

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 16, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 - 9:30 a.m. Proposed 7 unit, 3-story residential development at 506/510 S Cleveland St

Zoning: R-3 (Medium-Density Residential)
Land Use: Coastal High Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 150-185-02 & -03
Contact Person: Aaron Parker, SB&O Inc.
Tel.: (858) 560-1141, x121
Email: aaronp@sboinc.com

2. 9:30 - 10:30 a.m. Proposed 7 unit, 3-story residential development at 518 S Cleveland St and adjacent vacant parcel

Zoning: R-3 (Medium-Density Residential)
Land Use: Coastal High Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 150-185-05 & -06
Contact Person: Aaron Parker, SB&O Inc.
Tel.: (858) 560-1141, x121
Email: aaronp@sboinc.com

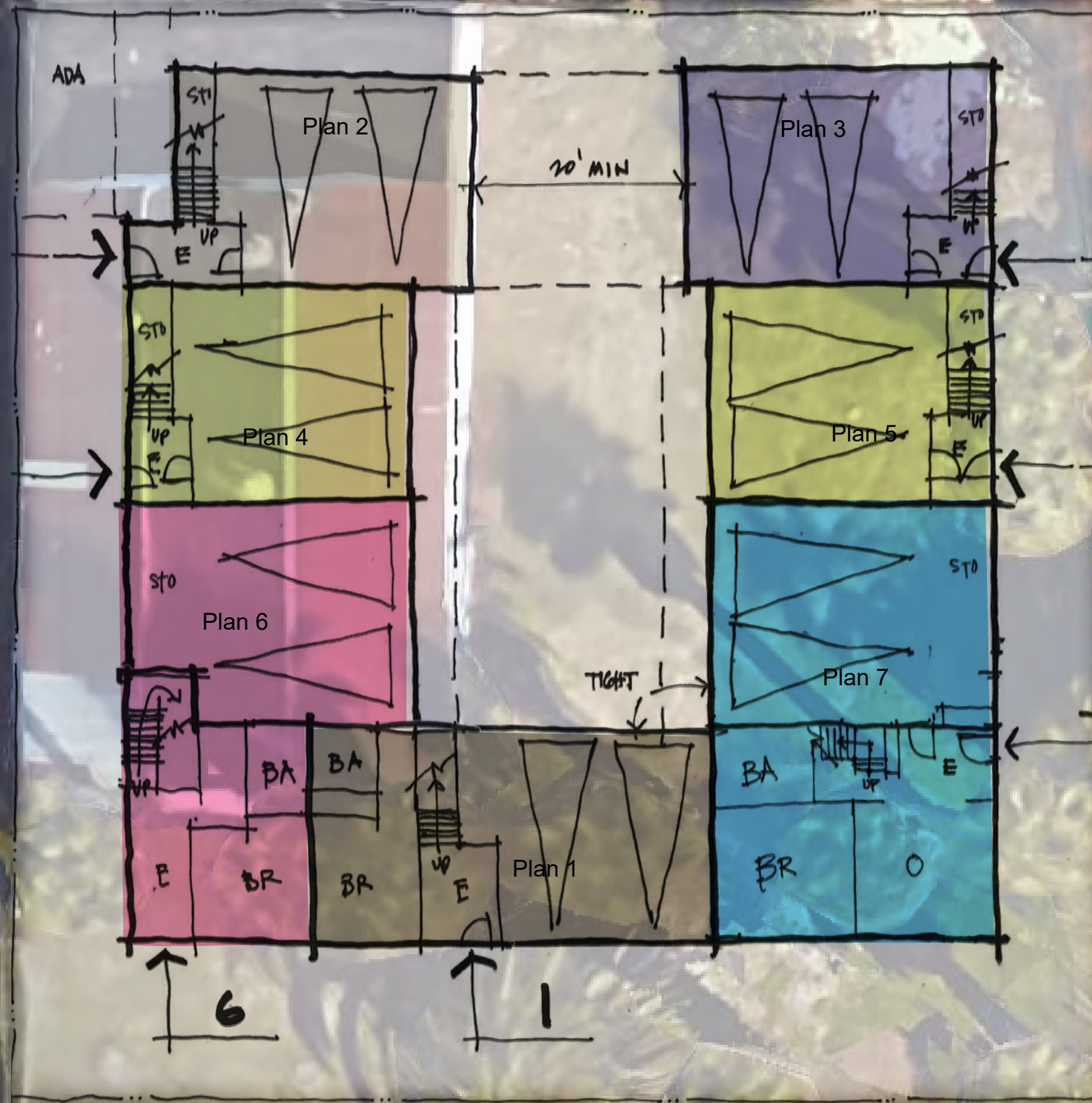
Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's 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

