

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, September 20th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 2,375 sq. ft. two-story single-family residence with attached 2-car garage and 1,175 sq. ft. ADU with a 2-car carport on an approximately 7,000 sq. ft. lot located southeast of the intersection of Capistrano Dr. and San Luis Rey Dr.

Zoning: RS (Single-family Residential)
Land Use: SFD-R (Single-family Detached Residential)
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 144-011-14
Contact Person: Norm Pulliam
Tel.: (760) 304-4245
Email: normqm@gmail.com

2. 10:30 - 11:30 a.m. Proposed Tri-City Medical Center 3-level parking structure with 500 parking spaces (located at 4002 Vista Way)

Zoning: CP (Commercial Professional)
Land Use: Professional Commercial
Neighborhood Area: Tri-City
Assessor Parcel Number: 166-010-31
Contact Person: Diego Lastres
Tel.: -
Email: dlastres@cunningham.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.*

Sterling Trust
C. Norman Pulliam
1131 Jugador Ct.
San Marcos, CA 92078
951-217-1230 fax: 760-304-4245
normqm@gmail.com

8-7-17
Date: ~~7-28-17~~

Tiffany Chen, Planner 1
City of Oceanside, Planning Division
300 North Coast Highway
Oceanside, CA 92054
760-435-3562 Fax: 760-754-2958
tchen@ci.oceanside.ca.us

Dear Ms. Chen;

I am enclosing the following information and requesting you schedule a Developer Conference meeting at the earliest available date.

Project description:
Lot 290 APN 144-011-14-00
Area RS
Zone R1
Site vicinity map
Area map, neighboring properties
Regional map
Conceptual site plan
Proposed elevations

Please email me or call at 951-217-1230 with the schedule or if you need additional information.

Thank you,
Best regards,

C. Norman Pulliam

STERLING TRUST

PROJECT DESCRIPTION

Lot 290-APN 144-011-14-00

The subject proposal is to construct a 2,375 sf two story residence with attached two car garage and a 1,175 sf accessory residence with a two car carport.

~~Driveway access from Capistrano Dr. Lot fenced with driveway automatic gate and fully landscaped drought tolerant plants.~~

Contemporary architecture with rooftop solar system, patio and balcony areas.

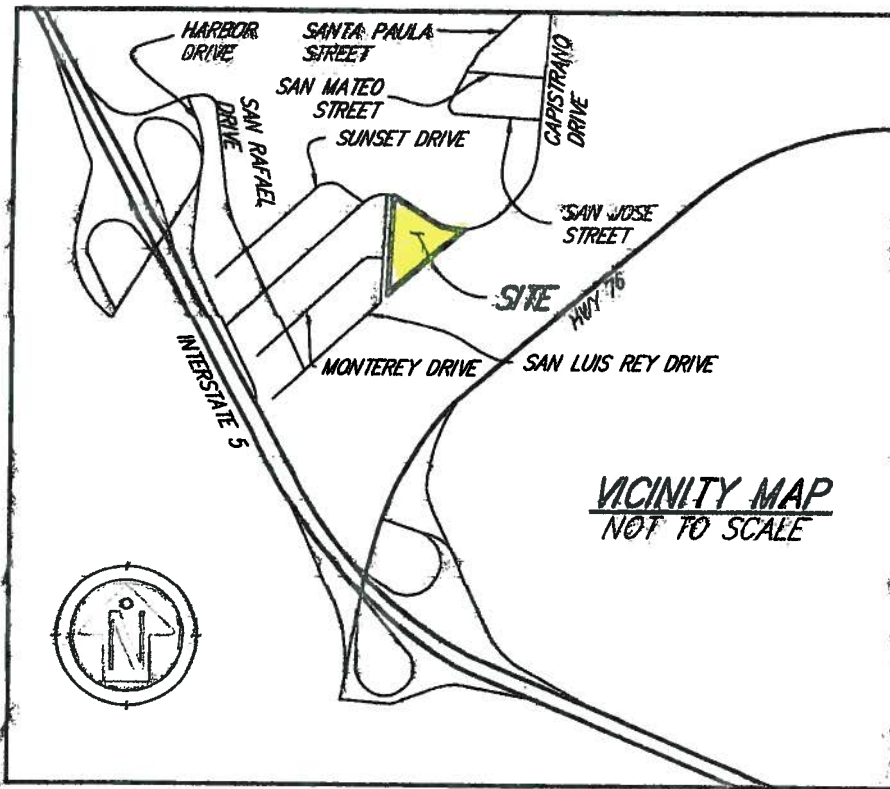
CITY OF OCEANSIDE
 ENGINEERING DIVISION
 PLAT FOR PLA 16-00006

EXHIBIT "B"

