

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, January 5, 2016, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 a.m. – 10:30 a.m. Discussion of a proposed commercial/retail building with drive-thru at 624 N. Coast Hwy.

Zoning: D-9 (Commercial/Residential/SF & Multi)

Land Use: Coastal General Commercial

Neighborhood Area: Townsite

Assessor Parcel Number: 143-246-09 & -10

Contact Person: Francis Chu

Tel.: (714) 875-6615

Email: fchu@idconsulting.us

Attachments:

1. Maps
2. Project Description Letter
3. Conceptual Site Plans
4. 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.



17682 Mitchell N, Suite 201, Irvine, CA 92614



13900 Palawan Way || Marina Del Rey, CA 90292 || Ph: 310.946.9526

December 8, 2015

Planning Division
Development Services Department
300 North Coast Highway
Oceanside, CA 92054

Re: Developer's Conference (01/05/2016)
624 N Coast Hwy
Oceanside, CA

PROJECT DESCRIPTION

Existing Condition:

Zoning: C-1 (Neighborhood Commercial) Subarea 9
Land Use: Commercial Use
Neighborhood Area: D (Downtown District)
Assessor Parcel Numbers: 143-246-09 & 143-246-10 (attached)

The existing site comprised of two parcels under separate ownership totaling ±0.43 acres at the southeast corner of N. Coast Highway and Windward Way. The subject site is fully improved with asphalt paving, striped parking, landscaping and site lighting. There is an existing single story Der Wienerschnitzel Drive-Thru restaurant with floor area of approximately 800 s.f. A public alley is located contiguous east of the site.

Adjacent Zoning/Use:

East (across alley): C-1/Multi-Family Residential
South: C-1/Veneto's Restaurant
West (across N. Coast Highway): C-1/Angelo's Burgers; Chevron Gas Station
North (across Windward Way): C-1/Red & White Market

PROPOSED DEVELOPMENT:

The proposed project is a ground lease build-to-suit development. Project propose complete demolition of the existing ±800 s.f. structure and parking area and replaced with a single story 3,600 s.f. multi-tenants and architecturally enhanced building consistent with the downtown development district. Proposed project tenants will consists of 1,800 s.f. of Coffee Shop Drive-Thru user and 1,800 s.f. of retail/restaurant use within a single structure.

The project will be provided with 26 parking stalls at a 7.2/1000 parking ratio with vehicular access from North Coast Highway, adjacent alley, and vehicular exit to Windward Way. Improvement to City traffic circulation includes the proposed closure of one of the two existing driveways on North Coast Highway.

Project request includes:

1. Operation hours for Coffee Shop Drive-thru from 4:00AM-11:00PM
2. Development over two separately owned parcels similar to existing development
3. Outdoor seating area

