

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, January 19, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m. Discussion of proposed curb-cuts and swale along S Ditmar St (near intersection of Alberta Ave and Ditmar St)

Zoning: Right-of-Way/PS (Public and Semipublic)
Land Use: Private Institutional
Neighborhood Area: Townsite
Assessor Parcel Number: adjacent to 150-303-17
Contact Person: Jeremy Sison
Tel.: (760) 936-6534
Email: jeremy@artemisla.com

2. 9:30 a.m. – 10:30 a.m. Discussion of proposed gas pumps and retail building addition at 4770 Oceanside Blvd

Zoning: CL (Limited Commercial)
Land Use: General Commercial
Neighborhood Area: Peacock
Assessor Parcel Number: 161-540-20
Contact Person: Gene Cipparone
Tel.: (858) 587-9100
Email: gene@cipparone.com

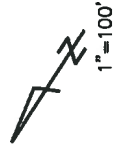
Attachments:

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.*

ITEM #1

07



150-30

ST.

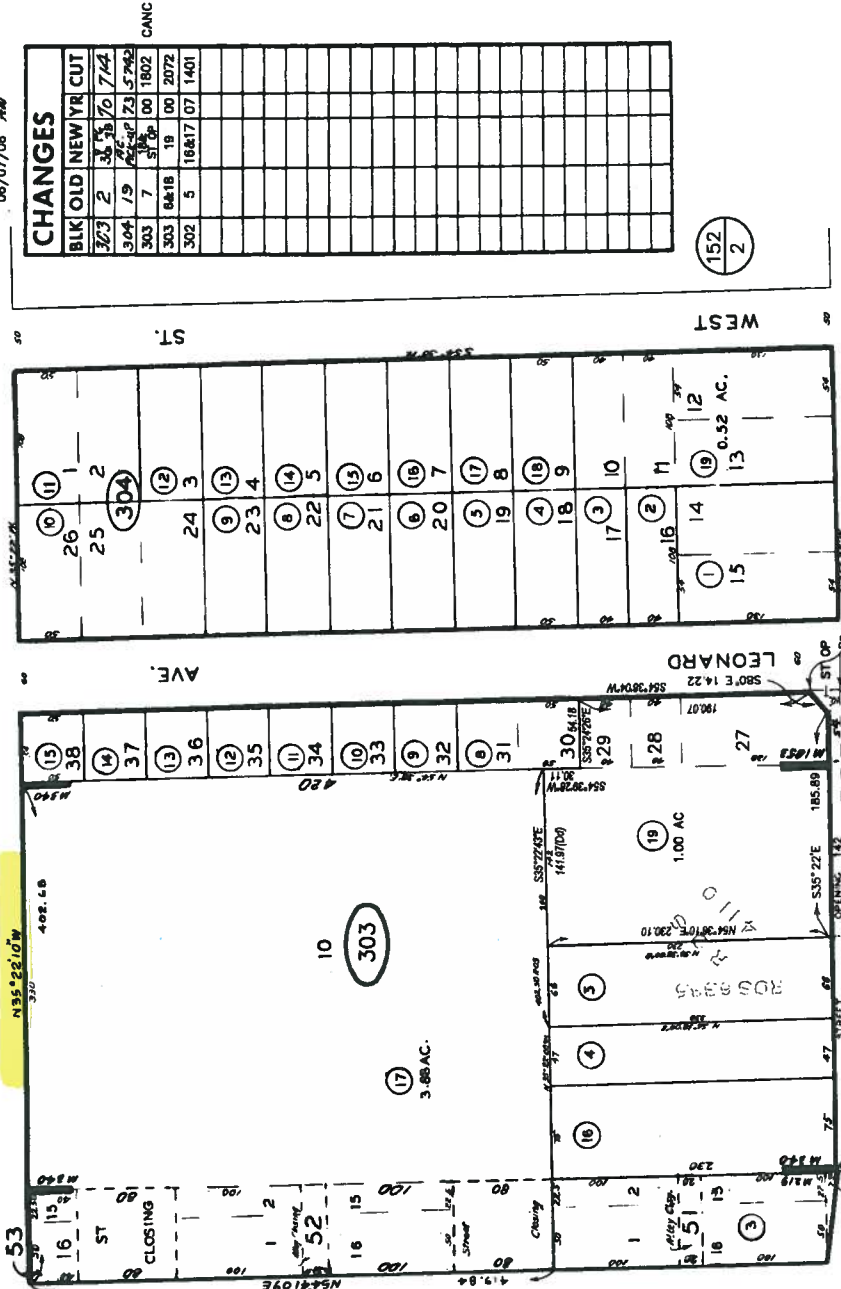
06/07/06 ARW

BLK	OLD	NEW	YR	CUT
303	2	3	18	7/14
304	19	20	73	5/7/02
303	7	8	00	1802
303	8&18	19	00	2072
302	5	10&17	07	1401

CANC

31

DITMAR



LEONARD AVE.

