

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 16, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed gas station, mini-mart and drive-thru restaurant located in two adjacent parcels at the northwest corner of Airport Road and Highway 76.

Zoning: IL (Limited Industrial)
Land Use: LI (Light Industrial)
Neighborhood Area: Airport
Assessor Parcel Number: 146-031-19; 146-050-89
Contact Person: Betty Graff
Tel.:
Email: Oceanside.betty@gmail.com

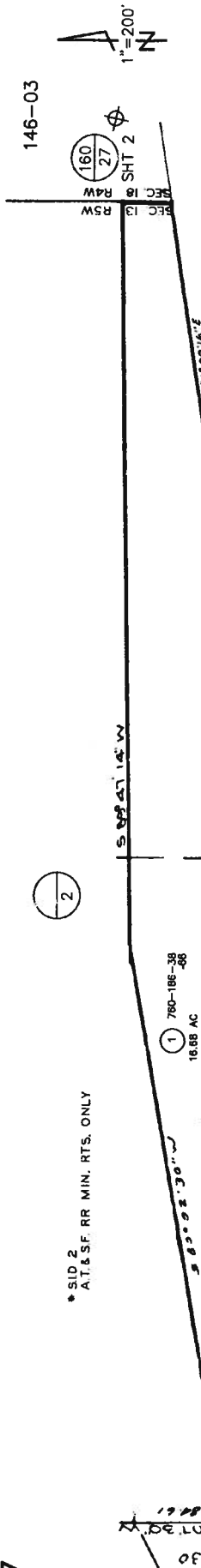
2. 10:00 a.m. - 11:00 a.m. Discussion of a 17 unit condominium project located at 620 thru 712 South The Strand.

Zoning: D (Downtown), 4A (Transit Uses & Residential)
Land Use: D (Downtown)
Neighborhood Area: Townsite
Assessor Parcel Number: 150-260-25, 33 thru 39
Contact Person: Larry Taylor
Tel.: 760-721-9990 ext. 102
Email: ltaylor@taylor-group.us

Attachments:

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

• SID 2
A.T.&S.F. RR MIN. RTS. ONLY



ESW 3 11-2010

BLK	OLD	NEW	YR	CUT
430	50151	77-97	04	2987
	49	4182	04	2982
	80-02	91-93	05	1228
	0	5485	05	4664
	05	96187	00	1522
	77-79	88-90	02	1361
	47-01	97-00	05	1578
	47-02	97-00	05	1578
	97-03	97-00	05	1578
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SEC 13-T11S-R5W-SE1/4
ROS 32114995,16804,19193

