

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 20, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of eleven single family lots subdivision on 3.40 acres located at 2351 Darwin Drive.

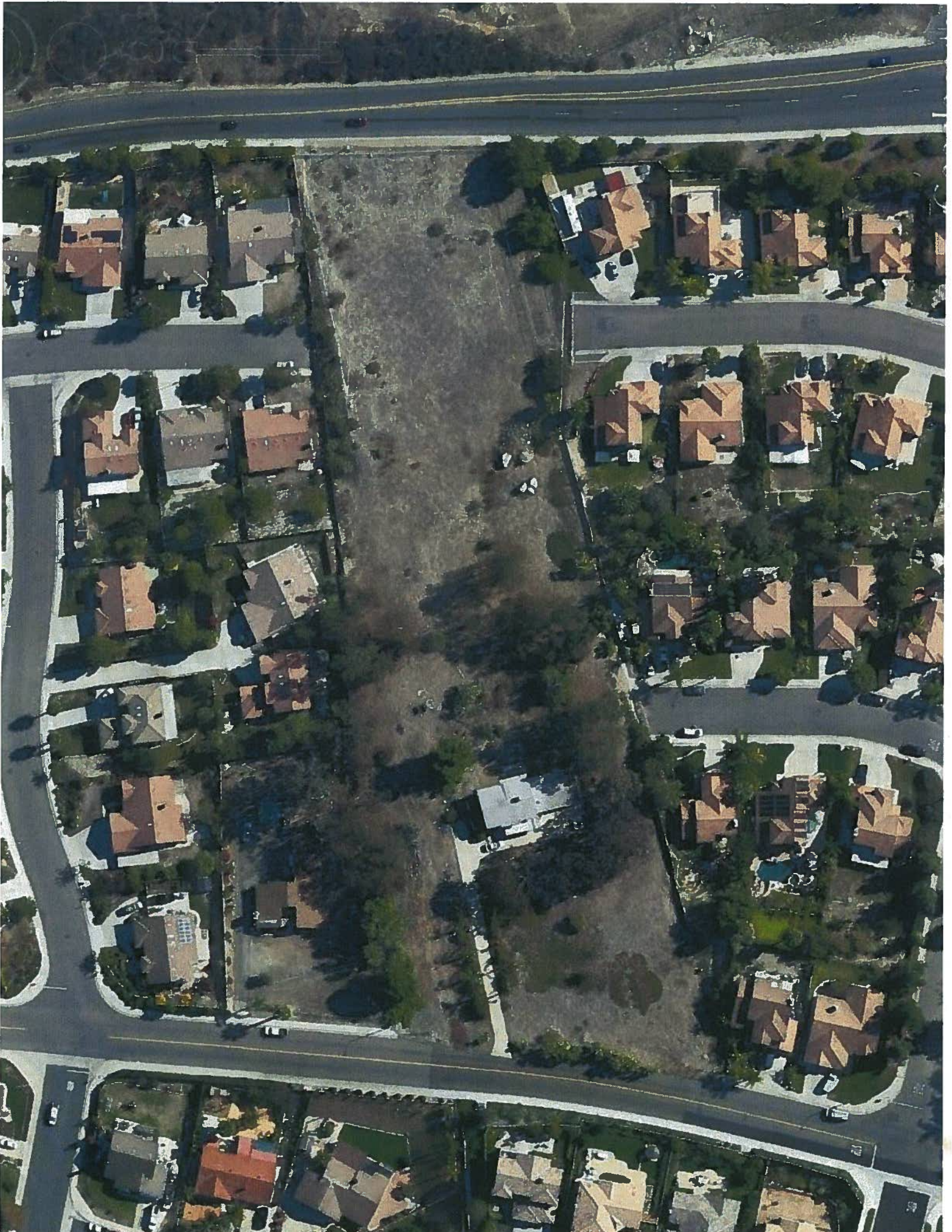
Zoning: RE-B-SP (Residential Estate B – Scenic Park Overlay)
Land Use: EB-R (Estate B Residential)
Neighborhood Area: Guajome
Assessor Parcel Number: 159-390-23-00
Contact Person: Sean Santa Cruz
Tel.: 858-481-3310, ext. 122
Email: ssantacruz@hallmarkcommunities.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a remodel at Jolly Roger restaurant located at 1900 Harbor Drive.

