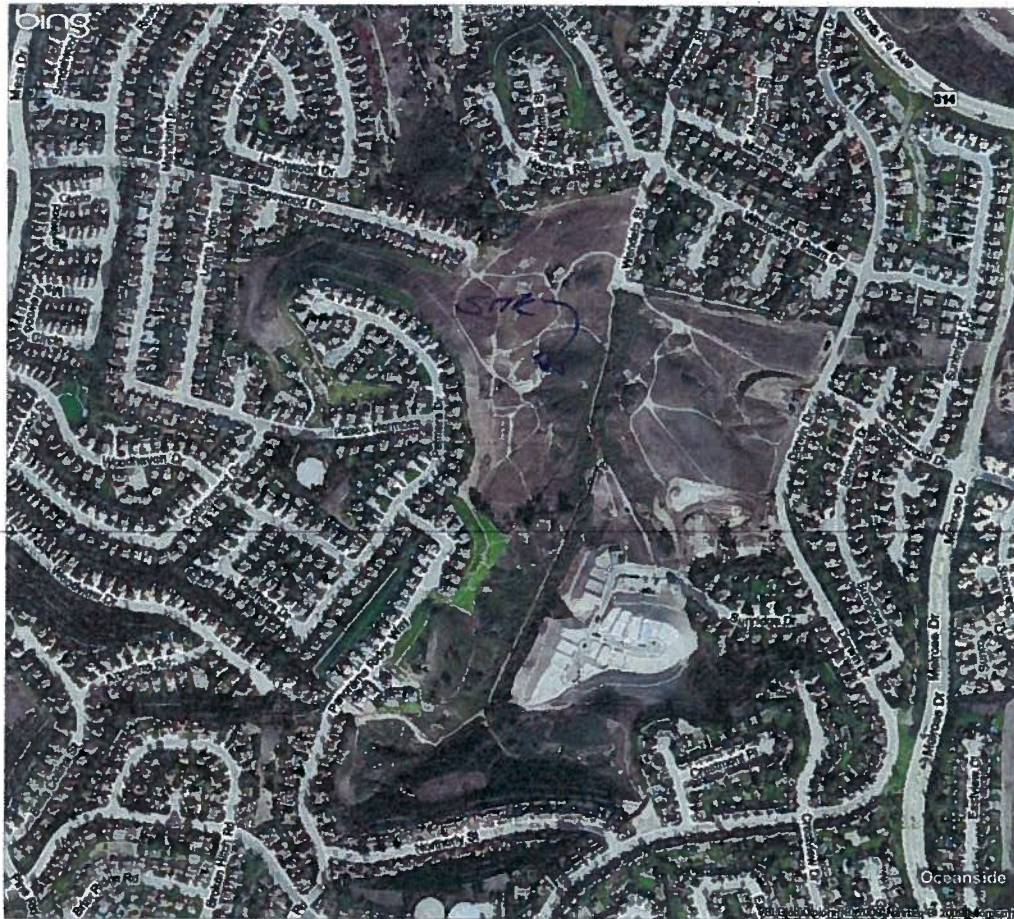
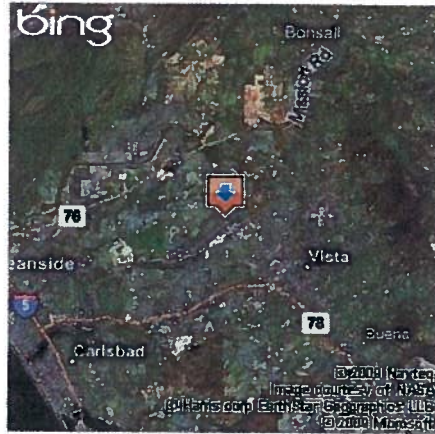
Bing Maps

