

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

**Tuesday, March 20, 2012, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion of a martial arts establishment located at 215 South Coast Highway.

**Zoning: C2 (General Commercial)**  
**Land Use: Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-045-09**  
**Contact Person: Otis Heald**  
**Tel.: 760.728.6131**  
**Email: [otispheald@yahoo.com](mailto:otispheald@yahoo.com)**

2. 10:00 a.m. - 11:00 a.m.      Discussion of converting an existing garage/casket storage area to administrative/office space located at Eternal Hills.

**Zoning: PS (Pubic & Semi-public District)**  
**Land Use: PI (Pubic Institutional)**  
**Neighborhood Area: Fire Mountain**  
**Assessor Parcel Number: 165-430-13, 12, 10**  
**Contact Person: Bill Reseigh**  
**Tel.: 714.536.2009**  
**Email: [bill@hmraia.com](mailto:bill@hmraia.com)**

**Attachments:**

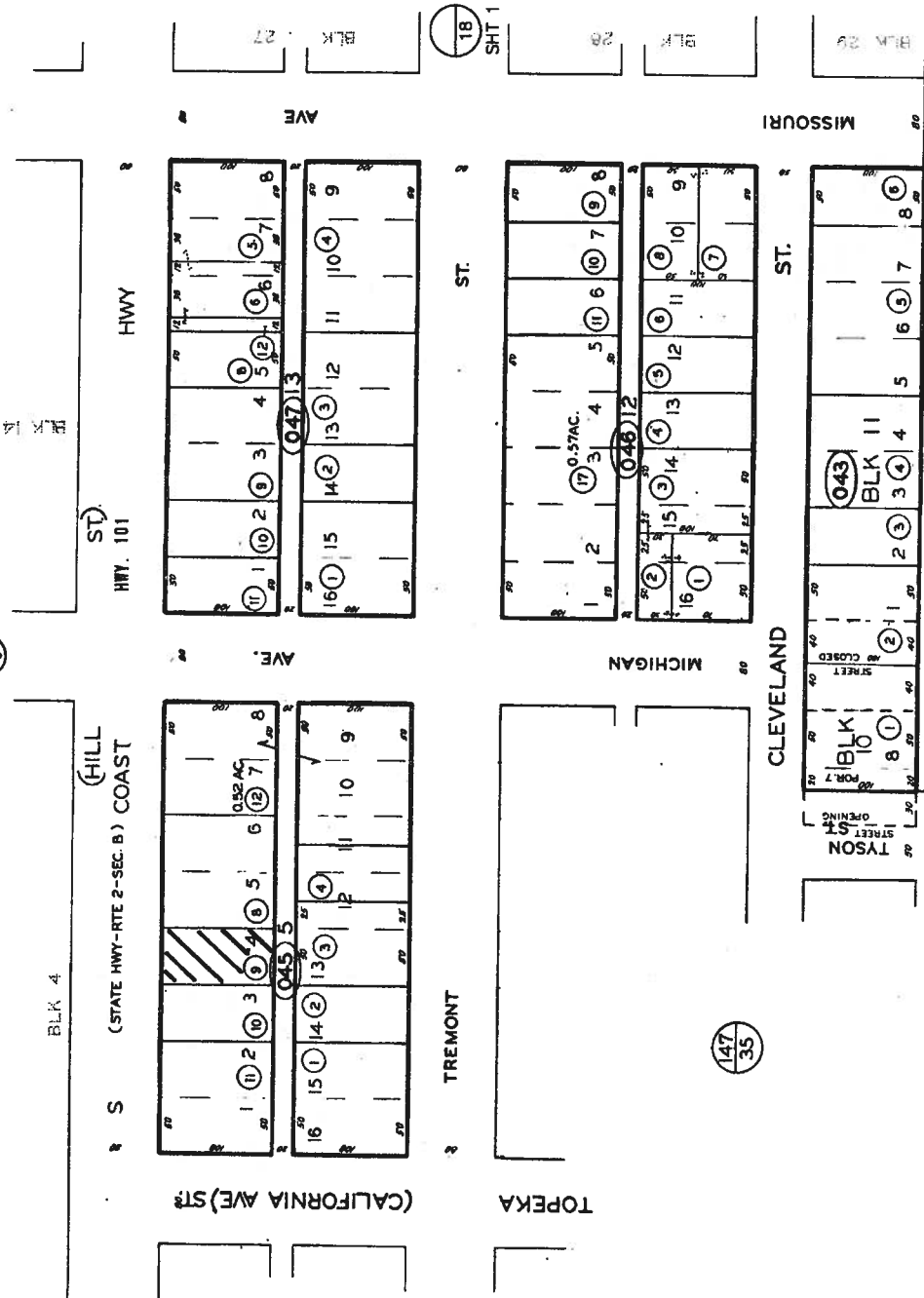
1. Maps
2. Project Description Letter
3. Proposed Elevations

