

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, May 17th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 2 rows of 4 townhomes (8 units total) on a 10,000 sq. ft. lot located at 301-307 West St.

Zoning: R-3 (Medium-Density Residential)
Land Use: Coastal High-Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 152-012-14-00 & 152-012-13-00
Contact Person: Mike Moore
Tel.: (760) 517-8600
Email: mike@mooregc.com

Attachments:

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

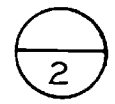
¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference 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.*

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

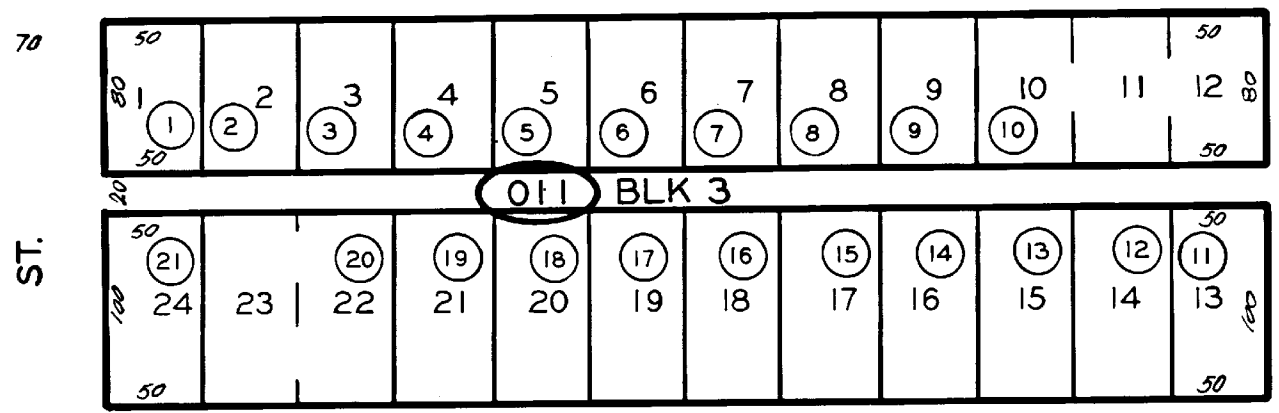


152.01
09

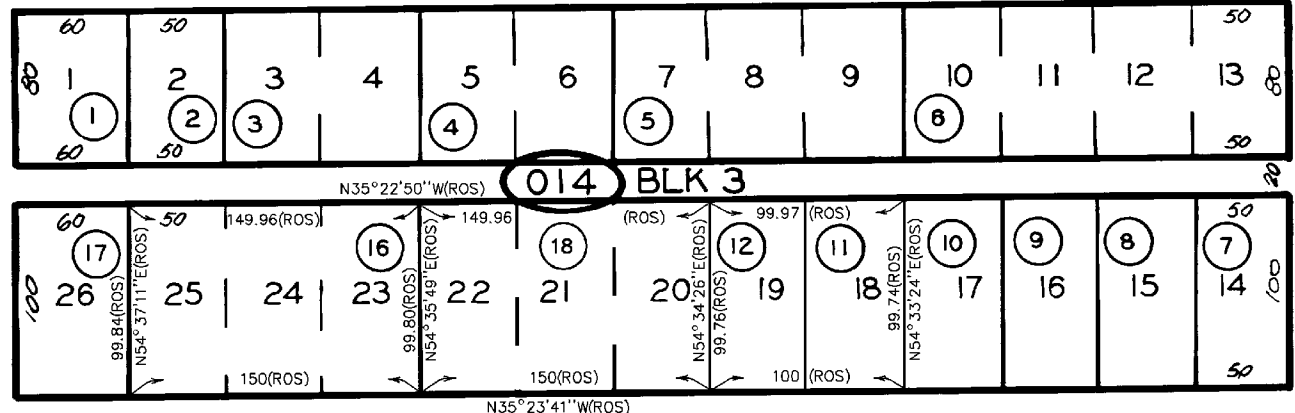
STANLEY ST.



80 S COAST (HILL (HWY 101) ST.) HWY 80



M 163
M 917
ST.



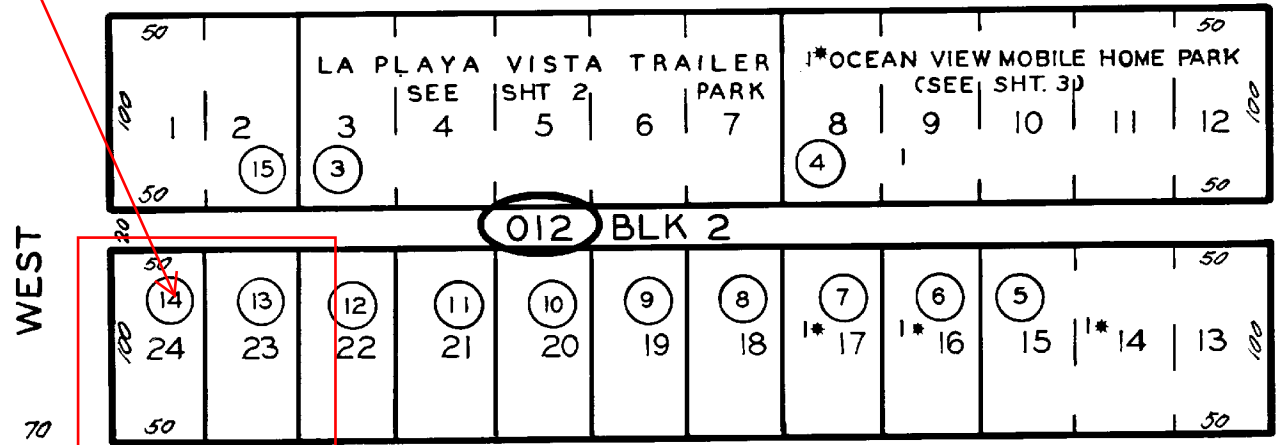
BLVD

Project Site

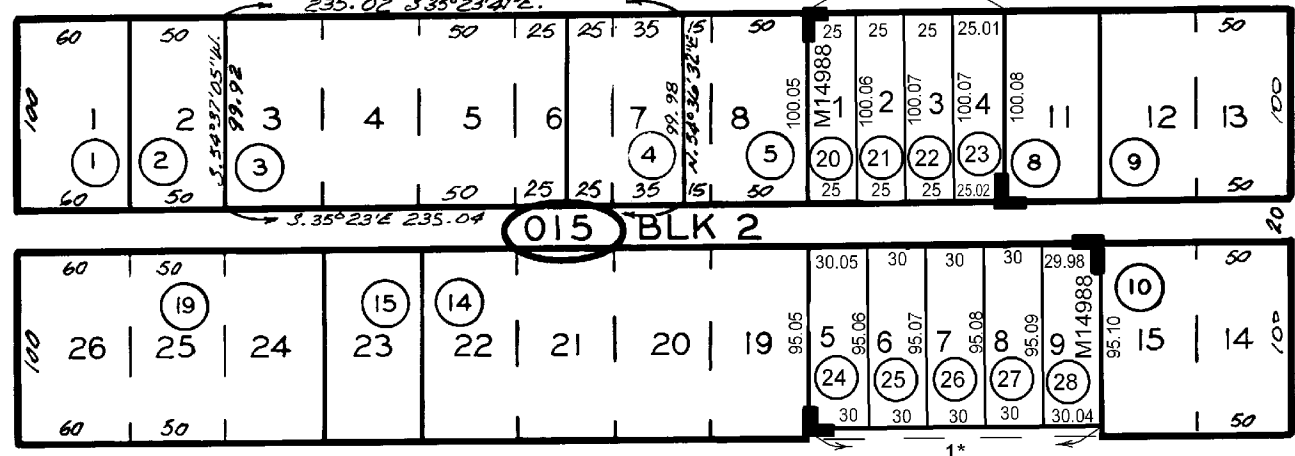
TREMONT

ST

150
37



EUCALYPTUS



(SHORT ST.)