 Darwin Dr, Oceanside, CA 92056

CORONADO ASSETS, INC.
CITY OF OCEANSIDE PLANNING
SUBMITTAL

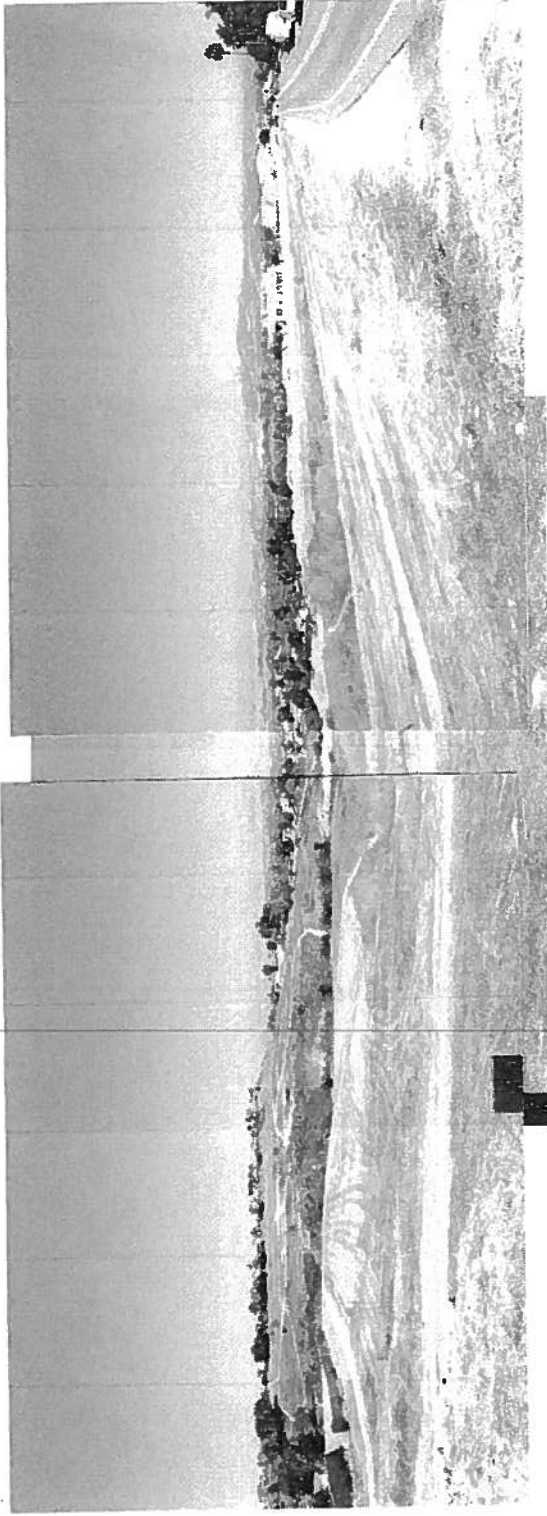
Subject property is south of the
intersection of Sagewood and Darwin
Drive

