

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 30, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion to build a three-story duplex on a 0.413 acre site located at the southwest corner of Kelly and Myers Street.

Zoning: R-3 (Medium Density Residential)
Land Use: RH-U (Residential High Density)
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-251-40, 41, 42
Contact Person: Aaron Parker
Tel.: 858-560-1141 ext. 120
Email: aaronp@sboinc.com

2. 10:00 a.m. - 11:00 a.m. Discussion for a audio and visual equipment rental facility and to use the site for special events on a weekly basis located at 353 Airport Road.

Zoning: IL (Limited Industrial)
Land Use: LI (Light Industrial)
Neighborhood Area: Airport
Assessor Parcel Number: 146-050-85
Contact Person: John "J.J." Snyder
Tel.: 619-886-6820
Email: johnjsnyder1@gmail.com

Attachments:

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

2-10-92 BTH

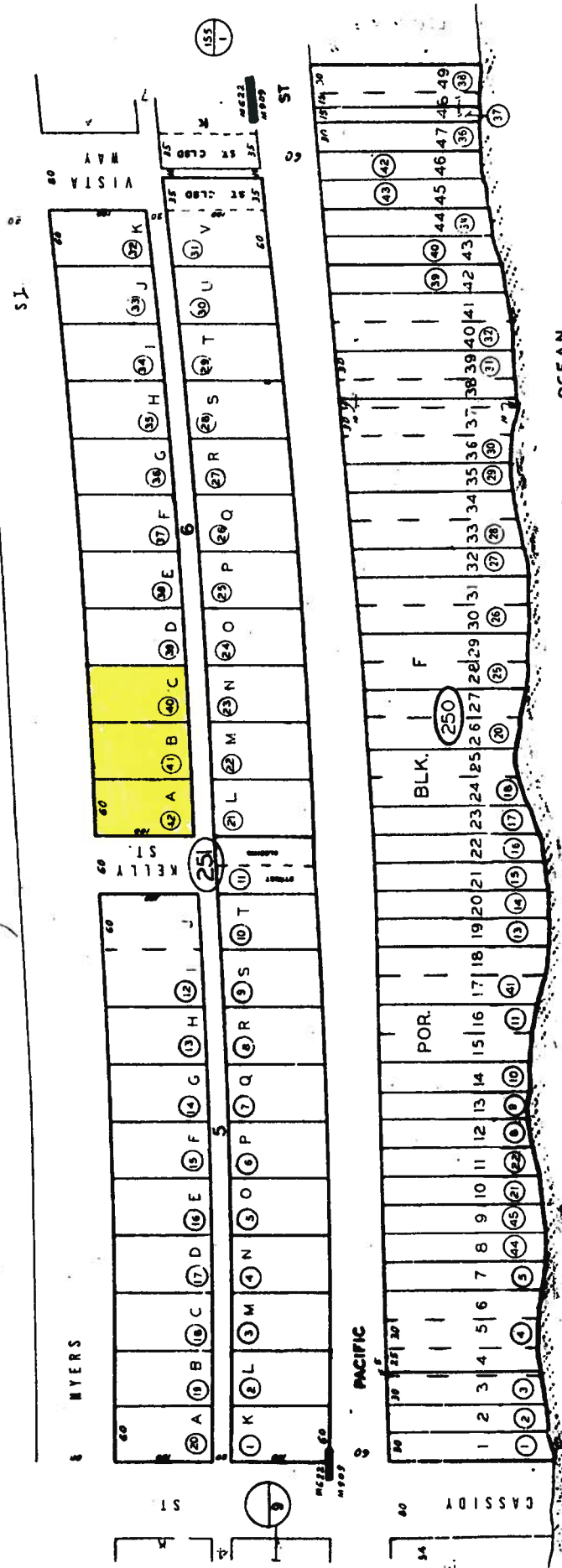
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250	35	42.43	250	35	42.43
250	6	41.145	250	6	41.145
250	22.48	22.48	250	22.48	22.48



153 - 25

200

A. T. & S. F. R. R.



Item # 1

MAP 909 - OCEAN FRONT ADD
MAP 622 - SOUTH OCEANSTNE RFFTTI FD 1R90

PNS 637A

San Diego County Assessor's Map BK 153 PG 25 MAPPED FOR ASSESSMENT PURPOSES ONLY.

2-20-25

PROJECT NARRATIVE

DEVELOPERS CONFERENCE APRIL 30, 2013

PROJECT LOCATION:
1909 S. Myers St.

APN:
153-251-40
153-251-41
153-251-42

ZONING:
R-3 (1986)
RH-U (Gen Plan)

NO. PROPOSED UNITS:
6

AREA:
18,000 sqft
0.413 ac.

