

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, June 16, 2015, 8:30 a.m.
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion to construct a single-family home on a vacant 2.074 acre lot located in the Morro Hill Neighborhood area at 1536 Camino Corto.

Zoning: A (Agricultural)
Land Use: A (Agricultural)
Neighborhood Area: Morro Hills
Assessor Parcel Number: 121-280-11-00
Contact Person: Michael Peters
Tel.: 612-868-0903
Email: peter364@umn.edu

Attachments:

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

¹ The developer conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.

Project Description
1536 Camino Corto, Oceanside, CA
APN 121-280-11-00

The proposed project is the construction of a single family home on a presently undeveloped 2.074 acre lot in the Morrow Hills area of Oceanside. The site is zoned A.

The attached plans are conceptual for the completed project. Two magazine photos are also attached to convey an architectural style that we are hoping to emulate. The exterior would be clad with fire resistant materials in natural color tones, much as depicted in the photo.

The proposed completed project as presented would consist of three bedrooms and two and one half baths. The main floor living area, consisting of the master suite, family room, entry, kitchen, dining room, laundry, powder bath, and stairway to upper level totals approximately 2,294 square feet. The upper level living area, although not yet configured, would consist of two bedrooms, one bath, a sitting area, and the upper stairwell and dining. The total square footage for the upper level living area as planned would total approximately 1,316 square feet. In addition a 288 square foot deck would extend from the upper level living area.

There is a two car attached garage of 600 square feet as well as an additional combination garage/office space totaling approximately 1,056 square feet. A workshop area is also attached for the storage of house, landscape, and grove maintenance equipment that totals 576 square feet.

As costs have yet to be determined, it is possible that the proposed construction would be completed in two phases. If this were to be determined feasible, the main floor area as described above would be modified to exclude the dining area and the area for the future stairway up would be utilized as a flexible use room. Under this configuration the total living area would be approximately 2,352. The two car attached garage would also be included. A floor plan is attached that depicts this possible configuration. Exterior elevations would be adjusted accordingly. The construction of phase one would include site preparation for the completed project. Phase two could be completed in the future following the City's ordinances.