 FREE! Use Bing 411 to find movies,
businesses & more: 800-BING-411

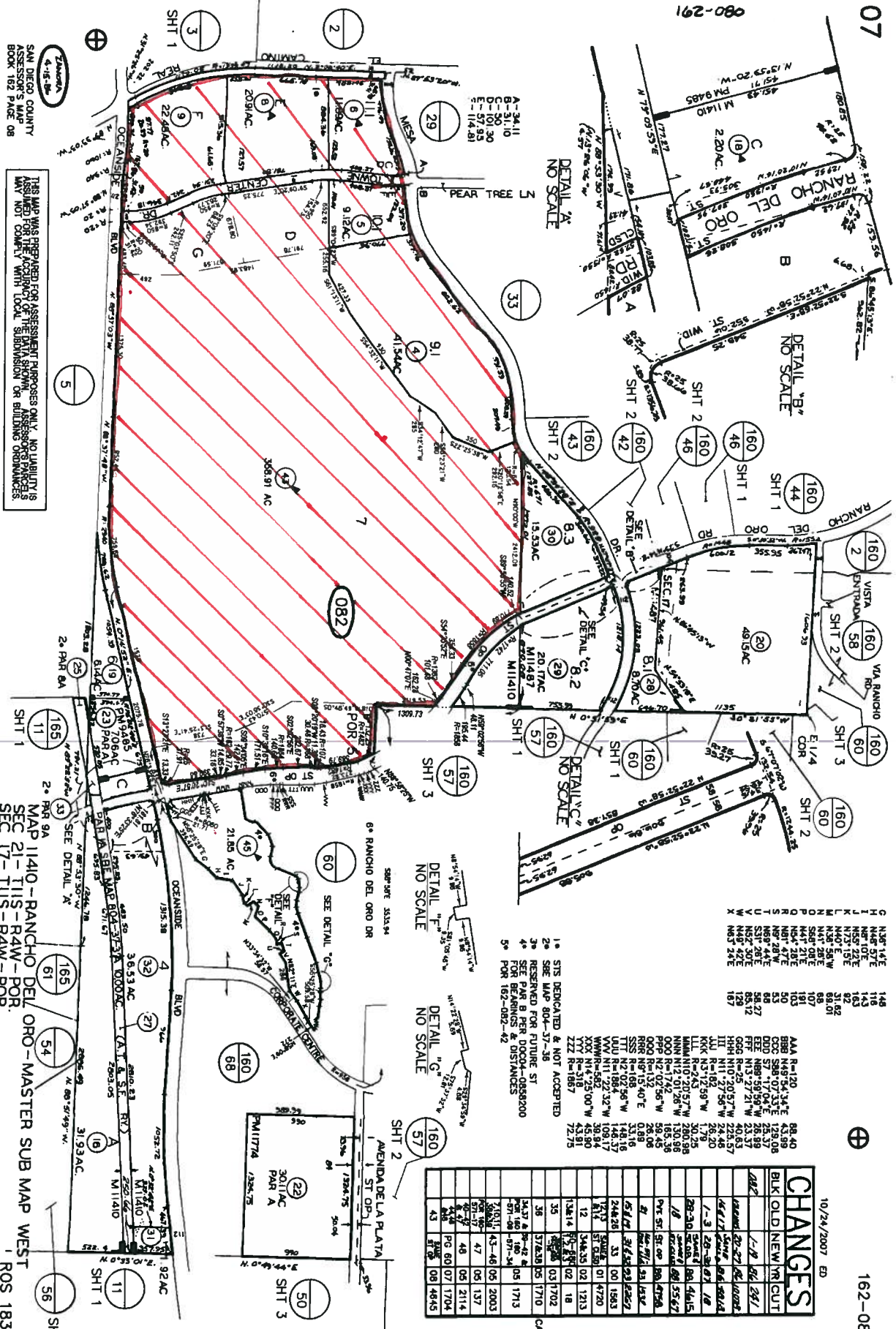


<http://www.bing.com/maps/print.aspx?mkt=en-us&z=16&s=h&cp=pj4m8856tpv5&poi=D...> 10/7/2009

159-060-06



CORONADO ASSETS, INC
CITY OF OCEANSIDE - PLANNING DEPARTMENT SUBMITTAL
EXISTING STREET VIEW
DARWIN DRIVE CONDOMINIUMS



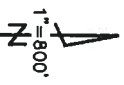
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MAP 11410 - RANCHO DEL ORO - MASTER SUB MAP WEST
 SEC 21 - T1S - R4W - POR.
 SEC 17 - T1S - R4W - POR.
 MAP 11497 - RANCHO DEL ORO VILLAGE 8
 ROS 18354
 ROS 14124

- 1# STS DEDICATED & NOT ACCEPTED
- 2# SEE MAP 804-37-38
- 3# RESERVED FOR FUTURE ST
- 4# SEE PAR. B PER DDD04-0858200
- 5# FOR BEARINGS & DISTANCES
- 6# POR 162-082-42

