

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, January 17, 2012, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion for the construction a 56,000 square foot office building located on Ocean Ranch Lot 13. The site is approximately four acres and the lot has been altered due to a recent lot line adjustment. The property is located at the terminus of Ocean Ranch Boulevard and west of Rancho Del Oro Road within the Ivey ranch Rancho Del Oro neighborhood.

**Zoning: Limited Industrial (IL)**  
**Land Use: El Corazon Specific Plan**  
**Neighborhood Area: Ivey Ranch/Rancho Del Oro**  
**Assessor Parcel: 160-572-10-00**  
**Contact Person: James Houlihan**  
**Tel.: 949.588.2233**  
**Email: [jhoulihan@stirlingdevelopment.com](mailto:jhoulihan@stirlingdevelopment.com)**

2. 10:00 a.m. - 11:00 a.m.      Discussion of a new 2,700 square foot single family residence with a 3-car garage on a vacant lot located at 1536 Camino Corto.

**Zoning: A (Agricultural)**  
**Land Use: A Agricultural**  
**Neighborhood Area: Morro Hills**  
**Assessor Parcel Number: 121-280-11**  
**Contact Person: Ann Parizeau**  
**Tel.: 760.728.9295**  
**Email: [eparizeau@gmail.com](mailto:eparizeau@gmail.com)**

**Attachments:**

1. Maps
2. Project Description Letter
3. Proposed Elevations

07

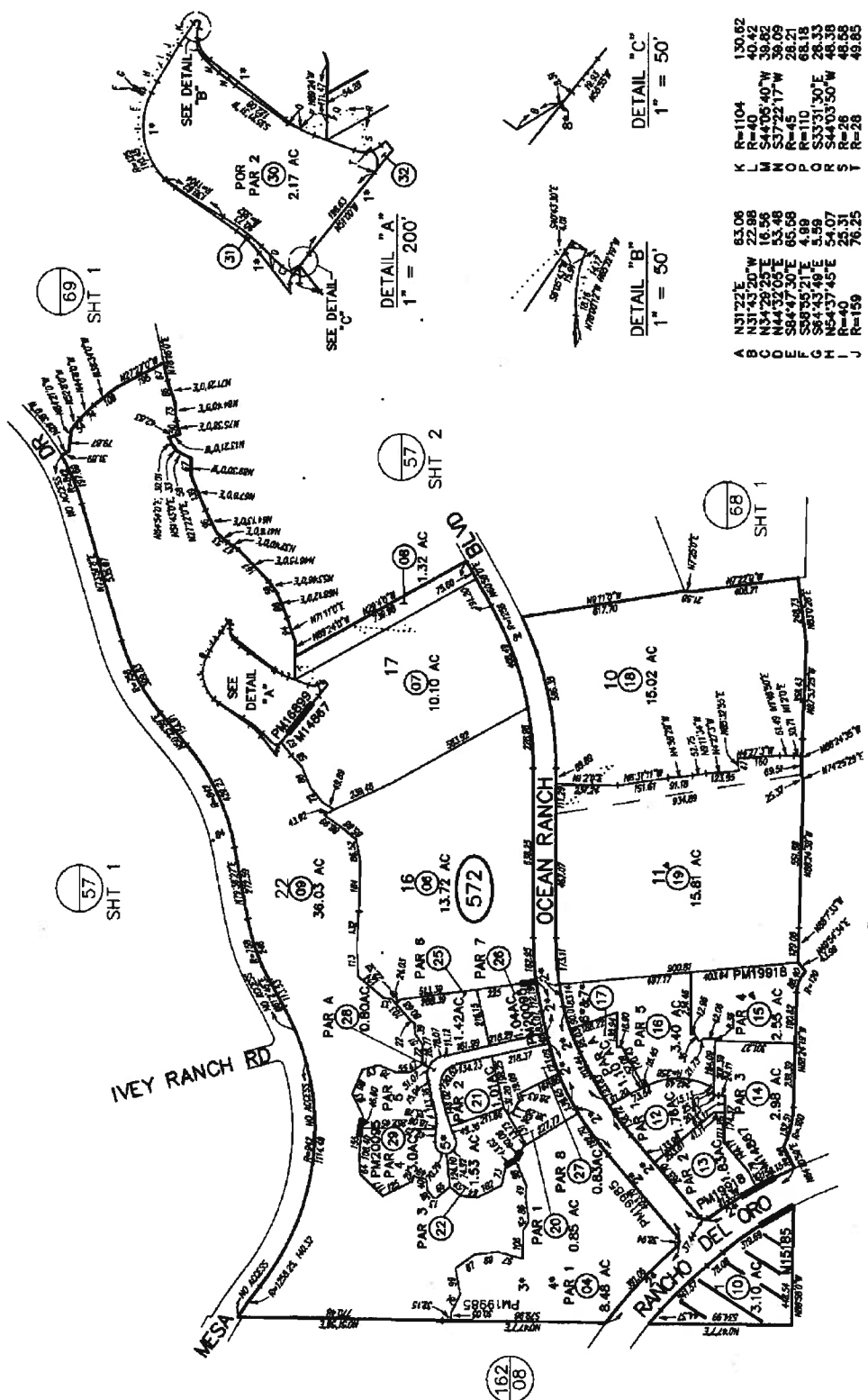
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY ASSESSOR'S MAP  
 160-57  
 SHT 3 OF 4  
 1" = 400'  
 3/9/2010 JGD