APN

LOT 290: APN 144-011-14
 LOT 289: APN 144-011-15
 LOT 288: APN 144-011-16
 LOT 287: APN 144-011-17

	DELTA/BRG	RADIUS	LENGTH
①	S52°33'48"E		2.63'
②	N37°26'12"E		21.35'
③	Δ=09°42'39"	370.00'	62.71'
④	N27°43'33"E		16.00'
⑤	Δ=12°03'21"	370.00	77.85'

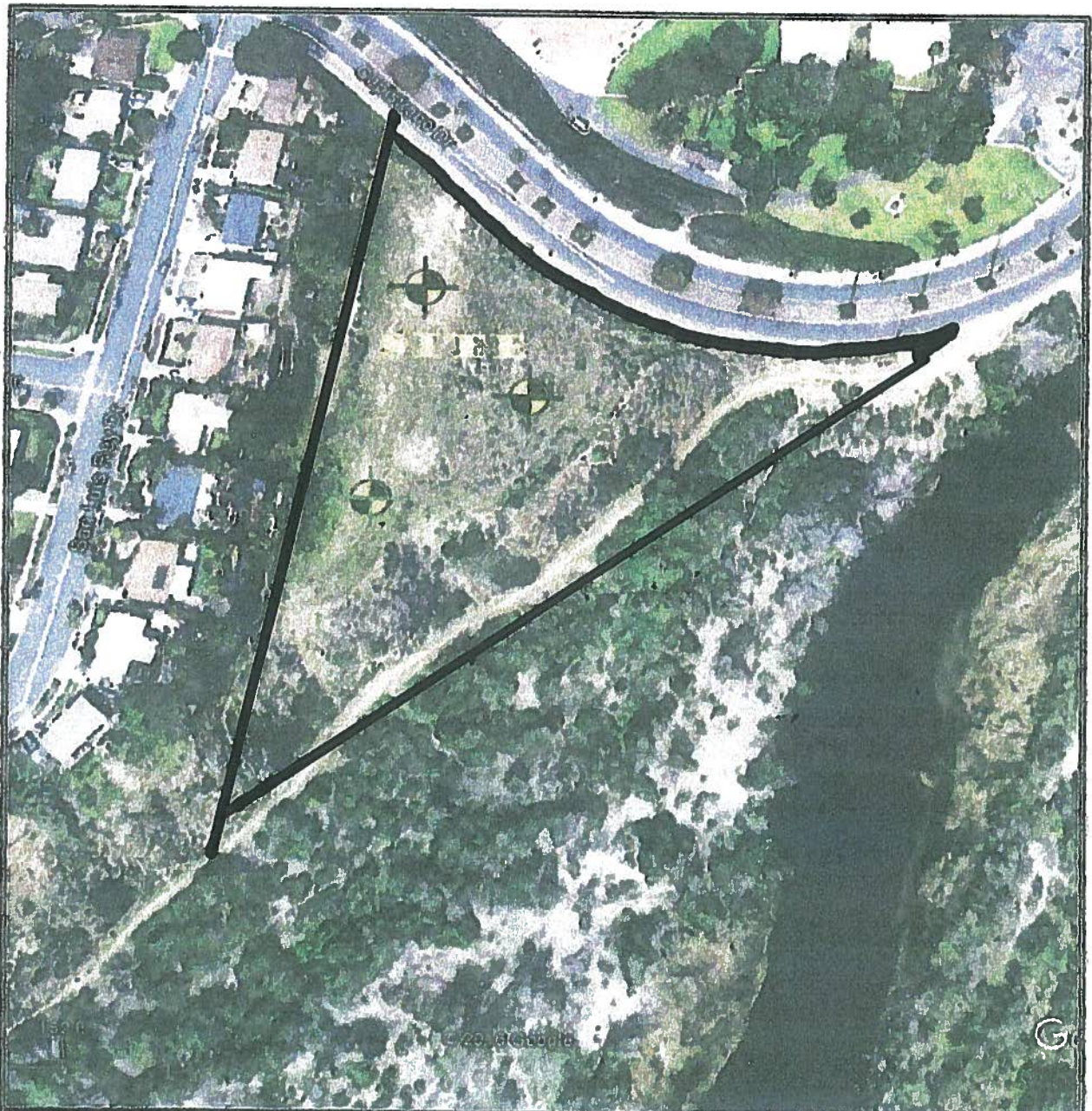


ENGINEER/SURVEYOR SIGNATURE

Michael D. Levin

5-12-17
 DATE:

