

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 7, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed lot split on a 0.525 acre parcel located at 1611 Laurel Road.

Zoning: RE-B (Residential Estate B)
Land Use: EB-R (Estate B Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 151-222-27
Contact Person: Mara Hoover
Tel.: 760.815.4267
Email: mara.m.hoover@gmail.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

Development Conference

August 7, 2012

Proposed Lot Split

The Hoover Residence
1611 Laurel Rd
Oceanside, CA 92054

APN 151-222-27

Overall Lot Area: +/- 0.525 AC
Existing Zoning: R-1 10,000sf
Proposed Zoning: Same
Proposed Number of Parcels: 2
Proposed Number of Dwellings: 2

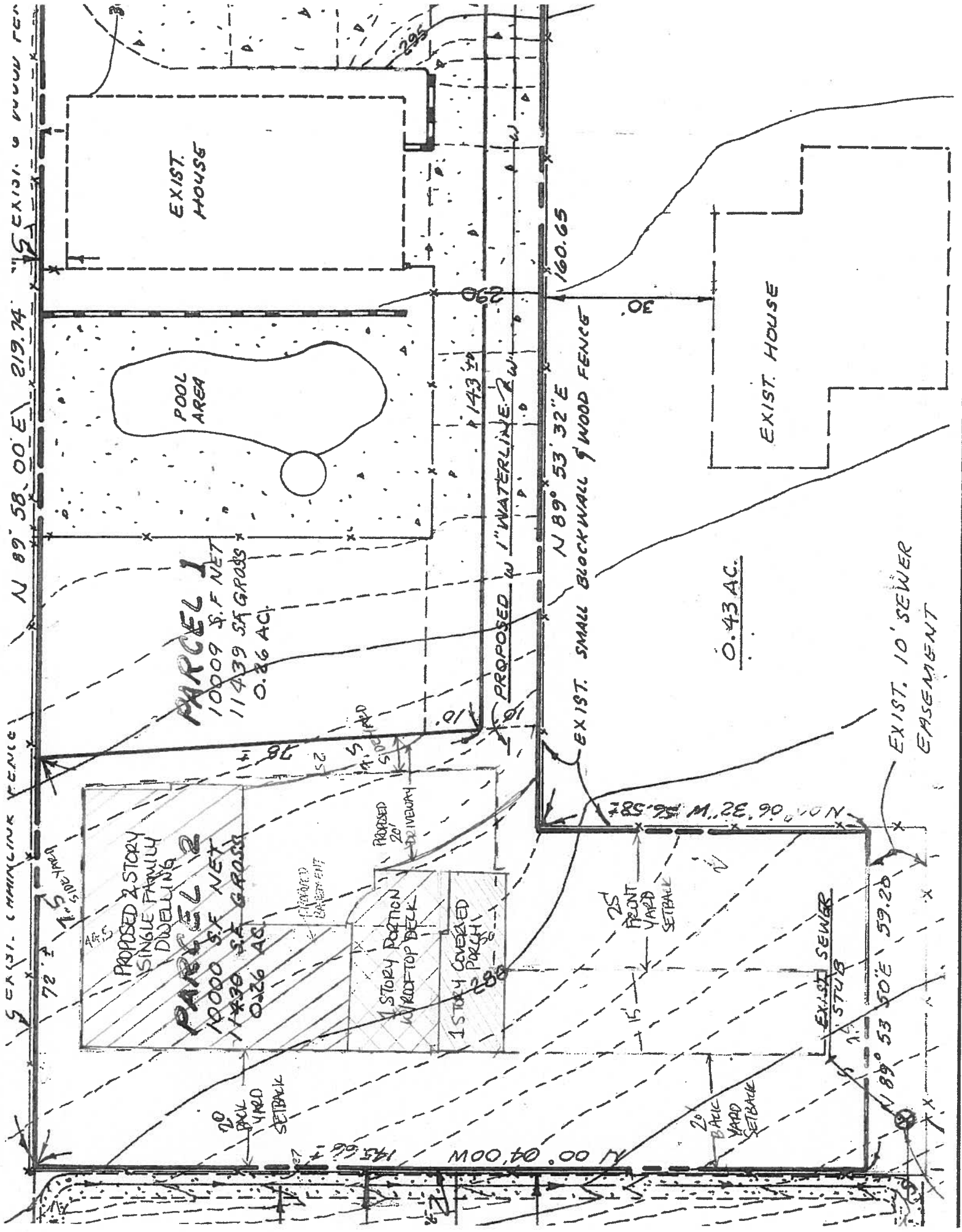
Proposed Parcel 1

11439 Square Foot Gross
0.26 ac
Existing approx 1800/ sq ft dwelling

Proposed Parcel 2

11430 Square Foot Gross
0.26 ac
Proposed Dwelling
Living Space: 2895 sqft
Basement: 792 sqft
Garage: 924 sqft

Please see attached proposed site plan



EXIST. CHAINLINK FENCE
 N 89° 58' 00" E 219.74'
 72.7' SIDE YARD

EXIST. HOUSE

POOL AREA

PARCEL 1
 10009 SF NET
 11439 SF GRASS
 0.26 AC

PARCEL 2
 PROPOSED 2 STORY SINGLE FAMILY DWELLING
 10000 SF NET
 11436 SF GRASS
 0.26 AC

PROPOSED 20' DRIVEWAY

1 STORY PORTION W/ KITCHEN TOP DECK

1 STORY COVERED PORCH

PROPOSED 1" WATERLINE R.W.

N 89° 53' 32" E 160.65'

EXIST. SMALL BLOCKWALL & WOOD FENCE

EXIST. HOUSE

0.43 AC.

EXIST. 10' SEWER EASEMENT

N 89° 53' 50" E 59.20'

EXIST. SEWER STUB

20' FRONT YARD SETBACK

25' FRONT YARD SETBACK

20' BACK YARD SETBACK

N 00° 04' 00" W 145.66'