50 WEST CLEVELAND (BROADWAY) ST. OCEANSIDE 50

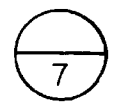
5/5/05 JGRO

CHANGES	BLK	OLD	NEW	YR	CUT
	013	12	13	69	5361
	012	14	15	70	2805
	016	15	12	76	2657
	015	16-18	19	81	3233
	013	17-18	14	88	1311
	014	13-15	18	01	1702
	015	16,11-13	20-28	06	45

1* NO ACCESS

MAP 14988-TM T-1-03
MAP 917 - ENLOE'S ADD
MAP 163 - JARVIS ADD
ROS 14026,15021,16910

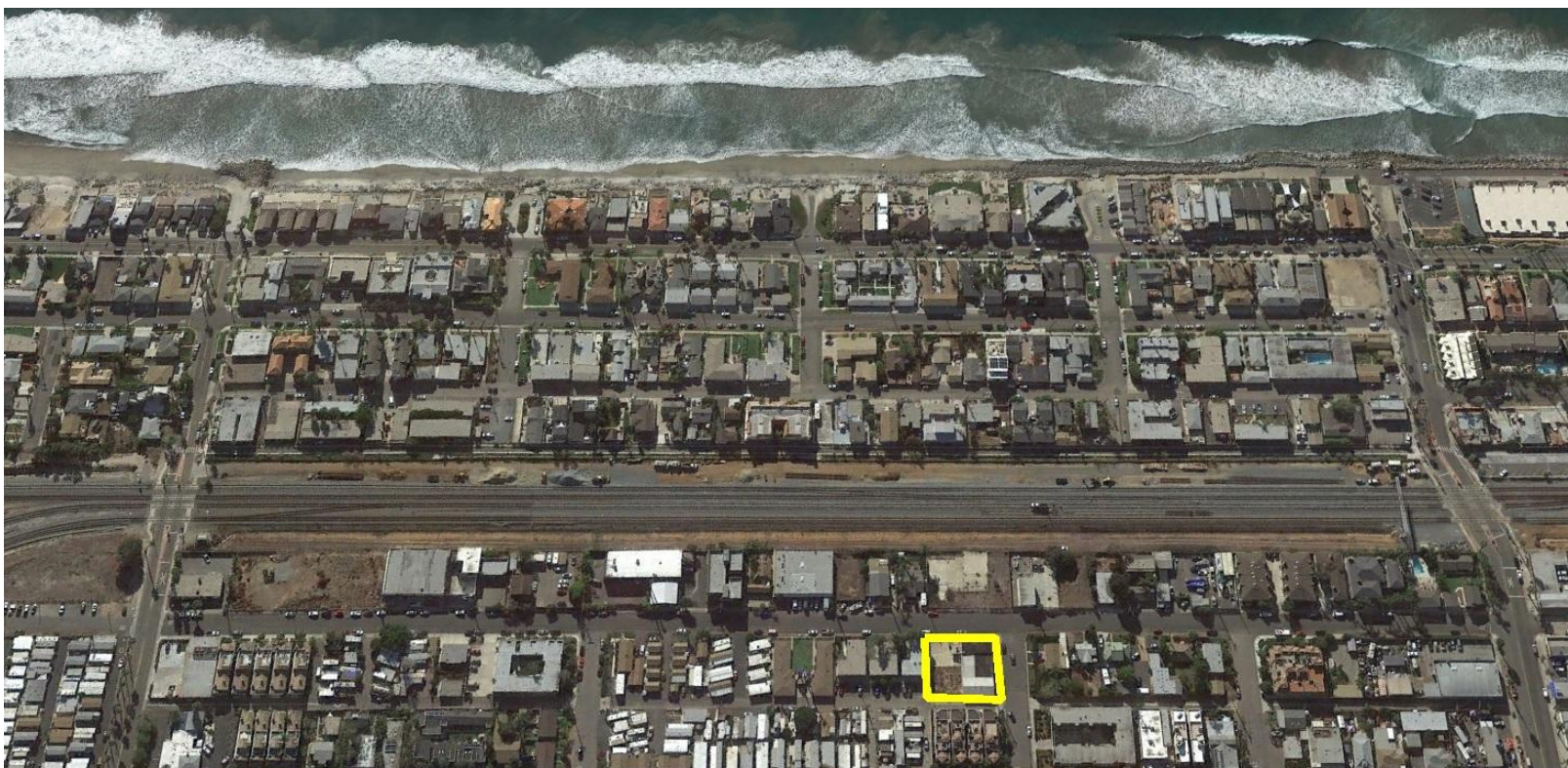
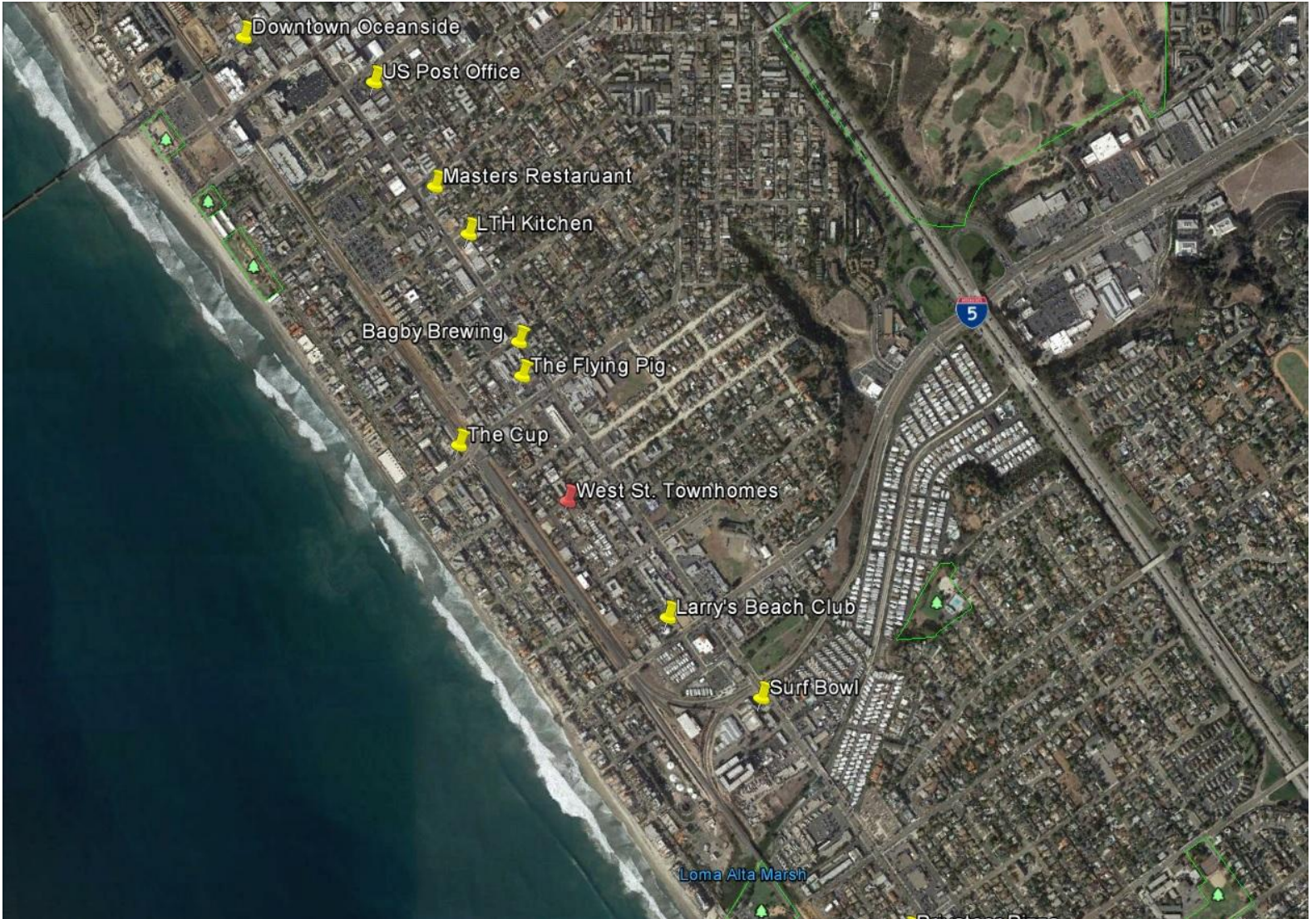
150
35