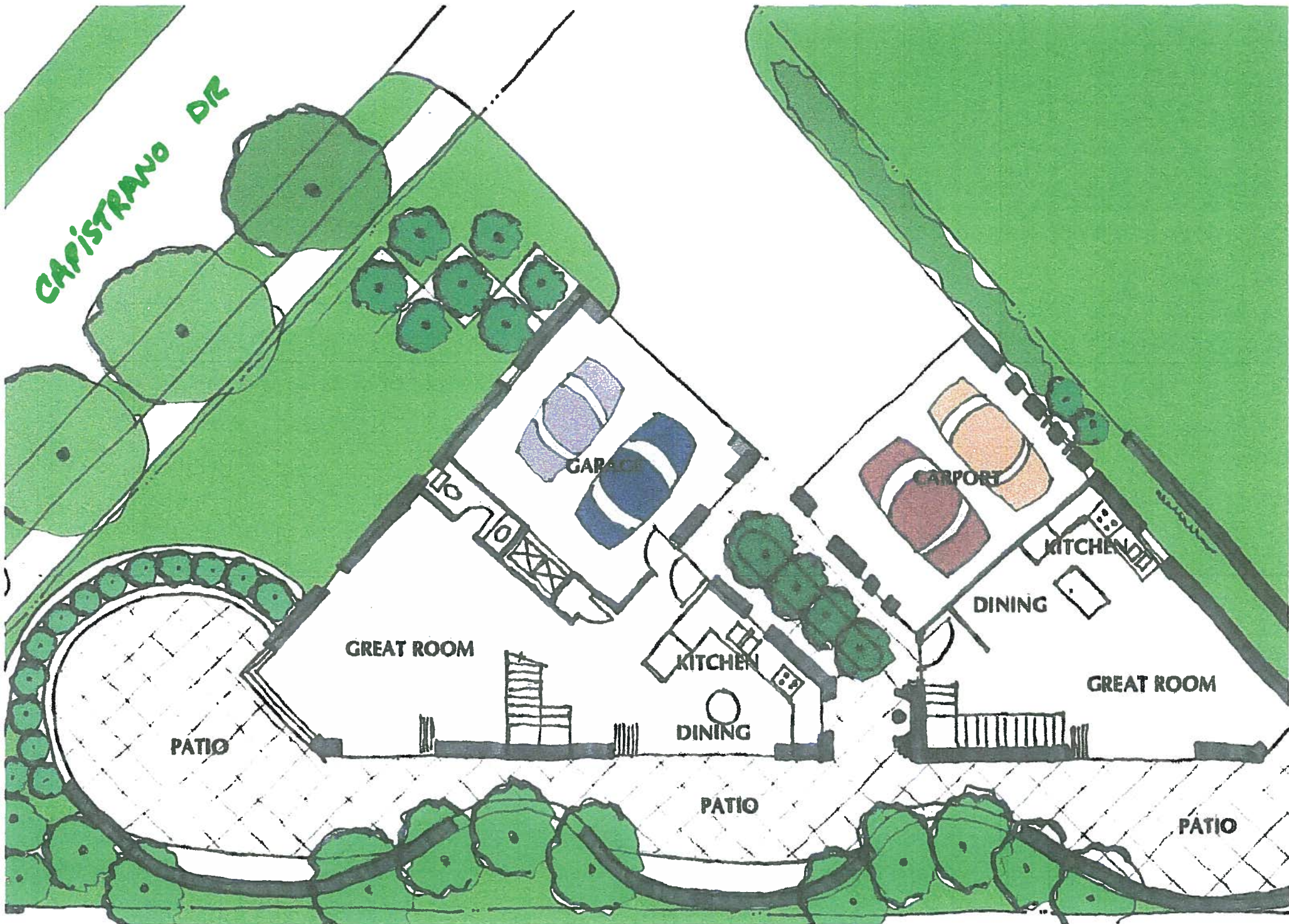
MICHAEL D. LEVIN LS 6896



Reference: Google Earth		
Scale:	0 300 ft. approximately	
	TITLE: SITE VICINITY MAP	FIGURE NO.: 1
	PROJECT: Capistrano Drive, Oceanside, California	
	PROJECT NO: DATE: 10/4/2016 BY: jmr	

