

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, July 16, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a three unit residential project located at the corner of Buena Street and Santa Barbara Street.

Zoning: R-3 (Medium Density Residential)
Land Use: High Density
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 148-065-01
Contact Person: Chris Barrett
Tel.: 858-699-6169
Email: cbarrettez@gmail.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a three units residential project located at 502 South Cleveland Street.

Zoning: R-3 (Medium Density Residential)
Land Use: High Density
Neighborhood Area: Townsite
Assessor Parcel Number: 150-185-01
Contact Person: Chris Barrett
Tel.: 858-699-6169
Email: cbarrettez@gmail.com

Attachments:

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

Vida -

Thank you for the courtesy call - I'm enclosing a preliminary floorplan and elevations for the 00 Buena Street Project. I will provide the Plot Plan by separate email - I apologize the second enclosure is only the Plat Map from the Title Company.

00 Buena Street, Oceanside CA 92054

~ 4600 S.F. R-3 Lot

Zoned High Density – 43 Units per acre

Project Overview:

The site is located in a lower income neighborhood and abuts the on ramp to 5 North - and sits at the corner of Santa Barbara Street and Buena Street.

The site consists of a previously improved, lot within the City of Oceanside CA that dates back many years - there is an existing water meter and sewer lateral.

The proposed building consists of 3 Units - each with an enclosed garage - and is limited to two stories. Architectural style will be Craftsman - with wood siding and composition shingles - and stone or used brick accents, exterior awning / eyebrow shed roofs at select porch and window locations.

The site can accommodate up to 4 Residential Units - but would require 3 stories - height limit is 35 feet height – however the currently proposed plan is only 2 stories.

The Property was acquired by the current Owner in December 2012.

Sewer and water capacity fees, are paid, we believe a certain portion of the school impact fees may be partially mitigated by removal of previous residence.

Realistic Project timeline is 6 to 12 months – and construction is anticipated to commence immediately upon approval of building plans – construction will take between 5 to 9 months to COO.

The Owner anticipates providing access to Section 8 program renters.

Setbacks:

- a. 20' front yard setback**
- b. 5' side yard setback (interior side)**
- c. 10' side yard setback along street frontage (exterior side)**
- d. 15' rear yard setback**

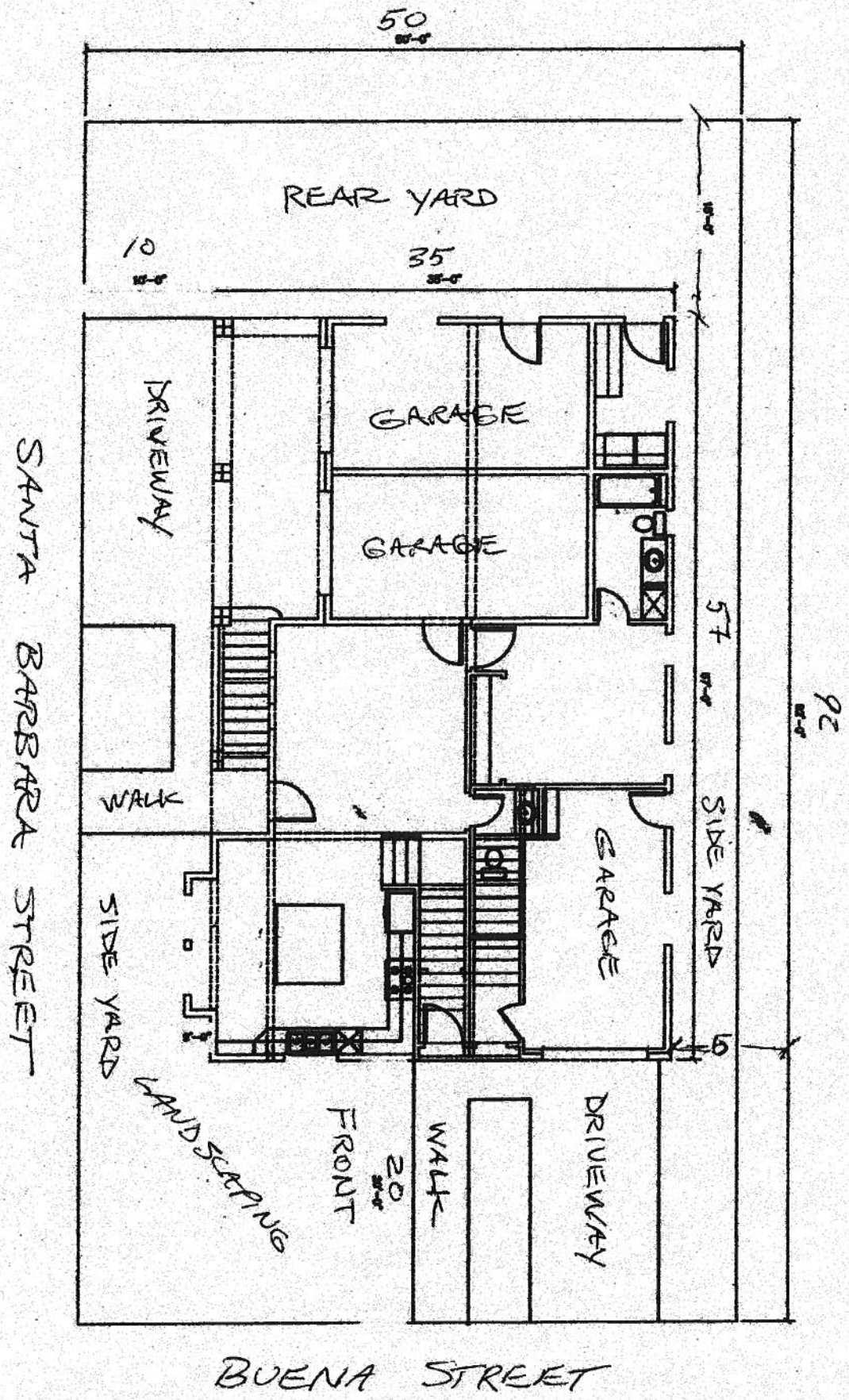
6. Solar – is OK (a minimum appears to be required).