07

150-4,9

150 - 04  
05/19/08 MO ✓  
1" = 100'

CHANGES	
BLK	OLD NEW YR CUT
047	7 78 74 3642
045	5-7 12 75 2540
046	12-16 17 82 1324
044	12-14
044	11/13 16 93 2447
042	1
044	16 75-95 84 3440



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

SAN DIEGO COUNTY ASSESSOR'S MAP BK 150 PG 04

MAP 219 - BRYANS ADD

**OTIS P. HEALD**  
POST OFFICE BOX 1707  
FALLBROOK, CALIFORNIA 92088-1707  
OFFICE (760) 728-6131 • FAX (760) 728-2439

March 9, 2012

Development Services Department  
Attn: Russ Cunningham, AICP  
300 N. Coast Highway  
Oceanside, Ca 92054

Re: 215 S. Coast Highway, Oceanside  
Proposed tenant – Ed Buckley

Dear Mr. Cunningham,

Please accept the enclosed letter of Ed Buckley's proposed use of my property located at 215 S. Coast Highway, Oceanside, for your review.

Also included, see the plotted parking and building layout.

On March 20, 2012, we have scheduled a development conference and are looking forward to that meeting.

Sincerely,



Otis P. Heald  
Oakleaf, LLC

Encl

March 8, 2012

To Whom It May Concern,

My name is Ed Buckley. I grew up here in San Diego. I have been involved in martial arts for over 25 years. For the last 20 years I have trained both amateur and professional Muay Thai fighters and Boxers. Along with training fighters I have also worked with other professional athletes and have also trained individuals who have lost over 100 lbs.

My base art form is Muay Thai kickboxing. I have trained many professional Mixed Martial Arts fighters that have fought in all major MMA promotions such as the UFC, Strikeforce, Bellator, WEC, DREAM, Vale Tudo Japan. I have also trained and managed America's only 6 time World Kickboxing Champion Danny "Hard As" Steele.

In training professional athletes I have to drive close to 180 miles a day for private sessions. Going from Escondido to Orange County to Temecula. The goal now is to open up my own centralized training facility where my fighters can now come to me for their training.

The main focus of the training facility will be Muay Thai Kickboxing, Boxing, and Fitness for both adults and children. Classes will be taught throughout the day with most students coming at night. There are several goals that I wish to accomplish in opening up a training facility. First and foremost is to give local kids a place to train and learn respect, discipline, dedication, and hard work. We want to create a very affordable after school program that gives them a place to go and learn important life lessons along with a new sport. Whether that be Muay Thai or Boxing. Second I want to create a fitness program unlike any other in the area. I have been known to put very tough fitness classes together. That comes from years of putting together conditioning training programs for fighters. Third, due to the location of where I chose to locate my training facility. It is a central and convenient location for many of my fighters and other top fighters in the Southern California area to come and cross train.

The training facility will have a family atmosphere where adults and children will feel like family when they walk in not a number. We will have a couple of classes in the morning and open gym time in the early afternoon. Most of our traffic will be in the late afternoon. Starting with the kids after school programs around 3 pm. With the window frontage that is provided by the building local residents, passers-by and rush hour traffic will be able to view the activity inside the gym at those hours. Bringing the local area to life with activity that can be seen each day.

