

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, September 18, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed project which includes the demolition of an existing single-family residence, and the construction of two new detached single-family residences located on two lots at 1631 South Pacific Street. The validity of the two lots will also be discussed.

Zoning: RT (Residential Tourist)
Land Use: UHD (Urban High Density Residential)
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-091-12-00
Contact Person: Scott M. Maas, AIA, LEED AP
Tel.: 619.297.6153
Email: scott@safdierabines.com

Attachments:

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

PROJECT NAME:

1631 South Pacific Custom Residences

LOCATION:

1631 South Pacific Street
Oceanside, CA 92054
APN 153-091-12-00
(Lots 25 & 26 of Map 909)

PROPERTY OWNER:

KCS Properties, LLC

APPLICANT:

Safdie Rabines Architects
Tait Consulting, Inc.

PROJECT DESCRIPTION:

The proposed project includes the demolition of an existing single family residence, and the construction of two new detached single family residences. The property consists of two lots (Lots 25 & 26 of Map 909) and will be conveyed as two separate for-sale single family residences. Each residence will be approximately 4,000-4,200 gross sq ft and 2 to 3-stories, with a 35' maximum height from average adjacent grade. A two-car garage, 400 sq ft minimum interior area, will be provided for each unit. The property is located in the RT (Residential Tourist) Zone. Setbacks are 3' on each side, and approximately 4' on the front (street) side based on a stringline measurement from the corners of the existing improvements on the neighboring properties. The rear (beach side) setback is measured from the stringline shown on the City's map and is approximately 93' from the front property line. The massing of the residence is 2-stories at the street, and 3-stories on the beach side with each story facing the beach stepping back creating outdoor terraces and reducing the bulk of the structure as viewed from the beach.

1631 SOUTH PACIFIC
 Custom Residences
 1631 S. PACIFIC ST.
 OCEANSIDE, CA 94865
 APN:

PROPERTY OWNER:
 JAMES W. HANCOCK
 1000 E. CANINO BLVD. #340
 SUNNYVALE, CA 94087

ARCHITECT:
 JAY ROBERTSON ARCHITECTS
 3401 KENTWOOD DRIVE
 SAN DIEGO, CA 92108
 TEL: (619) 594-8800
 FAX: (619) 594-8827

CIVIL ENGINEER:
 JAY CONSULTING, INC.
 1000 E. CANINO BLVD. #340
 OCEANSIDE, CA 92026
 PH: (760) 433-1144/3111
 FAX: (760) 433-1155

