

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, September 22, 2009, 9:00**  
**Guajome Room**

1. 9:00a.m. - 9:30 a.m.

Discussion of the development of a 51,000 square foot hotel located at the northeast corner of Mission Avenue and Fousat Road within the Airport neighborhood.

**Zoning:** General Commercial (CG)  
**Land Use:** General Commercial (GC)  
**Neighborhood Area:** Airport  
**Assessor Parcel:** 160-270-73  
**Contact Person:** Bernard McCrumby  
**Tel.:** (323) 674-3698

2. 9:30a.m. - 10:00 a.m.

Discussion of constructing an access bridge over the Buena Vista Creek to serve a new hotel at Highway 78 and Jefferson Street within the Fire Mountain Neighborhood

**Zoning:** Community Commercial (CC)  
**Land Use:** Community Commercial (CC)  
**Neighborhood Area:** Fire Mountain  
**Assessor Parcel:** 162-120-56 & 156-301-17  
**Contact Person:** Brian MacDonald  
**Tel.:** (949) 933-5812

3. 10:00a.m. - 10:30 a.m.

Discussion of the development of a self-service carwash and an oil, lube and smog check building on a 1.28-acre parcel located at 2190 El Camino Real.

**Zoning:** Community Commercial (CC)  
**Land Use:** Community Commercial (CC)  
**Neighborhood Area:** Mira Costa  
**Assessor Parcel:** 165-012-15  
**Contact Person:** Leslie T. Lippich  
**Tel.:** (818) 591-2655

**Attachments:**

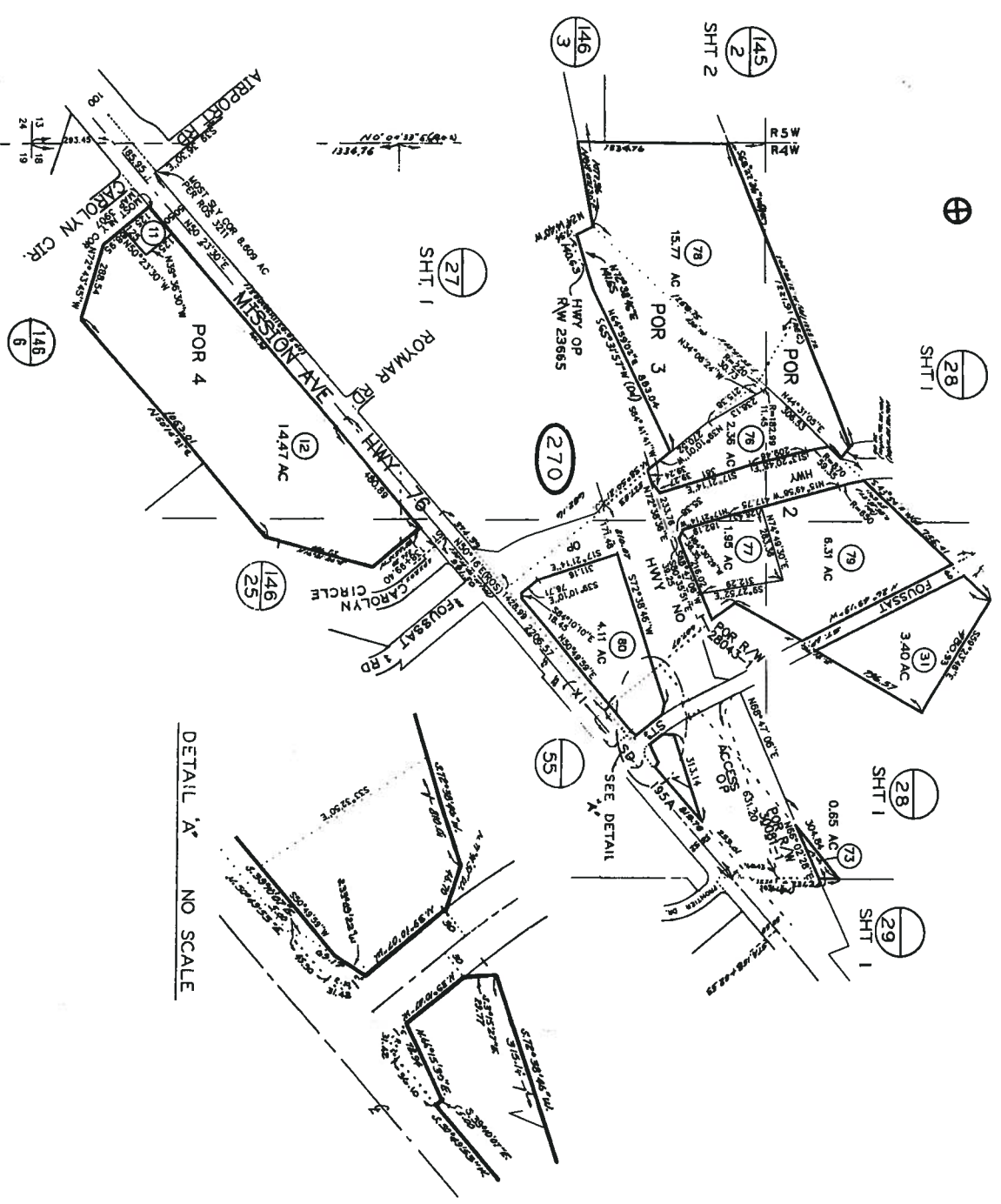
APN Maps:  
160-270-73  
162-120-56 & 156-301-17  
165-012-15