My passion for opening the gym is due to the amount of experience I bring to the industry. Also I have logged in hundreds of thousands of miles traveling around the world. It's time for me to settle down and open my own training facility and cultivate local talent and provide a positive influence to both the local area residence and children. Who knows maybe we will find a diamond in the rough and create the next Muay Thai or Boxing champion right from Oceanside.

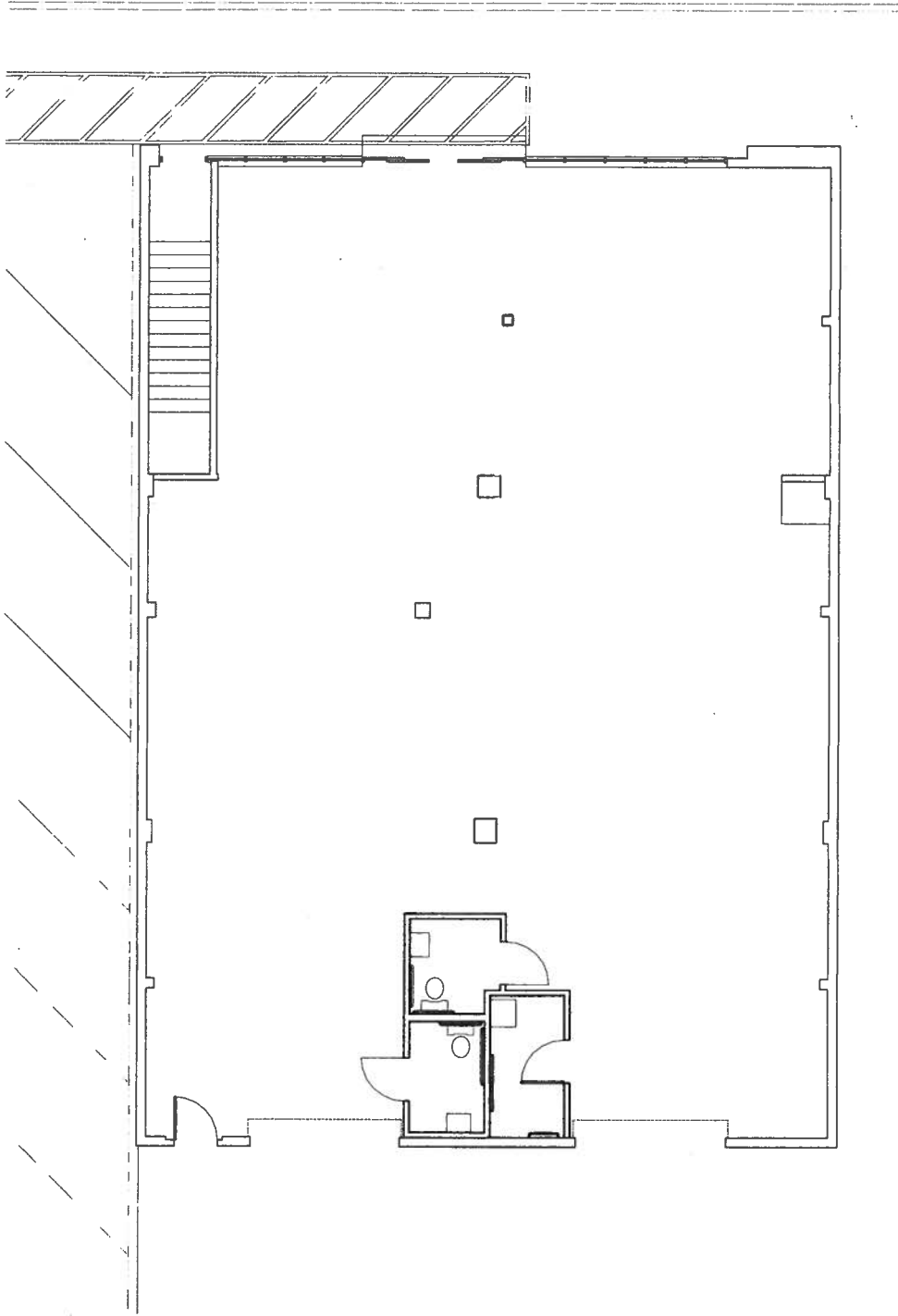
Thank you for your time and attention.