Zoning: Harbor
Land Use: Harbor
Neighborhood Area: Townsite
Assessor Parcel Number: 143-120-10-00
Contact Person: Jon Staley
Tel.: 949-833-9066
Email: jons@sladesign.com

Attachments:

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



Project Description

Hallmark Communities Inc

Sean Santa Cruz- Vice President of Planning and Development

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

(858) 481-3310 x122

ssantacruz@hallmarkcommunities.com

Address: 2351 Darwin Drive Oceanside, CA

APN: 159-390-23-00

Site: 3.40 acres (approx.)

Zoning: RE-B; Residential Estate; Base Density is 1.0 du/ac to 3.5 du/ac. The zoning allows for 3.4/du to 11.9/du to be constructed on the site.

Setbacks: Front: 25 feet; Side: 7.5 feet; Rear: 20 feet; Corner Side: 15 feet.

Existing Site: The existing site consists of a two-story single family home, attached garage, detached storage shed, and concrete driveway. The home was built in 1977 and is approximately 2,276 SF in size and takes access off of Darwin Drive.

Description of Project: Hallmark Communities Inc. proposes to demolish the existing home, and to process a Tentative Subdivision Map, Development Plan, and two (2) Conditional Use Permits for eleven (11) single family 10,000 SF (minimum) lots. Two (2) conditional use permits will be required for exceeding the base density, as well as the creation of two (2) panhandle lots for the project.

Improvements: The project currently is bordered by Darwin Drive, Sun glow Drive, Sunbright Drive, and Melrose Drive. The following improvements are proposed:

Darwin Drive is a Collector Road with a ROW of sixty (60) feet. The project proposes to remove half + 12' of pavement (30 feet total) and replace it with 4" AC over 6" AB, along with new 6" curb and gutter, 5.5' sidewalk, and 5' landscape parkway. No access is proposed from Darwin Drive. Six (6) foot perimeter fencing would be placed at the top of slope along the Darwin Drive frontage. No water, sewer, storm drain, or dry utility improvements (including new street lights) and/or extensions are proposed from Darwin Drive.

Sunglow Drive is a partially built street which dead ends into the southern boundary of the property. The project proposes to extend Sunglow and to create a new cul-de-sac bulb to provide access to five (5) of the proposed lots. The road extension shall be improved with new 3" AC over 6" AB, and new 6" curb and gutter, 5.5' sidewalk, and parkway. A twenty-four (24) foot paved private access driveway (with a 28' ROW) is proposed to service four (4) of the lots while one (1) lot shall take access off of Sunglow Drive. A new 8" PVC sewer main shall be constructed in the private drive in order to service the five (5) lots. The main will then connect to the existing 8" PVC sewer main that runs along the southern property line down to Sunbright Drive and eventually out to Melrose Drive. Three (3) new manholes are proposed in the private access drive and Sunglow Drive. The existing 8" PVC water main in Sunglow Drive shall be extended into the project to service the five (5) lots. Laterals shall connect to the main extension and meters shall be placed in the ROW and then private water laterals will be installed up the private access drive to service the homes. A new fire hydrant will be installed in the cul-de-sac to service the five (5) lots. The existing storm drain inlets and brow ditch at the end of Sunglow Drive shall be removed and two (2) new curb inlets will be installed and will connect to the existing brow ditch along the southern boundary that runs down to the Sunbright Drive. SDG&E, Cox, & AT&T shall be extended into the cul-de-sac from Sunbright Drive to service the project. A new street light will be installed to service the cul-de-sac.

Sunbright Drive is an existing road that will need to be extended through the project in order to connect the existing southern and northern portions of Sunbright Drive per the Circulation Element Plan. The project proposes to connect Sunbright and to install a new 3" AC over 6" AB road, along with new 6" curb and gutter, 5.5' sidewalk, and parkway. An 8" PVC water line shall be installed and connected to the northern and southern water lines to create a looped system and will service six (6) lots, each of which will have new laterals and meters installed to service the future homes. A new fire hydrant will be installed as well. A new 8" PVC sewer main shall be installed, including a new manhole and connect to the existing 8" PVC sewer line on the northern property line. All six (6) lots shall have laterals connected to the proposed sewer line and shall drain to the north of the property. A panhandle design is proposed for two (2) of the lots. The panhandle road will be a twenty (20) foot paved road and all wet and dry utilities shall be extended up the panhandle to service the two (2) proposed lots. SDG&E, Cox, & AT&T will be extended from the Sunbright to service the proposed lots and a new street light will be installed. The existing storm drain inlets on the southern portion of Sunbright Drive will be removed and new inlets will be installed on the southern property line and connect to the existing storm drain from Sunbright to Melrose Drive.

