

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 15, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a previously approved tentative map to subdivide 3.1 acre lot into seven parcels located on the 1800 block of Avocado Road.

Zoning: RE-B (Residential Estate B)
Land Use: EB-R (Estate – B Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-210-93
Contact Person: Vance D. Campbell Jr.
Tel.: 858-875-1857
Email: vance@apptekindustries.com

2. 10:00 a.m. - 11:00 a.m. Discussion of 32-unit affordable apartment development located at Weitzel Street and Civic Center Drive

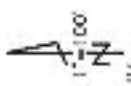
Zoning: Hospital/Medical/Office/Residential Possible (SF & Multi) 8B
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 147-230-58
Contact Person: Ron Brockhoff
Tel.: 760-415-1995
Email: rbrockhoff@chelseainvestco.com

Attachments:

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

07

165-21



CM 286 / 2020 ALZ

CHANGES

BLK	OLD	NEW	YR	CUT
210	20155	02427	00	15000
PAR 1	4.8	1.0	1575	
PAR 2	4.8	1.0	1575	
PAR 3	4.8	1.0	1575	
PAR 4	4.8	1.0	1575	
PAR 5	4.8	1.0	1575	
PAR 6	4.8	1.0	1575	
PAR 7	4.8	1.0	1575	
PAR 8	4.8	1.0	1575	
PAR 9	4.8	1.0	1575	
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PAR 14	4.8	1.0	1575	
PAR 15	4.8	1.0	1575	
PAR 16	4.8	1.0	1575	
PAR 17	4.8	1.0	1575	
PAR 18	4.8	1.0	1575	
PAR 19	4.8	1.0	1575	
PAR 20	4.8	1.0	1575	
PAR 21	4.8	1.0	1575	
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PAR 23	4.8	1.0	1575	
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PAR 100	4.8	1.0	1575	



ITEM 1

HAP 888 - NORTH CARLSBAD ANNEX - 4TH BLK C
 ROS 4836-4992, 16591, 16299, 18167

DATE: 08-17-11
 SAN DIEGO COUNTY
 REGISTERED MAP
 MAP NO. 113 1442 01

Request for Developer Conference Re: TM – 2 - 06

October 7, 2013

Vida Murrell
City of Oceanside
Development Services Department

Dear Vida

As you advised me, it is our understanding that a slot is available for a Developer Conference on October 15, 2013. I would hereby request that time be reserved for a discussion of our project, currently TM-2-06. It has come to our attention that the referenced project may not be economically viable due to the mandates that have been attached to the property that include most recently the new regulations regarding water retention, etc. that have replaced the early requirements that were in place at the time of the approval of the referenced Tentative Map.

A careful review of the economic cost of meeting these mandates has made clear that even in the current, improving market, the cost of development has become so significant that any ultimate homes build there would have to be priced at amounts well exceeding any reasonable forecast of the future market. With the TM expiring in August of 2015, and with no ability to further extend the Map, due to State law, we have concluded that the property may not be economically viable as currently entitled.

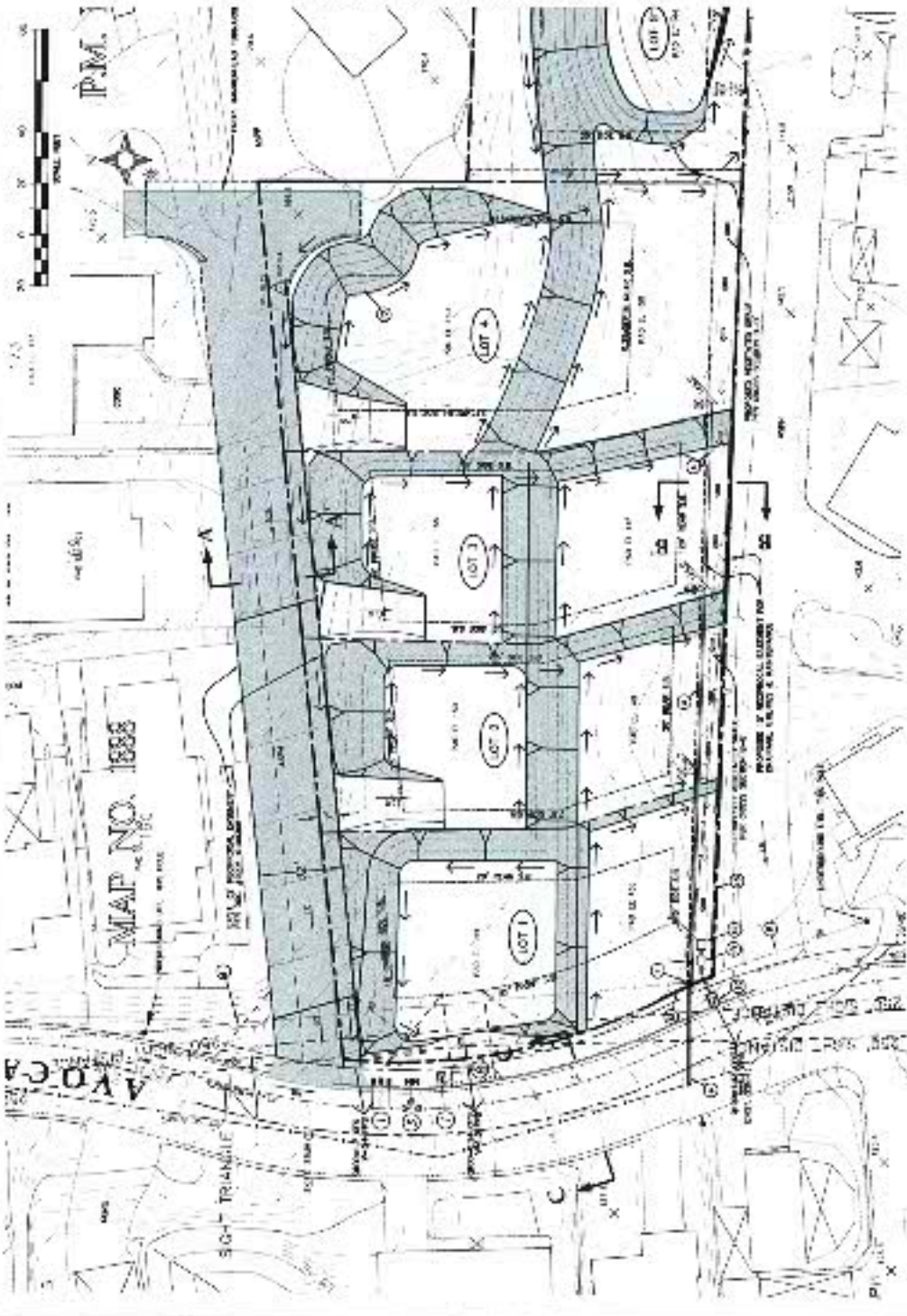
Because the property is significant in size relative to the Fire Mountain neighborhood, it may make sense to consider other alternative directions for the property that are less burdensome with the potential to make economic sense. Our objective with the meeting is to receive input from the various disciplines involved within the Development Services Department regarding other ways to approach the development of this property.

