

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 16, 2011, 9:00 a.m.
Guajome Room

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

Discussion for a general plan and zone change to allow the development of a multifamily development on four separate parcels totaling 71.60 acres located at the north east and west corners of Oceanside Boulevard and Melrose Drive.

Zoning: Residential Estate-B (RE-B): NE Corner
Neighborhood Commercial (CN): NW Corner
Land Use: Estate B Residential (EB-R): NE Corner
Professional Commercial (PC): NW Corner
Neighborhood Area: Peacock
Assessor Parcel: 161-030-19, 20, 23, 24
Contact Person: Manuel Nieto
Tel.: (760) 535-2772

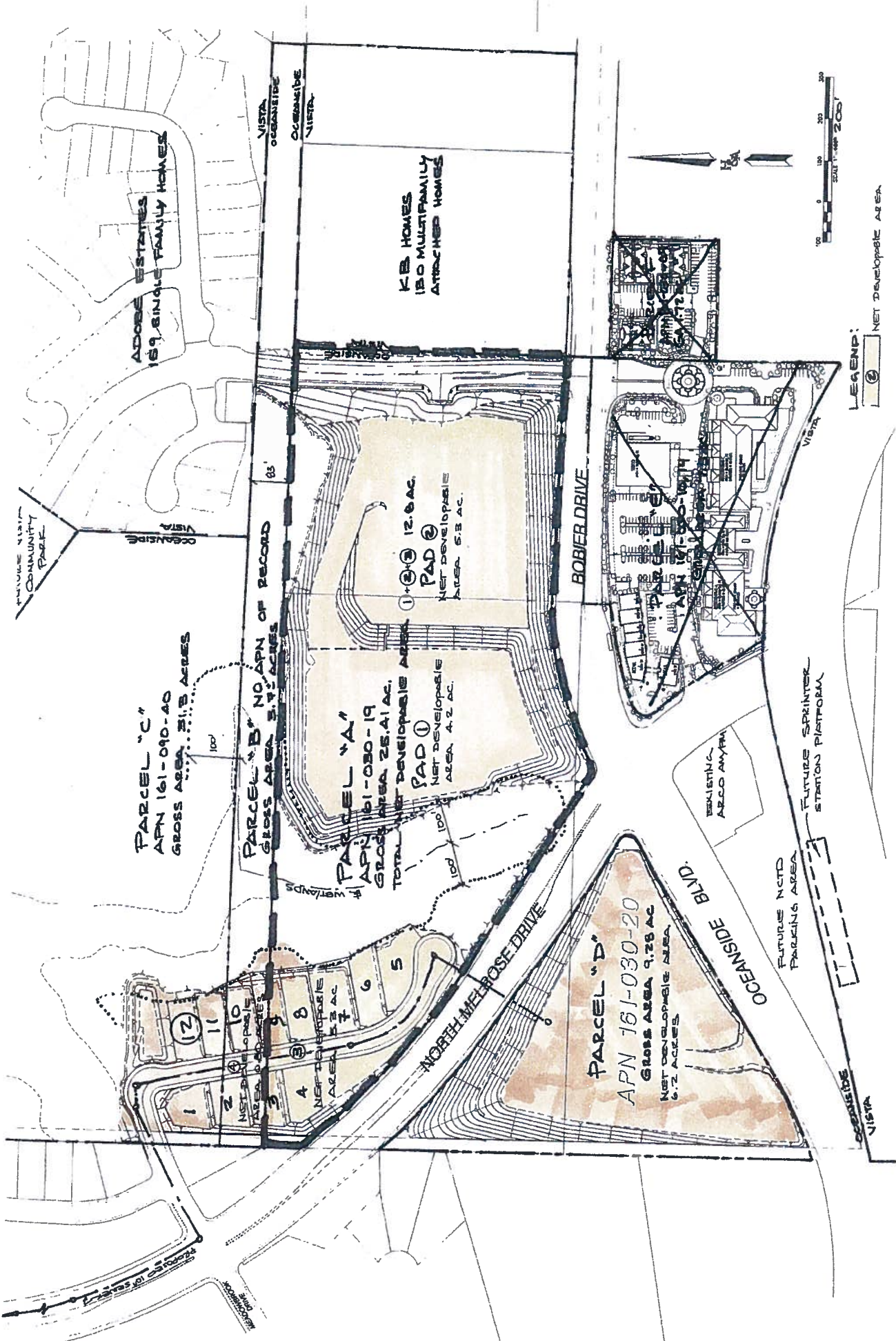
2. 9:30a.m. - 10:00 a.m.

Discussion for the construction of a driveway access to a vacant parcel to permit the storage of vehicles located at the south west corner of North Santa Fe Avenue and Highway 76.