STERLING TRUST OCEANSIDE RESIDENCES

CAPISTRANO DR



GARAGE

CARPORT

KITCHEN

DINING

GREAT ROOM

KITCHEN

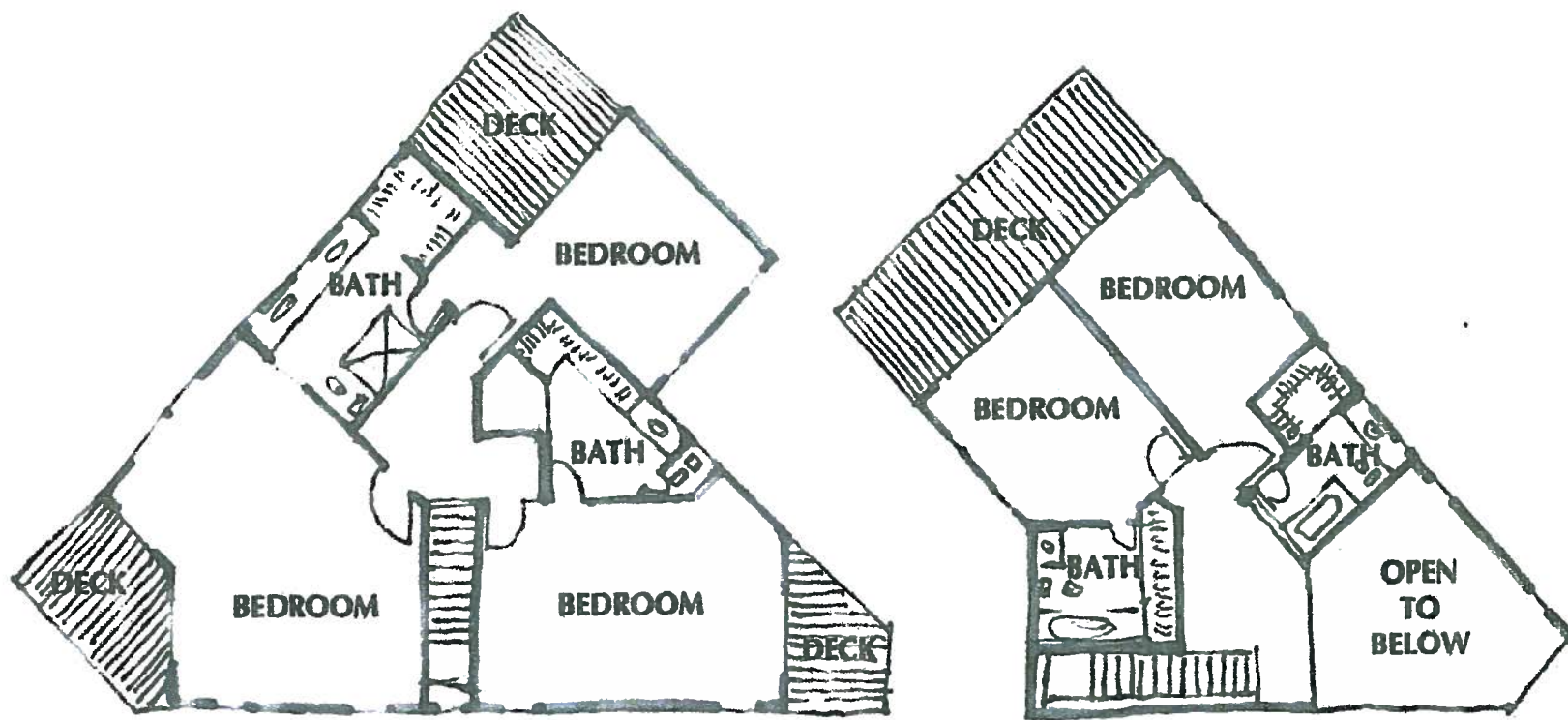
DINING