\$755K

\$780K

\$834K

\$740K

\$120K

\$678K

\$120K

\$750K

\$771K

\$112K

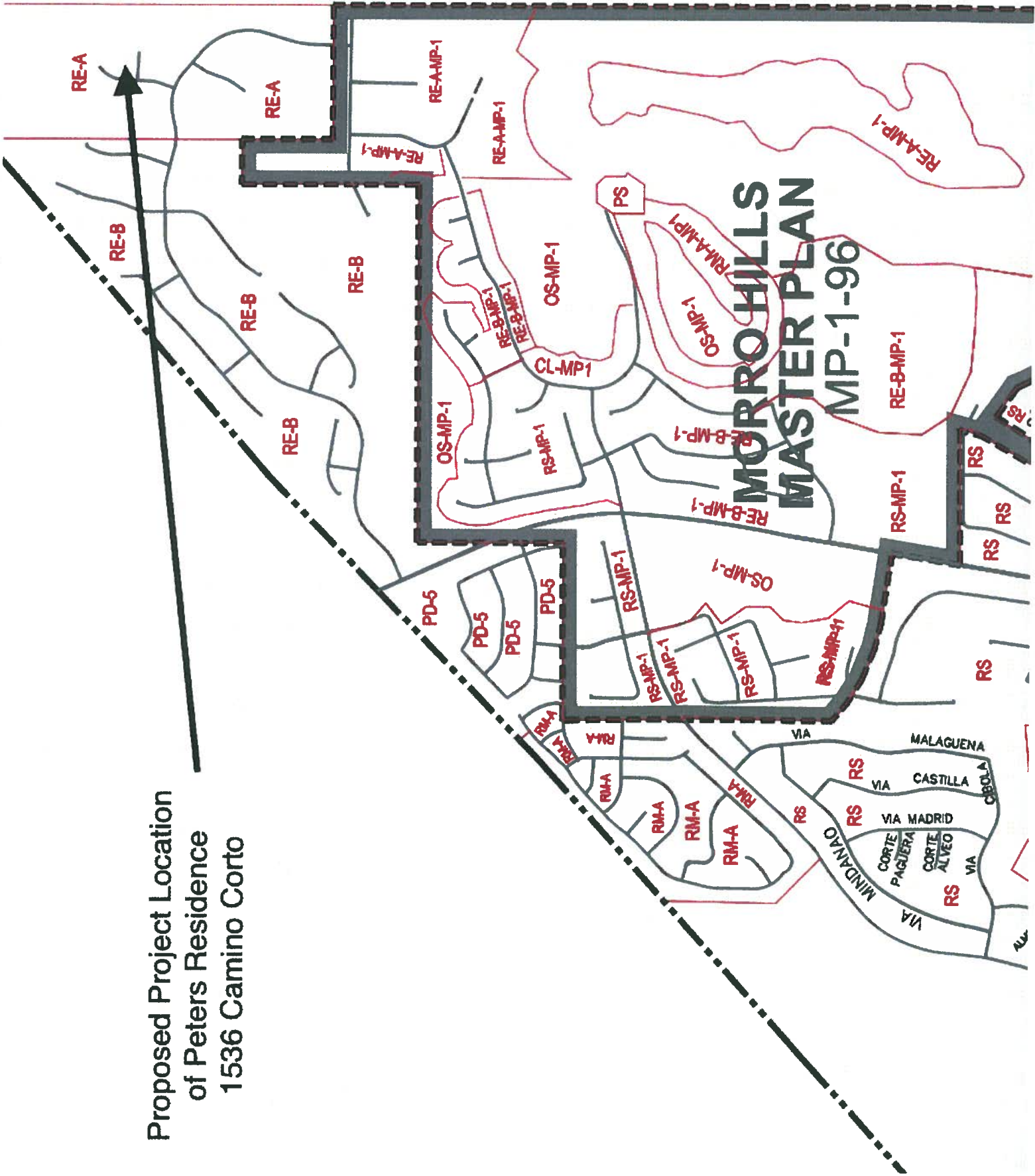
\$217K

Camino Corto

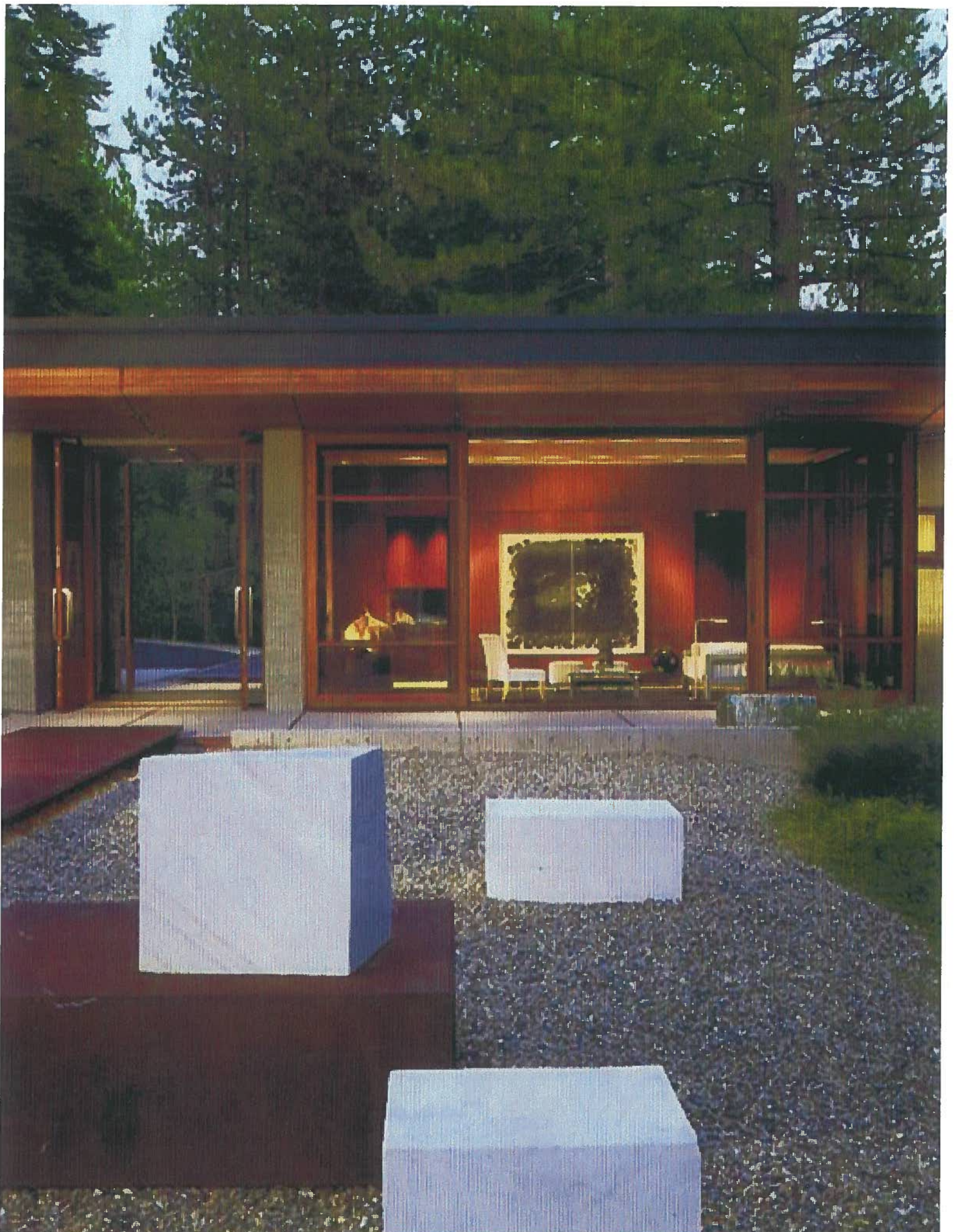
Camino Corto

Puerta de Lomas