A 7 dwelling unit, R-2 occupancy, three story building is being proposed on two adjacent lots, 47' wide and 50' wide, on Cleveland Street between Washington and Minnesota Avenues. Each dwelling unit will be 3 bedrooms / 3 bathrooms and live over garages below with each unit having direct access. On additional parking space will be provided on site for handicap accessibility. Garage drive access will be provided off of the alley at the rear of the project. The center of the building is open to outside air to provide natural lighting and ventilation.

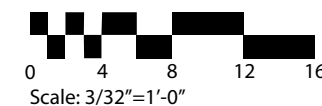


AREA CALCULATIONS

Plan	97' W
1	1,500
2	1,500
3	1,575
4	1,575
5	1,575
6	1,600
7	1,600
Total Area	10,925

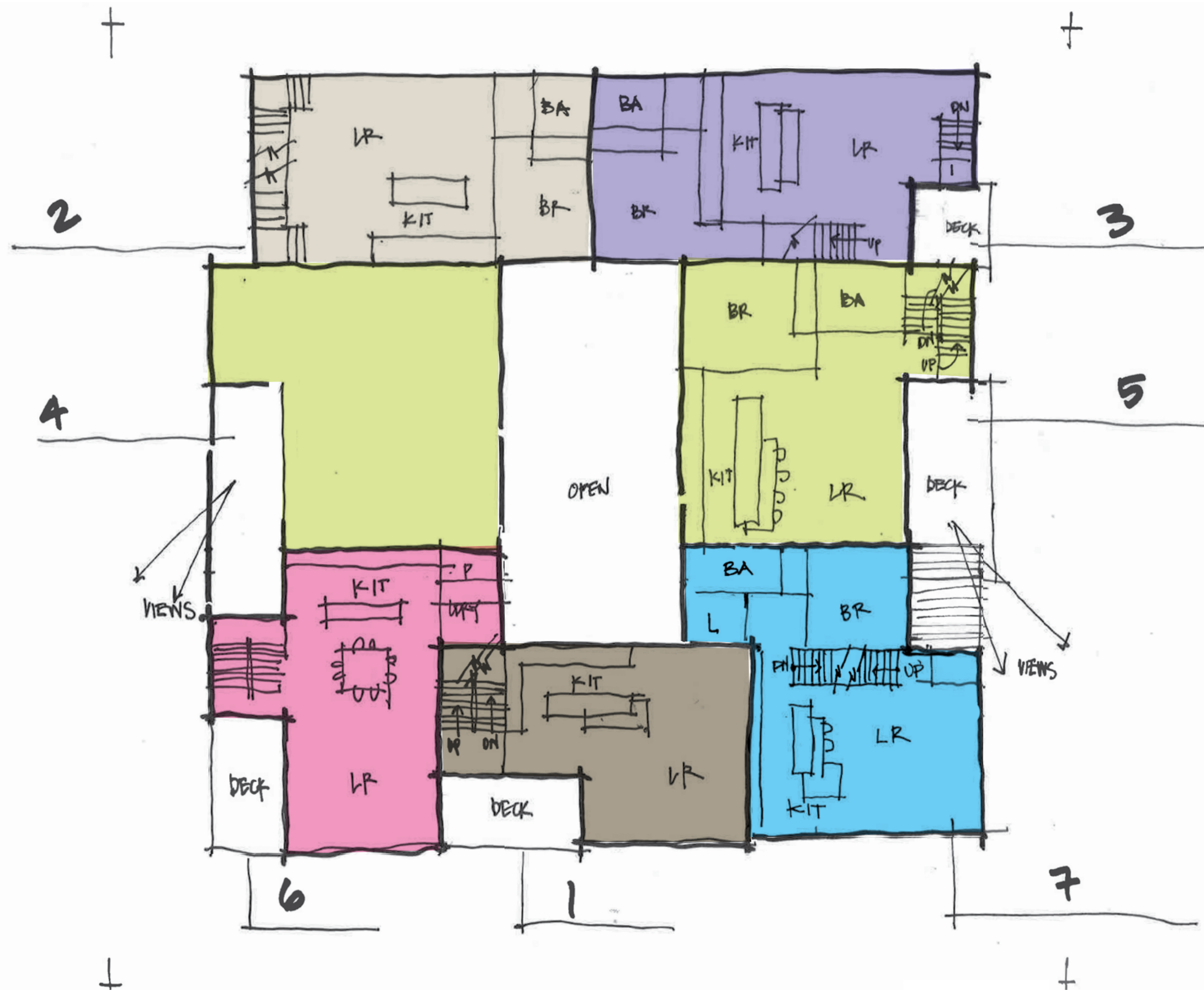
FIRST FLOOR PLAN

CLEVELAND STREET 7 | OCEANSIDE | MCKINLEY PARTNERS



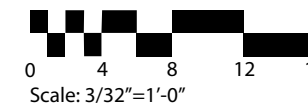
JOB NO. 51.256
 DATE 07-22-2016
 539 South Cedros Avenue
 Solana Beach, CA 92075
 858-350-0544