Proposed development of 301-307 West St

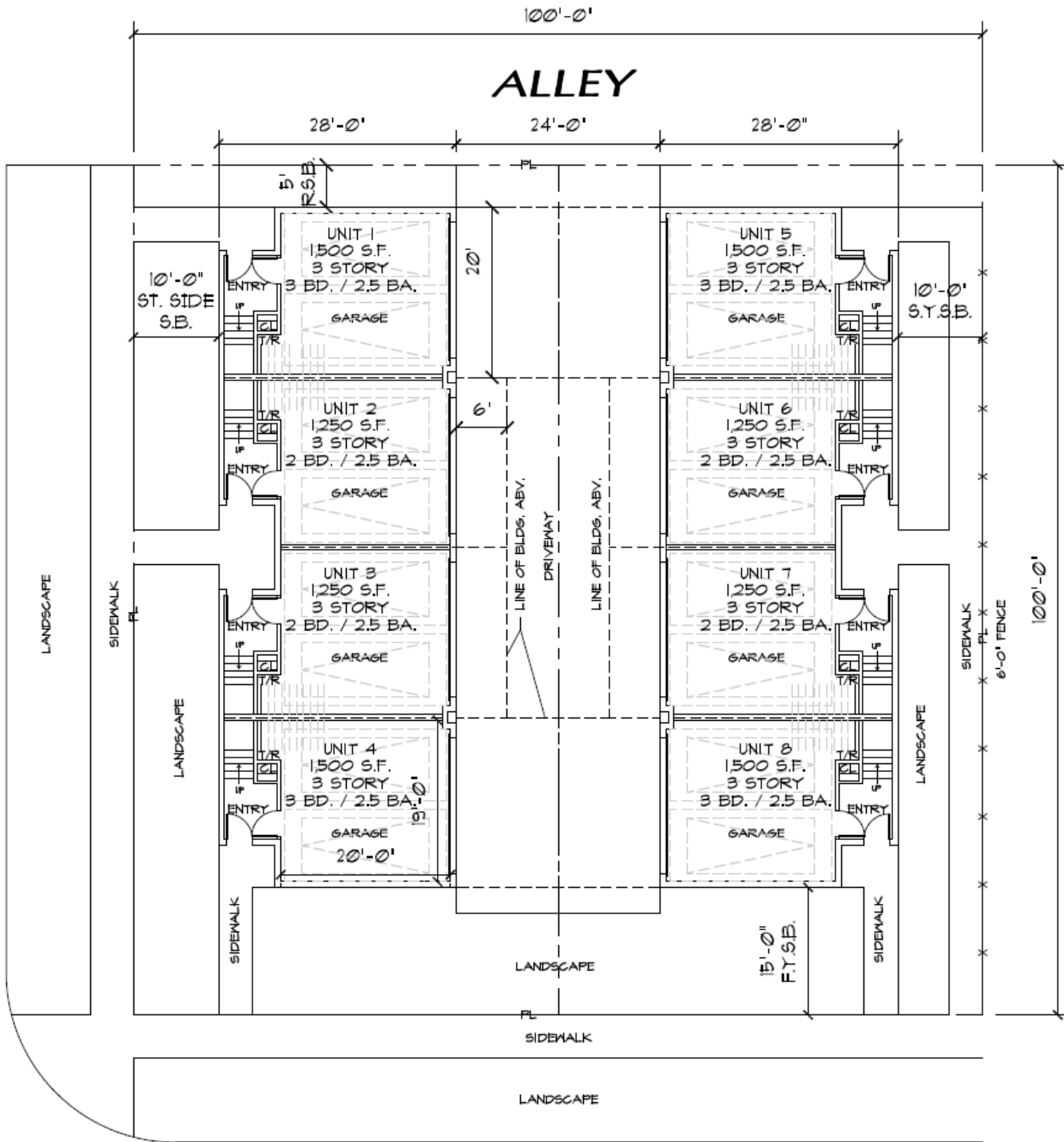
We are proposing a development of 2 rows of 4 townhomes (8 units total) on 10,000 SF lot including associated site improvements. Our project will be very similar to the Hallmark properties at the north end of Cleveland by the Transit Center. The property is located at 301-307 West St. Oceanside, CA 92054. APN 152-012-14-00 & 152-012-13-00.

Project Location



Site Plan

WEST ST.