DEVELOPER:
NEXT
GENERATION
INVESTMENTS

CONTACT:
Ravean Kretowicz
4365 Executive Dr
Suite 600
San Diego, CA
92121
858-458-9700

Next Generation Investments is currently in Escrow on three 6,000 square foot lots at 1901, 1905 and 1909 S. Myers, Oceanside. These properties front Myers street, extending back to Pacific Terrace ally, and have a side yard on Kelly Street. It is our intent to process a parcel map as to consolidate the lots into one legal lot with a condominium map recordation to provide individual ownership of the homes.

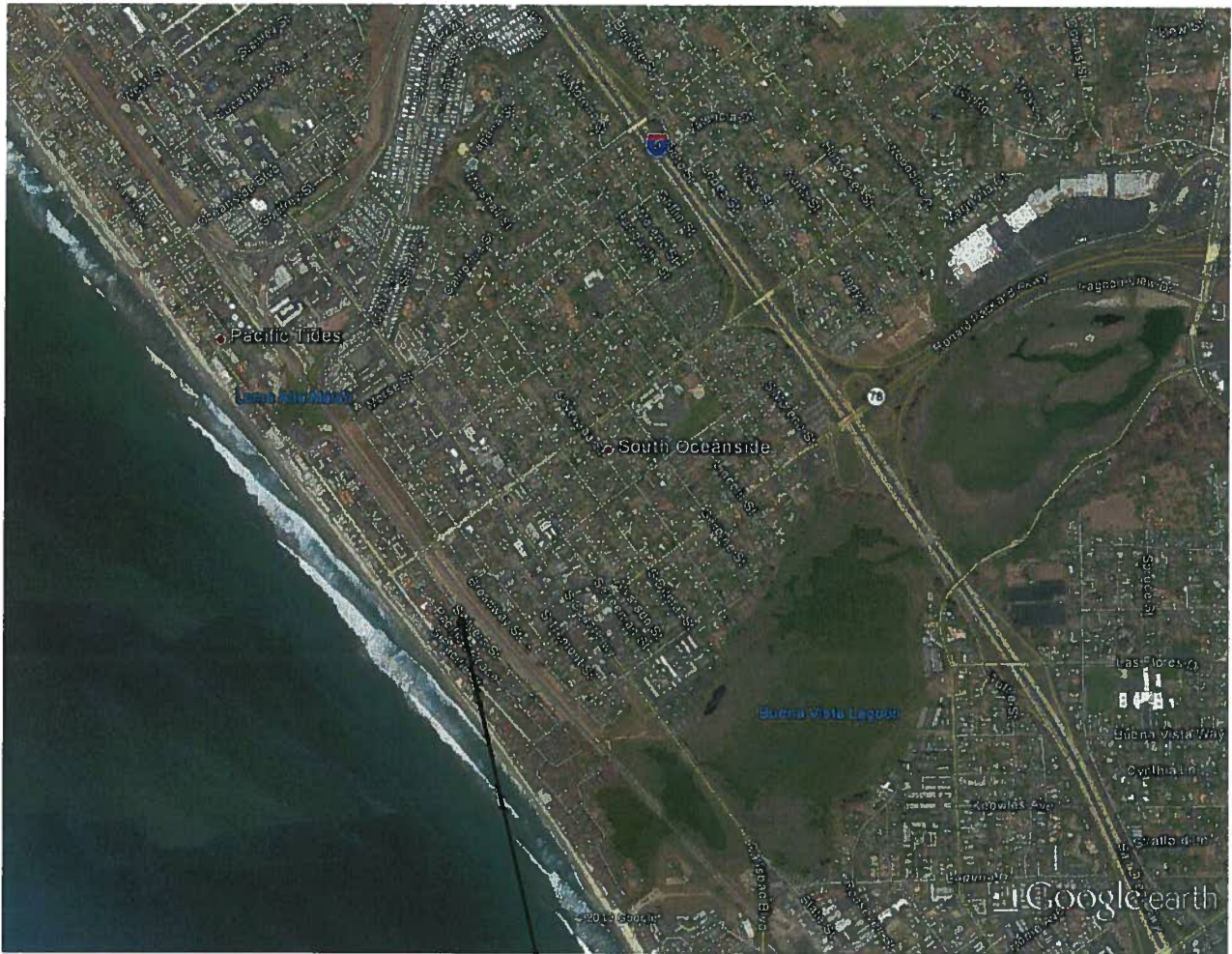
Our plan is to build three three-story duplex homes, which only share a common wall at the garage, adhering to all front, rear, and side-yard setbacks.

From Myers street the inviting facade of these homes will appear to be single family cottages. The garages will all be side-by-side parking configurations and be taking access from the Pacific Terrace ally at the rear of the property.

We purpose using soft yet elegant classic early Spanish/ Santa Barbara architecture, accented with tasteful touches of wrought iron to help carry on the inviting aesthetics of the quaint surrounding neighborhood.

