

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, April 18th, 2018, 10:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 10:30 - 11:30 a.m. Proposed 6-unit multi-family residential development on a 7,500 square foot parcel (currently developed with a single-family residence and ADU) located at 513-514 N. Freeman Street.

Zoning: Downtown Subdistrict 9 (D-9)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 147-094-15
Contact Person: Mark Christopher
Email: mark@sanctuaryarchitects.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.*

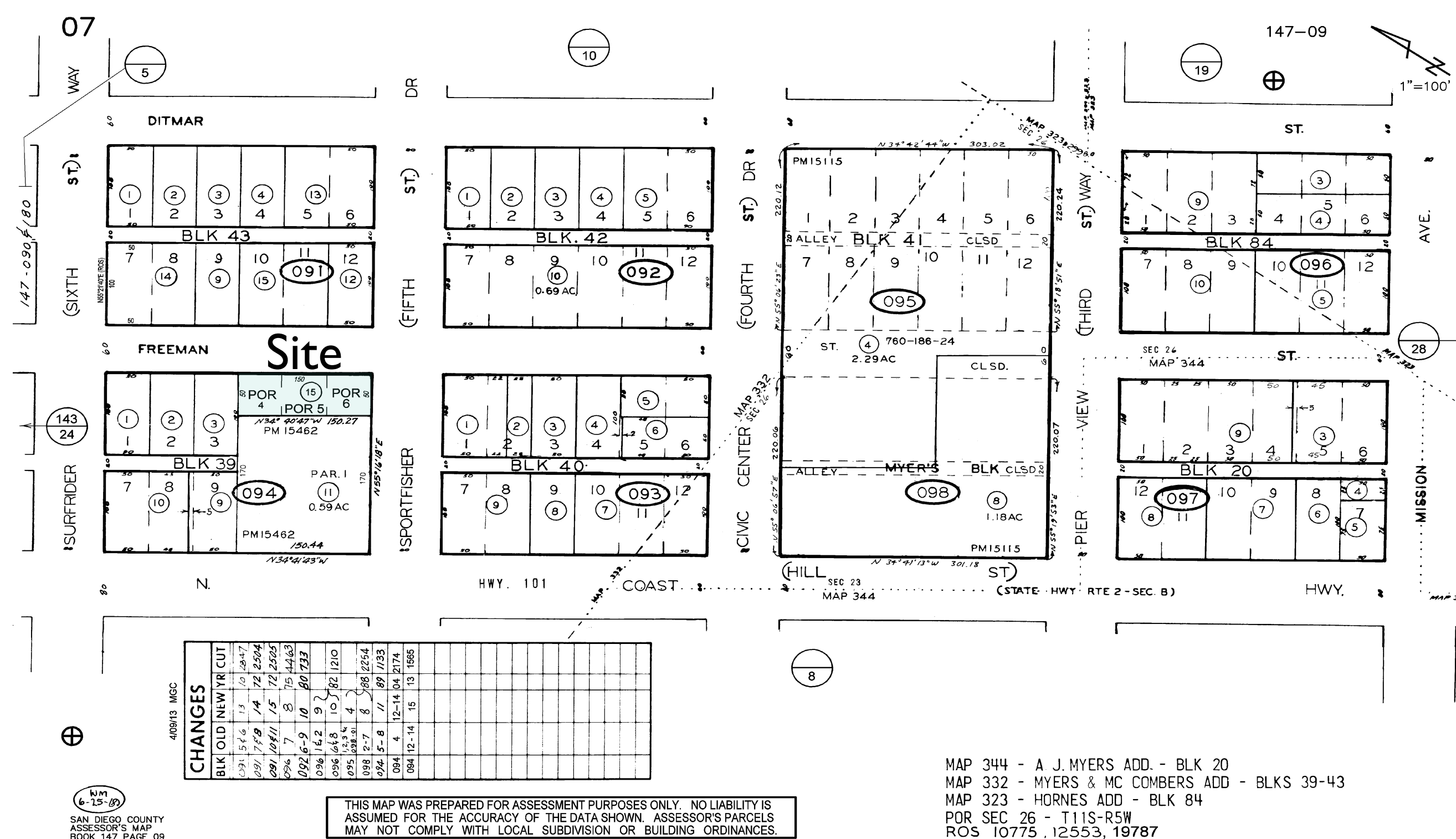
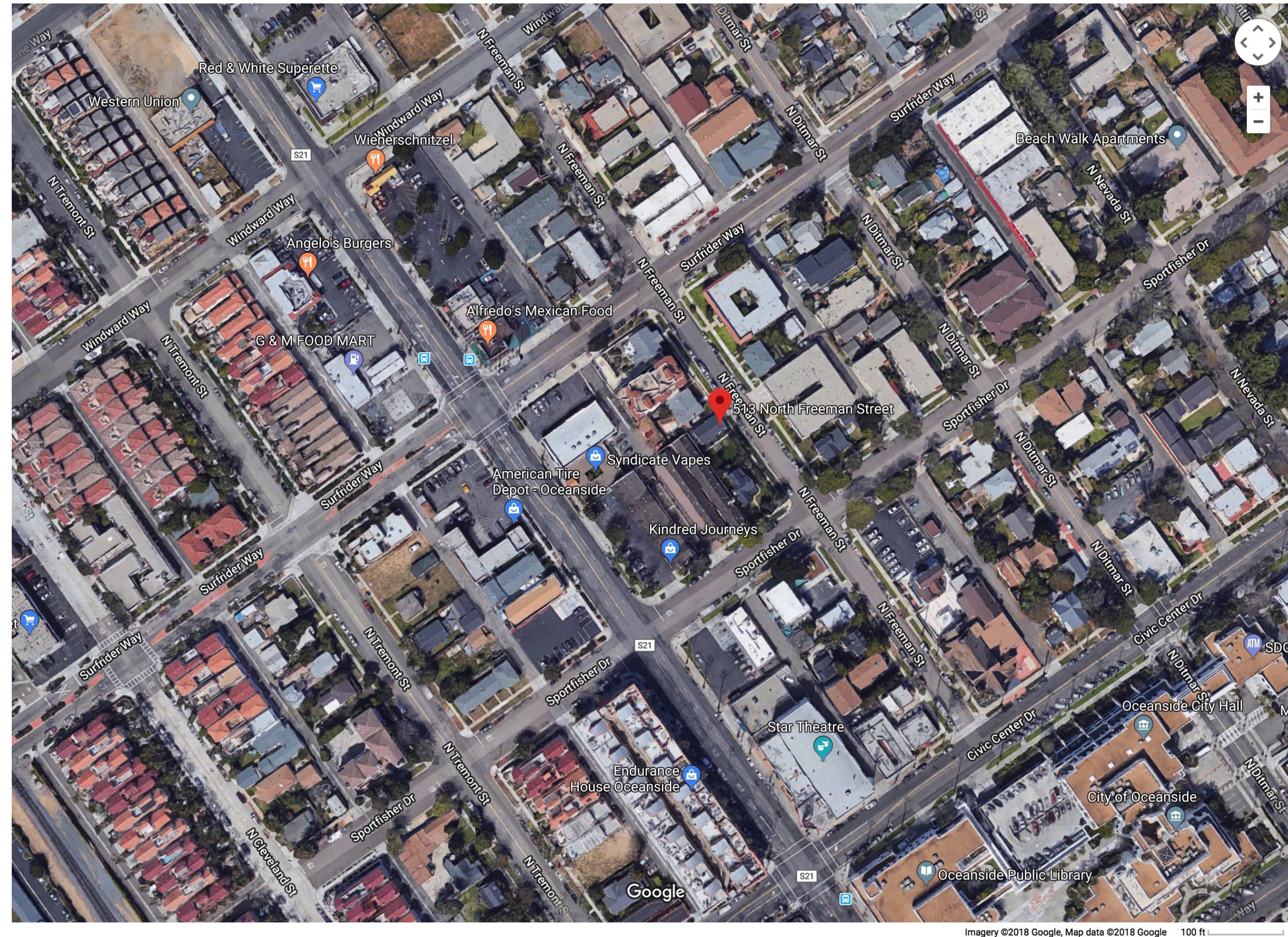
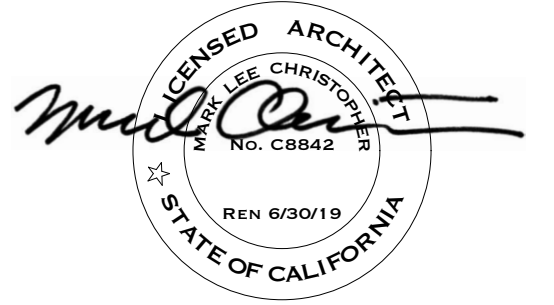
Freeman Street Homes

