

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

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

1. 9:00 a.m. - 10:00 a.m. Discussion of 4 row home lots located at 305 Wisconsin Avenue.

Zoning: C2 (General Commercial) and R3 (Medium Density Residential)
Land Use: General Commercial High Density
Neighborhood Area: Townsite
Assessor Parcel Number: 150-372-12
Contact Person: Sean Santa Cruz
Tel.: 858.481.3310, ext. 122
Email: ssantacruz@hallmarkcommunities.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a proposed multi-family project located on the corner of Tremont Street and 311 Seagaze Drive.

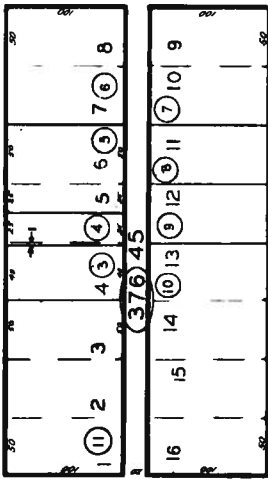
Zoning: OP (Office Professional)
Land Use: General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 147-273-01
Contact Person: Rick Brown
Tel.: 760.994.8500
Email: rdbcoinc@sbcglobal.net

Attachments:

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

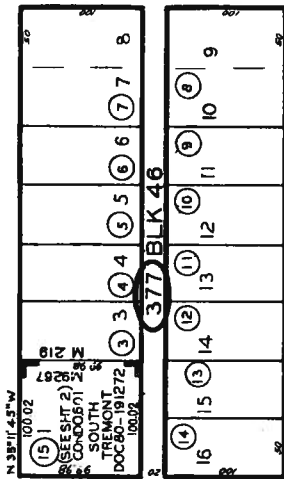
BLK. 44

(State Highway RR-2 Sec B) S



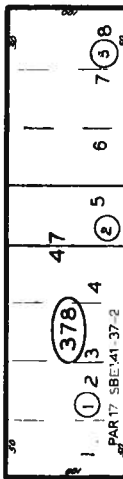
18 SHT 1

TREMONT



MINNESOTA

CLEVELAND



A. 7. 4. 5. F.

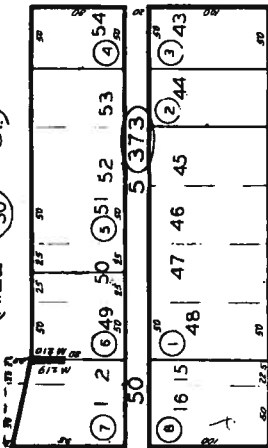
28 SHT 1

BLK. 51

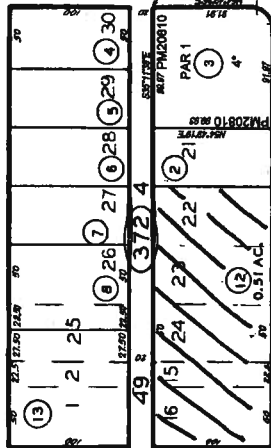
WEATHER SOME TWT MAP 1952

(STATE HWY-RTE 2-SEC B)

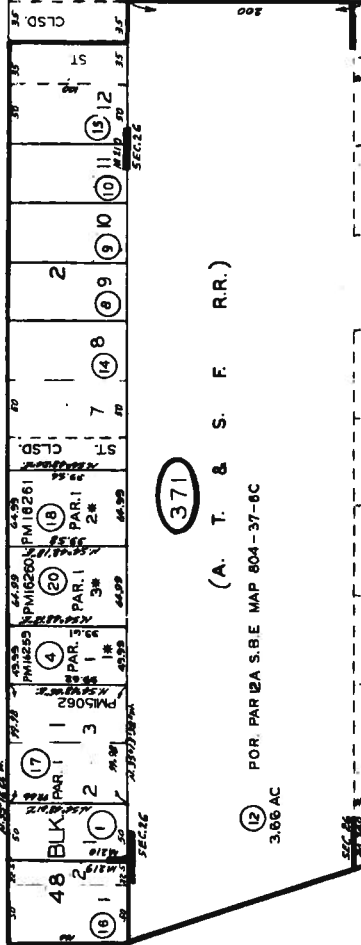
COAST (HILL 30) ST.



ST.



ST.



(A. T. & S. F. R.R.)