COASTAL ENGINEER:
 5741 PALMER WAY
 SAN DIEGO, CA 92121
 PH: (619) 438-3155
 FAX: (619) 431-0915

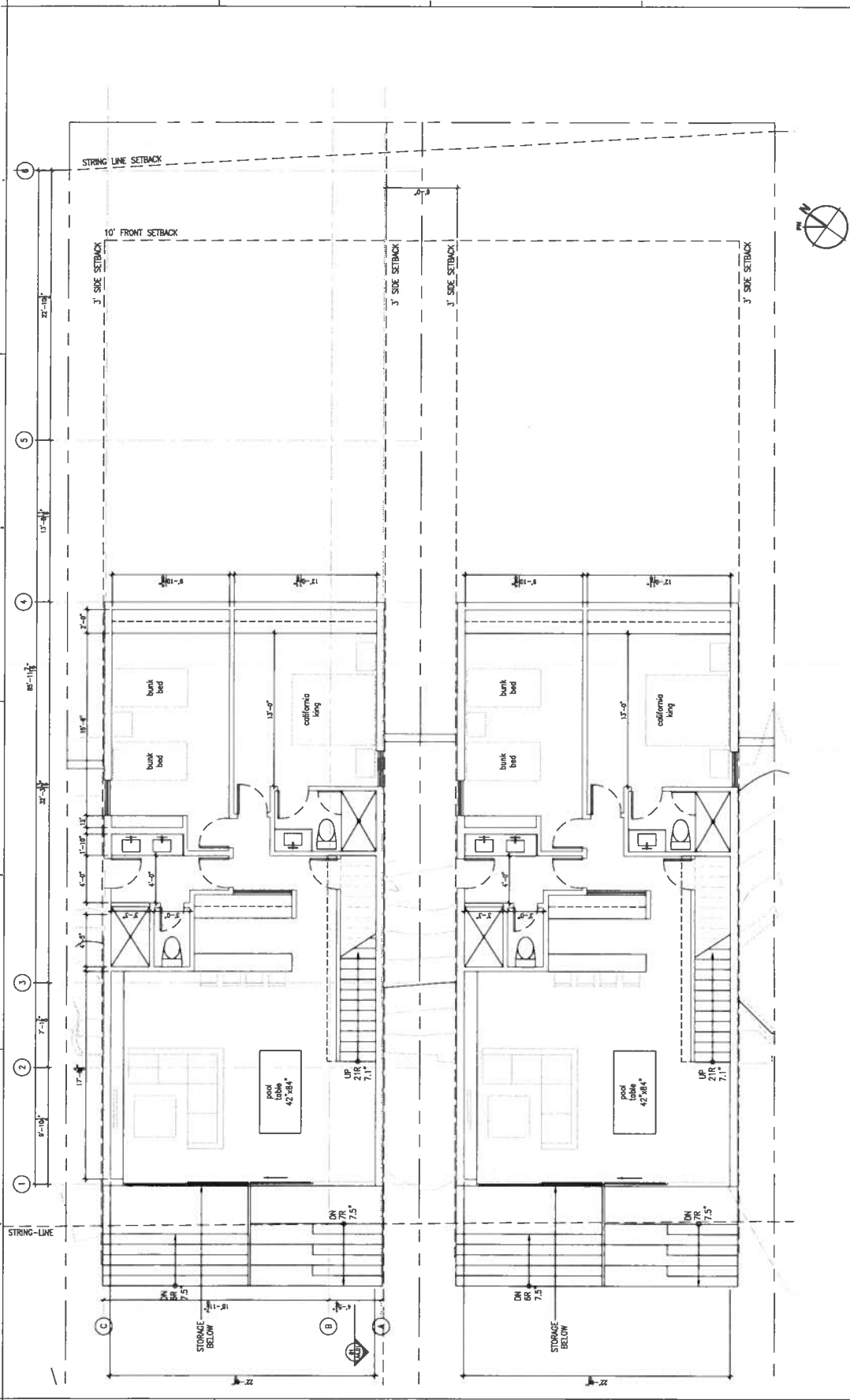


Name	Drawn/Checked	Date
J. Robertson	J. Robertson	07/12/12
DATE	SCALE	

SEA PROJECT NUMBER:
 101

FLOOR PLAN
 LEVEL 01

A2.01



1 FLOOR PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

Each House:
 Interior: 1,170 SQ FT

JAY ROBERTSON ARCHITECTS

1631 SOUTH PACIFIC
 Custom Residences
 1631 S. PACIFIC ST.
 OCEANSIDE, CA 94945
 APN:

PROPERTY OWNER:
 1631 S. PACIFIC ST.
 OCEANSIDE, CA 94945

ARCHITECT:
 J. J. ANDERSON
 22101 BROADWAY
 SAN DIEGO, CA 92108
 TEL: (619) 444-1111
 FAX: (619) 444-1111

CIVIL ENGINEER:
 THE CONSULTING INC.
 10000 LA JOLLA VILLAGE CENTER
 OCEANSIDE, CA 92037
 PH: (760) 431-1141 (X111)