Melrose Drive is located on the eastern boundary of the property. This portion of Melrose consists only of two (2) lanes and will be widened in the future to accommodate the four (4) lane design of Melrose just to the south of the property. There is an existing 6" curb and gutter, a street light, and a five (5) foot dirt pathway. The project proposes to install a new five (5) foot sidewalk to connect to the existing northern and southern sidewalks along Melrose Drive. The existing 6" curb and gutter shall be protected in place.

The project needs clarification on the required roadway improvements along Melrose Drive. Since the road will be widened in the future, the project has two options: 1) Remove and replace half + 12 feet (32 feet) of the existing AC pavement and replace it with new 6" AC over 8" AB along its frontage. 2) Pay an in-lieu fee to the City for the future widening of Melrose Drive that is calculated based on the project frontage. Due to the future widening and extension of Melrose Drive, the project will perform an Acoustical Analysis of the site. At this time, the project anticipates the need to construct an eight (8) foot noise barrier, which will be met through the combination of a two (2) foot berm with a new six (6) foot masonry block wall built on top and wrapped around Lots 10 & 11 for the project. No wet or dry utility improvements and/or connections are proposed on Melrose Drive to service the project.

Proposed Unit Types:

The project proposes three (3) floor plans and two (2) elevations per plan. One plan shall consist of a single story home to fit on Lot 3, 10, and 11. The remaining lots would each have two (2) story homes. All of the required setbacks have been plotted to comply with the RE-B zoning, and would not exceed the 35% maximum lot coverage. Each home would have either a two-car or three-car garage depending on if the square footage is above or below 2,500 SF. No specific floor plans or elevations have been designed at this point in time but would be part of the initial project submittal for Staff review. Elevation style would likely be a combination of Spanish, Santa Barbara, and Cottage. This will consist of stucco, siding, concrete tile roof, fascia, gutters, accent/trim, posts, columns, and stone/brick veneer on the homes. Colors will be earth tone and consistent with the colors of the aforementioned elevation styles.

Plan 1: 2,600-2,800 SF (est.) Single Story; 3-4 bed; 2.5-3 bath;

Plan 2: 2,500-2,700 SF (est.) Two-Story; 4-5 bed; 3-3.5 bath

Plan 3: 2,700 SF (est.) Two-Story; 4-5 bed; 3-3.5 bath

Biological:

A Biological Constraints Report was prepared by Dudek, which included a general assessment of the vegetation communities and to identify any potential for jurisdictional wetlands/waters or habitat for special-status species on the site, specifically brodiaea filifolia. The survey for Brodiaea filifolia was conducted during the blooming period for the species and is a concern based on the review of the California Natural Diversity Database and that it is known to occur in this region of Oceanside along Darwin Drive. The property was found to consist of ornamental plantings and non-native grasses. No other vegetation communities occur on the property. No special status plant species were observed during the field surveys. The property is developed and disturbed with non-native plants and evidence of past ground disturbance that is unlikely to support habitat for special-status plants. No brodiaea was found in the non-native grassland areas. An offsite reference population of brodiaea was checked and the species was in bloom and detectable on the same day as the survey of this property was conducted

by Dudek. There were no wetland or water resources subject to the jurisdiction of the regulatory agencies found on the property. According to the subarea plan under the MHCP, the property is not located within any of the hardline preserve, softline preserve, or PAMA areas identified in the MHCP or draft Oceanside Subarea Plan, and as such development of the property would not conflict with these regional conservation plans. All impacts to NNG would be mitigated at 0.5:1 and Tier 1 credits would be purchased at the Eternal Hills Cemetery Mitigation bank to offset the impacts.

