

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 22, 2016, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 a.m. – 10:30 a.m. Proposed twin condominiums located at 152 S Myers St.

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

Land Use: Downtown

Neighborhood Area: Townsite

Assessor Parcel Number: 147-350-09

Contact Person: Dave Reeder

Tel.: -

Email: dreeder.sd@gmail.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.*

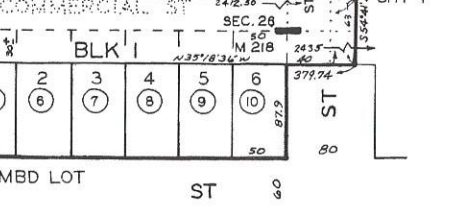
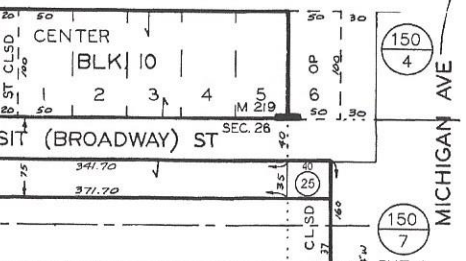
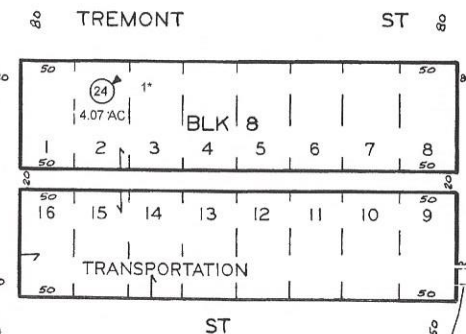
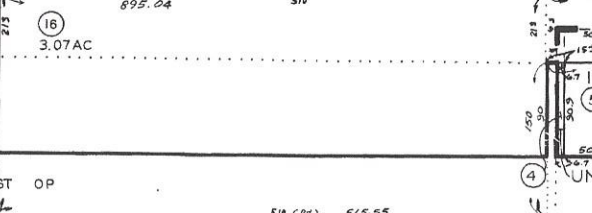
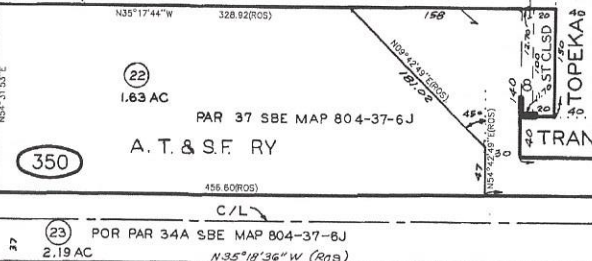
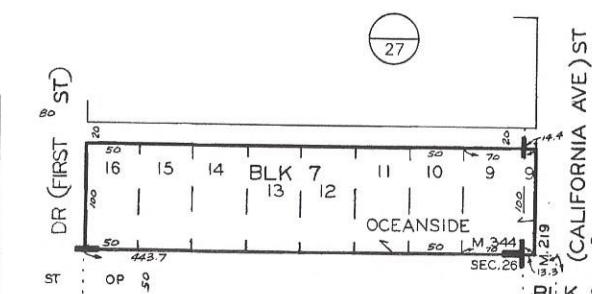
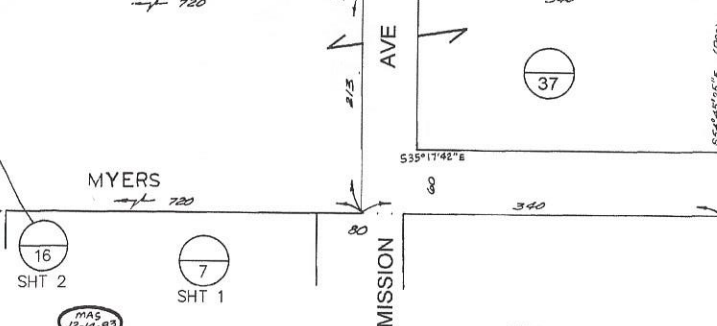
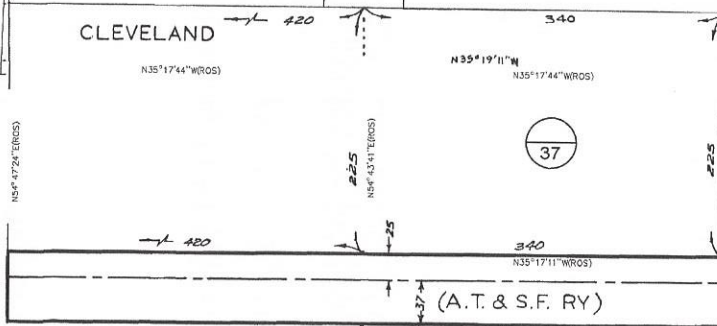
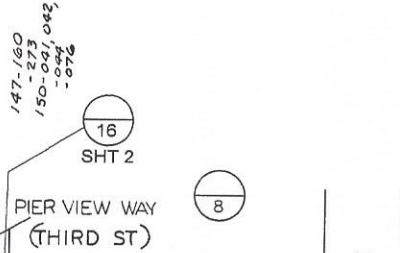
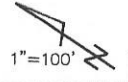
3/20/13 JMA