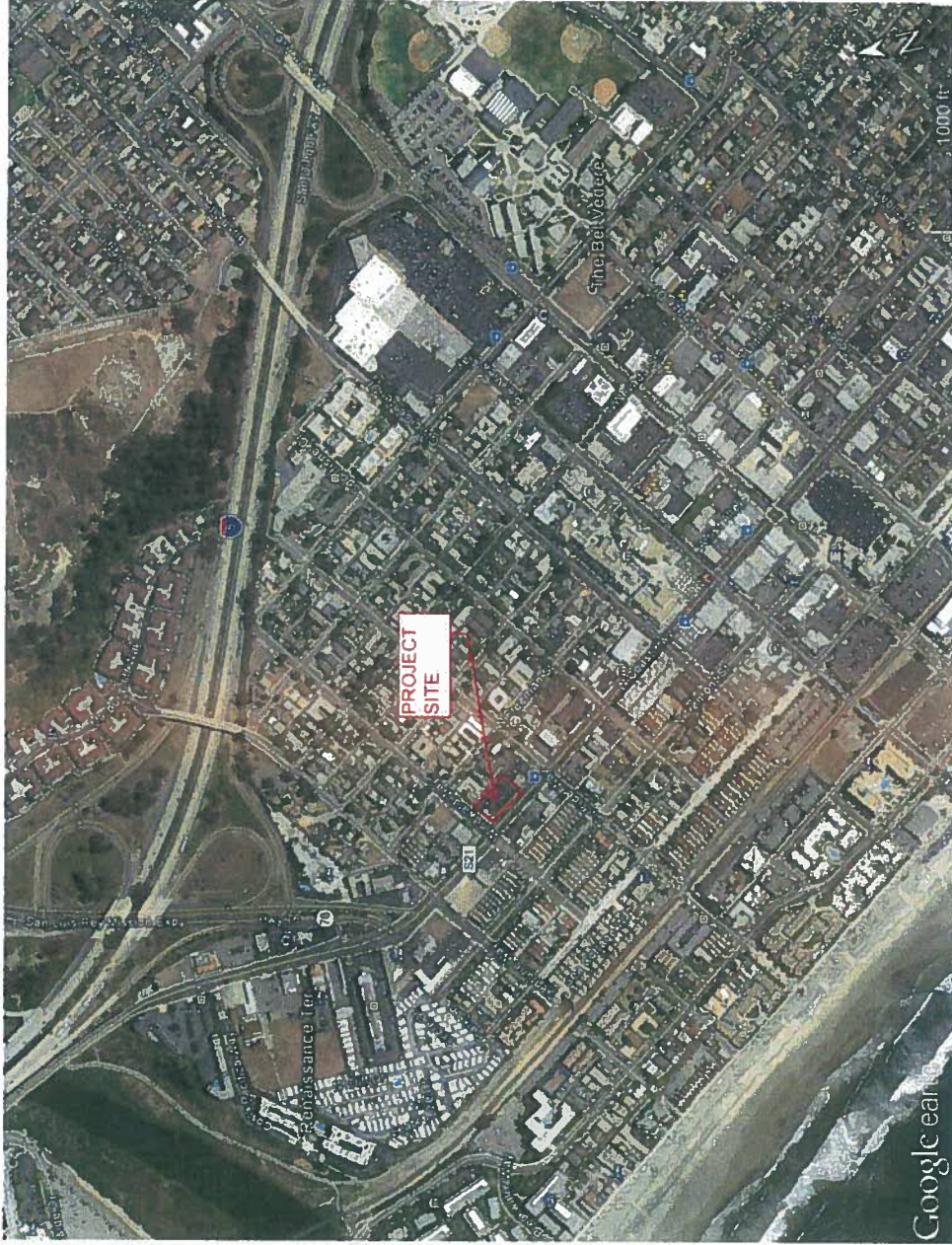
Please contact me for additional information.

