

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

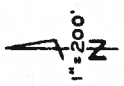
Tuesday, August 21, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a single-family home on a 2.61 acre parcel located on Sleeping Indian Road.

Zoning: A (Agricultural)
Land Use: A (Agricultural)
Neighborhood Area: Morro Hills
Assessor Parcel Number: 121-201-01
Contact Person: Polly Osborne, AIA
Tel.: 310.477.2855
Email: posbo@osbornearchitects.com

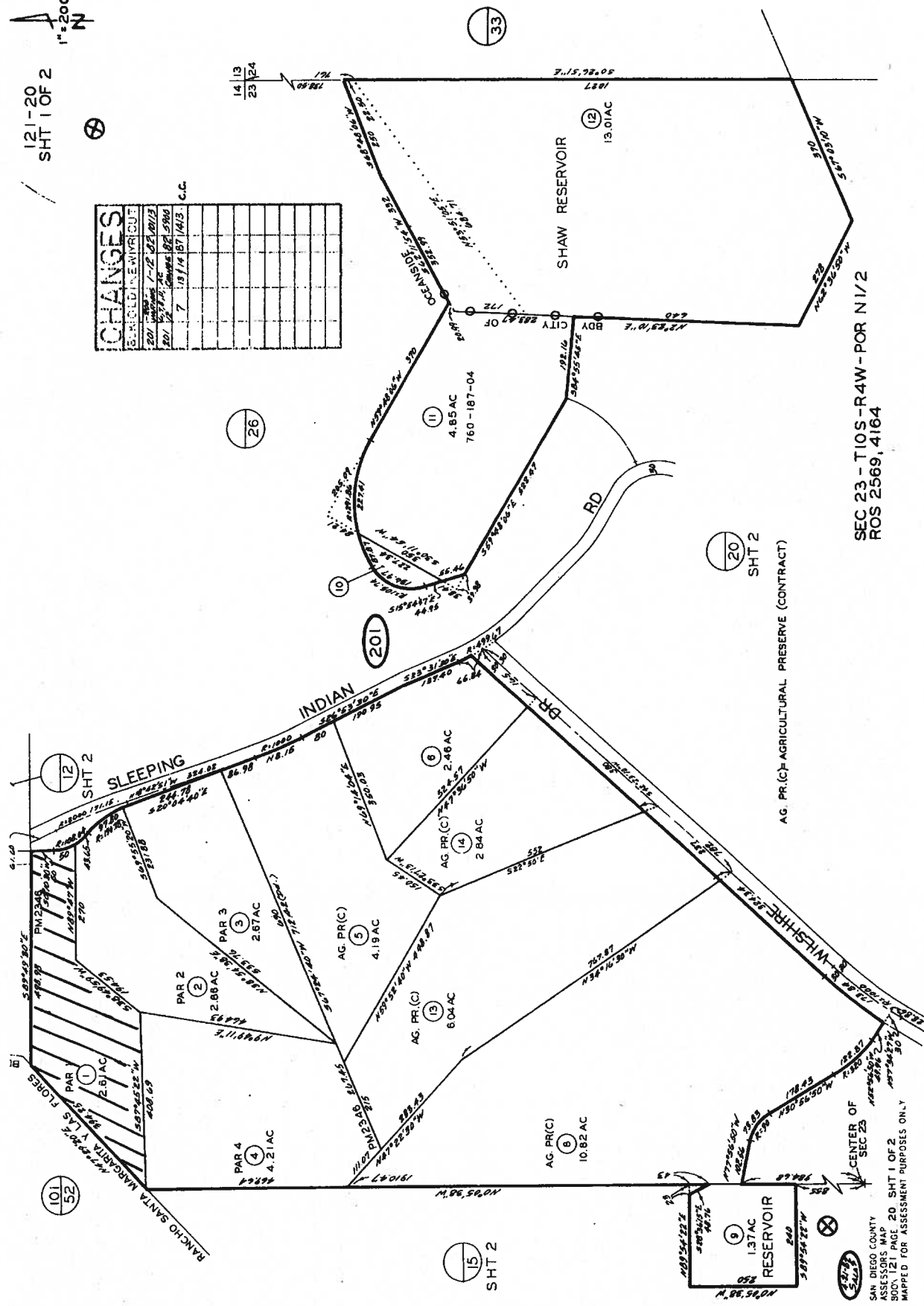
Attachments:

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



121-20
SHT 1 OF 2

CHANGES	
NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION



SEC 23 - T10S - R4W - POR N1/2
ROS 2569, 4164

AG. PR. (C) AGRICULTURAL PRESERVE (CONTRACT)

SAN DIEGO COUNTY
ASSESSORS MAP
800, 121, PAGE 20 SHT 1 OF 2
MAPPED FOR ASSESSMENT PURPOSES ONLY



August 15, 2012

Dear City of Oceanside Planners,

I am looking forward to my Developer's Conference Meeting on August 21 at I have enclosed plans for a single family home on parcel #apn 121-201-01 on Sleeping Indian Road.

We intend to develop a low as possible impact, green built 3000 SF home within the setbacks set forth by the City of Oceanside for Agricultural preserve. Our challenge and joy is the fact this is on the slope of Morro Hill, a landmark of the area and within the boundaries of this property. We do not see that our project will unduly impact this feature.

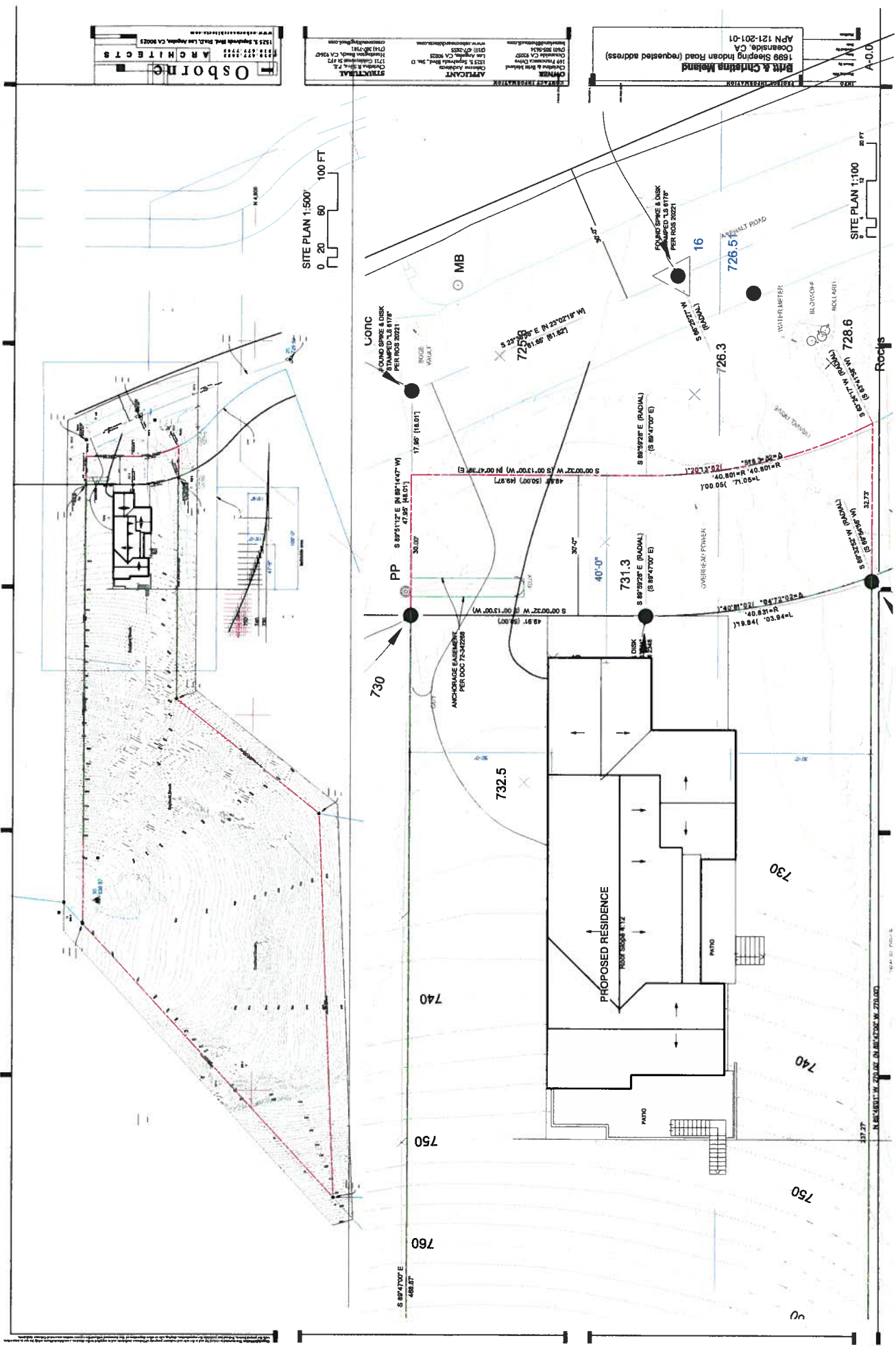
Due to obvious slope constraints, our project sits near the road, just behind the 40' required agricultural setback and stops just before the slope begins to rise at 40%, too high for development. We have been told our setback might be able to be closer to the road. This would give us better options, because it could significantly reduce grading.

