

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 17, 2015, 8:30 a.m.
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion to build an 11,000 sq.ft. daycare/preschool on an vacant lot located on the northwest corner of Avenida de la Plata and College Boulevard.

Zoning: (PD-1) Rancho Del Oro
Land Use: Rancho Del Oro S-1-84 (Industrial)
Neighborhood Area: Ivy Ranch/Rancho Del Oro
Assessor Parcel Number: 162-501-14
Contact Person: Irfan Boukai
Tel.: 949-701-4962
Email: irfanbouk@gmail.com

2. 9:30 a.m. - 10:30 a.m. Discussion of adding a second drive-thru order point to an existing restaurant located at 4154 Oceanside Boulevard.

Zoning: (PD-1) Rancho Del Oro
Land Use: Rancho Del Oro S-1-84 (Commercial)
Neighborhood Area: Ivy Ranch/Rancho Del Oro
Assessor Parcel Number: 162-241-36-00
Contact Person: Tom Le
Tel.: 714-936-9867
Email: tom.le@designua.com

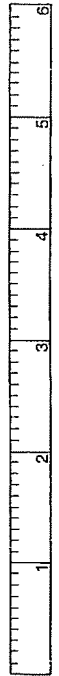
Attachments:

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

¹ 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.

ITEM#1

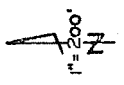
1-800-345-7334



SCALE IN 1/10 OF AN INCH

07

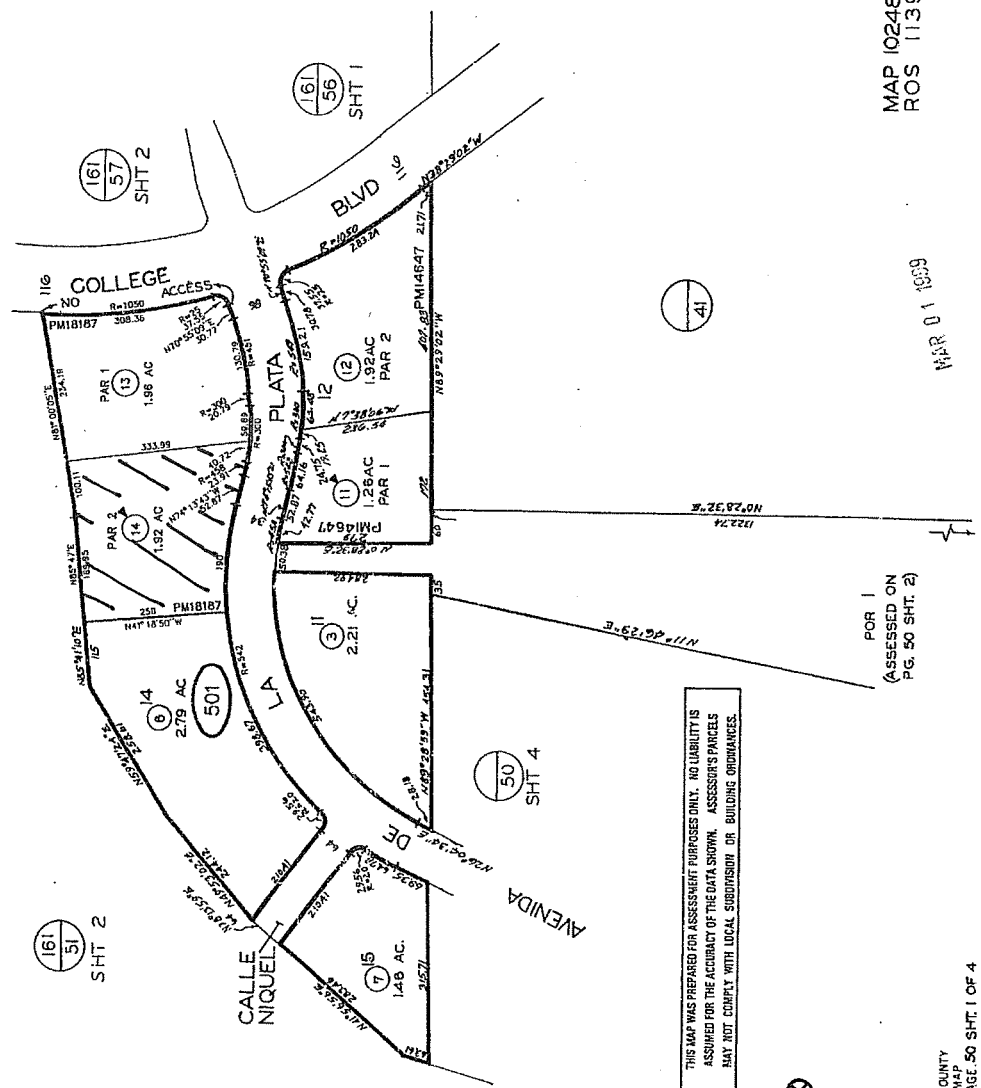
162-50
SHT 1 OF 4



161-020
-021
162-241

1/25/99 SM

CHANGES	BLK	OLD	NEW	PERC OUT
501	161-020	162-241	1-8	82.2 / 21.0
	162-241	161-020	51.0	86.1 / 87.8
	161-020	162-241	1.2	1.7 / 2.4
	161-020	162-241	1.0	1.5 / 2.6
	161-020	162-241	1.0	1.0 / 2.3
	161-020	162-241	5	1.3 / 14.9 / 18.1 / 18.1



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.

