

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, June 7th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 3-unit townhome building on a vacant lot located at 152 S. Myers Street

Zoning: D-5 (High Density Residential SF & Multi)

Land Use: Downtown

Neighborhood Area: Townsite

Assessor Parcel Number: 147-350-09

Contact Person: Chris Coglianese

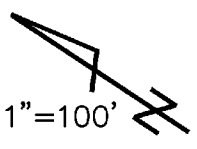
Tel.: -

Email: christophercoglianese@yahoo.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.*



CHANGES

BLK	OLD	NEW YR	CUT
350	160-1-4		
	273-7		
	8,9,12,13		
	150-041		
	-2		
	150-042		
	-1		
	150-044	1-3	84 3404
	-16		
	150-076	4-10	84 1006A
	-1-7		
	ST CLSD	SAME	86 5593
	1-3		
	1-2	11-15	90 2382 CANC
	12,13,15	16	91 1467
	150-077-24		
	11-14	17-21	92 2354
	17	22-23	95 1667
	03	24&25	04 1173
	18-21	PG37	13 33

1*760-186-08
-09
-11

150
4

147-160
-273
150-041, 042,
-044
-076

16
SHT 2

8

PIER VIEW WAY
(THIRD ST)

CLEVELAND

N35°17'44"W(ROS)

N35°19'11"W

N35°17'44"W(ROS)

37

350

22
1.63 AC

PAR 37 SBE MAP 804-37-6J

A. T. & S.F. RY

456.60(ROS)

23

POR PAR 34A SBE MAP 804-37-6J

16
3.07 AC

213

2.19 AC

N35°18'36"W (ROS)

37

S35°17'42"E

S54°45'25"E (ROS)

MYERS

16
SHT 2

7
SHT 1

MISSION AVE

SEAGAZE

26

PROJECT SITE

150
7
SHT 1

TYSON

DR (FIRST ST)

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Project Description

To summarize, the lot that I'm developing is 152 S. Myers Street, Oceanside. I've retained Jamie Starck as my architect for this project. He was the architect on another recent project on S. Myers Street; a duplex located at 600/602 S. Myers.

Our concept as it stands now is a three-unit townhome building, with parking on-grade level, and two stories of living space above, with roof-top decks. The units will each have private two-car garages within the parking area, and be accessed by a 20' driveway off of S. Myers Street. I'm attaching our conceptual site/floor plans for your information. I'm also attaching photos of the duplex building that Mr. Starck designed at 600/602 S. Myers, as we are presently contemplating exterior elevations along those lines; however, no final decision has yet been made in that regard. Finally, I'm also attaching Google Earth photos of the specific area and region as requested.

Regional and Vicinity Maps



Example Exterior Elevations (600/602 S. Myers St.)



87'-0"

3'-0"

20' MIN.

120'-0"
24' MIN.

50'

10'-0"
MIN.