We have a number of questions we need to clarify in the course of this design process and I hope you will be able to help us.

1. What is your intension with regards to development of S. Morro Hills area?
2. Can we relocate the power pole. (We will also talk to SDG&E about this.)
3. Biological:
 - a. Can we mitigate biological concerns within the fire setback area by attentive thinning, but without removal of habitat.
 - b. Do recent fires in any way affect the requirements, considering that the entire property was burnt to a crisp.
 - c. Can we trade out areas that need rehabilitation for areas used on site for our building.
4. Concerning RV parking: By hiding it behind the garage, can we override the rule that says it must be behind the frontline of the house.
5. Verify the minimum setback for the garage, considering that we have a 30' road easement, a twenty foot garage setback, an extreme lot slope (allows less setback) and a 40' agricultural front setback.
6. Can the guest room above the garage follow the same setback rules as the garage or does it need to follow the rules of the house, if there is a difference.
7. If the garage does have a different setback than the house and is connected to the house via breezeway, can it still have the lesser setback, if any.
8. Do accessory buildings follow the same rules as the garage in our case?
9. May we have the address "1699 Sleeping Indian Road."

Sincerely,

Polly Osborne, AIA



Osborne ARCHITECTS
1523 S. Sepulveda Blvd., Los Angeles, CA 90025
www.osbornearchitects.com

STRUKTURAL
1223 S. Sepulveda Blvd., Ste. 10
Los Angeles, CA 90025
www.struktural.com

APPLICANT
1899 Sleeping Indian Road (requested address)
Oceanside, CA
APN 121-291-01
Britt & Christina Ireland

SITE PLAN 1:500
0 20 60 100 FT

SITE PLAN 1:100
0 20 40 60 80 100 FT

CONC
FOUND SPINE & DISK
STAMPED 1/8 8/17'
PER ROD 2021

PP

ANCHORAGE EASEMENT
PER LDC 72-51228B

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760

730

740

750

760



Osborne
ARCHITECTS
1525 S. Reynolds Blvd. Ste. 100, Redwood City, CA 94063
Tel: 650.997.7777
Fax: 650.997.7778
www.osbornearchitects.com

