

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, June 18, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a 5 lot residential subdivision on a 1.16 acre site located at 2535 Ivy Road.

Zoning: RS (Residential Single-Family)
Land Use: SFD-R (Single-Family Detached Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-240-32-00
Contact Person: Matt Deal
Tel.: 970-218-7742 (c)
Email: matt@kai-terra.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a potential zone change of a single-family property from RS (Residential Single-Family) to High Density located at 1500 Alvarado Street.

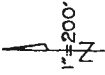
Zoning: RS (Residential Single-Family)
Land Use: SFD-R (Single-Family Detached Residential)
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-042-15-00
Contact Person: Lynda Barry
Tel.: 760-231-8442
Email: lcbarry@cox.net

Attachments:

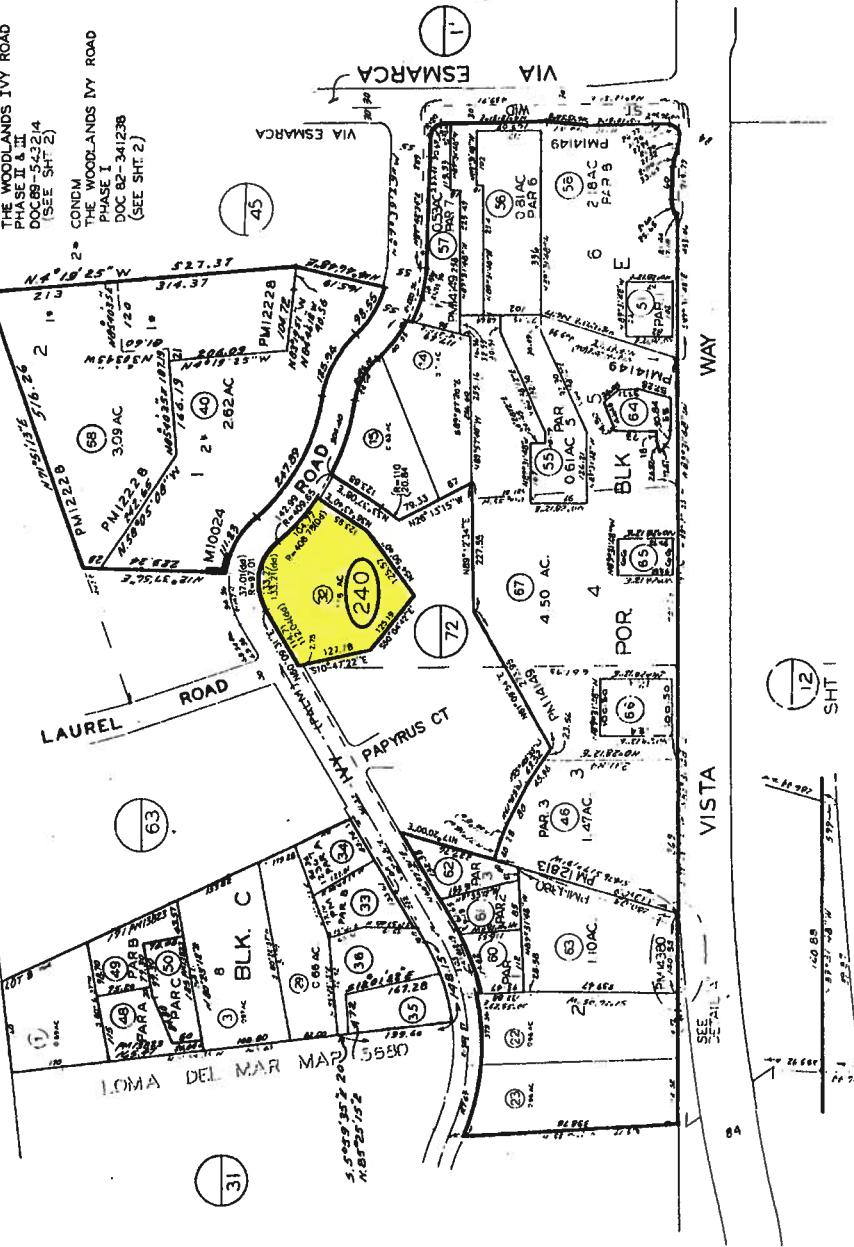
1. Maps
2. Project Description Letter
3. Proposed Elevations

