

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, February 21, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of potential development options for the 79-acres Lawrence Canyon property located at the southeast corner of Interstate 5 and Route 76.

**Zoning: RM-B (Medium-Density Residential) &
CV (Visitor-Commercial)**

**Land Use: MDB-R (Medium Density-B Residential) &
SC (Special Commercial)**

Neighborhood Area: Eastside Capistrano

Assessor Parcel Number: 144-210-09, 10;

144-240-20, 08;

144-251-01 thru 04;

144-260-01, 02, 05;

145-010-24, 25

Contact Person: Lou Lightfoot

Tel.: 760.692.1924

Email: lou@lightfootpg.com

Attachments:

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

**Lawrence Canyon
Preliminary Project Information
for
Developer's Conference
February 21, 2012**

Land Use and Zoning

This is a proposal for a Development Plan for a residential project at the Lawrence Canyon property. This site is approximately 79 acres, and includes a number of contiguous parcels. The attached exhibit shows the overall site boundaries, General Plan/zoning designations and preliminary limits identified as having the best potential for development, considering topography and habitat conditions.

The westerly, canyon portion of the site is designated Visitor Commercial. There is a small area of Single Family Residential (RS) located north of Bush Street and East of McNeil Street. The majority of the site is Medium Density Residential B (RM-B). All of the potential development areas shown on the exhibit are within the two residential designations, and total approximately 19 acres of the total site (less than 25%).

Development Concepts/Issues

There is no specific development project proposed at this time. We would like to review with staff:

- Product type options and densities under the existing land use designations;
- Habitat and fire buffer requirements;
- Access opportunities to reach the developable portions of the property. Extension of McNeil;
- Environmental considerations/mitigation bank;
- Approval process and processing time frames;
- NAP portion of the site is the ROW for 8th St. Does the City own this? Can it be vacated and incorporated back into the project;
- Neighborhood considerations;
- Existing sewer/water/ infrastructure support..



PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 LAW OFFICES, INC.
 PLANNING: 300 Maple Street
 ARCHITECTURE: San Diego, CA 92101
 TELEPHONE: (619) 444-1111

DEVELOPABLE AREAS
LAWRENCE CANYON
 COUNTY OF SAN DIEGO, CALIFORNIA

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