LEONARD AVE.

(HILL & (HWY. 10) COAST ST.)

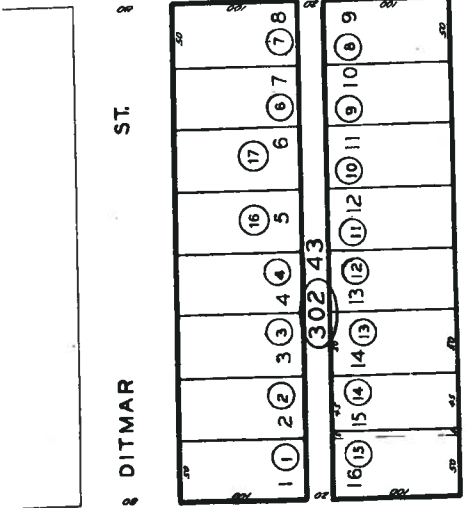
(State Highway R12 Sec B) HWY 8

OCEAN AVE.

37

20

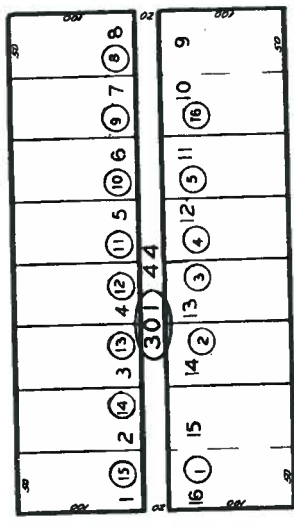
DITMAR



ST.

FREEMAN

ST.



MINNESOTA

(State Highway R12 Sec B) S

ES 8-4-09

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 150 PAGE 30

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER SHALL VERIFY ALL INFORMATION WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1853 - HEATHER HOME TCT
MAP 340 - MYER'S ADD. AC. LOT 10
MAP 219 - BRYAN'S ADD.
ROS 4110.6385, 13202