CLEVELAND

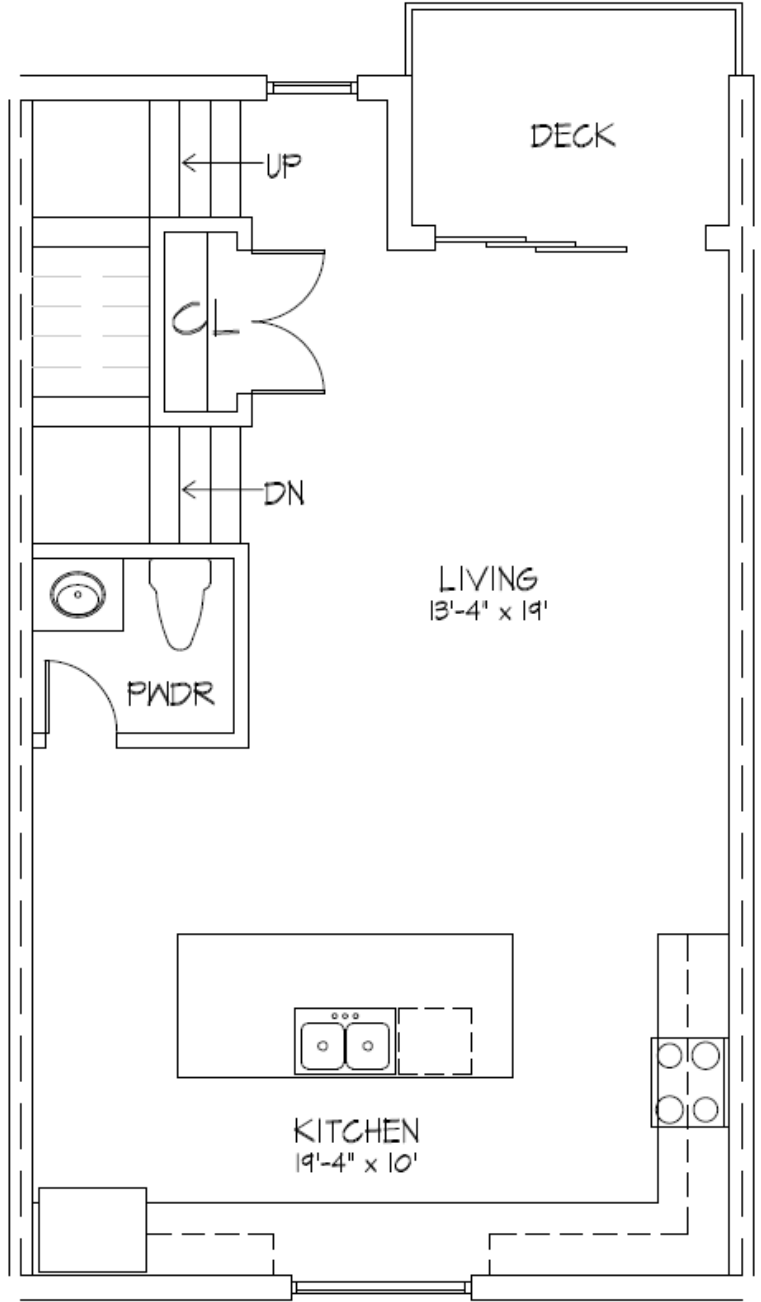
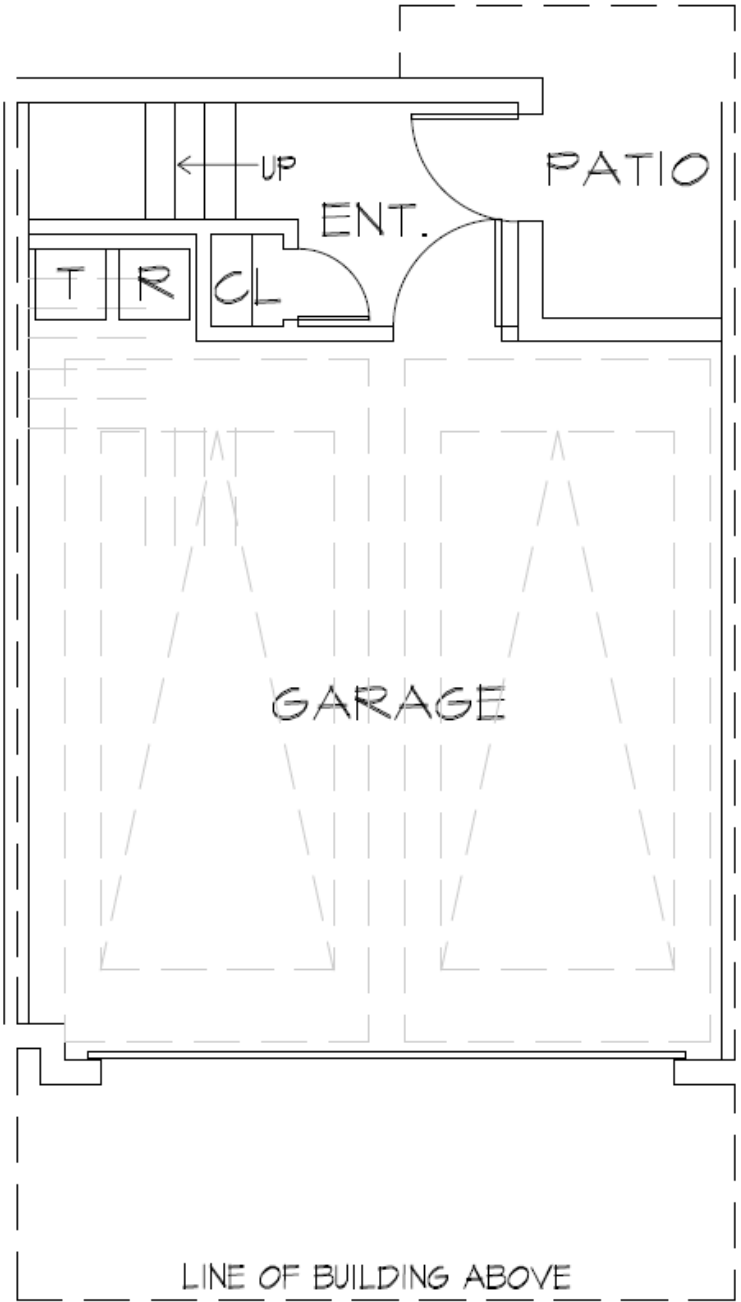
Elevations