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

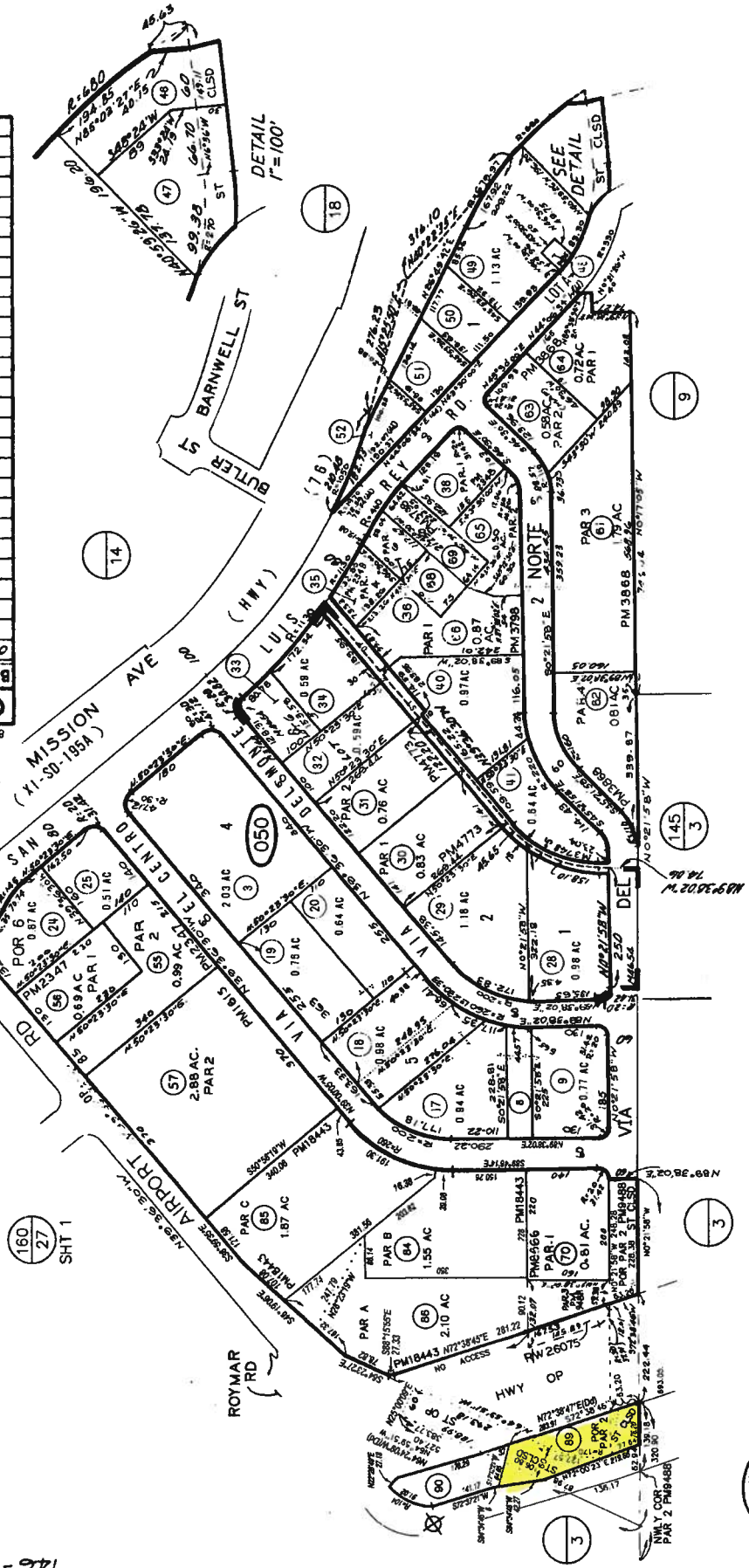
SAN DIEGO COUNTY
ASSESSOR'S OFFICE
BOOK 146 PAGE 03

#1

146-05
1"=200'

CHANGES
8/9/2007 AJP

BLK OLD NEW YR CUT	050	23	53	54	70	145	2	3
CC	54927	57	74	4/98	71	3013	730	
CC	37139	68	67	1178	76	1178		
CC	66	66	5784		76	5784		
CC	67	68	2834		78	2834		
CC	45	50	3312		78	3312		
CC	15	70	1529		80	1529		
CC	16	72	8263		80	8263		
CC	71	75	1891		80	1891		
CC	75	83	4229		83	4229		
CC	78	83	2902		83	2902		
CC	74	83	5552		83	5552		
CANC	89	89	1132		89	1132		
CANC	93	1288			93	1288		
CANC	99	9511			99	9511		
CANC	1305	9811			1305	9811		
CANC	1208	9812			1208	9812		
CANC	1209	87488			1209	87488		
CANC	1557	88490			1557	88490		



07

146-5, 15

MAP 4654—RESUB NO 1 OF LOT 3
MAP 3748—OCEANSIDE INDUSTRIAL SUB
ROS 14995

THIS MAP WAS PREPARED FOR ASECURITY PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ELK 6-9-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 247 PAGE 05

To whom it concern:

4/4/13

We want to put Gas Station, Mini Mart, and Drive Thru Fast Food, Car and Truck Wash and 2nd story for our office. The subject project is located in two adjacent parcels approximately at the North West corner of HWY 76 & Airport Rd with the following APN.

APN # 146-031-19 17,011 sf

APN # 146-050-89 19,633 sf

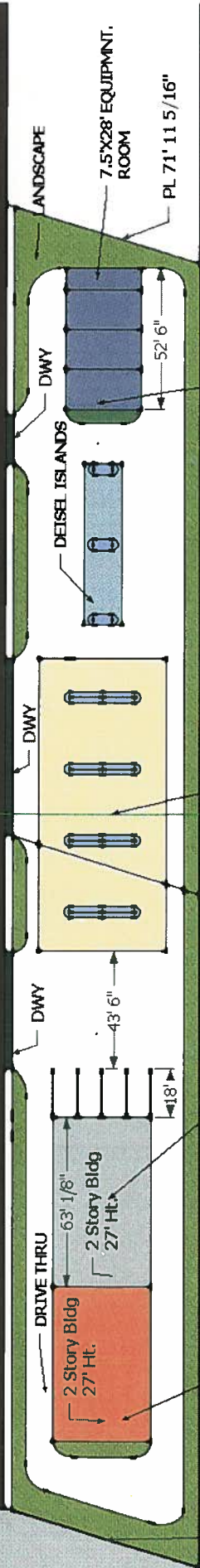
We have included preliminary lay out of the project with the measurements and we anticipate to employ about 7-10 persons and bring gross revenue of about \$25,000,000.