Jeremy T. Sison PLA #5664

1035 Bonita Drive
Encintas, CA 92024
760-936-6534
jeremy@artemisia-la.com

26th December 2015

Tiffany Chen, Planner I

City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054

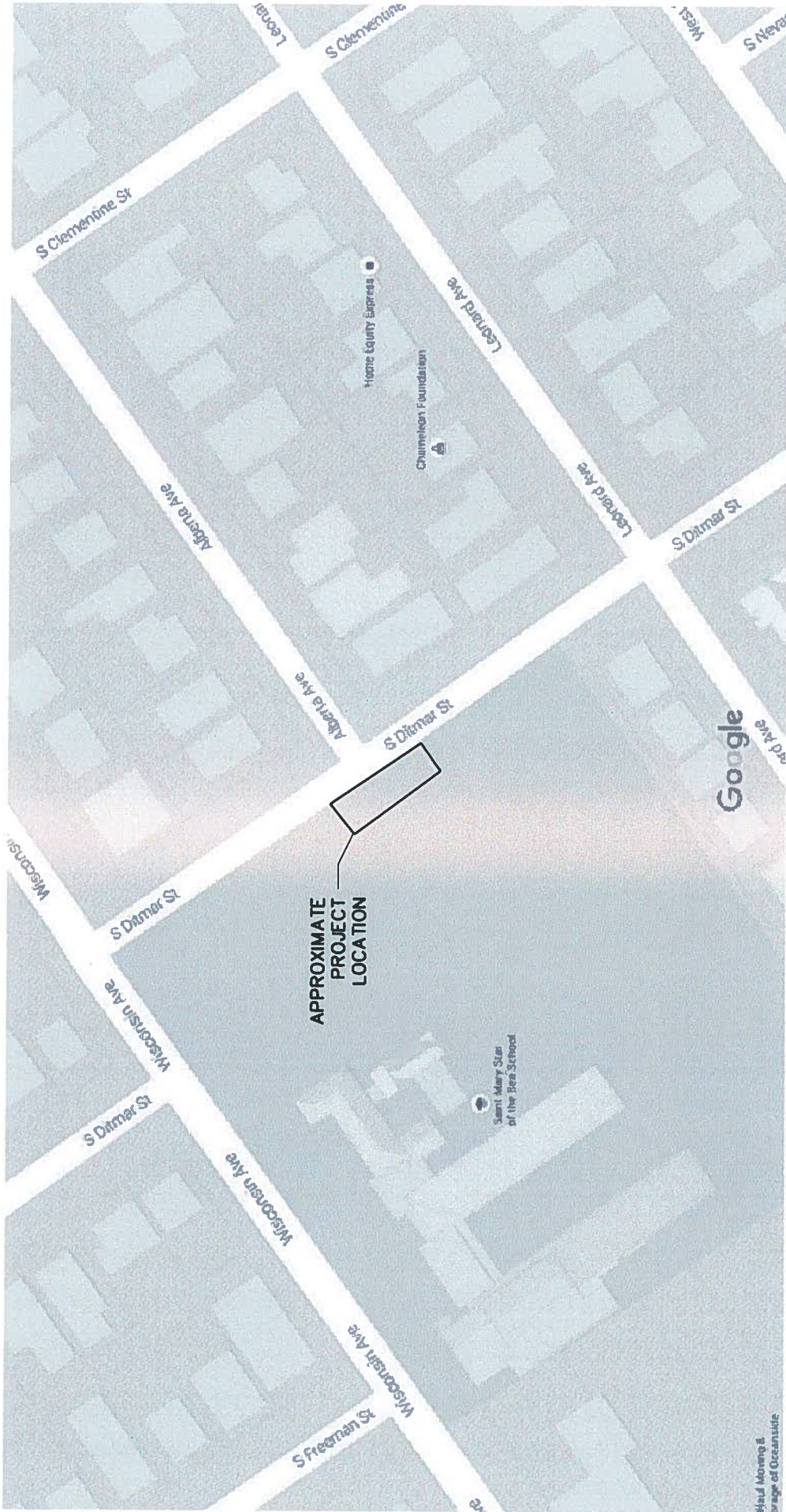
Dear Ms. Chen,

This Surfrider Foundation endorsed, curb-cut project proposes to make 2, 2 foot wide cuts into the curb in the parkway on the west side of South Ditmar Drive at the intersection with Alberta Avenue. The adjacent property is St. Mary's Star of the Sea School at 515 Wisconsin Avenue, APN # 150-303-1700. The purpose of these curb-cuts & it's accompanying swale is to allow stormwater run-off & it's pollutants to filter through the soil instead of running down the existing curb & gutter into the ocean. Although, the Surfrider Foundation recently designed & installed a similar project at Montgomery-Waller Park in the city of San Diego, currently there are no standards for this type of curb-cut south of the city of Ventura. It is our hope that this can be a model for the other municipalities in the region to use. We believe that storm-water run-off can be greatly reduced if these types of projects are installed throughout our communities.

We are all very excited about the possibility of designing & building this one-of-a-kind project in the city of Oceanside & look forward to our Developer's Conference Appointment on January 19th!