12 POR. PAR 12A S.E. MAP 804-37-6C 3.66 AC

150 - 37 SHT 1 OF 2

12012010 ED

CHANGES	
BLK OLD	NEW YR CUT
372	18 71 72 71 59 6
378	3 4 5 71 28 5
372	9 10 13 78 12 3
377	1 1 2 15 20 12 3
375	7-9 13 81 27 7
371	13 18 19 9 15 4 7
371	5 19 20 9 15 4 7
371	18 22 22 5 8 2
371	20 23 23 5 8 1
371	4 23 23 5 8 1
376	14 2 11 17 11 5 5
372	3 3 11 11 4 6 0
372	3 3 11 11 4 6 0

- 1# CONDO PAR 1, PM18259 DOC92-029328 (SEE SHT 2)
- 2# CONDO PAR 1, PM18281 DOC92-038354 (SEE SHT 2)
- 3# CONDO PAR 1, PM18260 DOC92-038352 (SEE SHT 2)
- 4# CONDO 828 S CLEVELAND ST DOC92-038352 (SEE SHT 2)

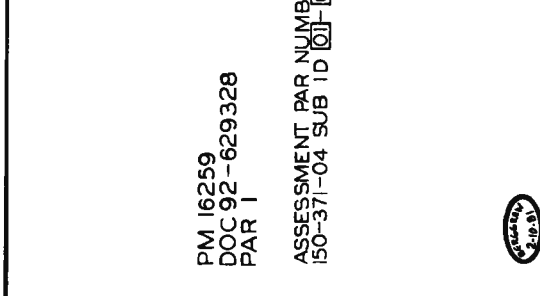
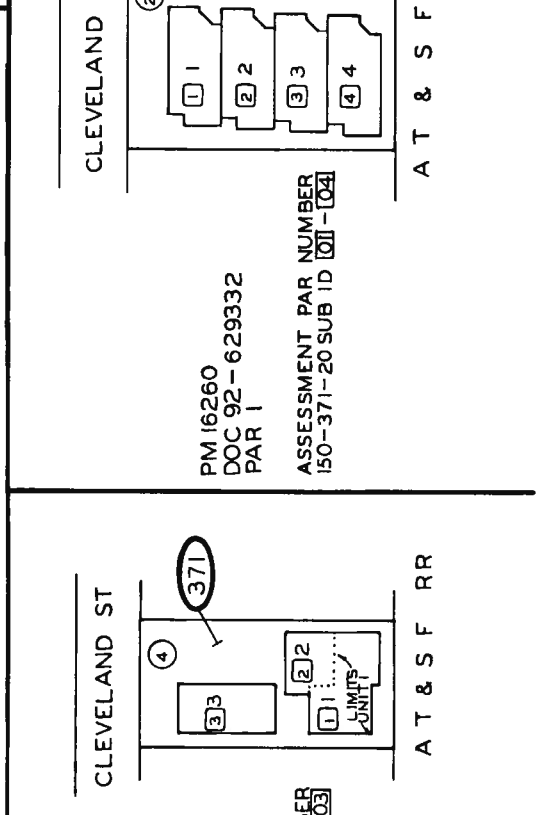
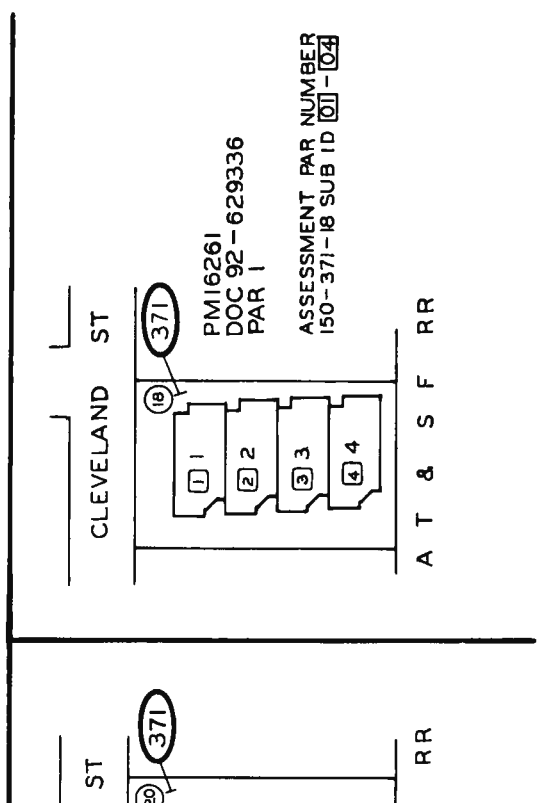
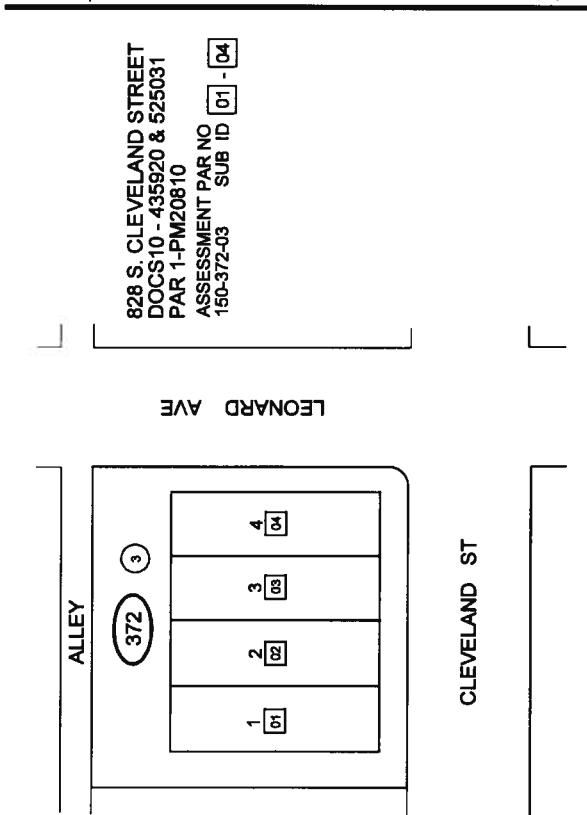
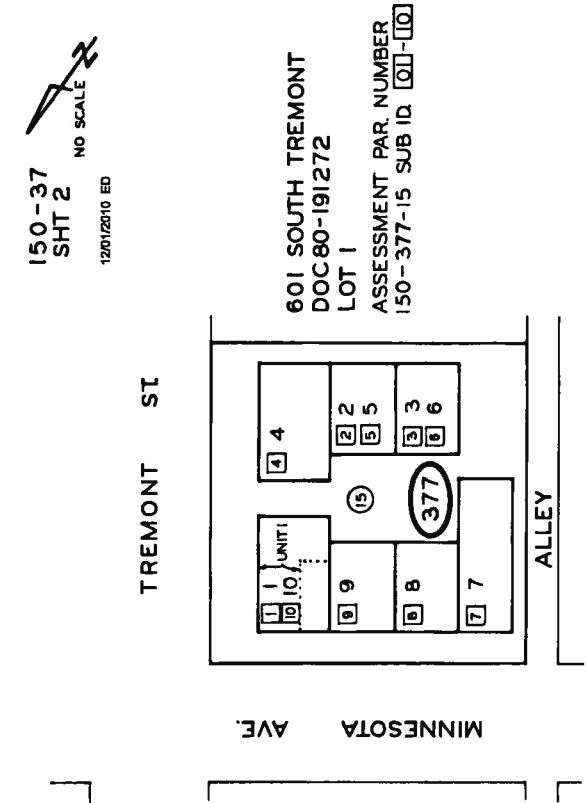
5# CTRL #6337 TPM 905 SOUTH TREMONT ST