I have attached the T.M. Document and Notice of Decision herewith. Also, we will bring to the meeting a Hard Copy of the full sized map for review purposes.

Please advise if there is anything else you need.

Vance D. Campbell Jr.

Ralph C. Dawson
Member DMW LLC



UTILITIES NOTES

- 1) PROVIDE WATER VALVE LARGER THAN 1/2" NPS
- 2) 1/2" NPS MIN
- 3) PROVIDE THE FOLLOWING APPROXIMATE
- 4) PROVIDE 4" DIA. WATER MAIN
- 5) PROVIDE 4" DIA. GAS MAIN

IMPROVEMENT NOTES

- 1) IMP. ON EXISTING TO BE IMPROVED
- 2) IMP. ON EXISTING TO BE IMPROVED
- 3) IMPROVED TO MEET THE DESIGN
- 4) IMPROVED TO MEET THE DESIGN
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- 10) IMPROVED TO MEET THE DESIGN

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS
- 2) CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS
- 3) CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS
- 4) CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS
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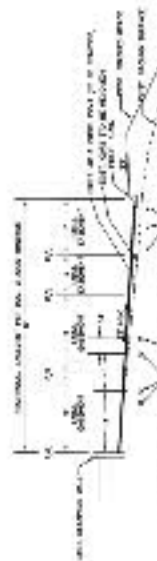
SMALL DETAIL



DRAINAGE DETAIL AT 20' CORNER OF SITE



PROPOSED SEPARATE ROAD WIDENING SECTION 4-4'



MAP NO. 1888
APRICA

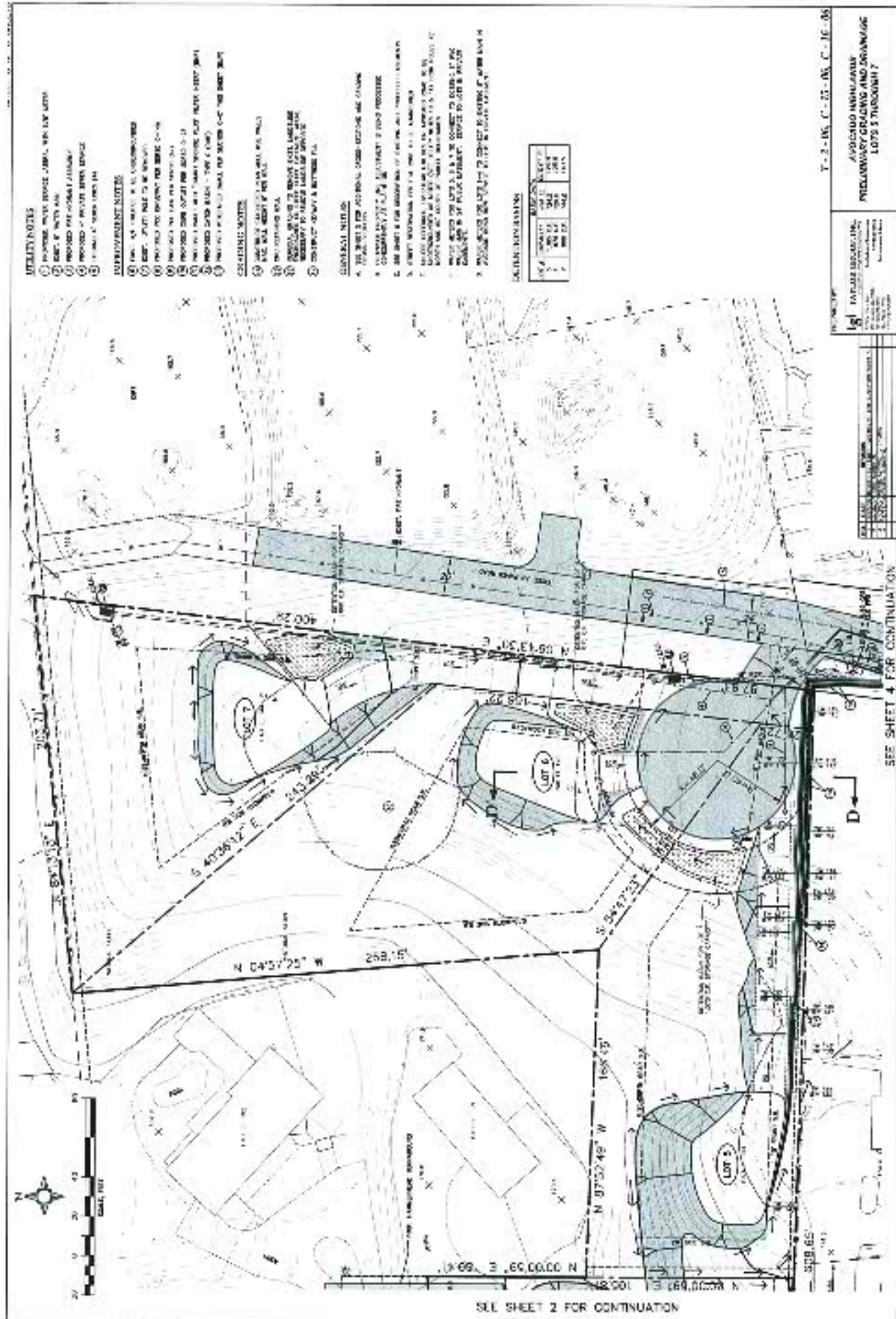
SEE SHEET 3 FOR CONTINUATION

APPROVED ROAD - PART 8 PROPOSED SECTION 3-4'

