

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, June 21st, 2017, 10:30 a.m.
City Hall South, 1st Floor, Guajome Room

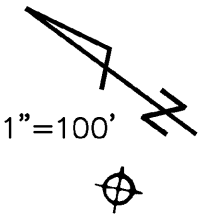
1. 9:30 - 10:30 a.m. Proposed 4-unit residential development on a 6,000 sq. ft. lot located at 1920 S. Tremont St.

Zoning: R-3 (Coastal Medium Density Residential)
Land Use: Coastal High Density Residential
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-274-05
Contact Person: David Halttunen
Tel.: (760) 510-9633
Email: dhalttunen@sbcglobal.net

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.*



01/28/2009 ACR

CHANGES	BLK	OLD	NEW	CUT
272	6	15	16	67 48 55
271	1	21	23	24 70 43 30
274	12	13	22	74 16 34
271	23	25	83	3
274	14	15	23	87 17 22
271	8			CONDO 04 7 23
271	9			CONDO 05 6 59
274	16	23	24	09 13 44

21

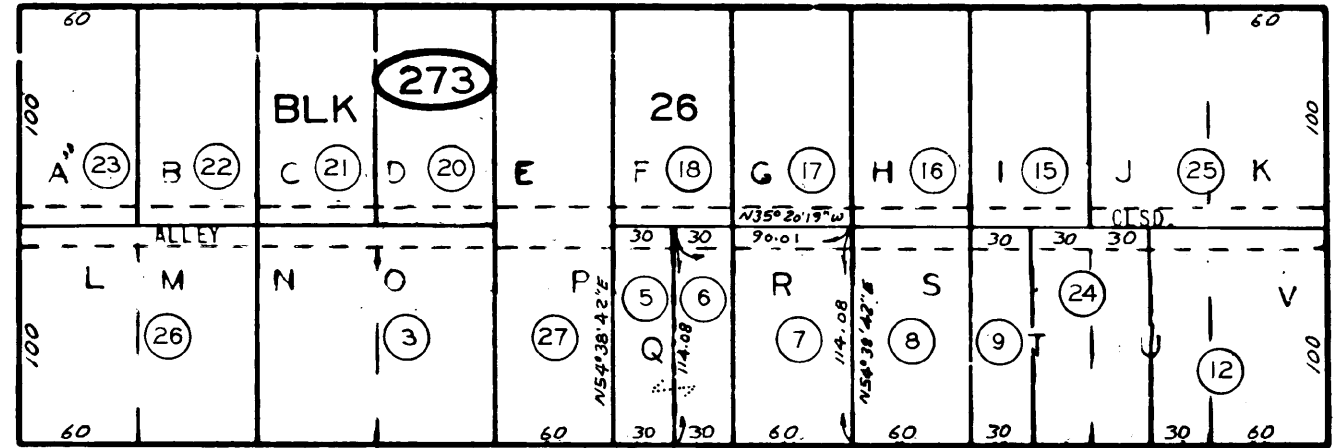
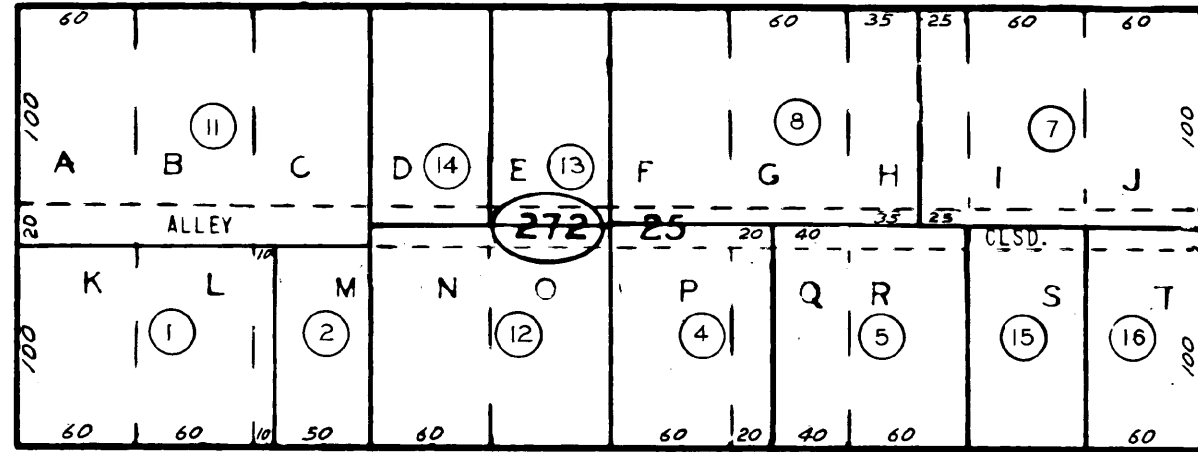
1* CONDO
KYLE CONDOMINIUMS
DOC 03-0521084
(SEE SHT 2)

35

2* CONDO
MARION CONDOMINIUMS
DOC 03-592731
(SEE SHT 2)