Zoning: Residential Estate-B (RE-B):
Land Use: Estate B Residential (EB-R):
Neighborhood Area: Guajome
Assessor Parcel: 159-311-40
Contact Person: Manuel Nieto
Tel.: (858) 945-0896

Attachments:

APN Maps:
165-120-20-00
159-311-40-00



LEGEND:
 [Symbol] NET DEVELOPABLE AREA

EXHIBIT "B"

Description and Justification

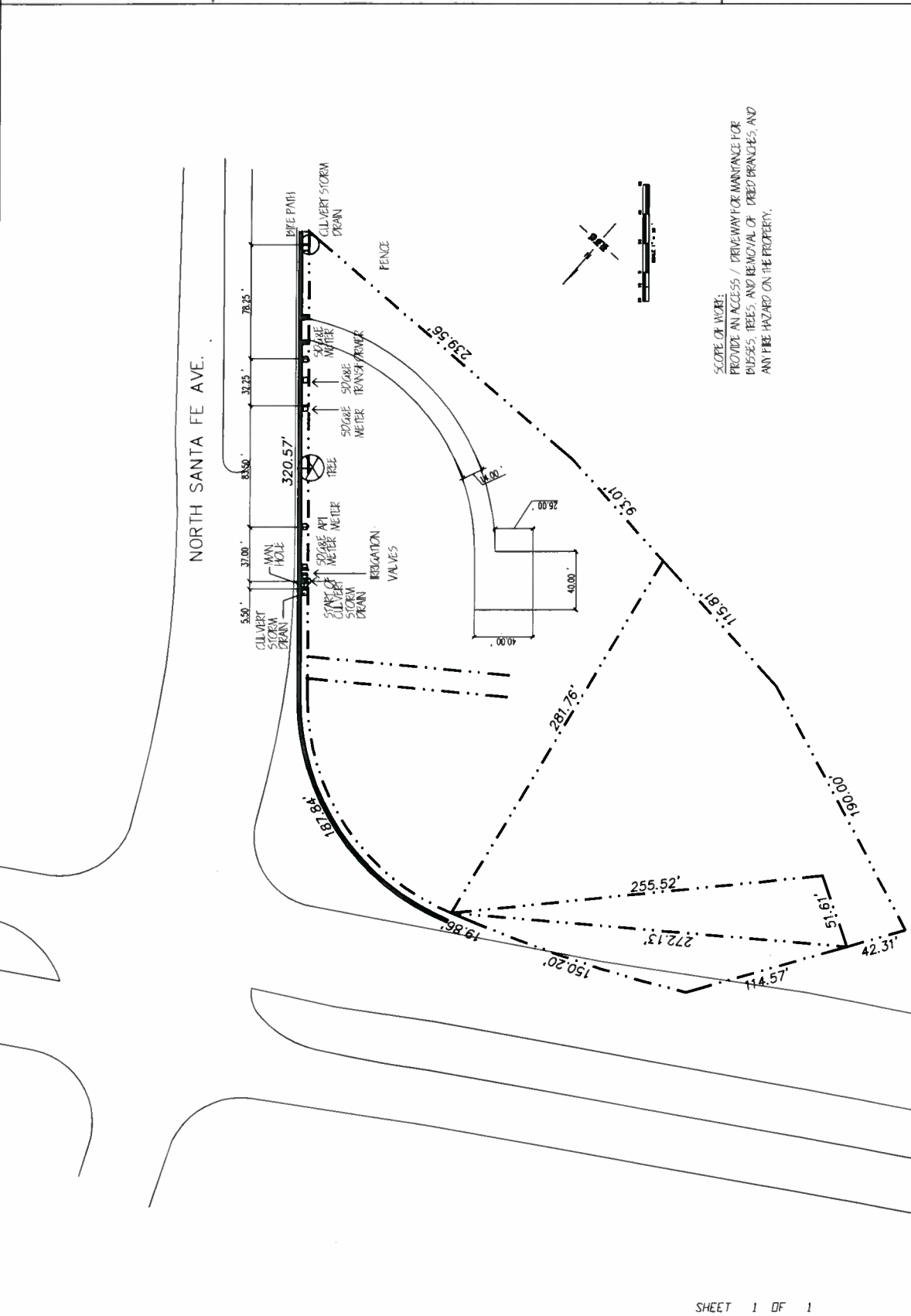
A proposed General Plan and Zone Change to Parcels A, B, C, and D to allow future development of multifamily developments. Our initial thoughts are to process a PD plan for the Zone designation for the grading of two large pads in Parcel A for future multifamily development, one large pad in Parcel D, also Multifamily development and 12 single family lots in parcels A and C as shown on the enclosed exhibit A. A tentative map will be processed for 16 or 17 lots in total. Architectural concepts will be provided only for the 12 single family lots. The remainder mass grading pads will have a maximum proposed density to be allowed with general development criteria, however no specific architecture will be processed at this time.

THIS CONSTRUCTION PLAN IS NOT VALID UNLESS AN ENGINEERING PERMIT IS ATTACHED

OWNER NAME: CSCAPE INC.
 APN #: 159-311-3900 AND 159-311-4000

CORNER OF HIGHWAY 76 AND NORTH SANTA FE AVE.

DISCRETIONARY
 PERMIT NO. _____
 BUILDING
 PROJECT NO. _____
 WORK ORDER NO. _____
 PROJECT TRACKING NO. _____



SCOPE OF WORK:
 PROVIDE AN ACCESS / DRIVEWAY FOR MAINTENANCE FOR
 BUSES, TREES AND REMOVAL OF DIED BRANCHES, AND
 ANY TREE HAZARD ON THE PROPERTY.

SHEET 1 OF 1

PREPARED FOR: _____
 NAME: _____
 ADDRESS/PHONE: _____

PREPARED BY: M.S.A. & ASSOC. INC.
 NAME: MEHRDAD HEMATI
 ADDRESS/PHONE: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037-4599

PERMIT NUMBER: _____

Description:

As I have it on the plan, our intention is to create a community garden, maintenance, clearing branches and brushes.... I need a standard driveway for only right turn in N Santa Fe and a paved, grasscrete, parking area. My estimate of traffic would be one or two small cars per day for local community to use the garden, and once in week landscaping truck.