TAYLOR ENGINEERING
Professional Engineer
No. 12345
1234 Main St.
Anytown, CA 90123
Tel: 555-1234

APPROVED ROAD AND PRELIMINARY GRADING AND DRAINAGE LOTS 1 THROUGH 4

1 - 2 - 10 - 15 - 16 - 17 - 18 - 19 - 20



- UTILITY NOTES**
- 1. EXISTING WATER SERVICE JUNCTION WITH SANitary CITY
 - 2. EXISTING 12" WATER MAIN
 - 3. PROPOSED FIRE HYDRANT ALIGNMENT
 - 4. PROPOSED 12" WATER SERVICE SERVICE
 - 5. 12" SANITARY SEWER SERVICE

- IMPROVEMENT NOTES**
- 1. EXISTING 12" WATER MAIN TO BE RECONSTRUCTED
 - 2. EXISTING 12" WATER MAIN TO BE RECONSTRUCTED
 - 3. PROPOSED 12" WATER MAIN SERVICE TO BE RECONSTRUCTED
 - 4. PROPOSED 12" WATER MAIN SERVICE TO BE RECONSTRUCTED
 - 5. PROPOSED 12" WATER MAIN SERVICE TO BE RECONSTRUCTED
 - 6. PROPOSED 12" WATER MAIN SERVICE TO BE RECONSTRUCTED
 - 7. PROPOSED 12" WATER MAIN SERVICE TO BE RECONSTRUCTED
 - 8. PROPOSED 12" WATER MAIN SERVICE TO BE RECONSTRUCTED

- GENERAL NOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 - 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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 - 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 - 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

- CONTRACT NOTES**
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES
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 - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES

EXISTING UTILITIES

TYPE	DEPTH	LOCATION
12" WATER MAIN	48"	LOT 5
12" WATER MAIN	48"	LOT 6
12" WATER MAIN	48"	LOT 7
12" WATER MAIN	48"	LOT 8
12" WATER MAIN	48"	LOT 9
12" WATER MAIN	48"	LOT 10
12" WATER MAIN	48"	LOT 11
12" WATER MAIN	48"	LOT 12
12" WATER MAIN	48"	LOT 13
12" WATER MAIN	48"	LOT 14
12" WATER MAIN	48"	LOT 15
12" WATER MAIN	48"	LOT 16
12" WATER MAIN	48"	LOT 17
12" WATER MAIN	48"	LOT 18
12" WATER MAIN	48"	LOT 19
12" WATER MAIN	48"	LOT 20

T-2-05, C-05-05, C-10-05
 APPROVED INDIVIDUALLY
 PRELIMINARY GRADING AND DRAINAGE
 LOTS 5 THROUGH 7

DATE
SCALE
PROJECT
CLIENT
DESIGNER
CHECKER
APPROVER

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



PM. NO. 11757

PAR. B
APN 185-210-77

PAR. A
APN 185-210-78

FIELD WILSONSON

APN 185-210-77
FIELD WILSONSON

LOT 4
BLOCK C
MAP NO. 1888
APR 65 2:12 00
DAVID JOHNSON

IVY ROAD

EDGE OF EXIST PAVT

EDGE OF EXIST PAVT

DRIVE AC PARADISE PRIVATE ROAD

MUSH

GARAGE

GARAGE

UTILITIES

- 1. EXISTING UTILITIES SHOWN AS DASHED LINES.
- 2. ALL UTILITIES TO BE DELETED.
- 3. NEW UTILITIES TO BE SHOWN AS SOLID LINES.
- 4. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN JOSE UTILITIES DEPARTMENT SPECIFICATIONS.

IMPROVEMENTS

- 1. ALL EXISTING UTILITIES TO BE DELETED.
- 2. ALL EXISTING UTILITIES TO BE DELETED.
- 3. ALL EXISTING UTILITIES TO BE DELETED.
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GRADING NOTES

- 1. ALL EXISTING GRADING TO BE DELETED.
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GENERAL NOTES

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- 10. ALL EXISTING UTILITIES TO BE DELETED.