**CHANGES**

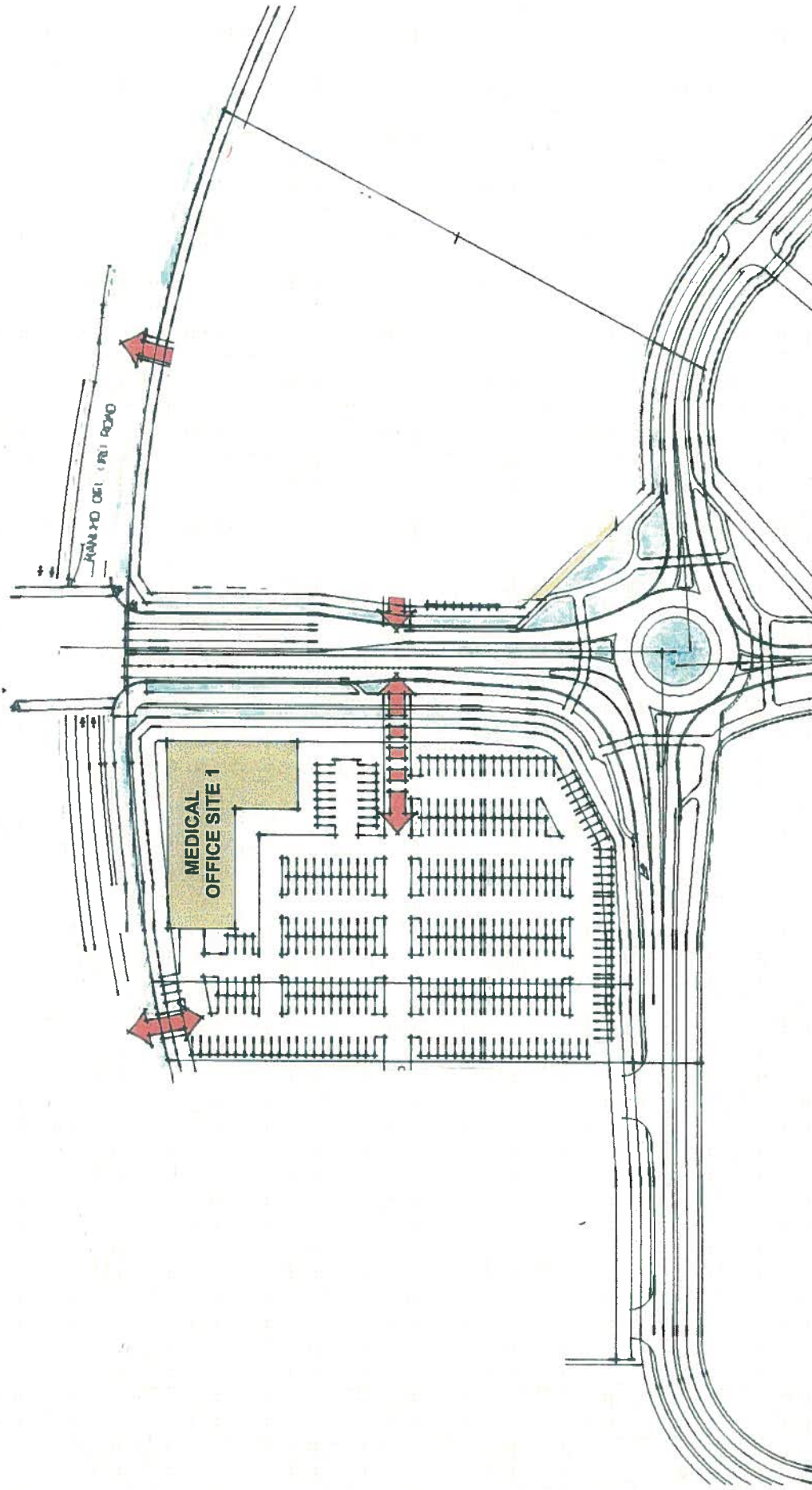
DATE	BY	REASON	NO.	FROM	TO
03/12/04	NO	FROM	005-57		
02	05	10	05	10	10
03	14	0001	07	110	
04	04	02	07	0609	
05	05	05	07	1533	
06	05	05	07	1533	
07	04	04	07	0609	
08	04	04	07	0609	
09	16	04	07	0609	
10	27	04	07	0609	
11	29	04	07	0609	

