

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, April 4th, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m.

Proposed development of three lots located at the southeast corner of North Avenue and Vista Pacific Drive (within Vista Pacific Business Park) with three tilt-up industrial/warehouse buildings (one on each parcel) totaling 37,450 square feet.

Zoning: IL-MP-2-81 (Vista Pacific Business Park)

Land Use: Light Industrial

Neighborhood Area: Peacock

Assessor Parcel Number: 161-470-46, -47, -48

Contact Person: Ken Smith

Email: ksmith@kdsarch.com

Attachments:

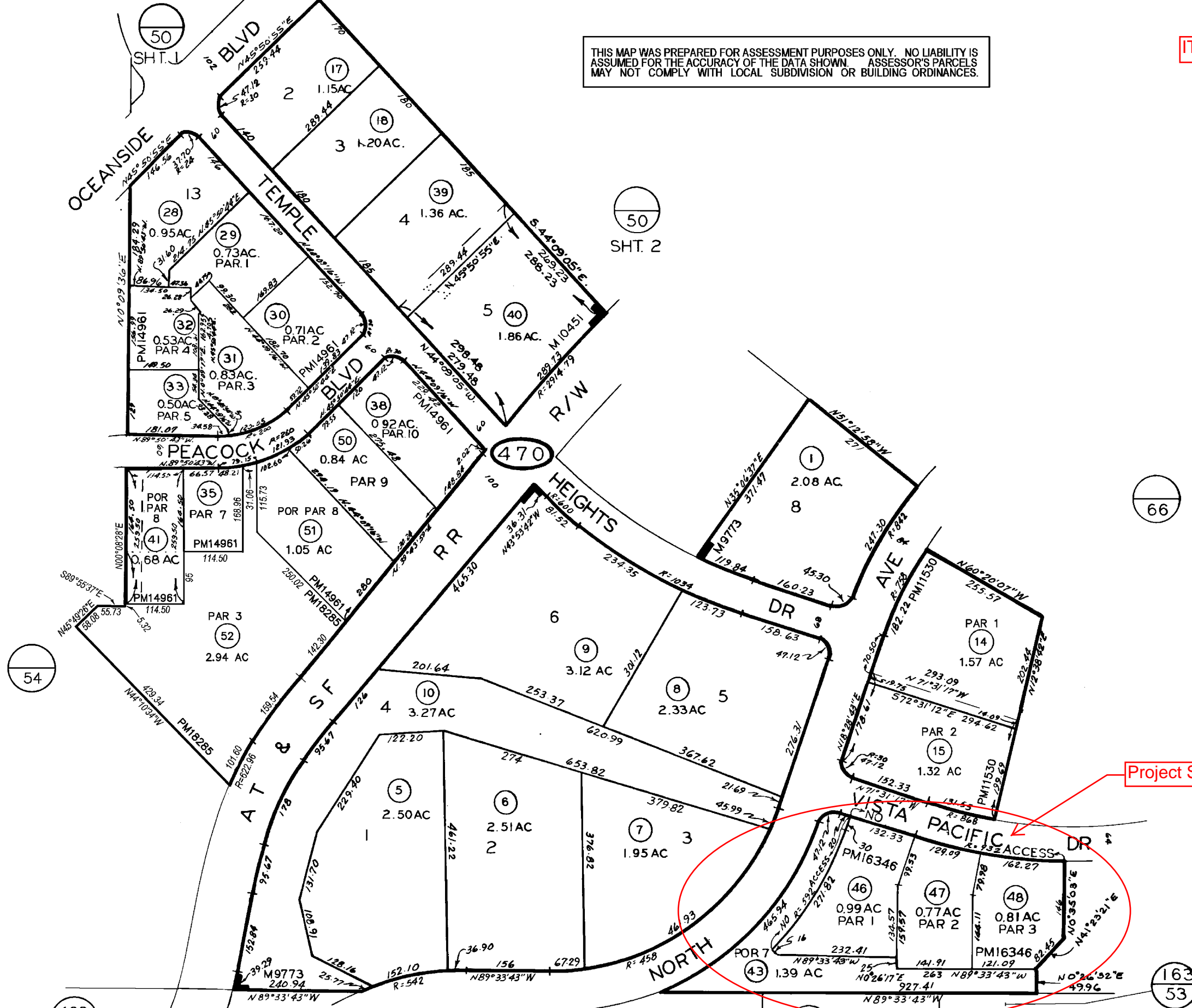
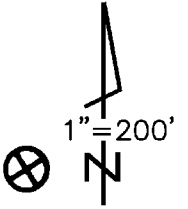
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's 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.*

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.