Agenda 1: E-mail from Bernard to Scott and attached site plan

Agenda 2: Conceptual Bridge Crossing Exhibit

Agenda 3: Leslie Lippich project Description and site plan (A-1)

| CHANGES  |        | BLK    | OLD | NEW   | CUT |
|----------|--------|--------|-----|-------|-----|
| 270      | 23     | 401-51 | 128 | 0     |     |
| 27       | 24     | 401-51 | 128 | 0     |     |
| 401/52   | 25     | 401-51 | 128 | 4009  |     |
| 401/52   | 26     | 401-51 | 128 | 4467  |     |
| 401/49   | 53     | 401-51 | 128 | 2012  |     |
| 52       | 54-57  | 401-51 | 128 | 2532  |     |
| WINDMILL | 74-77  | 401-51 | 128 | 10109 |     |
| 270-23   | 53     | 401-51 | 128 | 1405  |     |
| 270-23   | 53     | 401-51 | 128 | 1405  |     |
| 70       | 71, 72 | 401-51 | 128 | 1230  |     |
| 4        | 71, 72 | 401-51 | 128 | 1230  |     |
| 68       | 71, 72 | 401-51 | 128 | 1230  |     |
| 71       | 71, 72 | 401-51 | 128 | 1230  |     |
| 68&74    | 74     | 401-51 | 128 | 4748  |     |
| 74       | 75-77  | 401-51 | 128 | 1718  |     |
| 3,4,72   | 78     | 401-51 | 128 | 1722  |     |
| 68&75    | 79&80  | 401-51 | 128 | 1087  |     |



DETAIL 'A' NO SCALE

6-23-99  
SAN DIEGO COUNTY ASSESSOR - MAP BK 160 PG 27 SHT. 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICES MAY NOT COMPLY WITH LOCAL JURISDICTION OR BUILDING ORDINANCES.

SEC 18-111S-R4W-POR W1/2  
ROS 3211,14996

## Scott Nightingale

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**From:** bernard mccrumby [mccrumby24@yahoo.com]  
**Sent:** Monday, September 14, 2009 9:27 AM  
**To:** Scott Nightingale  
**Subject:** Fw: Oceanside site plan  
**Attachments:** Ocenaside Site.pdf