GREAT ROOM

PATIO

PATIO

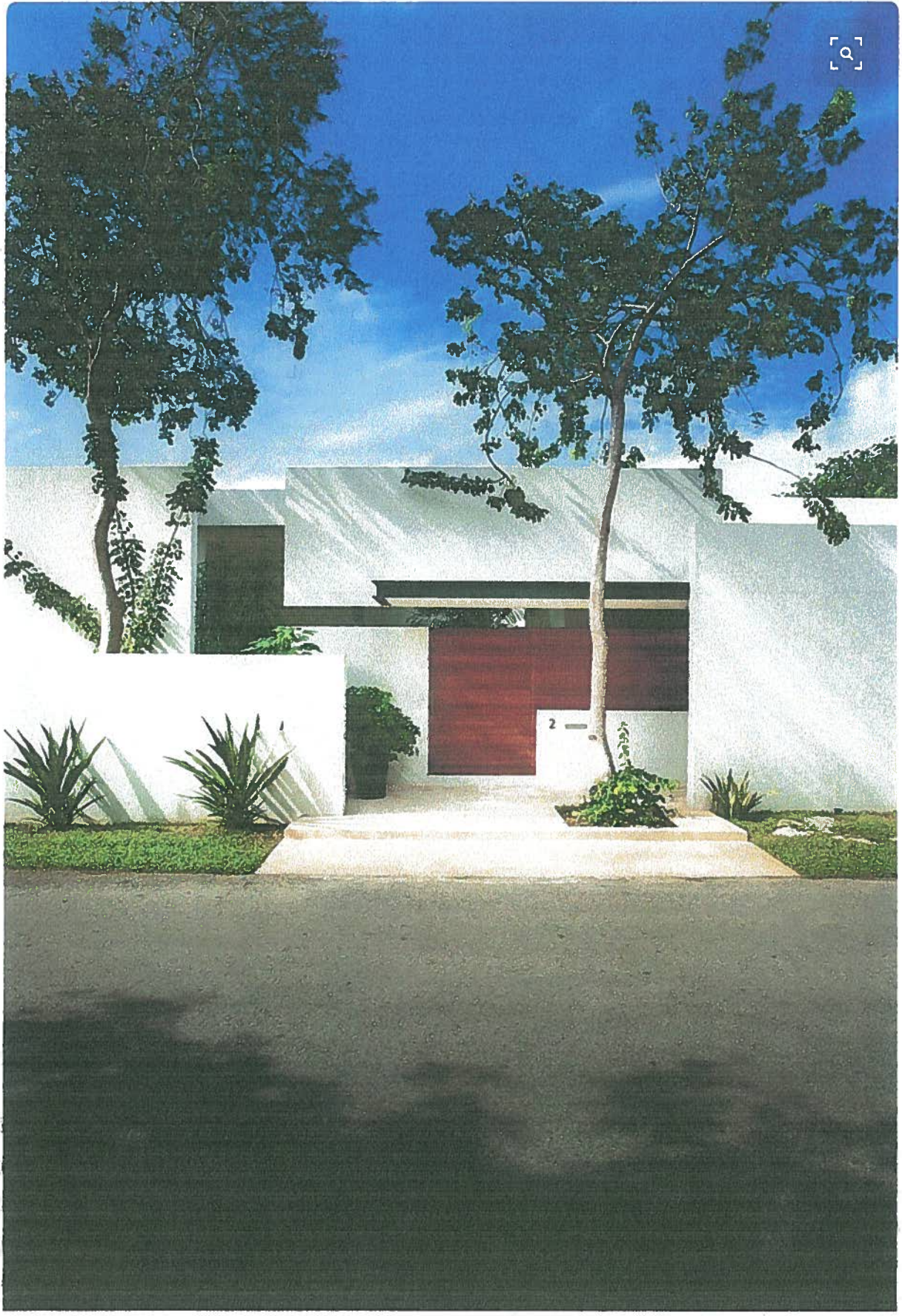
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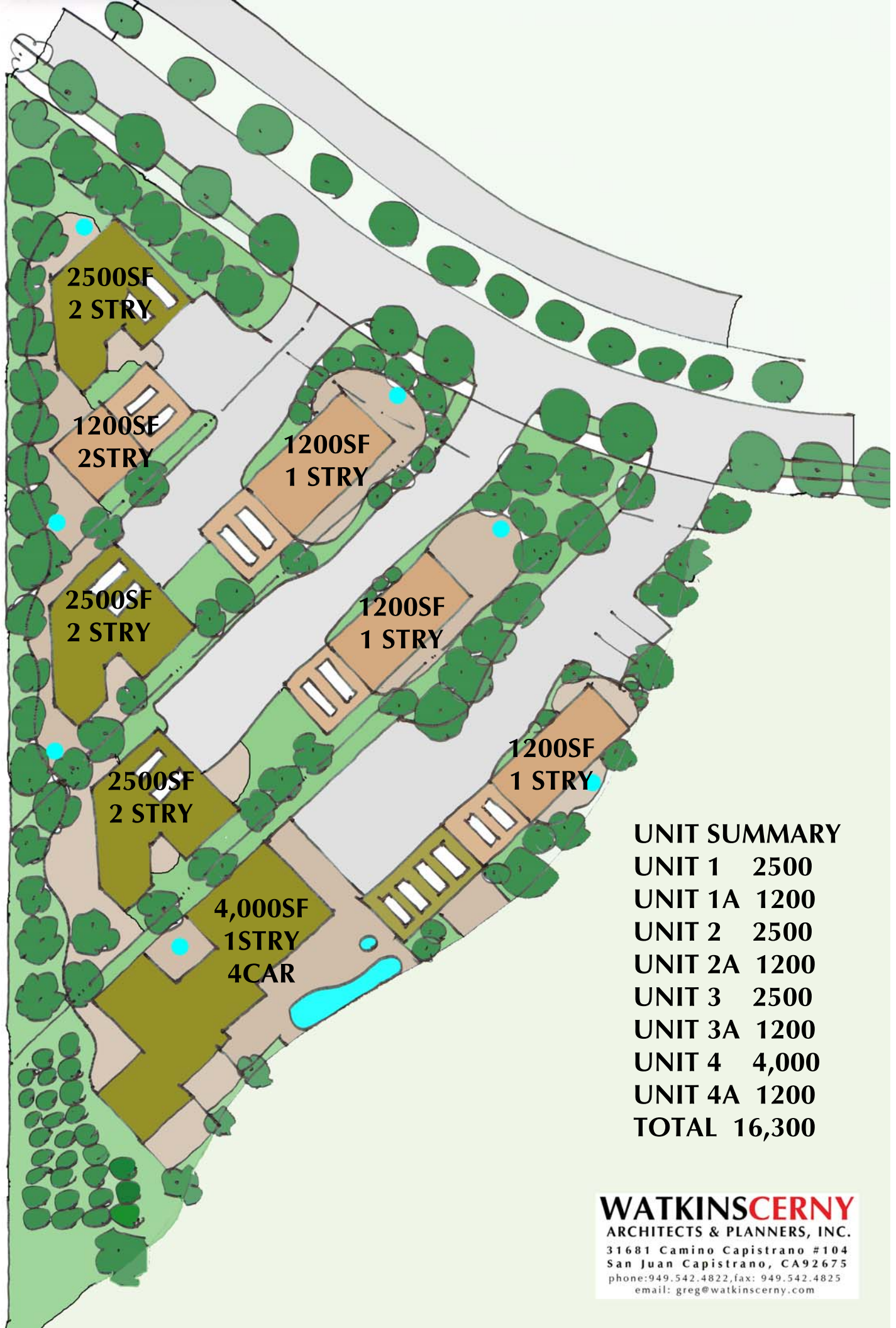