We plan to diversify the street scene with varied exterior elevations and having both a 2,600 sqft and a 2,800 sqft floor plan. Each plan will have 4 bedrooms and 3 1/2 baths, a professionally landscaped front yard, along with a private front entry court and a usable roof deck, which exceed private open space requirements.



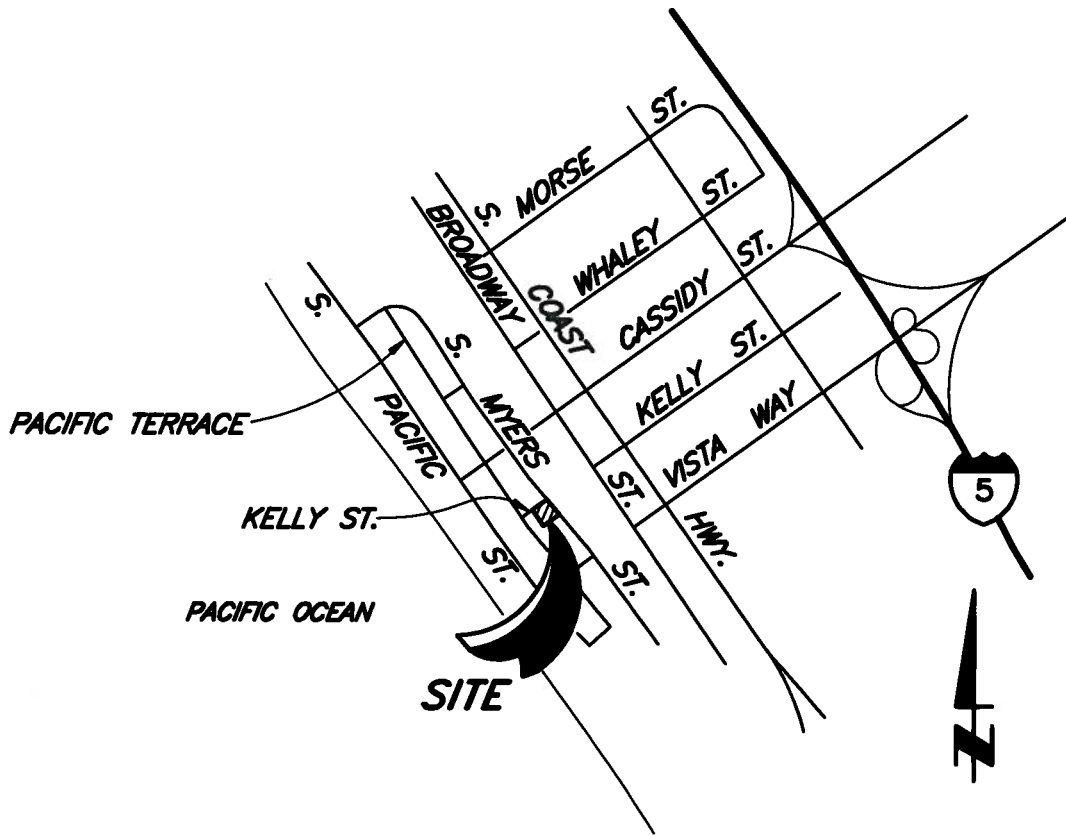


Google earth

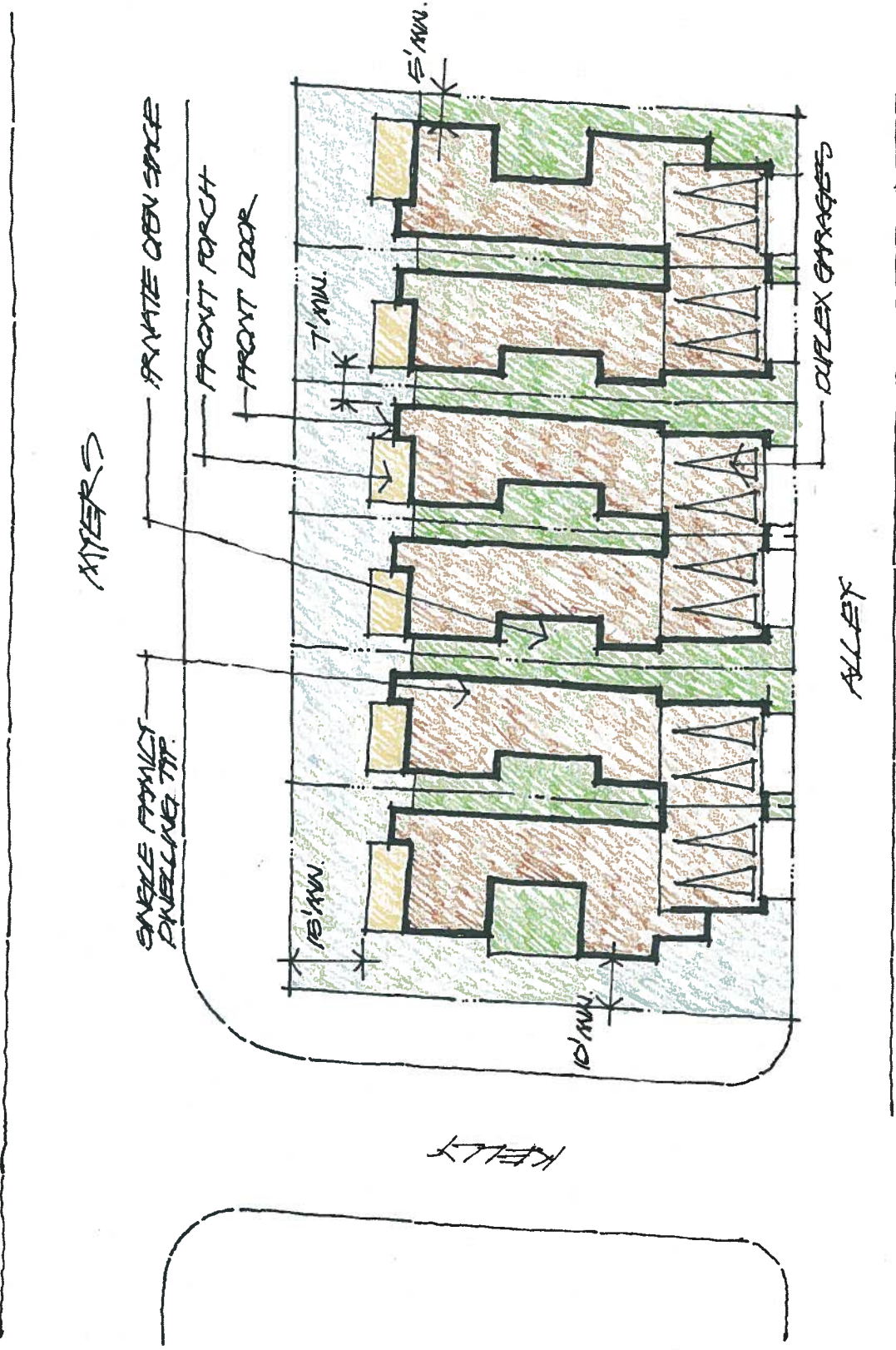
SITE

SB&O INC.
PLANNING ENGINEERING SURVEYING

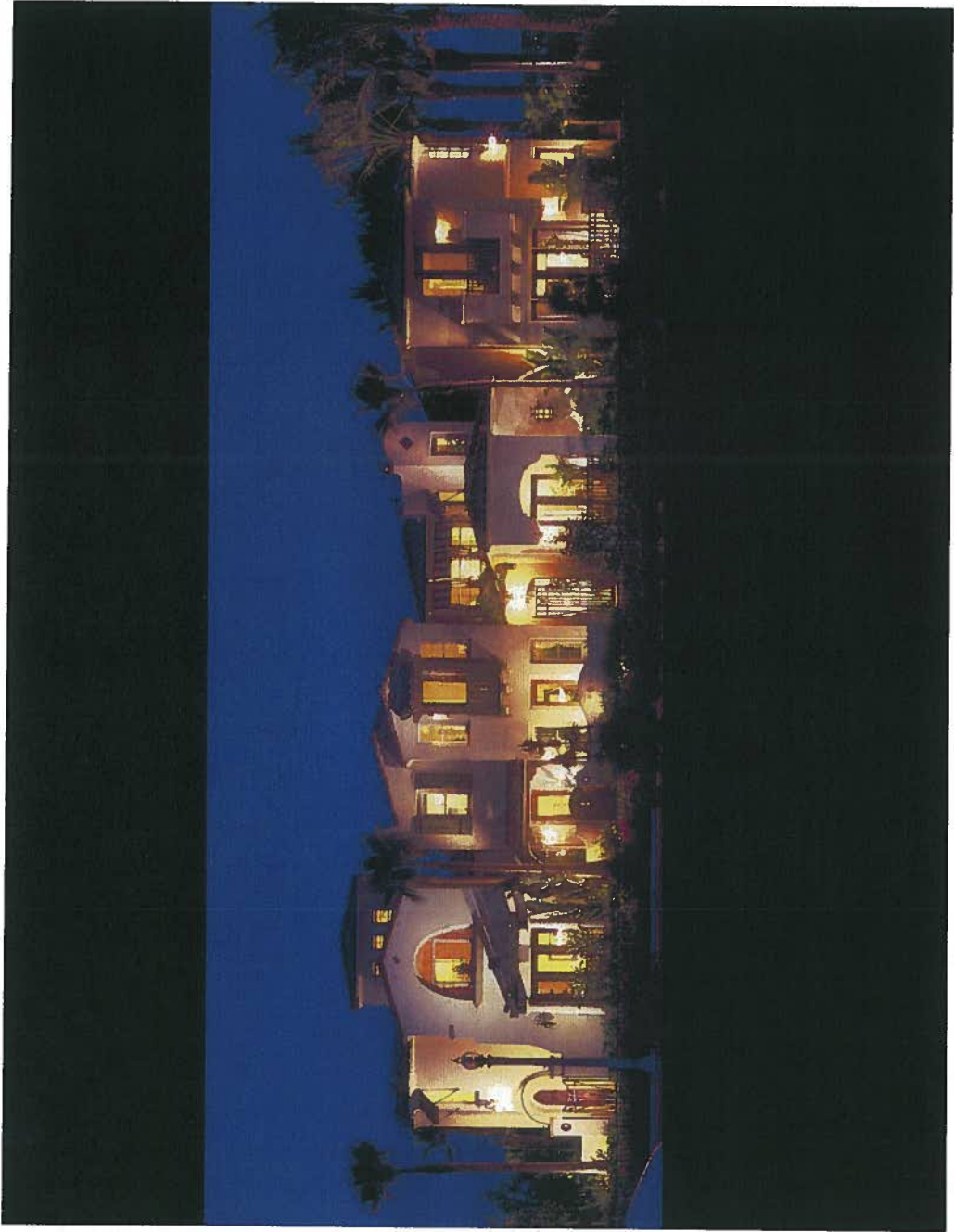
70302EX02.dwg plotted: Apr 22, 2013 - 12:55pm by: kelippinger