City of Oceanside

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Project Description:

The site, located at the corner of Sportfisher Drive and Freeman Street, is 150 ft deep and 50 ft wide, containing 7,500 square feet of level property. The property presently contains a single family residence with a garage, converted to a companion unit. The existing home will be relocated and the converted garage will be removed, making way for a six-home condominium building.

The ground floor will feature two accessible homes with individual parking and garden courtyards. Those two accessible homes will flank a parking structure containing 8 parking spaces, storage, refuse, recycling, and central utility space.

Two exterior stairways will afford access to two pairs of two-story homes above. Those homes will have sleeping rooms at their first level with daytime rooms at their second levels. Both floors will be shaped so as to create private courtyards below and to allow natural daylight to penetrate to the central portions of each home. Those homes will have private stairs accessing individual rooftop open spaces. The upper floor and the rooftop decks will have distant ocean views.

Schematic Design Phase

Freeman Street Homes
 513 N. Freeman Street
 Oceanside, California 92054

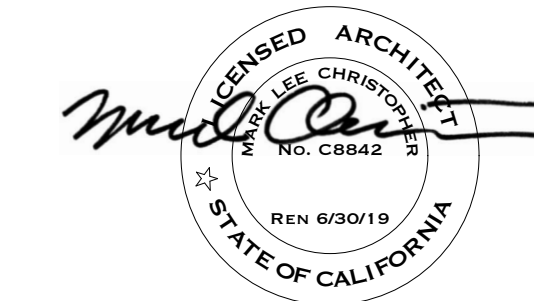
PROJECT NO. AIFS-1812
 DATE OF ISSUE 4/9/2018
 PRINTED 4/9/18
 REVISION:

Project Information

SCALE: DRAWN BY: MLC

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SHEET 1 138



Schematic Design Phase

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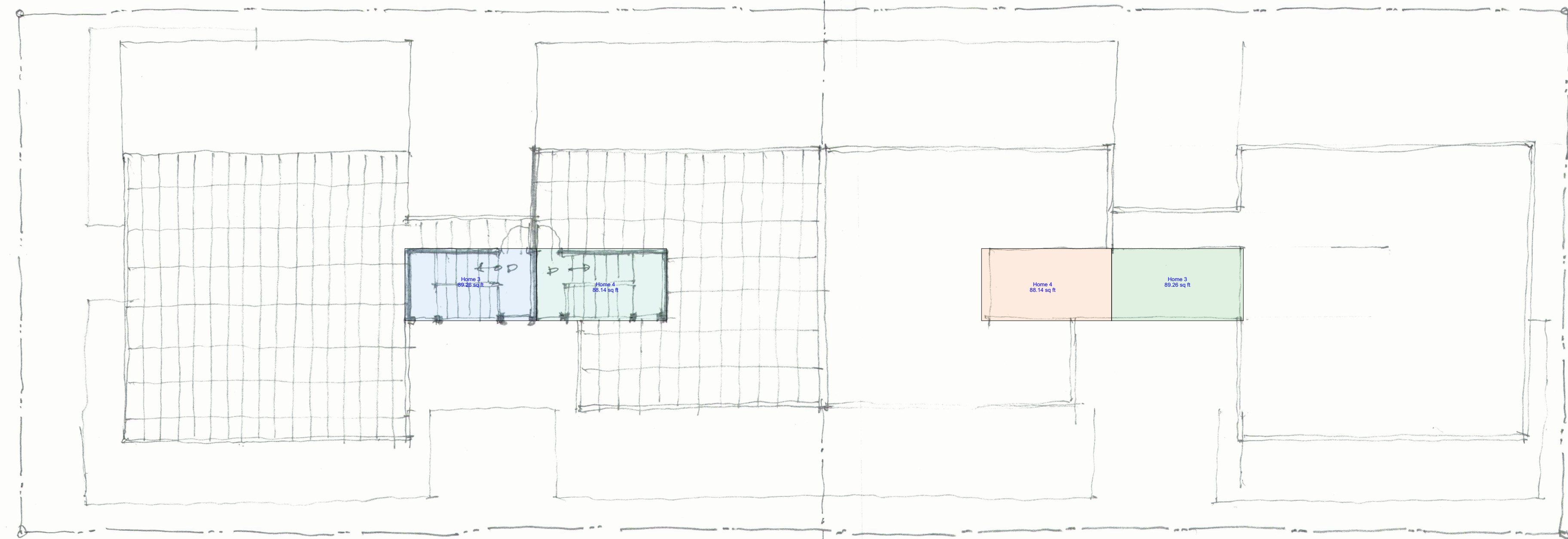
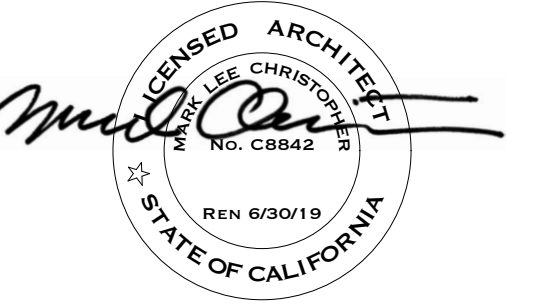
Site Plan