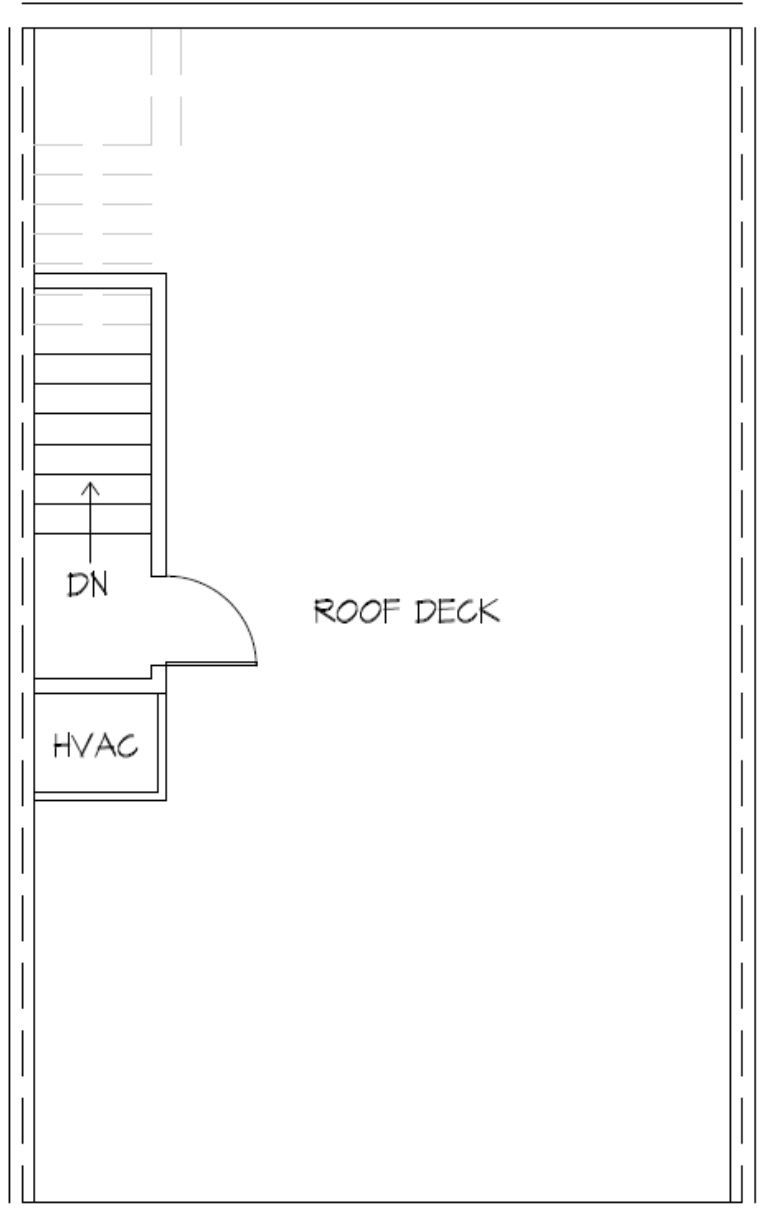
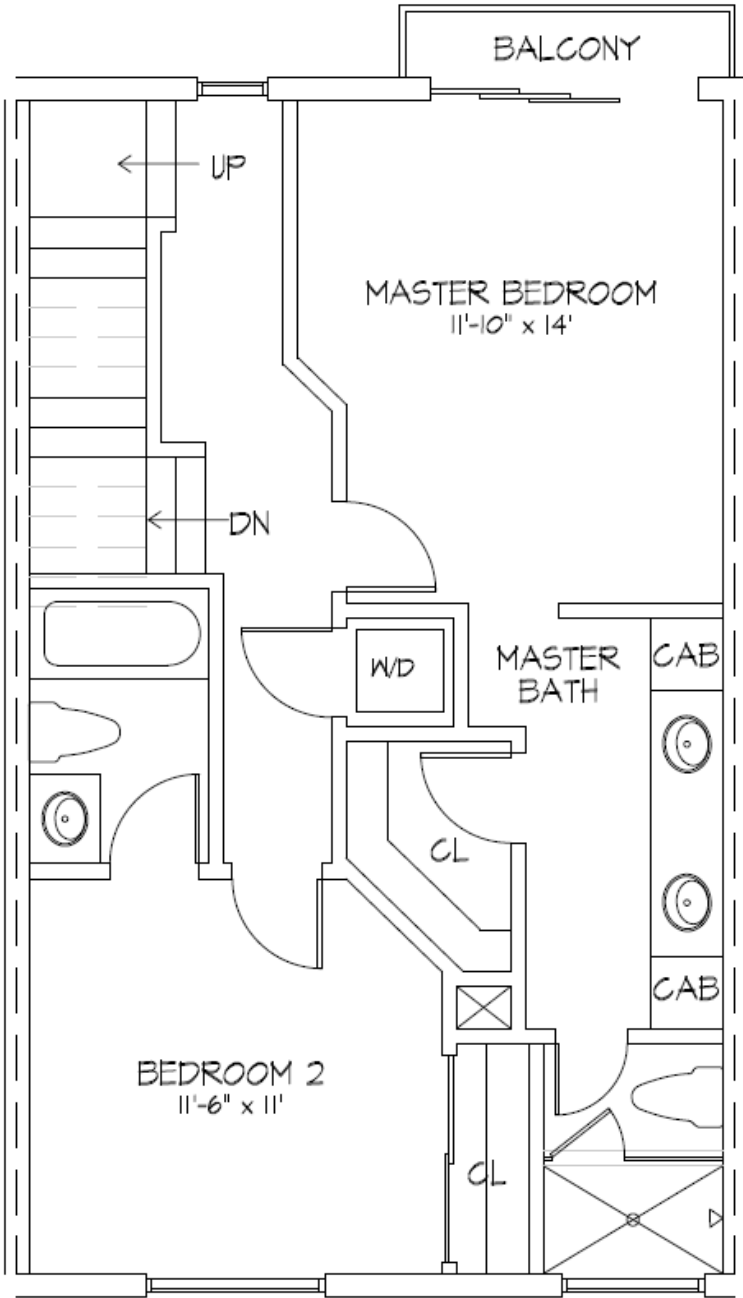


NORTH ELEVATION

