

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, February 23, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 2/22/2022.

1. 9:30 - 10:30 am

Proposed single-family residence with an ADU on a .32-acre hillside lot on Downs Street, just north of Dunstan Street. [ADM22-00011]

Zoning: RE-B

Land Use: EB-R

Neighborhood Area: Fire Mountain

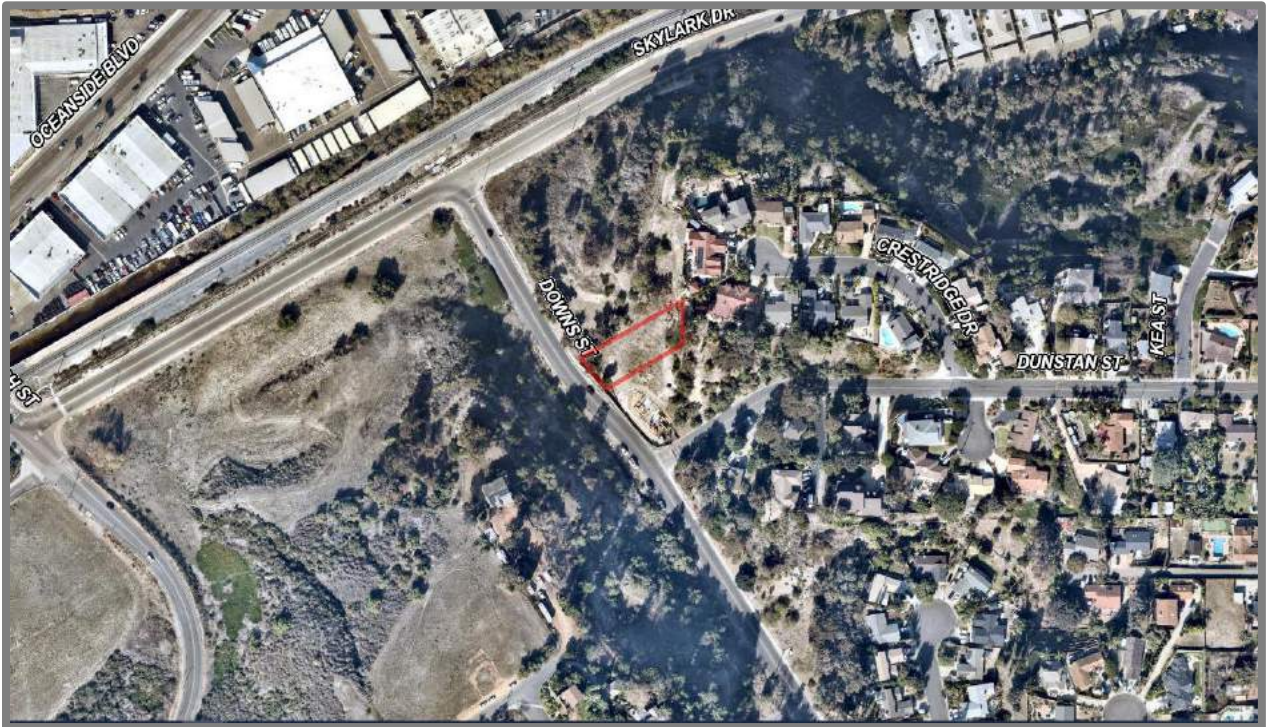
Assessor Parcel Number(s): 149-340-17

Contact Person: Daniel Montijo

Email: danny@dmbuilding.us

Item 2 moved to the 3/23 meeting. There is no item 2 on this agenda

ITEM 1



PROJECT APN 129-340-17 DOWNS STREET PARCEL 2

We are purposing to build a single-family resident with an attached ADU with a three-car garage. We have attached the preliminary grading and architectural plans.



proposed site





proposed site



Google Earth

8 m

Camera: 100 m 33°11'42"N 117°20'56"W

24 m

← 1298 Downs St Oceanside, California





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Time preference: 9:30 am 10:30 am either

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner:



