

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, July 22, 2014, 9:00 a.m.
Guajome Room

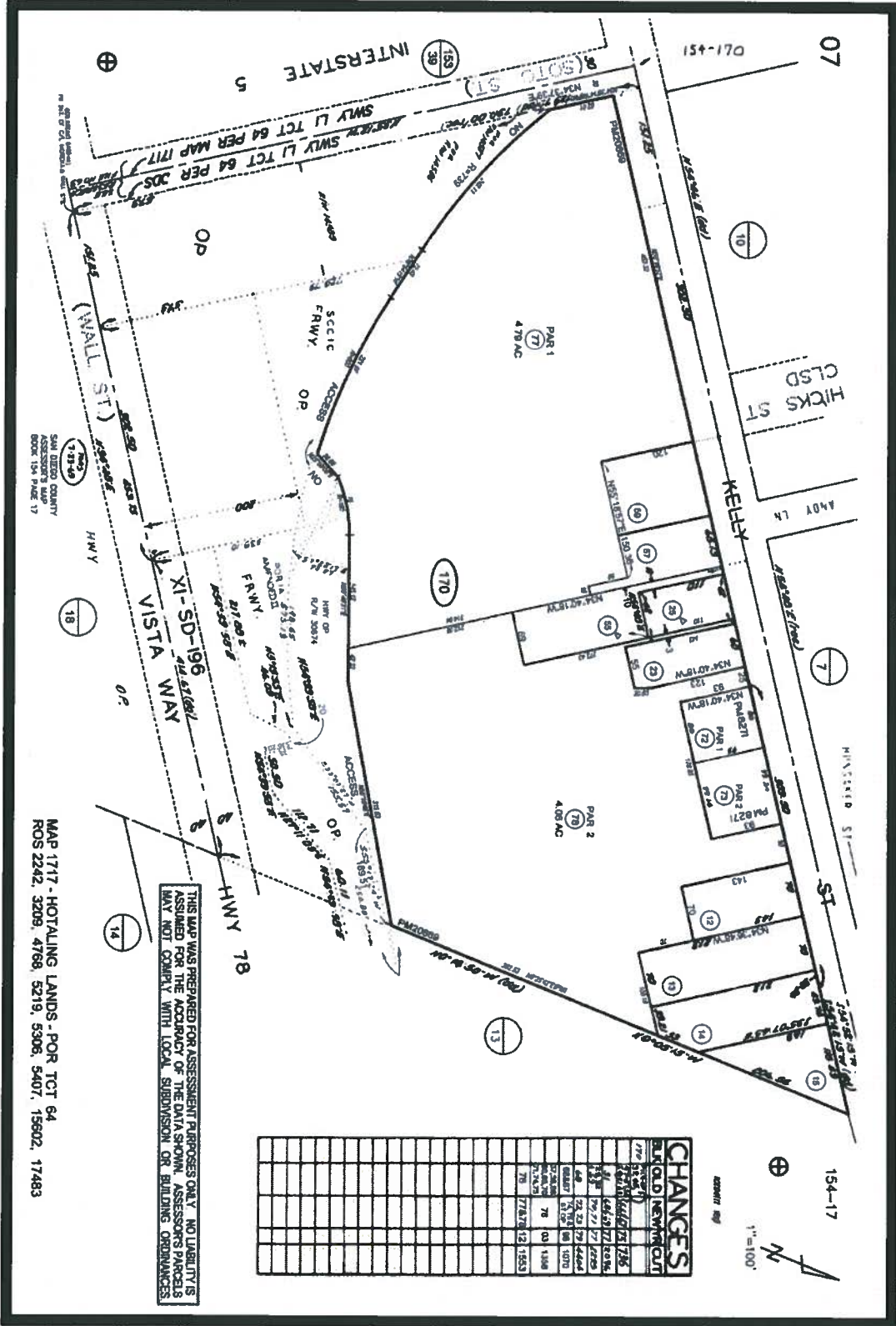
1. 9:00 a.m. - 10:00 a.m. Discussion for a propose rezone from RE-B (Residential Estate – B) to RS (Residential Single Family) and to subdivide a 4.06-acre site into 19 parcels ranging from 6,000 sq.ft. to 10,000 sq.ft. located on Kelly Street.

Zoning: RE-B (Residential Estate – B)
Land Use: EB-R (Estate – B Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 154-170-78-00
Contact Person: Brandon Soule
Tel.:
Email: bksoule@gmail.com

Attachments:

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

Current Parcel Map

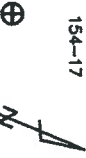


MAP 1717 - HOTALING LANDS - FOR TCT 64
 ROS 2242, 3209, 4768, 5219, 5306, 5407, 15602, 17483

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

CHANGES	
IN OLD	NEW/OUT
78	1553
78	1588
78	1593
78	1603
78	1613
78	1623
78	1633
78	1643
78	1653
78	1663
78	1673
78	1683
78	1693
78	1703
78	1713
78	1723
78	1733
78	1743
78	1753
78	1763
78	1773
78	1783
78	1793
78	1803
78	1813
78	1823
78	1833
78	1843
78	1853
78	1863
78	1873
78	1883
78	1893
78	1903
78	1913
78	1923
78	1933
78	1943
78	1953
78	1963
78	1973
78	1983
78	1993
78	2003