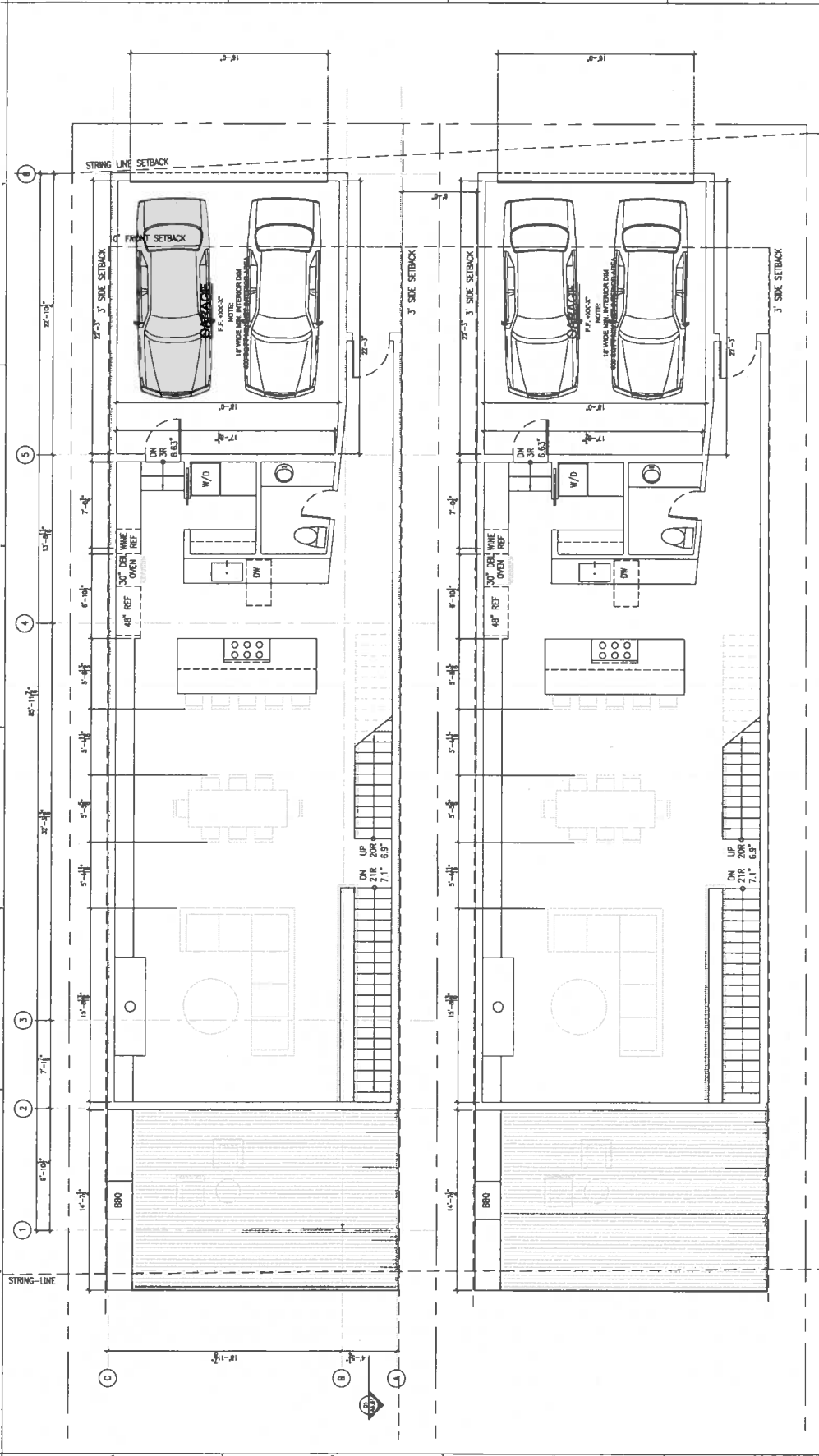
COASTAL ENGINEER:
 SWI PALMER WAY
 OCEANSIDE, CA 92037
 PH: (760) 431-1141 (X111)
 FAX: (760) 431-1141 (X111)