SCALE: DRAWN BY: MLC

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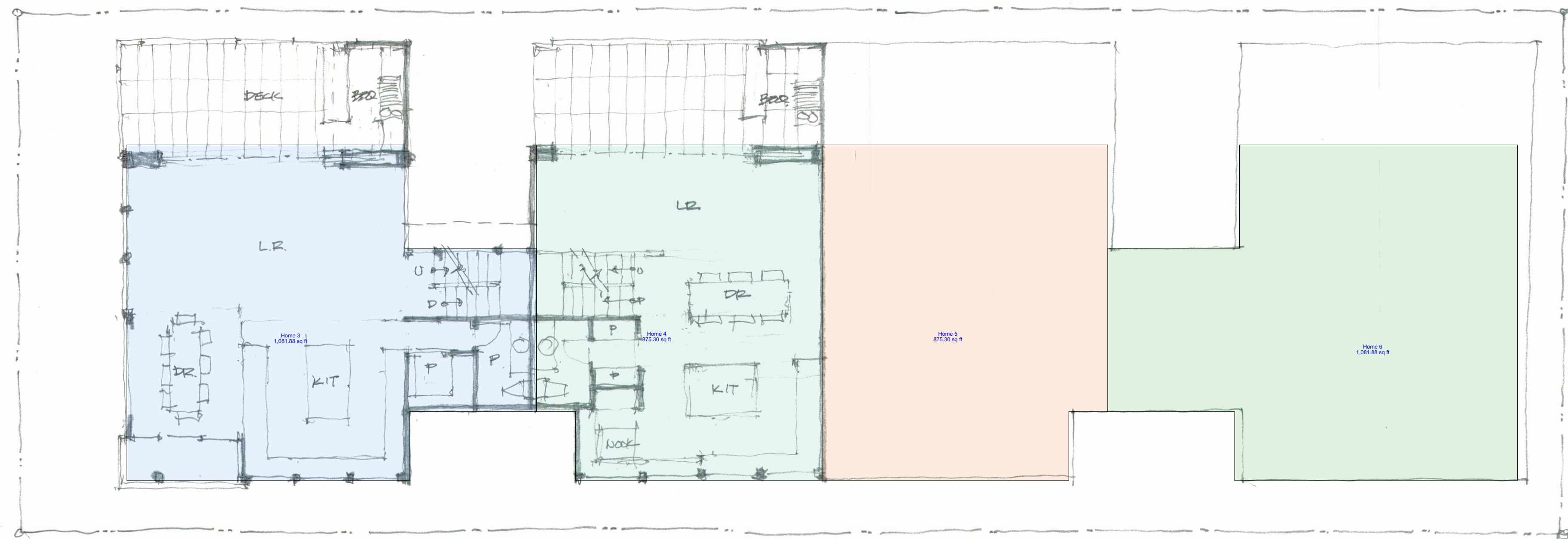
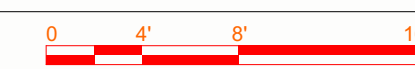
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