VICINITY MAP
 NOT TO SCALE



SCHEMATIC SITE PLAN
 1" = 20'
 02-14-10





HOLLYWOOD

O U T D O O R M O V I E S

To whom it may concern,

My name is John Snyder and I am currently the owner and operator of two businesses located within the City of Oceanside. We are in the process of looking at a new building to rent, which is located at 353 Airport Road. The owners of the building are the same owners of our current space at which we have been renting for over 5 years.

The business we are engaged in is equipment rental of audio visual equipment. Hollywood Outdoor Movies rents Movie screens and projection equipment while RED Audio Visual rents staging, lighting, and sound for concerts, etc. Our current business model primarily keeps us busy throughout the summer as that is when 90% of our revenue comes in. Our company also has an event production department whereby we have been developing and producing events primarily in LA County where by we transform outdoor venues temporarily into theaters for one day. In over five years of doing this type of public event, we have never had not even one complaint and have built our reputation on one that is in compliance with the city and county codes and rules.

We are looking at the new space at 353 Airport Road to move our gear to which is a simple thing to do and would need no city involvement. However, the space is too large and therefore we are looking to create a unique event space, which the City actually needs. Our proposed usage is as follows:

Our goal for the space is have it available for rental as well as hosting our own events in the following manner:

- Business meetings - sales meetings, Corporate Planning, Employee Training
- Workshops, Seminars and Speakers
- Conference room
- Art exhibits
- Wedding receptions
- Birthday Parties
- Fashion shows
- Photographer location for shooting
- Graduations
- Fundraisers
- Political events
- Religious seminars and events
- Live Music events
- Film Screenings

According to code, we will fall into occupancy classes A1, A2, and/or A3.



HOLLYWOOD

O U T D O O R M O V I E S

I have enclosed the following information for your review:

- Aerial Photo of the area
- Close up view of the area in which we will occupy. 100% Industrial complexes
- Frontal Photo of Building
- Schematic highlighting the specific location
- Proposed Drawing of the venue space. the total unit is 4,151 square feet. The square footage is allotted as follows: Equipment Warehousing 1,058 / Hallways 144 / Event space 1,720 / Bathrooms 336 / Additional space not yet allocated 506 / Stage 384
- Proposed 3-D imaging to scale of what it might look like. Based upon the code we are calculating the occupancy only on the event space & additional space not yet allocated in order to be conservative. The anticipated occupancy is as follows:
 - Standing - 5 square feet per person = 445
 - Seated - 7 square feet per person - 318
 - Seated at tables - 15 square feet - 148
 - We also know there will be allocations allowed for bathroom and stage, but as stated we are being conservative.

We will be able to offer all AV services in house since this in conjunction with our logistics and planning experiences we feel we will be offering a unique and quaint experience that won't be the average dull and boring meeting space.

We have some additional information here that will assist the city in assisting that is in review.

- This is an industrial park and does not affect any homes at all.
- Parking - we have 135 parking spots in the lot. Some are used during the daytime, but in the evening when most of these events would take place, the lot is empty as the other businesses are closed. In addition there are an abundance of street parking available for usage and other industrial complexes who will allow for overflow parking. In addition, we can get access to the dirt lot at the corner of Airport and the 76 if necessary. However, we do not feel that would ever be necessary due to the size of the event space. As a comparison, QLN in Oceanside has parking for about 120 cars and has 21,530 square feet available for rent. Our ratio of spaces to square feet is much higher than that of QLN.
- Currently there are no sprinklers in this building. Will we need them? Our occupancy may not require it as we understand.
- Exits - There are currently two exits on the building. A 42 inch door with push bar on the front and a 12 foot sliding door in the rear with a 36 inch door cut into it. Will we need to add more?