1" = 100'



Project Proposal

Attn: City of Oceanside Development Services

The existing parcel on Kelly Street in the Fire Mountain area of Oceanside, California is currently vacant. Bay Park Capital is proposing a subdivision of the property into 19 parcels ranging from 6,000 SF to 10,000 SF. The existing topography is relatively flat with one tiered area at a higher elevation on the north end of the parcel. In order to complete the project a variance would need to be granted by the City of Oceanside. Refer to the attached preliminary site plan. At this time there are no proposed elevations as a topography study has not been completed.

APN

- 154-170-78-00

Land Area

- 176,854 SF or 4.06 Acres

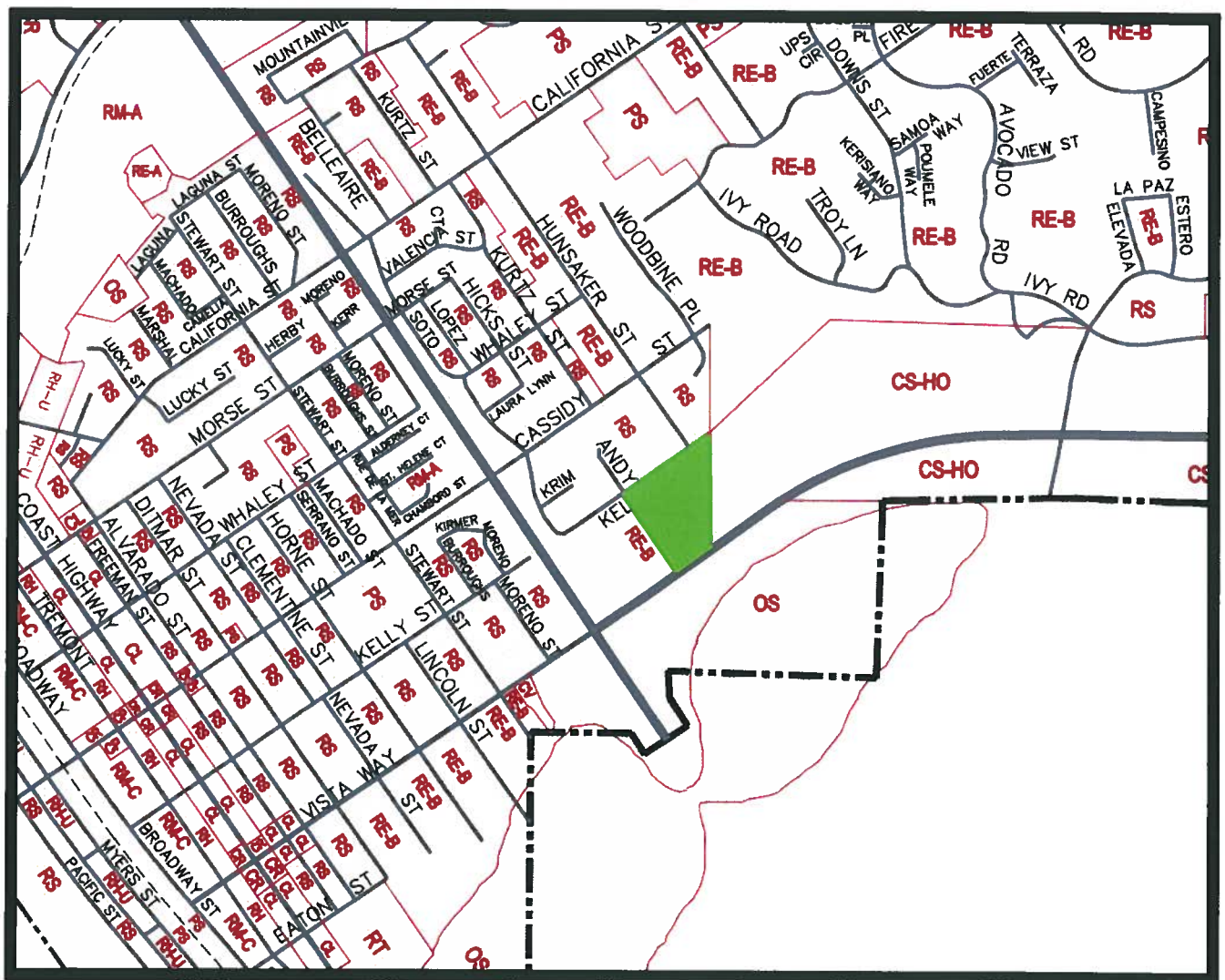
Current Zoning

- RE-B
- 10,000 SF lot minimums

Proposed Use

- Detached single family
- Subdivide to 19 parcels
- 6,000 SF lot minimums
- Zoning change to RS or variance for reduced lot size

Site Location



Preliminary Site Plan