Sincerely,

Jeremy T. Sison, PLA #5664

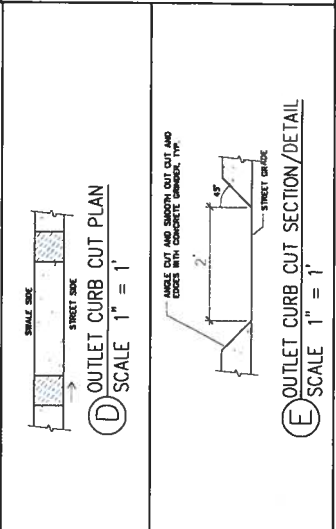
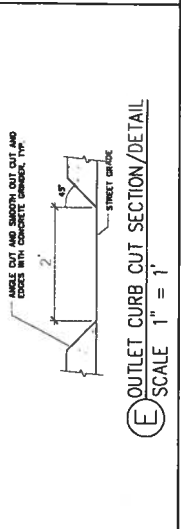
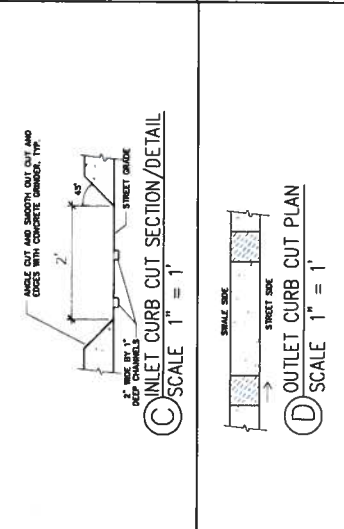
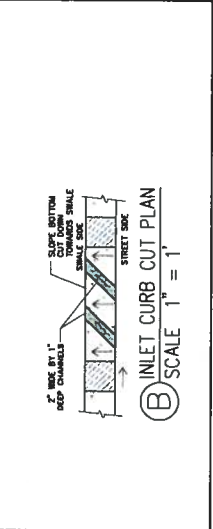
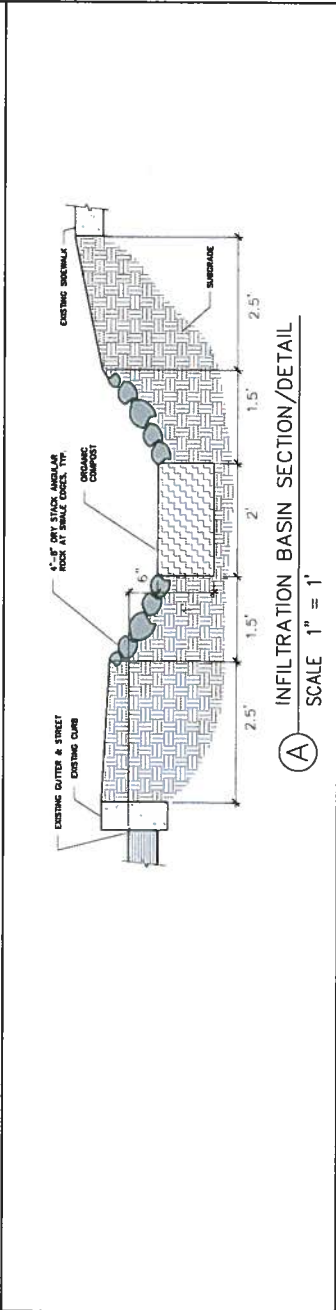
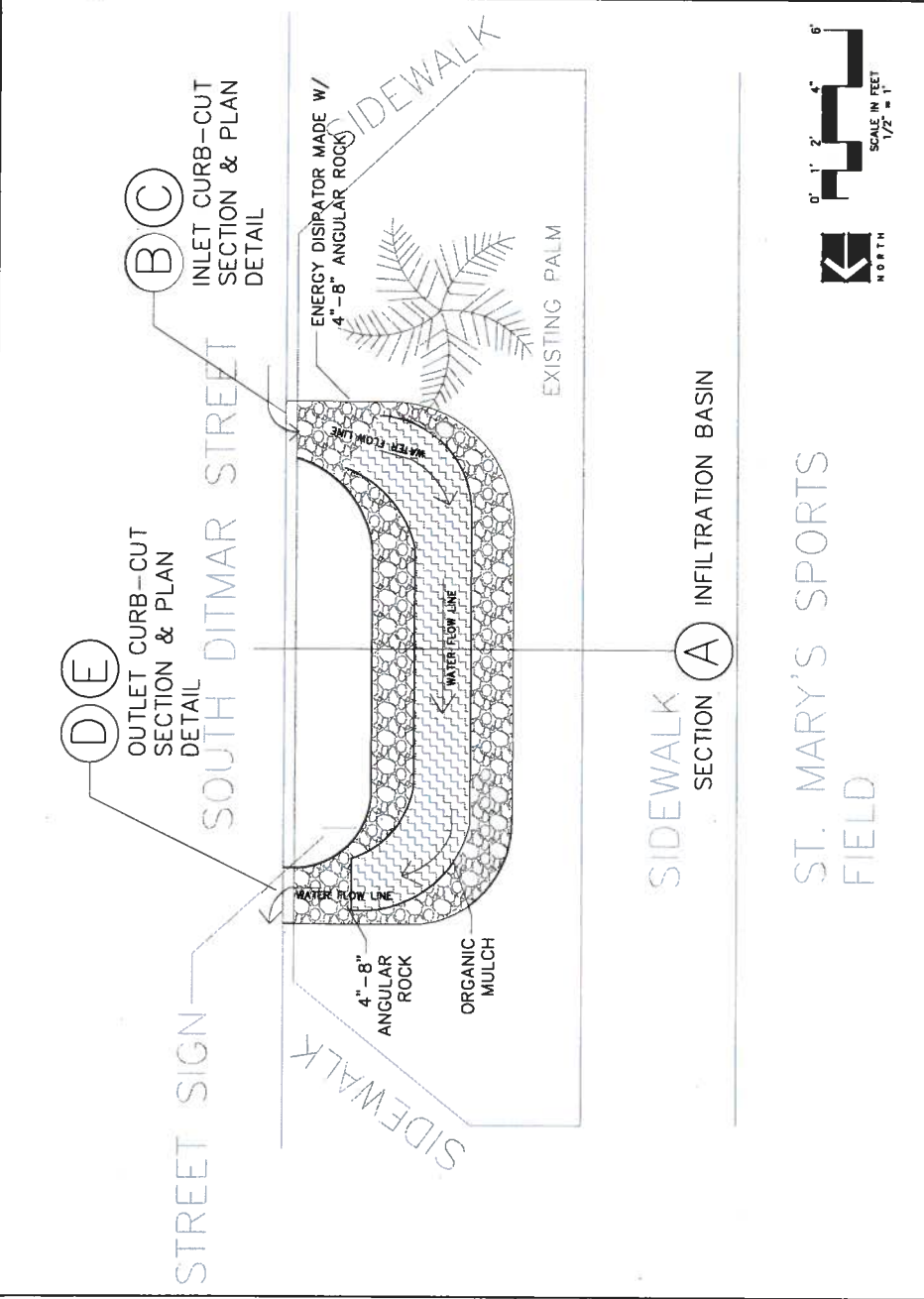