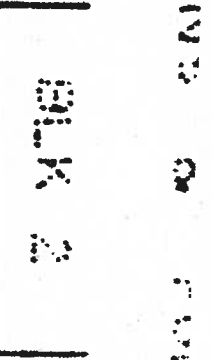
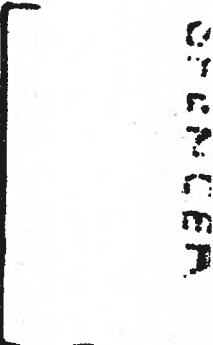
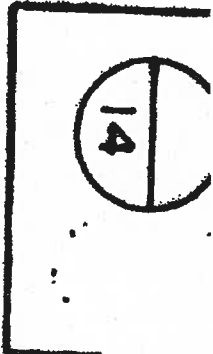
7. Only 1 enclosed parking space per Unit is required

Relevant sections on line: <http://www.ci.oceanside.ca.us/>

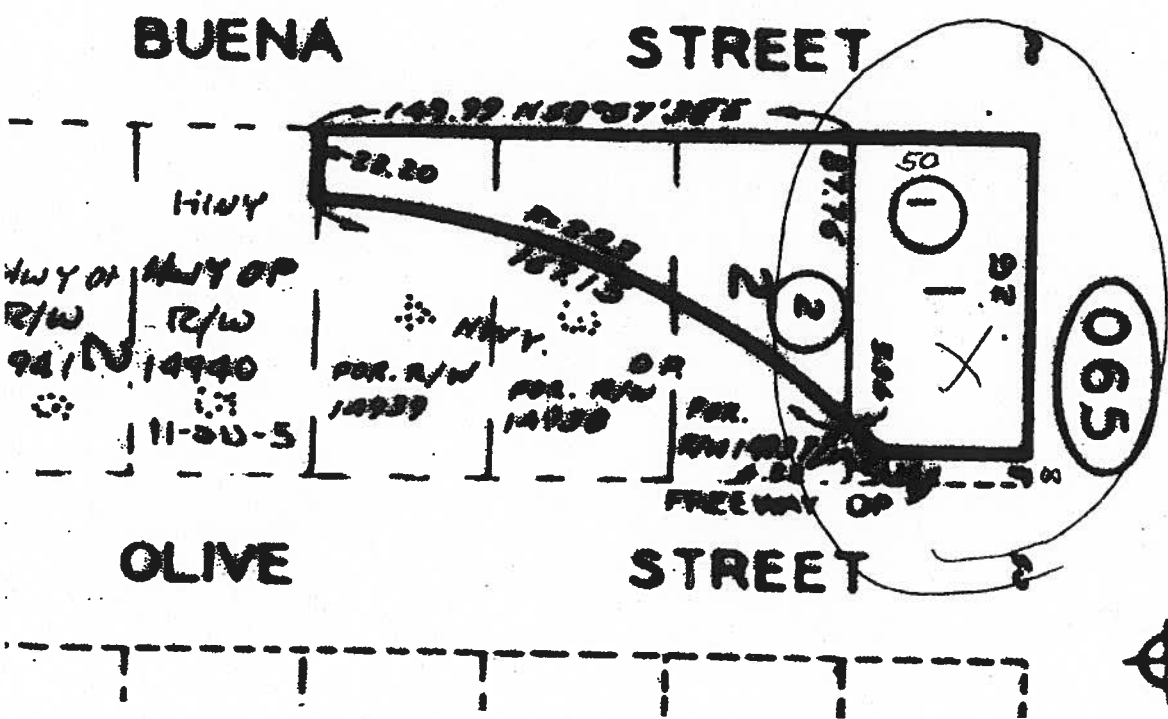
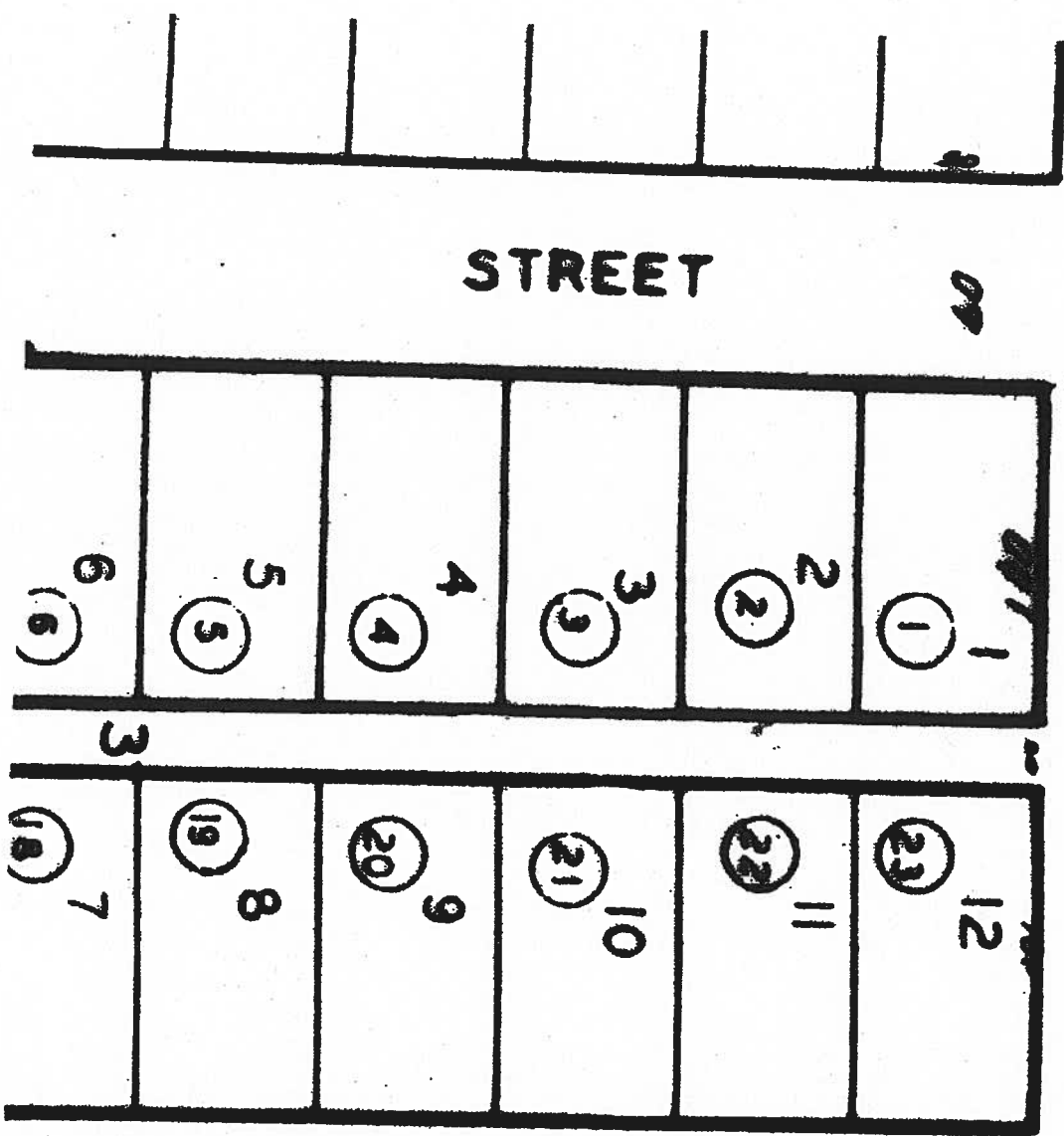
I would prefer that we have the Buena Street Meeting first - so that we can get through it (perhaps faster) - which may allow us more time on the 502 S Cleveland project if needed.