ITEM #1

161-47



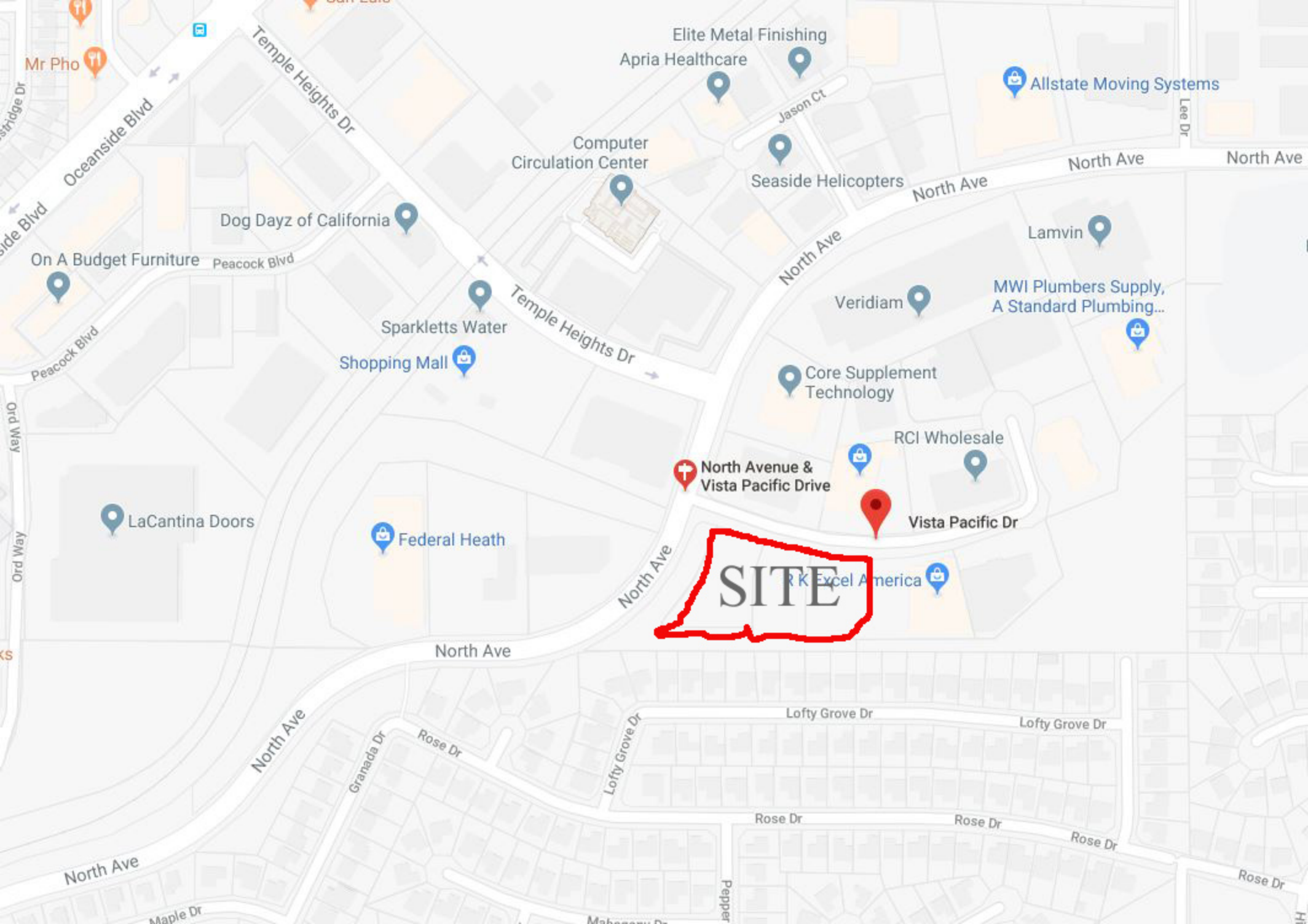
02/13/2004 KJA

CHANGES

BLK	OLD	NEW	YR	CUT
470		1-11	81	180
	2	12-13	82	1642
	12-13	14-15	83	2505
	161-301-5	16	83	10047
VOID	16	17-24	83	96
	16	17-28	83	96
	21-27	29-38	88	1685
	19-20	39-40	88	1996
	34-36	41-42	89	2200
	11	43-45	90	18
	42	44-45	91	1225
	4	46-48	91	2179
	37-44	49	95	1469
	49	50&51	97	1855
	45&POR-540-01	52	00	1389
	3	POR-660-45	04	1821

66

Project Site



SITE

North Avenue & Vista Pacific Drive

Vista Pacific Dr

RCI Wholesale

Core Supplement Technology

MWI Plumbers Supply, A Standard Plumbing...

Veridiam

Lamvin

Seaside Helicopters

Allstate Moving Systems

Elite Metal Finishing
Apria Healthcare

Computer Circulation Center

Dog Dayz of California

On A Budget Furniture

Sparkletts Water

Shopping Mall

LaCantina Doors

Federal Health

R K Excel America

North Ave

North Ave

North Ave

North Ave

North Ave

North Ave

North Ave

Granada Dr

Rose Dr

Lofty Grove Dr

Lofty Grove Dr

Lofty Grove Dr

Rose Dr

Rose Dr

Rose Dr

Rose Dr

Maple Dr

Mahogany Dr

Pepper

PROJECT DESCRIPTION

The intent is to develop 3 existing small lots at the intersection of North Avenue and Vista Pacific Drive. The lots have been previously graded. The lots are surrounded on 2 sides by an open space lot. We intend to develop 3 tilt-up buildings that will be suitable for industrial and warehouse uses. The total square footage of the three lots is 111,701 square feet. The proposed total square footage of the 3 buildings is approximately 37,450 square feet.