SECOND FLOOR PLAN - LOT A



From blog1.formfest.de

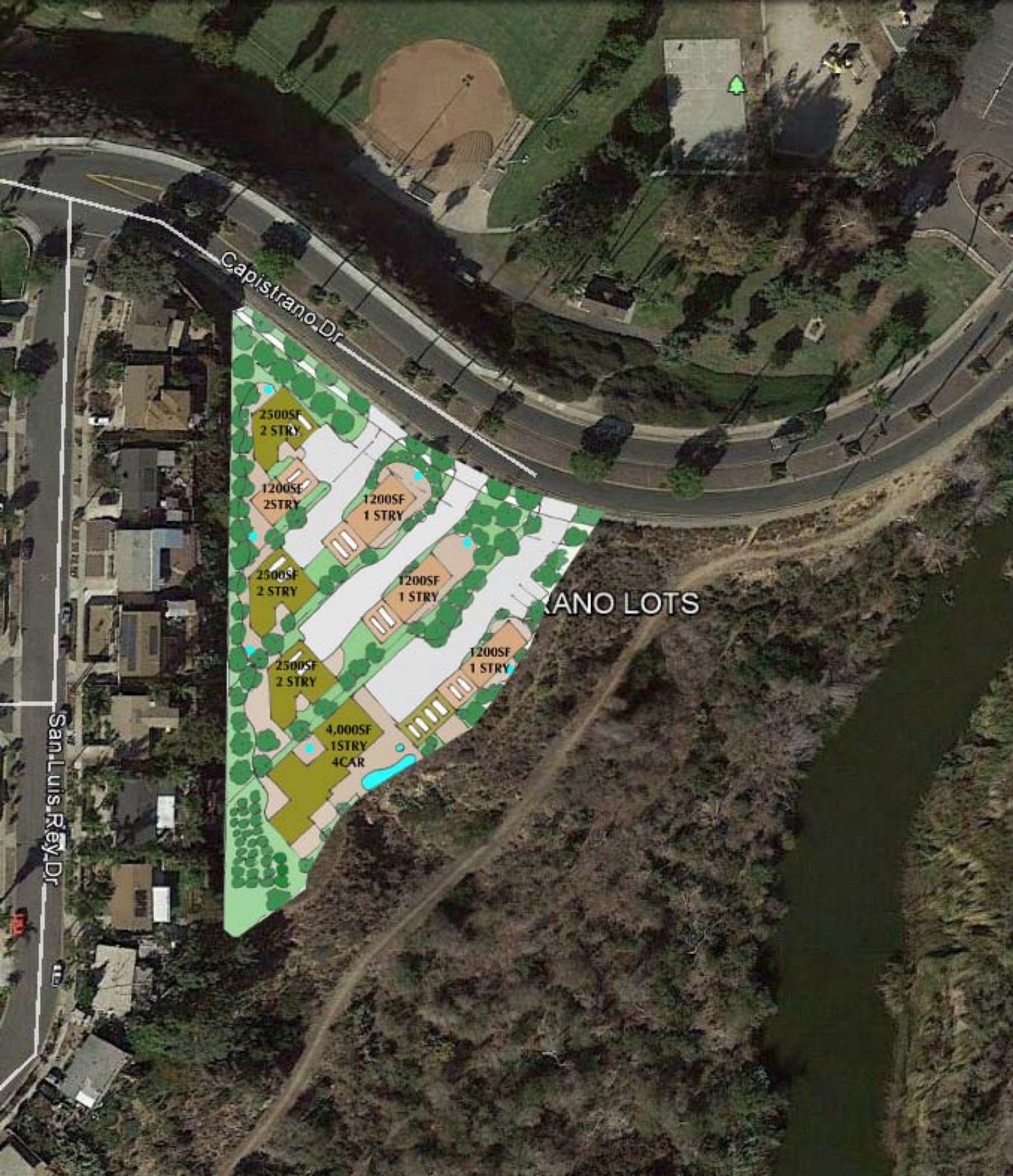




UNIT SUMMARY

UNIT 1	2500
UNIT 1A	1200
UNIT 2	2500
UNIT 2A	1200
UNIT 3	2500
UNIT 3A	1200
UNIT 4	4,000
UNIT 4A	1200
TOTAL	16,300

WATKINSCERNY
 ARCHITECTS & PLANNERS, INC.
 31681 Camino Capistrano #104
 San Juan Capistrano, CA92675
 phone:949.542.4822, fax: 949.542.4825
 email: greg@watkinscerny.com