TYPICAL SECTION
EXISTING AND PROPOSED DRIVEWAY AND SIDEWALK



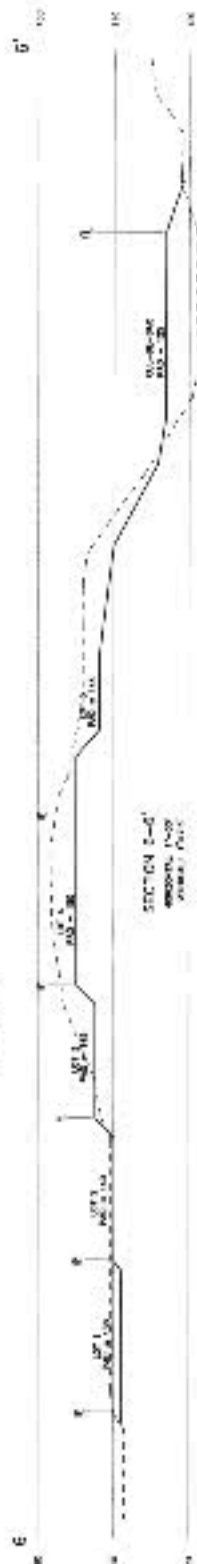
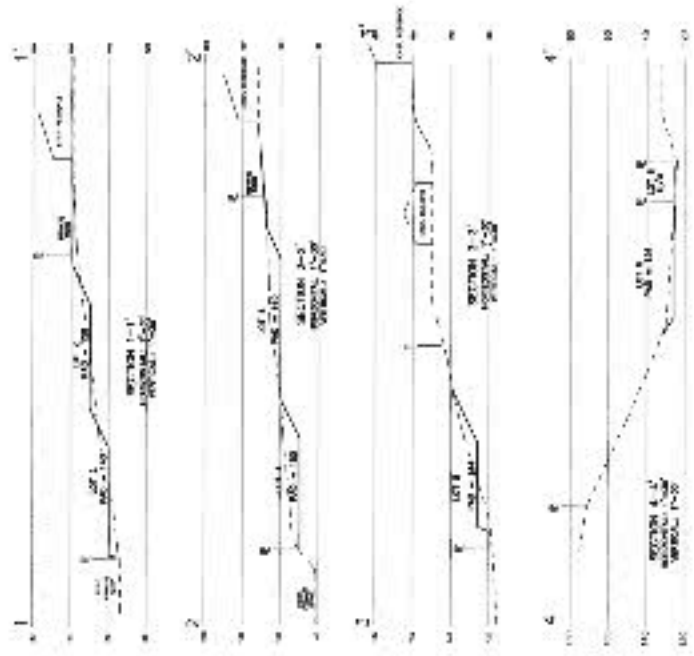
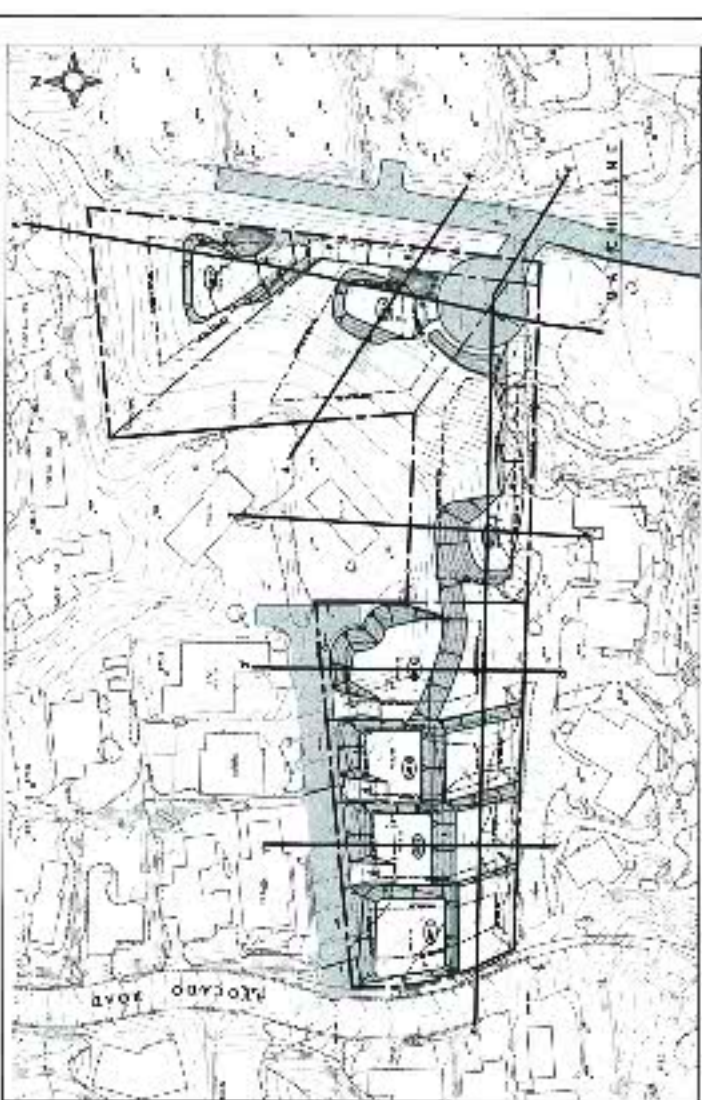
SECTION C-C
EXISTING AND PROPOSED DRIVEWAY AND SIDEWALK