HOLLYWOOD

O U T D O O R M O V I E S

- The only construction that will need to be done is the bathrooms will need to be replaced. We will add a wall (non-structural)/drape to separate the warehouse from the event space.
- Current building has been in existence since 1975. Fire rated walls are pre-existing with a concrete wall construction.

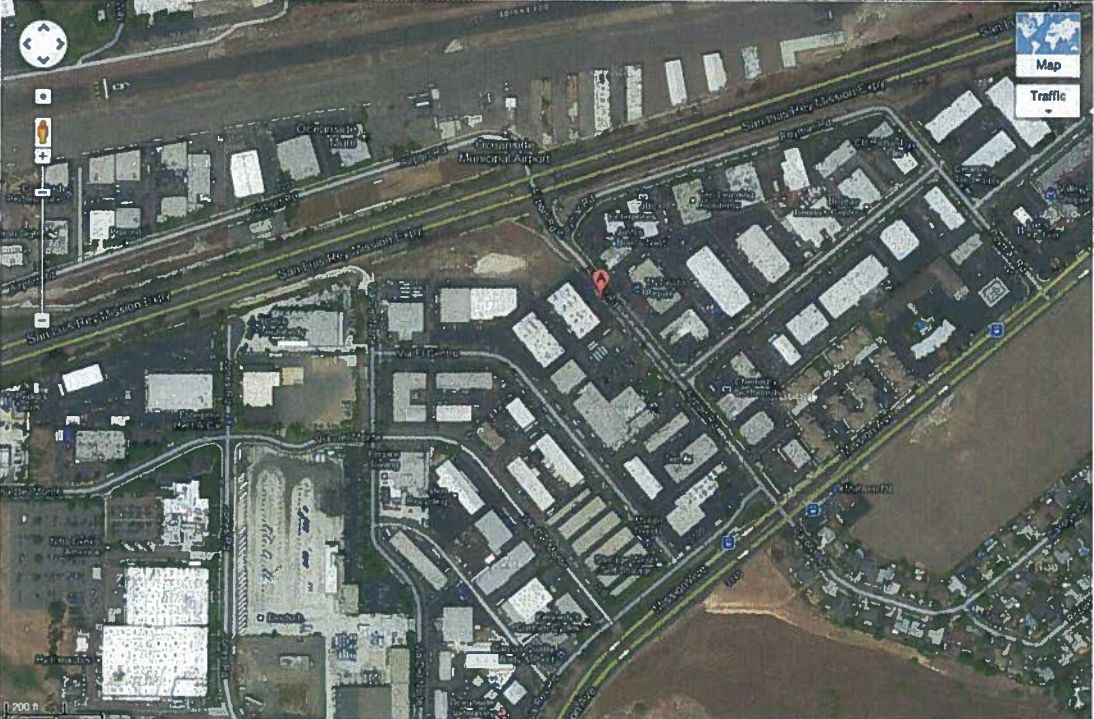
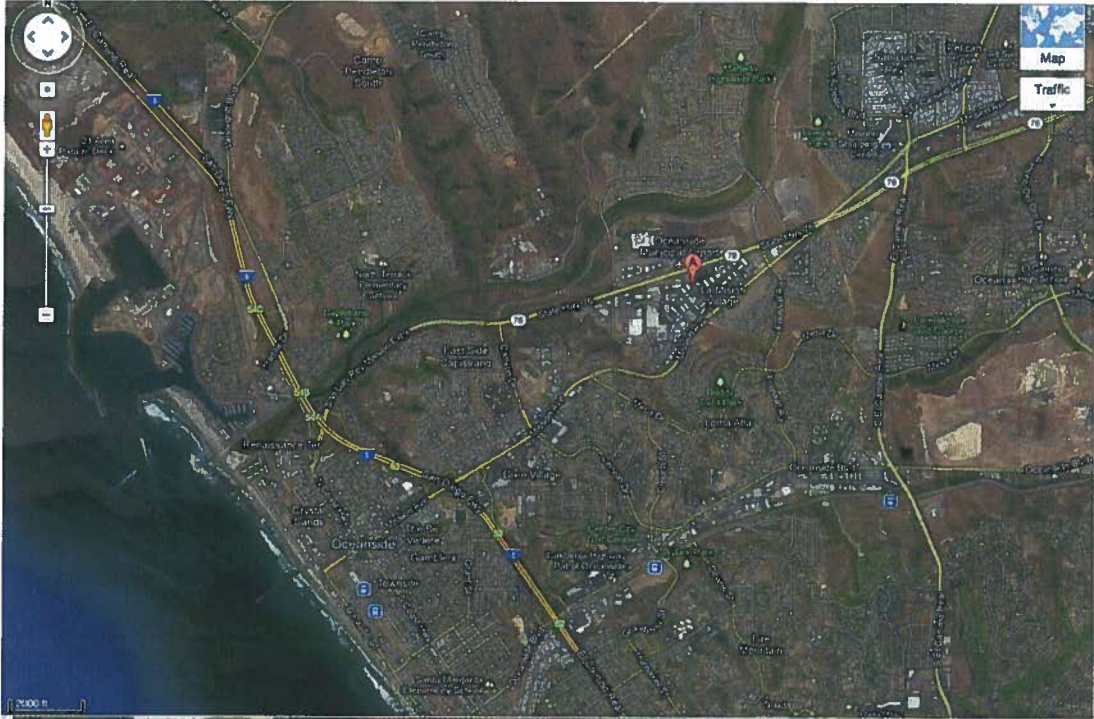
The landlord has given us the green light (basic agreement attached) and we have spoken to our neighbors and to date we have no one contesting this and as matter of fact they are excited about it.