Capistrano Dr

San Luis Rey Dr

CANO LOTS

2500SF
2 STRY

1200SF
2STRY

1200SF
1 STRY

2500SF
2 STRY

1200SF
1 STRY

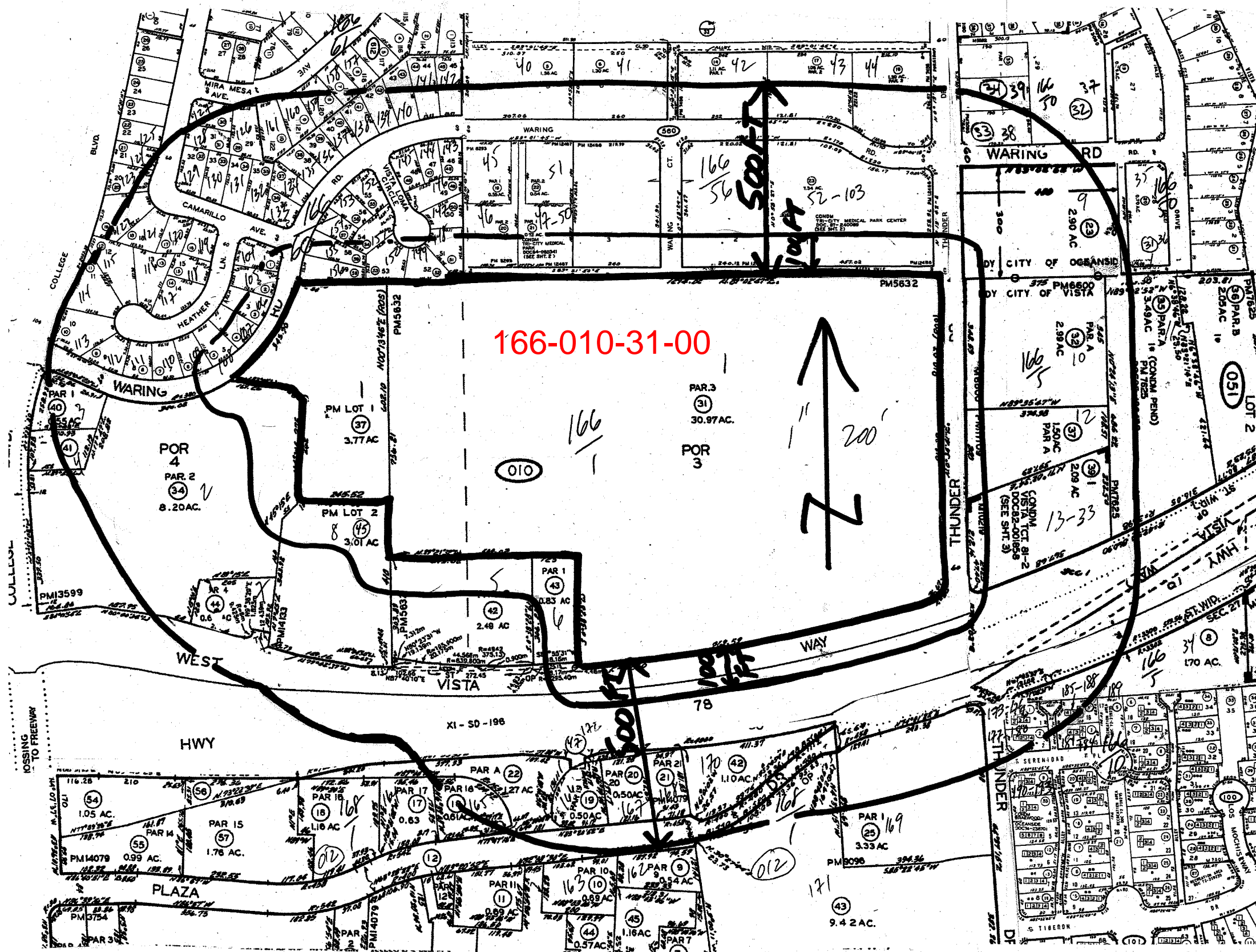
2500SF
2 STRY

1200SF
1 STRY

4,000SF
1STRY
4CAR

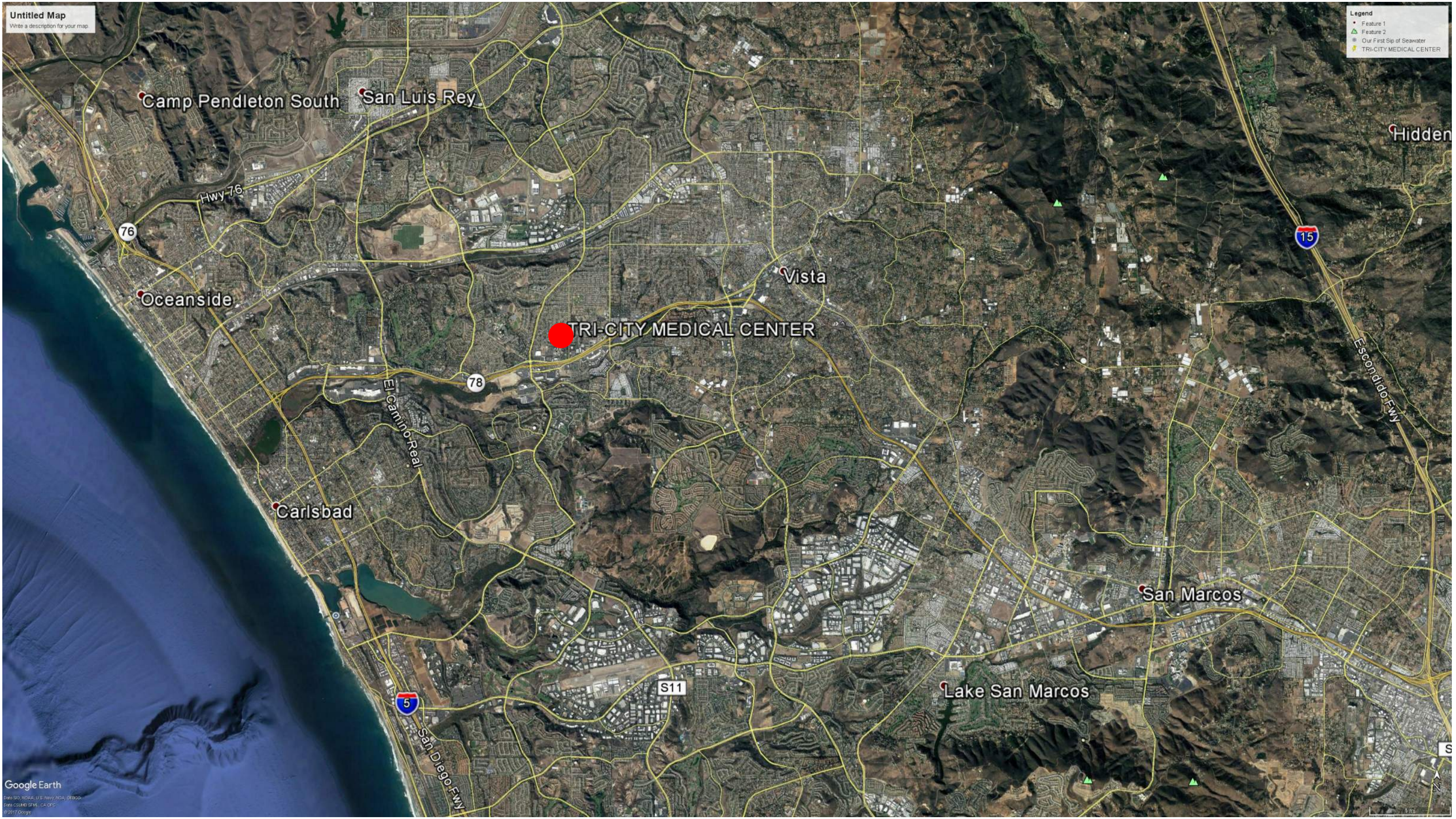






Parking Structure

A 3 level parking structure with a total of 500 parking spaces. Aesthetically designed hardscape and landscape is incorporated surrounding the parking structure and newly developed infrastructures.



Untitled Map
Write a description for your map.

- Feature 1
- Feature 2
- Our First Sip of Seawater
- TRI-CITY MEDICAL CENTER

Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data CSUMB, SPML, CA, OPC
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TCMC PARKING LOT - Regional Map
OCEANSIDE CA

09/04/17

CUNINGHAM
GROUP



SCOPE OF WORK

- ① 500 CAR PARKING STRUCTURE ON 3 LEVELS. SCOPE OF WORK
- ② HARDSCAPE AND LANDSCAPE AREAS IN SCOPE OF WORK
- ②a ENTRY BOULEVARD. TWO 24FT- WIDE ROADS
- ②b RETAINING WALL