A.1



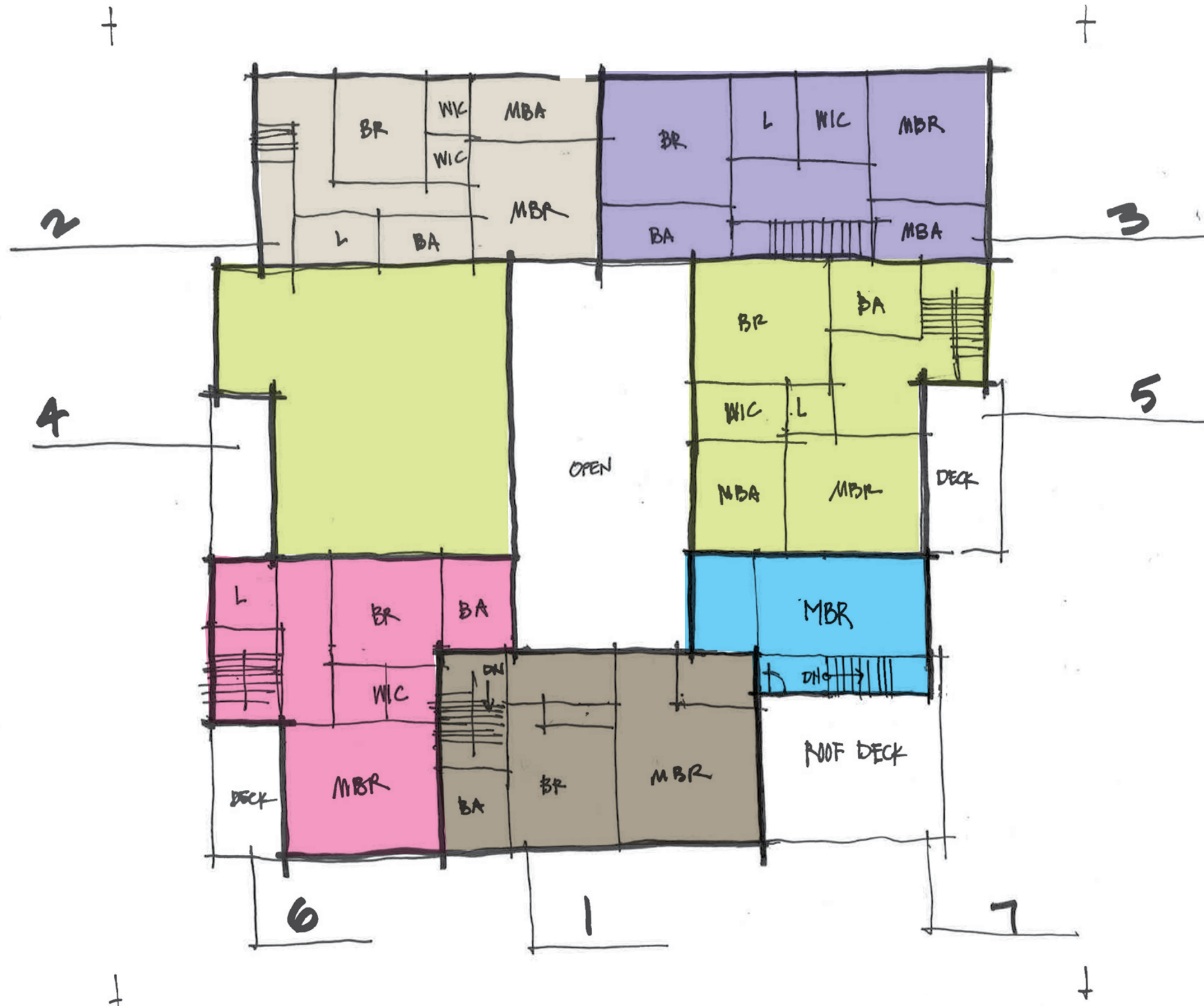
SECOND FLOOR PLAN

CLEVELAND STREET 7 | OCEANSIDE | MCKINLEY PARTNERS



JOB NO. 51.256
DATE 07-22-2016
539 South Cedros Avenue
Solana Beach, CA 92075
858-350-0544

A.2



Shaffer historical project

Hallmark new project

Barrett Condo Property





S Pacific St

S Pacific St

S Pacific St

S Myers St

Ash St

S Myers St

Coastal Rail Trail

Coastal Rail Trail

McKinley Lots

502 Cleveland Investment

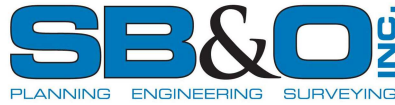
S Cleveland St

Cleveland St

Cleveland St

Minnesota Ave

All Star Windshields Oceanside CA



MEMORANDUM

DATE: July 25, 2016

TO: CITY OF OCEANSIDE
Development Services Department
760-435-3519

FROM: Aaron Parker

RE: **506/510 & 518/526 S. Cleveland Street**
Developer's Conference ~ Project Questions

ENGINEERING

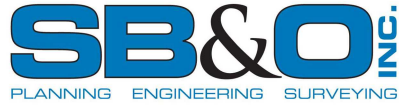
1. Is the 5' ROW dedication required for Cleveland Street?
2. Does the City have any funds to help bridge improvements across the intervening lots – dry utilities, curb and gutter, etc. Would the City also want to address the overhead utilities Washington.

WATER UTILITIES

3. Can the projects take water and sewer services directly from Alley in lieu of S. Cleveland Street?
4. Does the existing sewer main in Cleveland or the Alley have any capacity issues that would affect this project?
5. What space is required for trash contain pickup in the alley?

PLANNING

6. . What documents will the City require from the existing owner of 518 and 526 Cleveland to process entitlements? (We have those lots under option and scheduled to close next year.)
7. What is required in the first submittal package?
8. Is there a neighborhood design review board step required before formal submittal to the City?
- 9.
10. Will the Coastal Zone Amendment have any effect on the ability to develop the proposed project?



BUILDING

11. Could an elevator from the first floor to the second floor meet the ADA requirement issue?
12. Fire access requirements.
13. Storage requirements for trash or other.
14. Roof deck restrictions and height limits
15. Encroachments into setbacks for architectural projections
16. Verify if the density is acceptable
17. Verify the lot coverage is acceptable
18. Verify if the garage directly off the alley is acceptable
19. Verify 20' wide garage drive is acceptable.
20. Verify Parking count is acceptable.
21. Verify Submittal requirements and timing for review process
22. Identify site accessibility requirements