As a true small business by definition, we are seeking to have the City bless us to move forward in an expeditious fashion. As a small business we need to recapture income as quickly as possible.

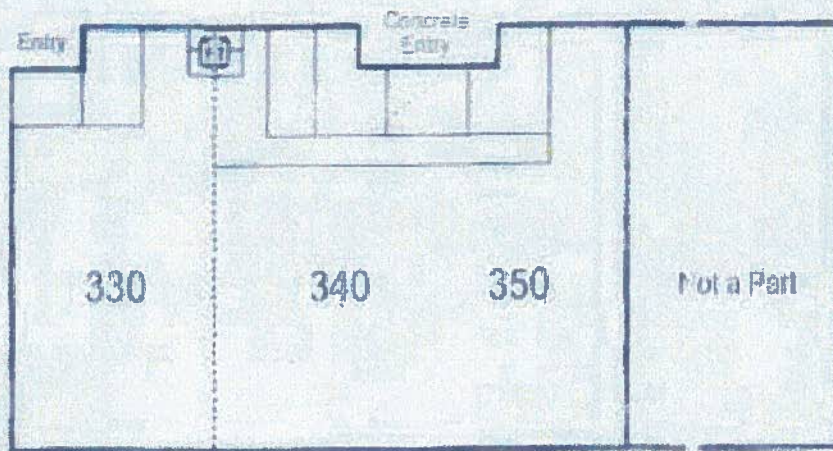
We hope that the city sees the value in what we are trying to achieve and look forward to adding to success of the city.