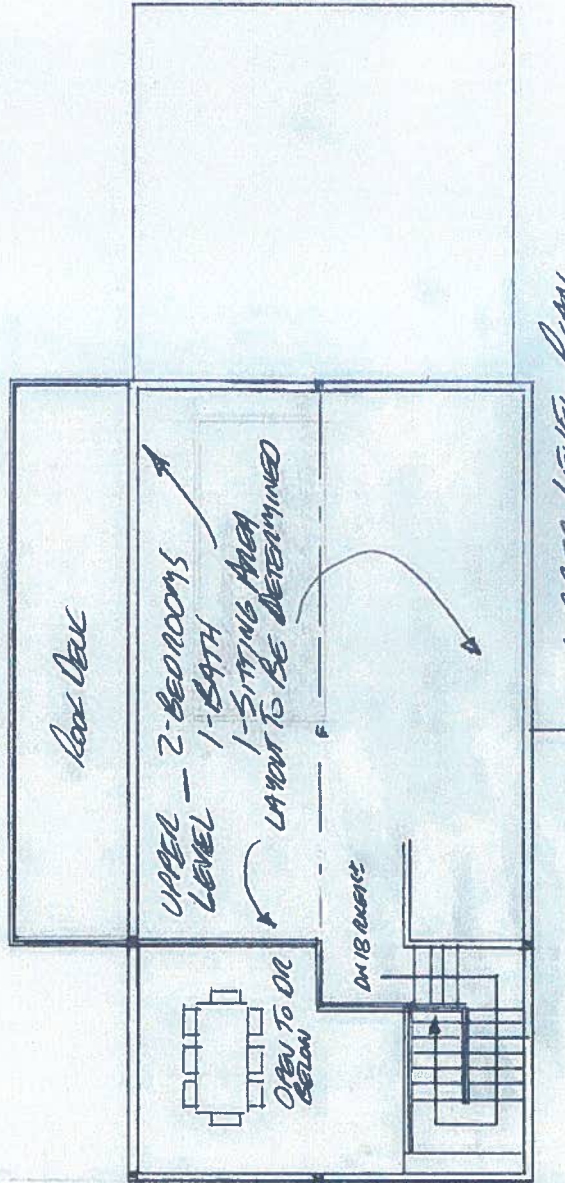
1536 Camino Corto



Proposed Project Location
of Peters Residence
1536 Camino Corto







Rear Deck

UPPER LEVEL - 2-BEDROOMS
1-BATH
1-SITTING AREA
LAYOUT TO BE DETERMINED