60 FREEMAN

ST 60

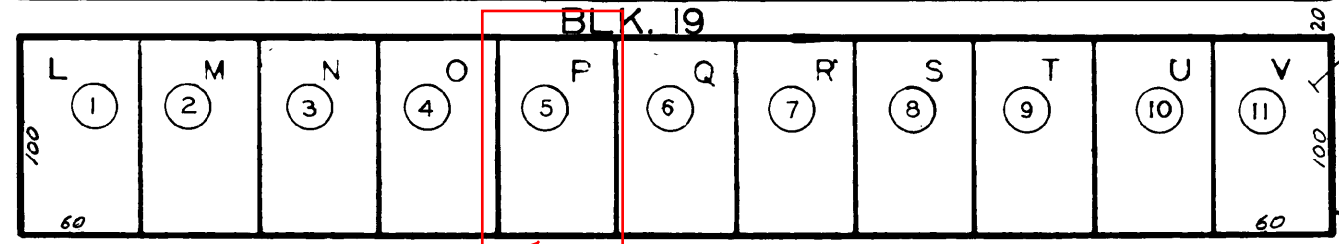
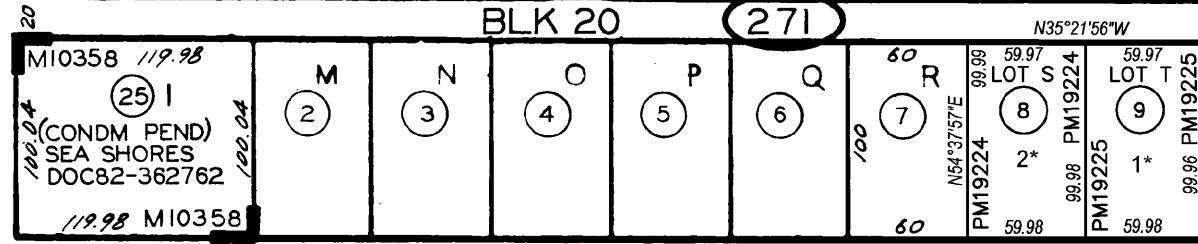
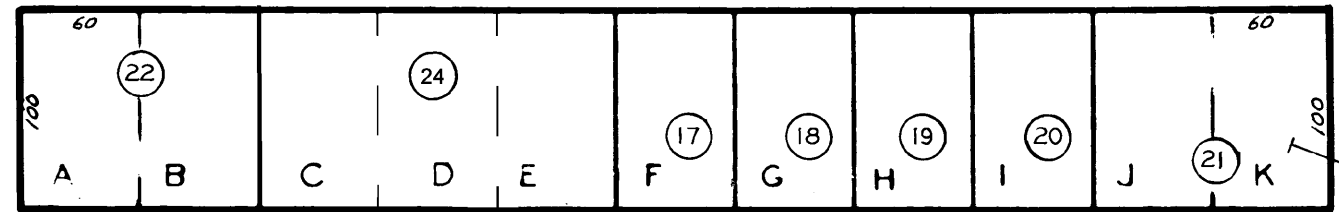
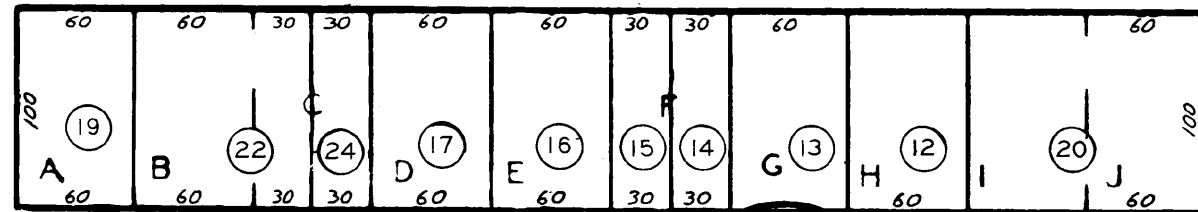


80 S

COAST (HILL HWY. 101)

ST) (STATE HWY. RT. 2 - SEC. B.)

HWY



60 TREMONT

ST 60

Project Site

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.

SUPPLEMENTAL DRAWING CONFERENCE NOTES

SITE: 1920 S. Tremont Street

PHONE: * City of O'side / Planning (760) 435-3567

PRESENT: • Tiffany Chen, planner
• Robert Smith, owner

2 SCALE
PRODUCTIONS
Architect David E. Halttunen
1605 Grand Avenue • Studio 3
San Marcos, California 92078
(760) 510-9633

RE: PADILLA-SMITH PROPERTIES
4 PLEX SINGLE-STORY APT'S.

THE FOLLOWING ITEMS WERE NOTED:

As we embark on our project, thank you for the opportunity to offer my Architects Summary of proposed work:

On an existing established 60' x 100' alley-accessible parcel, PADILLA-SMITH, owners, request Coastal Development, Building, & Combo 'other' permits as required to demolish & remove all existing wood-framed 1-story structures on site... New construction activities would include

the following:

1. verify existing service size & condition of All electrical, plumbing, cable/phone utilities for re-use &/or expansion for the future... repair/replace.
2. alter existing 'undisturbed soils' only as "optimally minimally" required for the installation of footings, conc. pads, slabs & walks associated w/ NEW.
3. Observing All city/coastal development standards, construct 4 1-story 'beach' Apartments in an 'attached' cluster designed to complement the visual fabric/aesthetic of the neighborhood as it's grown gracefully over the years. New 'garage' will be attached...
4. Conserving existing palm trees if possible; provide 'green sheet' & landscape to enhance the existing while we generously provide 6 alley-accessible parking stalls.
5. Finishes & materials & color/textures will enhance the easy-accessibility of all realms & rooms new!

IF CONTENT OF THE ITEMS ABOVE IS NOT COMPLETE, KINDLY NOTIFY US AT ONCE.