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED 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 37 SHT 1 OF 2

MAP 9267-601 S. TREMONT (CONDO) MAP 219 - BRYAN'S ADD - BLKS 45-50 MAP 210 - PATTON & MONTAGUE'S ADD - BLKS 1-6 MAP 340 - MYER'S ADD - POR BLKS 1 & 2 POR SEC 26 - T11S-R5W

150-37
SHT 2
NO SCALE
12/01/2010 ED



CONDOMINIUM



Project Description:

Owner: Hall Land Company Inc

Sean Santa Cruz- Vice President of Planning and Development

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

(858) 481-3310 x122

ssantacruz@hallmarkcommunities.com

Address: 305 Wisconsin Avenue Oceanside, CA

APN: 150-372-12

Legal Description: LOTS 22, 23, AND 24 IN BLOCK 4 OF PATTOT AND MONTAGUE'S ADDITION TO OCEANSIDE IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 210, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1887; AND FRACTIONAL LOT 15 AND 16 IN FRACTIONAL BLOCK 49 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 210 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1887.

Total Acreage: 0.51

Zoning: General Commercial (CG) and Urban High Density Residential (RH-U). The CG District covers the first 100 feet measured from the Wisconsin Avenue property line south. The remaining portion of the property is RH-U.

Existing Site: The existing site consists of a 6,000 SF warehouse, office, restroom, attached shed, detached carport and yard (See Attached PDF).

Description of Project: Hall Land Company proposes to create a Parcel Map consisting of four (4) row home lots and one (1) remainder parcel (See Attached PDF). The row homes lots will consist of four lots with a 28' width and 100' depth (2,800 SF lot). The remainder parcel will be undeveloped at this time and the warehouse will remain less the attached small shed that is on the southern portion of the warehouse building that can be removed without affecting the main warehouse building.

