

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, September 16, 2014, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion to add a free-standing automated drive-through car wash unit, within an existing car wash facility located at 2952 Oceanside Boulevard.

**Zoning: CG (General Commercial)**  
**Land Use: GC (General Commercial)**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 162-030-70**  
**Contact Person: Betty Graff**  
**Tel.: 760-231-7459**  
**Email: [oceanside.betty@gmail.com](mailto:oceanside.betty@gmail.com)**

2. 10:00 a.m. - 11:00 a.m.      Discussion of 19,100 square foot retail and restaurant complex located at the northeast corner of Oceanside Boulevard and Rancho Del Oro.

**Zoning: PD-1 (Rancho Del Oro Industrial Planned Development)**  
**Land Use: Industrial**  
**Neighborhood Area: Ivey Ranch/Rancho Del Oro**  
**Assessor Parcel Number: 160-680-33**  
**Contact Person: Wallace Wong**  
**Tel.: 626-583-8348**  
**Email: [wwong@mckently.com](mailto:wwong@mckently.com)**

**Attachments:**

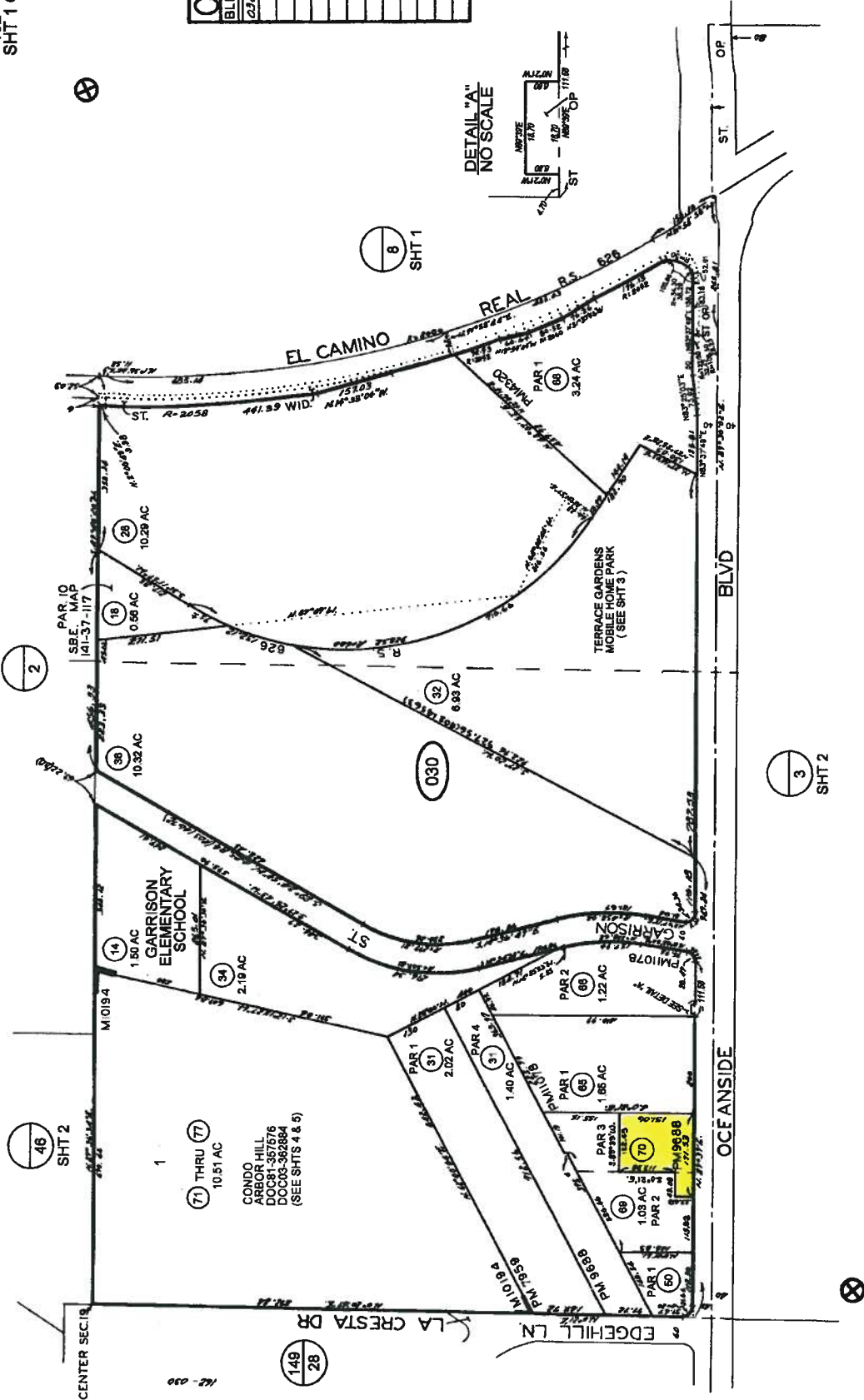
1. Maps
2. Project Description Letter
3. Proposed Elevations