Sincerely,

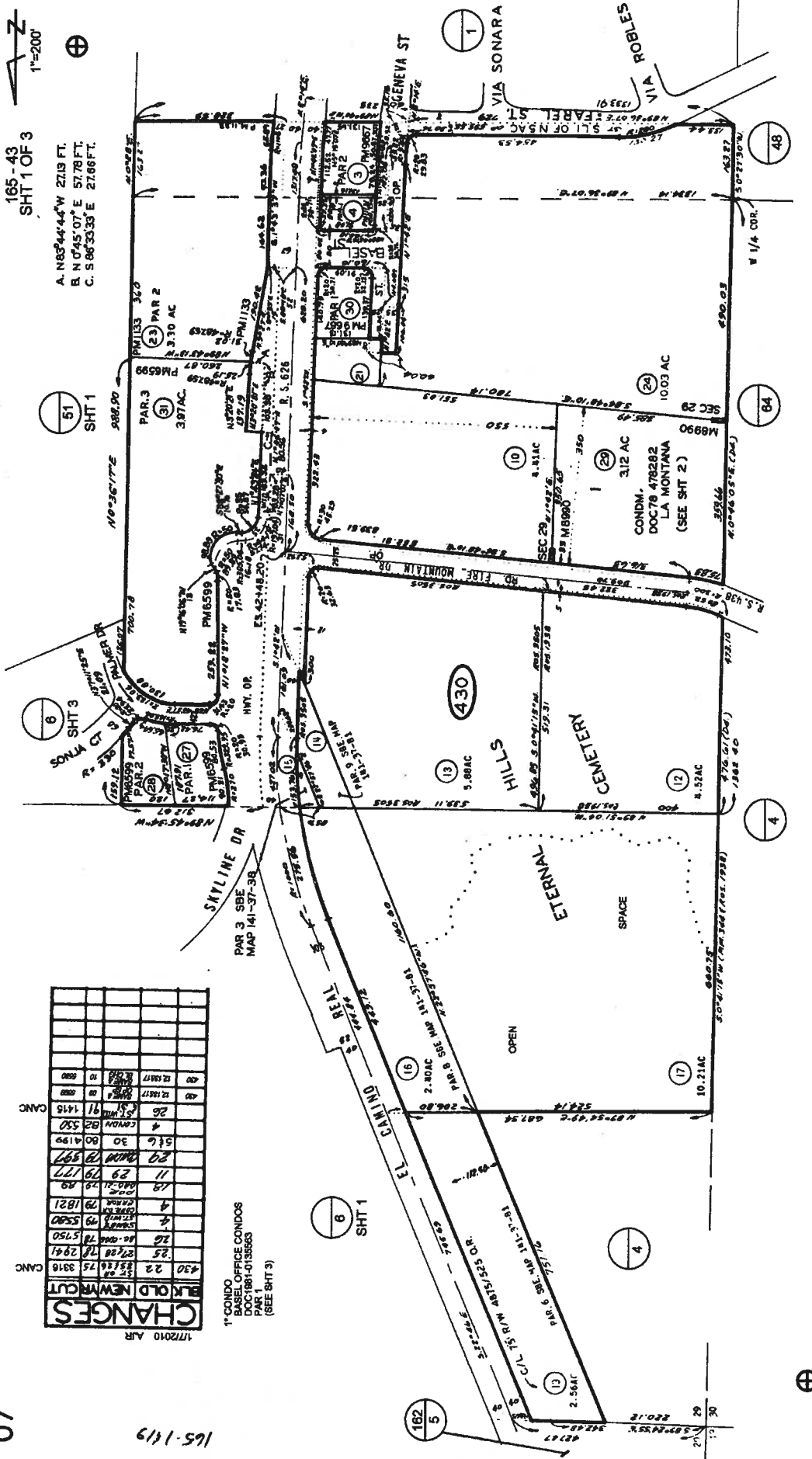
Ed Buckley

For more info on myself you can go to youtube and watch a couple videos. You can also google my name "Ed Buckley Muay Thai" or "Ed Buckley MMA" where you will find articles and interviews of me.