PREPARED BY
DR. TAYLOR & ASSOCIATES, INC.
1000 W. BROADWAY
SAN JOSE, CALIF. 95128
TEL. 438-1111

AVOCADO HIGHLANDS
PRELIMINARY GRADING AND DRAINAGE
EASTWAY PRIVATE ACCESS ROAD

CONCEPTUAL GRADING CROSS-SECTIONS

SHEETS OF 8 SHEETS



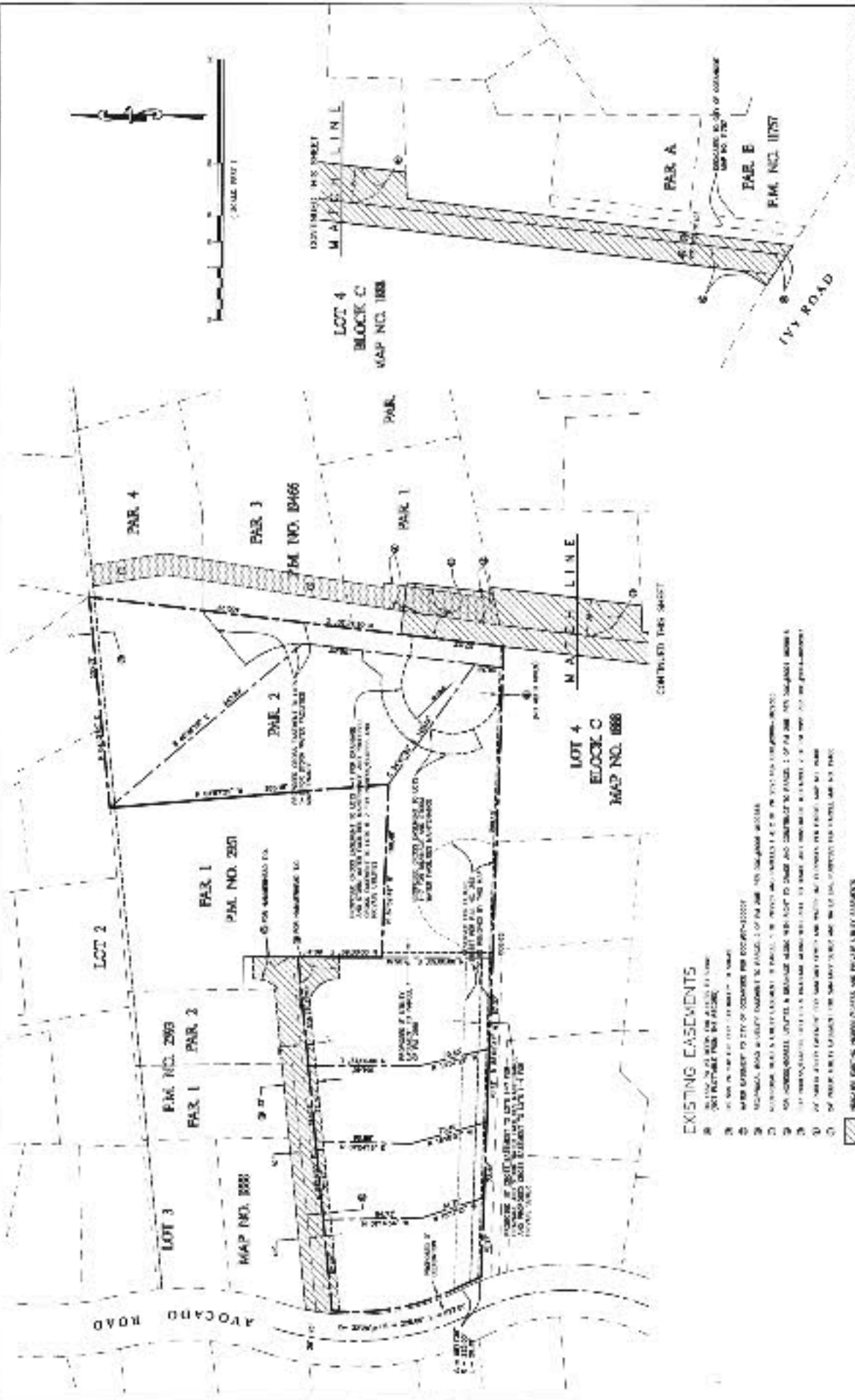
P-2-M, C-15-M, C-74-M

AVOCADO AVENUE CROSS-SECTIONS

PREPARED BY

Red TAYLOR CONSULTING

10000 AVOCADO AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: 214-343-1111 FAX: 214-343-1112
 WWW: RTCONSULTING.COM



EXISTING EASEMENTS

- 1. EASEMENT TO CITY OF CHICAGO FOR OCCUPANCY
- 2. EASEMENT TO CITY OF CHICAGO FOR OCCUPANCY
- 3. EASEMENT TO CITY OF CHICAGO FOR OCCUPANCY
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- 10. EASEMENT TO CITY OF CHICAGO FOR OCCUPANCY



7-2-06, C-15-96, C-16-96

PREPARED BY:
W. J. GAY
 CIVIL ENGINEER
 1015 AVOCADO ROAD
 CHICAGO, ILL. 60607
 (773) 462-1111

APPROVED BY:
 JAMES J. COLLIER, INC.
 ARCHITECTS
 1015 AVOCADO ROAD
 CHICAGO, ILL. 60607
 (773) 462-1111

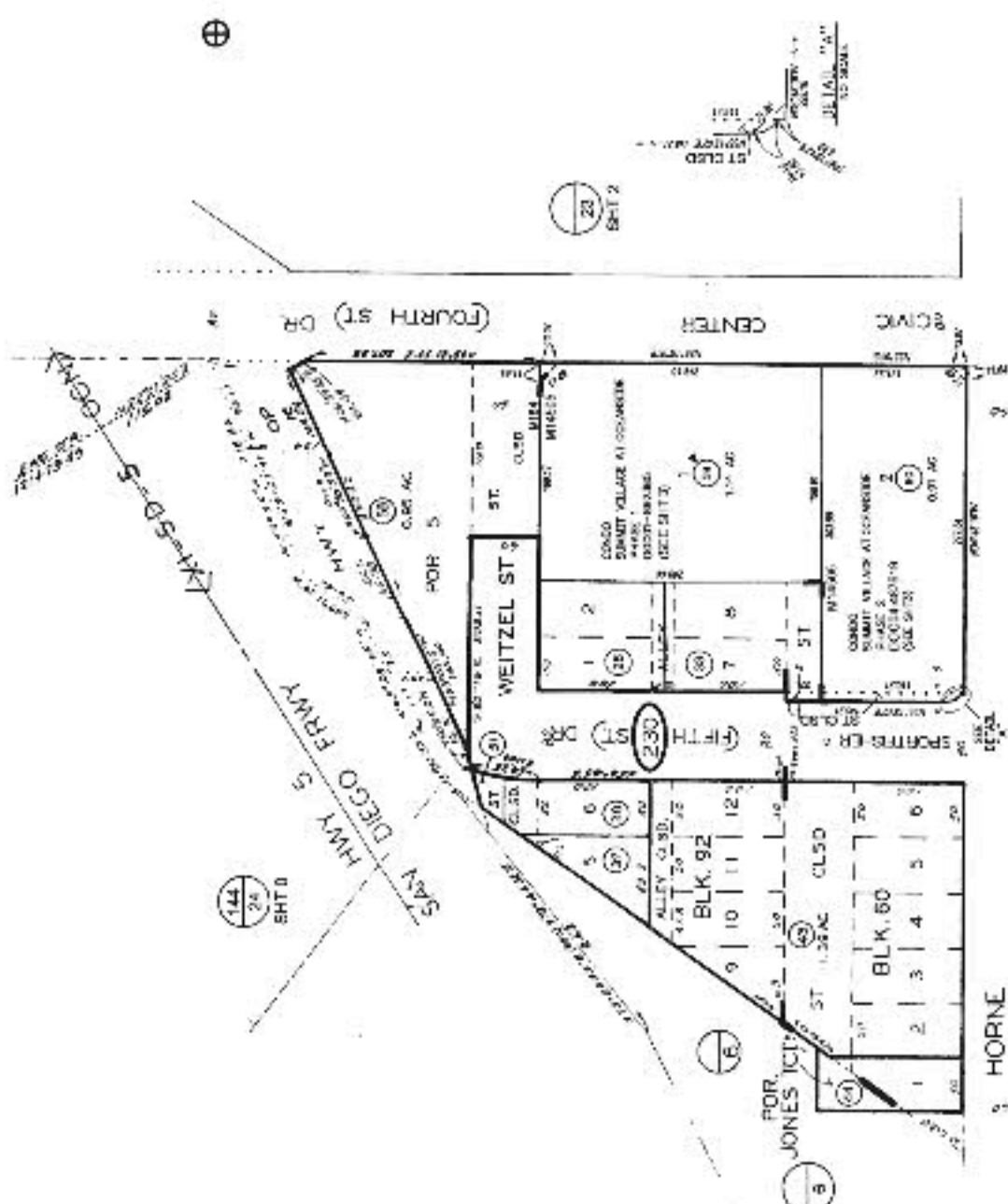
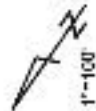
ALSO SEE: 7-2-06, C-15-96, C-16-96