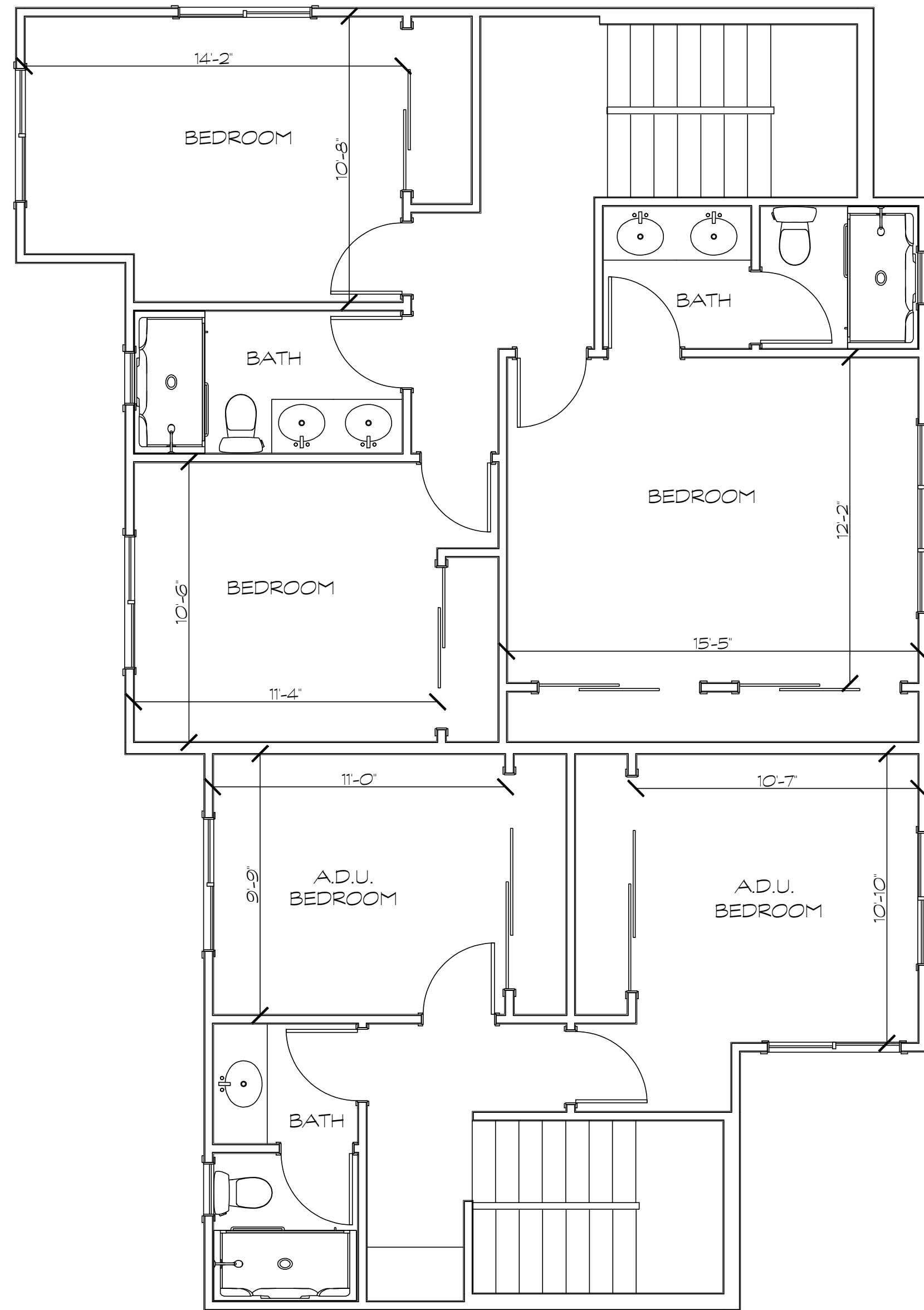
cross-section A-A

| APPROVED | REVISIONS | DATE |
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|---|---|
| TAYLOR GROUP, INC. Geotechnical Engineering • Civil Engineering 301 Mission Avenue • Suite 201 • Oceanside • California • 92054 Tel. 760.721.9990 • Fax. 760.721.9991 • www.taylorgroup.com | |
| DRAWN BY: LRT CHECKED BY: LRT TGI PROJECT NO.: 220100 CLIENT: DM BUILDING | DRAWING DATE: 01-17-2022 PLOT DATE: 01-17-2022 |