Name:	J. J. Anderson
Date:	07/12/12
Project:	Development of 1631 S. Pacific St.
Scale:	
Sheet:	
Drawn:	
Checked:	
Project Number:	

FLOOR PLAN
 LEVEL 02

A2.02



1 FLOOR PLAN - LEVEL 02

SCALE: 1/4" = 1'-0"
 Each house: 1,338 SQ. FT.
 Interior: 452 SQ. FT.
 Garage: 321 SQ. FT.
 Deck:

BASE NUMBER: A2.02

1631 SOUTH PACIFIC
 Custom Residence
 1631 S. PACIFIC ST.
 OCEANSIDE, CA 94045
 APN:

PROPERTY OWNER:
 1020 E. CHAMBERLAIN RD.
 SUNNYVALE, CA 94087

ARCHITECT:
 WIDE BIRDS ARCHITECTS
 1400 W. 10TH ST.
 SAN DIEGO, CA 92101
 TEL: (619) 551-1111
 FAX: (619) 551-4077

CIVIL ENGINEER:
 TMT CONSULTING, INC.
 1000 W. 10TH ST.
 OCEANSIDE, CA 92019
 PH: (760) 433-1144 X1111

CONCRETE ENGINEER:
 SPT PALMER, INC.
 1000 W. 10TH ST.
 OCEANSIDE, CA 92019
 PH: (760) 433-1144 X1111
 FAX: (760) 433-1115