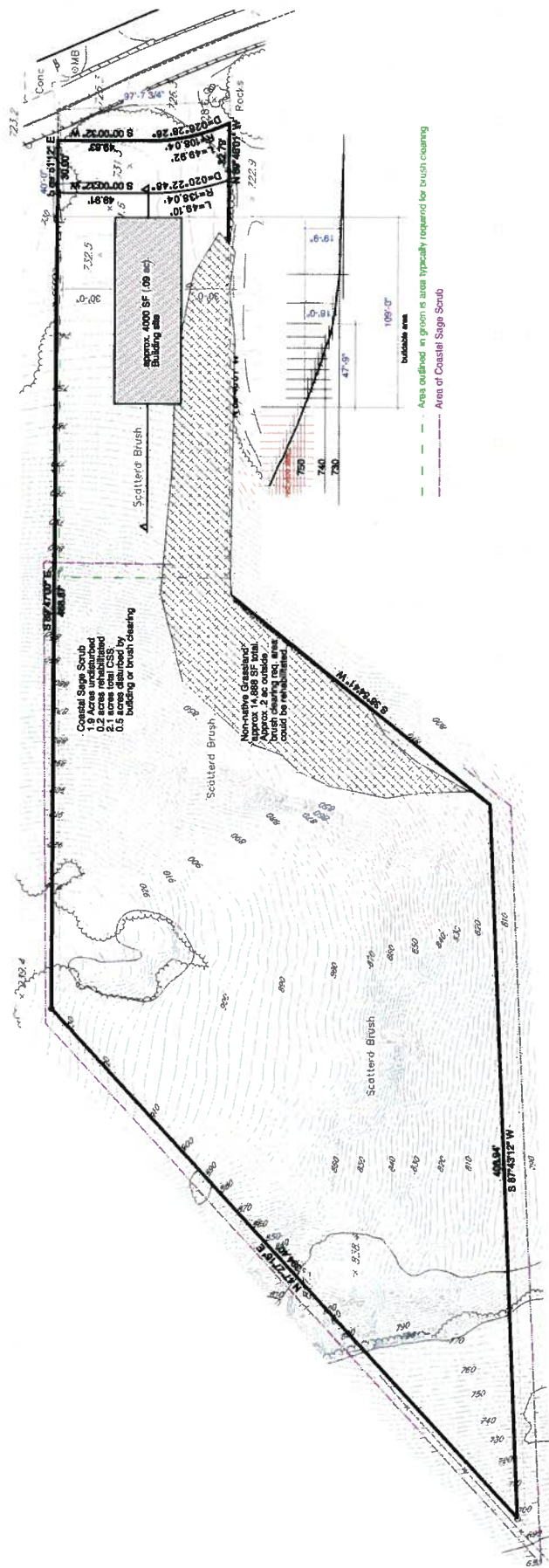
APPLICANT
Osborne Architects
1525 S. Reynolds Blvd., Ste. 100
Redwood City, CA 94063
(650) 997-7777
www.osbornearchitects.com

STRUCTURAL
Cronin & Bergend
1271 Colma Road, Ste. D
San Bruno, CA 94066
(650) 338-2211
www.croninbergend.com