Sincerely,

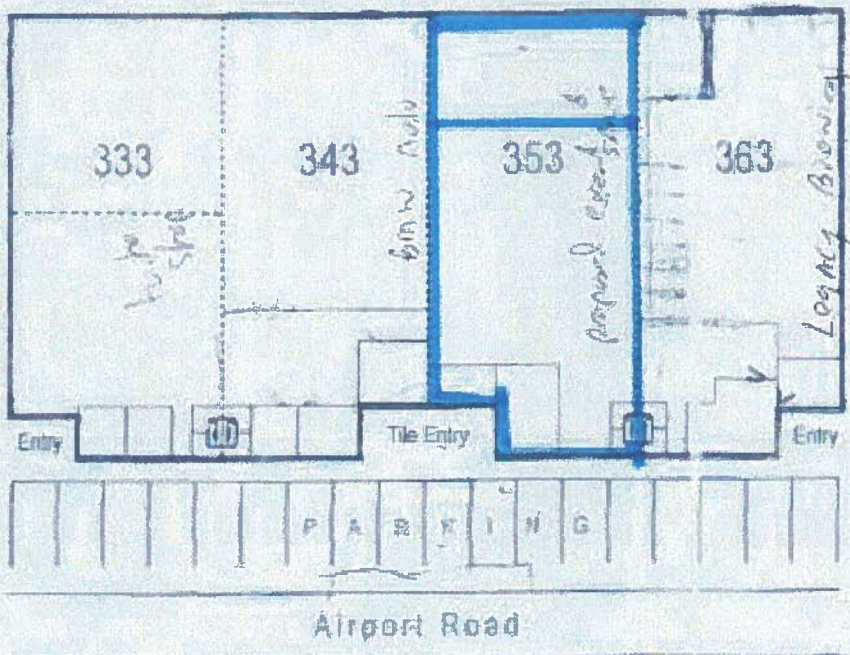
John Snyder
President/CEO



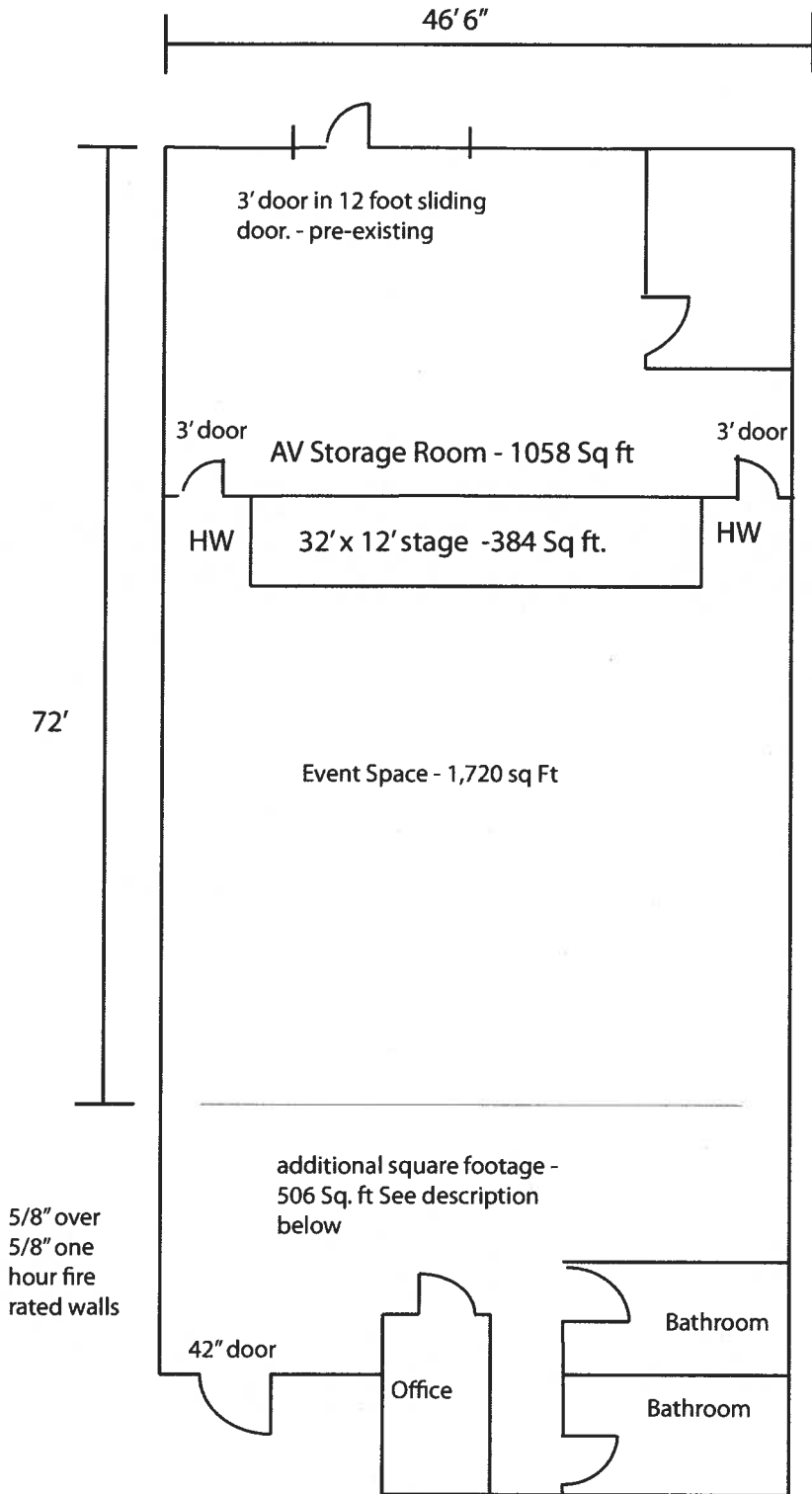




Common Yard Area



EAST ← 76



Proposed Event Space at 353 Airport Road

- AV Stage Room - 1058 Sq. Ft
- Stage - 384 Sq ft.
- Hallways - 72 sq ft each (HW)
- Event Space - 1,720 sq ft
- Bathrooms 336 sq ft
- Additional space - 506 sq ft
- total Square footage - 4,148

Tenant Occupancy Per code

- @ 5 sq ft per person (pp) - 344 (standing)
- @ 7 sq ft pp - 245 (seated)
- @15 sq ft pp (tables and chairs) - 114
- ***Numbers above calculated on event space only

Additional Space - the area on the front of the building has a non structural wall that is represented by a light grey line. This will be removed to expose the additional 506 square feet of additional space. This will be additional space that will be available for use. Additional estimated occupancy is calculated as follows:

- @ 5 sq ft per person (pp) - 101 (standing)
- @ 7 sq ft pp - 72 (seated)
- @15 sq ft pp (tables and chairs) - 33

Please note we have not allocated any square footage for bathrooms, hallways, of the stage. Once these areas are taken into consideration max occupancy is calculated as follows:

- @ 5 sq ft per person (pp) - 470 (standing)
- @ 7 sq ft pp - 342 (seated)
- @15 sq ft pp (tables and chairs) - 172