Thanks - Chris





SPENCER HIGHWAY ON SOUTH



REVISIONS #	DATE
01	08/26/15

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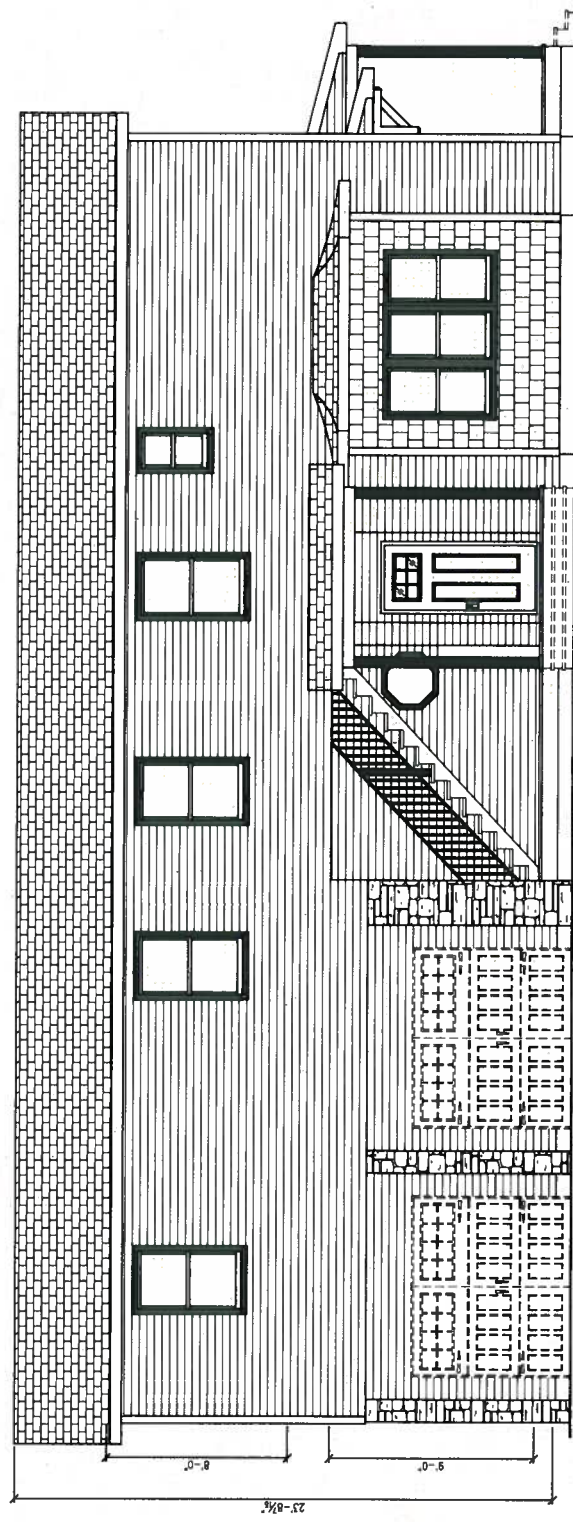
PROPOSED PROJECT
2 STORY
TRIPLEX