POR 1
(ASSESSED ON
PG. 50 SHT. 2)

MAR 01 1999

MAP 10248 - RANCHO DEL ORO INDUSTRIAL PARK UNIT 1
ROS 11391

1/21
S
SANDIEGO COUNTY
ASSESSOR'S MAP
BOOK 162, PAGE 50 SHT. 1 OF 4

SOUTHERN CALIFORNIA DEVELOPMENT, LLC.

32 Edelman

Irvine, CA 92618

Phone: 949-701-4962

February 25, 2015

Ms. Vida Murrell
Development Services Department
Planning Division
City Of Oceanside

Re: Developer's Conference APN 162-501-14

Dear Ms. Murrell,

We are proposing to build an 11,000 S.F. daycare/preschool (The Learning Experience) on an empty graded lot between addresses 4168 Avenida De LaPlata and 4180 in Rancho Del Oro.

The project is located in the N.W. corner of Avenida De LaPlata and College Blvd., please see the attached location map.

The lot is described as parcel 2 of tract map 18187 in the City of Oceanside County of San Diego, APN 162-501-14.

If you have any questions please contact me on my cell phone at 949-350-2760.

Thank You.

Irfan Boukai

Manager

Southern California Development, LLC.

32 Edelman

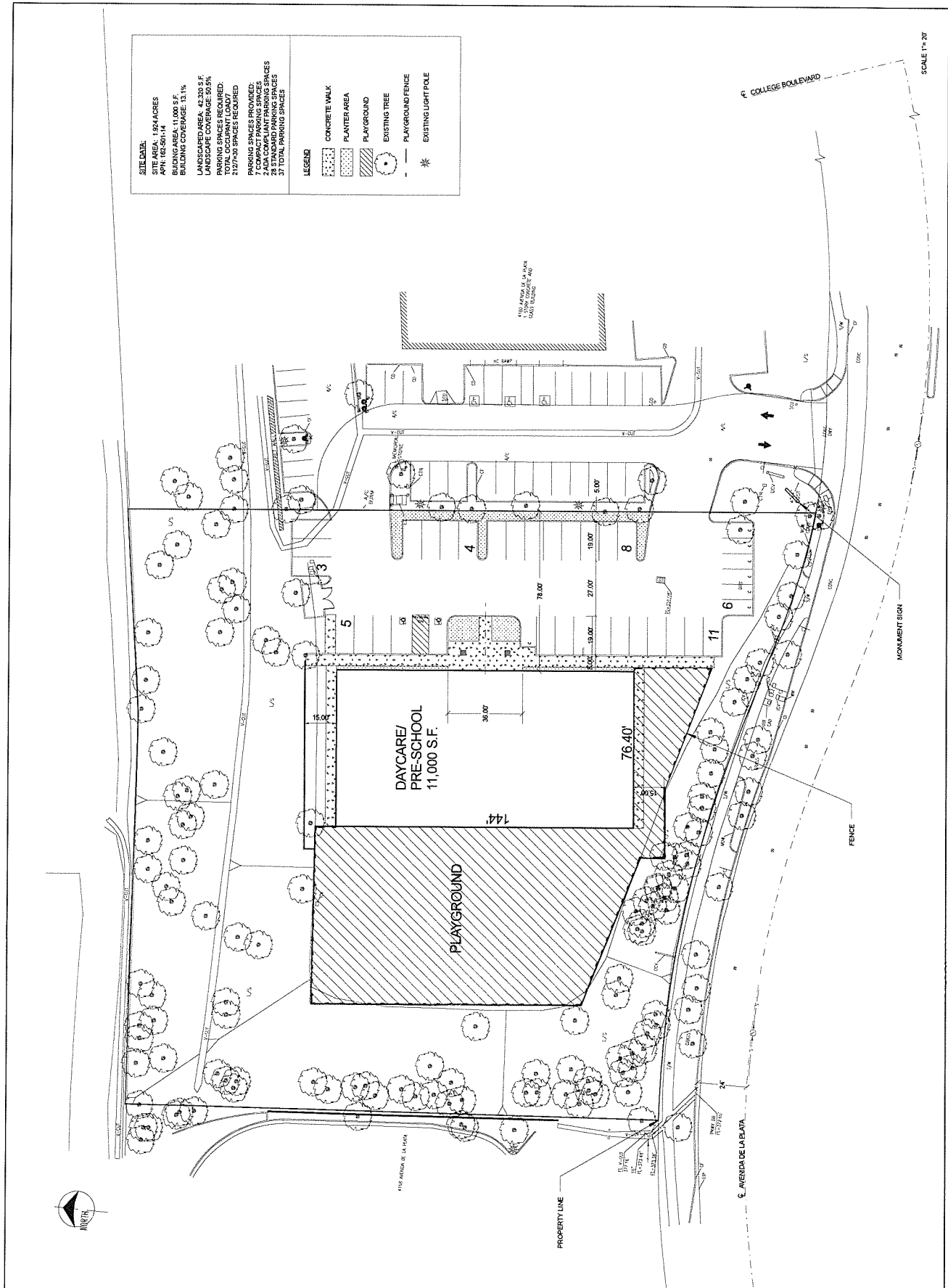
Irvine, CA 92618



SITE DATA:
 SITE AREA: 1.824 ACRES
 BUILDING AREA: 11,000 S.F.
 BUILDING COVERAGE: 16.1%
 LANDSCAPED AREA: 42,300 S.F.
 LANDSCAPE COVERAGE: 93.9%
 PLANTING: 100 TREES PLANTED
 TOTAL OCCUPANT LOAD: 217/90 SPACES REQUIRED
 PARKING SPACES PROVIDED:
 7 COMPACT PARKING SPACES
 23 STANDARD PARKING SPACES
 28 TOTAL PARKING SPACES