QUESTIONS FOR STAFF TO CONSIDER:

- 1) Will we need to pay reclaimed water in-lieu fees on all four streets for the project: Sunbright, Sunglow, Melrose and Darwin? Need clarification from Utilities to determine a cost for the project.
- 2) What improvements will be required on Melrose given its current status and future widening plans by the City? Can the project pay an in-lieu fee for Melrose road improvements if they don't have to install the required improvements?
- 3) Since the existing home is on sewer and has a water meter, will the project receive one sewer connection credit and one credit for the water meter on a new home?
- 4) Does the project require 100-year storm detention? Does it require a detention basin in regards to downstream drainage on Sunbright?
- 5) Is the private drive off of Sunglow Drive suitable for the Fire Department?

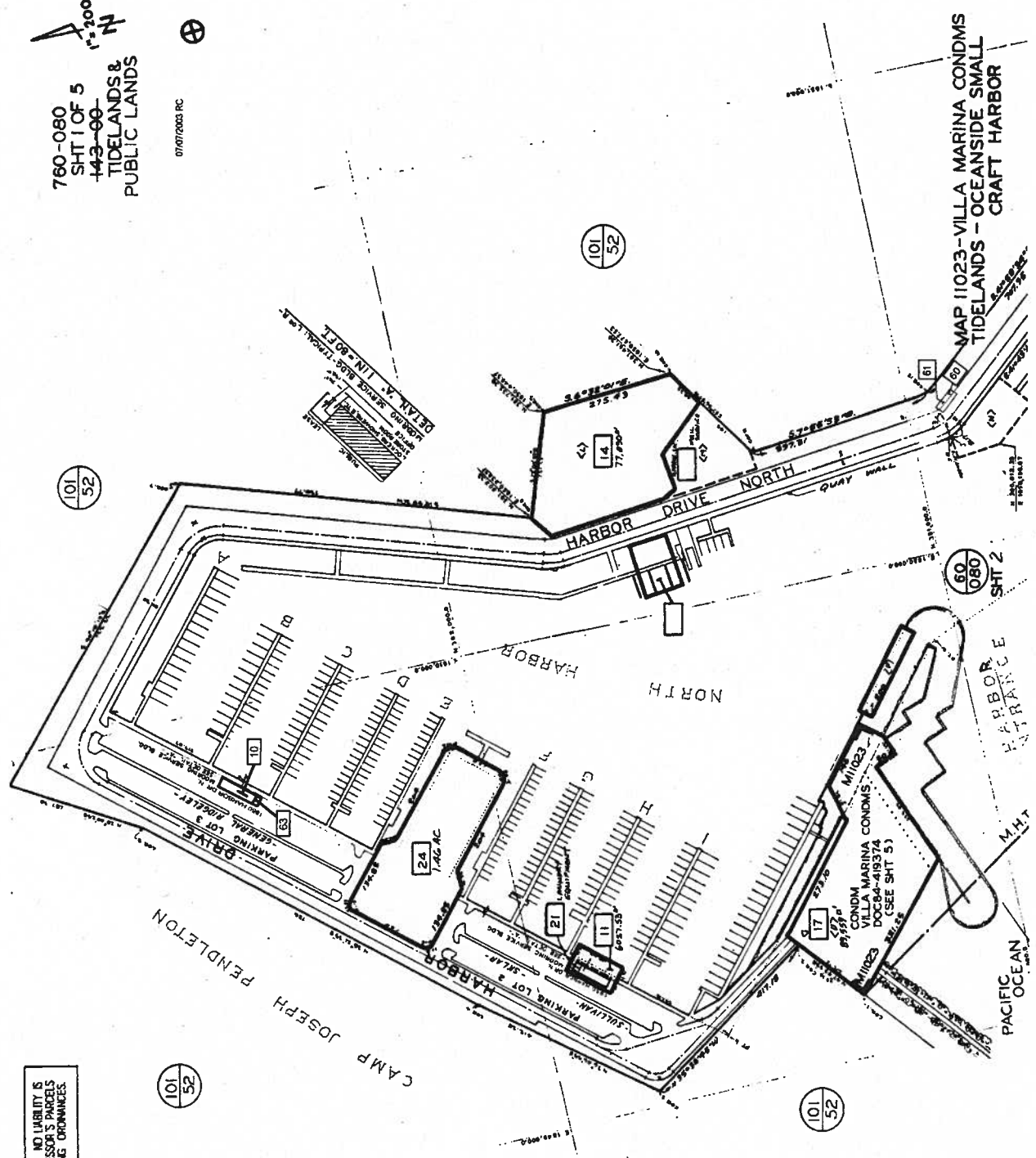
Exhibits Provided:

- 1) Plat Map
- 2) Proposed Site Plan
- 3) Aerial Photo

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.