CHANGES				
BLK	OLD	NEW	YR	CUT
350	180-1-4			
	225-7			
	82-12-3			
	150-0-1			
	2			
	150-0-42			
	1-3	84	3404	
	150-0-70			
	7-7	4-10	84	10004
	1-3	SAME	86	5583
	1-2	11-13	90	2382
	12-7-13			
	150-0-71-24	16	91	1467
	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

147-35



MAS 12-18-03
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 147 PAGE 35

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.

MAP 344-A J MYERS ADD
MAP 219-BRYAN S ADD
MAP 218-TYSON S ADD
SEC 26-T1S-R5W-POR NW1/4 (M 313)
ROS 9948, 12553, 12616, 13183, 16664, 19614

Construct, Inc.

1405 Horizon Court

San Marcos, CA 92078

3/3/16

Project Description letter

Project address: 152 S. Myers Street

APN: 147-350-09

Lot Size: 4,356 Square Feet

Zoning; RT (Residential Tourist)

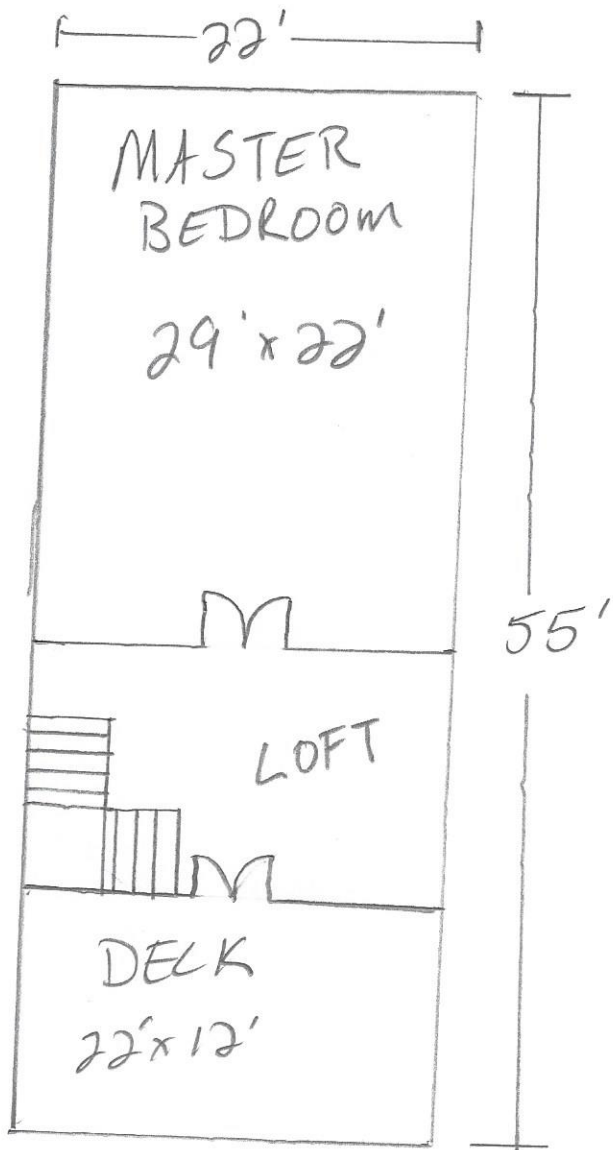
We propose to build a twin home condominium with each side consisting of approx. 2400 square feet, 3 stories, 3 bedrooms, 3 bathrooms, loft, third floor deck, and 2 vehicle garage. In addition we will have a 638 square foot studio space on the first floor designed for extended family with separate entrance.

