



CITY OF ENCINITAS
DISCRETIONARY PERMIT APPLICATION
 PLANNING AND BUILDING DEPARTMENT

A-1

505 South Vulcan Avenue
 Encinitas, California 92024
 (760) 633-2710

Application No. 08-07 TM /DR/ETA
 Date of Application: 7/23/08
 Community Area: Olivenhain

**** Appointment Required Prior to Submittal ****

APPLICANT NAME: Accretive Investment, Inc.

PROJECT ADDRESS: 2220, 2228, 2230, Encinitas Blvd. **APN:** 259-231-28, 30, 31, 32, 66, 81 & 82

DEPARTMENT USE ONLY

FEE APPLICATION TYPE (check all that apply)	Code (PZ)	Amount
<input type="checkbox"/> Annexation (AN)	<u>PZ</u>	_____
<input type="checkbox"/> Coastal Development Permit (CO)	<u>PZ</u>	_____
___ Exempt		
___ Regular permit		
___ Appeal Zone? Y ___ N ___		
___ Cat. excluded		
___ CCC permit		
<input checked="" type="checkbox"/> Comprehensive Initial Study (in-house) (IS)	<u>PZ</u>	_____
<input type="checkbox"/> Conceptual Review – Planning Commission (CR)	<u>PZ</u>	_____
<input type="checkbox"/> Contract Admin: Comprehensive Initial Study (IC)	<u>PZ</u>	_____
<input checked="" type="checkbox"/> Contract Admin: EIR's (EC)	<u>PZ</u>	_____
<input checked="" type="checkbox"/> Contract Admin: Geotechnical Review (GC)	<u>PZ</u>	_____
<input type="checkbox"/> Contract Admin: Wireless Review (WC)	<u>PZ</u>	_____
<input type="checkbox"/> Geotechnical Letter Report Review (LT)	<u>PZ</u>	_____
<input type="checkbox"/> Design Review Planning Commission (<2500 Sq Ft) (D1)	<u>PZ</u>	_____
<input type="checkbox"/> Design Review Planning Commission (2501-10K Sq Ft) (D2)	<u>PZ</u>	_____
<input checked="" type="checkbox"/> Design Review Planning Commission (>10K Sq Ft) (D3)	<u>PZ</u>	_____
<input type="checkbox"/> Design Review Modification – Planning Commission (DP)	<u>PZ</u>	_____
<input type="checkbox"/> Final Subdivision Map Check (5+ lots) (FM)	<u>PZ</u>	_____
<input type="checkbox"/> Major Use Permit (MA)	<u>PZ</u>	_____
<input type="checkbox"/> Tentative Subdivision Map (TM)	<u>PZ</u>	_____
<input checked="" type="checkbox"/> Tentative Map with Density Bonus (TMDB)	<u>PZ</u>	_____
<input type="checkbox"/> Time Extension (XT)	<u>PZ</u>	_____
<input type="checkbox"/> Use Permit Modifications – Major (UA)	<u>PZ</u>	_____
<input type="checkbox"/> Variance – Planning Commission / SFR (VS)	<u>PZ</u>	_____
<input type="checkbox"/> Variance – Planning Commission / Other (VO)	<u>PZ</u>	_____
<input type="checkbox"/> Violation (VI)	<u>PZ</u>	_____

DEPOSIT TYPE (check all that apply)	Finance#	Code	Amount
<input type="checkbox"/> General Plan Amendment (no vote required)	_____	<u>PD</u>	_____
<input type="checkbox"/> General Plan Amendment (vote required)	_____	<u>PD</u>	_____
<input type="checkbox"/> Specific Plan	_____	<u>PD</u>	_____
<input type="checkbox"/> Zoning Code Amendment	_____	<u>PD</u>	_____
<input type="checkbox"/> EIR Consultant Deposit	_____	<u>EN PD</u>	_____
<input type="checkbox"/> Geotechnical Consultant Deposit	_____	<u>GT PD</u>	_____
<input type="checkbox"/> Wireless Consultant Deposit	_____	<u>WF PD</u>	_____

Total Paid: _____

Application No: 08-107



PLANNING AND BUILDING DEPARTMENT

CITY OF ENCINITAS
505 South Vulcan Avenue
Encinitas, California 92024
(760) 633-2710

EVIDENCE OF LEGAL PARCEL

Applicant's Name AccreLive Investments, Inc Telephone 858-546-0700

Mailing Address 3655 Nobel Drive, #650

City San Diego State CA Zip 92122

You are required to supply documentation that this property constitutes a legal parcel before the City can accept for filing any discretionary permits.

