

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, September 4, 2012, 10:00 a.m.
Guajome Room

1. 10:00 a.m. - 11:00 a.m. Discussion of a proposed use change for assisted living/memory care facility located on the east side of the 2100 block of El Camino Real.

Zoning: CP (Commercial Professional)
Land Use: PC (Professional Commercial)
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-430-23
Contact Person: Jeff Hawkes
Tel.: 858.775.0169
Email: jeff@hawksdevelopment.net

Attachments:

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



JEFF HAWKES
President, CEO
Jeff@hawksdevelopment.net
Cell 858.775.0169

Friday, August 17, 2012

Vida Murrell
Administrative Secretary
City of Oceanside
300 N. Coast Hwy.
Oceanside, CA 92054

Re: Developer's Conference, September 4, 2012 at 10:00 a.m., requested Use Change for Planning Commission Resolution No. 2008-P34, Applicant No: D-23-06 and V-5-08, Applicant Hawkes O-Side, LLC, Location: East Side of the 2100 Block of El Camino Real.

Dear Ms. Murrell:

We look forward to our scheduled developer's conference to pursue our proposed use change on the above property. Our proposed use is for assisted living/memory care facility. Our current use is Commercial Professional office. Our current zoning of CP allows this use. In discussions with Jerry Hittleman it was determined that our current Planning Commission Resolution will remain in force providing we stay within the approved site which we have done. Our current entitlements are approved through June 8, 2014.

Our proposed facility is 34,500 square feet occupying two stories. We have 34 parking stalls which is sufficient for the 48 units proposed. The parking required is 29. We have 24 units in each community (each floor) 16 studios and 8 two-bedroom units per community for a total of 64 beds.

Our circulation for fire apparatus is the same as the original approved plan. Nothing has changed with the approved developable site, storm water plan, retention, fire buffer, mitigation, etc. It's all the same as delineated in our approved Planning Commission Resolution.

Attached is an elevation and site plan for our proposed facility. Floor plans will be forthcoming and available for our conference. I have also attached a market feasibility report for our proposed site. I hired Davos Development, Mr. Wayne Sant, Principal a national consultant and leading industry expert in the area of assisted living/memory care. Mr. Sant previously ran

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development for Sunrise and Marriott.

Mr. Sant worked with Senior Housing Analytics, Mr. Phil Downey, Principal in preparing the market feasibility study. We believe the study does warrant a facility in Oceanside. And our El Camino Real location will provide good access and visibility to a national operator. My plan as the developer/owner is to align myself with a viable national operator to build and operate the facility.

Our Architect is Mark Hendrickson of HPI, Newport Beach. Mark and his firm specialize in senior care facilities. They have designed several facilities for national operators that are in use today.

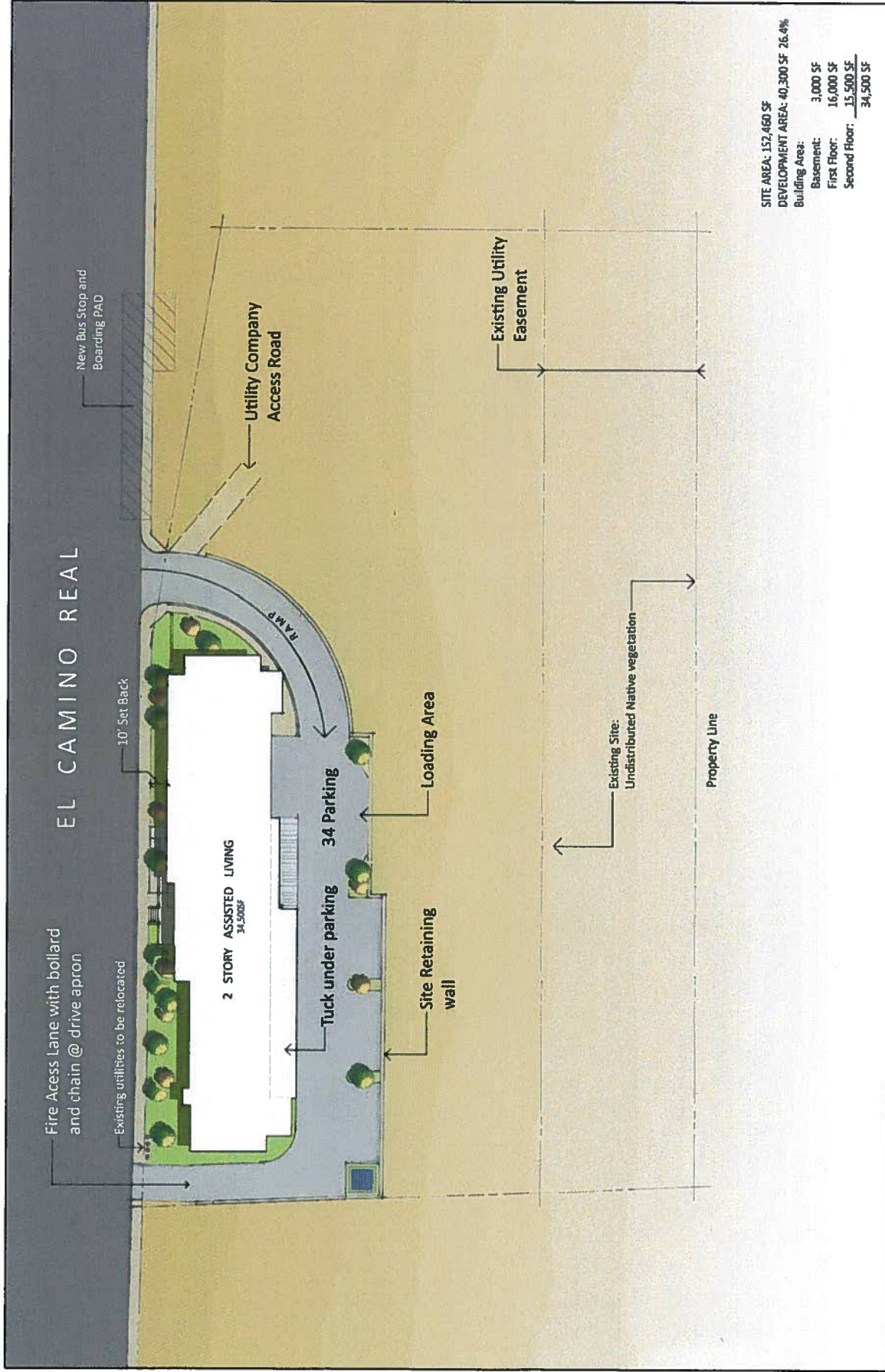
I have met with Mr. Jack Feller and Mr. Jerry Kern in regards to our proposed use change. Both are supportive and interested in seeing our proposed project proceed. I have also met with planning and economic development regarding this use change and received positive feedback and confirmed the use change is an accepted use in the CP zone.

Our hope and plan is to expedite our Planning Commission hearing for our proposed use change to insure we can capitalize on our current interest in this site. In that we have all entitlement approvals, we believe/hope this is possible.

Thank you for your assistance in scheduling our developer's conference. We look forward to seeing you on September 4, 2012 at 10:00 a.m.

Sincerely,
Hawks Development
Hawkes O-Side, LLC

Jeff Hawkes
President, Manager, Owner



SITE AREA: 152,460 SF
 DEVELOPMENT AREA: 40,300 SF 26.4%

Building Area:	3,000 SF
First Floor:	16,000 SF
Second Floor:	15,500 SF
	34,500 SF

EL CAMINO REAL

Site Plan **A.1**

