

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 4, 2011, 10:00 a.m.
Guajome Room

1. 10:00 a.m. - 10:30 a.m. Discussion of a proposed youth team indoor fitness sports facility located at 3817 Ocean Ranch Boulevard.

Zoning: IL Limited Industrial
Land Use: LI Light Industrial
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 160-572-18
Contact Person: Mike Howes
Tel.: 760.929.2288
Cell: 760.271.1486
Email: mikehowes@hwplanning.com

Attachments:

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

HowesWeiler & Associates

LAND USE PLANNING AND CONSULTATION

September 27, 2011

Scott Nightingale
300 N. Coast Highway
Oceanside, CA 92054

RE: Developers Conference for D-One Sports Facility at 3817 Ocean Ranch Blvd.

Dear Mr. Nightingale:

This project description accompanies a preliminary floor plan, site exhibit and site photos for a 38,000 square foot portion of 3817 Ocean Ranch Blvd. in Oceanside. D-One Sports is interested in pursuing a Conditional Use Permit to allow for a unique family oriented sports facility catering to children's team sports. This facility will provide a much needed service for families in San Diego County. Many families with children involved with team sports find themselves commuting to similar facilities in Orange County and the City of San Diego to find practice and tournament sites, especially in the winter when it gets dark early.

Youth Team Sports

As mentioned above the main emphasis of D-One Sports will be youth team sports. As shown by the floor plan, the goal is to provide three indoor basketball courts that could be converted to five volleyball courts. Adult exercise facilities will be provided as an ancillary use.

Adult Facilities

D-One Sports will also provide a fitness area for adults to allow adults to exercise in the main workout area on the first floor, while their children attend practices or tournaments. Part of the existing mezzanine will be utilized as a viewing area for parents that would enjoy watching their children on the courts. Additional equipment such as stair masters, stationary bicycles and treadmills will be provided adjacent to the main viewing area in the mezzanine for parents that would prefer to exercise while they watch their children practice/compete in volleyball or basketball games. A juice bar/café is proposed at the main entrance catering to people using the facility.

Fitness Facility

A limited number of memberships will be allowed for adults that would like to use the fitness facility portion of D-One Sports. This would allow them to work out in a less crowded fitness area and have access to the basketball and volleyball courts during the school hours when they were not being utilized for team activities.

Childcare

A child care area in the mezzanine will be a drop in facility only offering hourly care while the parent/guardian is using the facilities. It is expected that there will not be more than 20 children at this facility at any one time. If it is possible to safely fence off a portion of the existing loading areas on the back side of the building the applicant would like to use the secured area for outdoor plan with playground climbing equipment, benches and picnic table that could be used by the children and attendants while their parents are using the indoor facilities.

Hours of Operation & Employees

D-One Sports will be open from 6:00 A.M. to 10:00 P.M. Monday through Saturday and 8:00 A.M. to 8:00 P.M. on Sundays. D-One Sports expects to have 10-15 employees at the facility. On a daily basis it is estimated that there could be up to approximately 200 people in the facility with the largest number occurring in after school hours and evenings when the overall parking demand for this site is greatly reduced. Due to their age many of the children will not be driving or parking a car on site, but will be dropped off by their parents. In addition, since almost all of the children that will be using this facility will be members of an organized team there will be many opportunities for ride sharing and van drop offs of multiple children.

During weekend tournaments there could be up to 600 people in the facility at any one time. It is expected that there will be 5-10 tournaments each year. Tournaments would typically run from 7:00 A.M. to 5:00 P.M. We realize that these are rather large numbers, but it must be emphasized that many of these will be drop offs, families with multiple children or even van loads of children.

Floor Plan

This floor plan is preliminary in nature and the exact location and number of basket ball courts, volleyball courts and other facilities could change based on the exact location of support posts within the building. Adequate restroom facilities will be provided on ground floor as well as the mezzanine based on the location of existing plumbing, walls, etc.

Compatibility/Economic Benefits

Most of the activity at D-One Sports will take place in the evening and weekends when most of the other uses at the business park are vacant or have minimal activity. As shown by the site plan that accompanies the submittal there is a large amount of parking at the La Pacifica site. D-One Sports will provide time job opportunities for a minimum of 15 to 20 individuals. Families bringing their children to weekend tournaments will stop to eat at restaurants in Oceanside and a certain per cent age will decide to spend the night at a local hotel rather than drive home after an all day tournament.

HowesWeiler & Associates

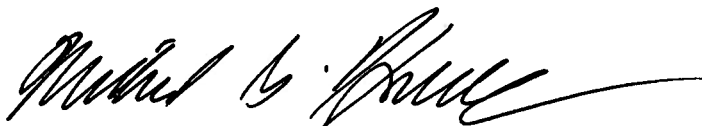
LAND USE PLANNING AND CONSULTATION

Conclusion

This is a unique sports facility designed to focus on children's team sports with facilities for active parents to either watch their children participate or work out themselves while their children are practicing/competing. This is not a typical fitness facility catering to adults.