LEGEND:

- CONCRETE WALK
- PLANTER AREA
- PLAYGROUND
- EXISTING TREE
- PLAYGROUND FENCE
- EXISTING LIGHT POLE



ENGINEER:
 P&A ASSOCIATES, INC.
 IRVINE, CA 92618

THE LEARNING EXPERIENCE
 DAY CARE/ PRE-SCHOOL

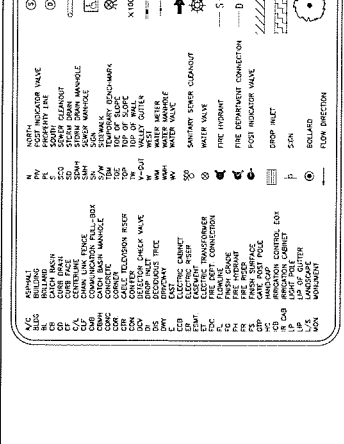
NO.	DATE	DESCRIPTION

AVENIDA DE LA PLATA
 OCEANSIDE, CA 92056

SITE PLAN

SA-1.0

SCALE 1" = 20'

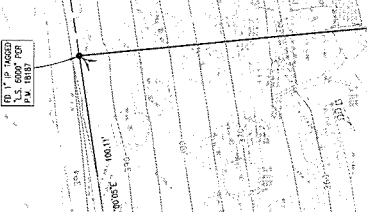


BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE MERIDIAN LINE OF PARCEL MAP NO. 18187, COUNTY OF SAN DIEGO.
 REFERENCE: U.S. NAD 83, UTM ZONE 11N, SPHEROID: GRS 80, DATUM: NAD 83

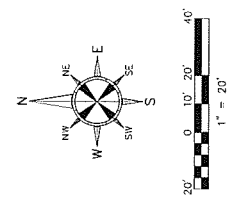
SURVEYOR'S NOTES
 - FOUND MONUMENT AS NOTED HEREIN.
 - SN - BENCHMARK FOR MONUMENT, FOUND INDOORS, SET NOTING

BENCHMARK
 COUNTY OF SAN DIEGO BENCHMARK, DESCRIBED AS
 IRON 3" BRASS DISK MARKED "T.M. 525-47 1997" SET IN EAST CORNER OF A 4" CONCRETE BLOCK 45' SOUTH EAST OF MONUMENT NO. 17, AND 80' SOUTH WEST OF THE CORNER INTERSECTION OF FRANCISCO DR.
 NAD 83
 NAD 83
 NAD 83

TEMPORARY BENCHMARK
 TBM #1 LOCATED AT THE EAST END OF CORNER OF THE PROPERTY (SEE PLAN).
 ELEVATION: 333.99 FT.
 TBM #2 LOCATED AT THE CORNER OF THE PROPERTY.
 ELEVATION: 333.99 FT.



LOT 14
 MAP 10248



MAP 11409

PARCEL 1
 PARCEL MAP
 NO. 18187

PARCEL 2
 PARCEL MAP
 NO. 18187

C/L AVENIDA DE LA PLATA
 APPROX. 100%
 150'
 150'

PARTNER
 Engineering and Science, Inc.
 1761 GARRY AVENUE
 SANTA ANA, CA 92705
 TEL: (714) 330-8885
 email: info@partneresi.com

JN:14-129868.1 PAGE 1 OF 1

LATEST REVISION DATE: N/A
 DATE OF MAP OR PLAN: 12/05/14

ARCHITECT
Jerome Leslie Eben, AIA
 ARCHITECT
 74 WALKER ROAD
 WEST ORANGE, NEW JERSEY 07052
 (973) 327-1100
 www.jeromeleslie.com
 CALIFORNIA LICENSE # C-17423

DESIGN CONSULTANT

Jamel Kizic
 ARCHITECTURE
 42 GARDNER PARKWAY
 SPRINGTON, NEW JERSEY 07089
 (973) 992-4887
 www.jamellkizic.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