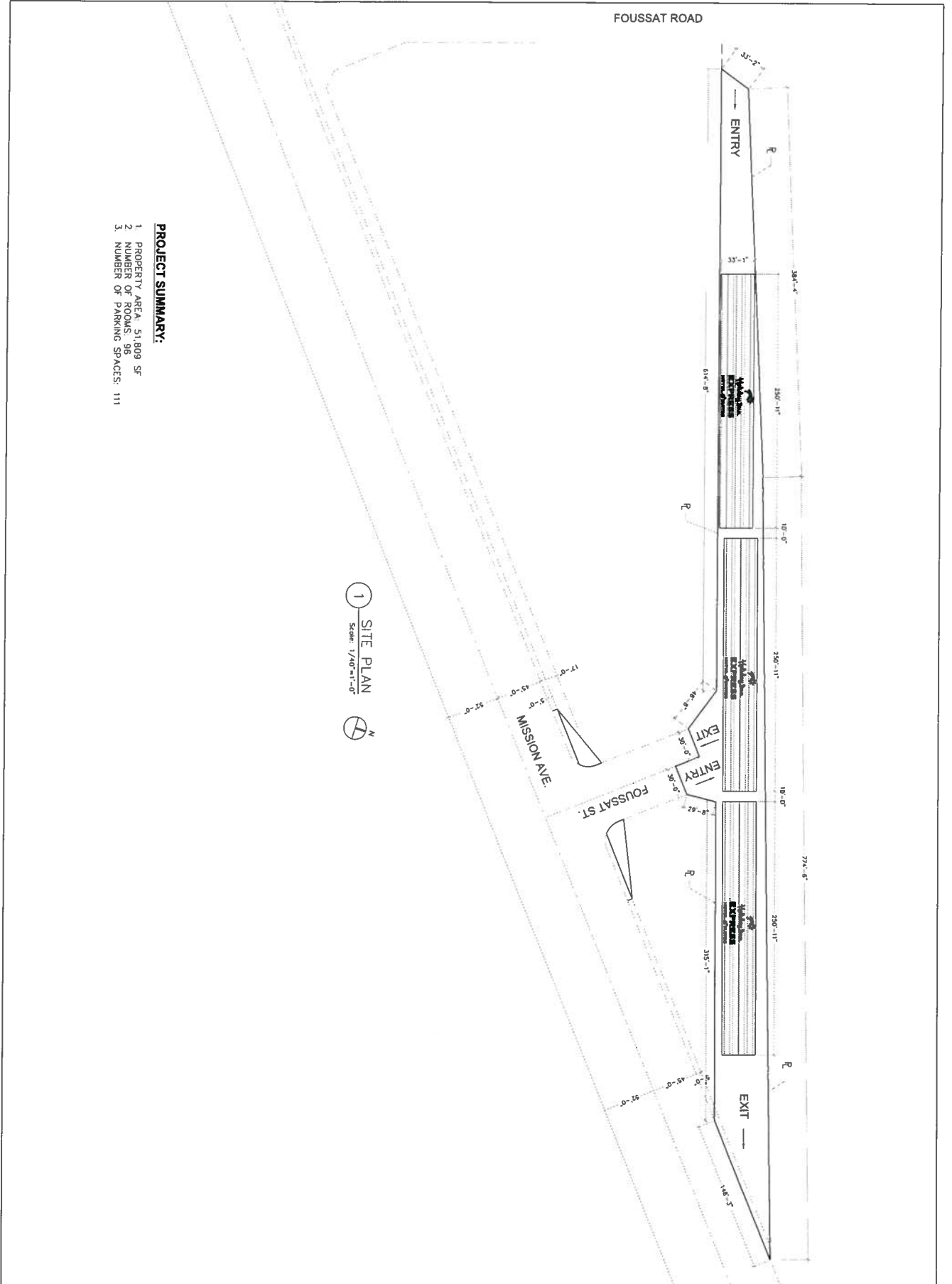
Scott,

Thank you for working with me. I have attached the plans for a hotel proposal with 96 rooms and 111 parking spaces. This is just a conceptual site plan and that we want to get some clarification on prior to proceeding with the rest of the plans. Primary points of interest for us pertain to items like Fire clearances, ingress and egress, setbacks relative to the front and rear of the property, and so forth. Due to the irregularity of the lot we are in need of your help to ensure that we are able to fall in line with your development standards and still meet all the requirements of the proposed brand.

Bernard McCrumby  
323.674.3698

--- On **Mon, 9/7/09**, **E P** <[ebporto@hotmail.com](mailto:ebporto@hotmail.com)> wrote:

**From:** E P <[ebporto@hotmail.com](mailto:ebporto@hotmail.com)>  
**Subject:** Oceanside site plan  
**To:** "Bernard Mccrumby" <[mccrumby24@yahoo.com](mailto:mccrumby24@yahoo.com)>  
**Date:** Monday, September 7, 2009, 1:52 PM