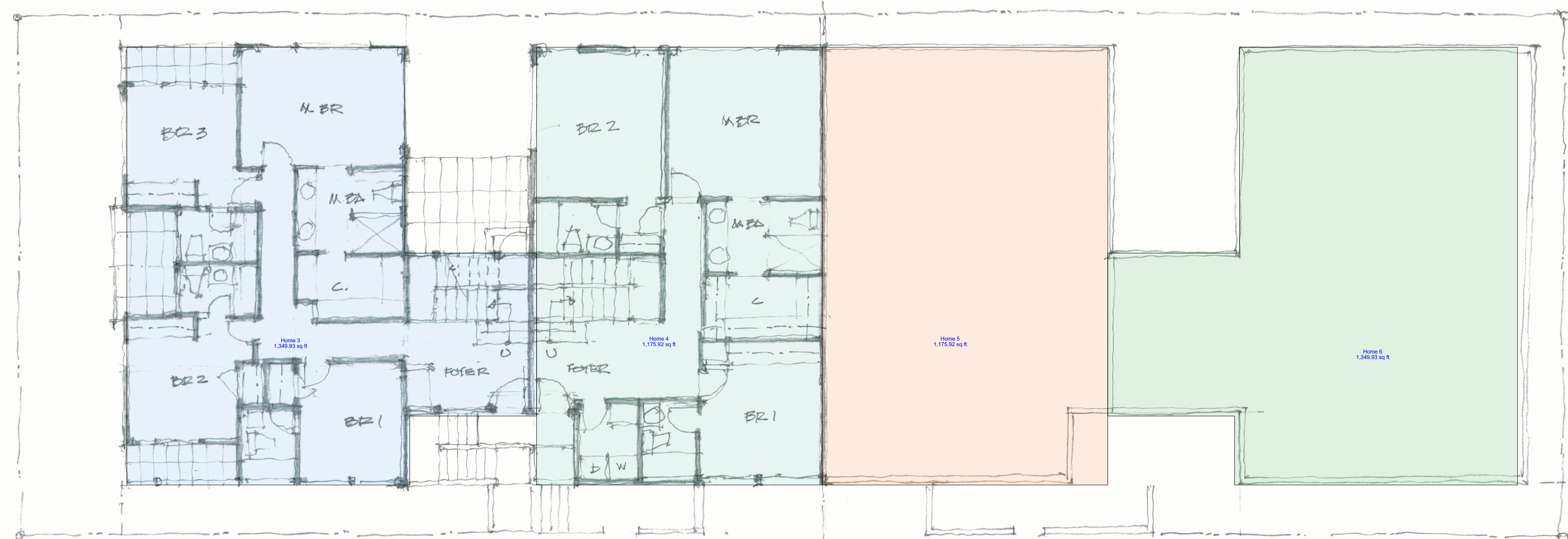
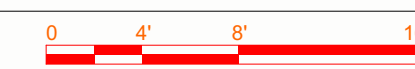
3 Roof Plan

SCALE: 1/8" = 1'-0"



2 Second Floor Plan

SCALE: 1/8" = 1'-0"



1 First Floor Plan

SCALE: 1/8" = 1'-0"