07

165-24
SHT. 1 OF 2



165-24



10-19-00/MEG

| CHANGES | |
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| 6 | 530-09 06 10042 |
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| 4143 | 08 08 08 91 564 |
| 4485 | PG 72 01 31 |

1° CONDM THE WOODLANDS IVY ROAD PHASE II & III DOC 89-54214 (SEE SHT 2)
2° CONDM THE WOODLANDS IVY ROAD PHASE I DOC 82-341238 (SEE SHT 2)

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

DETAIL 'A'
NO SCALE

FRW
11-20-09

SAN DIEGO COUNTY ASSESSOR'S MAP BK 165 PG 24
SHT. 1 OF 2

OCT 27 2000

MAP 10024-THE WOODLANDS-IVY ROAD RESUB (CONDM)
MAP 1888-NORTH CARLSBAD ANNEX - POR BLKS C & E
ROS 8578 ; 1757

MAIN STREET PARTNERS, INC.

2535 Ivy Road, Oceanside, CA
Project Description

Planning Meeting
June 18, 2013
9:00 am

PROJECT

The project is the subdivision of a 1.16 acre site located at 2535 Ivy Road (APN 165-240-32-00) into a 5-lot residential subdivision. The site currently has RS zoning.

PROPOSED HOMES

Architecture for the proposed homes will not be started until the project has passed the due-diligence and economic feasibility investigations, and it is acquired by Main Street Partners. At this point, it is anticipated that the homes will be up to 3,200 sf, two story homes with 4 bedrooms, 3.5 baths, other bonus space, and targeting a "move up" and/or executive buyer. Exterior elevations will be appealing and consistent with the highest quality architectural design in the neighborhood.