EXISTING AND PROPOSED EASEMENTS

07

147-23

147-23
SHT 1 OF 3



01/01/2015 AT

CHANGES	
BLK	OLD NEW/RE CUT
14	BLK 104 AC 30.0
15	BLK 105 AC 30.0
16	BLK 106 AC 30.0
17	BLK 107 AC 30.0
18	BLK 108 AC 30.0
19	BLK 109 AC 30.0
20	BLK 110 AC 30.0
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98	BLK 188 AC 30.0
99	BLK 189 AC 30.0
100	BLK 190 AC 30.0

ITEM 2

MAP 14505 - SUMMIT VILLAGE AT OCEANSIDE - AMENDED
 MAP 164 - ANNEX TO MC NEILS ADD
 MAP 299 - MC NEILS ADD TO OCEANSIDE
 MAP 323 - HORNES ADD
 ROS 11536

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

147-23
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 06/21/17 11:23



Finance
Development
Management

5993 Avenida Encinas, Suite 101
Carlsbad, CA 92008
Tel (760) 458-6000
Fax (760) 458-8001
www.chelseainvestco.com

October 4, 2013

Ms Vida Murrell
City of Oceanside
Development Services Department
Planning Division
Oceanside, CA

**Re: Oceanside Gardens - 32 Unit affordable Apartment Project
Developer Conference Submittal**

Dear Vida:

Please accept this letter as our project description for our developers conference scheduled for Tuesday October 15th at 10 at City Hall.

The project is located on the NE corner of Weitzel St and Civic Center Dr. The APN is 147-230-58-00 and is zoned 8B in the redevelopment zoning ordinance. The gross site area is .95 acre with the net useable area at .727 acre. The density in zone 8B allows 43 units to the acre.

We are proposing a 32 unit affordable apartment project with 20 two bedroom units and 12 three bedroom units. This project will be 3 levels of wood frame and stucco construction with one level of underground parking for 48 vehicles. The building will be equipped with an elevator to service all 4 floors and will contain an interior courtyard. The parking structure will be underground on Weitzel and Civic Center Drive and exposed on the I 5 corridor side. The building will also contain a community building that will have a computer lab, kitchen, community room and offices.

As indicated above, the site is within the 8B zone with the downtown district. We understand the entitlement process to be a use permit and a development plan approval thru the city council. We also will need to process a lot line adjustment / dedication of that portion of the site that includes Weitzel St.

Lastly, we would like to discuss a parking deviation with staff at the conference. This project will be occupied by very low income families and operated by Solutions for Change. Our request is for staff to consider applying the recently enacted Reduced Parking Ordinance standards adopted by the city of San Diego.

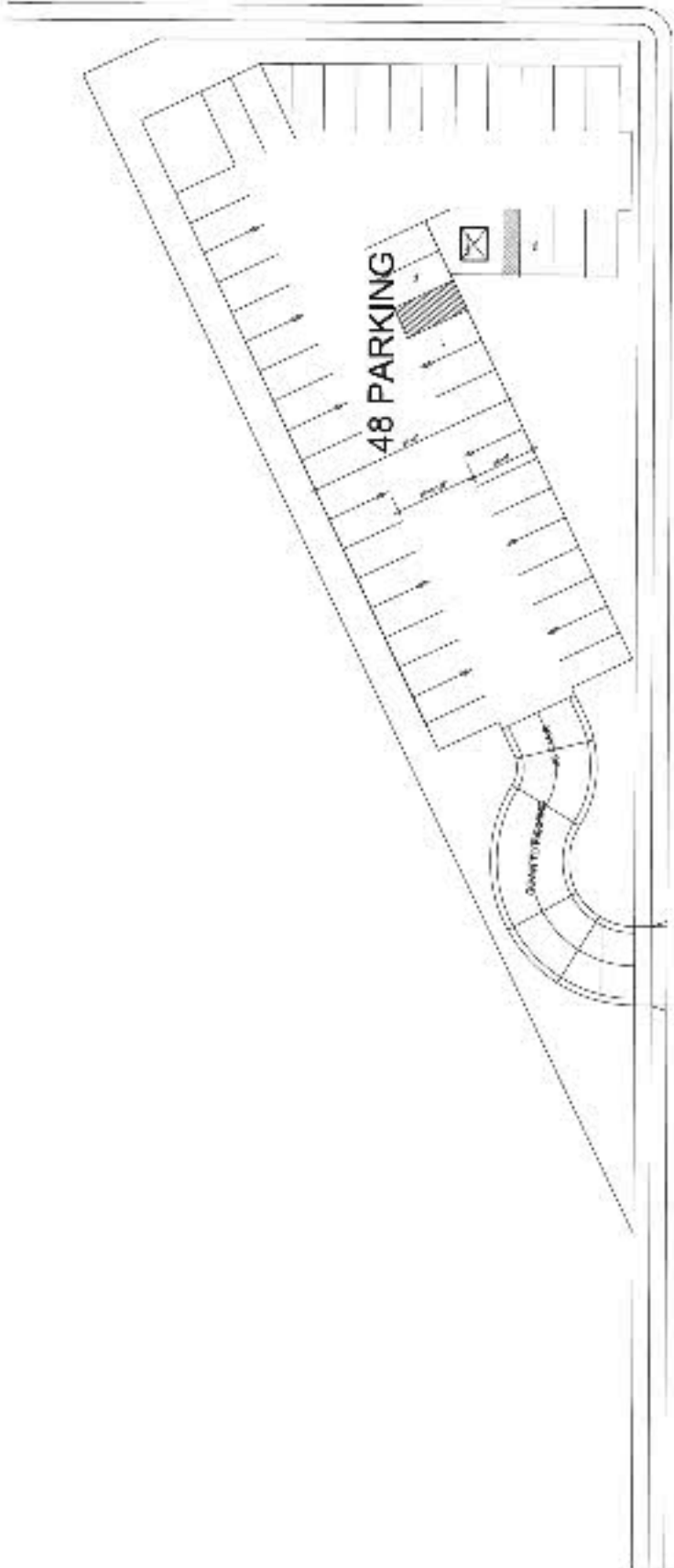
Vide Murrell
October 4, 2013
Page 2

Thank you in advance for your review of our submittal.