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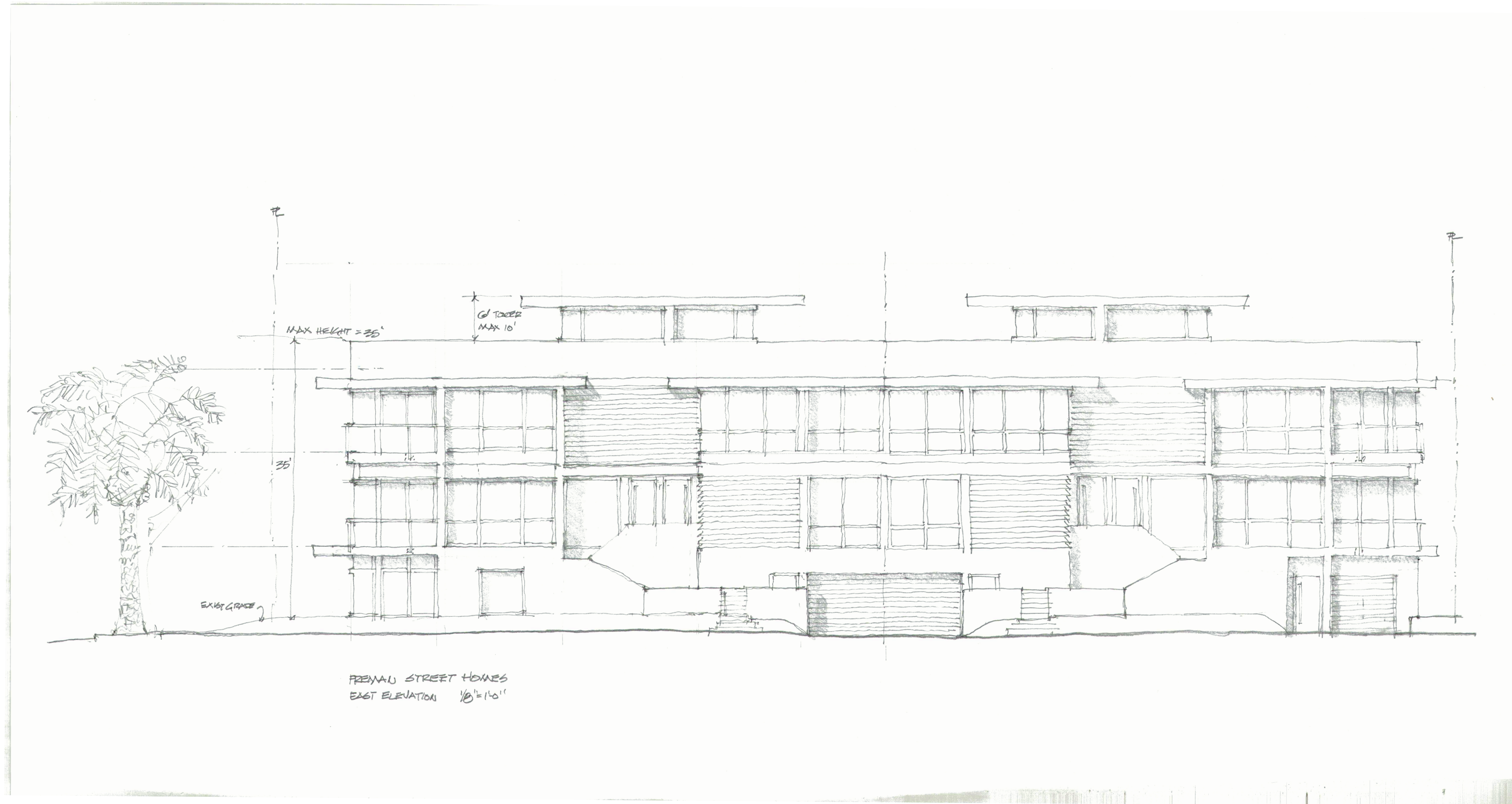
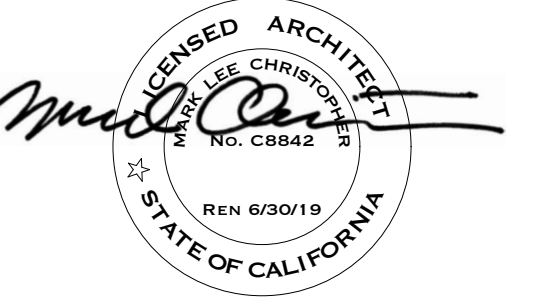
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Plans

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Schematic Design Phase

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REVISION:

Exterior Elevations

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1 East Elevation
SCALE: 1/8" = 1'-0"