OWNERSHIP

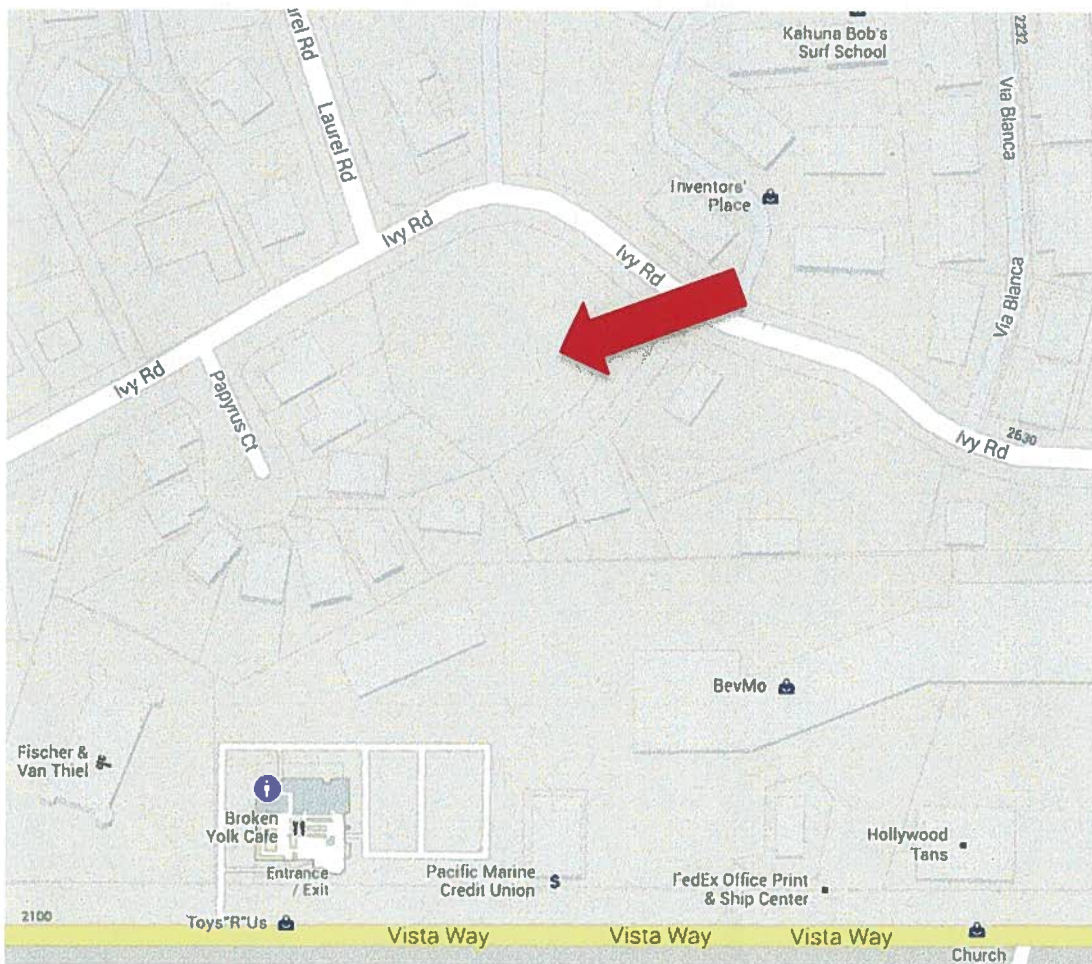
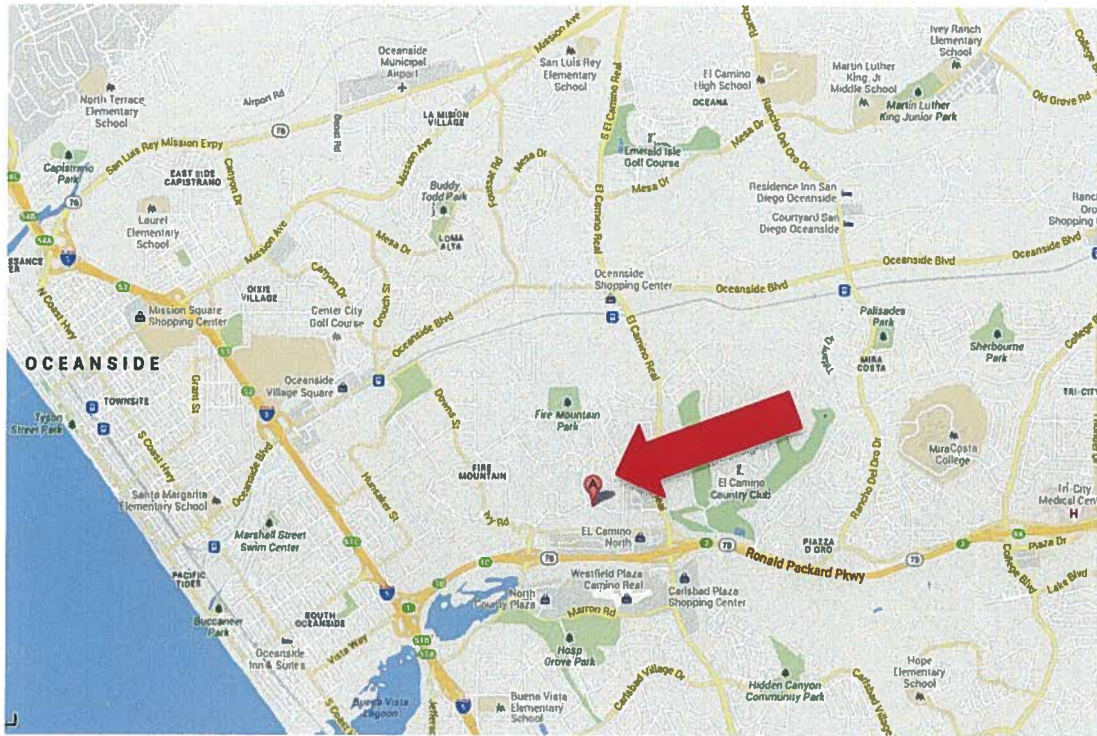
The project is currently owned by Ocean 18, LLC. Ocean 18, LLC is a private lender, and took title to the property via foreclosure from its prior owner.

