

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 26, 2011, 9:00 a.m.
Guajome Room

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

Discussion to allow the construction of a mixed use project comprised of approximately 50-units and 7,500-square feet of retail space developed over three parcels totaling to 3.8-acres located on the southwest corner of South Coast Highway and Eaton Street, adjacent and directly north to the Buena Vista Lagoon.

Zoning: General Commercial (C2) & Medium Density Residential (R3)

Land Use: Special Commercial (SC) & Urban High
Density Residential (UHD-R)

Neighborhood Area: South Oceanside

Assessor Parcel: 155-034-15, 16, 17

Contact Person: Jim Simons

Tel.: (760) 471-2365

Attachments:

APN Maps:

155-034-15, 16, 17

Proposed

Ocean Village Investments LLC is an entity being formed for the sole purpose of acquiring, entitling and building Ocean Village, a proposed mixed use project comprised of 50 +/- residential units and 7,500 +/- square feet of retail space developed over the 3 parcels encompassing 3.8 acres of land. The eastern 2 parcels will have a 1, 2 and 3-story mixed use building consisting of 39 +/- apartment units over 7,500 +/-square feet of retail. The western parcel will have 11, 3 story townhomes that have garages with 2 stories of living space above and rooftop decks, all of which will have lagoon and ocean views. The site will include a pool and a deck for the residents.

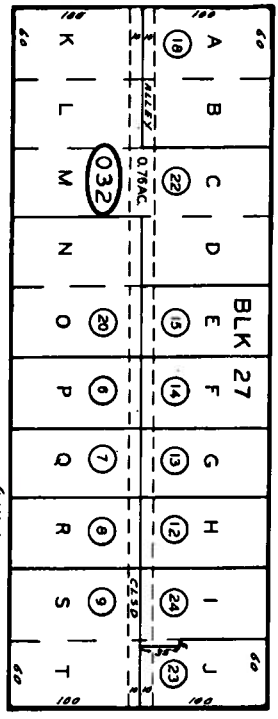
The site is located on the southwest corner of South Coast Highway and Eaton Street, in the City of Oceanside, adjacent to and directly north of the Buena Vista Lagoon and on the northern border of Carlsbad.

Based on our due diligence with the Coastal Commission and meetings with the City of Oceanside; including the Director of Planning and the Director of Engineering, we have reduced the massing and density of our project by approximately 45 percent from the previously proposed project. Additionally, a 100' biological buffer is proposed and will be re-vegetated with native plants and an improved public access easement will be located between the lagoon and the proposed development to be outside the proposed 100' buffer.

07

155-02,03&12

153/27

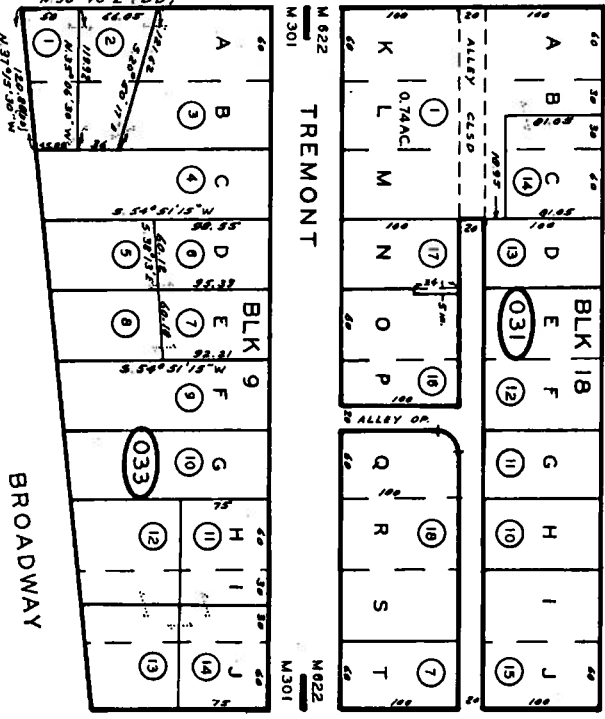


FREEMAN WAY

HILL COAST ST.

M 301 M 622
M 301 M 622

153/26



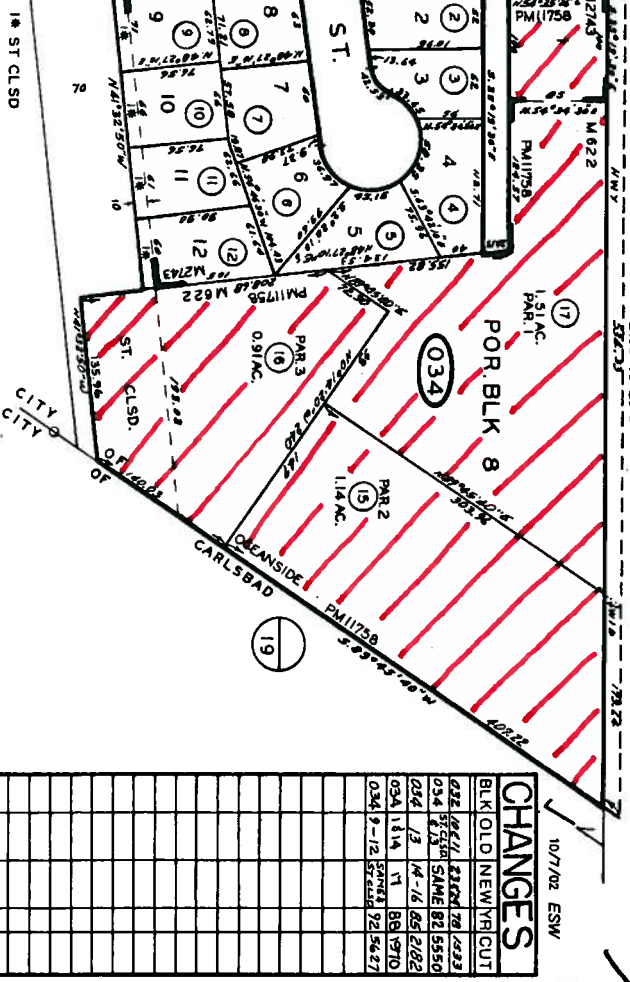
VISTA WAY

BROADWAY

TREMONT

M 622 M 301
M 622 M 301

EATON ST.



POR. BLK 8

POR. BLK 9

CITY CITY ST.

OCEANSIDE

CARLSBAD

(STATE HWY XI-SD-2B) HWY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

13

155-03

1" = 100'

6-1-2012

153/26

SAN DIEGO COUNTY
ASSESSORS' MAP
BOOK 155 PAGE 03

1

10

MAP 2743 - STMALO TERRACE - LOTS 1-12
MAP 622 - SOUTH OCEANSIDE REFILED 1890
MAP 301 - SOUTH OCEANSIDE CORRECTION
BLKS 8, 9, 18&27 - ROS 4240,17392

10/7/02 ESW

CHANGES	BLK/OID	NEW/VCUT
032	18/27	23/04 78 4233
034	8/9	SAME 82 5550
034	1/3	4-16 88 2782
034	1/14	11 88 9710
034	9-12	SAME 92 5647



Ocean Village