The setback requirements are 10' in the front, 3' on the side, 5' in the rear and a maximum height of 35'. Our proposed building will have a 10' setback in the front, 3' on the sides and 10' on the sides with a maximum height of 33'. This is similar in concept to several recent construction projects in the area of Pacific Street/Tyson St/Myers St.

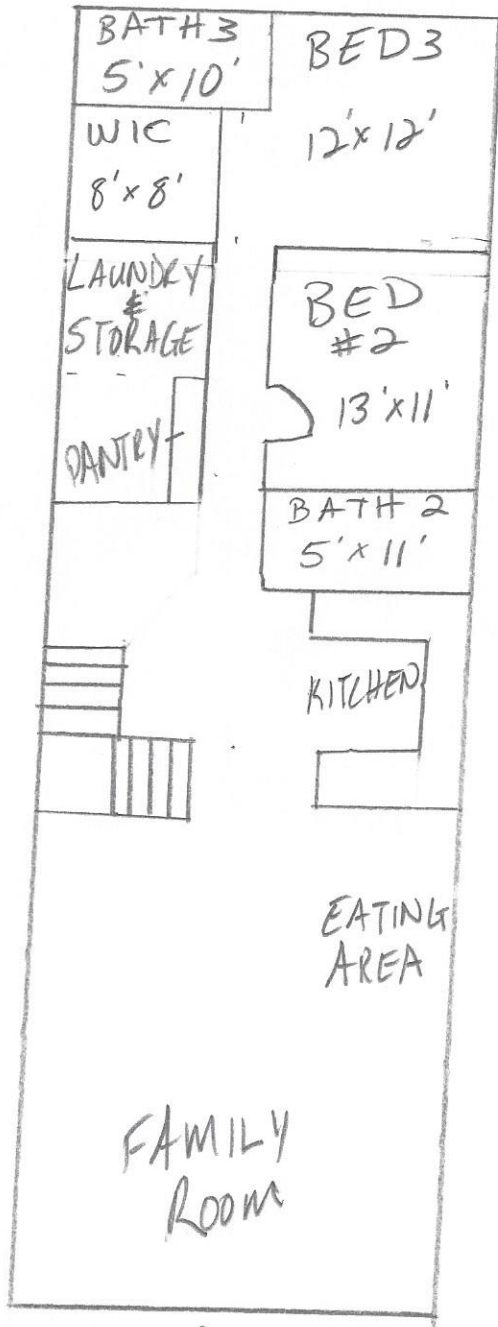
Dave Reeder

Vice President