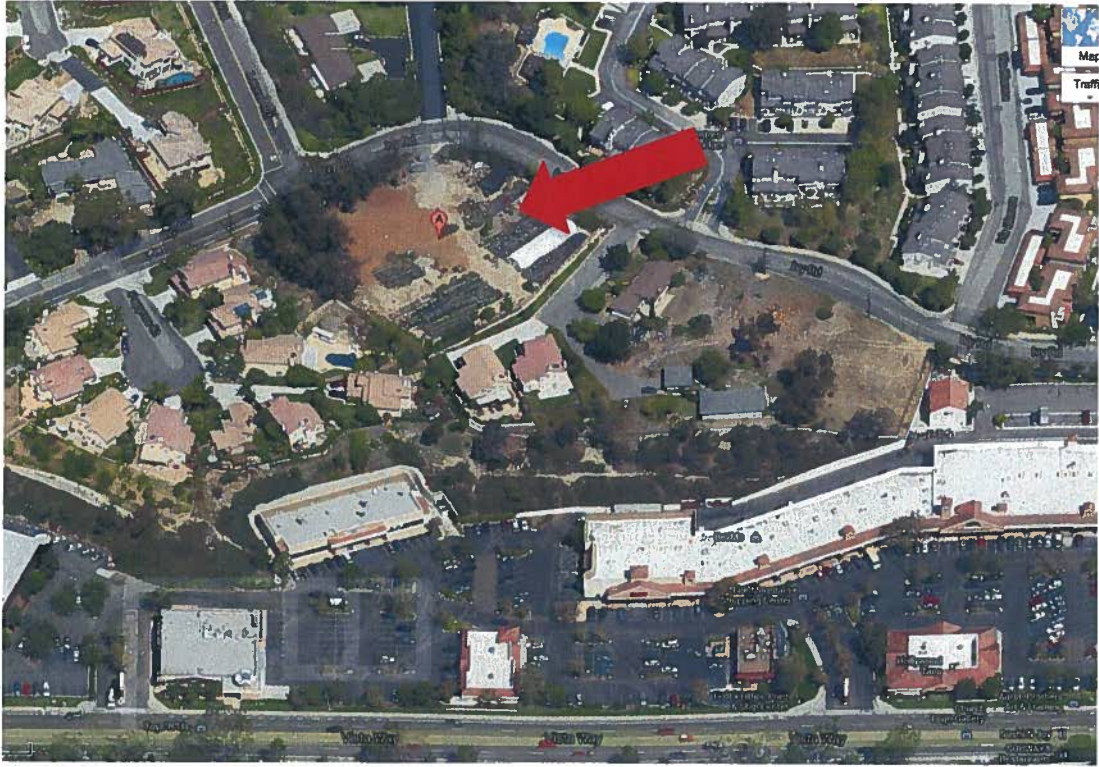
Main Street Partners, Inc. currently has the property under contract and in escrow to purchase from Ocean 18.

LOCATION

The property is located at 2535 Ivy Road, in the City of Oceanside. The location is on the western side of Oceanside, and has extremely convenient access to both Interstate 5 as well as Highway 78. The site is on the south side of Ivy Road at the intersection of Laurel Road, immediately east of Papyrus Court, and several hundred feet west of the intersection of Ivy Road and Via Esmarca.

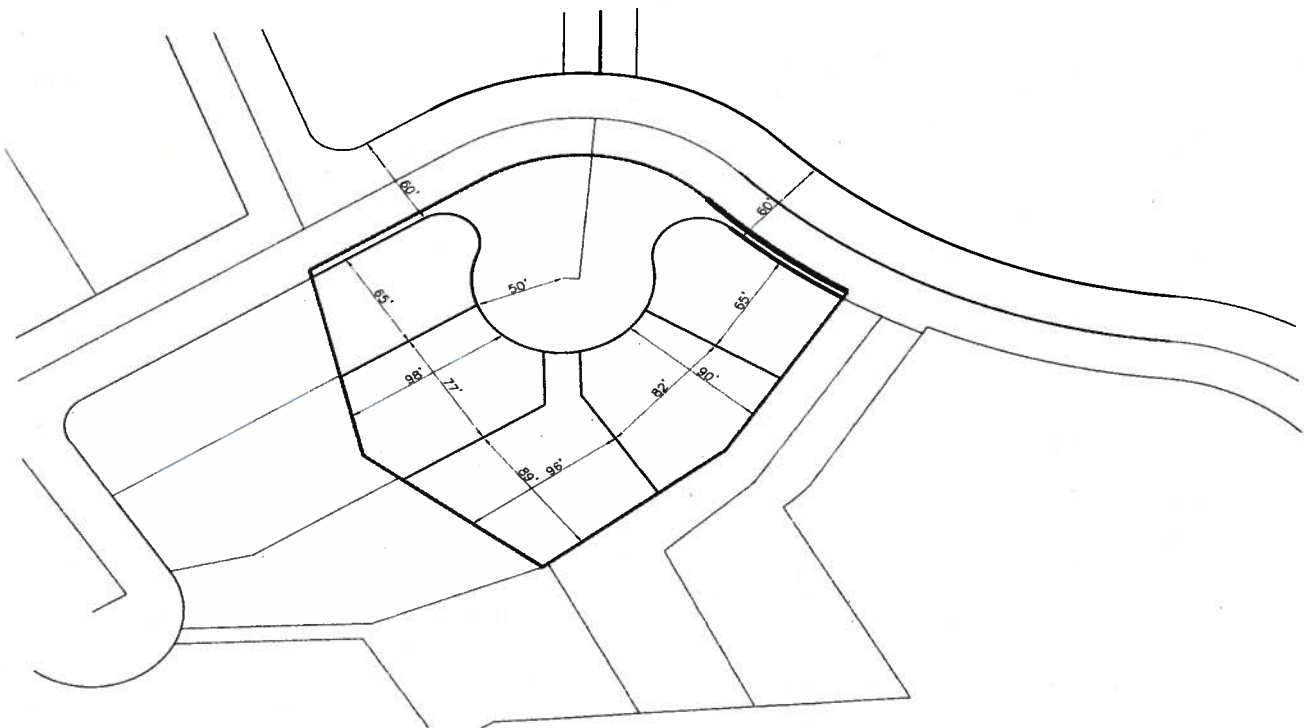
Adjacent uses are residential on all sides, including a higher density community across Ivy Road at Woodlands Way. The property immediately east of the subject has two older single family homes, and is zoned RM (medium density).