Improvements: Along the frontage of the four lots the project shall provide a 10' ROW on Cleveland Street. As it stands now, an additional 2' will be taken out of the lots to reach the 10' ROW. The project will install curb, gutter, and sidewalk within the ROW along the frontage of the four lots. Water and Sewer will be taken from Cleveland Street via laterals to service the four proposed homes. All storm water requirements will be met within the 10' building setback on each of the lots and the project will drain to the existing inlet at the corner of Wisconsin Avenue and Cleveland Street. Access to the garages

will be from the Alley in the rear. The project proposes to install 5' concrete driveways along the Alley. The single overhead utility line will remain along the Alley, but one (1) pole will be shifted to fit in between two of the lots. All electric, gas, cable, and telephone will be extended to service the new homes.

Proposed Unit Types: The footprints for the row homes are proposed to be 22' wide by 83' deep for each of the four lots. No floor plans or elevations have been generated at this point in time, however the homes are proposed to be two-story in height and have roof top decks. Access to the decks will be via an external stair case to the deck. The height limit of 27 feet will be complied with for the four homes. The appropriate four feet of safety railing (either wrought iron or plexi-glass) will be provided on the roof as well. Estimated SF is 2,000 SF-2,400 SF. Entry gates and private yards/patios will be provided along the front entrance on Cleveland Street, consistent with the development to the south on Cleveland Street and W. Leonard Avenue.

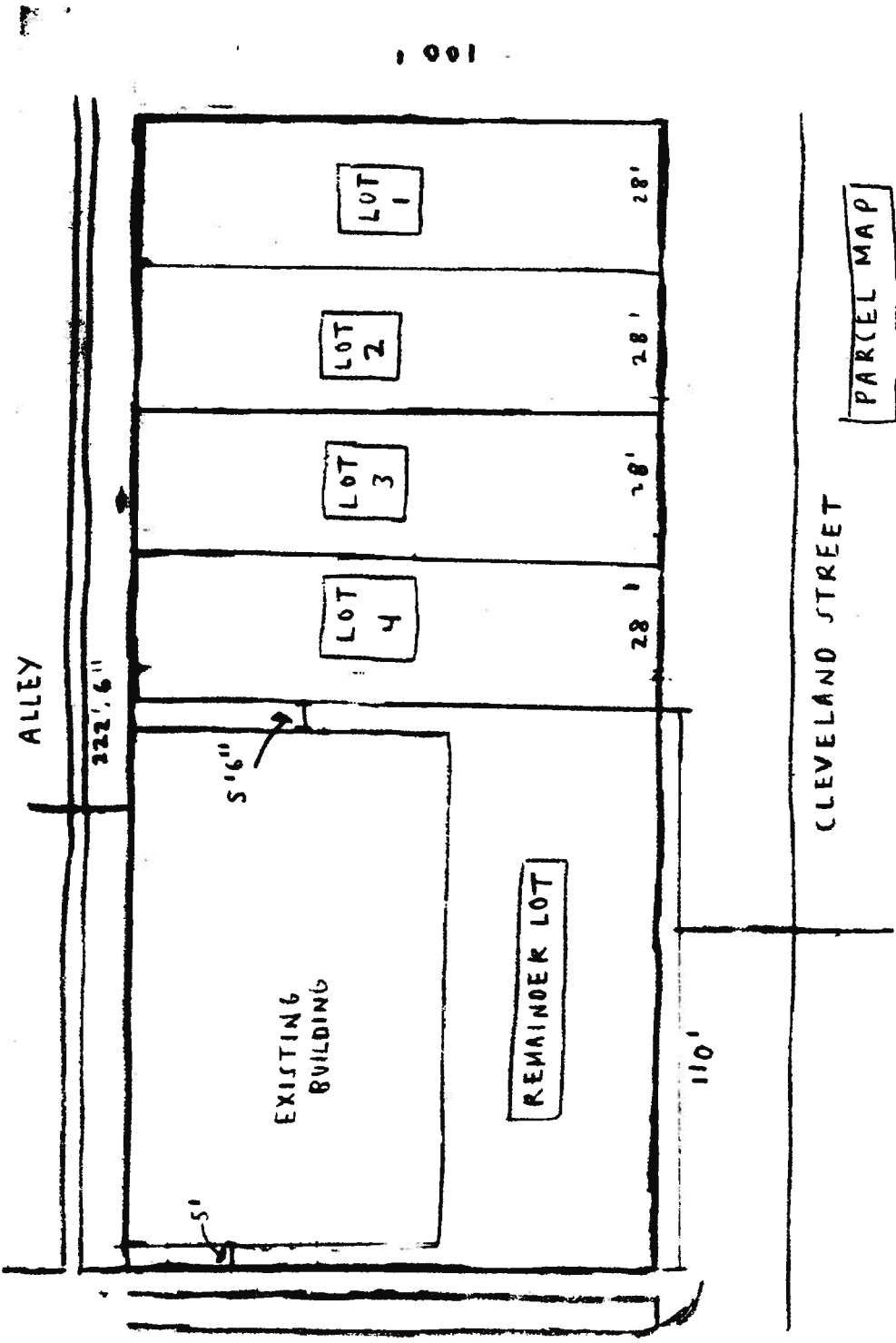
Architecture: The architecture will be a California Row Home Style and will be consistent with the development to the south on the corner of Cleveland Street and W. Leonard Avenue. The homes will consist of stucco, concrete tile roofs, fascia board, gutters, accent/trim, and some stone/brick accents to the units. Colors will be of the earth tone variety and will be consistent with the surrounding neighborhood.