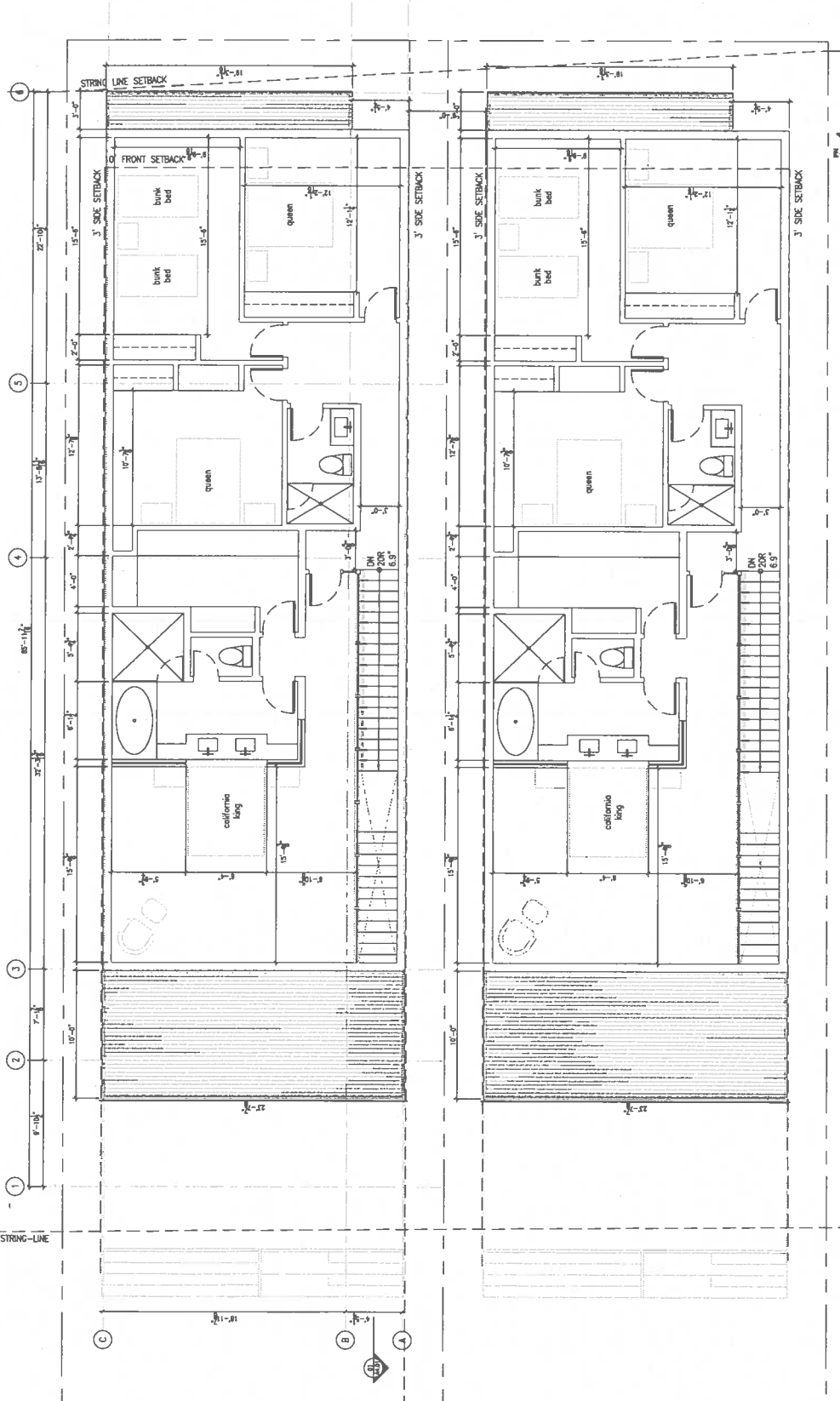


Name	David
Date	09/12/12
Project	Development, Civil Eng.
Scale	
Sheet	
Drawn	
Checked	
DATE	SCALE

SEA PROJECT NUMBER:
 121

FLOOR PLAN
 LEVEL 03

A2.03



1 FLOOR PLAN - LEVEL 03

SCALE: 1/4" = 1'-0"

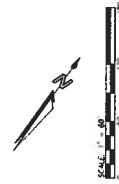
Each House: 1,565 SQ FT
 Interior: 1,565 SQ FT
 Decks: 58 + 213 = 271 SQ FT