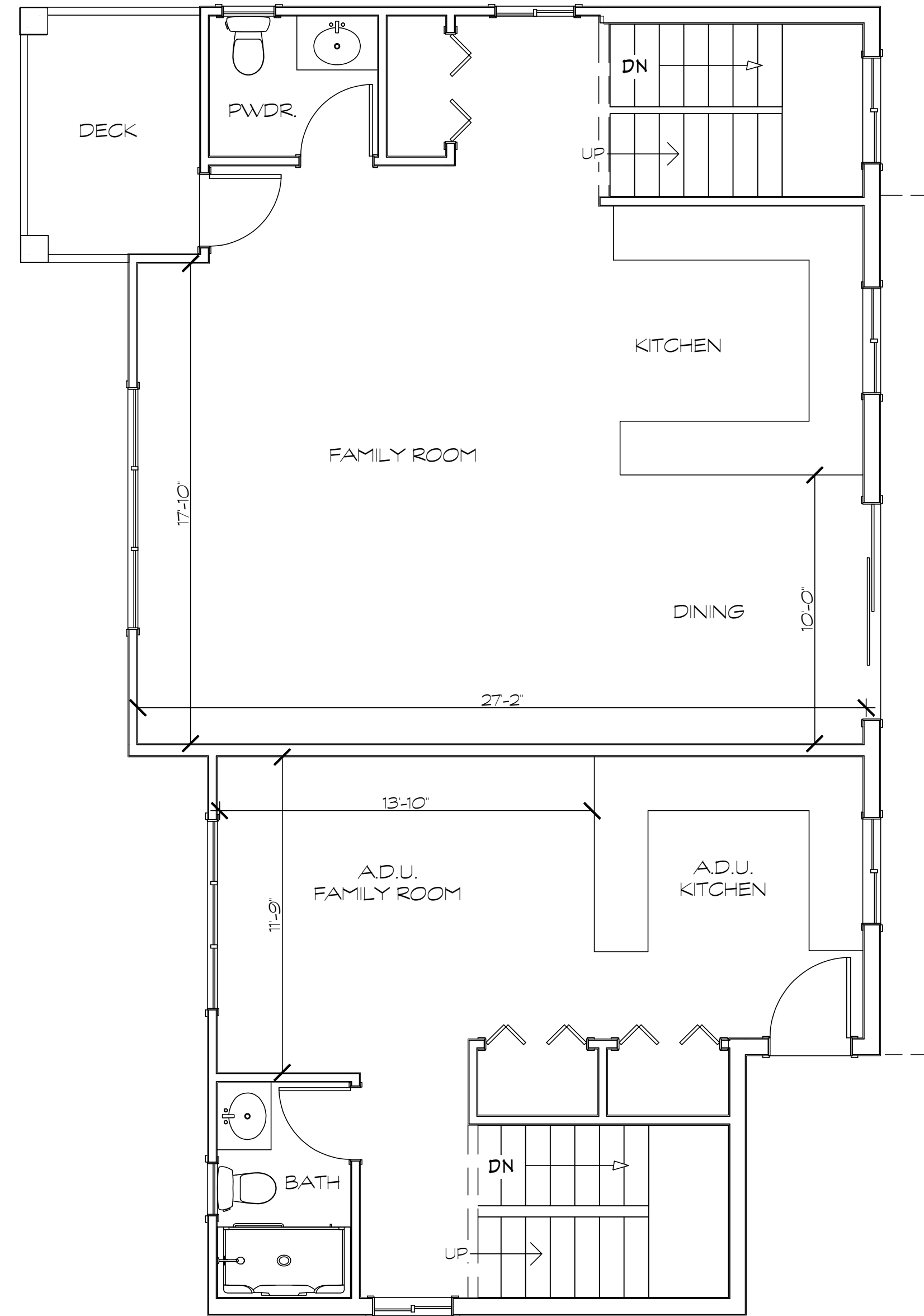
| | |
|---|-------------------------------|
| PRELIMINARY GRADING CONCEPT DOWNS STREET PARCEL 2 APN 129-340-17 | SHEET NUMBER: CGP-1 |
|---|-------------------------------|

TAYLOR GROUP, INC.



