

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 28, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion of 8 townhomes located on two interior lots facing south Cleveland Street located at 506 and 510 South Cleveland Street.

**Zoning: R-3 (Medium Density Residential)**  
**Land Use: High Density**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-185-02, 03**  
**Contact Person: Adam Jacks**  
**Tel.: 858-922-9382**  
**Email: [adamjacks217@gmail.com](mailto:adamjacks217@gmail.com)**

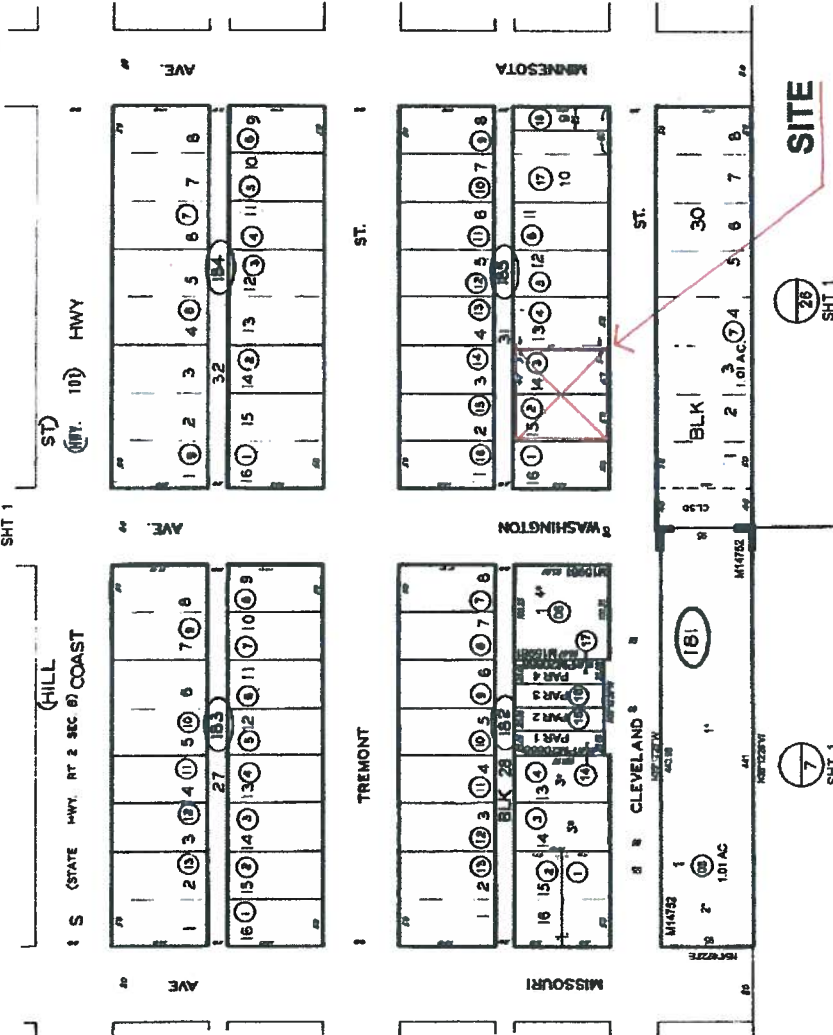
Attachments:

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

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<sup>1</sup> *The developer 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.*

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SHT 1



1/30/15

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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 15981 - CLEVELAND STREET B  
MAP 14782 - OCEANSIDE TCT (1-202-01)  
MAP 219 - BRYANS ADD

COUNTY  
3/15/2015

# Oceanside Townhomes





04.08.2015

**506, 510 Cleveland Street, Oceanside, CA  
Oceanside Townhomes**

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**DESCRIPTION:** Oceanside Townhomes consist of eight, three story single family Townhomes located on two interior lots facing Cleveland Street with access from the alley. Each unit has an enclosed two car garage, two and three bedrooms, two baths, powder room, living room, dining room, kitchen and a roof deck. See attached summary for the proposed floor areas.

The townhome concept with beach modern architecture is consistent with the zoning requirements and with the character of the neighborhoods current development.

**ADDRESS:** 506. 510 Cleveland Street

**APN:** 150-185-0200, 0300

**ZONE:** R-3 – Medium Density

**LOT AREA:** 0.22 acres (9,700 s.f.)

**DENSITY:** Allowed Proposed 1 unit /1,000 = 9.7 = **10 Units**  
**8 Units**

**COVERAGE:** Allowed Not Specified  
54%

**FAR:** Allowed Not Specified

**SETBACKS:**  
Front 15' 10' Proposed from 5' ROW Dedication  
Street Side 10'  
Interior Side 10' When primary entrance face side yard.  
Rear 5'

**HEIGHT:** 35'

**PARKING:** 2 spaces per unit, at least one enclosed (all spaces proposed are enclosed)  
200 s.f. min. required for enclosed parking  
1 ADA space provided, available to both guest and residents



Hawkins + Hawkins Architects, Inc.