AAA	R=120	88.40
BBB	R=134	43.99
CCC	R=170	25.39
DDD	R=170	25.39
EEE	R=170	25.39
FFF	R=170	25.39
GGG	R=170	25.39
HHH	R=170	25.39
III	R=170	25.39
JJJ	R=170	25.39
KKK	R=170	25.39
LLL	R=170	25.39
MMM	R=170	25.39
NNN	R=170	25.39
OOO	R=170	25.39
PPP	R=170	25.39
QQQ	R=170	25.39
RRR	R=170	25.39
SSS	R=170	25.39
TTT	R=170	25.39
UUU	R=170	25.39
VVV	R=170	25.39
WWW	R=170	25.39
XXX	R=170	25.39
YYY	R=170	25.39
ZZZ	R=170	25.39

CHANGES		
BLK	OLD	NEW
162	08	162
163	08	163
164	08	164
165	08	165
166	08	166
167	08	167
168	08	168
169	08	169
170	08	170
171	08	171
172	08	172
173	08	173
174	08	174
175	08	175
176	08	176
177	08	177
178	08	178
179	08	179
180	08	180
181	08	181
182	08	182
183	08	183
184	08	184
185	08	185
186	08	186
187	08	187
188	08	188
189	08	189
190	08	190
191	08	191
192	08	192
193	08	193
194	08	194
195	08	195
196	08	196
197	08	197
198	08	198
199	08	199
200	08	200