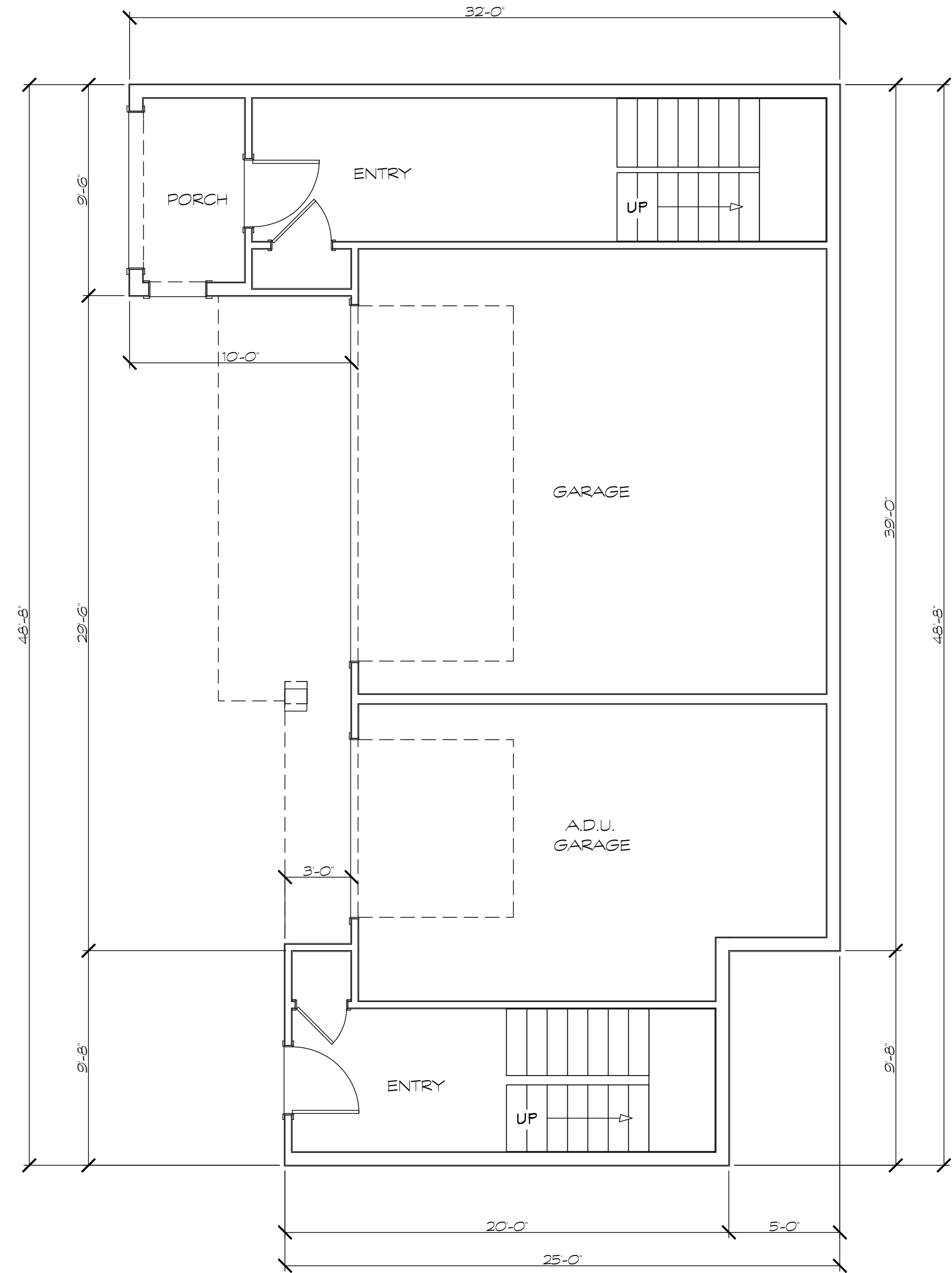
SECOND FLOOR PLAN 1/4"=1'-0"

LIVING AREA
1353 SQ FT



FIRST FLOOR PLAN 1/4"=1'-0"

LIVING AREA
1084 SQ FT



BASEMENT PLAN 1/4"=1'-0"

LIVING AREA
361 SQ FT

MAIN HOUSE :
 BASEMENT : 205 S.F.
 FIRST FLOOR : 740 S.F.
 SECOND FLOOR : 862 S.F.
 TOTAL : 1807 S.F. LIVING
 GARAGE : 447 S.F.