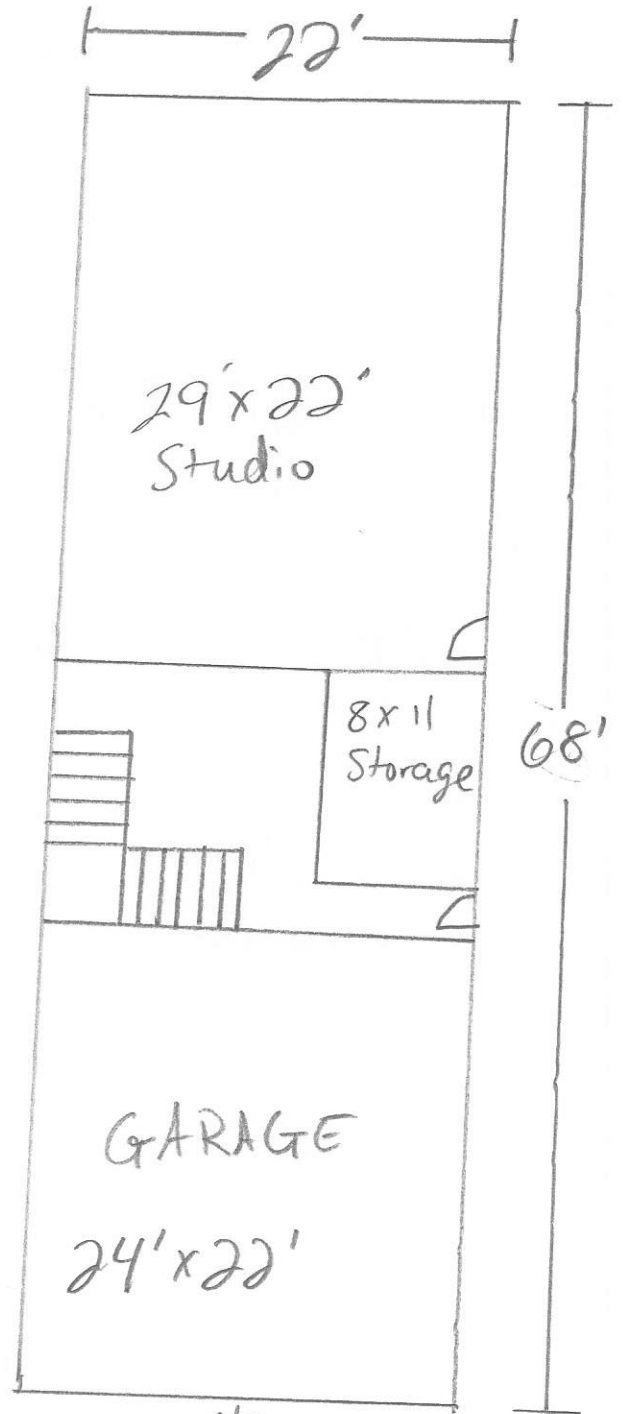
Construct, Inc.



3rd
Floor



2nd Floor



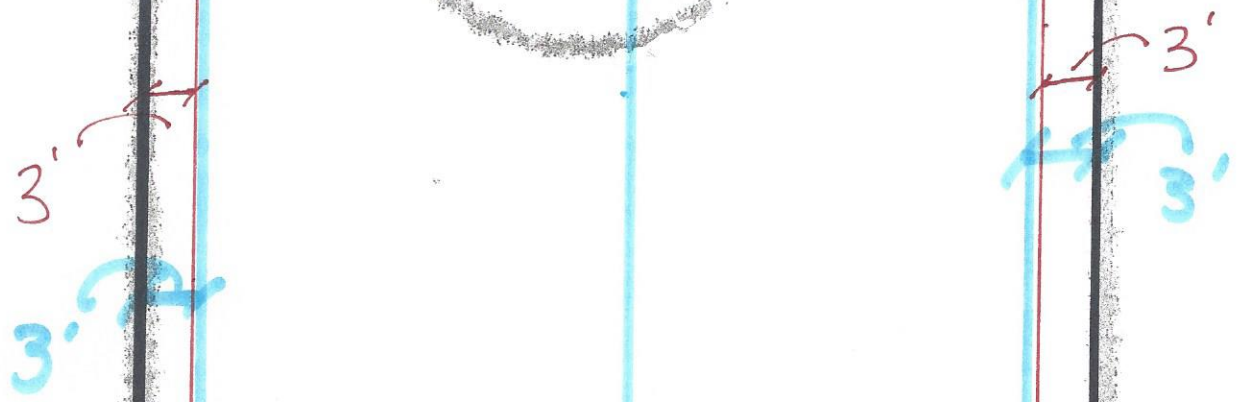
1st Floor

~ 35' 1/8' 36"

Red = setbacks

Blue = Building

87.9'



50'

MYERS ST.



Google earth



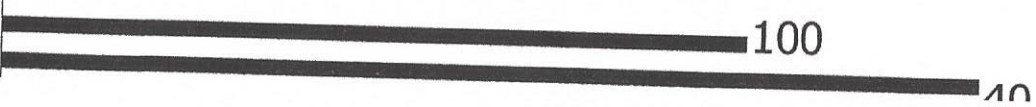


S Myers St
Google earth

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feet
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