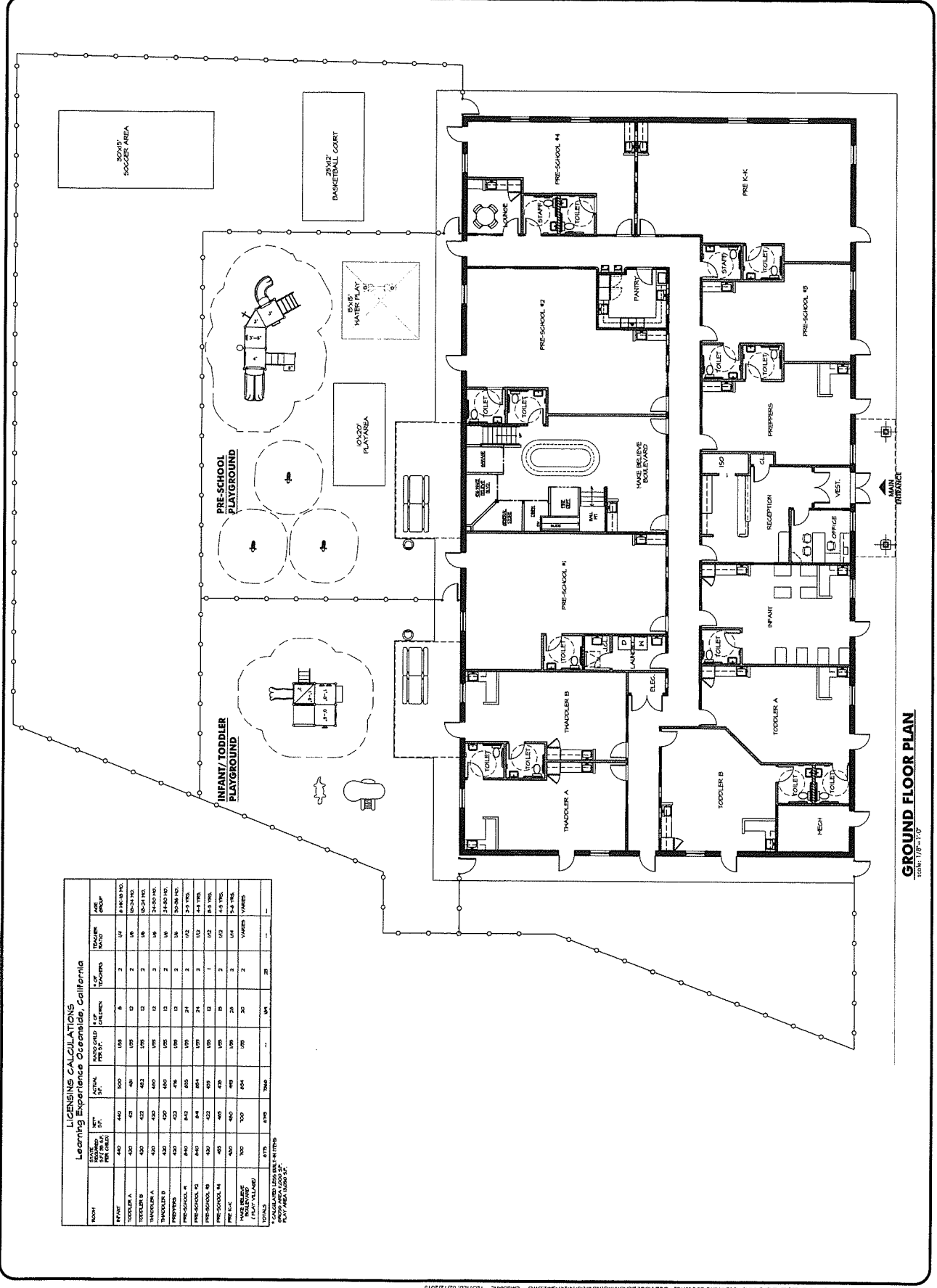
NO.	DATE	DESCRIPTION	BY
1	12/15	FOR CLIENT REVIEW	MB
2	01/17/15	FOR SITE SUBMISSION	MB

NO.	DATE	DESCRIPTION	BY

PROPOSED FLOOR PLAN
 PROJECT: THE LEARNING EXPERIENCE AT ORANGE HILLS
 LOCATION: 10000 N. 100TH ST., SUITE 100, ORANGE HILLS, CA 92668
 DRAWN BY: JLE
 CHECKED BY: JLE
 APPROVED BY: JLE
 DATE: 1/17/15



SA-2.1
 Scale Date: 1/17/15



LICENSING CALCULATIONS
 Learning Experience Orange Hills, California

ROOM	NO. OF CHAIRS	ACTUAL SQ. FT.	LANDING SQ. FT.	LOBBY	TOILETS	TEACHER	AGE GROUP
INFANT	400	440	100	0	3	10	1-3 YRS.
TODDLER A	400	440	100	0	3	10	3-4 YRS.
TODDLER B	400	440	100	0	3	10	3-4 YRS.
TODDLER A	400	440	100	0	3	10	3-4 YRS.
TODDLER B	400	440	100	0	3	10	3-4 YRS.
PRE-SCHOOL #1	400	440	100	0	3	10	4-5 YRS.
PRE-SCHOOL #2	400	440	100	0	3	10	4-5 YRS.
PRE-SCHOOL #3	400	440	100	0	3	10	4-5 YRS.
PRE-SCHOOL #4	400	440	100	0	3	10	4-5 YRS.
PRE-K-K	400	440	100	0	3	10	4-5 YRS.
RECEPTION	400	440	100	0	3	10	VARIED
OFFICE	400	440	100	0	3	10	VARIED
VEST.	400	440	100	0	3	10	VARIED
TOTALS	4,000	4,400	1,000	0	30	100	

NOTES:
 1. ALL ROOMS ARE 10' HIGH.
 2. ALL ROOMS ARE 10' WIDE.
 3. ALL ROOMS ARE 10' DEEP.
 4. ALL ROOMS ARE 10' LONG.
 5. ALL ROOMS ARE 10' SQUARE.

GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ARCHITECT
Jerome Leslie Eben, AIA
 ARCHITECT
 26 WALKER ROAD
 WEST OAKHURST, NEW JERSEY 07033
 TEL: 908.589.5550
 www.jleslieeben.com
 CALIFORNIA LICENSE # C17273

DESIGN CONSULTANT

Jamel Kizei
 ARCHITECTURAL CONSULTANT
 42 OAKER PARKWAY, INC.
 UNIVERSITY HEIGHTS, NEW JERSEY 07033
 TEL: 908.589.5550
 www.jamelskizei.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

NO.	DATE	DESCRIPTION	BY
1	12/20/14	FOR ALLUMINUM REVIEW	MLB
2	1/27/2015	FOR FINAL SUBMISSION	MLB

REVISION		
NO.	DATE	DESCRIPTION

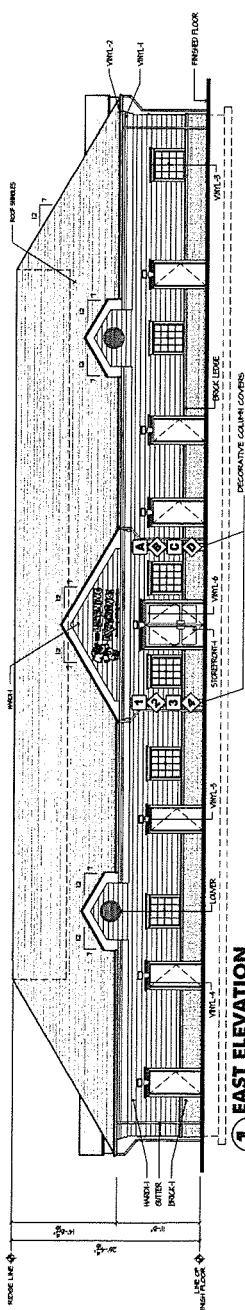
THE HARRINGTON ENGINEERING ARCHITECTS & DESIGNERS
 600 N. RIVERSIDE AVENUE
 OAKLAND, CALIFORNIA 94612

Project: **TEARMS-14-287**
 Drawn by: **FMA**
 Approved by: **AMU**
 Drawing Number: **SA-2.2**
 Scale: **AS NOTED**

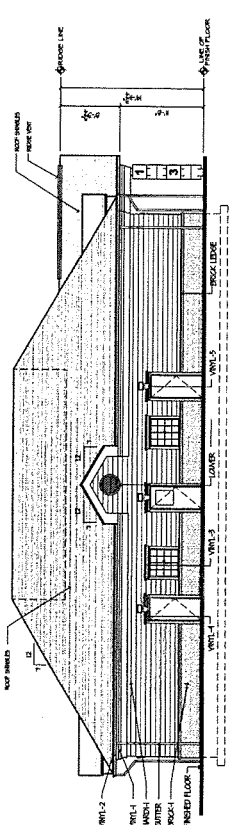
PROPOSED ELEVATIONS

SA-2.2

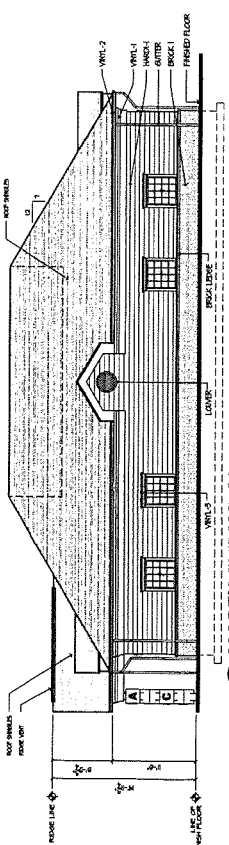
Professional Seal: **REGISTERED & LICENSED ARCHITECT**
 State of California, No. 14473



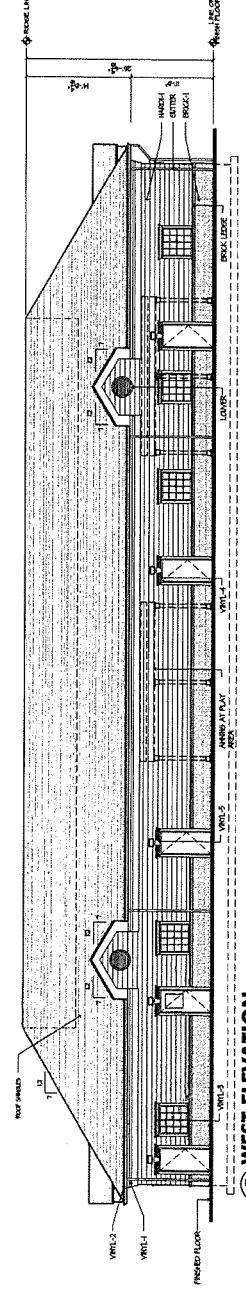
1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR
EPS-1	DKRYIT	-	COLOR: BURNHAM MOORE
EPS-2	DKRYIT	-	COLOR: BURNHAM MOORE
EPS-3	DKRYIT	-	COLOR: BURNHAM MOORE
EPS-4	DKRYIT	-	COLOR: BURNHAM MOORE
COLUPT BALANCE LETTERING	-	-	COLOR: BURNHAM MOORE, WHITE
BRICK	LAURENCEVILLE BRICK	MODULAR, TORNED STYLE	COLOR: RED RANGE BRICK, PRODUCT: 72
BRICK LEDGE	LAURENCEVILLE BRICK	SOLIDER	COLOR: RED RANGE BRICK, PRODUCT: 72
WALL-1	PLANTLAD	VINYL FIBRE BOARD, 3/4" X 8" PLS-147 (NET SIZE) BY PFC BOARD	WHITE, 6" CORNER TRIMTE FINISH, PRODUCT: FIBERGLASS
WALL-2	ROYAL BUILDING PRODUCTS	4" X 8" X 1/2" (NET SIZE) BY PFC BOARD	COLOR: BURNHAM MOORE, PRODUCT: FIBERGLASS
WALL-3	PTON	RECTANGULAR BRICK, CROSS HEAD PROJECTION, 2.5" X 8"	COLOR: WHITE, PRODUCT: FIBERGLASS
WALL-4	PTON	RECTANGULAR BRICK, CROSS HEAD PROJECTION, 2.5" X 8"	COLOR: WHITE, PRODUCT: FIBERGLASS
WALL-5	PTON	RECTANGULAR BRICK, CROSS HEAD PROJECTION, 2.5" X 8"	COLOR: WHITE, PRODUCT: FIBERGLASS
WALL-6	WALPOLE	LAP SIDING - CEDARWELL	COLOR: SANDSTONE BEIGE
LOWER	PTON	SPYDA	COLOR: WHITE, PRODUCT: POLYURETHANE
ROOF SHINGLES	GA	TRIMBLE ULTIMA ASPHALT SHINGLES, 30 YEAR WARRANTY	COLOR: INDIAN BLUE, PRODUCT: 1
ROOF BRICKS-1	ELVORLINE	-	-
ROOF BRICKS-2	ELVORLINE	-	-