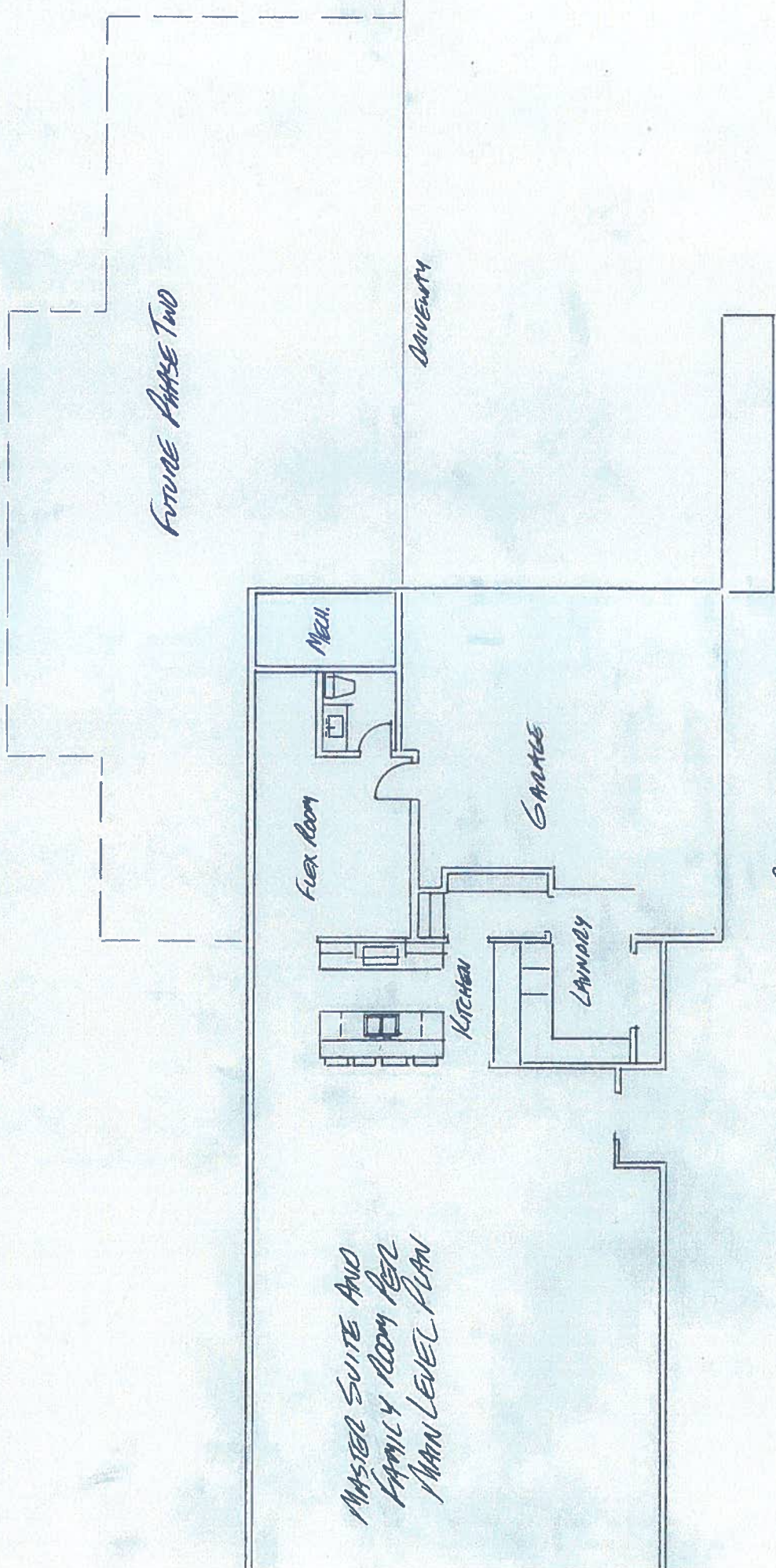
OPEN TO DR
BELOW

DOWN

MAIN LEVEL

UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"

1536 CAMINO CONTRA - PETERS RESIDENCE



FUTURE PHASE TWO

DRIVEWAY

Mech.