04.08.2015

**506, 510 Cleveland Street, Oceanside, CA**  
**Oceanside Townhomes**

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**Project Summary**

<b>Unit</b>	<b>Type</b>	<b>Area</b>	
1	3 Bedrm., 2 ½ Bath	1,550	s.f.
2	2 Bedrm., 2 ½ Bath	1,210	s.f.
3	2 Bedrm., 2 ½ Bath	1,210	s.f.
4	3 Bedrm., 2 ½ Bath	1,435	s.f.
5	3 Bedrm., 2 ½ Bath	1,550	s.f.
6	2 Bedrm., 2 ½ Bath	1,210	s.f.
7	2 Bedrm., 2 ½ Bath	1,210	s.f.
8	3 Bedrm., 2 ½ Bath	1,550	s.f.
<b>Total</b>		<b>10,925</b>	<b>s.f.</b>



**Hawkins + Hawkins** Architects, Inc.

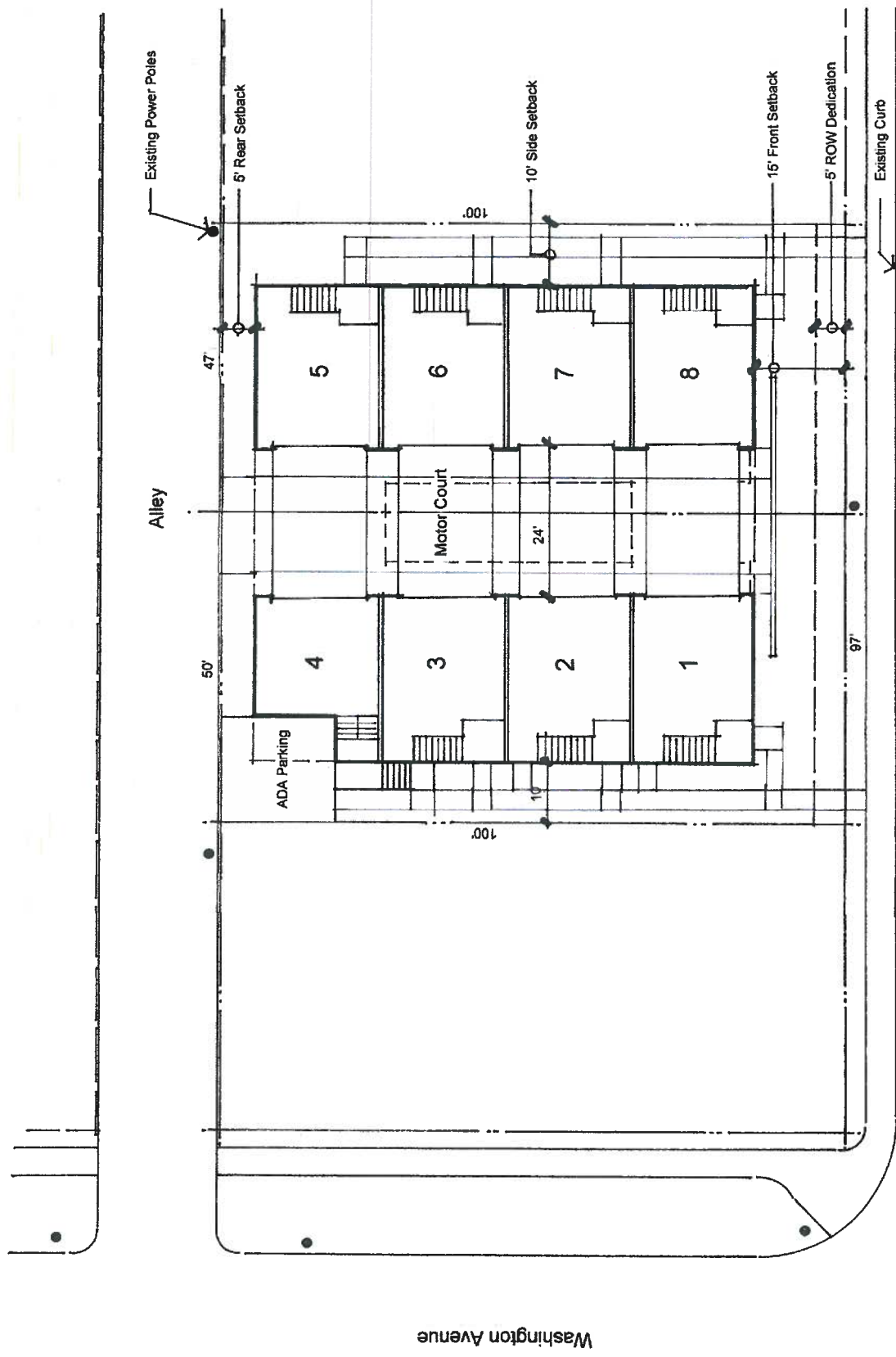
04.08.2015

**506, 510 Cleveland Street, Oceanside, CA**  
**Oceanside Townhomes**

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### **Developers Conference Questions**

1. Verify and confirm the zoning summary and site layout.
2. Clarify the requirements for curb, gutter and sidewalk.
3. Clarify the requirements for the undergrounding of utilities.