APPROXIMATE
PROJECT
LOCATION

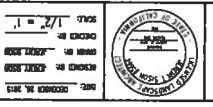
Google

Map data ©2015 Google 50 ft

Had Moning &
Orange of OceanSide

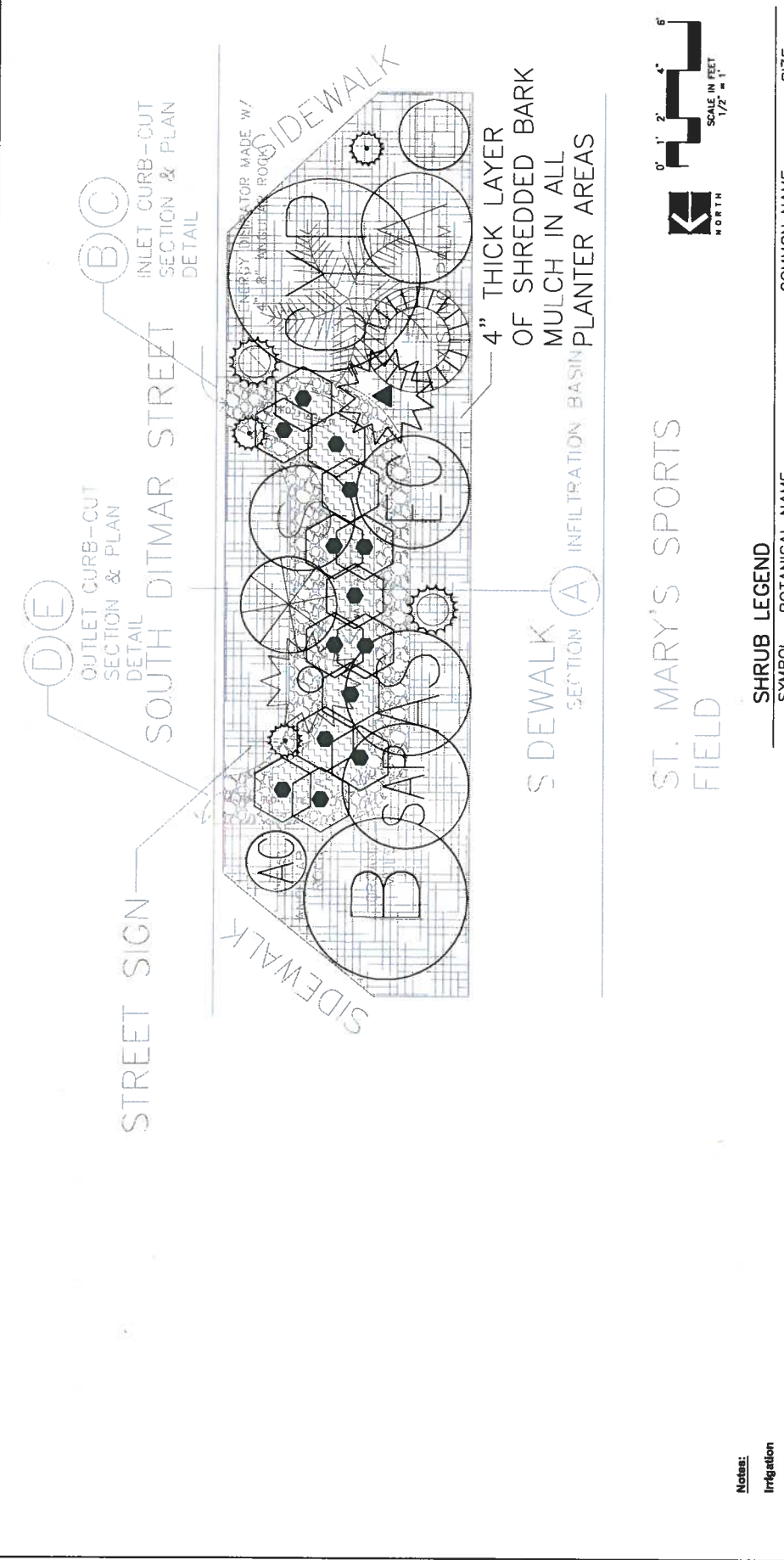


DATE: DECEMBER 24, 2013	PROJECT: OCEANSIDE	SCALE: 1/2" = 1'
DRAWN BY: JACOB BROWN	CHECKED BY: JACOB BROWN	
REVISIONS:		