1403 S.F.

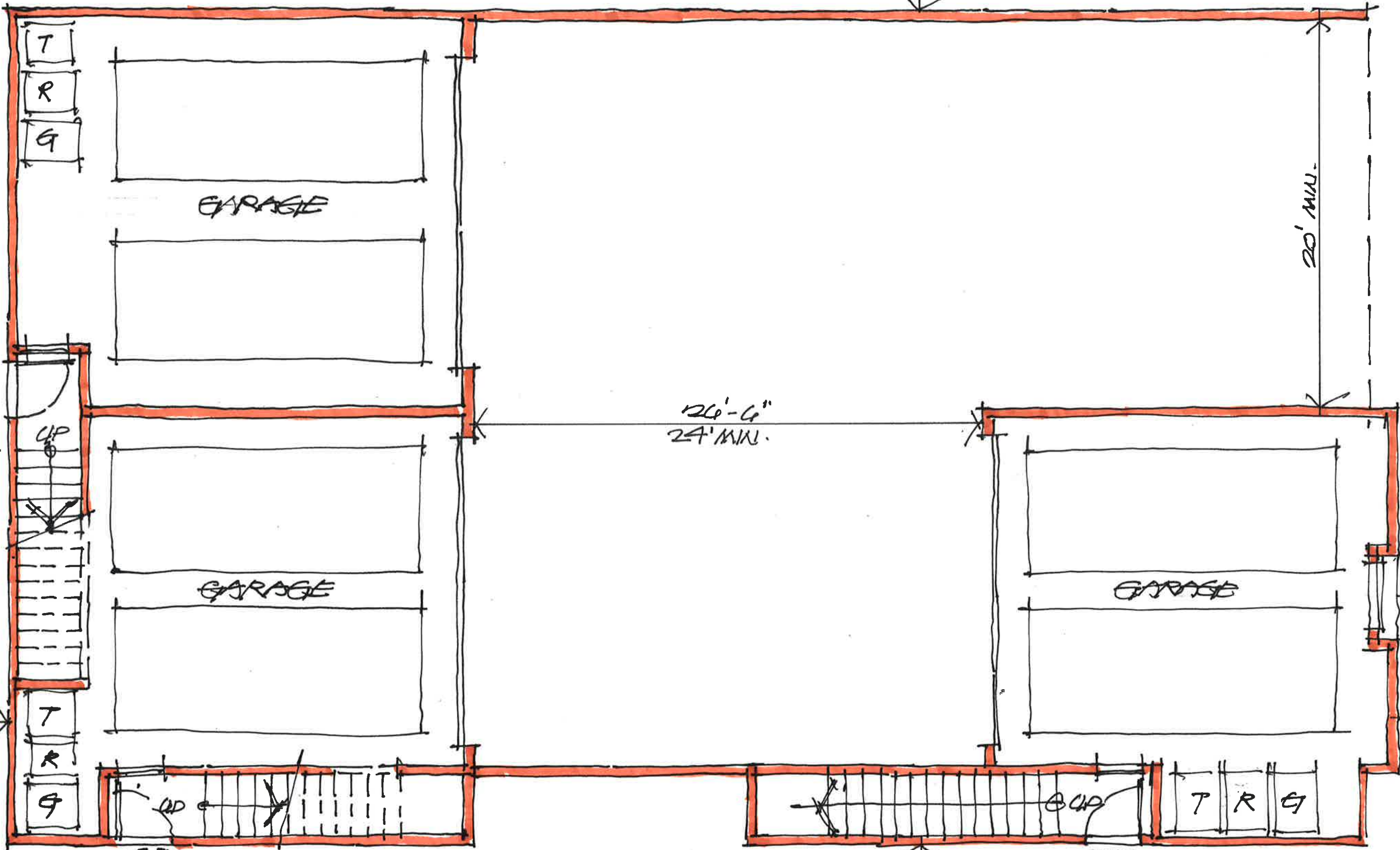
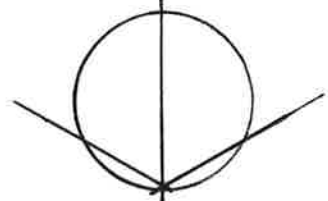
6'-0"