LOT LAYOUT

One potential design for the lot layout is included below. The project's civil engineer is Phil Buccola at Buccola Engineering. We are currently awaiting the site's topography, and are evaluating design alternatives to improve the location and functionality of the project's entry.



Lynda Barry – Realtor
HomeSmart Realty West
606 Cassidy St.
Oceanside, CA 92054

June 9, 2013

RE:Developers Conference for June 18,2013

The purpose of attending this meeting is to request a zoning change.

Subject property is located at 1500 Alvarado St. Oceanside. APN# 153-042-15-00

Current zoning is SFR

The owner is requesting the zoning to be changed to R3 or Medium High Density.

The subject property is located at 1500 Alvarado St. There are multi unit properties surrounding the property. South of the property is a triplex and a duplex, to the east is a small, 10 unit town home complex, to the north there are 3, 4 plex properties, to the west is an apartment complex. The "proposed" 72 unit apartment complex on the corner of Coast Highway and Morse is a stone's throw away from the subject property.

Considering the current zoning this property could remain a vacant, dirt lot for years. A zoning change to R3 or Medium High Density would enhance the community, provide housing, and generate revenue for the City of Oceanside.

The highest and best use of this vacant lot would be to build additional multi unit/higher density properties which would be in keeping with the surrounding structures. I have had numerous inquiries from builders/investors that are interested in developing this lot. The current zoning of Single Family Residence has prevented them from purchasing this property.

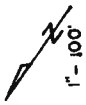
I believe it would be in the best interest of the City of Oceanside to approve the zoning change back to R3 (that is once was) or Medium High Density.

A recent project located at 2003 S Tremont, on the corner of W Vista Way is a 3 unit property that really enhances that neighborhood. I envision something similar to that at 1500 Alvarado.