FRONT/REAR
ELEVATIONS
SHEET

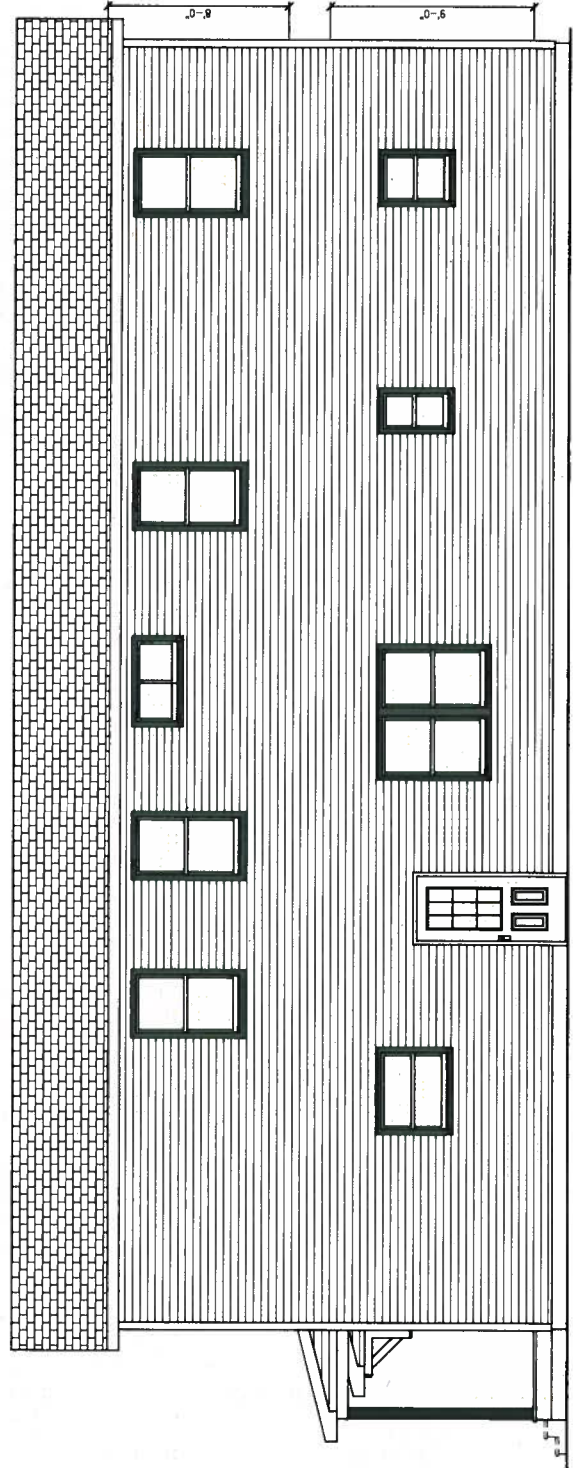
DATE
06-26-13

SCALE
3/16" = 1'

SHEET
4
OF 5 SHEETS



FRONT ELEVATION



REAR ELEVATION

REVISIONS	#	DATE
SSD	01	06/26/13

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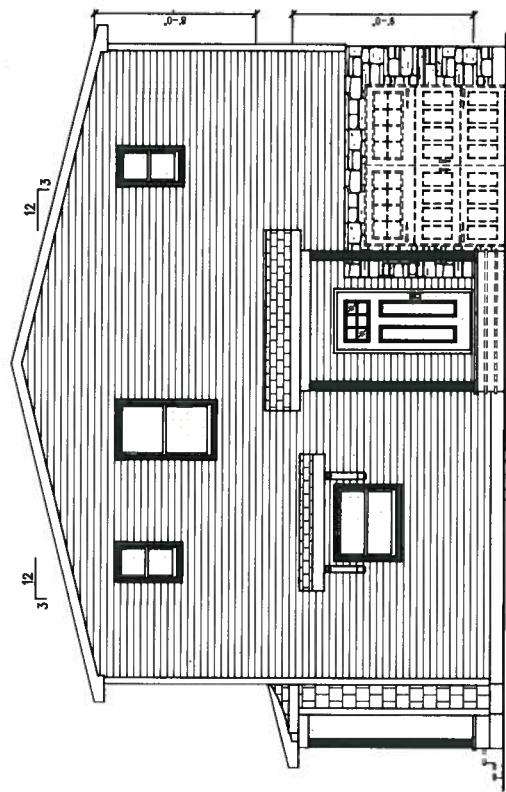
PROPOSED PROJECT
-
2 STORY
TRIPLEX