162-08

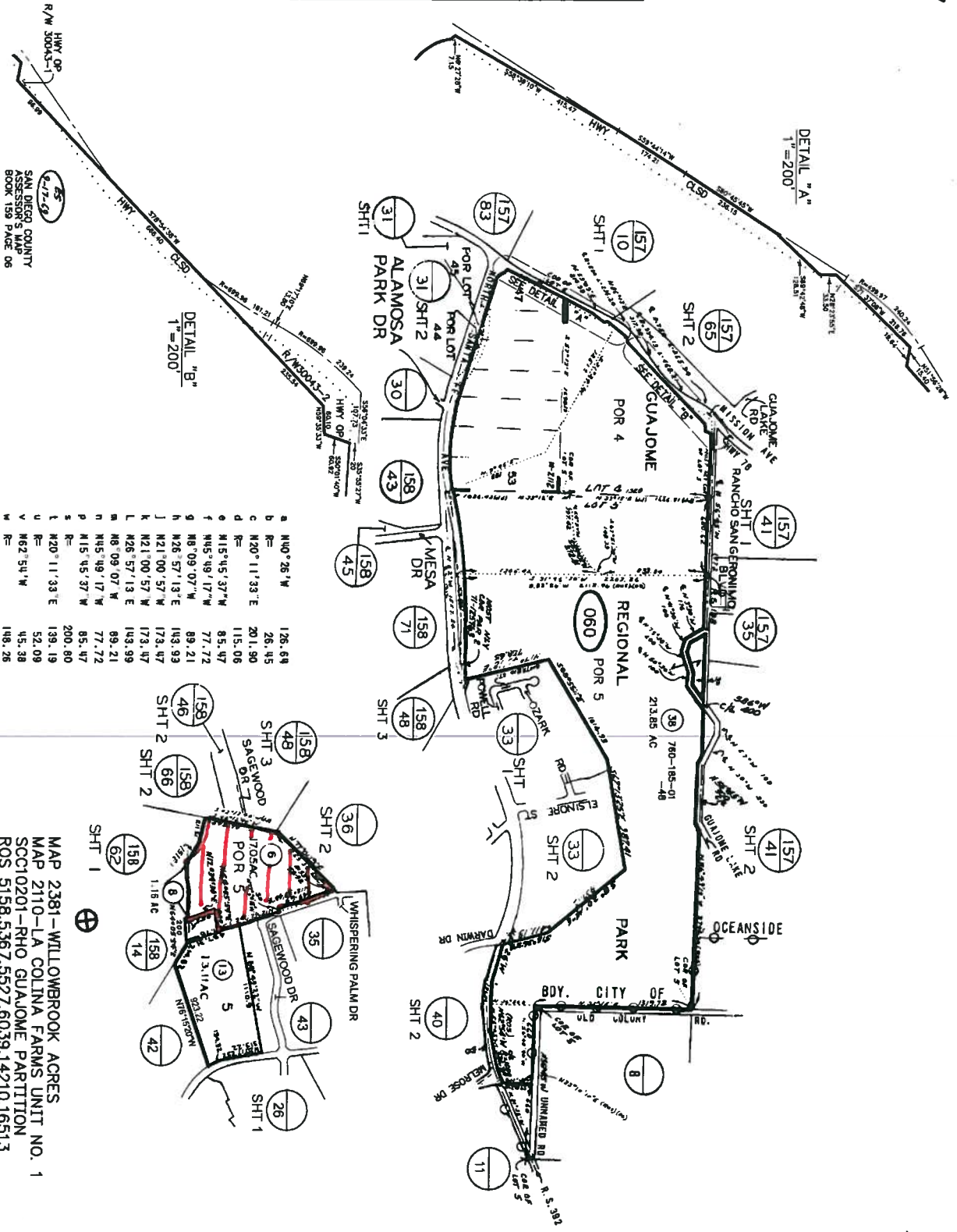
10/24/2007 ED

CANC

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.

159-6, 11

07



- a N40° 26' 1" W 126.64
- b R= 28.45
- c N20° 11' 33" E 201.90
- d R= 115.06
- e N15° 45' 37" W 85.47
- f N45° 49' 17" W 77.72
- g N8° 09' 07" W 89.21
- h N26° 57' 13" E 143.93
- i N21° 00' 57" W 173.47
- k N26° 57' 13" E 143.99
- l N45° 49' 17" W 77.72
- m N8° 09' 07" W 89.21
- n N45° 49' 17" W 77.72
- p N15° 45' 37" W 85.47
- q R= 200.80
- r N20° 11' 33" E 139.19
- s R= 52.09
- t N62° 54' 1" W 45.38
- u R= 148.26
- v R= 148.26

MAP 2381 - WILLOWBROOK ACRES
 MAP 2110 - LA COLINA FARMS UNIT NO. 1
 SCC10201 - RHO GUADALUPE PARTITION
 ROS 5158, 5367, 5527, 6039, 14210, 16513