ARTEMISIA
LANDSCAPE ARCHITECTURE
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Phone: (310) 204-2524
www.artemisia.com

PLANTING PLAN
CURB CUT
Parkway of South Ditmar Drive & Alberto Ave
Oceanside, California, 92054

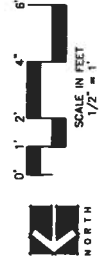


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
(AC)	ARCTOSTAPHYLOS EDMUNDsii 'CARMEL SUR'	CARMEL SUR MANZANITA	5-GAL
(AS)	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5-GAL
(A)	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5-GAL
(B)	BACCHARIS PILLULARIS 'PIGEON POINT'	COYOTE BUSH	5-GAL
(CYP)	CEANOETHUS GRISIUS 'YANKEE PT'	PROSTRATE LILAC	5-GAL
(D)	DUDLEYA EDULIS	DUDLEYA	1-GAL
(E)	DUDLEYA PULVERULENTA	CHALK DUDLEYA	1-GAL
(EC)	ENCELIA CALIFORNICA	BUSH SUNFLOWER	5-GAL
(F)	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5-GAL
(G)	JUNCUS EFFUSUS	COMMON RUSH	1-GAL
(H)	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON WILD RYE	5-GAL
(I)	MIMULUS SP.	ORANGE MONKEY FLOWER	1-GAL
(J)	MUHLENBERGIA RIGENS	DEERGRASS	5-GAL
(K)	SALVIA APIANA	WHITE SAGE	5-GAL
(L)	SALVIA MELLIFERA	BLACK SAGE	5-GAL
(M)	ZAUSCHINARIA CALIFORNICA	CALIFORNIA FUSCHIA	1-GAL

SHRUB LEGEND

Notes:
Irrigation
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low pressure equipment shall provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

Planting
The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.