LEFT & RIGHT
ELEVATIONS
SHEET

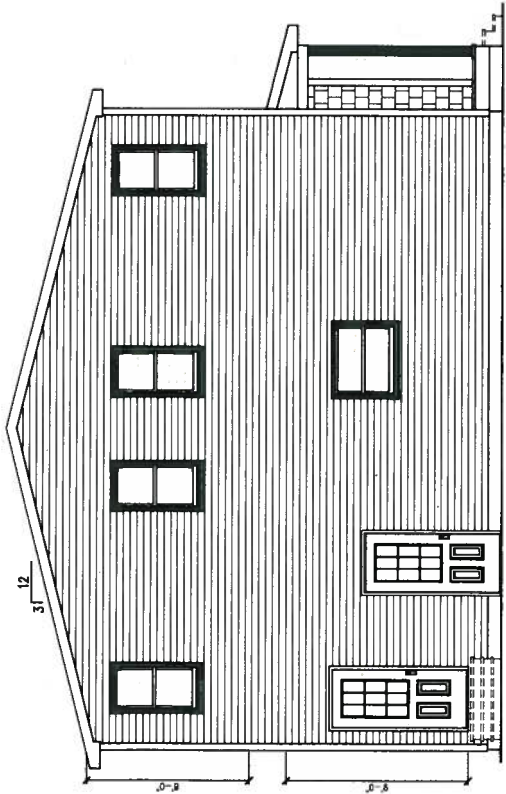
DATE
06-26-13

SCALE
3/16"=1'

SHEET
5
OF 5 SHEETS



RIGHT ELEVATION



LEFT ELEVATION

07

150-18-19

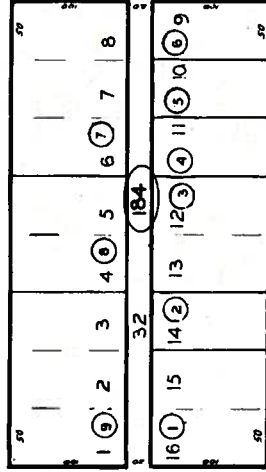
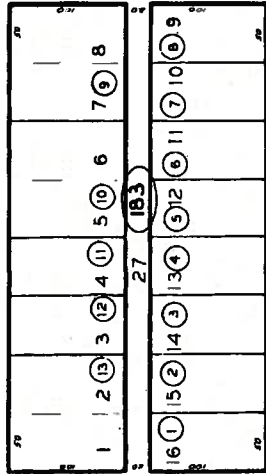
20
SHT 1

37
SHT 1

150 - 18
SHT 1 OF 2
05/18/05 MO
1" = 100'

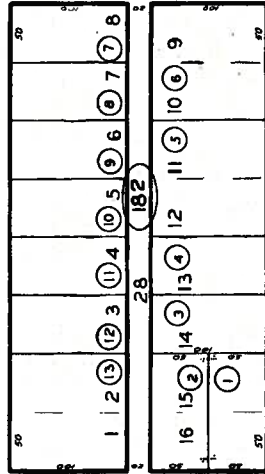
(HILL)
S (STATE HWY. RT. 2 SEC. B) COAST

(HWY. 101) HWY

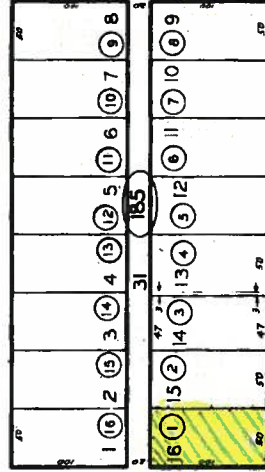


04
SHT 1

TREMONT ST.

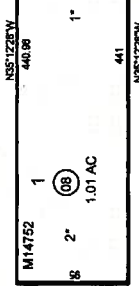


ST.



CLEVELAND

ST.



07
SHT 1

26
SHT 1

CHANGES			
BLK	OLD	NEW	YR CUT
181	184	7	90/13/25
181	184	8	05/22
181	8	CONDO	06/514

1* CONDO
COASTAL TOWNLOFTS
PHASE 1
DOC#04-257304
(SEE SHT 2)

2* CONDO
COASTAL TOWNLOFTS
PHASE 2
DOC#04-257305
(SEE SHT 2)

THIS MAP WAS PREPARED FOR ASSIGNMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA OR FOR ANY DAMAGES THAT MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

05-2-31-09

SAN DIEGO COUNTY ASSESSOR'S MAP BK 150 PG 18

MAP 14752-OCEANSIDE TCT (T-202-01)
MAP. 219 - BRYAN'S ADD.

ITEM #2

Hi Vida -

I've enclosed a WIP draft of the preliminary floor plan, general architectural drawings and elevations, vicinity map, and narrative summary for the 502 S Cleveland Project. I am still awaiting the updated PDF file that I can send over – it will not be there today though – but it will have additional details and information for our meeting – and I will get it to you well in advance of the 16th.

Site address - 502 S Cleveland, Oceanside CA 92054

~ 5000 S.F. R-3 Lot

Zoned High Density – 43 Units per acre

Project Overview:

The site is located in the beach / coastal neighborhood of S Cleveland – it is a proposed re-development of a previously existing SFR with multiple units (non-conforming) – that existed on the site for many years – it has an existing water meter and connected sewer lateral.

The proposed building consists of a minimum of 3 Units - each with an enclosed garage - and is proposed as a three story structure. The architectural style will be Craftsman - with wood siding and heavy architectural shingles – and incorporating stone and/or used brick accents, exterior awnings / eyebrows and shed roofs at select porch and window locations. There will be roof decks.

The Property was acquired by the current Owners in December 2012.

Sewer and water capacity fees, are paid, we believe a certain portion of the school impact fees may be partially mitigated by removal of the previous residence.

Realistic Project timeline is 6 to 12 months – and construction is anticipated to commence immediately upon approval of building plans – construction is expected to take between 7 to 9 months to COO.