Exhibits Provided:

- 1) Topography and Boundary Exhibit
- 2) Existing Site with Structures Exhibit
- 3) Plat Map
- 4) Aerial Photo
- 5) Proposed Parcel Map
- 6) Proposed Site Plan for Four Lots

305 Wisconsin Ave, Oceanside, CA 92054, USA





ALLEY

22' 6"

5' 6"

EXISTING BUILDING

REMAINDER LOT

LOT 4

LOT 3

LOT 2

LOT 1

28'

28'

28'

28'

110'

CLEVELAND STREET

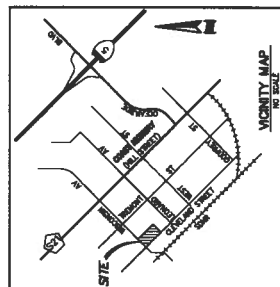
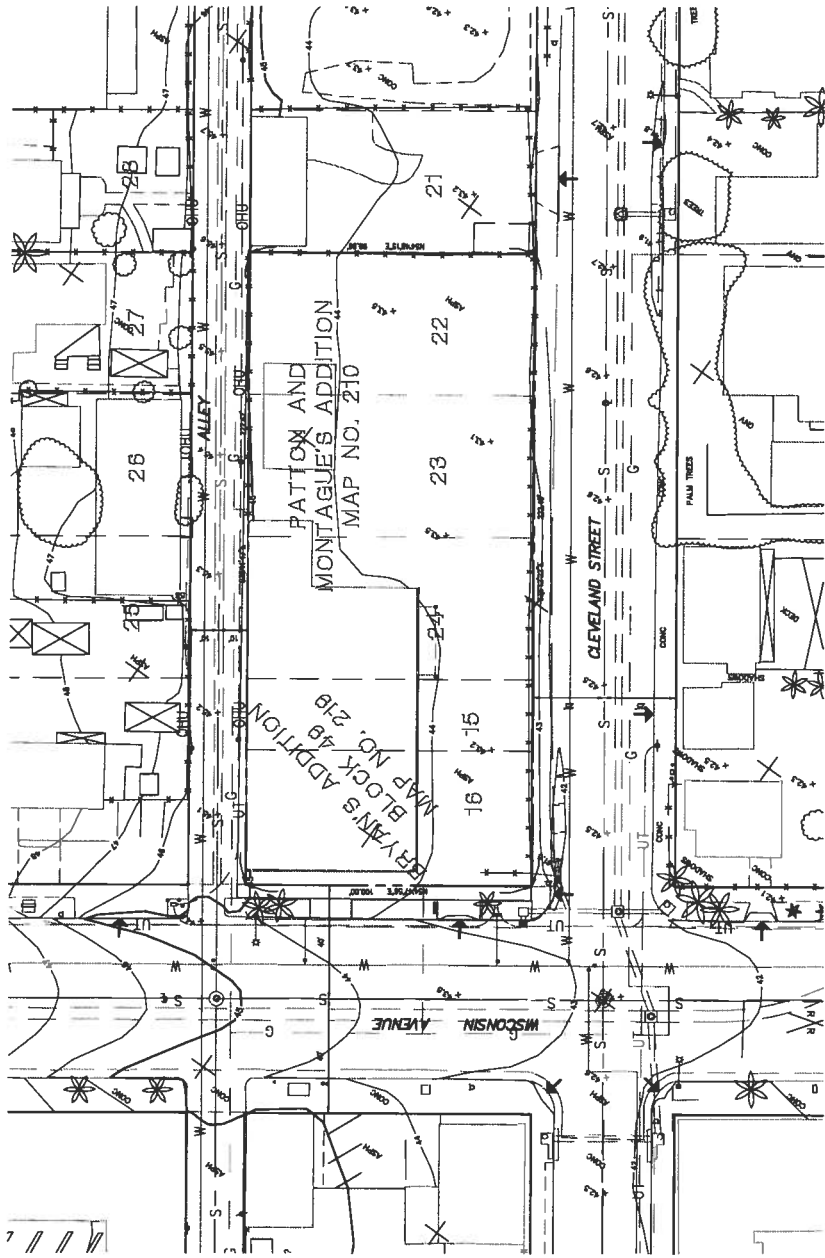
PARCEL MAP

100'

100'



BENCH MARK
 DESCRIPTION: BRASS CAP STAMPED 1058 BM 1-1
 LOCATION: ON TOP CURB U.S. INSTRUMENTALLY
 SECOND RECORD: 1952/1952 JAMES E. THURTELL
 ELEVATION: 28.85 DATUM: M.S.L.