ST. MARY'S SPORTS
FIELD

ITEM #2

1-800-345-7334

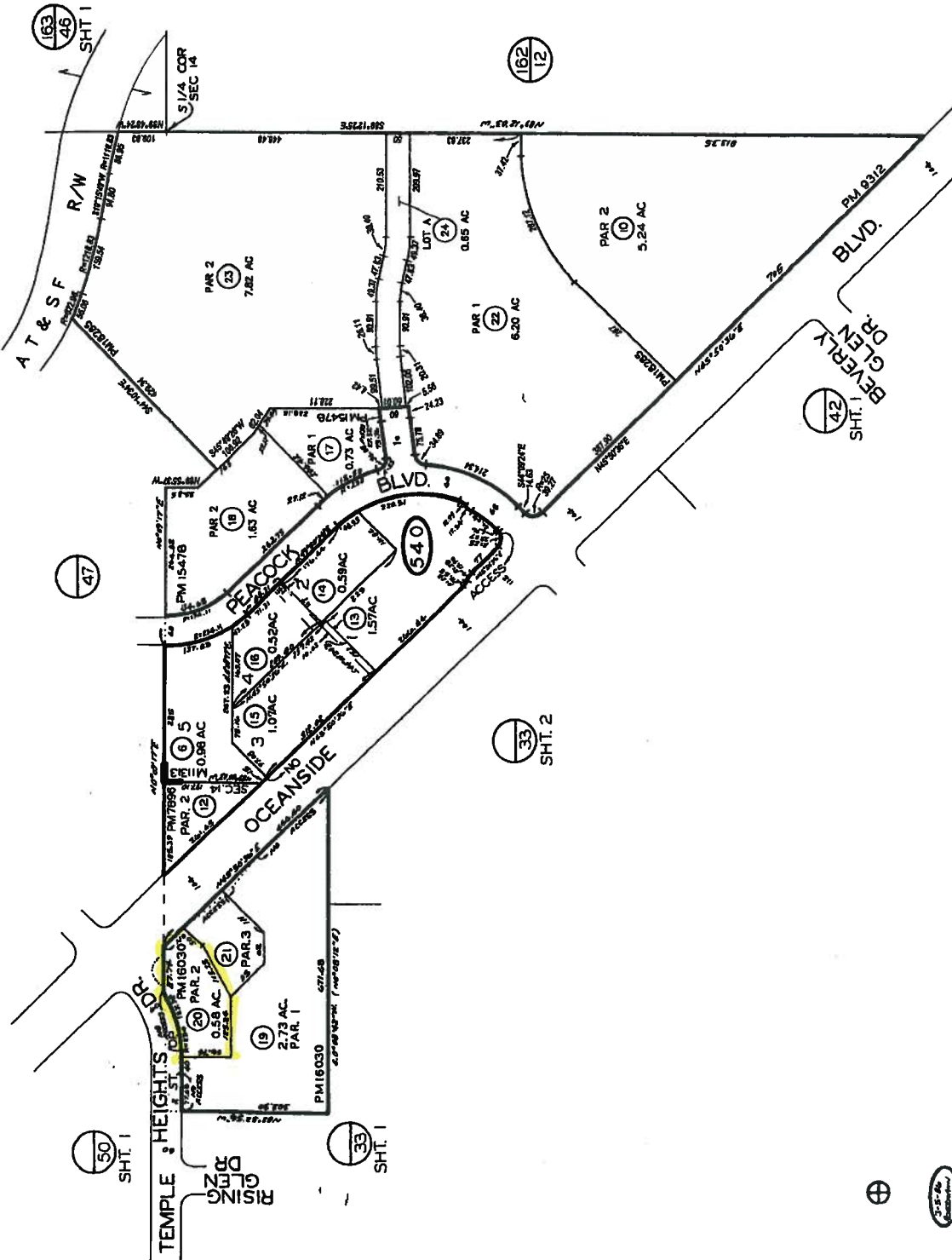
SCALE IN 1/10 OF AN INCH

161-54

8/17/99 SM

1" = 200'

CHANGES	
BLK	OLD NEW
540	1-9 86/144
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	1-100 86/144



MAP 11313-OCEANSIDE COMMERCE CENTER UNIT NO.1
 ROS 8065

SEP 03 1999

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.

SAN DIEGO COUNTY
 ASSESSOR'S OFFICE
 BOOK 161 PAGE 54

07

161-501



December 28, 2015

Project Name: 4770 Oceanside Blvd – Gas Pumps & Retail Building Addition
Project Address; 4770 - 4870 Oceanside Blvd
Project APN: 161-540-20-00

Scope of Work: We are requesting to add a covered area for 8 gas pump stations near the existing convenience store. We are also requesting to add a new single story multi-tenant retail building on the NE corner of Parcel 3. We will modify the existing site parking to allow for both firetruck and semi-truck access to the gas pump area with an route around the convenience store for exiting without affecting the parking of the other retail buidlings and parking on the adjacent site. There is no reciprocal parking agreement between the owners of this property (Parcel 2 and 3) and the balance of the site.

Preparedd by: Gene Cipparone
Gene Cipparone-Architect, Inc.

Gene Cipparone – Architect, Inc.
10525 Vista Sorrento Parkway Suite 120
San Diego CA 92121
Voice: 858.587.9100 Fax: 858.587.1954 Email: gene@cipparone.com

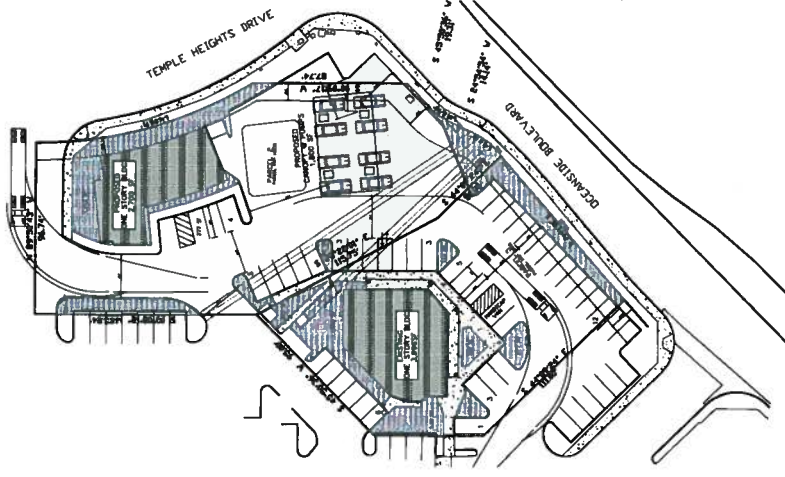
OCEANSIDE
CONVENIENCE
STORE SITE
EXPANSION
4770 OCEANSIDE BLVD
OCEANSIDE, CA

CIPPARONE
ARCHITECTURE • PLANNING • INTERIOR DESIGN
GENE CIPPARONE - ARCHITECT, INC.
10525 VISTA SORRENTO PARKWAY, SUITE 120, SAN DIEGO, CALIFORNIA 92121
FAX: 858.587.9199 VOICE: 858.587.9100 EMAIL: GENE@CIPPARONE.COM