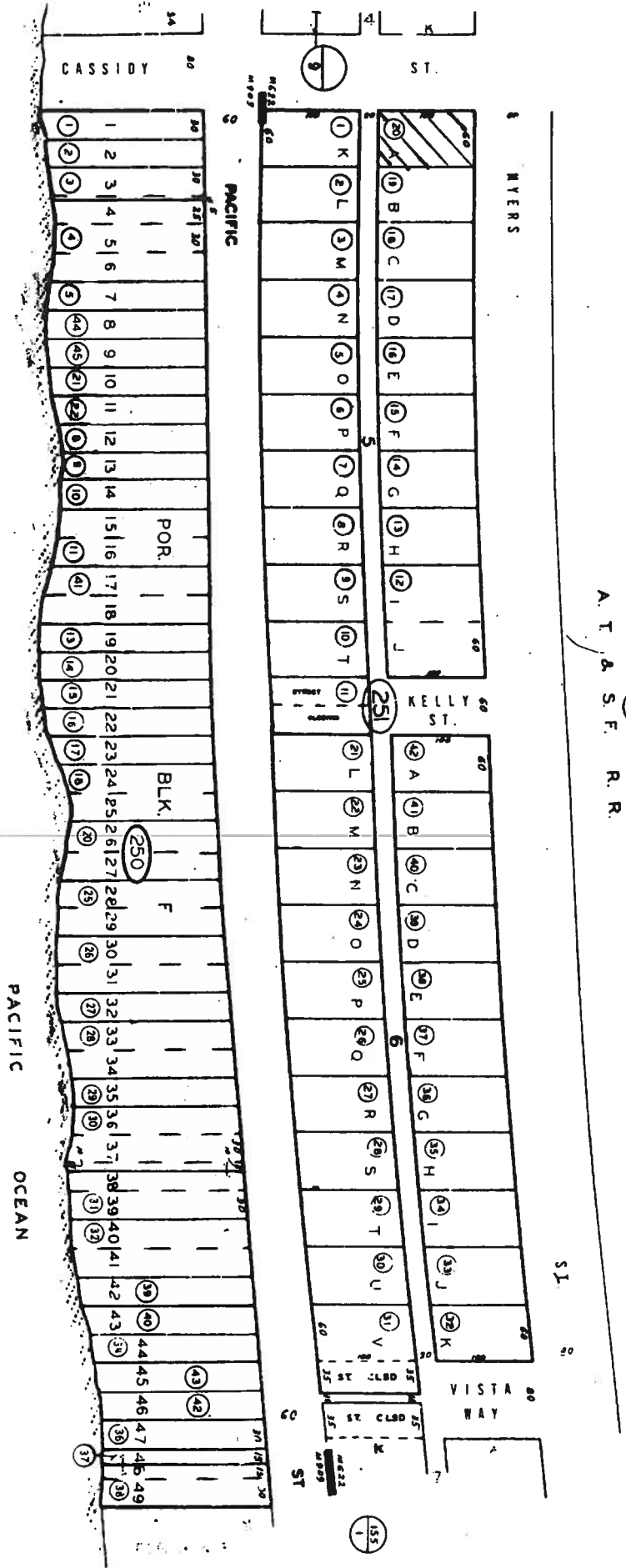
CHANGES	BLK	OLD	NEW	TR	CUT
	5	123,234	71	2,015	
	20	23,284	72	6,348	
	13	27,320	72	6,060	
	2,6	742	72	5,854	
	2,5	37,531	72	8,038	
	3,2	3	73	4,465	
	2,2	95,524	74	28,331	
	1,2	37	74	4,723	
	3,8	74	89	4,444	
	2,9	1,111	74	6,922	
	10	4	82	216	
	1,1	80	300,4		
	3,9	82	2,105		
	3,5	4	1,195	21	
	3,7	4	1,195	21	
	4,2	14,650	104,8		
	4,4	81	806	17,8	
	1,1	85	97	4,7	
	4,1	87	46,57		
	4,6	87	21,3		
	4,5	87	2,33		
	1,7	4,143	20,82		
	4,4	14,188	91	12,7	
	4,9	14,188	91	12,7	
	4,9	14,188	91	12,7	
	3,8	87	4,726		
	3,8	87	4,726		
	1,5	05	5,812		
	1,2	05	2,85		
	1,4,1,5	06	2,54		

159-06
 1"=800'

01

3-10-92 BTH

BLK	OLD	NEW	CUT
251	111	111	0
252	32	48	16
253	24	41	17
254	35	42	7
255	6	44	38



63
75649

SAN DIEGO COUNTY ASSESSOR'S MAP BK 153 PG 25 MAPPED FOR ASSESSMENT PURPOSES ONLY.

MAP 909 - OCEAN FRONT ADD
MAP 622 - SOUTH OCEANSTNE REFTI FN 1R9N

DNS 637A

3

October 14, 2009

Re: Proposed remodel at 1801 Myers Street

Owner Louis and Dana Bergna

APN 153-251-20

The existing property consists of two older residences built probably in the 1950 era. The present zoning of R-3 allows three units but parking dictates the density. The value of ocean view property is at a premium and redevelopment is appropriate.