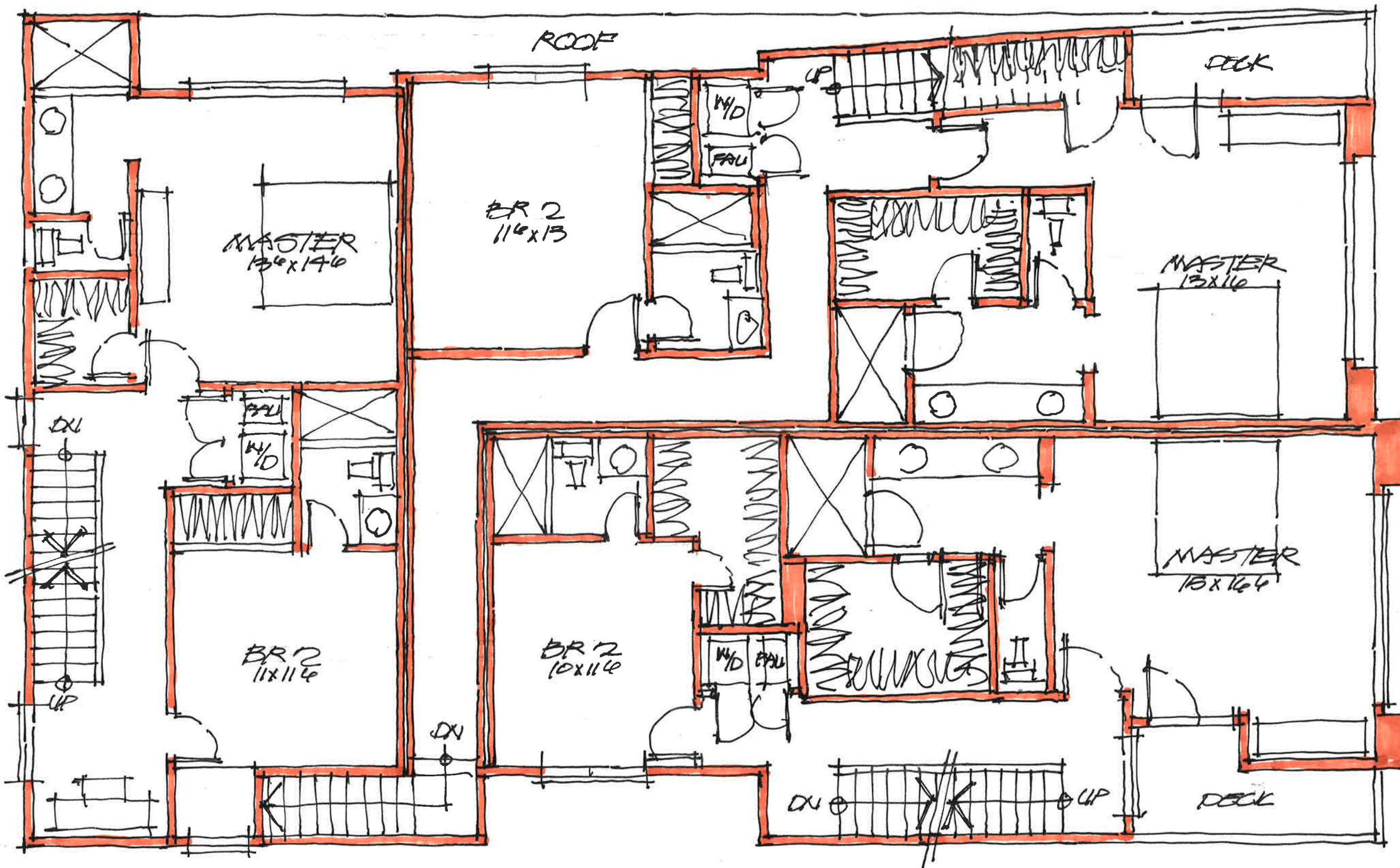
1051 S.F.