- 1\* SEE M14867 FOR BRGS & DIST
- 2\* NO ACCESS
- 3\* CONDO  
VENTURE COMMERCE CENTER  
OCEAN RANCH PHASE I  
(SEE SHT 4)
- 4\* CONDO  
VENTURE COMMERCE CENTER  
OCEAN RANCH PHASE II  
DOC2006-0556952  
(SEE SHT 4)
- 5\* MARITIME WAY  
(PRIVATE ST)
- 6\* PM20275
- 7\* CONDO (FEND)  
OCEAN RANCH P-10-05  
DOC2007-0434118
- 8\* POR 160-572-32



BRG	DIST	ACRES
A	N31°22'E	63.06
B	N31°43'20"W	22.88
C	N54°29'25"E	16.56
D	N44°32'05"E	53.48
E	S84°47'30"E	85.68
F	S38°35'21"E	4.89
G	N84°31'49"E	2.93
H	N31°31'45"E	24.91
I	R=40	76.25
J	R=159	76.25
K	R=1104	130.82
L	R=40	40.42
M	S44°05'40"W	39.82
N	S37°22'17"W	28.21
O	R=45	36.09
P	R=110	68.13
Q	S33°31'30"E	28.13
R	S33°31'30"E	28.13
S	R=28	48.85
T	R=28	48.85

MAP 15185 - OCEAN RANCH - PHASE 2C.1  
 MAP 14867 - OCEAN RANCH - PHASE 2C  
 ROS 18354



**LOT 13 SITE PLAN STUDY CONCEPT 1**

**PROGRESS**

PRELIMINARY DESIGN	10-17-2011
SCHEMATIC DESIGN	
CONCEPT DESIGN	
FINAL DESIGN	

STIRLING DEVELOPMENT  
 EL CORAZON MASTER PLAN  
 OCEANSIDE, CA

Scale: 25' 50' 100'

North Arrow

**LPA**

LANDSCAPE ARCHITECTS

1400 Camino del Rio North, Suite 1100  
 San Diego, CA 92108

P 619 594-0221  
 F 619 594-1185  
 www.lpa.com

DATE: 10/17/11

January 11, 2012

Mr. Jerry Hittleman  
Planning Department  
City of Oceanside  
300 N. Coast Highway  
Oceanside, CA 92054

Subject: Ocean Ranch Lot 13 (North)

Dear Jerry:

Thank you for your assistance getting the Developer's Conference set up so quickly. I have enclosed a check for the \$200 fee. I have also attached a conceptual exhibit for the development of the north half of the New Ocean Ranch Lot 13, north of El Corazon Street "B".