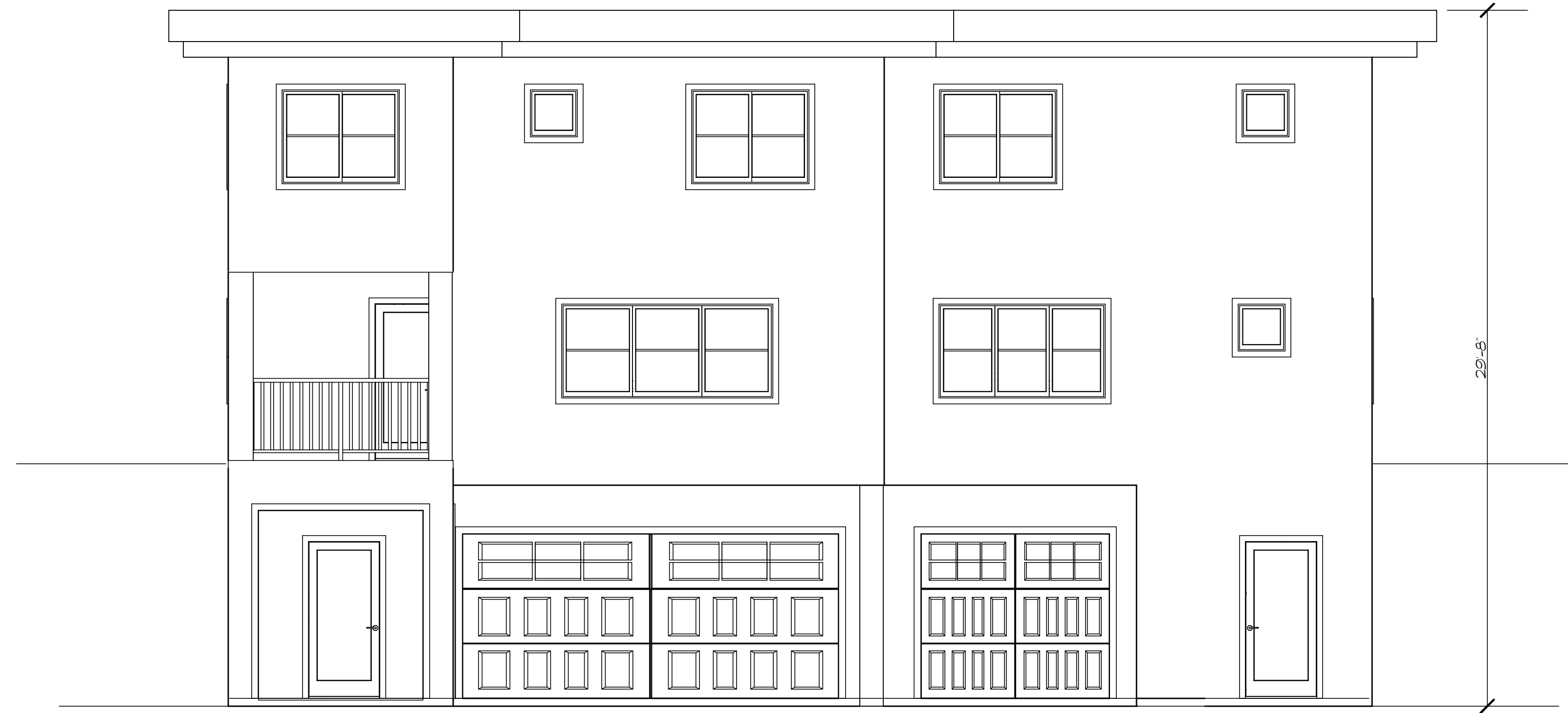
ADU :
 BASEMENT : 156 S.F.
 FIRST FLOOR : 473 S.F.
 SECOND FLOOR : 491 S.F.
 TOTAL : 1120 S.F. LIVING
 GARAGE : 289 S.F.