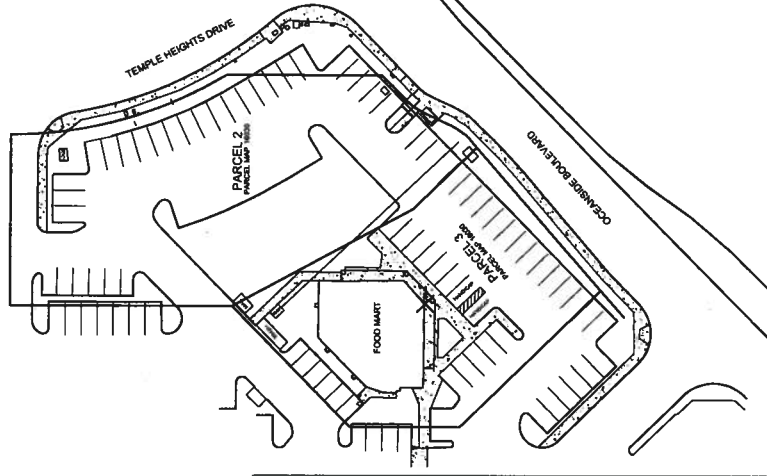
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Project Number	010016
Date	12.28.15
Client	GENE CIPPARONE
Scale	AS SHOWN
Drawn	GENE CIPPARONE
Checked	GENE CIPPARONE
Approved	GENE CIPPARONE
Discipline	ARCHITECTURE
Sheet	1

Project Name	4770 OCEANSIDE BLVD
Project Number	010016
Date	12.28.15
Client	GENE CIPPARONE
Scale	AS SHOWN
Drawn	GENE CIPPARONE
Checked	GENE CIPPARONE
Approved	GENE CIPPARONE
Discipline	ARCHITECTURE
Sheet	1

AT.O



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



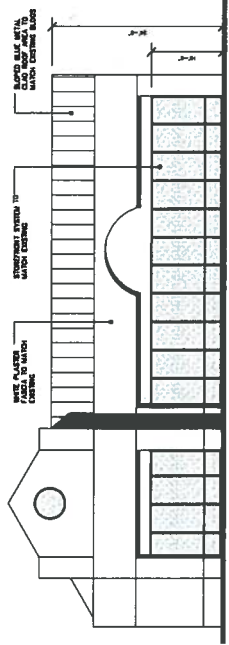
EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



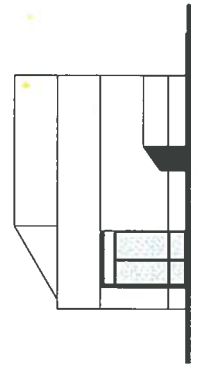
VICINITY MAP



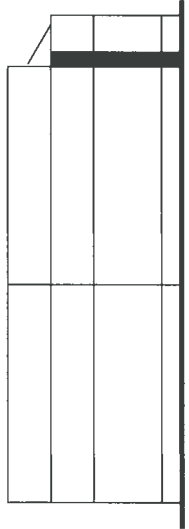
REGIONAL MAP



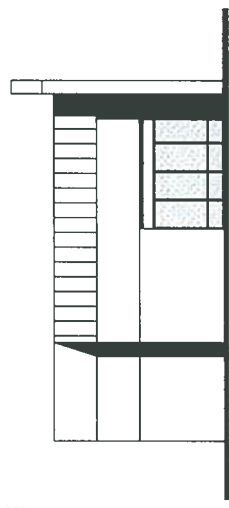
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

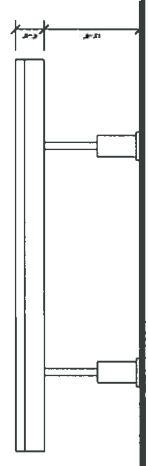


EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

<p>Scope of Work: Architectural drawings for the expansion of the existing convenience store to add a new canopy. The new canopy will be located on the existing building of 4,700 sq ft. The new canopy will be 42 spaces @ 23 spaces used @ 18 spaces @ integral parking. Proposed: 6,441 sq ft (13% of Total) Proposed: 6,441 sq ft (13% of Total)</p>	<p>Project Name: 4770 OCEANSIDE BLVD</p>	<p>Project Number: 010016</p>	<p>Date: 12.28.15</p>	<p>Client: GENE CIPPARONE</p>	<p>Scale: AS SHOWN</p>	<p>Drawn: GENE CIPPARONE</p>	<p>Checked: GENE CIPPARONE</p>	<p>Approved: GENE CIPPARONE</p>	<p>Discipline: ARCHITECTURE</p>	<p>Sheet: 1</p>
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TYPICAL CANOPY ELEVATION
SCALE: 1/8" = 1'-0"