760-080
SHT 1 OF 5
143-00
TIDELANDS &
PUBLIC LANDS

07/07/2003 RIC



101
52

101
52

60
080
SHT 2

101
52

101
52



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 760 PAGE 080
SHT. 1 OF 5

MAP 11023-VILLA MARINA CONDMS
TIDELANDS - OCEANSIDE SMALL
CRAFT HARBOR

Aloha Partners, LP

***17042 Gillette Avenue
Irvine, CA 92614-5601
(949) 251-4880
FAX (949) 251-0524***

July 30, 2013

City of Oceanside
300 North Coast Highway
Oceanside, CA

Re: Proposed Remodel Project
The Jolly Roger Restaurant (Parcel K)
TMK: 760-080-24-00

Ladies and Gentlemen,

We would like to express our sincere appreciation to all of you for this opportunity to present our proposed project to the various department heads within the City.

For purposes of background, The Jolly Roger Restaurant originally opened for business back in 1973, now forty years ago. The original founder of The Jolly Roger, Arthur Salisbury, sold his restaurant company in 1987 and the restaurant has been owned and operated by two different companies since that time. The facilities are now old, tired, dated and in need of substantial improvements and changes in order to bring the restaurant back to the original glory and reputation as a leading restaurant within the North San Diego area.

The original founder's two sons, David and Doug Salisbury have spent their entire careers within the restaurant and hospitality industry. They currently own and operate the Newport Landing Restaurant and the Harborside Restaurant and Grand Ballroom which are both located on the waters edge in Newport Beach Harbor. Doug is also involved in the ownership of several other restaurant companies including Ruby's Diner, Inc. and the Beachcomber Café located in Crystal Cove, one of the most successful restaurant operations in Orange County. They also recently purchased the Monterey Bay Cannery in Oceanside Harbor and are in the process of developing a new concept for this restaurant to a new seafood restaurant ("Oceanside Landing") which will open towards the end of the year after \$500,000+ in capital improvements.

Waterfront Enterprises, Inc (Waterfront) has made a successful proposal to Aloha Restaurants, Inc. the current tenant who operates The Jolly Roger property, to acquire the assets. Waterfront has also made a successful proposal for a long term lease of the property which is conditioned upon a lease term extension from the Harbor District and with Waterfront and its landlord. Collectively they will be making a minimum capital expenditure contribution of \$600,000 for new construction, furniture, fixtures, equipment, signage and various site improvements within the 18 month period following the approval of the proposed development plans by the City of Oceanside and approval of the extended lease term by the City Council.

We have attached hereto the proposed site plan and the proposed floor plan for the first and second story of the restaurant and the south elevation. These plans reflect creating a banquet and private party facility on the entire second floor area of the building. A new lift would be installed to provide ADA access to and from the banquet facility and a new service bar and restroom

would be added on the second floor. The guest dock area would remain to enhance guests coming by boat.

A new cocktail bar would be built in the east dining room surrounded by comfortable seating and opening to an exterior covered patio area for outdoor waterfront dining. Please see the attached south elevation reflecting the outdoor dining area. The center dining room would include exhibition cooking and a customer counter seating area. An ADA ramp would be installed for access to the lowered portion of the restaurant dining areas. Additionally, the existing ground floor restrooms would be expanded and rebuilt to provide for current ADA access requirements and a new fresh look.

The interior of the restaurant along with the furniture, fixtures, equipment and décor would be fully addressed and updated to reflect the new menu and concept which will open as a Harborside Grill upon completion.

The site plan reflects an improved traffic flow and parking for 100 vehicles with five handicapped stalls. New signage would replace the existing sign on and around the property. All of the trees that have been severely damaging the parking lot and improvements would be removed and replaced with city approved drought tolerant plant materials.

The architects, Steve Langford Architects, Inc., will submit a City map along with existing photographs which will be provided in 11"x17" formatted PDF to you tomorrow morning under separate cover.