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JAMES A. CHINN, ARCHITECT
 2120 JIMMY DURANTE BLVD, SUITE 114
 DEL MAR, CALIFORNIA 92014
 (858) 755-5663

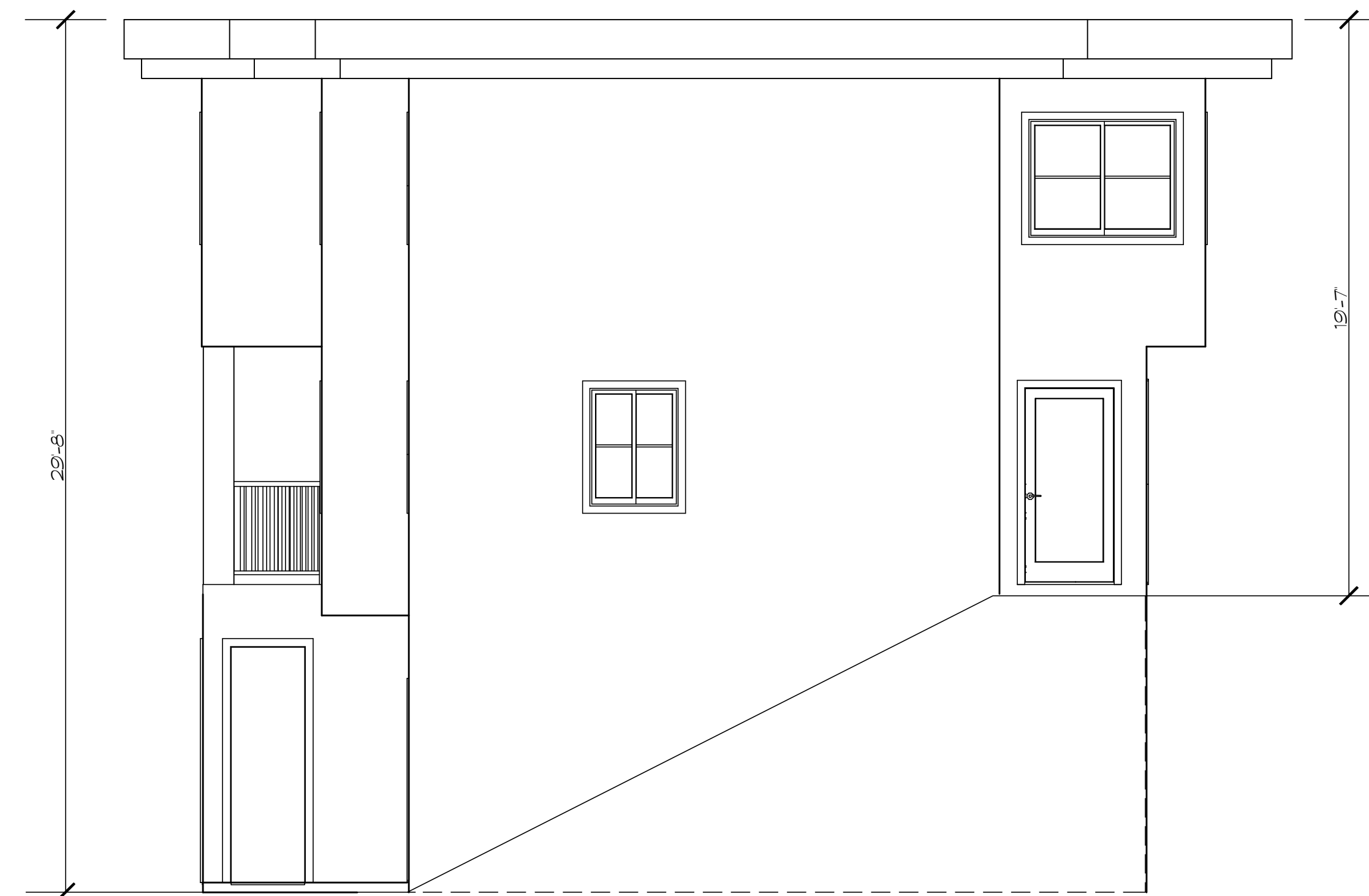
MONTIJO CASA DOS

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WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