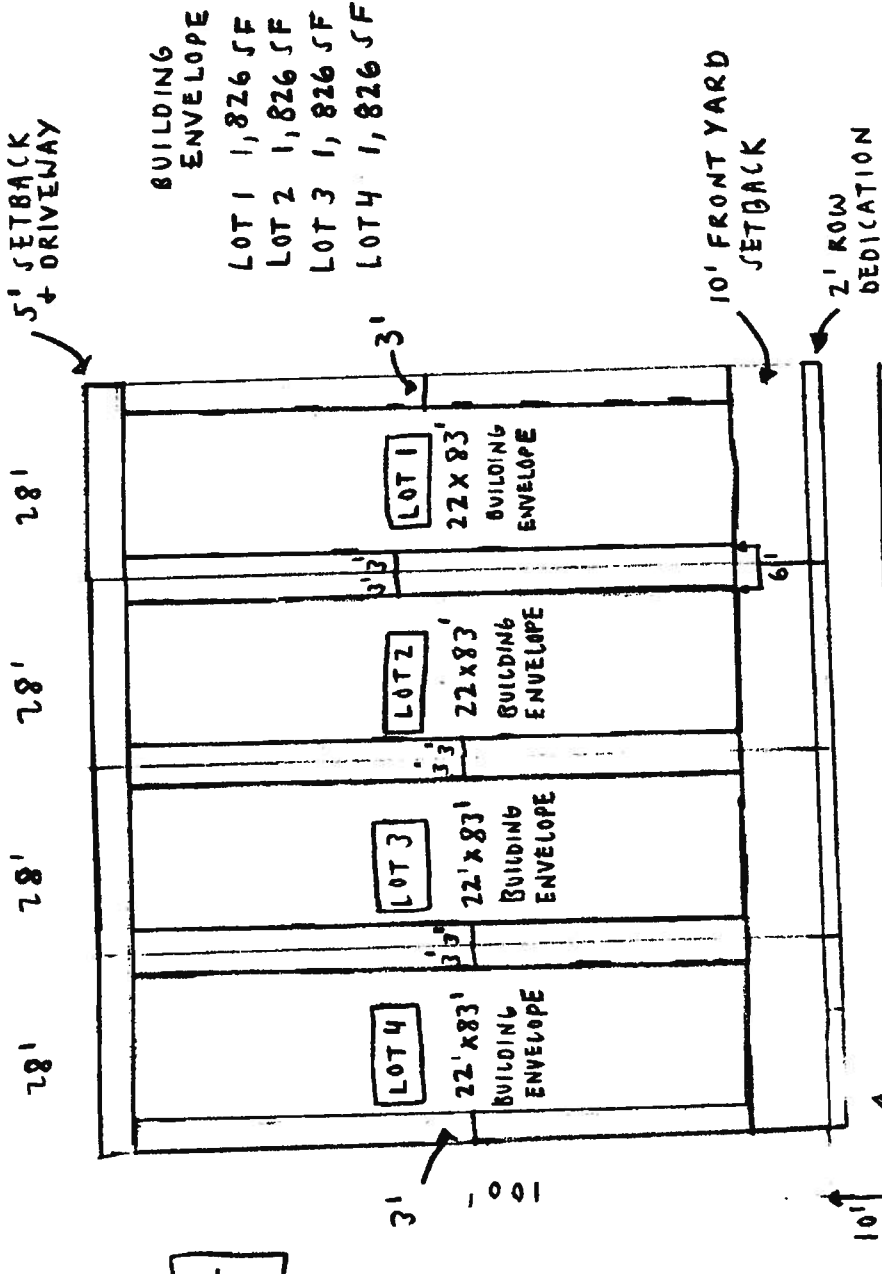


SCALE: 1"=20'