The proposed remodel would be consistent with the setbacks of the R-3 zone. The new development would increase the west building from 820 square feet to 1858 square feet of living area, 783 s.f. Of garage and laundry, and 257 of covered balcony and a sundeck of approximately 200 square feet.

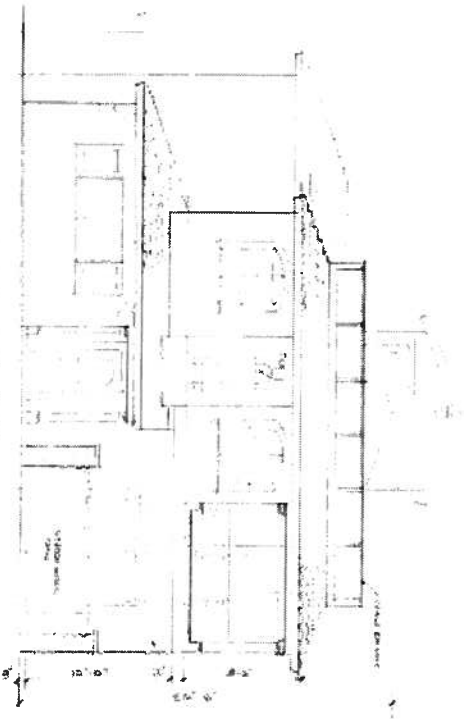
The design would be modern Mediterranean with tile roof and stone and stucco wall finishes. There will be an oversized garage to store ocean gear. The maximum height will be 26.5 feet from existing grade.

The east residence will remain in an as built condition for now.

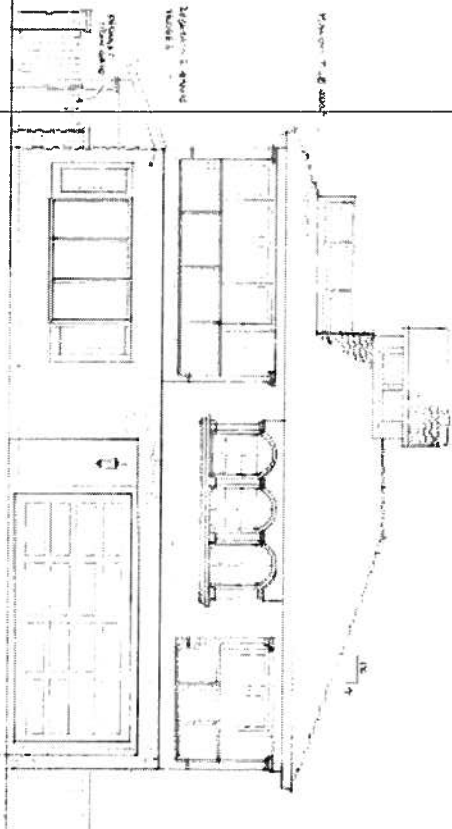
The attached plans indicate the proposed use versus the existing.

The Architect is Norman C. Wieme who is available at 760 745 6135 and would be happy to answer any questions.

NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

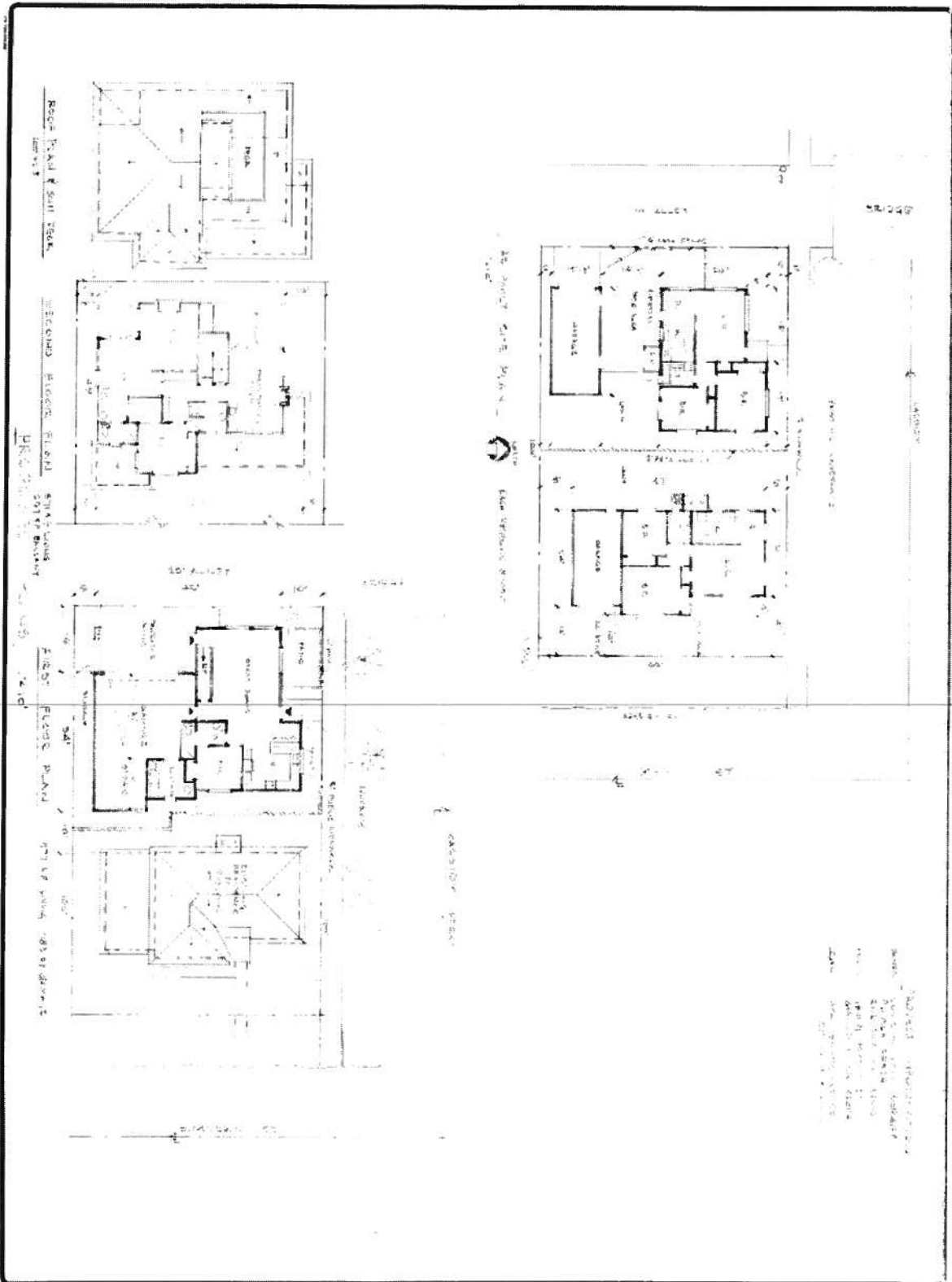


EXTERIOR ELEVATIONS FOR
LOUIS AND DANA RESORCE
1801 SIMPSON STREET
DENVER, CO 80202

NO. 1	2
DATE	
BY	
SCALE	
PROJECT	
NO. 2	

LOUIS AND DANA RESORCE
1801 SIMPSON STREET
DENVER, CO 80202

NO.	
DATE	
BY	
SCALE	
PROJECT	
NO. 3	



NO.	DATE	REVISION
1	10/10/11	ISSUED FOR PERMIT
2	11/15/11	REVISED PER PERMIT COMMENTS

WPC INC.
 ARCHITECTS
 1000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.WPCINC.COM

PROJECT: REMODEL OF
 1000 W. 10TH AVENUE
 DENVER, CO 80202

DATE	10/10/11
BY	J. W. [Signature]
CHECKED	[Signature]
SCALE	AS SHOWN