- PROJECT SUMMARY:**
1. PROPERTY AREA: 51,809 SF
  2. NUMBER OF ROOMS: 98
  3. NUMBER OF PARKING SPACES: 111

**1 SITE PLAN**  
Scale: 1/40"=1'-0"



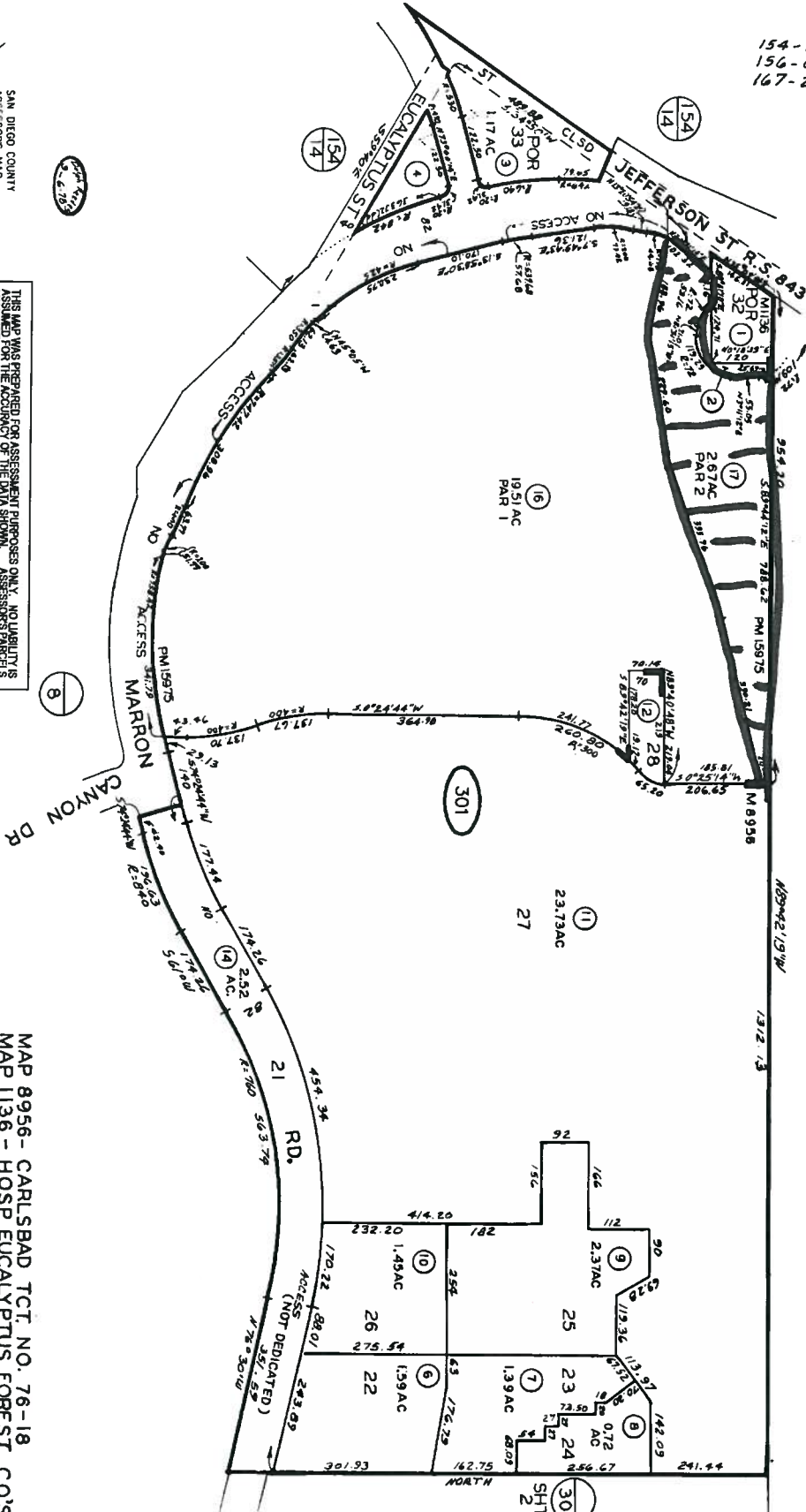
09

154-160  
156-080  
167-260

SAN DIEGO COUNTY  
ASSESSORS MAP 30 SFT 1 OF 2  
BOOK 156 PAGE 30 SFT 1 OF 2

THIS MAP WAS PREPARED FOR ASSIGNMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN OR FOR THE CONFORMANCE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 8956- CARLSBAD TCT. NO. 76-18  
MAP 1136 - HOSP EUCALYPTUS FOREST CO'S TCT. NO. 1  
ROS 13695,17392



165  
12  
SHT 1

10/7/02 ESW

| CHANGES |                    |
|---------|--------------------|
| BLK     | OLD NEW YR CUT     |
| 301     | 154-160 1-79 10057 |
| 301     | 156-080 1-79 10057 |
| 301     | 167-260 1-79 10057 |
| 15      | 16-817 30 2182     |