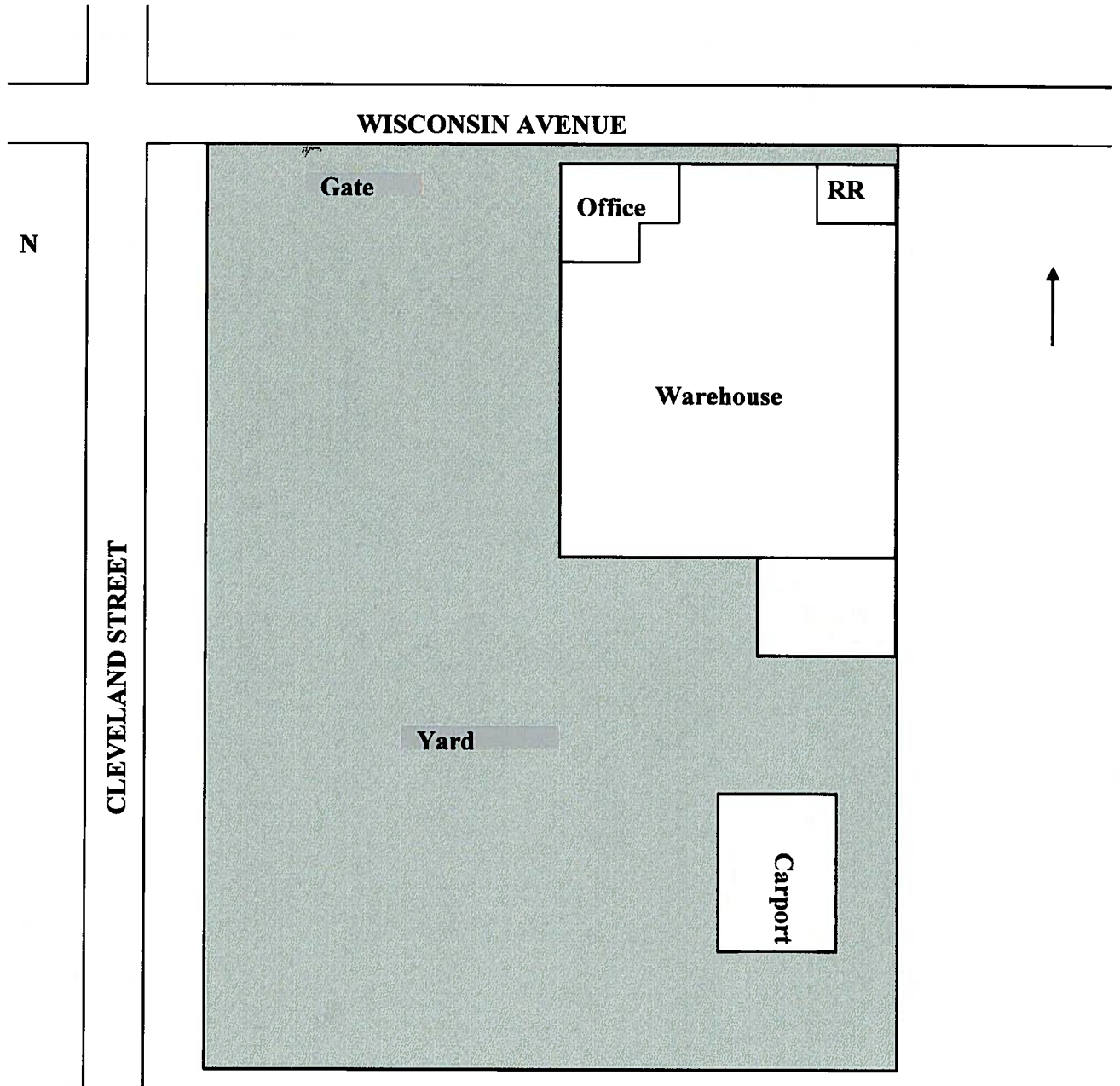
SITE PLAN

305
WISCONSIN
AVENUE
APN 150-372-12
LOTS 15, 16, 22-24

ALLEY



EXISTING SITE
6,000 SF Warehouse with Office, Restroom, Attached Shed,
Detached Carport and Yard



R.D.Brown Co. Inc.
1850 Willowhaven rd.
Encinitas, Ca. 92024
Ph: 760-994-8500 Fx: 760-753-7654
Email: rdbcoinc@sbcglobal.net

City Of Oceanside
Attn: Vida Murrell
Development Services Dept.
Planning Division