Below is a description of what Ivey Ranch Development (IRDC) proposes to develop on the subject 4.00 Acres:

IRDC proposed to develop up to 56,000 SF (3 stories, 48 feet) of Offices, Business and Professional, currently looking toward medical related offices. As part of the El Corazon Specific Plan a Use Permit will be required for this building. IRDC will look to obtain a Use Permit along with all other development approvals necessary to develop on this 4.00 Ac portion of Ocean Ranch Lot 13. The developable area on this pad is approximately 1.5Ac, the remainder being available for parking only due to deep unstable/unkown soil conditions.

The latest description of this parcel is:

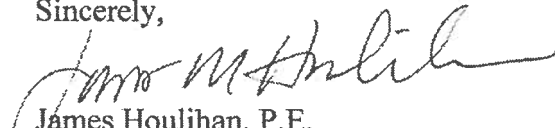
*A portion of Parcel 2 of PLA 10-00002*

I do not have the date it was recorded, it was in early October 2011 (Doug Eddow).

As part of the development, IRDC will be installing infrastructure as agreed upon with the City of Oceanside in the Property Exchange Agreement dated July 6, 2011.

If you have any questions please call me at (949) 588-2233.

Sincerely,

  
James Houlihan, P.E.  
Vice President  
Stirling Development



1-12-12

To: City of Oceanside Planning Department  
From: Anne Parizeau, Architect  
Representing: owners Bob and Joni Atkins  
Re: Proposed residence for Mr. and Mrs. Atkins  
to be located at 1536 Camino Corto, Oceanside CA 92056

The proposed project includes the following:

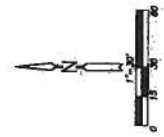
1. A single story residence which is 2701 square feet, and a 925 s.f. three car garage, all built on one level pad at the northwest end of the property, accessed by a circular drive, both driveways from Camino Corto.
2. A 2400 s.f. barn at the southwest end of the property, accessed by Puerta de Lomas.
3. A reflecting pond and pool, which total 450 s.f., south of the house.

It is estimated that the paved drive area for the house, accessing the garage and guest parking, will be 2300 s.f. and the paving accessing the barn approximately 2680 s.f. The pool spaces require about 600 s.f. hardscape. Landscaping will be adjacent to the residence.