Setbacks:

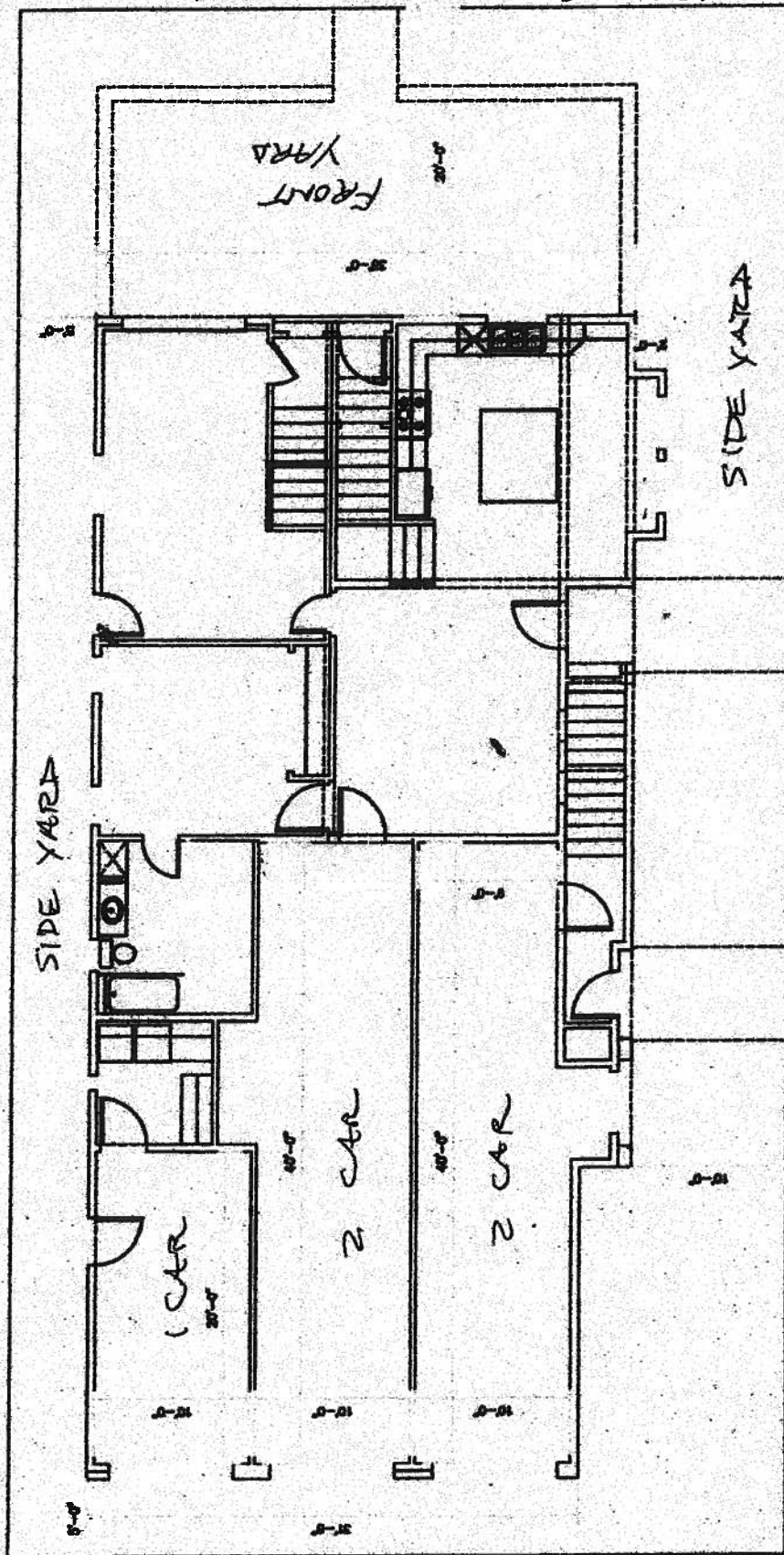
- a. 20' front yard setback from S Cleveland**
- b. 5' side yard setback (interior side)**
- c. 10' side yard setback along street frontage (exterior side) – on Washington Street**
- d. 5' rear yard setback from alley way**
- 6. Solar – is OK (a minimum appears to be required).**
- 7. Only 1 enclosed parking space per Unit is required**

Relevant sections on line: <http://www.ci.oceanside.ca.us/>

We propose to review this project immediately AFTER the Buena Street Project meeting that is first – starting at 9:00 AM. We are optimistic that we will be able to use some of the time left over from the first meeting to discuss additional options with the Planning team for 502 S Cleveland.

Thanks - Chris

502 SOUTH CLEVELAND



100'-0"

SIDE YARD

SIDE YARD

WASHINGTON STREET

ALLEY WAY

50'-0"