07

162-03  
SHT 1 OF 5



162-030



CHANGES

BLK	OLD	NEW	CUT
0250	10	10	0
0250	11	11	0
0250	12	12	0
0250	13	13	0
0250	14	14	0
0250	15	15	0
0250	16	16	0
0250	17	17	0
0250	18	18	0
0250	19	19	0
0250	20	20	0
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0250	92	92	0
0250	93	93	0
0250	94	94	0
0250	95	95	0
0250	96	96	0
0250	97	97	0
0250	98	98	0
0250	99	99	0
0250	100	100	0

DETAIL "A"  
NO SCALE



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.

MAP 10194 - ARBOR HILL  
SEC 19 - T11S - R4W - POR SE 1/4  
ROS 6590, 13691, 14563, 14675

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 162 PG 03 SHT 1 OF 5



ITEM # 1

Elizabeth J. Graff, land use planning consultant

3528 Sea Ridge Road  
Oceanside, CA 92054

Phone/fax: 760-231-7459  
Email: elizaplan@cox.net

August 28, 2014

PREPARED FOR DEVELOPER'S CONFERENCE SEPTEMBER 16 AT 9 A.M.

Revision to Conditional Use Permit C-36-89 (Buggy Bath Car Wash) to add a free standing drive through car wash unit to an unused portion of the site.

The existing business owner wants to add a free-standing carwash unit to serve the customers who like to "drive through" while their car is being washed.

It would be added to a now mostly open space on the in the rear southeast area.

The APN is 162-030-70.

**Applicant:** WISSAM J. ALKWAZ

**Description:**

CONDITIONAL USE PERMIT (CUP10-00006) to allow the selling of small grocery, snack items, beer and wine in addition to the permitted auto related car wash items that were approved with the previously approved Conditional Use Permit (C-36-89) located at 2946 Oceanside Boulevard. The project site has a General Plan Land Use Designation of General Commercial (GC), is zoned General Commercial (CG), and is situated within the Loma Alta Planning Area. – **BUGGY BATH**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division  
300 N. Coast Highway  
Oceanside, CA 92054 (760) 435-3520





Carrington St

Fousat Rd

14415 Ocean Blvd, Oceanville, CA 92054, USA

Ocean Blvd

Fousat Rd

Industry St

NO.	DATE	BY

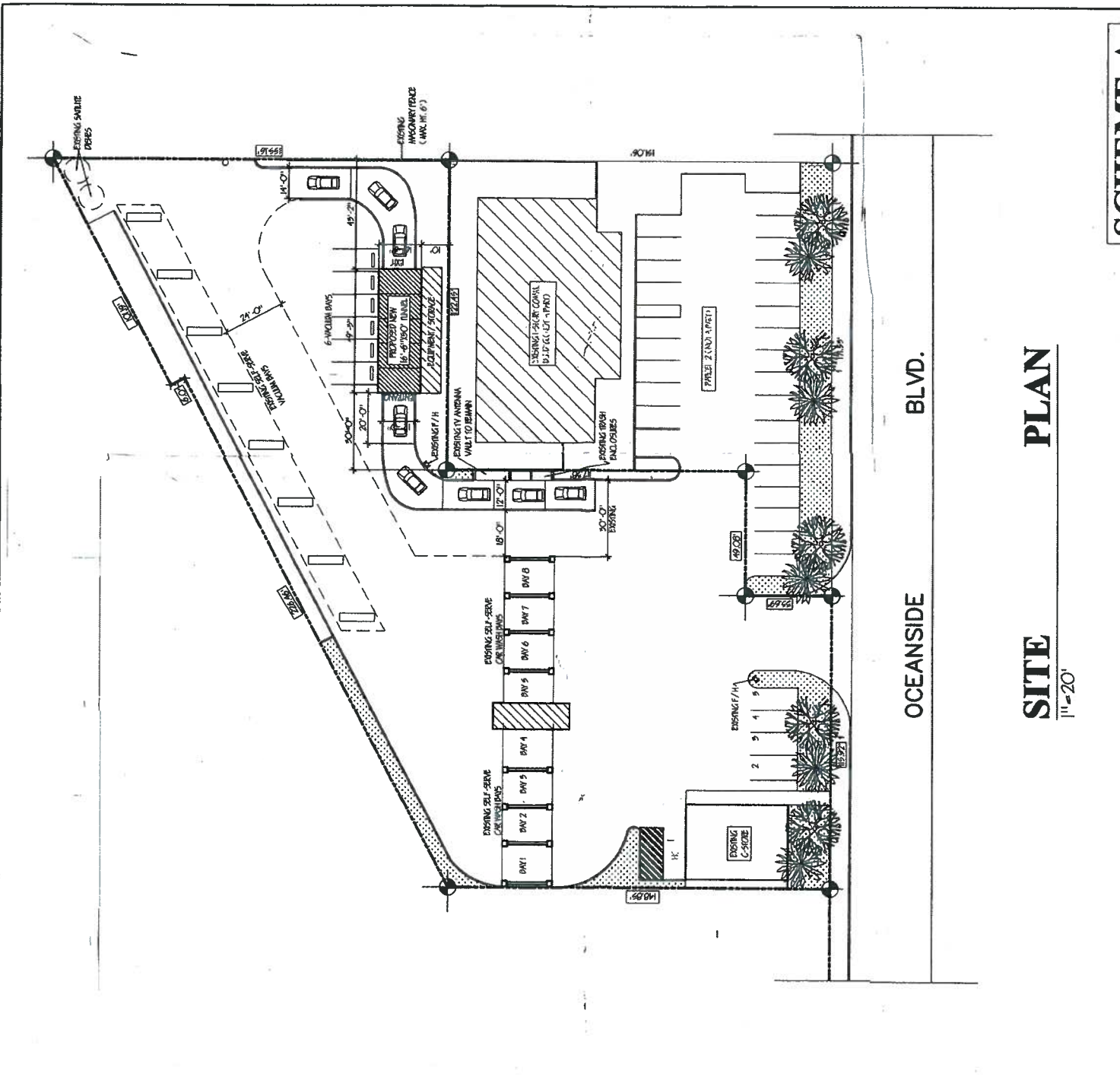
**HAGMAN & ASSOCIATES**  
 ARCHITECTURE & PLANNING  
 1516 W. Redwood St. San Diego, CA 92101  
 (619) 298-0000