07



165-43  
SHT 1 OF 3  
A. N88°44'44"W 2219 FT.  
B. N 0°45'07" E 57.78 FT.  
C. S 86°33'33" E 27.66 FT.

CHANGES  
1/17/2010 AIR

430	22	83.16	75	3316
25	27.28	78	2941	
26	26.00	78	5750	
27	29.79	79	0628	
28	29.18	79	1821	
29	29.18	79	1821	
30	30.00	80	4195	
31	30.00	82	530	
32	26.00	82	1415	CANC
33	26.00	82	1415	
34	26.00	82	1415	
35	26.00	82	1415	
36	26.00	82	1415	
37	26.00	82	1415	
38	26.00	82	1415	
39	26.00	82	1415	
40	26.00	82	1415	

1\*CONDO  
BASEL OFFICE CONDOS  
DOC 1981-0135653  
(SEE SHT 3)

MAP 8990—LA MONTANA (CONDM)  
SEC 29-- 111S-R4W - POR # 1/2  
#M 283.297.344 - ROS 1938.2878.3505\3691

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5-2-72  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 165 PG 43 SHT 1 OF 2



**HMR ARCHITECTS**  
**221 MAIN STREET**  
**HUNTINGTON BEACH, CA. 92648**  
714-536-2009 e-mail: bill@hmrata.com

March 12, 2012

City of Oceanside  
Department of Development Services  
300 N. Coast Highway  
Oceanside, Ca 92054

Re: Eternal Hills Memorial Park: Remodel & New Garage.

To whom it may concern;

We are proposing an interior remodel to the existing Administration/Chapel building.

The Garage/Storage (1160 s.f.) area will be converted to Office use and a new Garage and Storage building will be constructed in the Employee Parking area directly West of the building, behind existing walls.

The Chapel seating count will be reduced by 42 seats by creating a new Chapel Foyer that is currently used as overflow seating. The new Chapel Foyer will relieve congestion in the main Lobby and create better flow into the Chapel during a memorial service.

The new Garage/Storage building will displace (6) employee parking spaces and (4) will be added. The net-loss will be (2) parking spaces.

The Administration staff is not expected to increase in number of persons, but will be expanded because of current tight-quarters conditions.

Please do not hesitate to contract me with any questions.

Sincerely,

William Reseigh, AIA.