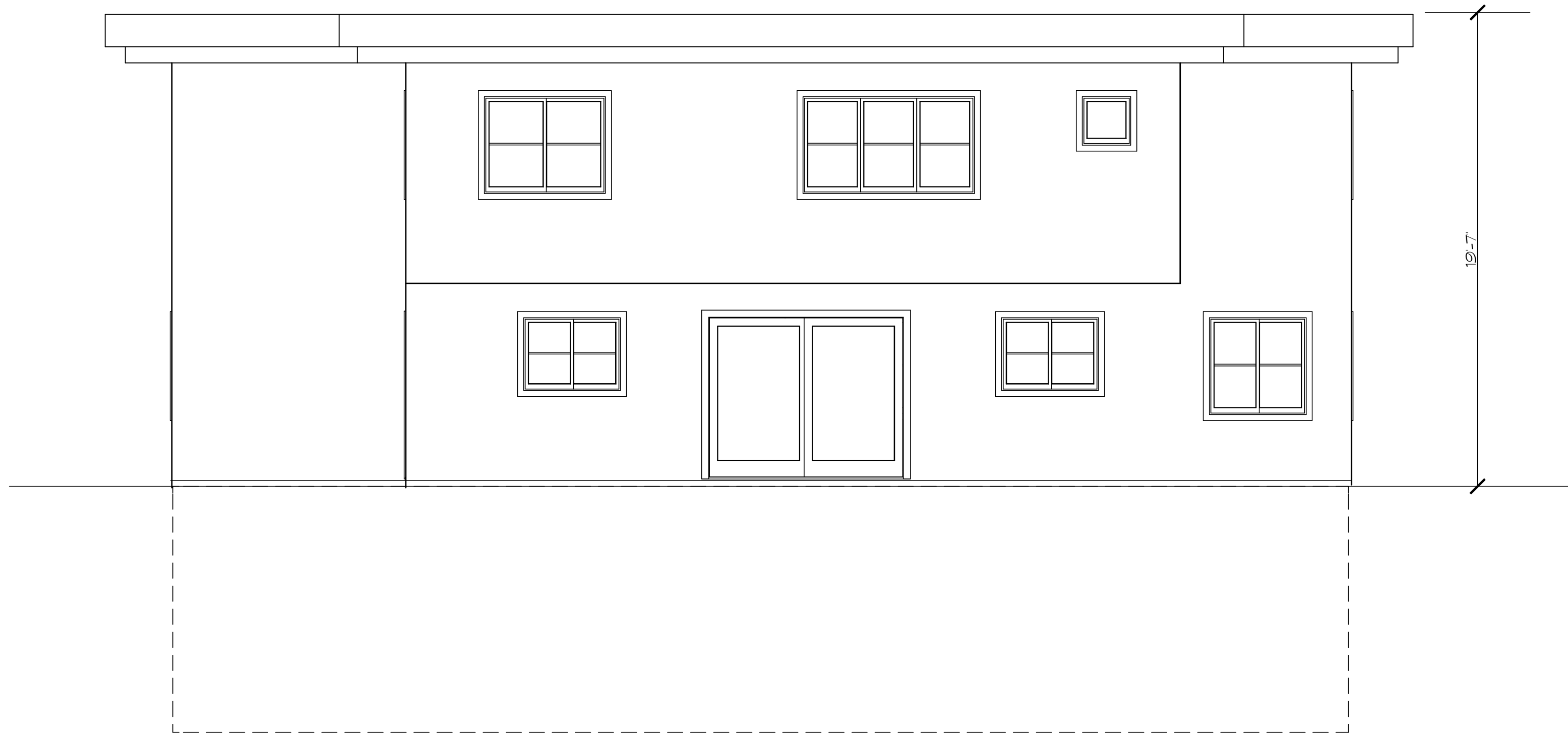
1/4"=1'-0"