**NEW FULLY AUTOMATED  
 CAR WASH ADDITION @  
 2946 OCEANSIDE BLVD., OCEANSIDE, CA. 92054**

Date	Scale	Drawn	Job

**A1**



**SCHEME A**

**SITE PLAN**

1"=20'

**PROJECT DATA**

**PROJECT NAME:** SELF-SERVICE CAR WASH & BAY UNIT  
**PROJECT ADDRESS:** 2946 OCEANSIDE BLVD., OCEANSIDE, CA. 92054  
**OWNER'S NAME:** JOHN LORRY, 2903 WATA AVENUE, OCEANSIDE, CA. 92054, (760) 434-2000, ADAMS@WATA.NET  
**ARCHITECT:** HAGMAN & ASSOCIATES, 1516 W. REDWOOD ST., SAN DIEGO, CA. 92101, (619) 298-0000, FAX: (619) 298-3384, FAX: hags@hagman.com  
**ASSESSOR'S PARCEL NO.:** 163408-09  
**LEGAL DESCRIPTION:** LOTS 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**ADDITIONAL DATA:**  
 TOTAL REQUIRED PARKING: 45,000 SF (APPROX.)  
 PROPOSED: 2,000 SF (APPROX.)  
 EXISTING: 1,000 SF (APPROX.)  
 TOTAL PROVIDED: 3,000 SF (APPROX.)

**PARKING:**  
 REQUIRED: 45,000 SF (APPROX.)  
 PROVIDED: 2,000 SF (APPROX.)  
 EXISTING: 1,000 SF (APPROX.)  
 TOTAL PROVIDED: 3,000 SF (APPROX.)

**F.A.R.:** 10.2  
**LOT COVERAGE:** N/A  
**MAX. HEIGHT:** 15'-0"

**SCOPE OF WORK**

1. REMOVAL AND RELOCATION OF EXISTING VACUUM ISLES AT THE SOUTH PROPERTY LINE ADJACENT TO EXISTING CORAL BLVD.
2. CONSTRUCTION OF A NEW CAR WASH TUNNEL (18 FT X 7) & EQUIP. ROOM (10 FT X 7) WITH AN ON-SITE PUMP.
3. NO OTHER WORK IS PROVIDED.





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

SAN DIEGO COUNTY ASSESSOR'S MAP  
 160-68  
 SHT 1 OF 4  
 1" = 400'  
 07/12/11 DEP

**CHANGES**

NEW A/PN	NEW A/PN	NEW A/PN	NEW A/PN	NEW A/PN
04	05	06	07	08
09	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	00	01	02	03
04	05	06	07	08
09	10	11	12	13
14	15	16	17	18
19	20	21	22	23
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29	30	31	32	33
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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	00	01	02	03

- 1\* NO ACCESS
- 2\* CONDO BUSINESS PARK PHASE 1 DOC 04-65392 & DOC 04-117786 (SEE SHT 2)
- 3\* CTRL# 7678 CITY OF OCEANSIDE IPM NO P-6-03
- 4\* CONDO OCEANIC BUSINESS PARK SOUTH DOC05-0153700 (SEE SHT 3)
- 5\* OCEANIC WAY (PRIVATE ST)
- 6\* CONDO BUSINESS PARK SOUTH PHASE 2 DOC2006-0158225 (SEE SHT 4)
- 7\* CONDO OCEAN RANCH CORPORATE CENTER DOC2006-0287591 (SEE SHT 4)