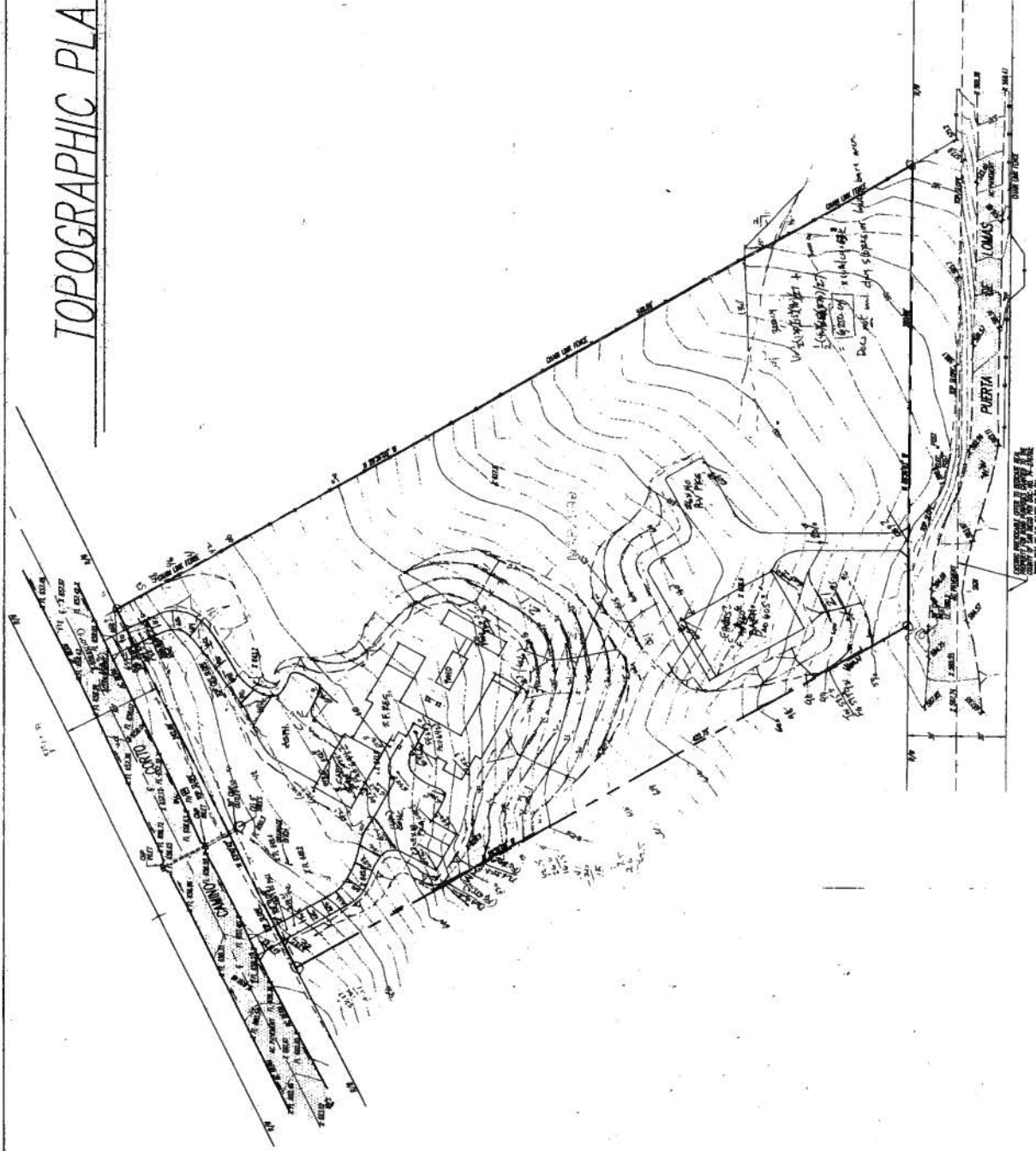
We believe that the amount of soil to be moved is more than 5000 cubic yards and understand that a major grading permit will be required.

A fire hydrant is located directly in front of the property and we would like to receive an evaluation from the fire department as to their requirements for accessing all parts of the building, considering the driveways and building layout.

# TOPOGRAPHIC PLAT



OWNER: [REDACTED]  
 DATE: [REDACTED]  
 PROJECT: [REDACTED]  
 SHEET NO.: [REDACTED]  
 SCALE: [REDACTED]



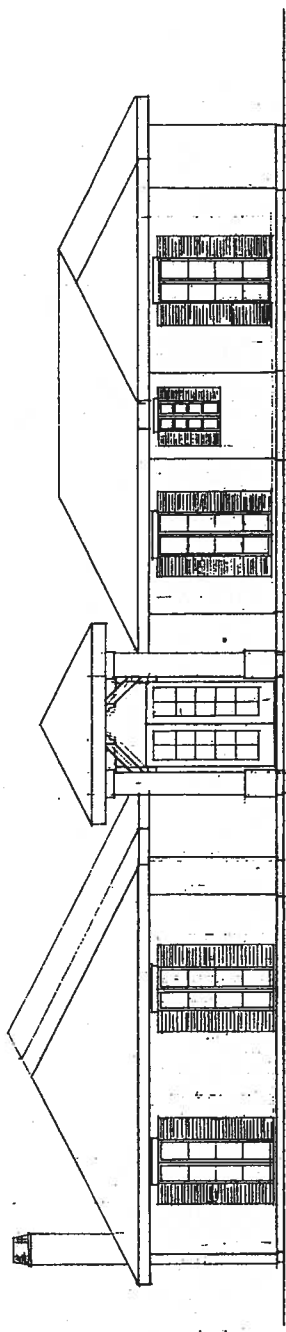
PROPERTY OF [REDACTED]  
 NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF [REDACTED]