July 2, 2012

Project Description Letter

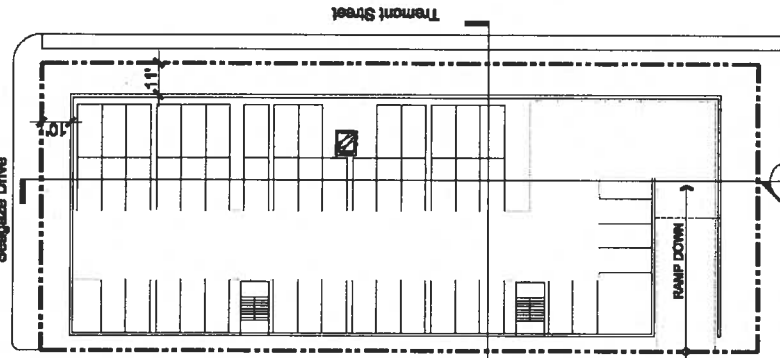
I am scheduled to have a Developers Conference on July 17, 2012. At that meeting I will have my Civil Engineer and Architect present to assist with the presentation of the proposed Project. This Project consists of 5 parcels, totaling, approximately 25,000 sq. ft., located at the corner of Tremont and Seagaze. I am proposing to develop a 56 Unit, Up-Scale Apartment Complex. This Building will be Six-Stories high from grade level, and will have a one level Subterranean parking area. This Project will also incorporate a 5,000 sq. ft., 22 feet high, shell space-within the Structure. This space will be the future home of Grace Christian Church, which currently sits, and is operating, on 2 of the Parcels. The Church location, within the Structure, will be at the corner of Seagaze and Tremont. The Project will consist of mostly 2 Bdrm Units, there may be a few 1-Bdrm Units in the mix. There will be a host of amenities included in the Structure to go along with the Up-Scale concept. The goal of the Development Team will be to make this Project a First-Class Development that will be a compliment to the direction the City of Oceanside is heading (I think we all know which direction that is). I hope this letter adequately describes the proposed Project.

Thank you for your time, I will see you on July 18th.

Respectfully

Ric Brown
R.D. Brown Co. Inc.

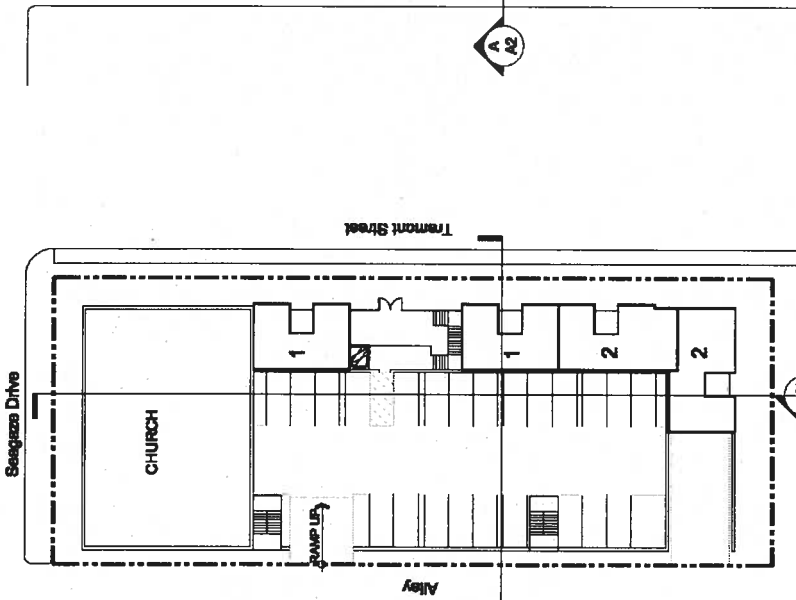




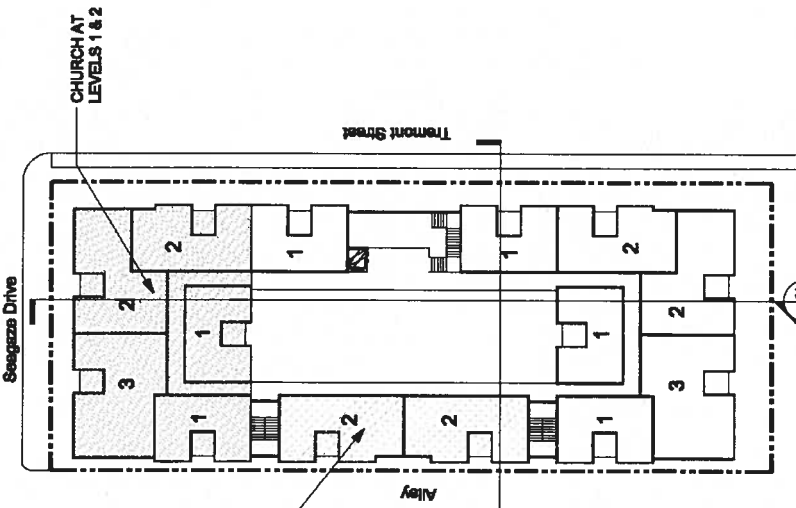
SUBTERRANEAN PARKING

UNIT SUMMARY	
PLAN 1	24
PLAN 2	20
PLAN 3	6
TOTAL	50

PARKING SUMMARY	
STANDARD	42
TANDEM	20
TOTAL	70



LEVEL 1



LEVELS 2-5

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
Courtyard												Church				

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
Parking												Subterranean Parking		

SECTION B

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
Courtyard												Subterranean Parking				

Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
Parking												Subterranean Parking				

SECTION A