In advance appreciate your cooperation.

Thank You

Mohsen Arabshahi

AIRPORT RD



2500 SQ. FT. FOOD SERVICE REST.

2400 SQ. FT. CONVENIENCE STORE

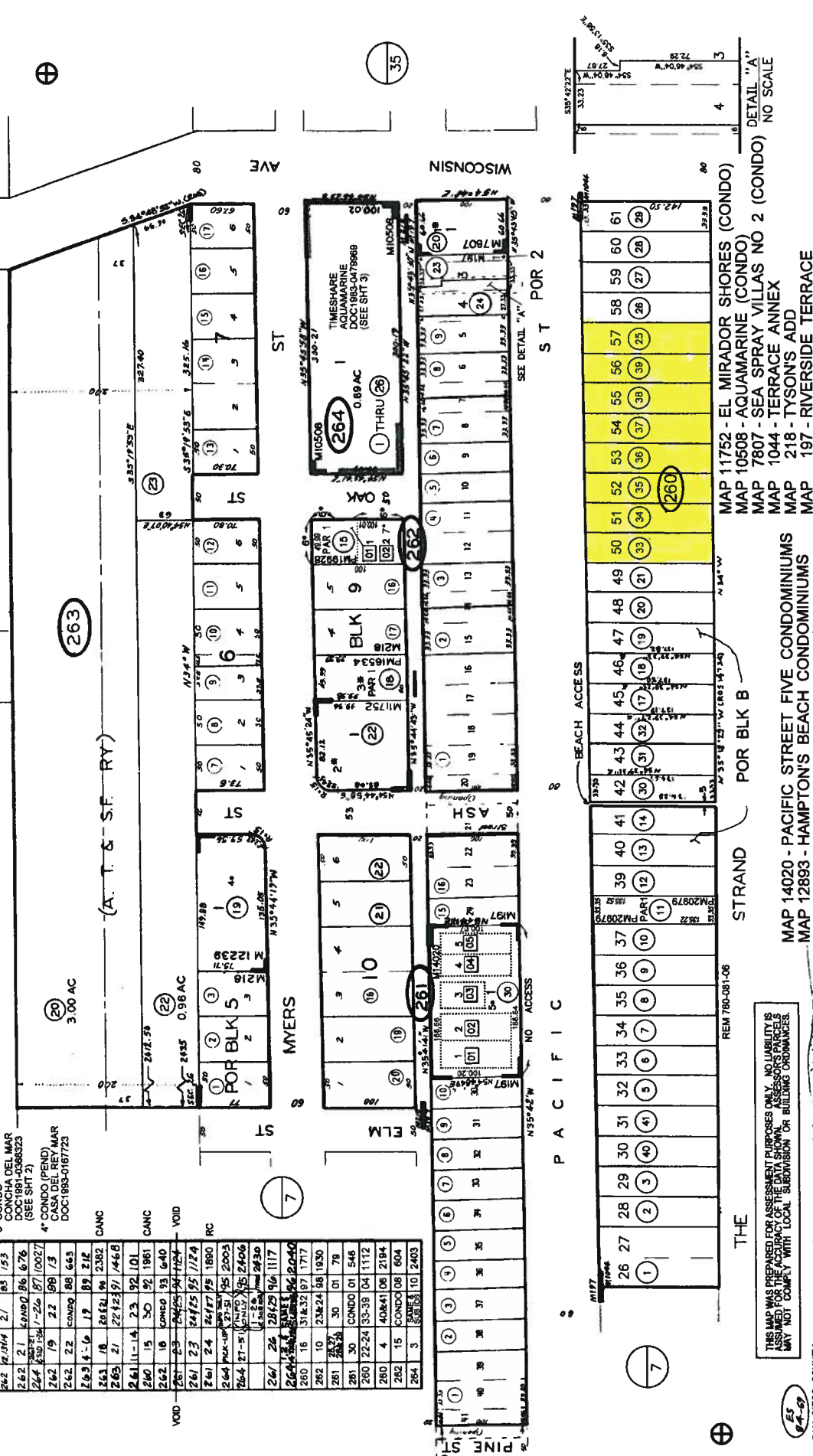
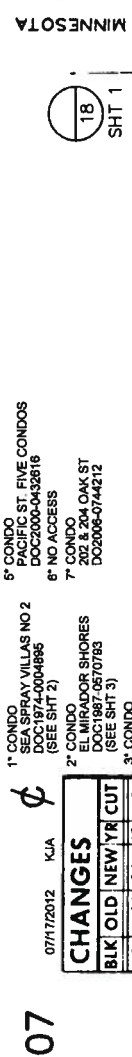
106'X22' GAS PUMPS ISLANDS & CANOPY