This form and associated evidence will be reviewed by the Planning and Building Department upon submittal of your application. A request for a Certificate of Compliance must be filed concurrently with or in advance of this application if the evidence presented is insufficient to determine this parcel as being a legal lot or determination will require substantial time to research.

If determined that the property is not a legal lot, no permit or other approval may be granted until corrective action has been completed.

Fees and deposits submitted with this application will be refunded only as provided for by the ordinances and regulations in effect at the time of the request.

Book 259 Page 231 Parcel 28, 30, 31, 32, 66, 81, & 82

R. Randy Goodson
Signature of Applicant 17 July 08
Date

(Please Print or Type Signatory's Name)

R. Randy Goodson

08-107

Application No : 07-150 / 0-0

Please complete the following.

Project Name: Olivenhain Town Center

Project Address: North of Encinitas Blvd. & west of RSE Rd. APN: 259-231-28, 30, 31, 32, 66
Between Rancho Santa Fe Rd And McCain Lane -81, 82
(Street) (Street)

APPLICANT

Name: Accretive Investments, Inc.
(Last, First, Middle Initial or Firm Name)

Phone: 858.546.0700 Email: Randy@accretive-group.com Fax: 858.546.0770

Address: 3655 Nobel Dr., #650

City: San Diego State: CA Zip: 92122

OWNER(S)

Name: OTC 5.6, LP and Randy Goodson as attorney-in-fact for APN's: 259-231-31, 66, 81 & 82
(Last, First, Middle Initial or Firm Name)

Phone: 858.546.0700 Email: Randy@accretive-group.com Fax: 858.546.0770

Address: 3655 Nobel Dr., #650

City: San Diego State: CA Zip: 92122

ENGINEER / ARCHITECT

Name: Landmark Consulting
(Last, First, Middle Initial or Firm Name)

Phone: 858.587.8070 Email: mark@lmco.com Fax: 858.587.8750

Address: 9555 Genesee Ave., #200

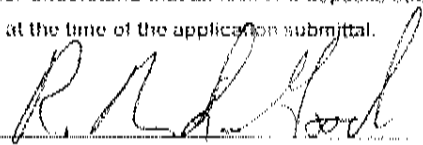
City: San Diego State: CA Zip: 92121

****PLEASE ATTACH A DESCRIPTION OF THE PROPOSED USE / PROJECT TO THIS APPLICATION.**

I acknowledge that an application for a tentative map or tentative parcel map is not deemed received pursuant to Government Code 65920 et seq until environmental review is complete. All other application types are not deemed received until responses from interested agencies are received by the City.

I understand that if the project or any alternatives are located on a site which is included on any of the Hazardous Waste and Substances lists compiled by the Secretary for Environmental Protection pursuant to Section 65962.5 of the Government Code, then a Hazardous Waste and Substances Statement must be submitted with this application. (Information that must be included in the statement can be obtained from the Planning and Building Department.)

I further understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances and regulations in effect at the time of the application submittal.


Signature, Owner or Authorized Agent (Attach letter of authorization) 17 July 08
Date

R. Randy Goodson
Please Print or Type Signatory's Name



CITY OF ENCINITAS DISCLOSURE STATEMENT

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON ALL APPLICATIONS WHICH WILL REQUIRE DISCRETIONARY ACTION ON THE PART OF THE CITY COUNCIL, PLANNING COMMISSION, AND ALL OTHER OFFICIAL BODIES

The following information must be disclosed:

- List the names of all persons having a financial interest in the application.

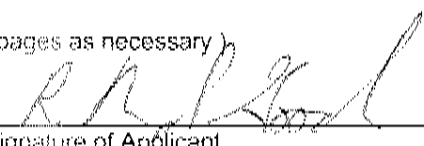
Accretive Investments, Inc	Raymond M. Chavez 1994 CRU
AGP Olivehain, LP	Rupert L. Keesler, Jr. 1994 CRU
David & Rica Gaffney	OTC 5.6, LP
List the names of all persons having any ownership interest in the property involved.	
OTC 5.6, LP	Rupert L. Keesler, Jr. 1994 CRU
David & Rica Gaffney	
Raymond M. Chavez 1994 CRU	
- If any person identified pursuant to (1) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Randy and Maria Goodson, via Trust	Brian Malk, via Trust
Simon and Diana Malk, via Trust	
Peter and Sandra Zarcades, via Trust	
- If any person identified pursuant to (1) above is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization as trustee or beneficiary or trustor of the trust.