Sincerely,

Bart Pebbles
bpebbles@caliberretailproperties.com
949.725.0103

Francis Chu, NCARB
fchu@idconsulting.us
714.875.6615

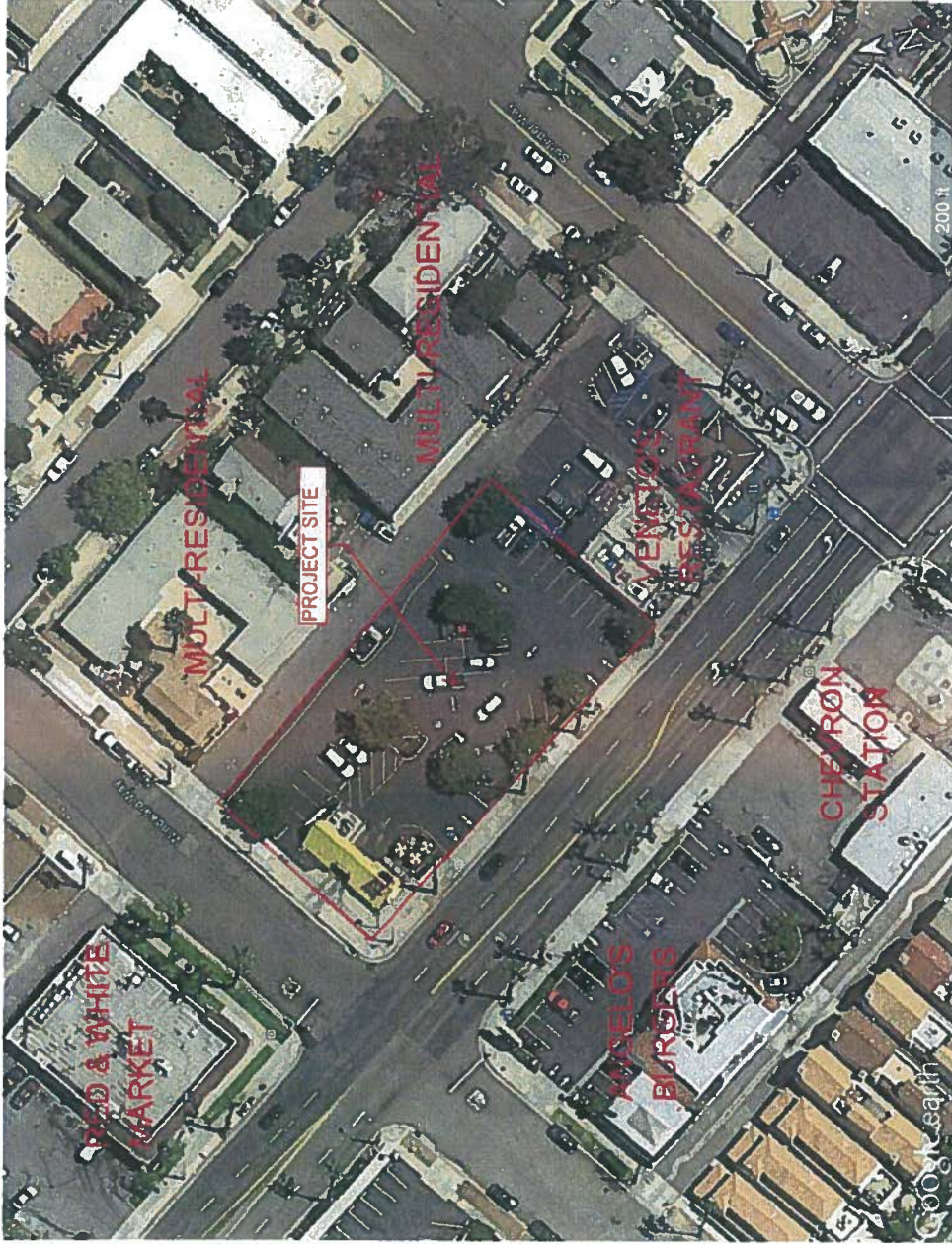
AERIAL VICINITY MAP

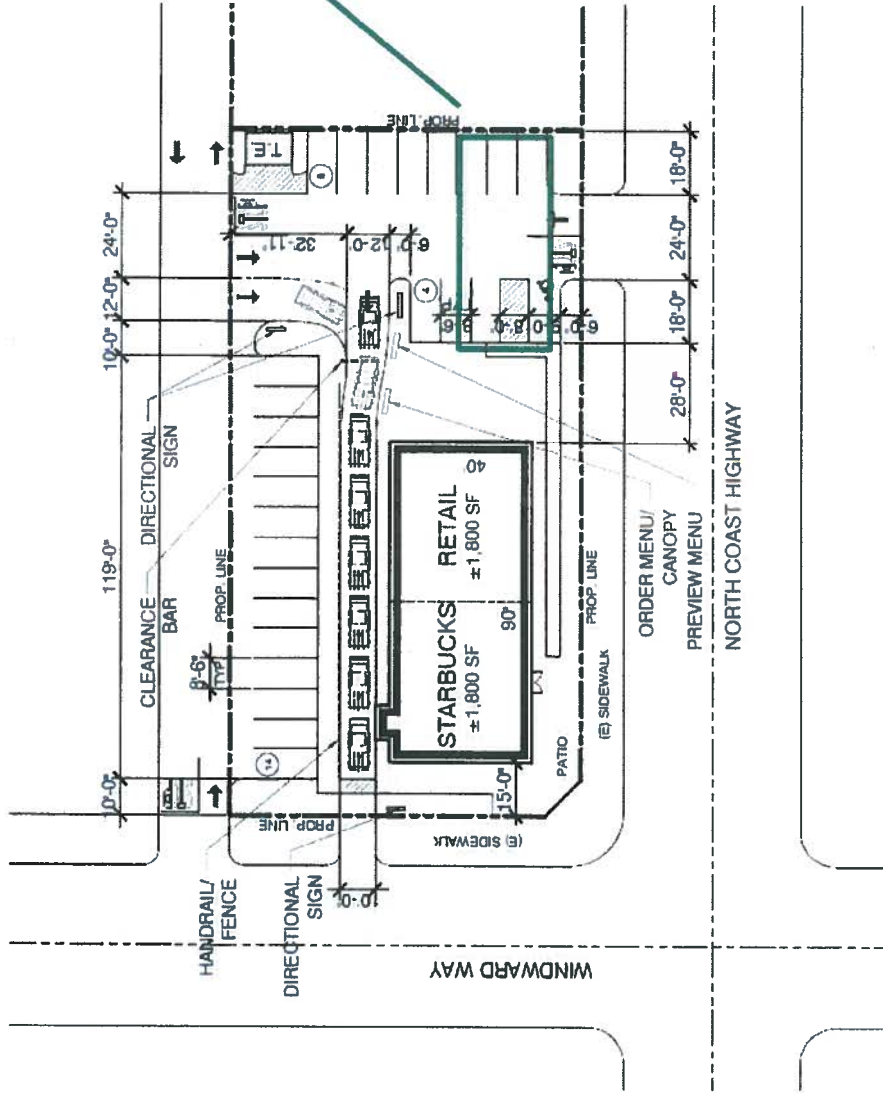


624 N Coast Hwy, Oceanside, CA



AERIAL MAP





20 minute parking

SITE SUMMARY

LAND:	AC ±0.43	±19,115 SF
BUILDING:		3,600 SF
LAND/BUILDING RATIO:		4.31/1
BUILDING COVERAGE:		18.83 %
PARKING PROVIDED:		26 STALLS
PARKING RATIO:		7.2/1000

624 N. Coast Hwy
Oceanside, CA



111 Pacific, Suite 200
Irvine, California 92618
T 949.265.1111 F 949.417.0993
m&garchitecture.com

SITE PLAN

Scheme E
Scale : 1" = 30'-0"

DATE: 08-25-2015
MCG JOB #: 14-574.01

REVISIONS

1 MCG ARCHITECTS 2015. ALL RIGHTS RESERVED
NOTE: This information is a compilation of data and is subject to change without notice. The information is provided for informational purposes only and does not constitute a contract or any other legal document. The information is provided for informational purposes only and does not constitute a contract or any other legal document.