Flex Room

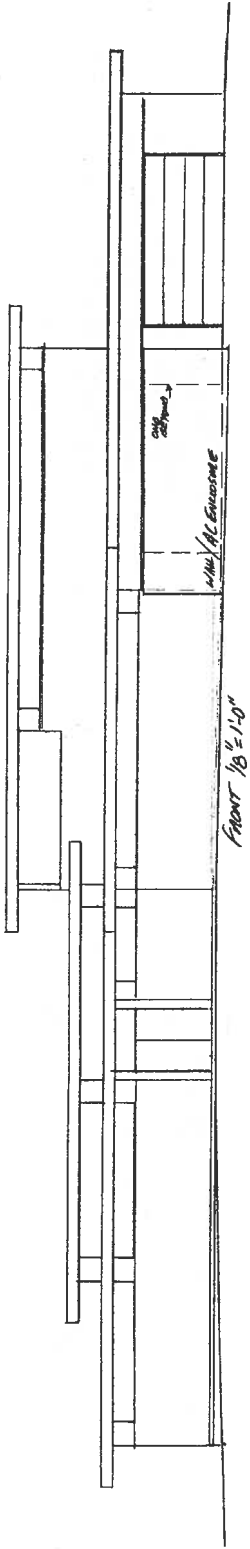
GARAGE

KITCHEN

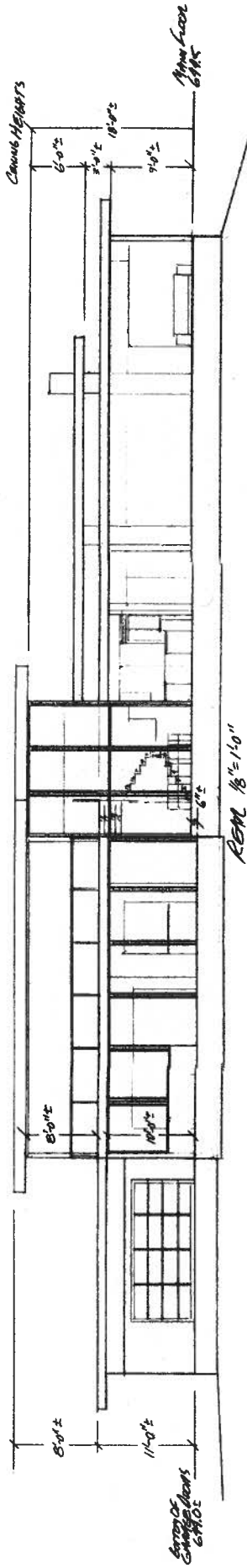
LAUNDRY

MASTER SUITE AND
FAMILY ROOM PER
MAIN LEVEL PLAN

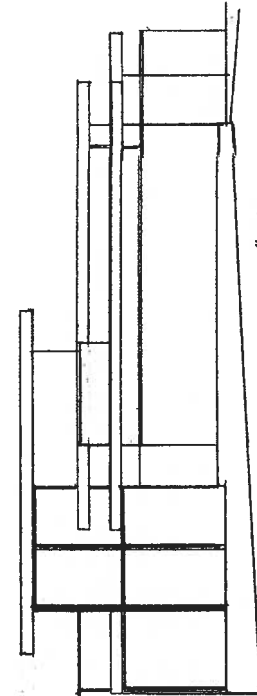
1536 CAMINO CONTO - PETERS RESIDENCE
PHASE ONE CONFIGURATION scale 1/8" = 1'-0"



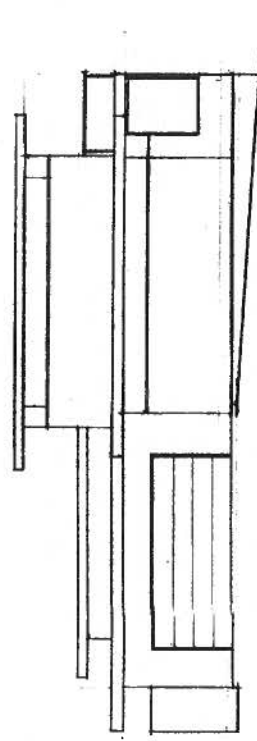
FRONT 1/8" = 1'-0"



REAR 1/8" = 1'-0"



LEFT SIDE 1/8" = 1'-0"



RIGHT SIDE 1/8" = 1'-0"

1536 CAMINO CONTO - PETER'S RESIDENCE
 CONCEPTUAL ELEVATIONS