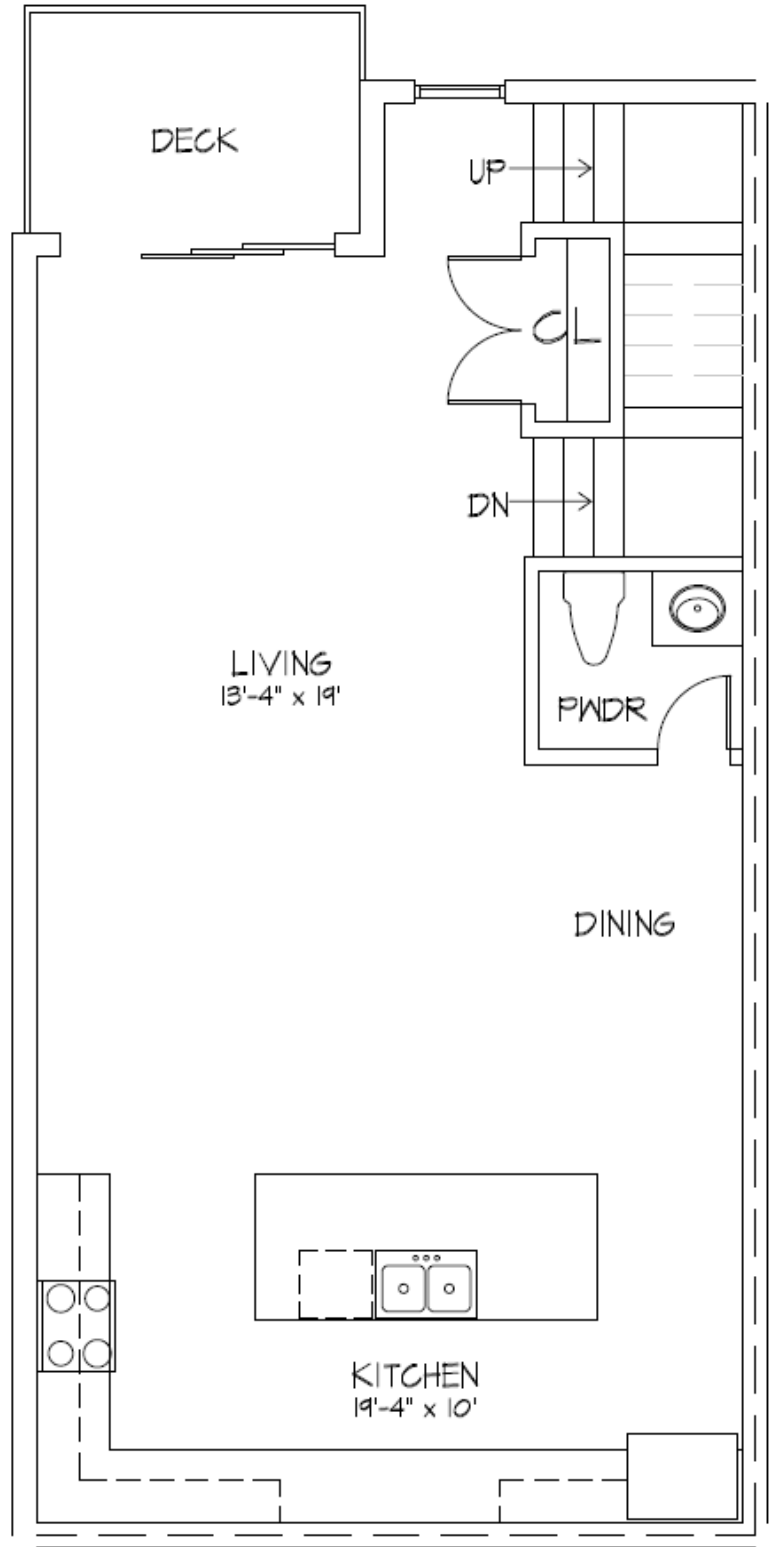
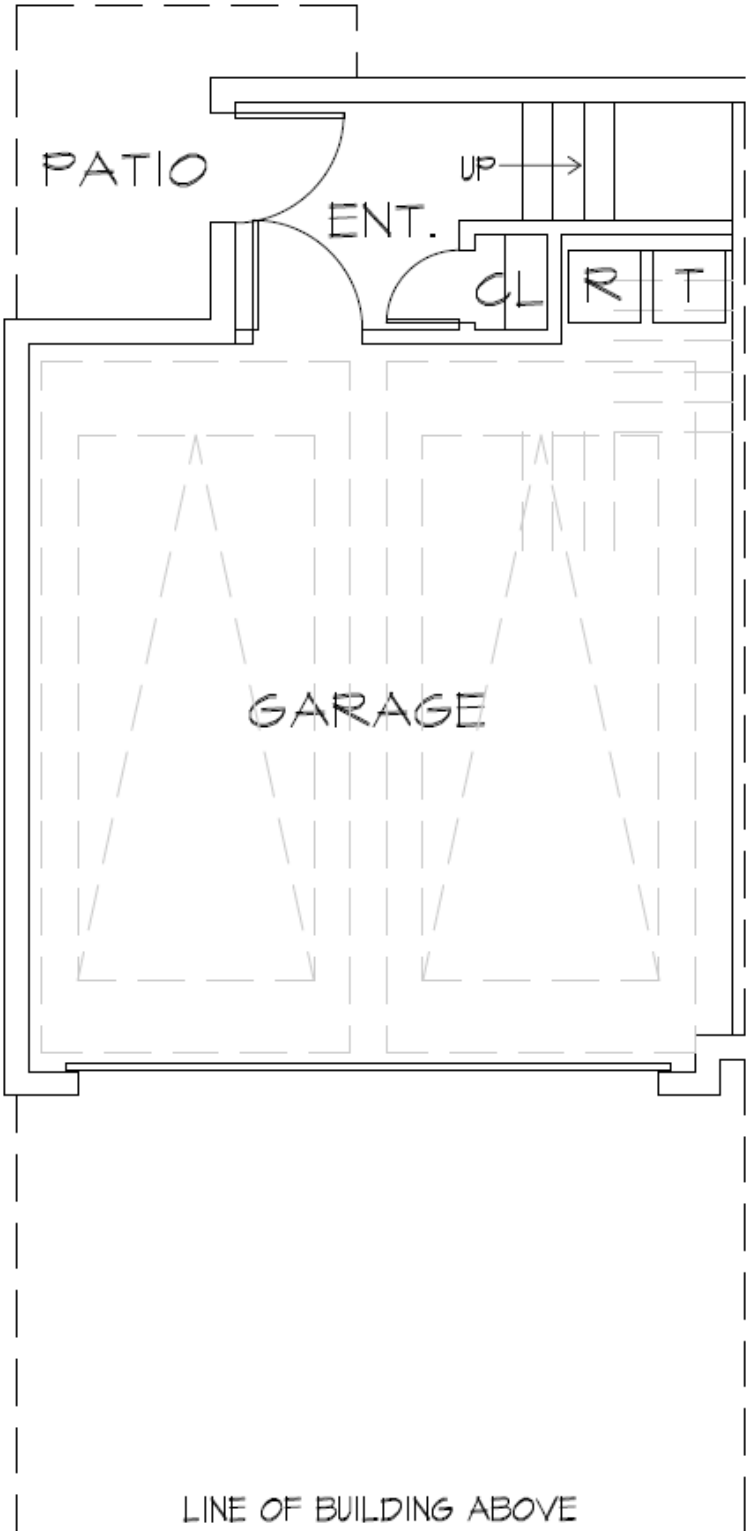
Floor Plan 1,290 SF – 1st & 2nd floors