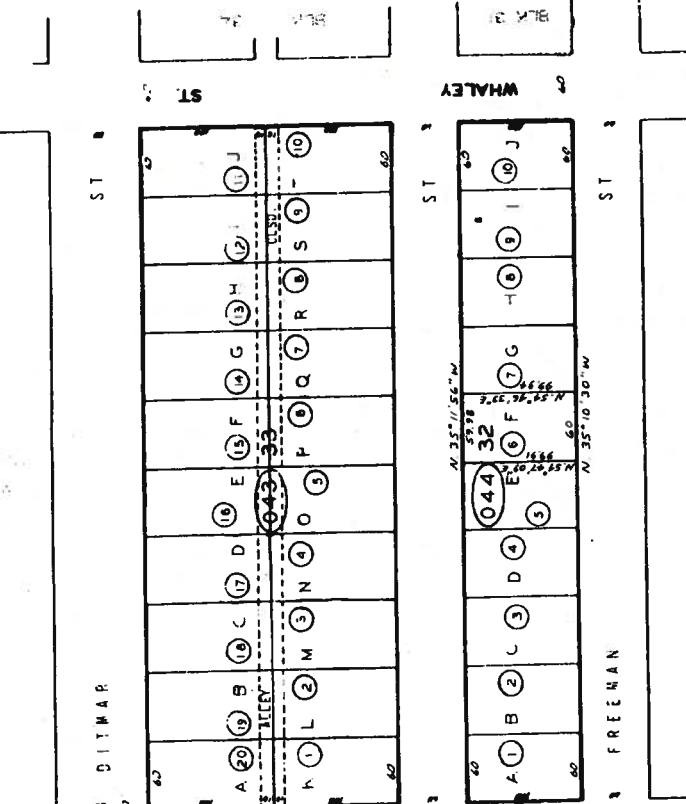
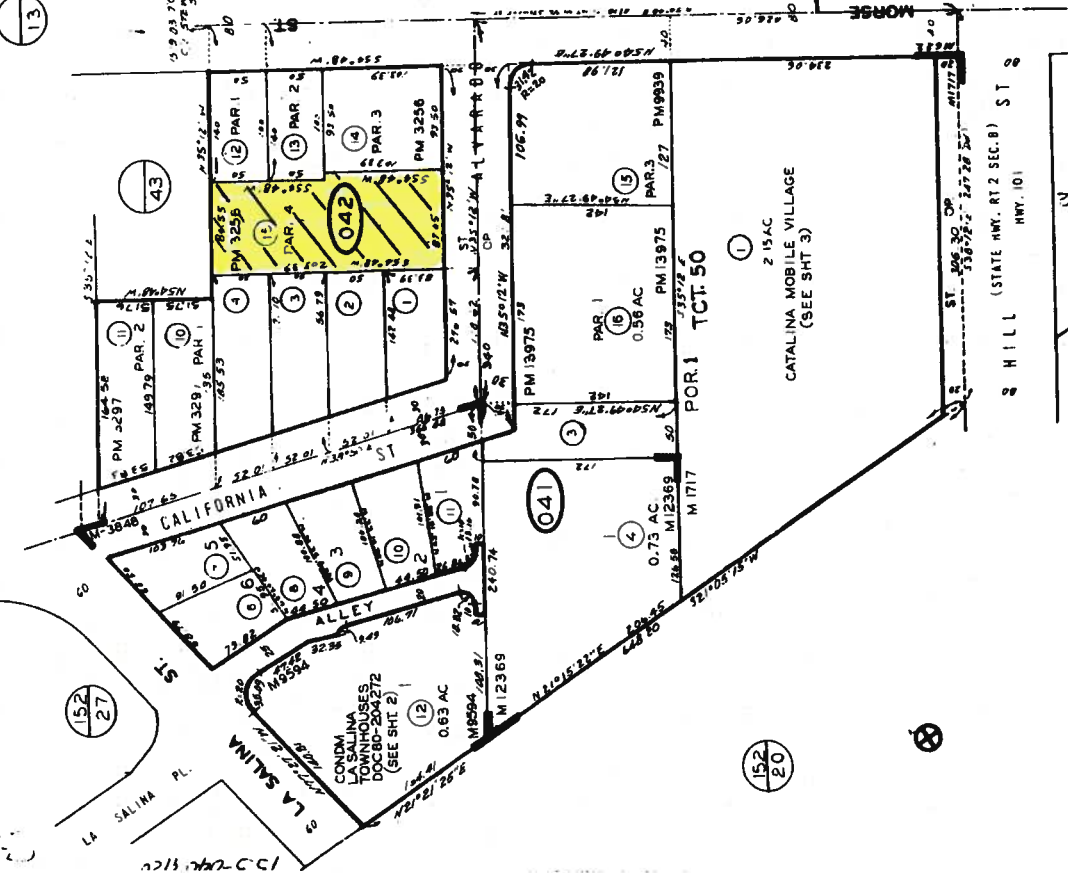
I appreciate your serious consideration to this requested zone change.

Respectfully, Lynda Barry

153 - 04
SHT. 1 OF 3



13



| CHANGES | |
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MAP 9594-BEU-DUBIN
 MAP 3848 - MAR VISTA MANOR - LOTS 1-7
 MAP 1717 - HOTLING LANDS - TCT 50 - POR LOT 1
 MAP 622 - SOUTH OCEANSIDE REFILLED 1890 - BLKS 32 & 33
 ROS 11011

MAP 022
 MAP 022
 HILL (STATE HWY. RT 2 SEC. B) ST
 HWY. 101

SAK D1600 COUNTY ASSESSOR'S MAP BK 153 PG ON MAPPED FOR ASSESSMENT PURPOSES ONLY MAP 12369-SEA VIEW POINTE (CONDOM) SHT. 1 OF 3
 63
 7-24-49