We are hopeful that the City, and its various departments will fully support this proposed project and provide for all of the required approvals within the shortest possible time to allow for the reopening of the restaurant as a Harborside Grill in early 2014. We will also request strong support with the project in the event a Coastal Permit is required as part of the approval process. Since the City of Oceanside is the ground lessor and will enjoy not only increased rent revenues from the project but also increased sales tax revenues, we are hopeful that the city and all of its staff will fully support the proposed project as presented and help provide the team effort that will be required to achieve the goal.

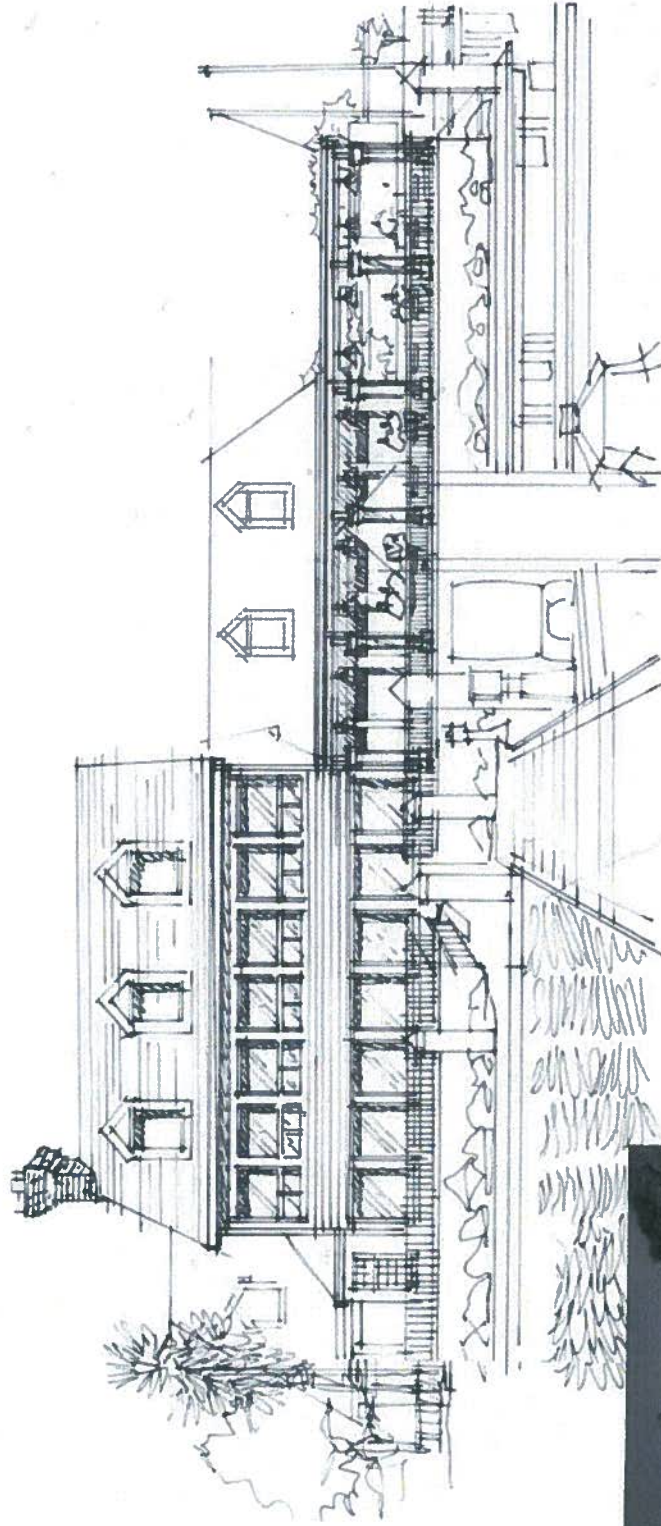
Respectfully,



Douglas L. Salisbury, President
Pelican Development Company
General Partner

DLS:rf

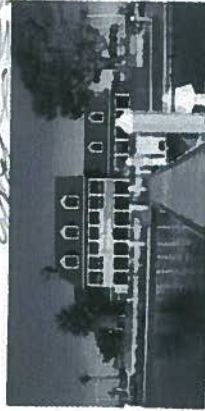
cc: Douglas Eddow
David Salisbury
Steven Langford
Steven Moyer



NEW SOLID ROOF OVER NEW PATIO
WOOD PANEL COLUMNS WITH 2X TRIM AND PAINTED TO MATCH THE
EXISTING BUILDING COLORS

JOLLY ROGER PATIO COVER
OCEANSIDE CA.
7-30-2013

JOLLY ROGER EXISTING SOUTH ELEVATION
STEVEN LANGFORD ARCHITECTS, INC.