NO. DRAWINGS	
DATE	

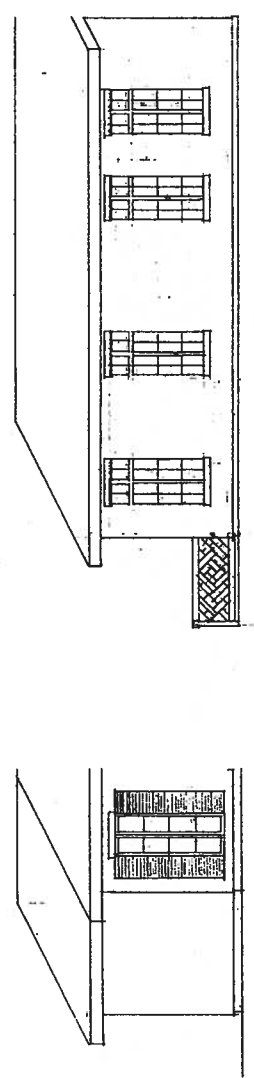
ANNE PARDEAU, ARCHITECT  
 760-726-8288  
 4800 CULVER LANE  
 PALMBOCK CA 92058  
 ANNEPARDEAU@GMAIL.COM

ATKINS RESIDENCE  
 1536 CAMINO CORTO  
 OCEANSIDE CA 92058  
 760-433-3939

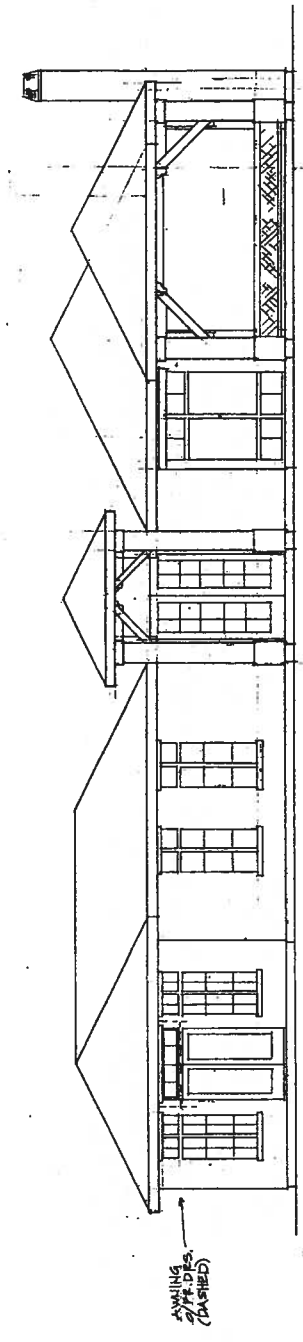
EXTERIOR ELEV  
 DATE  
 DRAWN BY  
 CHECKED BY  
 SCALE  
 SHEET NO.  
 A5



FRONT ELEVATION (NORTH) 1/4" = 1'-0"



ENTRY SIDE ELEV N (B) 1/4" = 1'-0"



BACK ELEVATION (SOUTH) 1/4" = 1'-0"

(A)