1055 S.F.

152 SOUTH MYERS
1/16" = 1'-0"
2017027

FIRST FLOOR
5.5.17

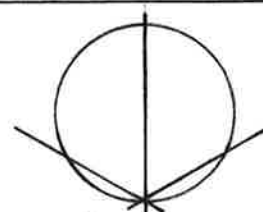


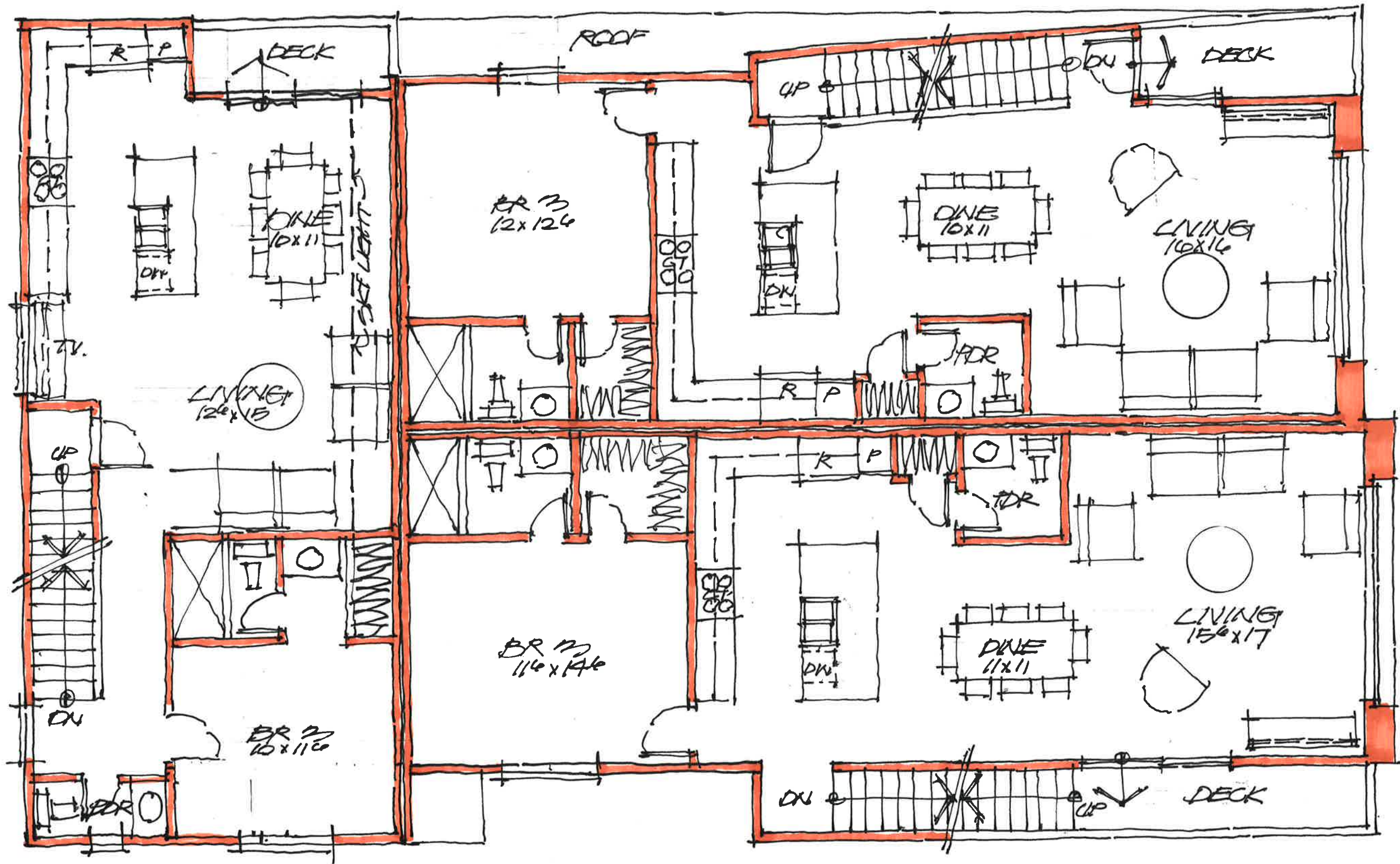


152 SOUTH MYERS
 3/16" = 1'-0"

20170227