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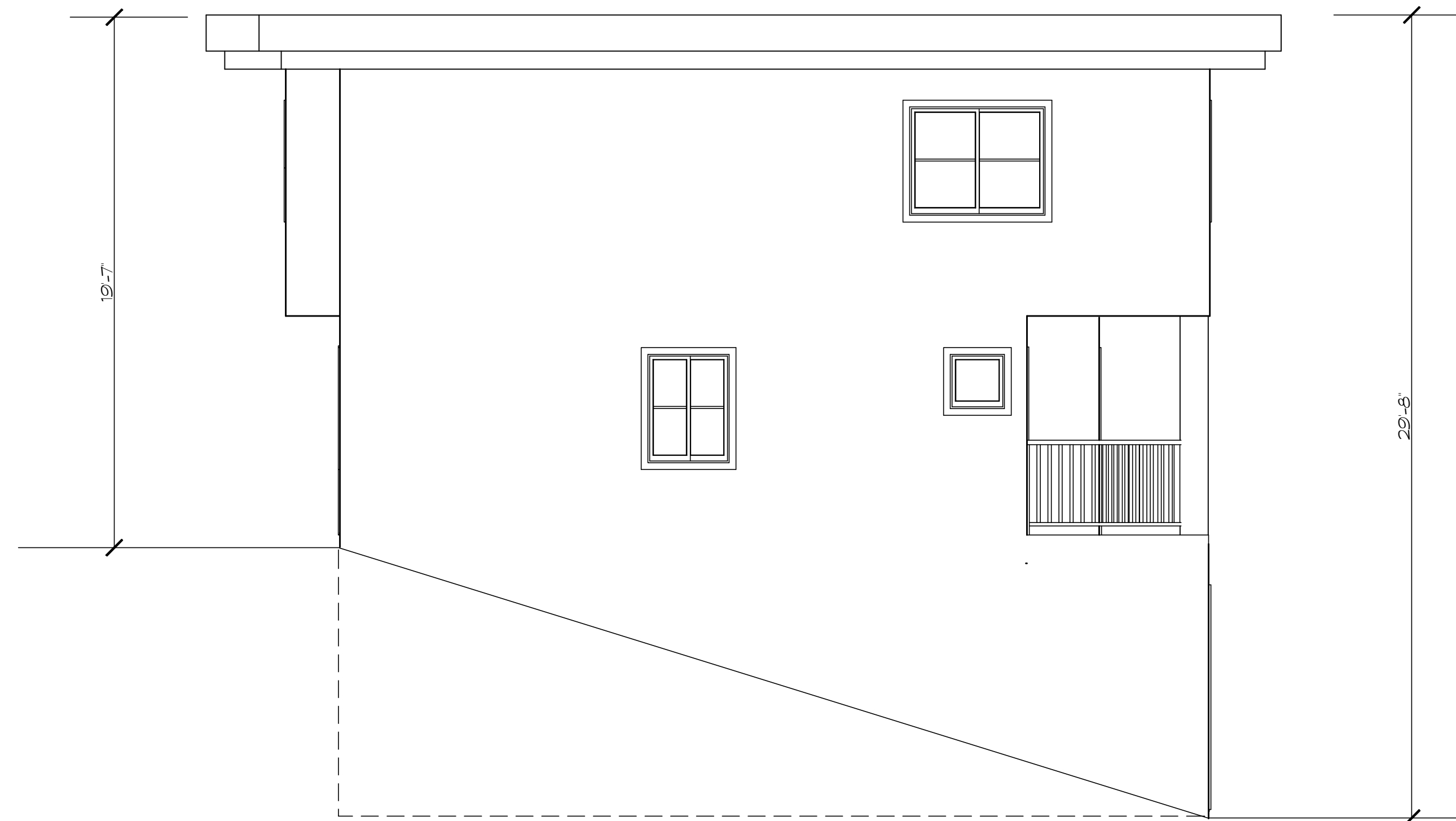
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MONTIJO CASA DOS

Date
 Scale AS NOTED
 Drawn JAC
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 Of 3 Sheets



EAST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"

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MONTIJO CASA DOS

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