ITEM #2

1 - INTERSECTION

NO.	DESCRIPTION	AREA
1	INTERSECTION	38.27
2	INTERSECTION	46.74
3	INTERSECTION	46.89
4	INTERSECTION	48.50
5	INTERSECTION	115.66
6	INTERSECTION	124.24
7	INTERSECTION	124.24
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96	INTERSECTION	124.24
97	INTERSECTION	124.24
98	INTERSECTION	124.24
99	INTERSECTION	124.24
00	INTERSECTION	124.24

2 - INTERSECTION

NO.	DESCRIPTION	AREA
1	INTERSECTION	38.27
2	INTERSECTION	46.74
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93	INTERSECTION	124.24
94	INTERSECTION	124.24
95	INTERSECTION	124.24
96	INTERSECTION	124.24
97	INTERSECTION	124.24
98	INTERSECTION	124.24
99	INTERSECTION	124.24
00	INTERSECTION	124.24

3 - INTERSECTION

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7	INTERSECTION	124.24
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75	INTERSECTION	124.24



August 28, 2014

Mr. Vida Murrell  
Administrative Secretary  
Development Services Department  
Planning Division  
City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

Reference: Rancho Del Oro Square  
NEC of Oceanside Blvd and Rancho Del Oro  
14125TMA

Dear Mr. Murrell:

This letter is a description of the project for the Development Conference Review to be held on September 16<sup>th</sup> 2014 at 10:00AM.

The APN is 60-680-33.

The parcel is ±4.85 acres however accounting for the required project setbacks and the habitat area the developable area is ±2.6 acres.

The land is part of the Rancho Del Oro Master Plan and is Zoned M-1.

The site is raised above and overlooks Oceanside Blvd to the South and Rancho Del Oro to the West. On the West side of Rancho Del Oro is the proposed Sports facility to be designed with soccer fields.

We are proposing a retail & restaurant complex of 19,100 square feet for a food court composed of two one story structures creating a small village atmosphere. It is to follow the Rancho Del Oro requirement for a Mission style architecture utilizing stucco, wood and tile roofs. The building will have towers, trellises, arches and material to create a variety of spaces and appearances. There will be a large dining deck overlooking Oceanside to the South and to the Sports fields to the West. The landscaping from Oceanside Blvd and Rancho Del Oro will remain with the additional look of retaining walls which will have vines growing up and landscaping cascading down from above.

At the Northwest side of the site off of Rancho Del Oro we are proposing a one-way right turning only access lane to enter a basement level garage at the same level as the street. There will be no exiting out of this access from the garage to Rancho Del Oro Drive. The garage will have a total of 124 cars parking in one level. Access to the garage is also provided from the surface lot via a two-way ramp going up to the surface parking above. This will be the entry and exit to and from the surface parking above. The main access to the shopping center will be off of Seagate Way with a right turn in and a left and right turn to exit from the center.

On the surface above the garage will be a one story building of 25,140 square feet for Retail commercial use. The architecture again will be a mission style with the use of

TEL 626.583.8348

FAX 626.583.8387

35 Hugus Alley

Suite 200

Pasadena

California 91103

www.mckentymalak.com



August 28, 2014  
Vida Murrell  
Rancho Del Oro Square  
Page 2 of 2

stucco, wood and tile roofs utilizing towers, arches and variety of heights and projections to create interest and variety.

There will be 168 parking stalls on the surface, for a total of 292 stalls on site, landscape planters, connecting path of travel and accessibility are provided through out the center to enhance the shopping and dining experience. The nature Habitat at the East side of the site will also enhance the project from the stand point of a natural setting. It is also the main drainage bed to the storm drain inlet at the Southwest corner of the site. There is also a maintenance truck access on the property for the Storm drain on the South side of the property.

The proposed project will be a great asset to the existing development in the Rancho Del Oro Master plan and will benefit both the business community, hotel community and future soccer field players that will frequent the area.

We appreciate your consideration of the proposed development plans of this project, and we look forward to our meeting on September 16<sup>th</sup>, 2014 to further discuss our plans and visions for the site.