ARCHITECT
Jerome Leslie Eben, AIA
 ARCHITECT
 76 WALLEN ROAD
 WEST ORANGE, NEW JERSEY 07092
 TEL: 973-325-1100
 www.jleslieebenaia.com
 CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT



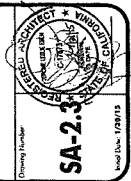
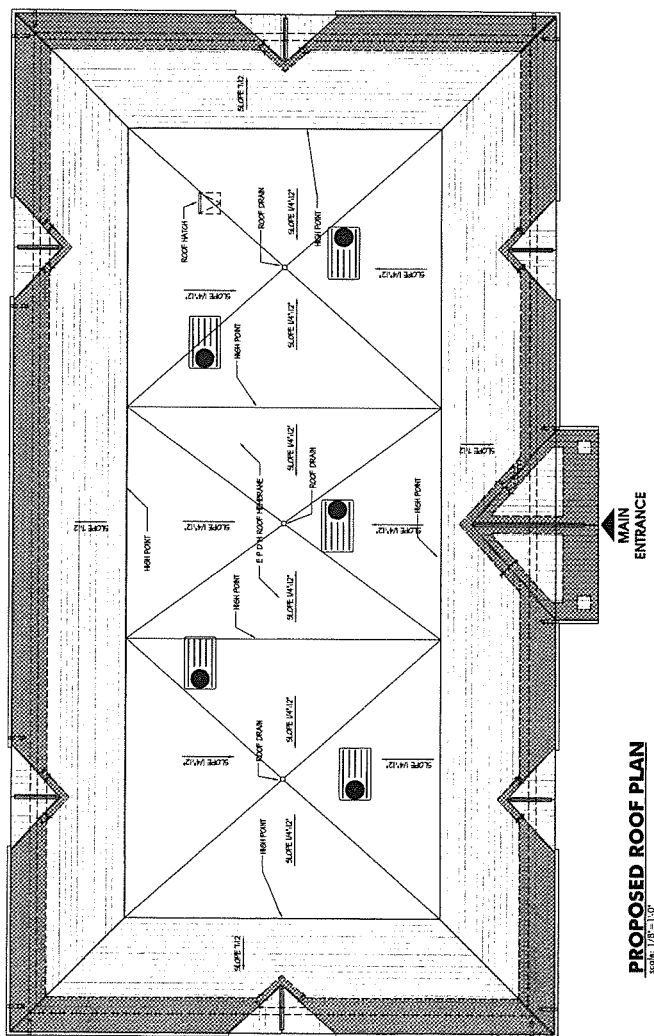
Jamel Kizel
 ARCHITECTURAL CONSULTANT
 42 CANTER PARKWAY
 LIVINGSTON, NEW JERSEY 07039
 TEL: 973-344-4800
 www.jamellkizel.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

NO.	DATE	DESCRIPTION	BY
1	12/21/15	FOR OWNER REVIEW	MB
2	01/27/16	FOR SITE SUBMISSION	MB

NO.	DATE	DESCRIPTION	BY

Project: THE LIVINGSTON EXPERIENCE
 OCCASIONALLY LIVINGSTON
 OCCASIONALLY CALIFORNIA

Plan Number: TELAMES-14-087
 Scale: 1/8" = 1'-0"
 Drawing Title: PROPOSED ROOF PLAN
 Drawing Number: SA-2.3

PROPOSED ROOF PLAN
 Scale: 1/8" = 1'-0"