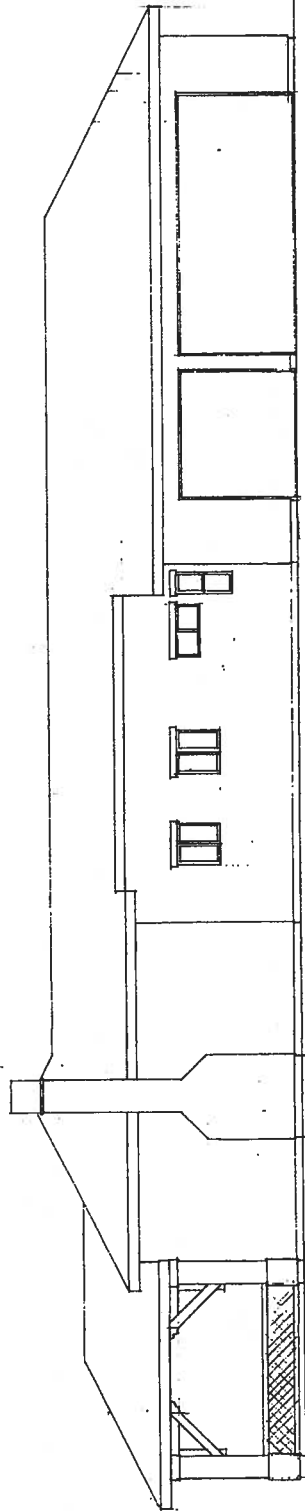
NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
NO. 12	
NO. 13	
NO. 14	
NO. 15	
NO. 16	
NO. 17	
NO. 18	
NO. 19	
NO. 20	
NO. 21	
NO. 22	
NO. 23	
NO. 24	
NO. 25	
NO. 26	
NO. 27	
NO. 28	
NO. 29	
NO. 30	
NO. 31	
NO. 32	
NO. 33	
NO. 34	
NO. 35	
NO. 36	
NO. 37	
NO. 38	
NO. 39	
NO. 40	
NO. 41	
NO. 42	
NO. 43	
NO. 44	
NO. 45	
NO. 46	
NO. 47	
NO. 48	
NO. 49	
NO. 50	
NO. 51	
NO. 52	
NO. 53	
NO. 54	
NO. 55	
NO. 56	
NO. 57	
NO. 58	
NO. 59	
NO. 60	
NO. 61	
NO. 62	
NO. 63	
NO. 64	
NO. 65	
NO. 66	
NO. 67	
NO. 68	
NO. 69	
NO. 70	
NO. 71	
NO. 72	
NO. 73	
NO. 74	
NO. 75	
NO. 76	
NO. 77	
NO. 78	
NO. 79	
NO. 80	
NO. 81	
NO. 82	
NO. 83	
NO. 84	
NO. 85	
NO. 86	
NO. 87	
NO. 88	
NO. 89	
NO. 90	
NO. 91	
NO. 92	
NO. 93	
NO. 94	
NO. 95	
NO. 96	
NO. 97	
NO. 98	
NO. 99	
NO. 100	

ANNE PIZZALI, ARCHITECT  
 760-228-9298  
 760-201-3347  
 4956 CAROLINE LANE  
 FALLBROOK CA 92028  
 annepizzali@pizzali.com

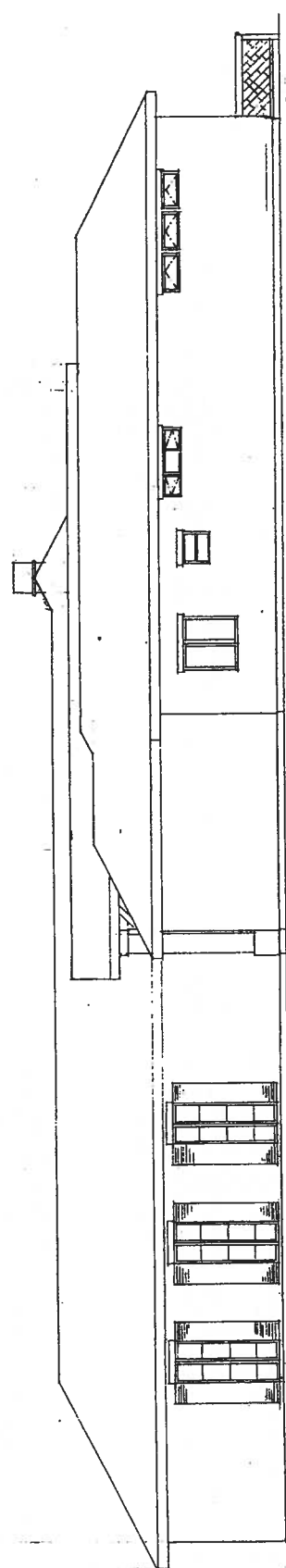
ATKINS RESIDENCE  
 1536 CAMINO CORTO  
 OCEANSIDE CA 92058  
 760-433-3858

PERFORMANCE PLAN

DATE: 11-27-22  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 A6



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



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