D-One sports would appreciate staff comment on the types of concerns the City may have about this proposal, processing times, submittal fees, etc. to decide if they want to pursue this proposal before spending large amounts of funds preparing detailed exhibits and submitting formal applications. Hopefully this project description and the exhibits that accompany it provide sufficient information for staff to review this proposal. We look forward to our meeting with you at 10:00 on Tuesday October 4th at your office. If you have any questions or need any additional information before that time, please feel free to contact me.

Sincerely,



Michael G. Howes AICP

CC Nicole Dahlke

Attachments

N 83°00'28" E 248.73

N 87°53'25" W 358.43

N 88°24'35" W 133.03

N 07°22'00" W 408.21

N 01°27'26" E 215.0

N 09°11'00" W 517.70

N 09°10'30" W 934.89

HOLSUM BAKERY, INC.
SUITE #106
RA = 10,800 S.F.

VACANT SUITE
SUITE #107
RA = 8,020 S.F.

COLORNOTE CA, LLC.
SUITE #105 & 108
RA = 12,540 S.F.

SFG SOLAR, INC.
SUITE #103 & 104
RA = 12,540 S.F.

GREEN WOOD PRODUCTS COMPANY
SUITE #101 & 102
RA = 13,060 S.F.

STERLING BUSINESS FORMS
SUITE #115
RA = 17,218 S.F.

RICH LIMITED
SUITE #100 THRU 112
RA = 46,987 S.F.

VACANT SPACE
SUITE #116
RA = 36,116 S.F.

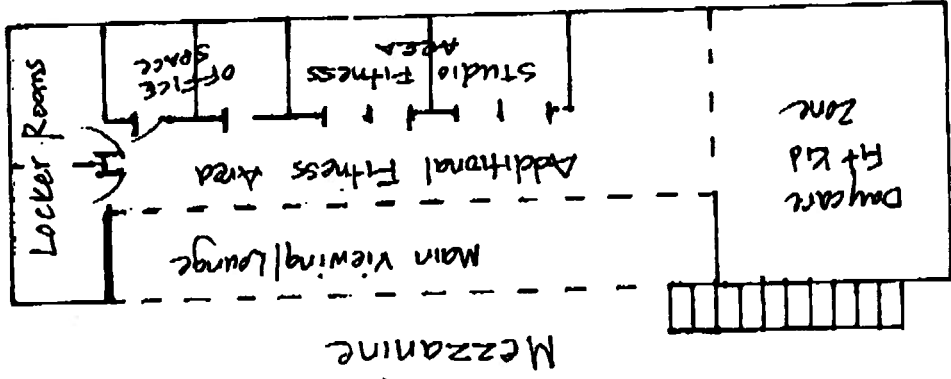
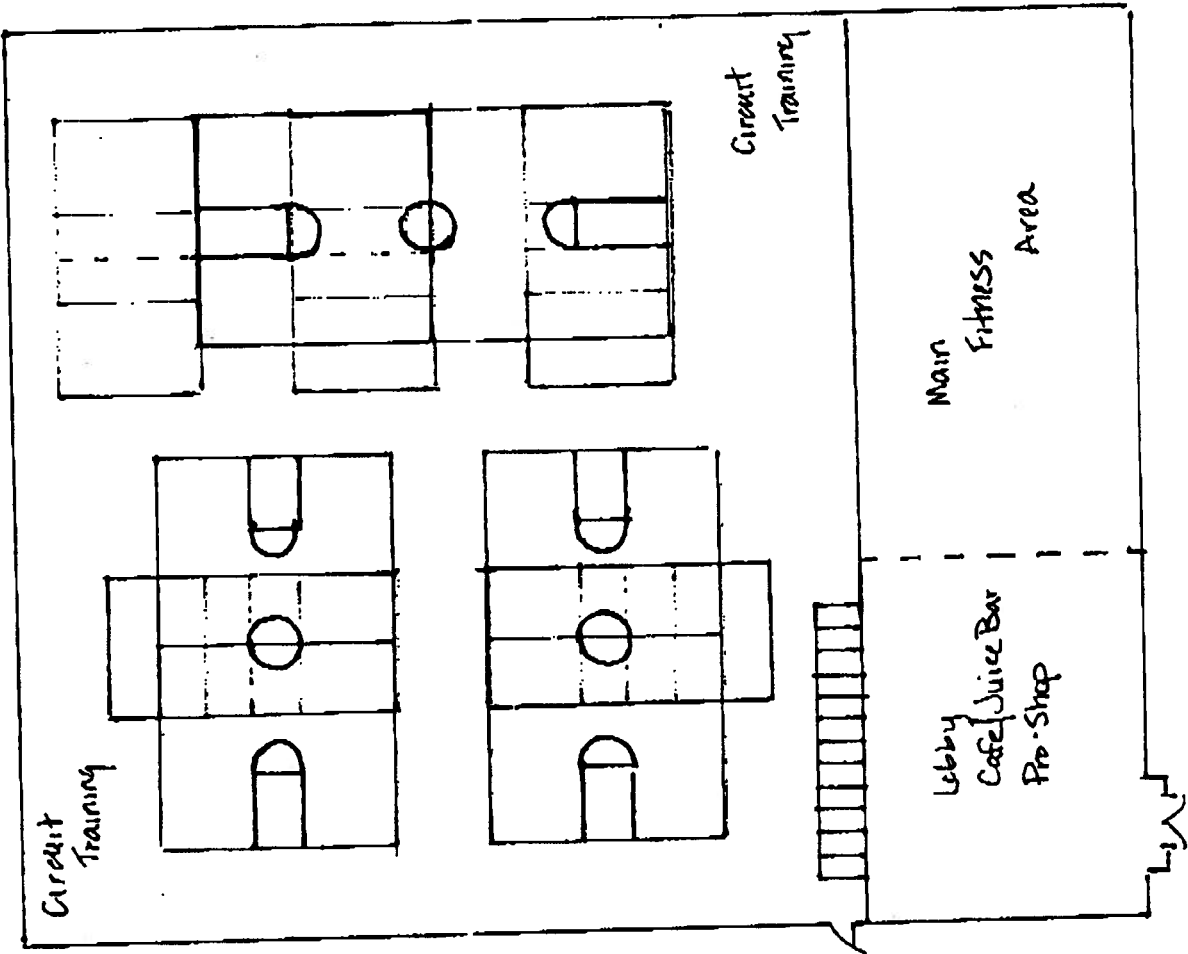
SLIDING VISIONS, INC.
SUITE #114
RA = 66,780 S.F.