4. Clarify the requirements for water and sewer and water meters. Can the project be served on one domestic meter and is a separate landscape meter required?
5. Provide a summary of all development fees for processing the entitlements and for construction permits.



Cleveland Street

1/16" = 1'-0"



# Oceanside Townhomes

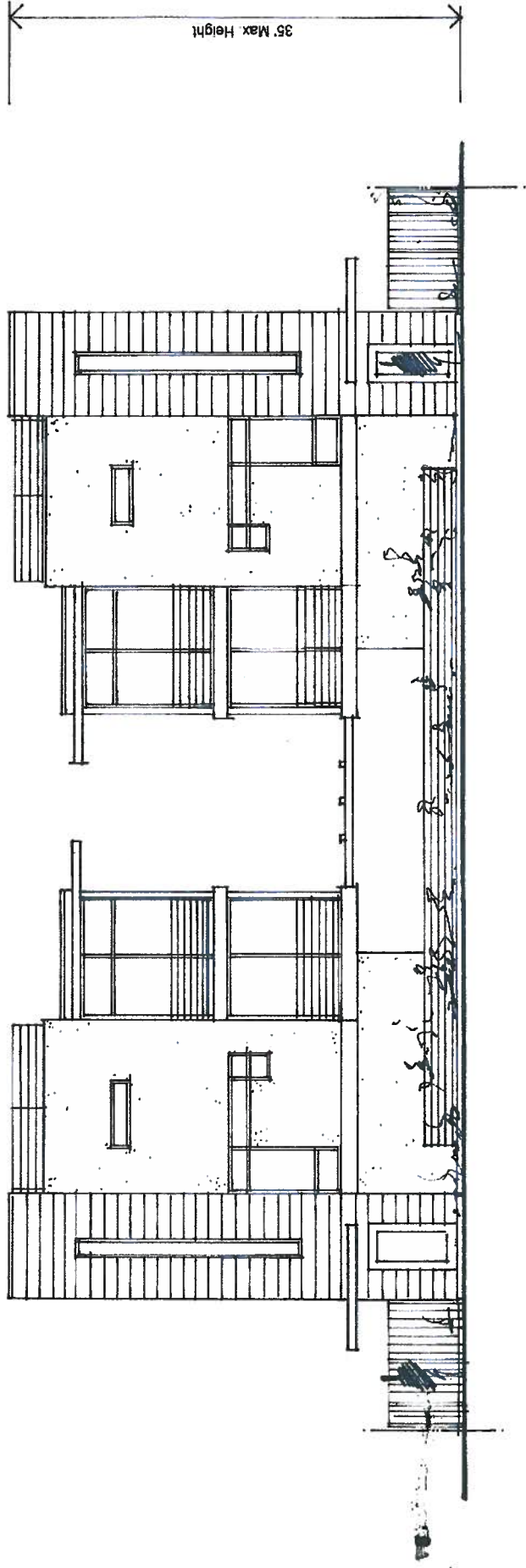
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04.08.2015

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Washington Avenue



Cleveland Street Elevation



Hawkins + Hawkins Architects, Inc.

# Oceanside Townhomes

04.08.2015

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North at Washington & Cleveland



East View at Washington and Cleveland



Subject Property on Cleveland



Adjacent Property on Cleveland



Corner Property on Washington



Alley from Washington



Existing Development on Cleveland



Existing Development on Cleveland



Hawkins + Hawkins Architects, Inc.

# Oceanside Townhomes

Site Photos

04.08.2015

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