We look forward to seeing you on the 15th.

Sincerely,

Ron Brockhoff
Development Manager
Chelsea Investment Corporation



Civic Center Drive

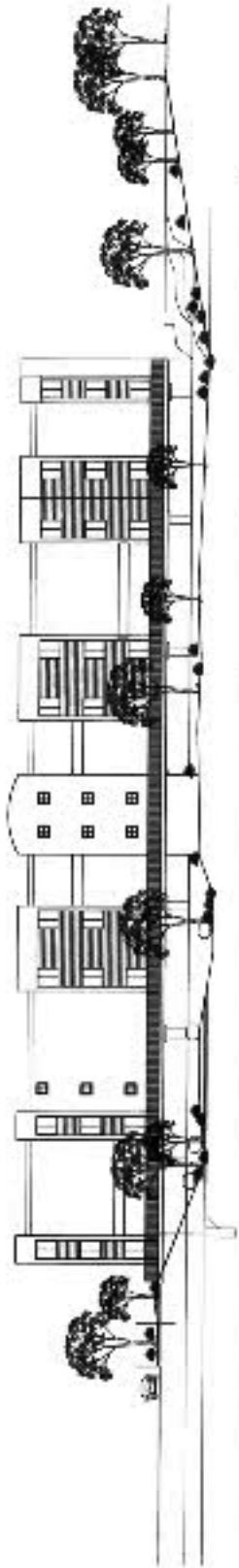
Weitzel Street

Parking Layout for 48 cars = 1.5 SPACES PER UNIT

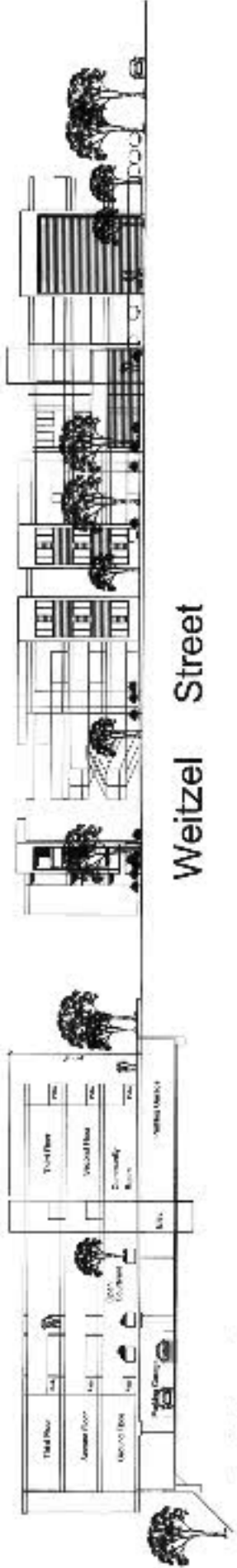
BASEMENT PARKING PLAN

A DEVELOPMENT OF:
Chelsea Investment Corporation

ARCHITECT:
Hedenkamp Architecture & Planning



Interstate 5 (East Elevation)

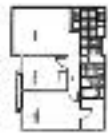


Building Section

EXTERIOR ELEVATIONS

A DEVELOPMENT OF:
Chelsea Investment Corporation

ARCHITECT:
Hedenkamp Architecture & Planning



2 20 UNITS TOTAL
20 TWO BEDROOM UNITS :
804 S.F.



3 12 UNITS TOTAL
12 THREE BEDROOM UNITS :
1053 S.F.