STYVE LINDROD
ARCHITECTS

3030 COWAN, SUITE 208
SUNNYVALE, CA 95088
PH: 408-833-9000
FAX: 408-833-9999

ARCHITECTURE - INTERIORS - DESIGN

PROJECT

JOLLY ROGER
JOLLY ROGER
1900 HARBOR DRIVE
OCEANSIDE, CA, 92504

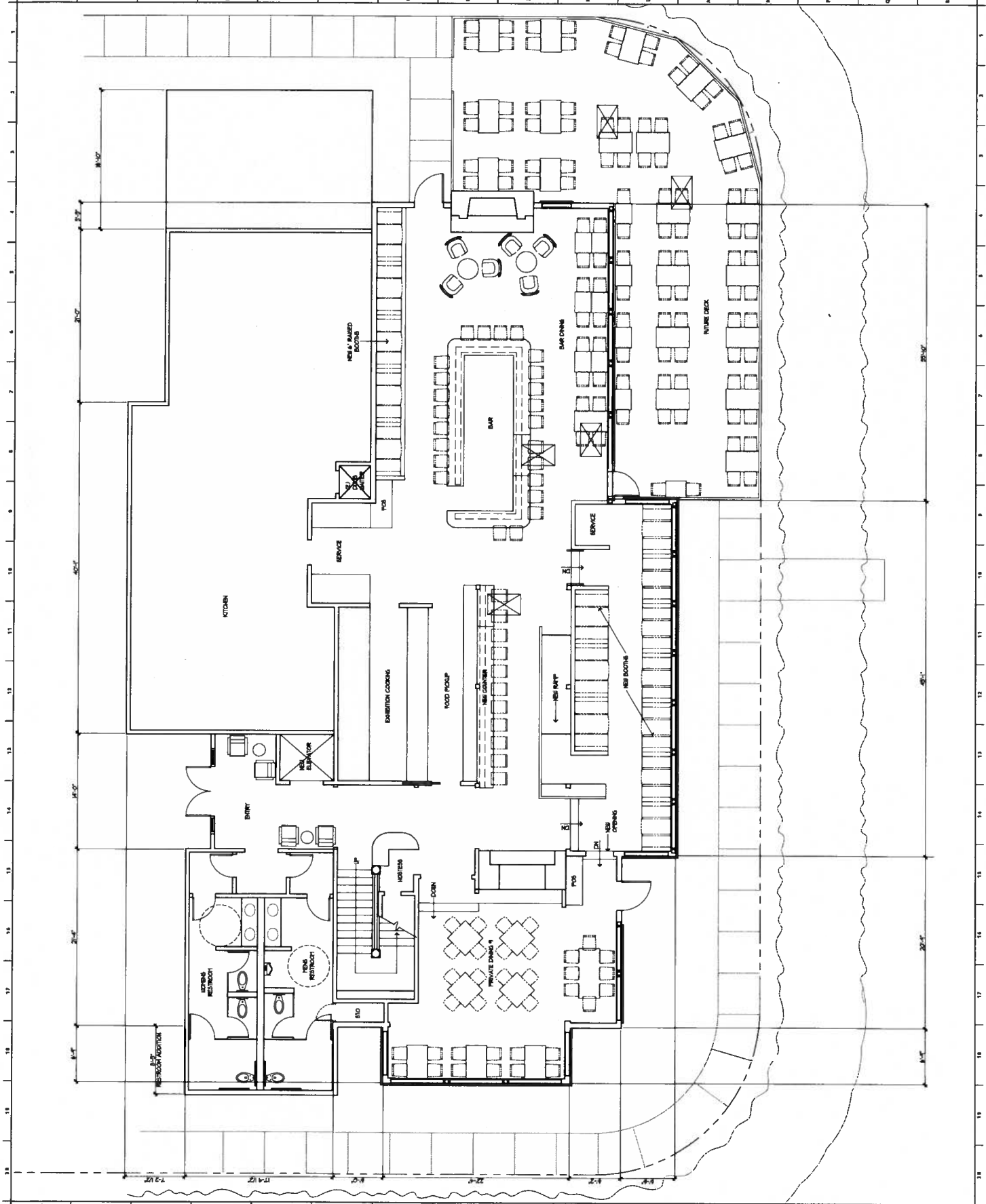
NO.	DATE	DESCRIPTION
1	10/14/03	PRELIMINARY
2	11/10/03	REVISED
3	12/15/03	REVISED
4	01/20/04	REVISED
5	02/10/04	REVISED
6	03/05/04	REVISED
7	03/25/04	REVISED
8	04/15/04	REVISED
9	05/05/04	REVISED
10	05/20/04	REVISED
11	06/10/04	REVISED
12	06/25/04	REVISED
13	07/15/04	REVISED
14	08/05/04	REVISED
15	08/20/04	REVISED
16	09/10/04	REVISED
17	09/25/04	REVISED
18	10/10/04	REVISED
19	10/25/04	REVISED
20	11/10/04	REVISED
21	11/25/04	REVISED
22	12/10/04	REVISED
23	12/25/04	REVISED
24	01/10/05	REVISED
25	01/25/05	REVISED
26	02/10/05	REVISED
27	02/25/05	REVISED
28	03/10/05	REVISED
29	03/25/05	REVISED
30	04/10/05	REVISED
31	04/25/05	REVISED
32	05/10/05	REVISED
33	05/25/05	REVISED
34	06/10/05	REVISED
35	06/25/05	REVISED
36	07/10/05	REVISED
37	07/25/05	REVISED
38	08/10/05	REVISED
39	08/25/05	REVISED
40	09/10/05	REVISED
41	09/25/05	REVISED
42	10/10/05	REVISED
43	10/25/05	REVISED
44	11/10/05	REVISED
45	11/25/05	REVISED
46	12/10/05	REVISED
47	12/25/05	REVISED
48	01/10/06	REVISED
49	01/25/06	REVISED
50	02/10/06	REVISED
51	02/25/06	REVISED
52	03/10/06	REVISED
53	03/25/06	REVISED
54	04/10/06	REVISED
55	04/25/06	REVISED
56	05/10/06	REVISED