15'X28' SELF WASH BAY EACH #3

07

- 5" CONDO PACIFIC ST. FIVE CONDOS DOC2000-0432616
- 6" NO ACCESS (SEE SHT 2)
- 7" CONDO EL MIRADOR SHORES DOC1987-0570793 (SEE SHT 3)
- 8" CONDO SEA SPRAY VILLAS NO 2 DOC1974-004895 (SEE SHT 2)
- 9" CONDO EL MIRADOR SHORES DOC1987-0570793 (SEE SHT 3)
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- 100" CONDO EL MIRADOR SHORES DOC1987-0570793 (SEE SHT 3)

CHANGES	BLK	OLD	NEW	YR	CUT
242	M1234	21	85	153	
243	M1234	26	86	676	
244	M1234	26	87	10027	
245	M1234	22	96	13	
246	M1234	88	643		
247	M1234	19	87	212	
248	M1234	21	2042	19468	
249	M1234	21	2042	19468	
250	M1234	23	92	101	
251	M1234	30	92	1961	
252	M1234	33	640		
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254	M1234	24	1124		
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150-26
SHT 1 OF 3

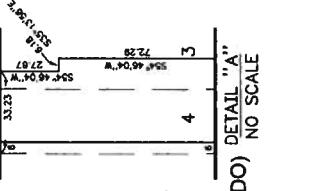
MINNESOTA AVE

WISCONSIN AVE

PACIFIC ST

STRAND ST

OCEAN



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64-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 150 PAGE 28 SHT 1 OF 3

2

MCKELLAR - ASHBROOK

April 5, 2013

Ms. Vida Murrell
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

Re: Proposed Project at 620-712 S. Strand Oceanside, California

Dear Vida,

Per your request, we have prepared the following information regarding the project known as The Strand in Oceanside:

Project Information:

Address: 620-712 South Strand Street, Oceanside, CA

APN: 150-260-25,33,34,35,36,37,38,39

Project Description

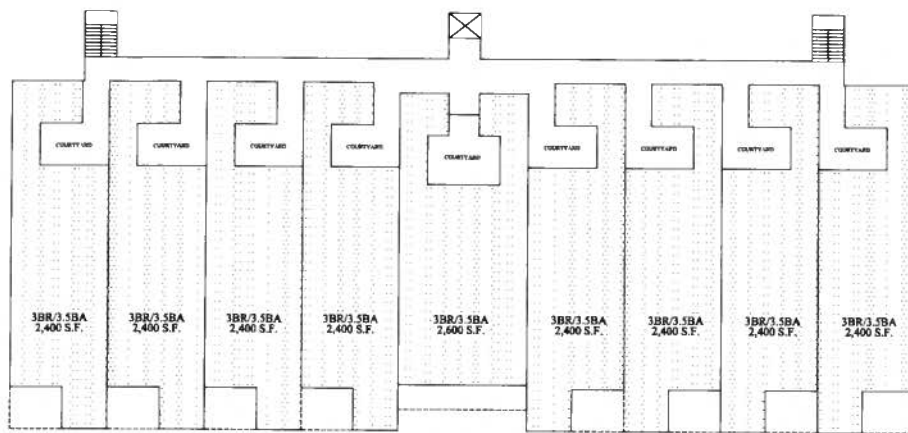
The project will consist of 17 condominium units at ground level, with attached and detached garages also at ground level, per the enclosed site plan. Please note that this differs significantly from the original plan in that there is no underground parking, and the unit count was reduced from 24 to 17.