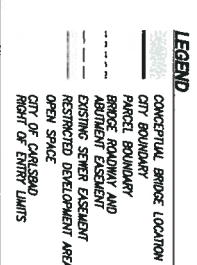
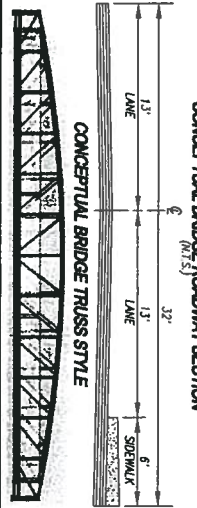
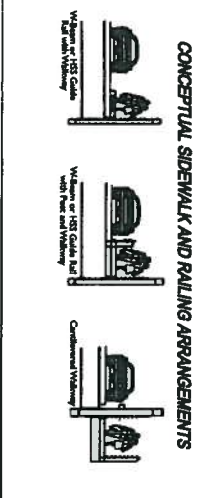
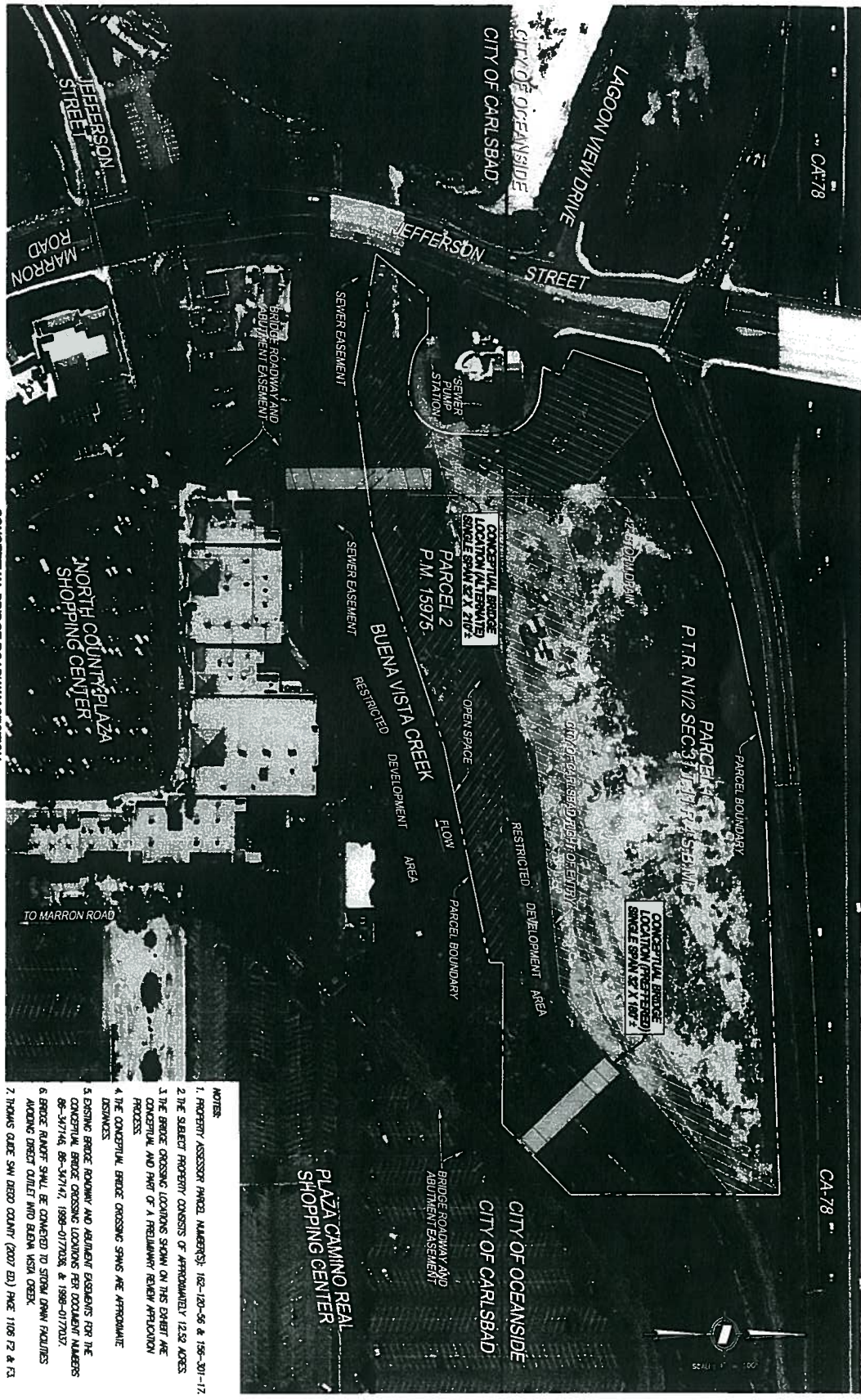
156-30  
SHT 1 OF 2