Sincerely,

McKently Malak Architects

  
Wallace Wong  
Senior Project Manager

Enclosures

cc: Hany Malak, MMA  
John Carroll, Giltner Realty Advisors



**McKently  
Malak  
ARCHITECTS**  
25 Highland Valley, Suite 200  
Pasadena, CA 91106  
TEL: 626 800 8548 FAX: 626 858 8187

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**

9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**

N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08	28/14	ISSUE FOR PERMITS

As prepared by ARCHITECT, ALL DETAILS, NOTES, AND DIMENSIONS PERTAIN TO THIS SET OF PLANS. NO PART OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN IS TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

JOB NUMBER: 141257MA  
DRAWN BY: AG CHECKED BY: WW  
DATE: 08/28/2014  
SHEET DESCRIPTION:

EXISTING  
AERIAL MAP

SHEET NUMBER:

**AE-01**



 AERIAL MAP

**McKently  
Malak  
ARCHITECTS**  
36 Hugue Alley, Suite 200  
Hollywood, CA 90028  
TEL: 323.589.9348 FAX: 323.883.8387

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**

9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**  
N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08.28.14		PRELIMINARY CONFERENCE PUBLIC MEETING

AT TESTIMONY OF JAMES H. GILBERT, CIVIL AND PROFESSIONAL ENGINEER  
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
I AM AN EMPLOYEE OF MCKENTLY MALAK ARCHITECTS, INC. AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT.  
I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT.  
I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT.  
I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT.  
I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT.

JOB NUMBER: 141217NA

DRAWN BY: AG CHECKED BY: WW

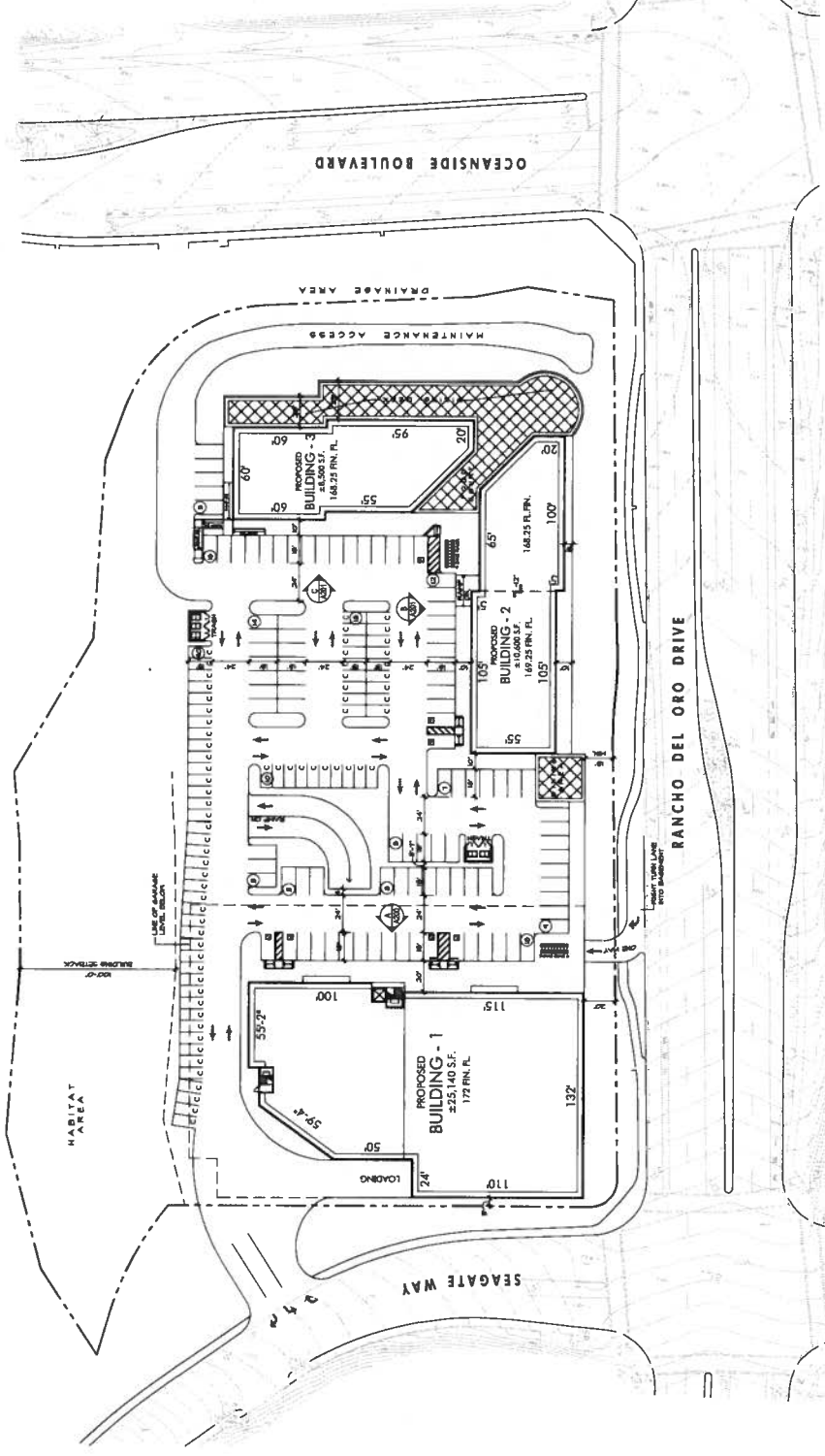
DATE: 08.28.2014

SHEET DESCRIPTION:

**PROPOSED SITE PLAN**

SHEET NUMBER:

**A010**



**PROPOSED SITE PLAN**  
SHEET 1 OF 2

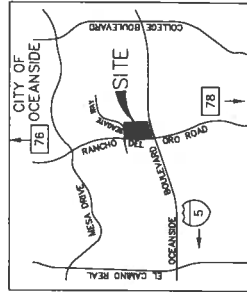


PRELIMINARY SITE PLAN  
SUBJECT TO CHANGE

**PROJECT SUMMARY**

TOTAL GROSS SITE AREA: ±4.85 ACRES ±21,507 SF  
 JURISDICTION: OCEANSIDE, CALIFORNIA  
 APN #: 160-480-33  
 ZONING: M-1 (RANCHO DEL ORO MASTER PLAN)  
 BUILDING AREA:  
 BUILDING 1: ±25,140 SF  
 BUILDING 2: ±10,600 SF  
 BUILDING 3: ±8,500 SF  
 TOTAL PROPOSED BLDG. AREA: ±44,240 SF  
 BASEMENT PARKING AREA: ±46,926 SF

PARKING REQUIRED:  
 RETAIL @ 1/250 SF: ±25,140 SF = 101 SPACES  
 REST @ 1/100 SF: ±10,600 SF = 101 SPACES  
 TOTAL PARKING REQUIRED: 202 SPACES  
 PARKING PROVIDED:  
 STANDARD SURFACE LEVEL: 100 SPACES  
 GARAGE LEVEL: 124 SPACES  
 CONTACT (20% MIN. ALLOWED): 68 SPACES  
 TOTAL PARKING PROVIDED: 292 SPACES  
 PARKING RATIO PROVIDED: 6.6/1000 SPACES/SF  
 PARKING STALL SIZE:  
 STANDARD: 9 FT X 18 FT  
 CONTACT: 7'-4" X 15 FT



**VICINITY MAP**  
NORTH  
NOT TO SCALE

**McKently  
Malak**  
ARCHITECTS

25 194th Street, Suite 200  
22801 11th Avenue, Suite 100  
146.526.830 FAX 146.585.8397

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**

9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**  
N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08-28-14		REVISIONS FOR PERMITS

NO. DATE DESCRIPTION

08-28-14 REVISIONS FOR PERMITS

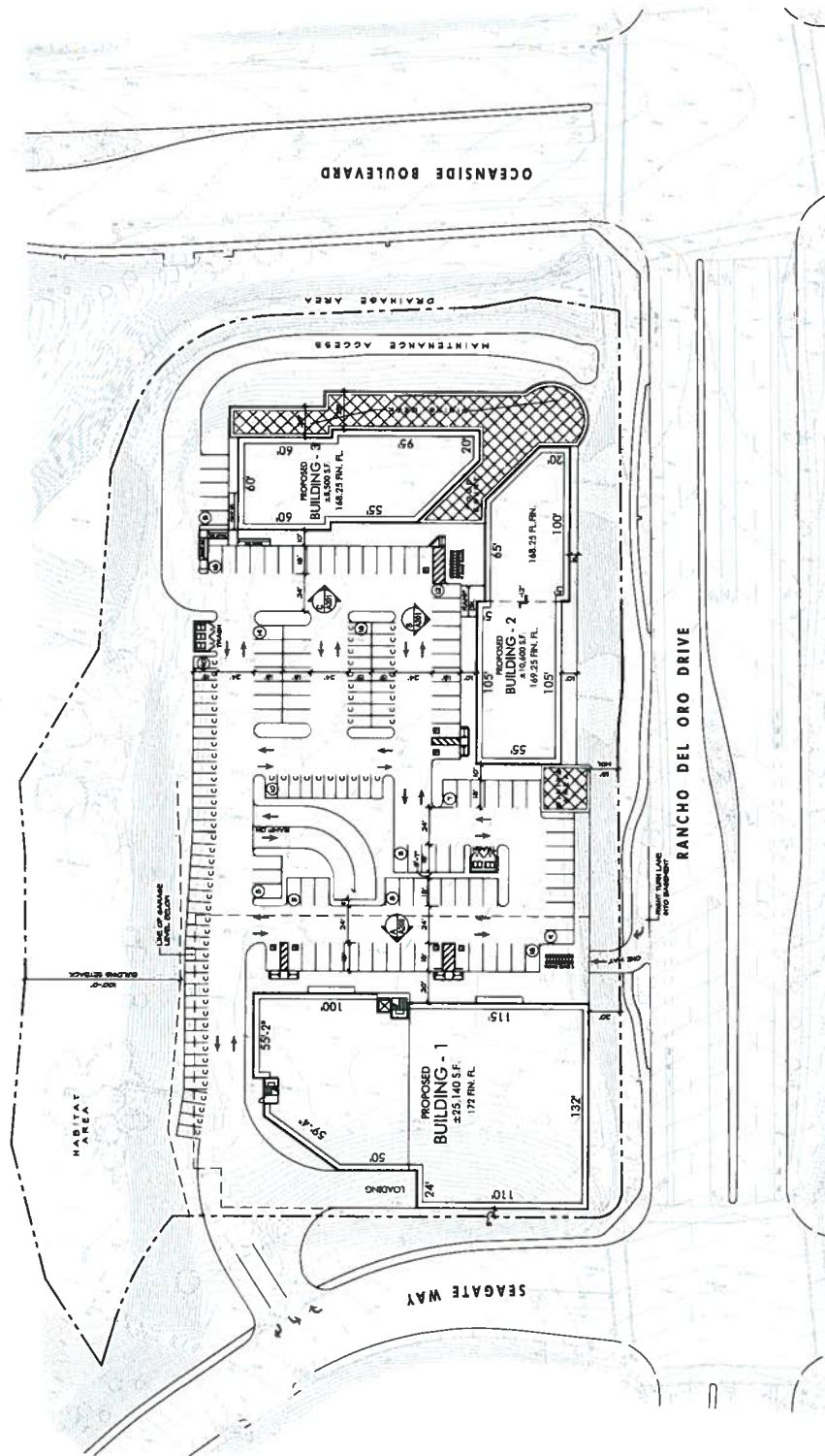
JOB NUMBER: 14125TMA  
DRAWN BY: AG CHECKED BY: WW  
DATE: 08.28.2014  
SHEET DESCRIPTION:

**PROPOSED SITE PLAN  
WITH EXISTING TOPO**

SHEET NUMBER:

**A010.1**

IN PURSUANCE OF THE CALIFORNIA PUBLIC AND BUSINESS ADMINISTRATION ACT, THE ARCHITECT HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF OCEANSIDE AND THE COUNTY OF SAN DIEGO. THE ARCHITECT HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF OCEANSIDE AND THE COUNTY OF SAN DIEGO. THE ARCHITECT HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF OCEANSIDE AND THE COUNTY OF SAN DIEGO. THE ARCHITECT HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF OCEANSIDE AND THE COUNTY OF SAN DIEGO.



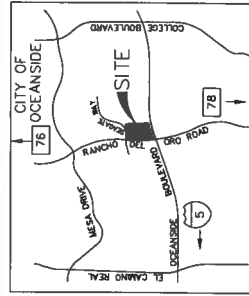
**PROPOSED SITE PLAN**  
SCALE: 1" = 20'



PRELIMINARY SITE PLAN  
SUBJECT TO CHANGE

**PROJECT SUMMARY**

TOTAL GROSS SITE AREA:	±4.85 ACRES	±71,207 S.F.	101 SPACES
JURISDICTION:	OCEANSIDE, CALIFORNIA		191 SPACES
APN #:	160-AR-033		292 SPACES
ZONING:	M-1 (RANCHO DEL ORO MASTER PLAN)		
BUILDING AREA:			
BUILDING 1	±25,140 S.F.		100 SPACES
BUILDING 2	±10,600 S.F.		124 SPACES
BUILDING 3	±19,100 S.F.		292 SPACES
TOTAL PROPOSED BLDG. AREA	±54,840 S.F.		641/1000 SPACES/SF
BASEMENT PARKING AREA	±48,726 S.F.		
PARKING REQUIRED:			
RETAIL @ 1/750 SF	±25,140 SF		101 SPACES
REST @ 1/100 SF	±19,100 SF		191 SPACES
TOTAL PARKING REQUIRED			292 SPACES
PARKING PROVIDED:			
STANDARD			100 SPACES
CHARGE LEVEL			124 SPACES
COMPACT			292 SPACES
TOTAL PARKING PROVIDED			641/1000 SPACES/SF
PARKING RATIO PROVIDED:			
PARKING STALL SIZE:			
STANDARD:	9 FT X 18 FT		
COMPACT:	7'-6" X 15 FT		



**VICINITY MAP**  
NOT TO SCALE

**McKenty  
Malak**  
ARCHITECTS

28 Huguely Alley, Suite 200  
West Hollywood, CA 90069  
TEL: 310.555.1540 FAX: 310.555.1541

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**

9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**  
N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08.28.14		DEVELOPER CONFERENCE REVISIONS

AT THE OFFICE OF THE ARCHITECT, ALL ORIGINAL, SERIAL, AND REPRODUCTION RIGHTS  
IN THIS PROJECT ARE RESERVED BY THE ARCHITECT. NO PART OF THIS PROJECT MAY  
BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION  
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT  
ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR FOR THE PERFORMANCE OF  
CONTRACTORS OR SUBCONTRACTORS IN THE ABSENCE OF THE ARCHITECT'S  
CONSTRUCTION SUPERVISION AND ACCEPTANCE OF THE CONTRACTORS' WORK.