57	05/25/06	REVISED
58	06/10/06	REVISED
59	06/25/06	REVISED
60	07/10/06	REVISED
61	07/25/06	REVISED
62	08/10/06	REVISED
63	08/25/06	REVISED
64	09/10/06	REVISED
65	09/25/06	REVISED
66	10/10/06	REVISED
67	10/25/06	REVISED
68	11/10/06	REVISED
69	11/25/06	REVISED
70	12/10/06	REVISED
71	12/25/06	REVISED
72	01/10/07	REVISED
73	01/25/07	REVISED
74	02/10/07	REVISED
75	02/25/07	REVISED
76	03/10/07	REVISED
77	03/25/07	REVISED
78	04/10/07	REVISED
79	04/25/07	REVISED
80	05/10/07	REVISED
81	05/25/07	REVISED
82	06/10/07	REVISED
83	06/25/07	REVISED
84	07/10/07	REVISED
85	07/25/07	REVISED
86	08/10/07	REVISED
87	08/25/07	REVISED
88	09/10/07	REVISED
89	09/25/07	REVISED
90	10/10/07	REVISED
91	10/25/07	REVISED
92	11/10/07	REVISED
93	11/25/07	REVISED
94	12/10/07	REVISED
95	12/25/07	REVISED
96	01/10/08	REVISED
97	01/25/08	REVISED
98	02/10/08	REVISED
99	02/25/08	REVISED
100	03/10/08	REVISED

STYVE LINDROD ARCHITECTS, INC.
1000 AVENUE OF THE STARS
SUITE 1000
LA JOLLA, CA 92037
TEL: 858-551-1111
WWW.STYVELINDROD.COM

PROJECT No.
DATE

SHEET TITLE
FIRST FLOOR PLAN

2.3





1800 CONWAY BLVD 200
 OCEANSIDE, CA 92054
 TEL: 760 433 9000
 FAX: 760 433 1700
 ARCHITECTURE • INTERIORS • DESIGN

PROJECT

JOLLY ROGER
JOLLY ROGER
1900 HARBOR DRIVE
OCEANSIDE, CA, 92504

NO.	DATE	REVISION	PREPARED BY
1-4			

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SHEET TITLE
 PROJECT NO.
 DATE

2ND FLOOR PLAN

3.3