1"=200'  
N

2



# CONCEPTUAL BRIDGE CROSSING LOCATION EXHIBIT



**NOTES**

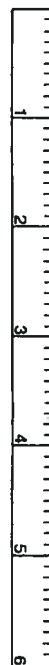
1. PROPERTY/ASSESSOR PARCEL NUMBERS: 162-120-56 & 156-301-17.
2. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 12.52 ACRES.
3. THE BRIDGE CROSSING LOCATION SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND PART OF A PRELIMINARY REVIEW APPLICATION PROCESS.
4. THE CONCEPTUAL BRIDGE CROSSING SPANS ARE APPROXIMATE DIMENSIONS.
5. EXISTING BRIDGE ROADWAY AND ADJUTMENT DESIGNS FOR THE CONCEPTUAL BRIDGE CROSSING LOCATIONS PER OCCUPANT NUMBERS 88-347146, 88-347147, 1999-017700K, & 1999-017700Z.
6. BRIDGE RAILINGS SHALL BE CONNECTED TO STRAIN IRON INCLINES AROUND DIRECT DRAINAGE AND BLENK USA GRENK.
7. THOUSANDS QUOTE SW DEED COUNTY (2007 ED.) PAGE 1106 P2 & P3.

PREPARED FOR:  
**JAMES ELEOPOLIS**  
3226 E PACIFIC COAST HIGHWAY  
SUITE C  
SIGNAL HILL, CA 90755-1875

PREPARED BY:  
**H&S**  
HUNNIGAN & ASSOCIATES  
INCORPORATED  
10000 WILSON AVENUE  
SUITE 100  
DUBLIN, CA 94568  
TEL: 925-835-1100  
WWW.HUNNIGAN.COM