Also enclosed you will find a color elevation, which shows that every other unit is offset back three feet to undulate the front elevation. The individual units will vary with change in material, color, fenestration, etc. Each first floor unit will have approximately 10x20' of private outdoor space, and each second floor unit will have approximately 200sf of deck space.

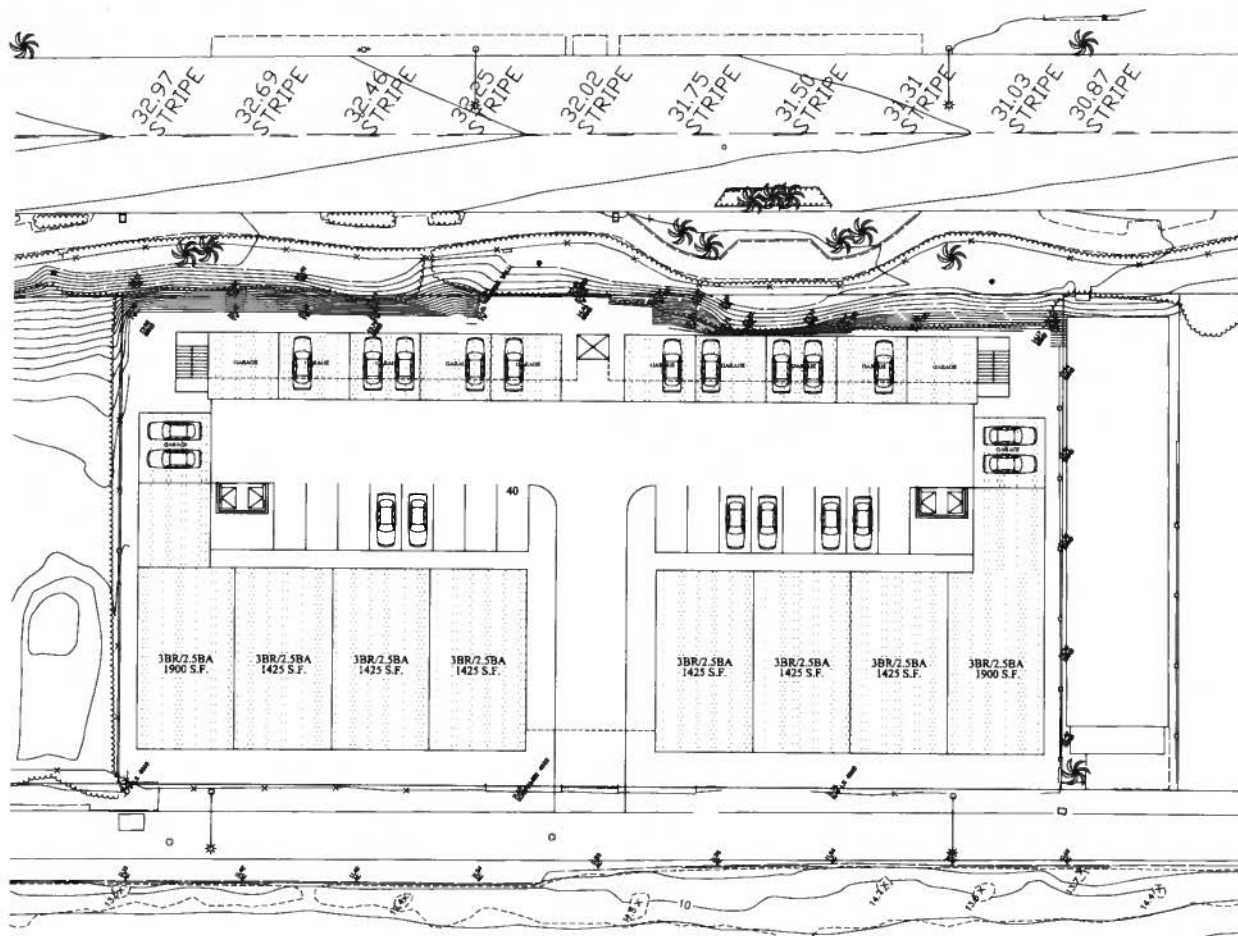
If you have any questions or need any additional documentation, please do not hesitate to contact me directly at 619-851-7262.

Best Regards,

Teri Ferguson



SECOND FLOOR PLAN



SITE PLAN

17 UNITS 34,200 S.F.
Scheme 'A'
OCEANSIDE STRAND
McKellar Development



MARCH 18, 2013