SCALE NUMBER ARCHITECTURE



STRING LINE PER CITY
STRING LINE SETBACK MAP

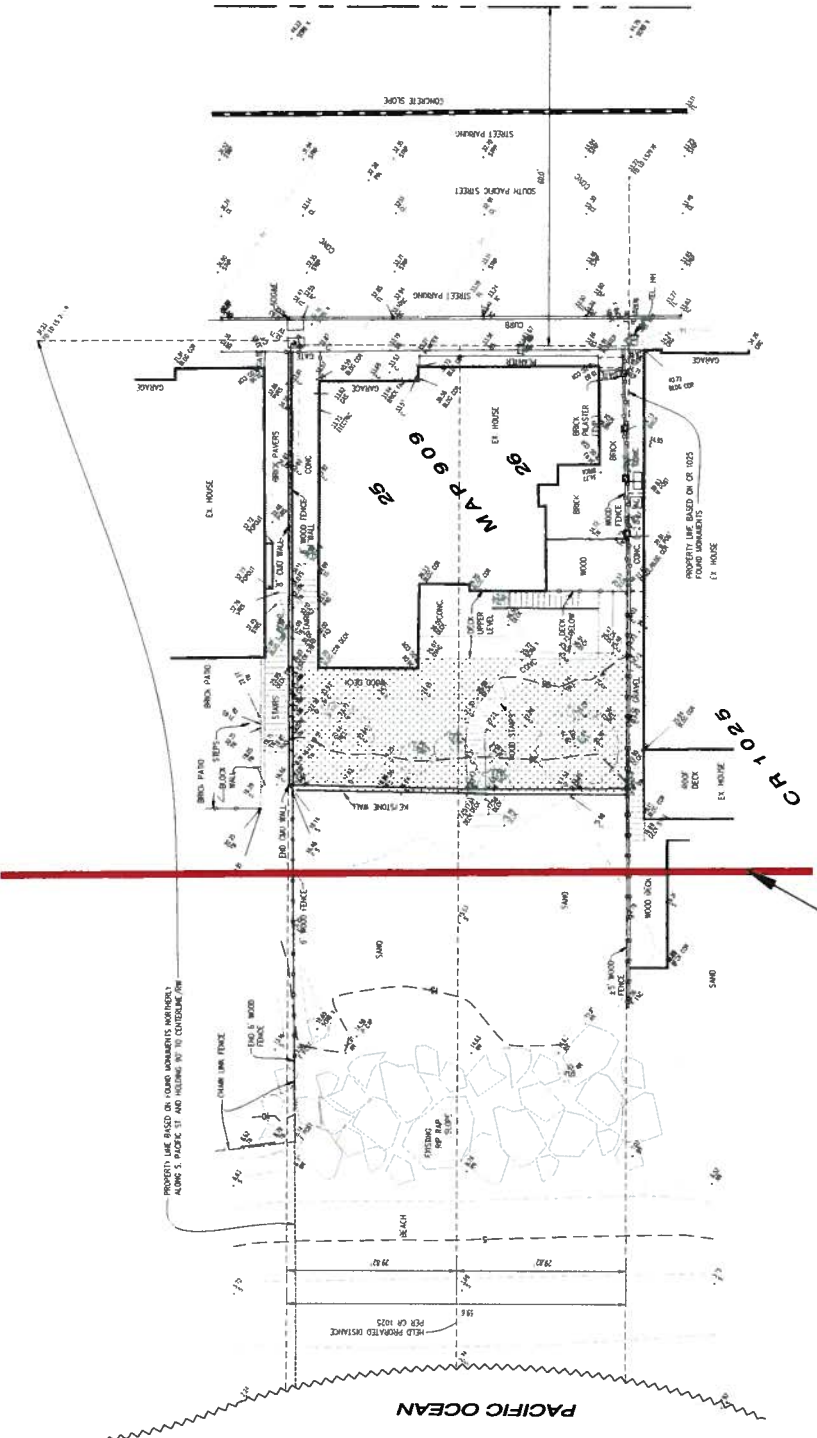
SUBJECT PROPERTY
1631 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA
(LOTS 25 & 26 OF MAP 909)



LEGEND
 - - - - - EXISTING LOT LINE
 - - - - - EXISTING RIGHT-OF-WAY



STRING LINE PLAN
 1631 SOUTH PACIFIC STREET
 OCEANSIDE, CALIFORNIA



PROPERTY LINE BASED ON FOUND MONUMENTS IMPROPERLY ALONG S. PACIFIC ST. AND HOLDING BY THE CENTERLINE PER

FIELD MEASURED DISTANCE PER CR 1025

ENCLOSURE (REVISED)
 CITY OF OCEANSIDE ENCLOSURE #E-13 BRINGS OUR EXAMINER T-13 3-30-07 887' IN TOP OF CURB ON THE EASTERN SIDE OF PACIFIC STREET ON THE NORTHERLY END OF THE BLOCK OVER LOMA ALTA CREEK 9' FROM THE CENTERLINE OF THE STREET. THE DISTANCE FROM THE CENTERLINE OF THE STREET TO THE EASTERN SIDE OF PACIFIC STREET IS 11.000 FEET.
 THE CENTERLINE OF S. PACIFIC STREET PER CR 1025.
 L.C. N. 3712117 E
 1000000000
 FIELD SURVEY PERFORMED ON JULY 14 & 15, 2012

- LEGEND
- EXISTING LOT LINE
 - - - EXISTING RIGHT-OF-WAY
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR



STRING LINE PER CITY
 STRING LINE SETBACK MAP



SITE SURVEY
 1631 SOUTH PACIFIC STREET
 OCEANSIDE, CALIFORNIA