PLANNING

We have a few questions that we would like to discuss with staff. These 3 lots are unusual because they have an open space lot on 3 sides. What is the setback along the side of the lot facing North Avenue?

Since the open space lot is all landscaping, we would like to request a zero setback for parking adjacent to the open space lot.

FIRE

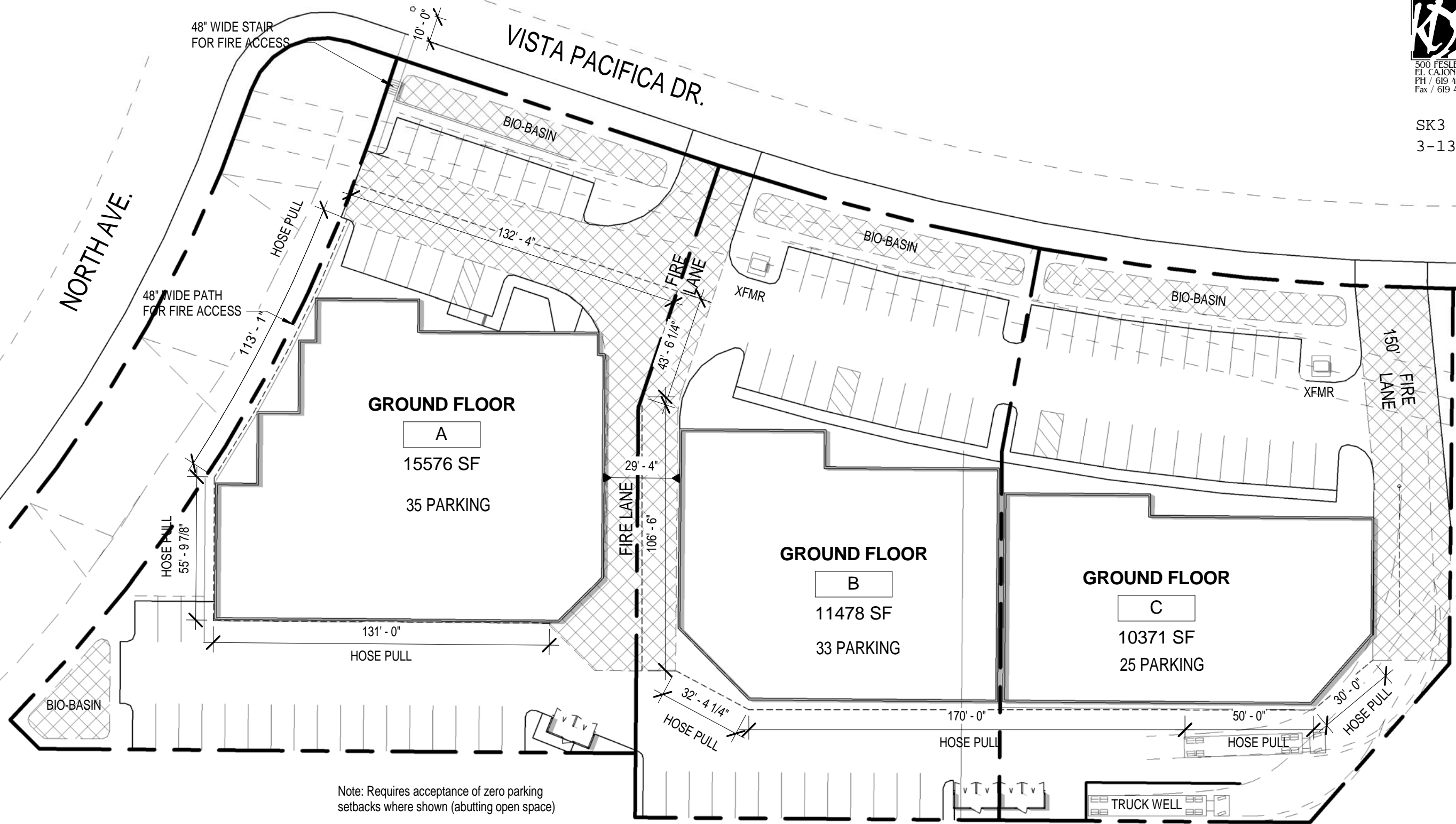
We would like to discuss fire lane layouts and pull lengths. The proposed buildings will be Type III-B and they will be fully sprinklered. They will be designed for B, S & F occupancies.

BUILDING

For the building department, since the open space lot cannot be built on, can we consider the open space lot along North Avenue to be an unoccupied yard so that we do not need to worry about the proximity of openings to the property line? The open space lot is between us and the street but it cannot be built on and is primarily a bank.



SK3
3-13-18



Note: Requires acceptance of zero parking setbacks where shown (abutting open space)