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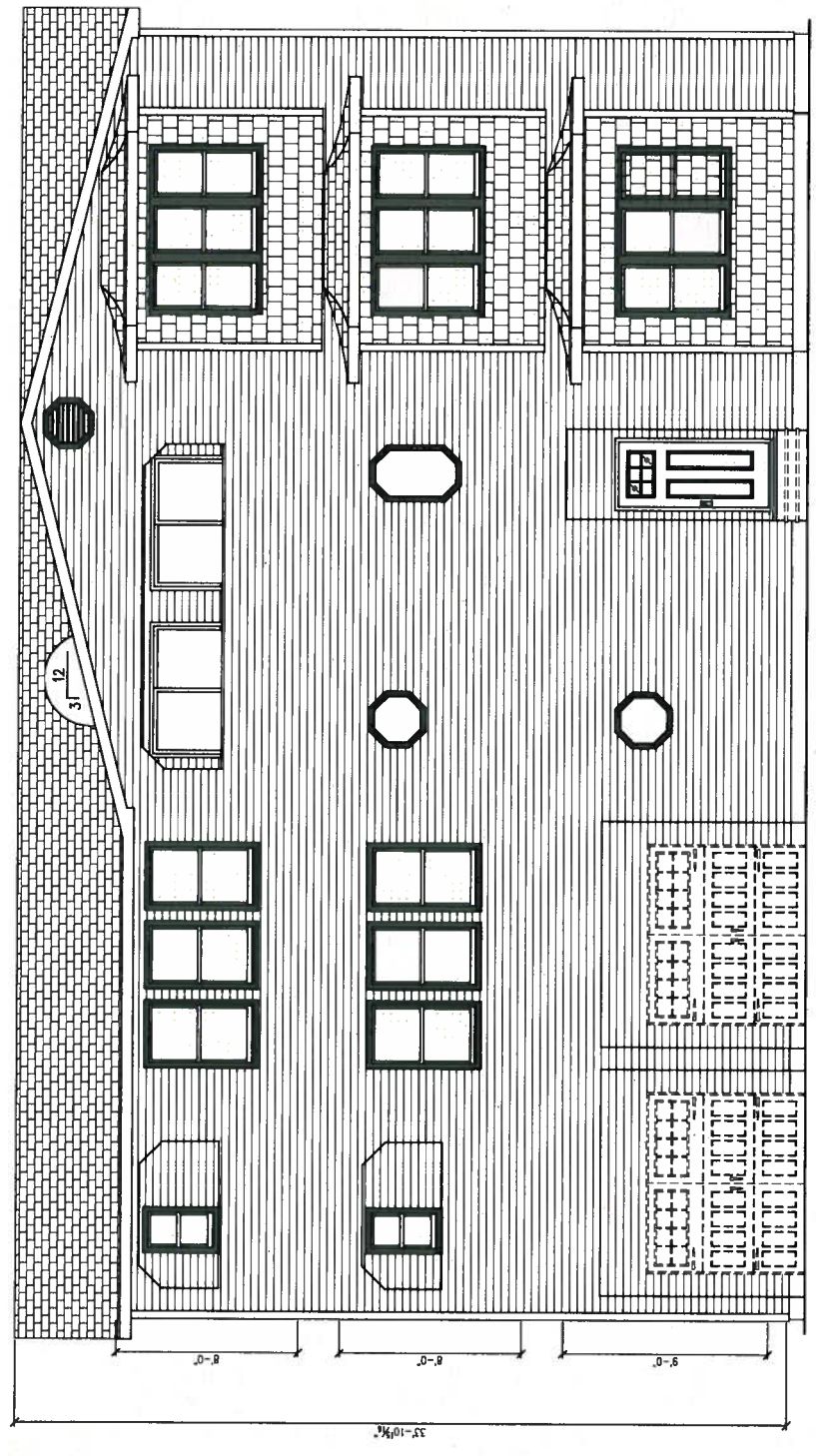
PROPOSED PROJECT
TRIPLEX

FRONT ELEVATION SHEET

DATE
06-26-13

SCALE
3/16"=1'

SHEET
4
OF 6 SHEETS



FRONT ELEVATION

REVISIONS	BY

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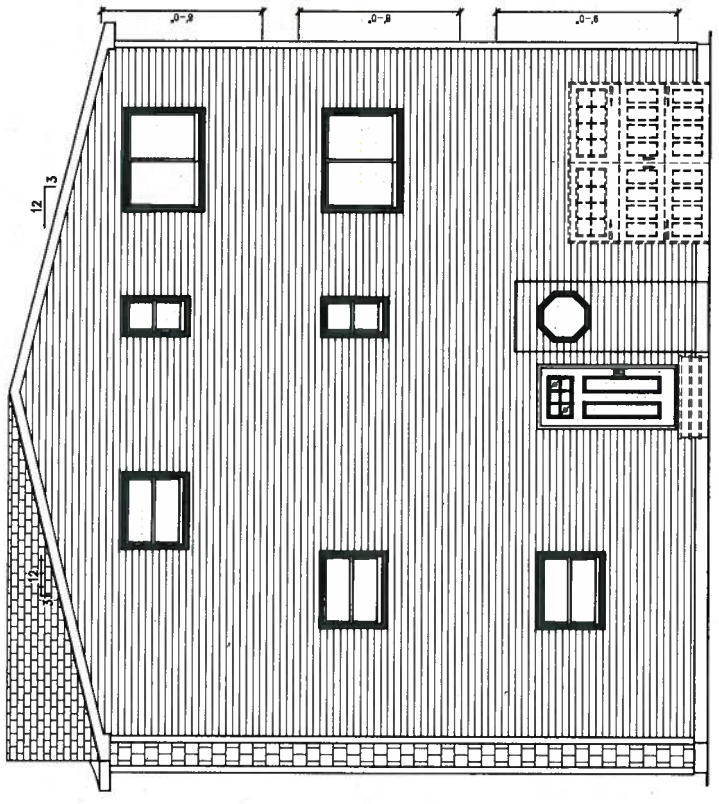
PROPOSED PROJECT
TRIPLEX