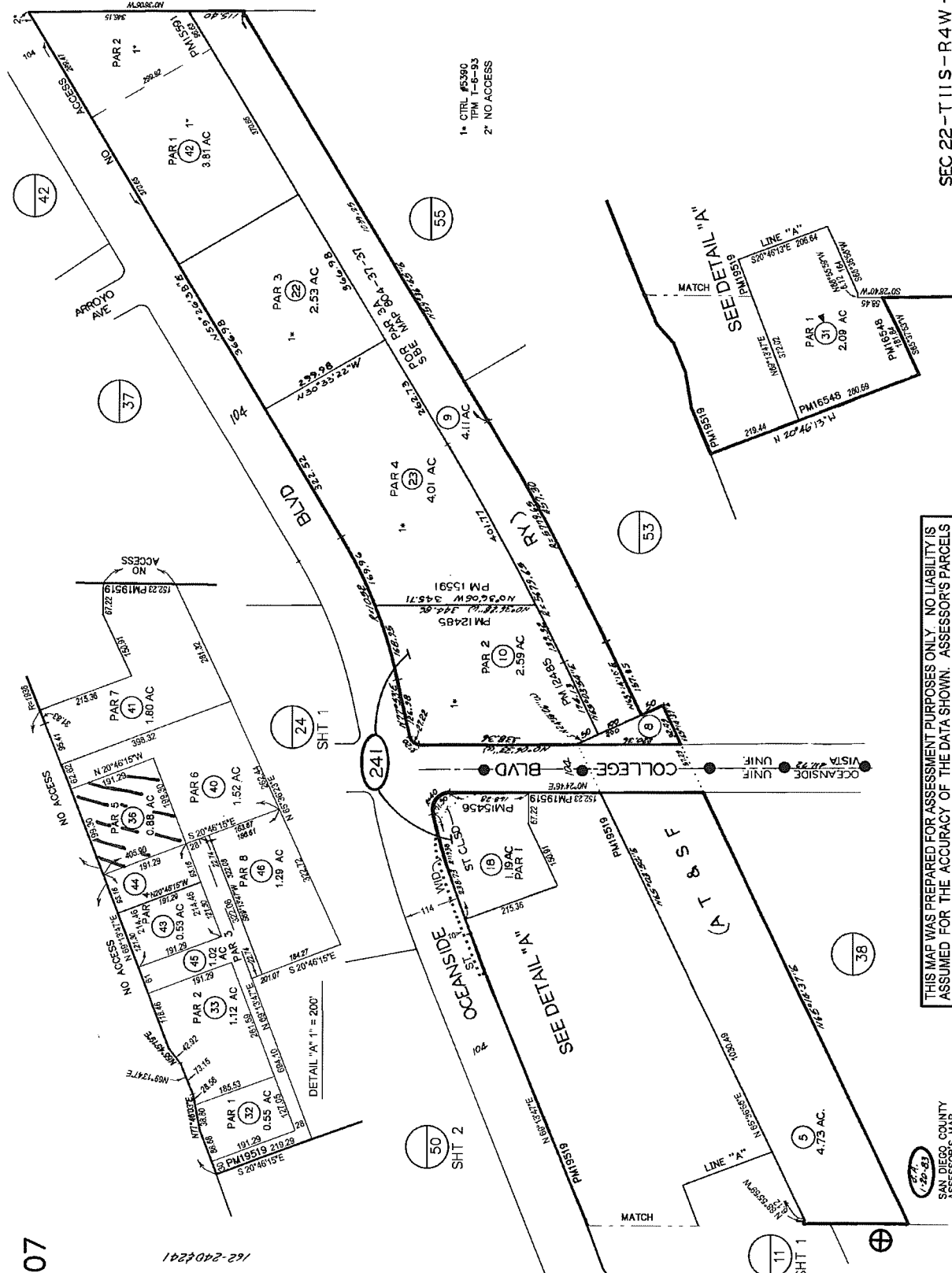
Location Map APN 162-501-14

ITEM#2

162-24
SHT 2 OF 2
1"=200'

3152010 JGD

CHANGES	
BLK	OLD NEW YR CUT
241	241
242	242
243	243
244	244
245	245
246	246
247	247
248	248
249	249
250	250
251	251
252	252
253	253
254	254
255	255
256	256
257	257
258	258
259	259
260	260
261	261
262	262
263	263
264	264
265	265
266	266
267	267
268	268
269	269
270	270
271	271
272	272
273	273
274	274
275	275
276	276
277	277
278	278
279	279
280	280
281	281
282	282
283	283
284	284
285	285
286	286
287	287
288	288
289	289
290	290
291	291
292	292
293	293
294	294
295	295
296	296
297	297
298	298
299	299
300	300
301	301
302	302
303	303
304	304
305	305
306	306
307	307
308	308
309	309
310	310
311	311
312	312
313	313
314	314
315	315
316	316
317	317
318	318
319	319
320	320
321	321
322	322
323	323
324	324
325	325
326	326
327	327
328	328
329	329
330	330
331	331
332	332
333	333
334	334
335	335
336	336
337	337
338	338
339	339
340	340
341	341
342	342
343	343
344	344
345	345
346	346
347	347
348	348
349	349
350	350
351	351
352	352
353	353
354	354
355	355
356	356
357	357
358	358
359	359
360	360
361	361
362	362
363	363
364	364
365	365
366	366
367	367
368	368
369	369
370	370
371	371
372	372
373	373
374	374
375	375
376	376
377	377
378	378
379	379
380	380
381	381
382	382
383	383
384	384
385	385
386	386
387	387
388	388
389	389
390	390
391	391
392	392
393	393
394	394
395	395
396	396
397	397
398	398
399	399
400	400



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.