COMPACT
REVISIONS
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PAE

HMR ARCHITECTS  
AIA

221 MAIN ST.  
HUNTINGTON  
BEACH, CA  
92648

714-536-2009  
714-536-5888 fax

ARCHITECT

WILLIAM J. RESEPH

PROJECT NAME

INTERNAL HILLS MORTUARY  
1898 SOUTH EL CAMINO REAL  
OCEANSIDE CALIFORNIA

DATE: 3/7/2013

JOB NO. 0114-00

CAD FILE: 1303-0001

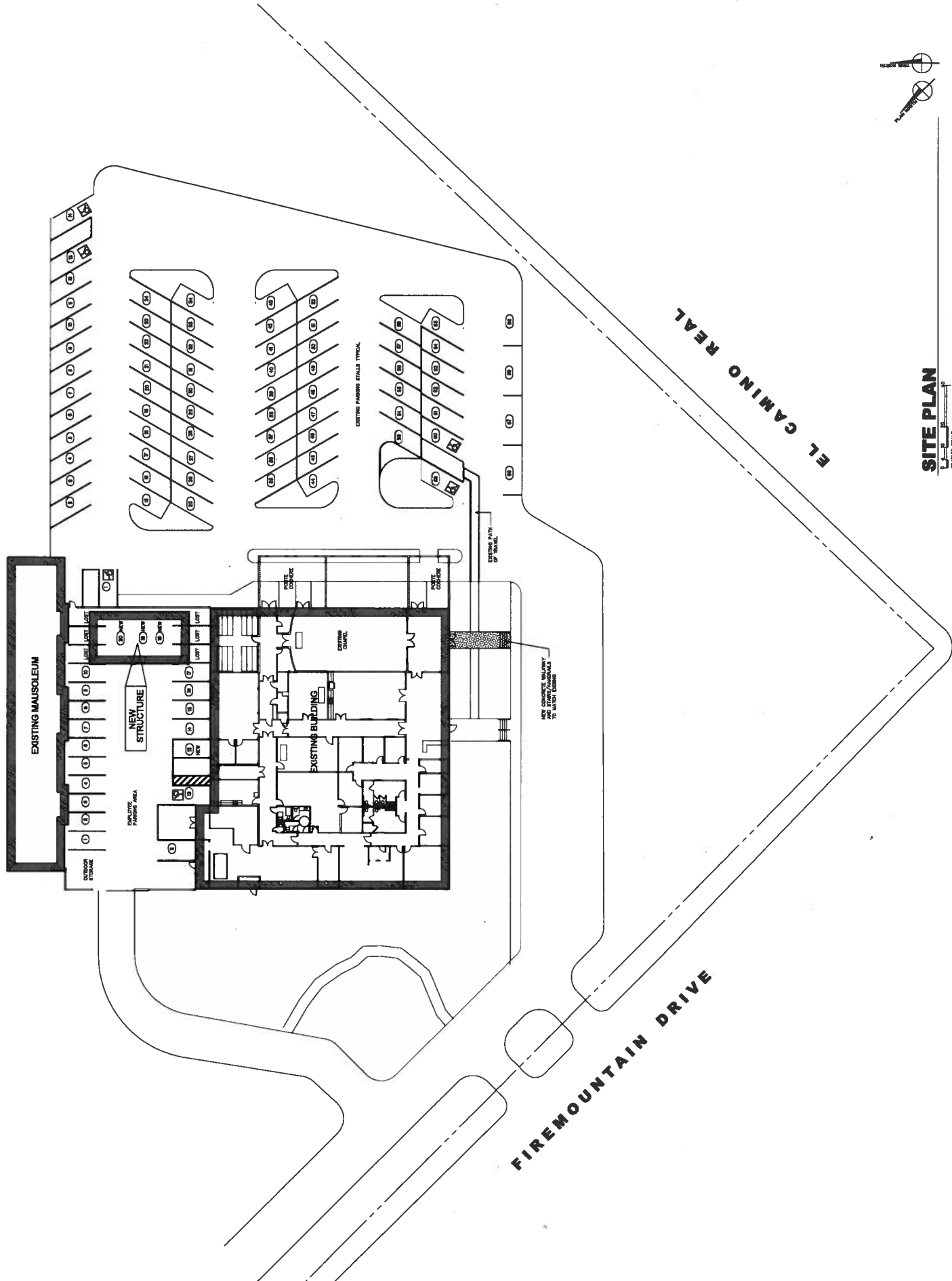
SCALE: 1/8" = 1' OR AS SHOWN

SHEET NAME

SUB PLAN

SHEET NUMBER

**PSP1**



**SITE PLAN**

GRAPHIC SCALE

REVISIONS	REVISION
DATE	DATE
REVISION	REVISION
DATE	DATE
REVISION	REVISION
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DATE	DATE

**HMR ARCHITECTS AIA**  
 221 MAIN ST.  
 SUITE 1  
 WASHINGTON  
 BEACH, CA  
 92648  
 714-534-2009  
 714-534-3888 FAX