Randy Goodson	Brian Malk
Simon Malk	
Peter Zarcades	
- Have you had more than \$250 worth of business transacted with any member of City staff, Boards, Commissions, Committees, and Council within the past twelve months? Yes No If yes, please indicate person(s).

PERSON is defined as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any group or combination acting as a unit."

(NOTE: Attach additional pages as necessary)


 Signature of Applicant _____ Date 17 July 08
 R. Randy Goodson
 Print or type name of applicant _____

08-107

Application No.: 07-150 (former #)



APPLICATION SUPPLEMENT
CITY OF ENCINITAS
PLANNING AND BUILDING DEPARTMENT

_____ Design Review _____ MUP/MIN
x _____ TM/TPM _____ Variance Other: _____

1. Project Description: (Describe proposed project. Describe what you are requesting).
Tentative Map, Design Review Permit, and Major Use Permit for the Olivenhain Town Center (OTC). OTC is proposed as a zoning compliant residential and mixed-used project based on the Density Bonus Law. OTC consists of 13 single family lots and seven charming mixed-use buildings based on the Density Bonus Law consisting of 24,528 sq. ft. of Retail /Office Space; 6,590 sq. ft. of Restaurant Space; 7,943 sq. ft. of 5 Single family attached units
- a. building sq. ft. _____ garage sq. ft. _____ above retail office
 - b. exterior material/color _____
 - c. window material/color _____
 - d. door material/color _____ See attached Plans
 - e. roof material/color _____
 - f. Landscaping Percentage _____
 - g. Standards _____

DENSITY	CODE REQUIREMENTS	PROJECT
Density Range Mid-Range	0.5-1.0 0.75	
Net lot area	8.44 Acres	
Lot Width	16 Lots	
Cul-de-sac lot width	N/A	
Panhandle lot width	See TM	
Lot Depth	See TM	
Front Yard Setback	See Statement of Justification	
Interior Side Yard Setback	" "	
Exterior Side Yard Setback	" "	
Rear Yard Setback	" "	
Lot Coverage	" "	
Building Height	See Architectural Plans- 7 buildings	
Off-Street Parking	199	221
FAR		

Community Area Olivenhain State Coastal Zone? Yes No

Number of Proposed Residential Units: Attached 5 Detached 13

Number of Lots 16 Acres: Gross 8.44 Net 6.66

Related Case?: Yes No If yes, provide previous Case No. _____

Are there any slopes of a 25% or greater gradient or bluffs on the site? Yes No

2. Existing Conditions. (Describe the existing conditions of the site: i.e., topography, road/alley conditions, access, vegetation, structures, fencing, lot size, drainage and the like).

Three existing older homes and Three Finished Lots ready for construction. One of the
homes on two lots (APN 259-231-28) and (APN 259-231-32) have an approved Tentative Map for
6 lots (Case No. 03-082 TPM/DR/AEIS Resolution No. 2004-30, May 19, 2004 as extended by Case
No. 07-038 EXT) .

3. Surrounding Conditions. (Describe the surrounding conditions: i.e., existing structures and relationship to project, # of units, lot sizes, vehicular access, topography, use type and the like).

See Statement of Justification. Generally existing Local Commercial to the South and
Residential to the North and West. Rancho Santa Fe Rd creates the East. Three homes
access McCain Lane and the three finished lots access Avenue Esperanza.

08-107

Application No.: 07-150 *frames*

*5. Project Design. (Describe the design of the project and how it relates to the subject property and adjacent properties and uses).

European style use village with soft Anglo German design to connect to existing
community.

*6. View Preservation. (Describe what views are being maintained on adjacent properties and those that may be impacted by this project.)

Extensive design consideration to minimize impact to views from neighboring properties
and homes.

* NOTE: Items with an asterisk may not be appropriate for all applications. If you have questions regarding applicability to your project, please discuss with Planning Department staff.