PAD BUILDING
624 N Coast Hwy, Oceanside, CA



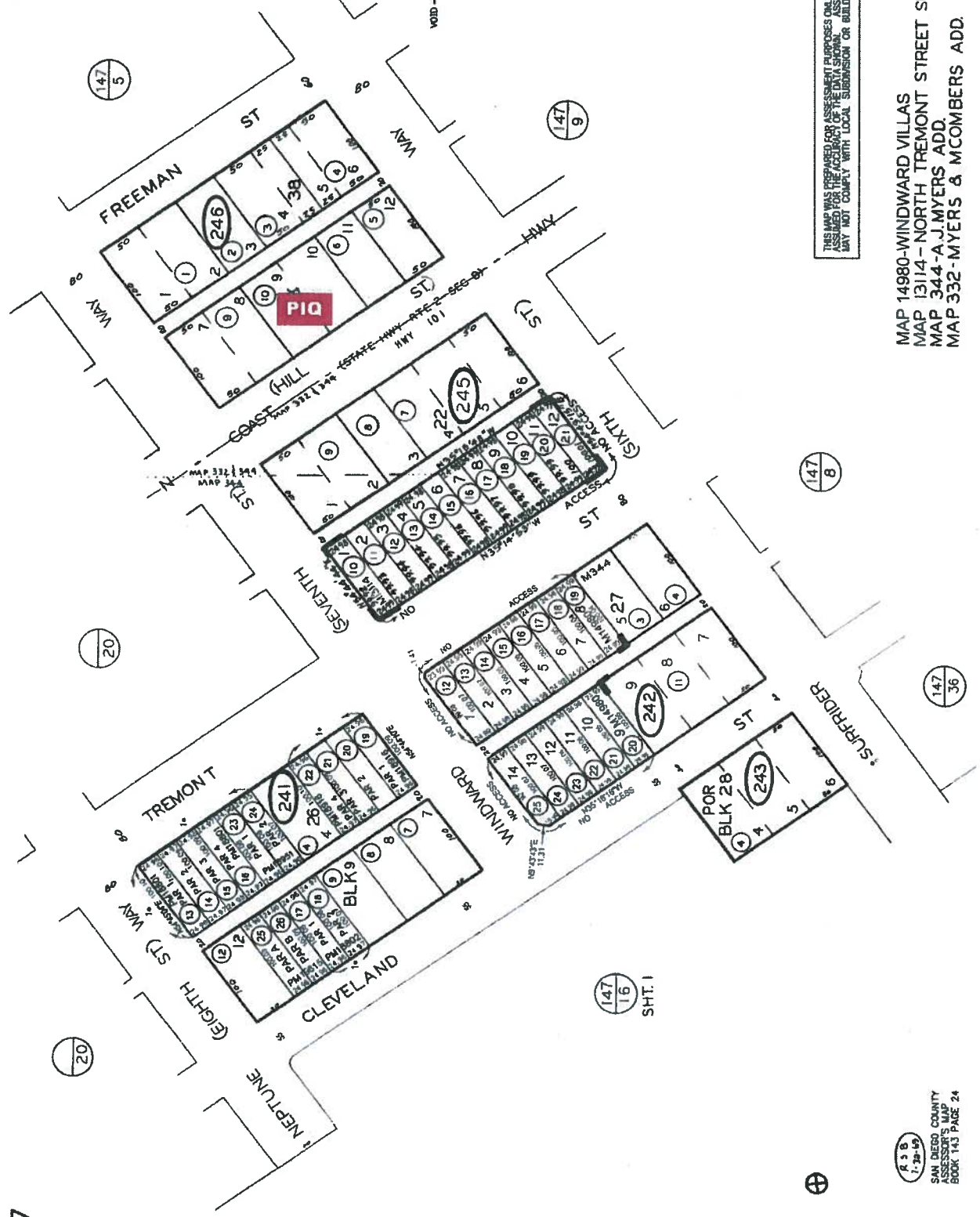
143-24



8012005 SM

CHANGES	
BLK OLD	NEW YR CUT
243 11 2	3 4 6 4919
241 5 1 6	1 6 1 6 5041
246 2 1 9	7 7 20 2844
246 7 8	10 70 4923
244 1	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
242 5 7	11 81 2504
245 3 1 6	10 21 21521
243 9 1 7	10 21 21521
244 0 1 7	10 21 21521
241 2 2 1 0	13 18 32 348
244 3 6 6	12 32 103 1089
241 5 8 5	19 22 03 1207
241 3	23 24 03 1208
242 1 1 8 8	12 25 08 37
241 11	25 26 06 1641

1= NO ACCESS



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

MAP 14980-WINDWARD VILLAS
 MAP 13114-NORTH TREMONT STREET SUBDIVISION
 MAP 344-A.J. MYERS ADD.
 MAP 332-MYERS & MCOMBERS ADD.

This map is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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 1-28-15
 SAN DIEGO COUNTY
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