PROJECT INFORMATION
1888 Sleeping Indian Road
Oceanside, CA

DATE 01/15/12
PO

SLOPE ANALYSIS & BIOLOGICAL REVIEW
A0.1

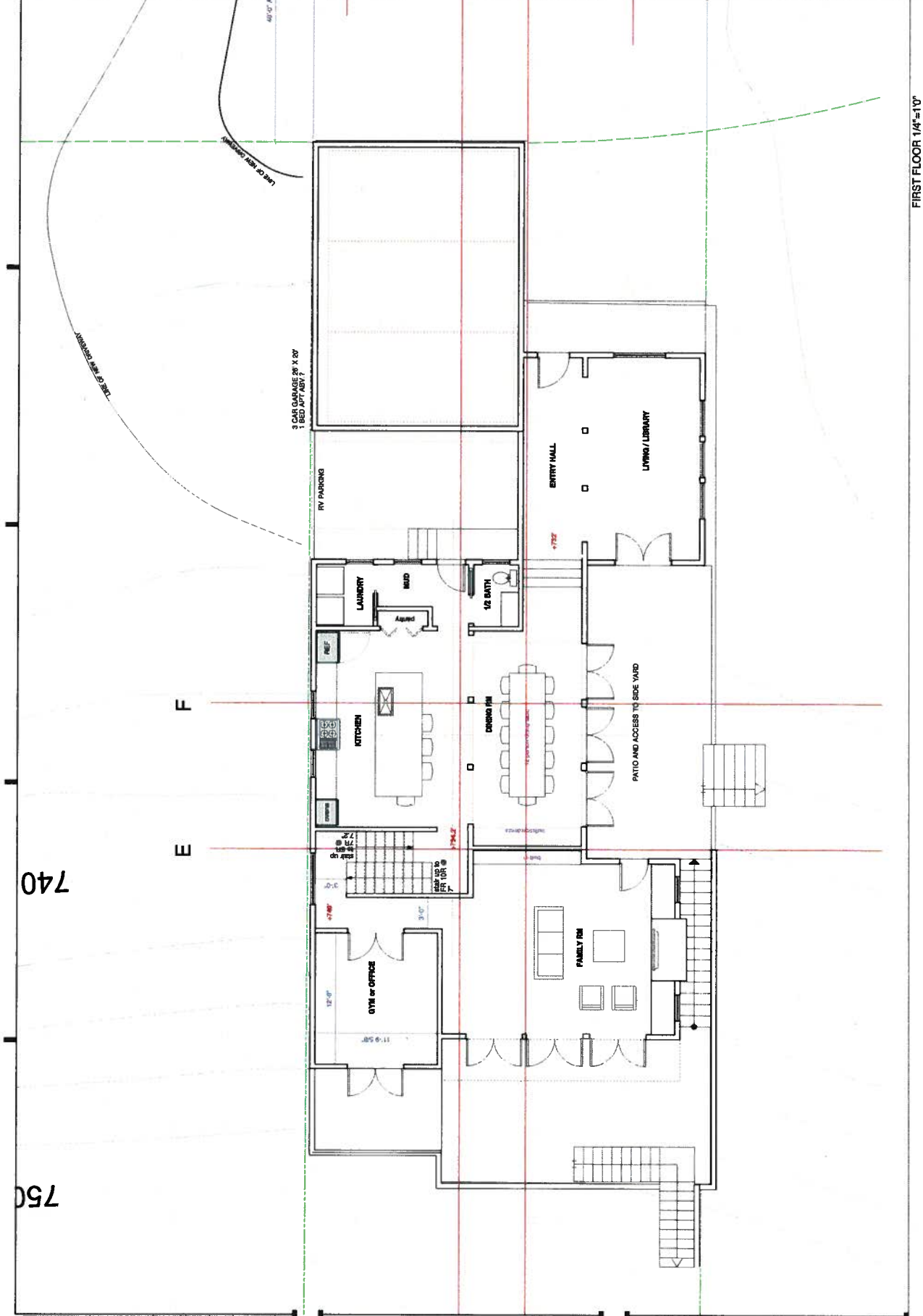




Osborne
 ARCHITECTS
 1225 S. Sepulveda Blvd. Suite 100, Los Angeles, CA 90025
 310.472.2925
 www.osbornearchitects.com

APPLICANT
 CHRYSLER FINANCIAL GROUP
 1711 California Street, Suite 200
 San Francisco, CA 94109
 415.774.2700
 www.chryslerfinancial.com

ENGINEER
 Brian & Christina Meland
 1699 Sleeping Indian Road
 Oceanside, CA 92058
 760.431.1111
 www.brianandchristinameland.com



740

750

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

A1.1

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

PROJECT INFORMATION

Project No. 1899

Client: Brix & Christina Mahara

Address: 1899 Sleeping Indian Road, Oceanside, CA

Date: 8/15/12

CLIENT

Osborne
1525 S. Sepulveda Blvd., Los Angeles, CA 90025
Tel: 310.477.2222
www.osbornearc.com

STRUCTURAL

Osborne Architects
1525 S. Sepulveda Blvd., Los Angeles, CA 90025
Tel: 310.477.2222
www.osbornearc.com

Osborne ARCHITECTS

1525 S. Sepulveda Blvd., Los Angeles, CA 90025
Tel: 310.477.2222
www.osbornearc.com

Professional Seal: License No. 12518, State of California, Architecture



PERMIT PREPARATION
 Birt & Christina Meland
 1699 Sleeping Indian Road
 Oceanside, CA

APPLICANT
 Cleveo Architects
 1525 S. Arroyo Blvd., Ste. D
 Los Angeles, CA 90025
 (310) 367-7161
 www.clevoarchitects.com
STRUCTURAL
 O'Connell Engineering
 1711 Commonwealth Dr.
 Huntington Beach, CA 92647
 (714) 367-7161

ARCHITECTS
 Osborne
 1125 S. Broadway Blvd., Suite 100
 Los Angeles, CA 90025
 www.osbornearchitects.com