162-240241
SHT 2 OF 2

SEC 22-T 11 S-R 4 W - POR.
ROS 6526.11634

PROJECT DESCRIPTION LETTER

04-3859

MCDONALD'S RESTAURANT

4154 Oceanside Blvd, Oceanside, CA 92056

APN:162-241-36-00

- Existing Single drive thru
- Propose second order point
- Modify the existing ordering point
- Two new canopies at the ordering point

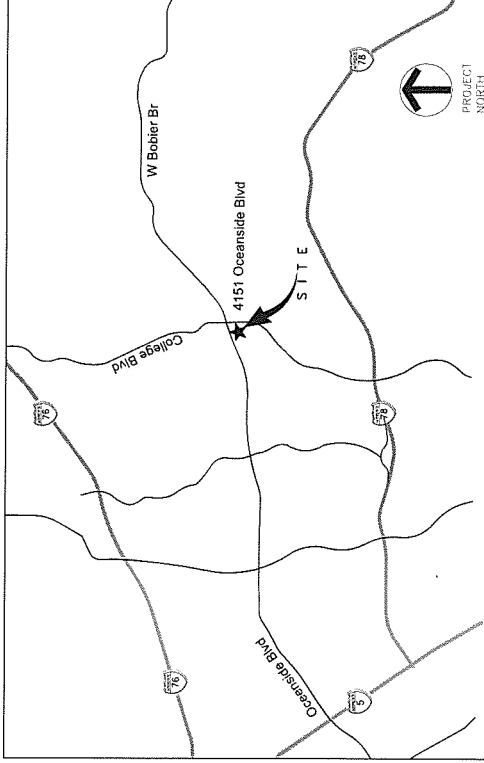
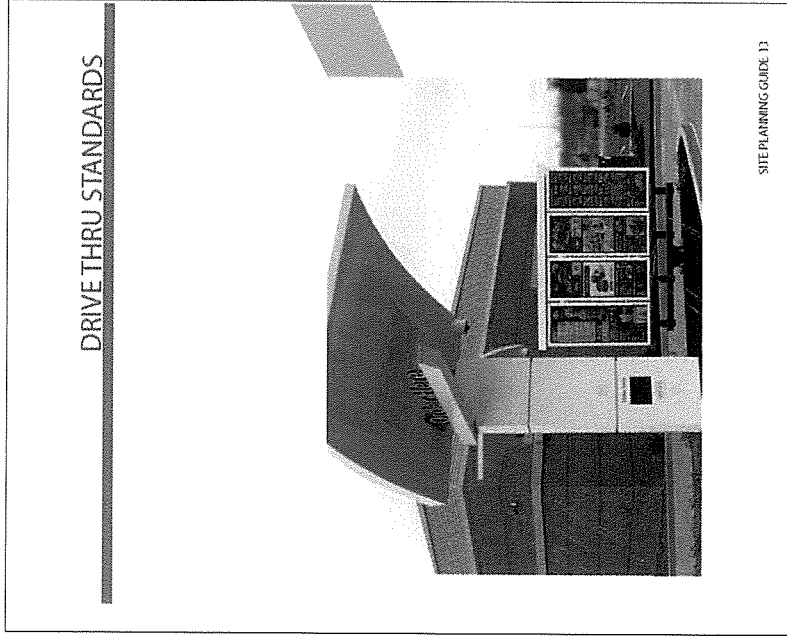
SCOPE OF WORK:

- EXISTING SINGLE DRIVE THRU
- PROPOSE SECOND ORDER POINT
- MODIFY THE EXISTING ORDERING POINT
- TWO NEW CANOPIES AT THE ORDERING POINT

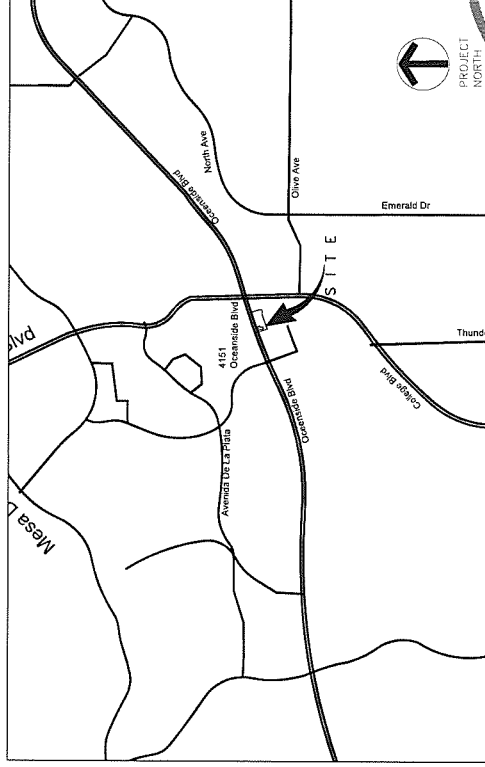
ADDRESS:

4151 OCEANSIDE BLVD,
OCEANSIDE, CA 92056

APN: -----



REGIONAL CITY MAP



LOCATOR MAP



McDonald's 004-3859

4151 OCEANSIDE BLVD
OCEANSIDE, CA 92056

CONCEPTUAL SITE PLAN

Scale: none scale

March 2, 2015

In Project: 2015 McDonald's Project (CA-2015) Schematic
Oceanside V.S. Project Management V.2 Pre-Design V.00 (03-02-15)

secondary C.O.D. with canopy behind (14' to island tip)

standard secondary menuboard location (6' to island tip), align with back of curb, center of footing shall be 22' min from back of curb

primary C.O.D. element with canopy behind (15' to island tip)

(E) standard primary menuboard location (10' to C.O.D., 40° viewing angle)

140' (+/- 5') to primary C.O.D.

proposed drive-thru island, 30'-0" long

gateway

BUILDING:
McDonald's: 5,163 S.F.
dining room: 2,269 S.F.
LOT SIZE: 38,000 S.F.

parking:
Existing: 27 stalls

REQUIRED:
McDonald's 1/50 : 51 stalls

PROVIDE:
Parking: 22 stalls

(E) trash enclosure to remain

OOSP pull forward sign

drive-thru arrows 25'-30' from curb