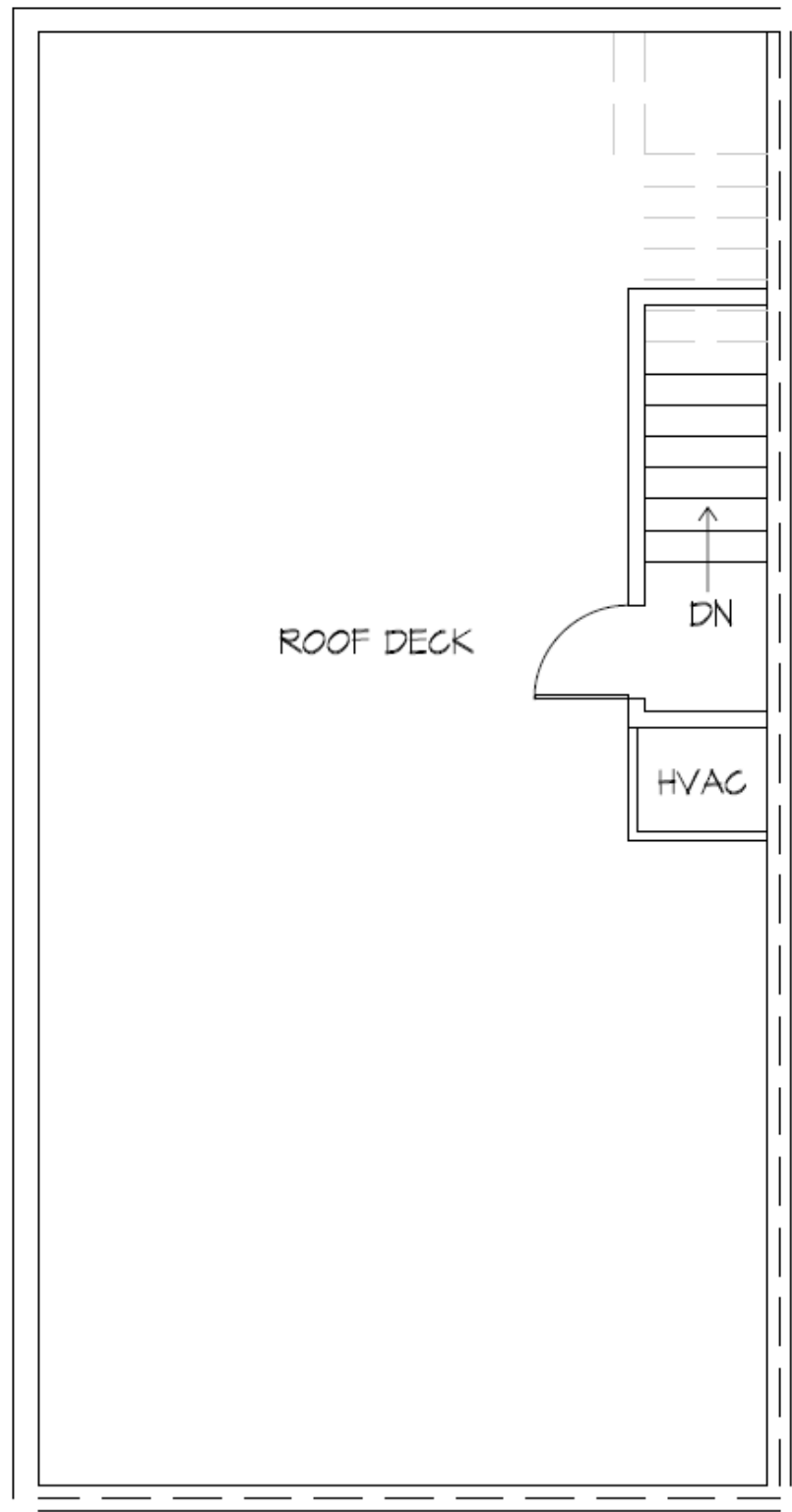
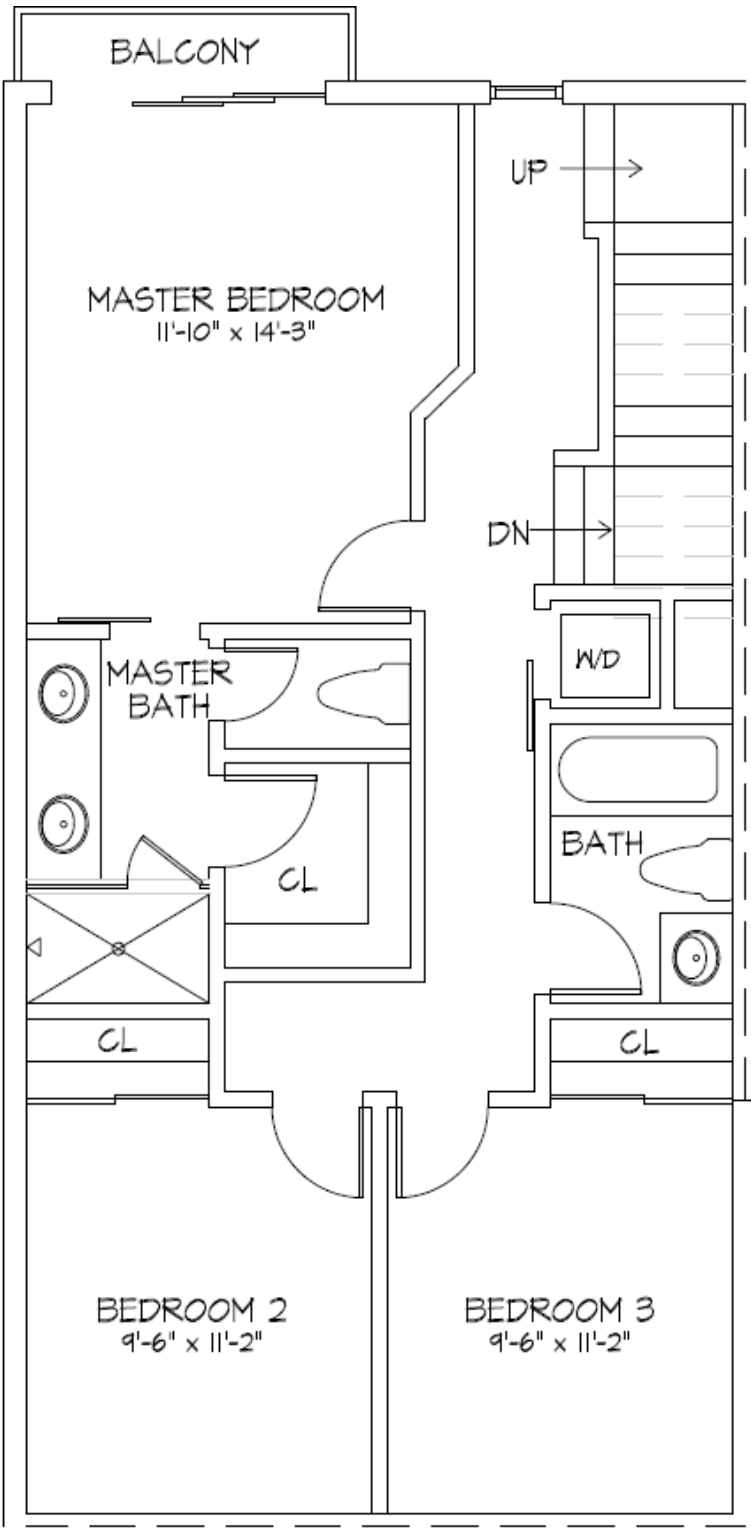
Floor Plan 1,290 SF - 3rd floor and roof deck