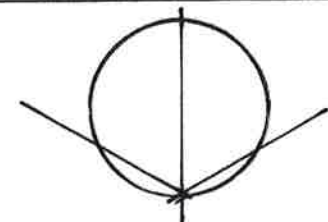
SECOND FLOOR
 5.5.17

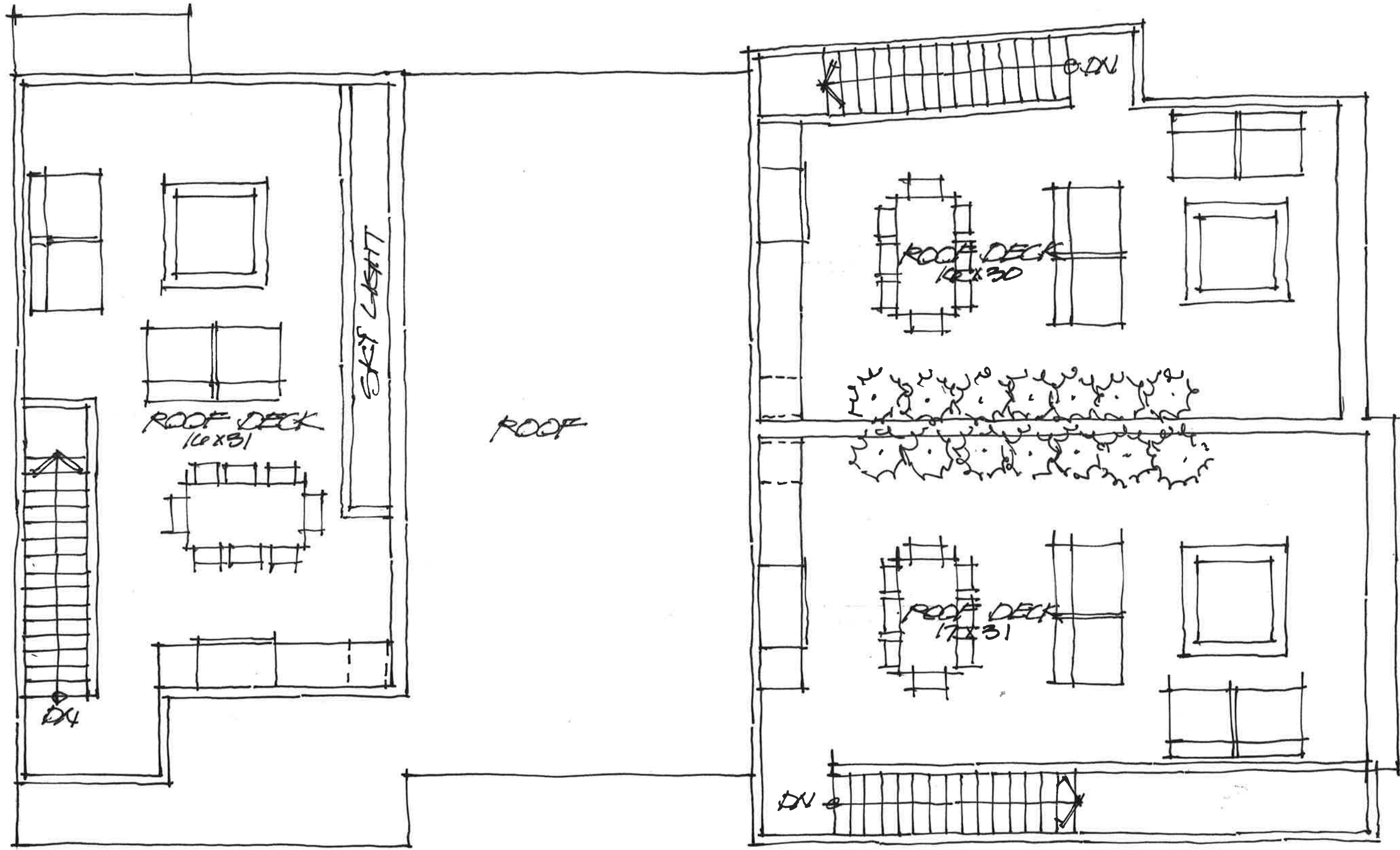




152 SOUTH MYERS
 3/16" = 1'-0"
 20170223

THIRD FLOOR
 5.5.17





152 SOUTH MYERS
 1/16" = 1'-0" 20170277

ROOF DECK
 5.5.17