32 FAMILY UNITS TOTAL

31,680 s.f. = .727 acres
Density = 32 UNITS W/1:5 PARKING Per Unit = 43 du/acre

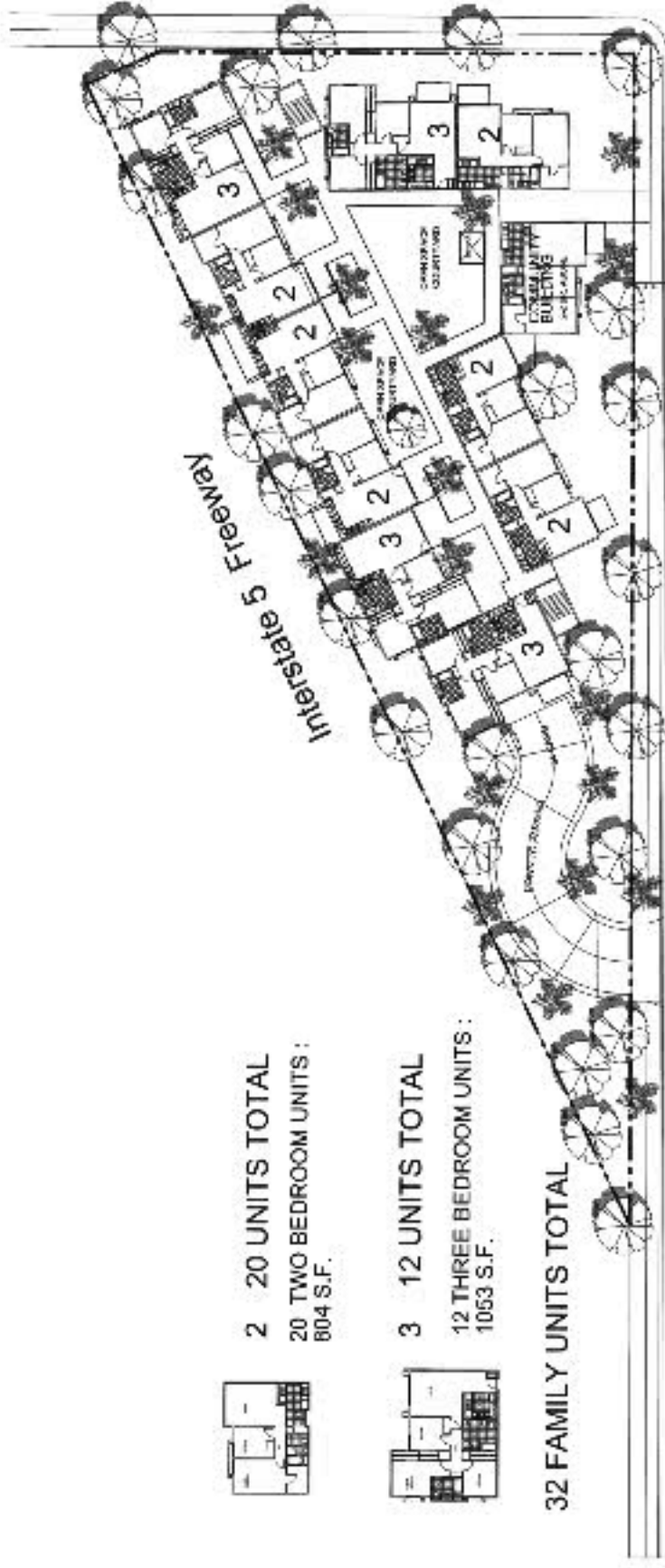
Site Plan

OCEANSIDE, CALIFORNIA



A DEVELOPMENT OF:
Chelsea Investment Corporation

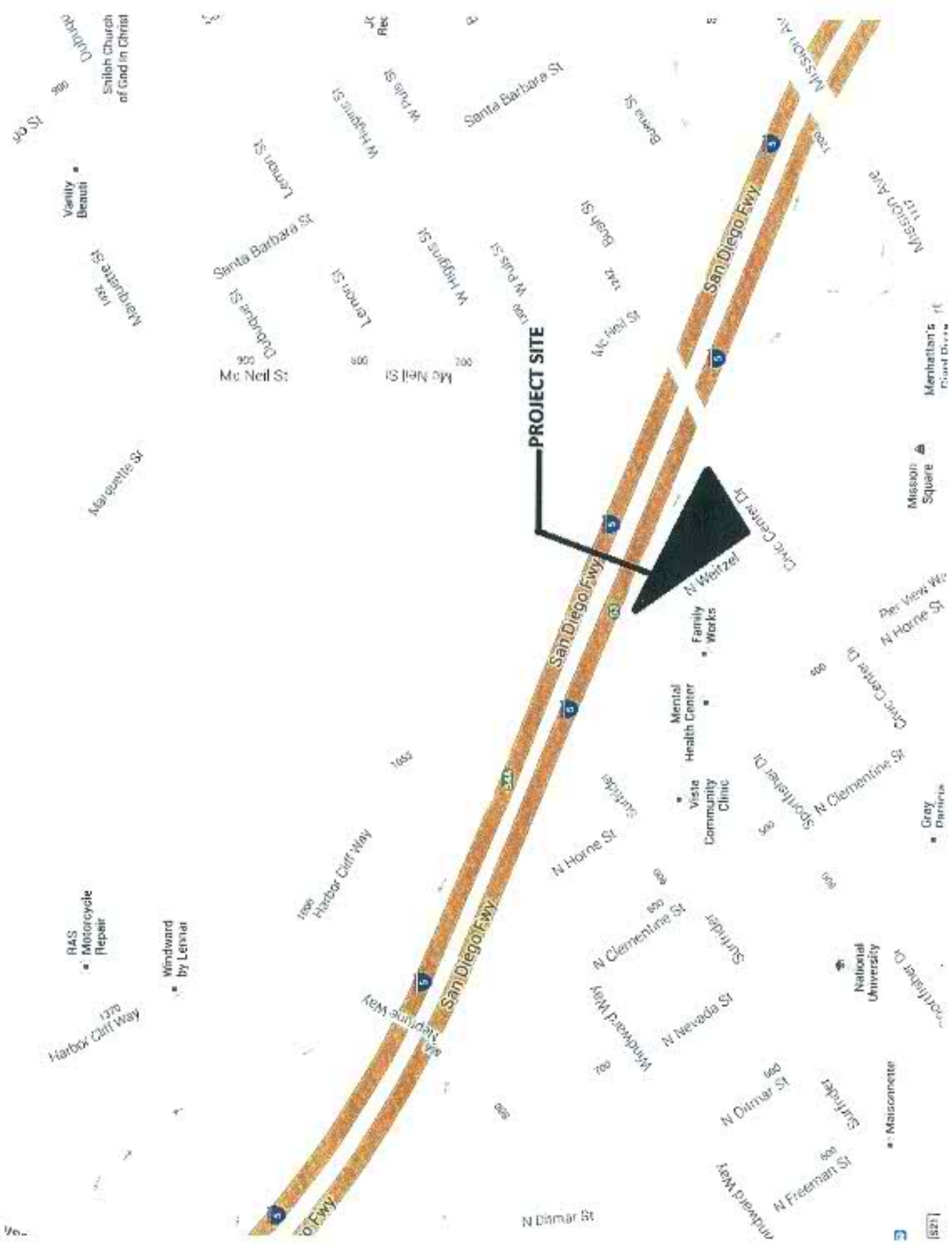
ARCHITECT:
Hedenkamp Architecture & Planning



Civic Center Drive

Weitzel Street

Interstate 5 Freeway



PROJECT SITE

Redevelopment Project Area

- | | | |
|--|---|--|
| 1. Commercial Retail and Office / Residential possible | 5A. Medium Density Residential | 9. Commercial / Residential / SF & Multi (30,000 sq. ft.) |
| 1A. Commercial Retail and Office / Historic / Residential possible | 6A. Visitor Serving Commercial | 10. Open Space |
| 2. Office Professional / Office Professional | 6B. Visitor Serving Commercial / Residential possible | 11. Commercial / Residential possible / (Multi with mixed use) |
| 3. Office Professional / Residential possible (SF & Multi) | 7A. High Density Residential (SF & Multi) | 12. Tourist & Visitor Serving Commercial |
| 4A. Transient Uses & Residential (SF & Multi) | 7B. Recreational / Commercial / Residential (SF & Multi) | 13. Visitor Serving Commercial / Office / Residential (Multi with mixed use) |
| 4B. Transient uses & Residential (Multi) | 8A. Hospital & Medical (SF) | 14. Public Transportation and Railroad |
| 5. High Density Residential (SF & Multi) | 8B. Hospital / Medical / Office / Residential possible (SF & Multi) | 15. Public Facilities, Parks, Open Space |