LEFT & RIGHT
ELEVATION
SHEET

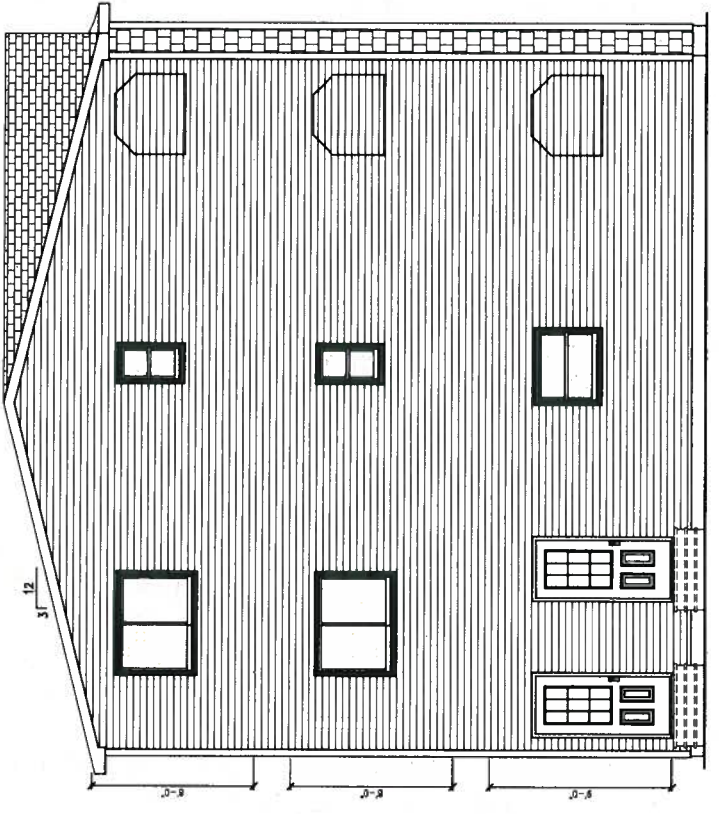
DATE
06-26-13

SCALE
3/16"=1'

SHEET
5
OF 6 SHEETS



RIGHT ELEVATION



LEFT ELEVATION

REVISIONS	BY

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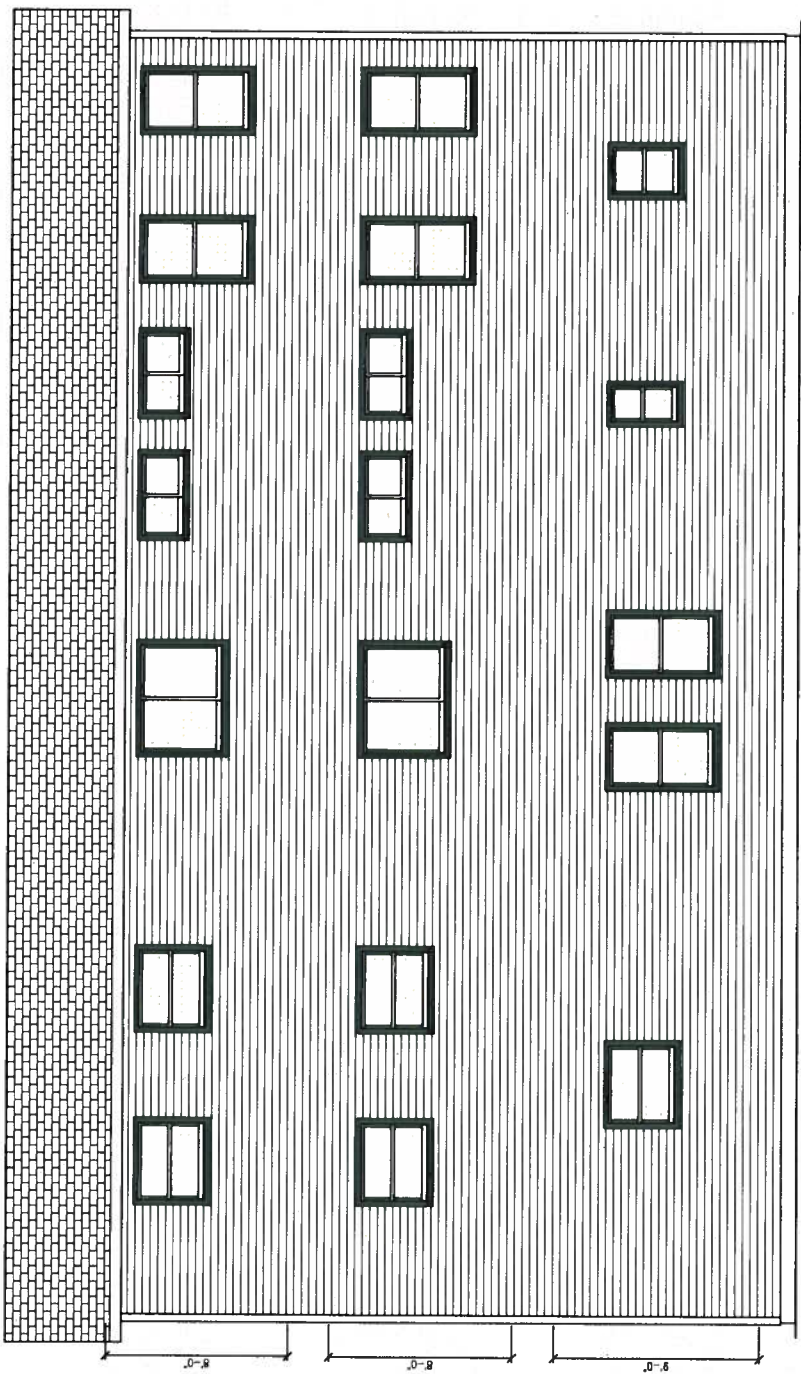
PROPOSED PROJECT
TRIPLEX

REAR
ELEVATION
SHEET

DATE
06-26-13

SCALE
3/16"=1'

SHEET
6
OF 6 SHEETS



REAR ELEVATION