SHEET 1 OF 1

1-800-345-7334



SCALE IN 1/10 OF AN INCH

07

165-01

DETAIL: NO SCALE

SHT. 1

SHT. 1

SHT. 2

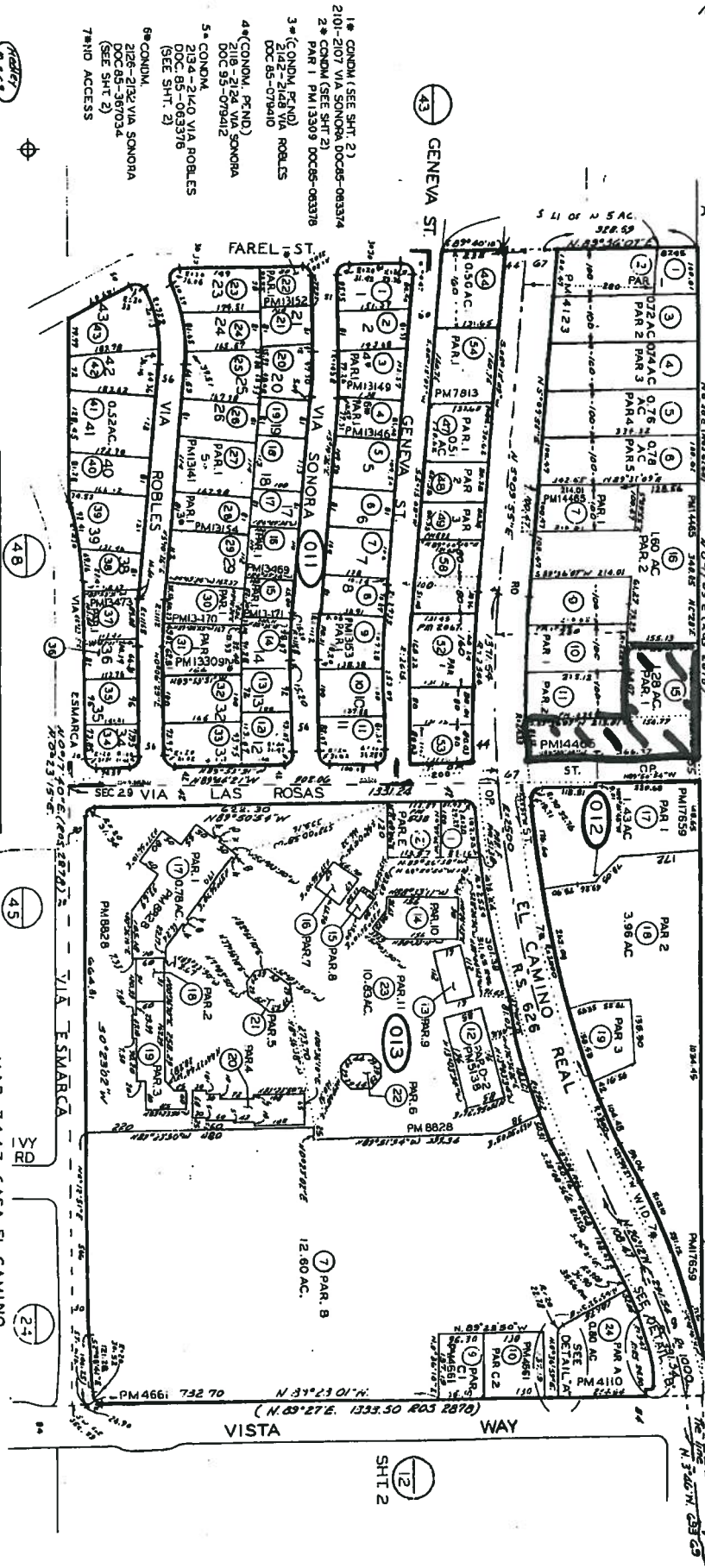


11-18-99 A/W

| BLK | OLD   | NEW     | YR | CUT  |
|-----|-------|---------|----|------|
| 013 | 11    | 13-23   | 80 | 1826 |
| 017 | 7     | 14-16   | 01 | 4918 |
| 013 | 45    | 14-16   | 82 | 938  |
| 011 | 2451  | 84      | 83 | 3291 |
| 011 | 20151 | 55      | 83 | 1021 |
| 011 | 55    | 56-57   | 85 | 2472 |
| 011 | 31    | CONDM   | 86 | 597  |
| 011 | 27    | CONDM   | 86 | 675  |
| 012 | 14    | ST RECD | 86 | 4718 |
| 010 | 13    | ST OP   | 86 | 1296 |
| 011 | 22    | CONDM   | 86 | 769  |
| 011 | 56-57 | 58      | 86 | 3432 |
| 012 | 84-12 | 13-16   | 87 | 1740 |
| 011 | 4     | CONDM   | 91 | 516  |
| 012 | 14    | 17-19   | 96 | 1849 |
| 013 | 24    | 19-21   | 00 | 4661 |

165-01  
SHT 1 OF 2

1" = 200'



1\* CONDM (SEE SHT. 2)  
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DEC 02 1999