Δ = 25°02'02"
R = 1342.00' L = 586.35

N 89°54'02" E 177.18

OCEAN RANCH BOULEVARD

DAHLKE SPORTS & FITNESS CENTER



Proposed Location:
 3817 Ocean Ranch Blvd suite 115
 Oceanside, CA 92056

1" = 10ft



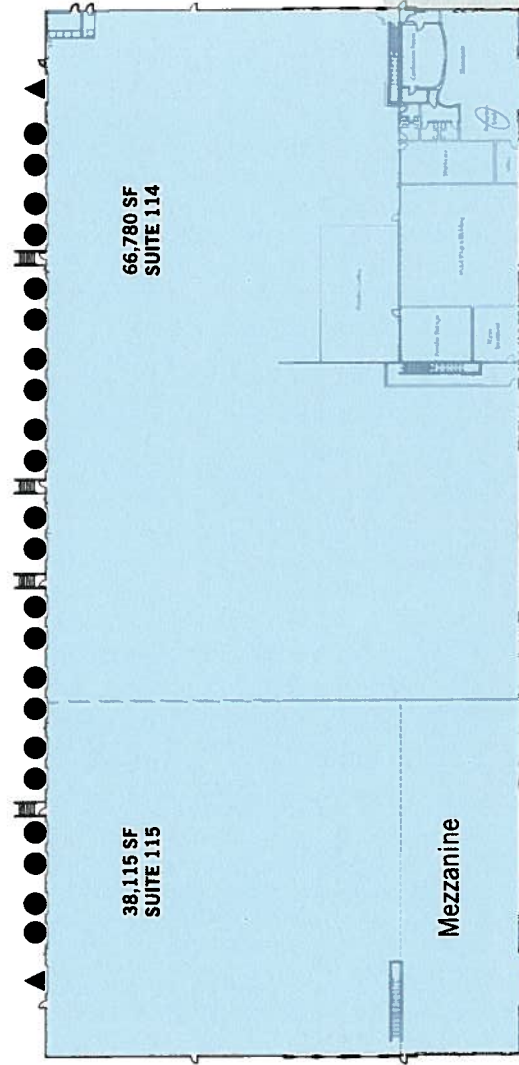
3801 | 3809 | 3817 OCEAN RANCH BLVD., OCEANSIDE, CA 92056



3817 OCEAN RANCH BLVD

38,115 SF to 104,895 SF AVAILABLE

- Suite 114 - 66,780 SF
- Suite 115 - 38,115 SF
- Suite 114 & 115 - 104,895 SF

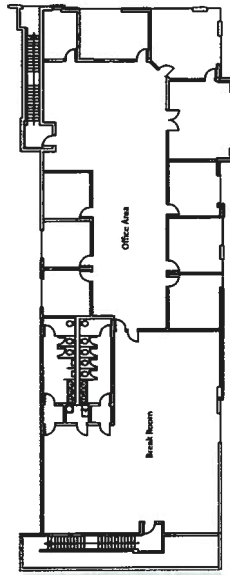


Mezzanine

- AVAILABLE
- LEASED
- DOCK HIGH DOOR
- ▼ GRADE LEVEL DOOR

Features:

- 27' minimum clear height
- 3.0/1000 parking
- 22 dock positions, 2 grade level door
- Suite 115 - Shell condition
- "Turn Key" tenant improvements available





3817