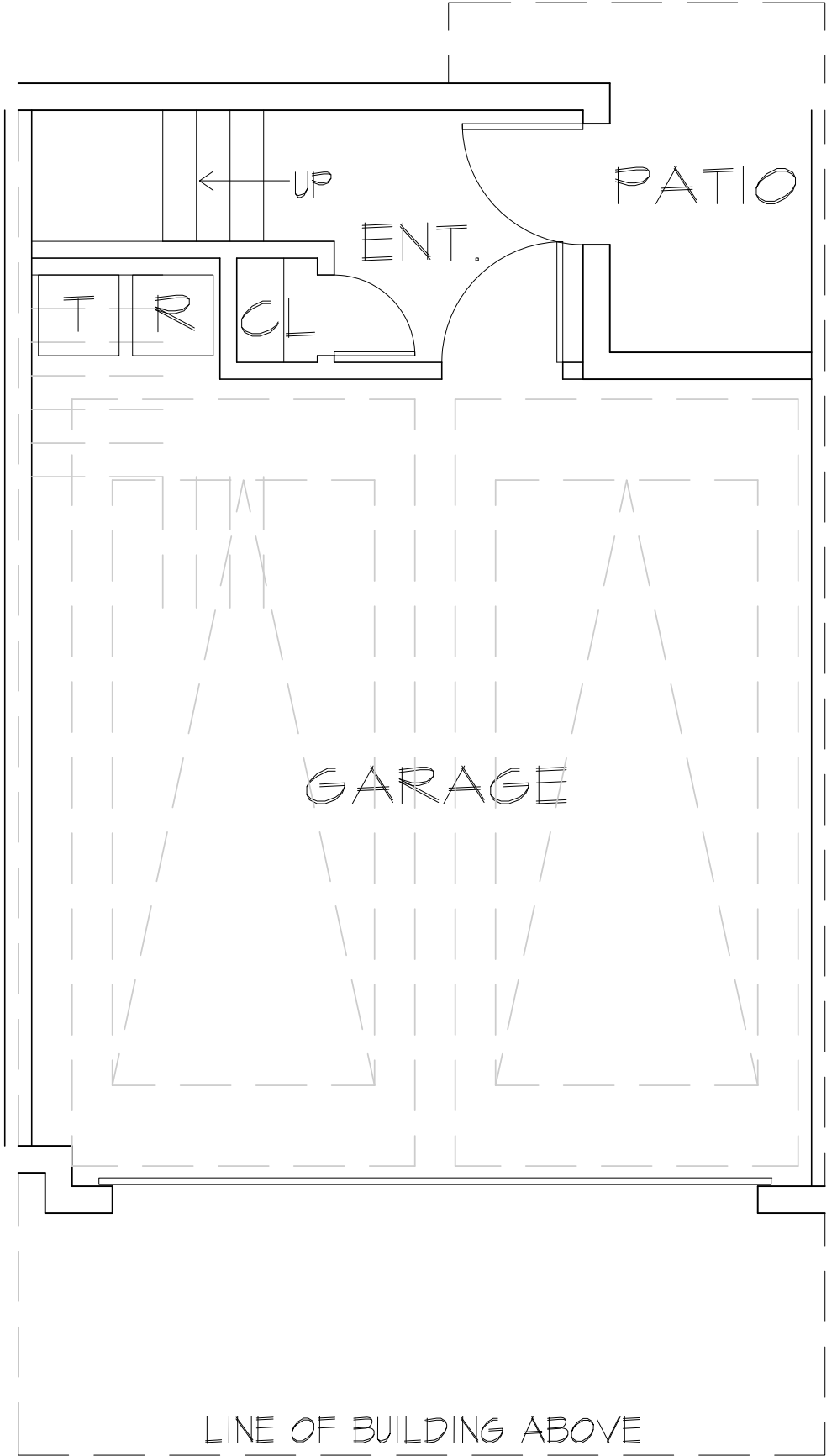


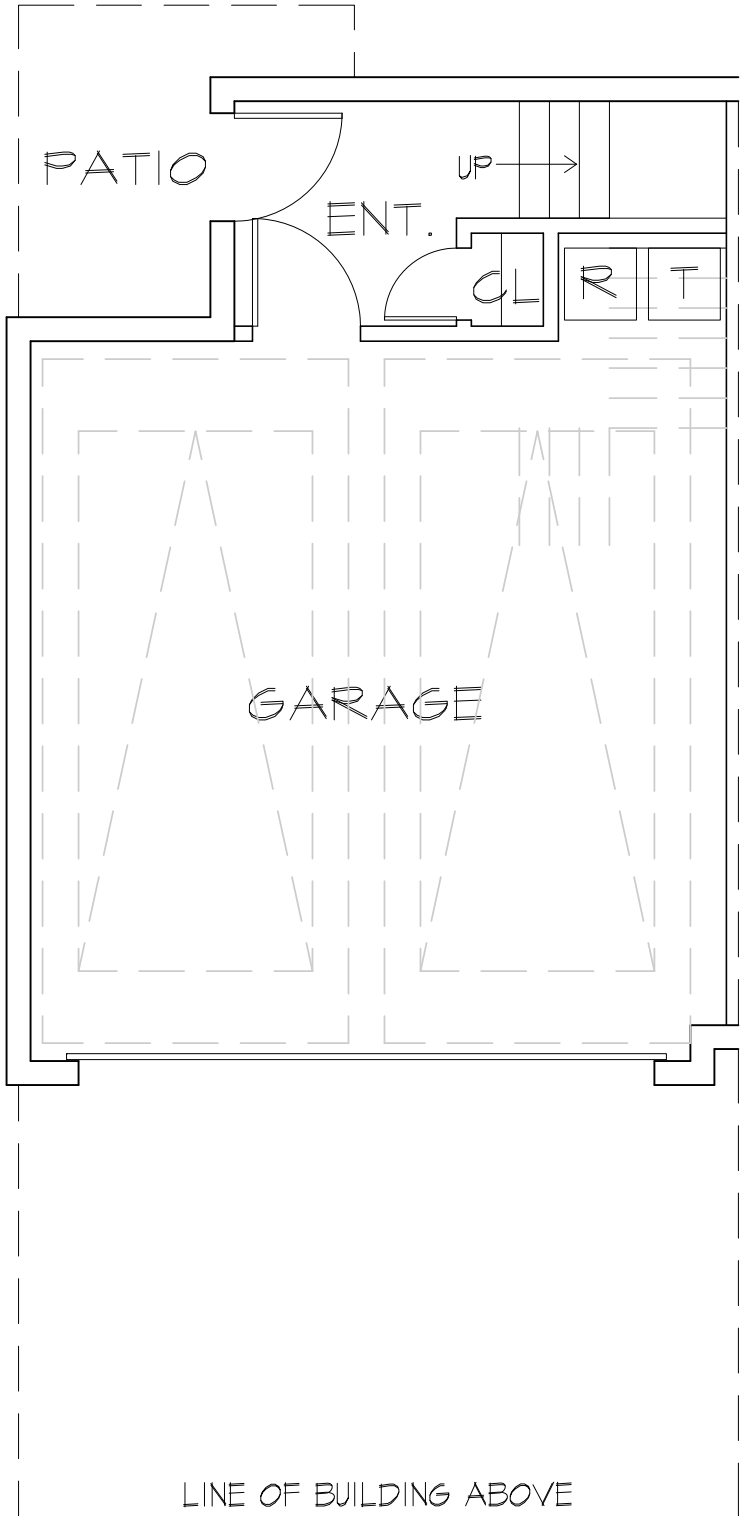
Floor Plan 1,517 SF – 1st & 2nd floors

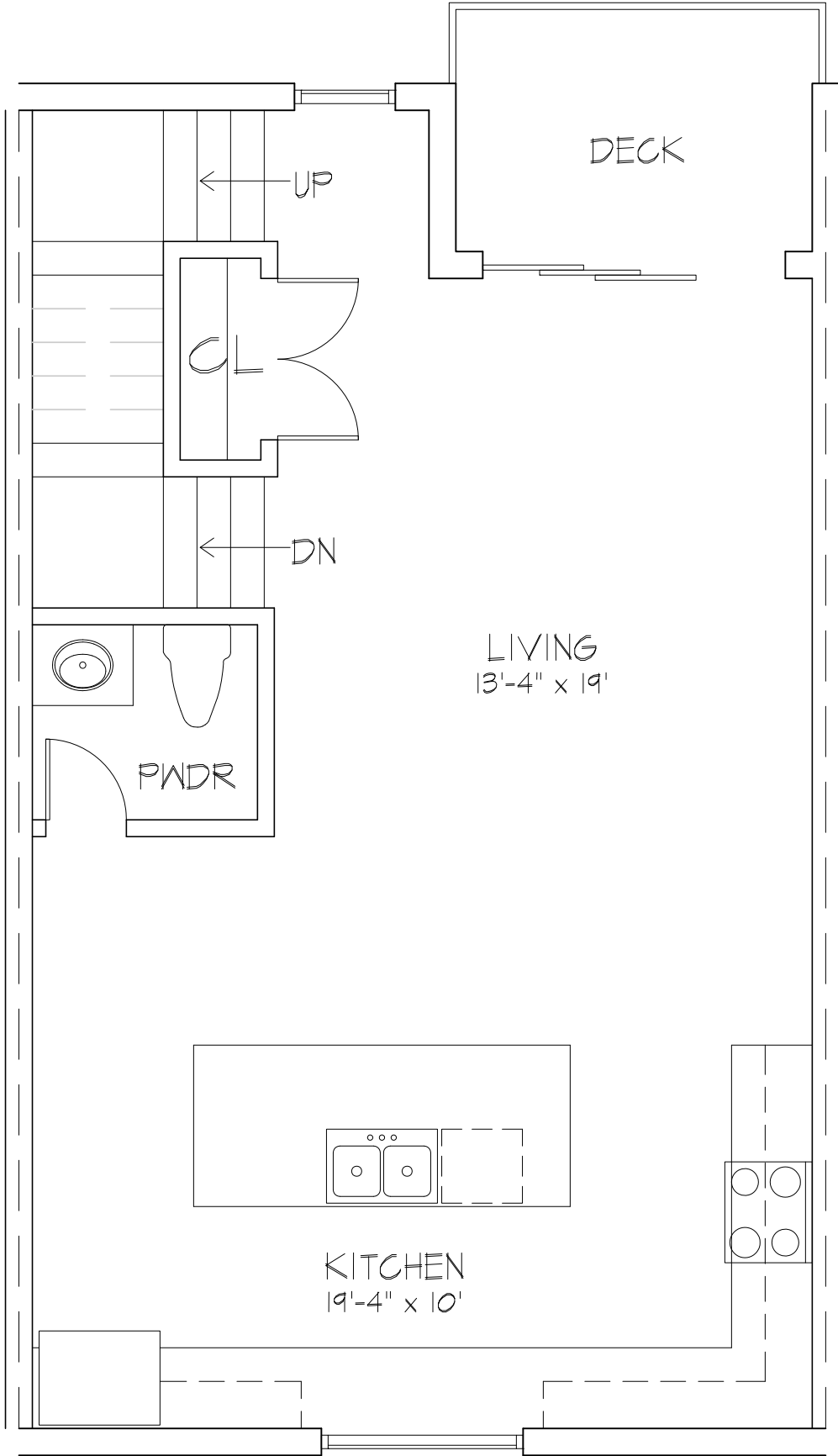


Floor Plan 1,517 SF - 3rd floor and roof deck









DECK

UP

CL

DN

LIVING
13'-4" x 19'

PWDR

KITCHEN
19'-4" x 10'