**SEP 09 2009**

**Planning Department**

**Project Description:**

**Oceanside Car Wash  
2190 El Camino Real  
Oceanside, California**

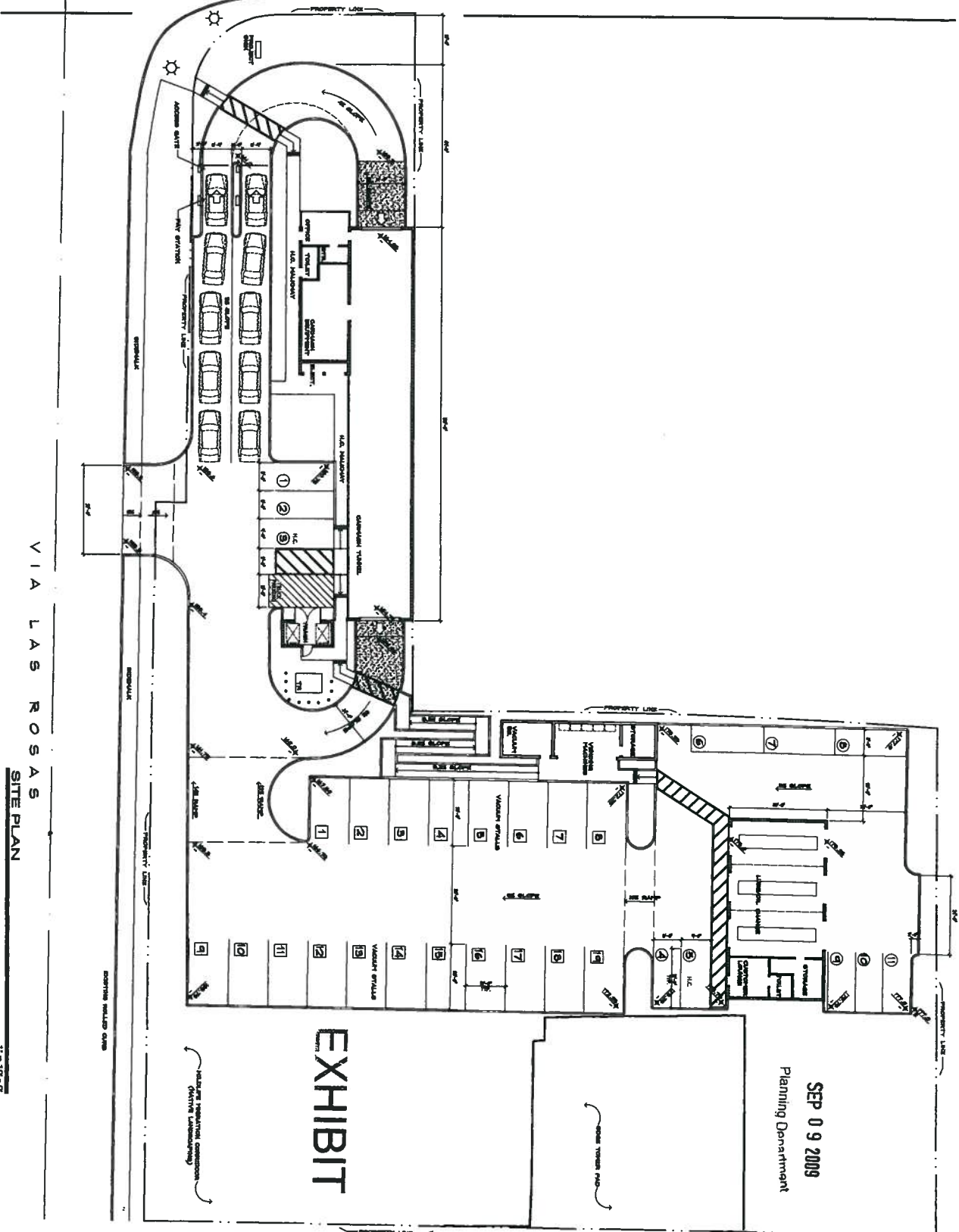
Our intent is to construct a 120' long, fully automated self-service carwash tunnel at the west end of the property approximately set back 65' from El Camino Real.

The project entrance is planned to be from Via Las Rosas providing the 5-car stacking to enter the carwash tunnel. After exiting the tunnel, the customers have the option to use the 19 self service vacuum stalls or exit directly from the site via the same driveway. The vacuum stalls are provided at the eastern half of the project. A small structure is provided along the westerly property line to house a vending machine area under cover to serve the customers and to house the vacuum equipment indoors, thereby providing complete sound control.

At the north end of the property, an oil change/lube/smog check building would be constructed with an indoor customer lounge. Patrons wishing to have an oil change would receive a free carwash. The complex is situated on approximately 1.2 acres; the total building area is +/- 5,400 sq ft. The lot coverage is only 10% therefore the project creates a low density, user-friendly environment.



EL CAMINO REAL



VIA LAS ROSAS  
SITE PLAN

1" = 10'-0"

SEP 09 2009  
Planning Department

EXHIBIT

|                         |  |                  |   |
|-------------------------|--|------------------|---|
| <b>A-1</b><br>SHEET NO. | <b>DOLPHIN EXPRESS CAR WASH</b><br>2190 G Camino Real<br>Oceanside, California | SHEET TITLE<br>- | LESLIE UPPICH ARCHITECT & ASSOCIATES<br>ARCHITECTURE DESIGN PLANNING                          |
|                         | JOB NO.: 2008  | REVISIONS        | PHONE (619) 961-2829 FAX (619) 961-2729 E-MAIL <a href="mailto:leu@lupa.com">leu@lupa.com</a> |
|                         | DATE: 08-08-09   | DRAWN:           | 4746 PARK GRABADA, SUITE 264 CALABASAS CALIFORNIA 91302                                       |
|                         | DRAWN:   | CHECKED:         | APPROVED:   |