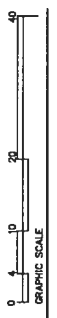
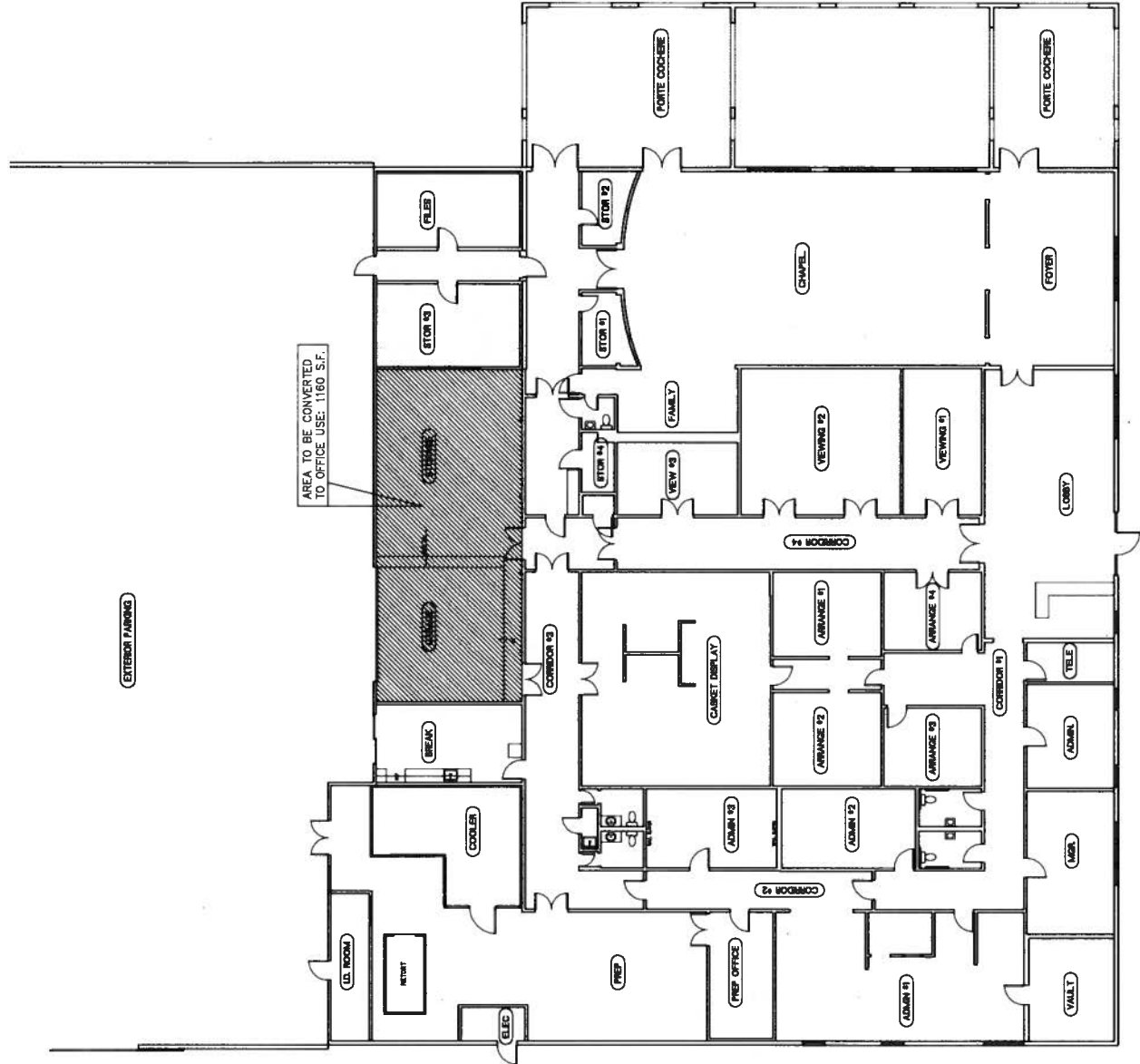


PROJECT NAME  
**ETERNAL HILLS MORTUARY**  
 1989 SOUTH EL CAMINO REAL  
 OCEANSIDE CALIFORNIA

DATE: 3/17/2017  
 JOB NO.: 211128.00  
 DRAWING TITLE: AS-BUILT-2  
 SCALE:

SHEET NAME  
**AS-BUILT FLOOR PLAN**

SHEET NUMBER  
**ABFP**



**AS-BUILT FLOOR PLAN**

GROSS FLOOR AREA: 15,883 S.F. (NOT INCLUDING FORTÉ COCHERES)  
 17,253 S.F. INCLUDING FORTÉ COCHERES