JOB NUMBER: 1412578A

DRAWN BY: AD CHECKED BY: WW

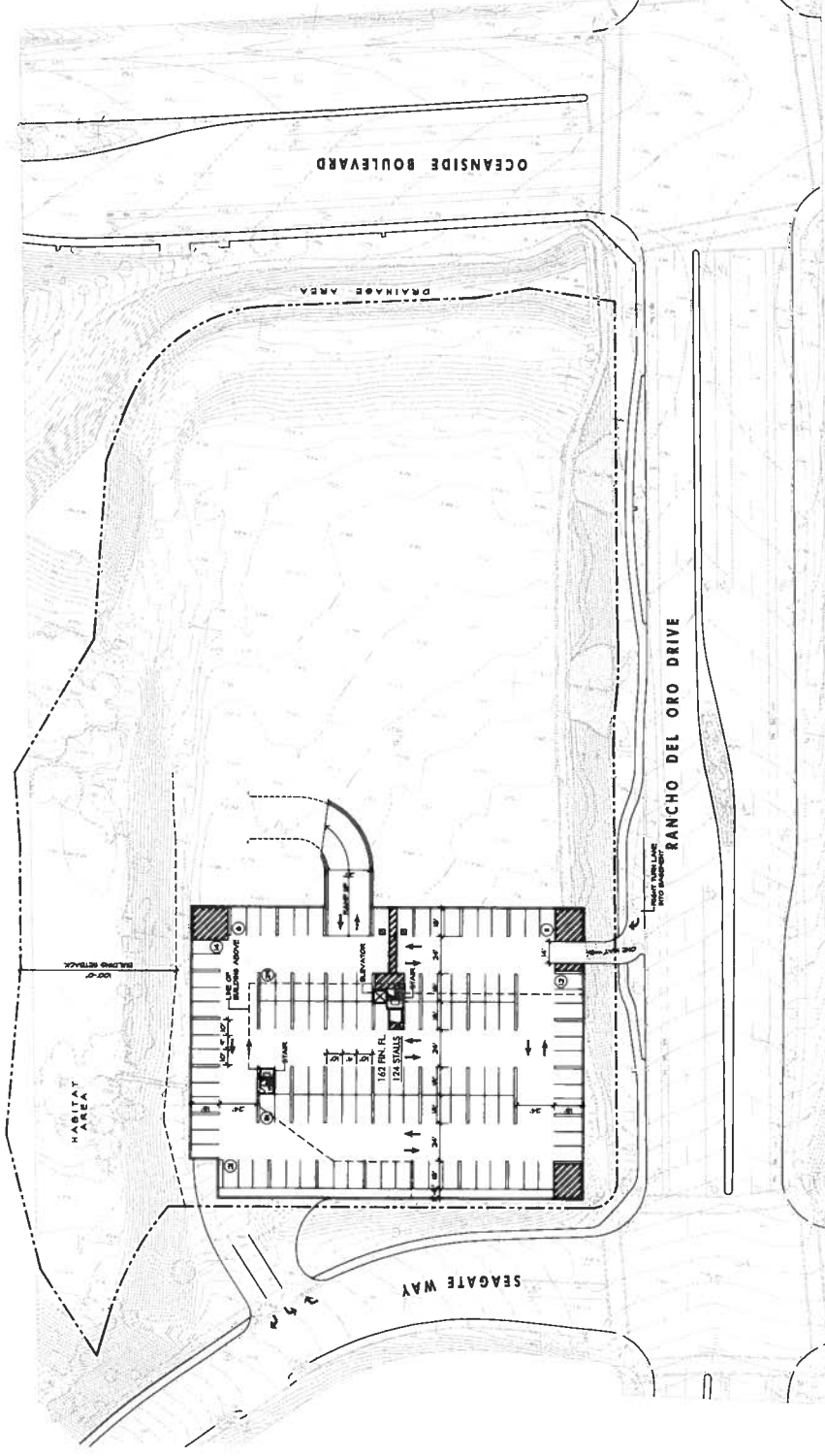
DATE: 08.28.2014

SHEET DESCRIPTION

**PROPOSED BASEMENT PLAN  
WITH EXISTING TOPO**

SHEET NUMBER:

**A011**



**PROPOSED BASEMENT PLAN**  
08.27.14-2014



PRELIMINARY PLAN  
SUBJECT TO CHANGE

**McKently  
Malak**  
ARCHITECTS  
25 Huguenot Alley, Suite 200  
Pasadena, California 91103-3644  
TEL: 626 850 5348 FAX: 626 850 6397

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**  
9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**  
N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08.28.14		ISSUE FOR PERMIT
		REVISED SUBJECT

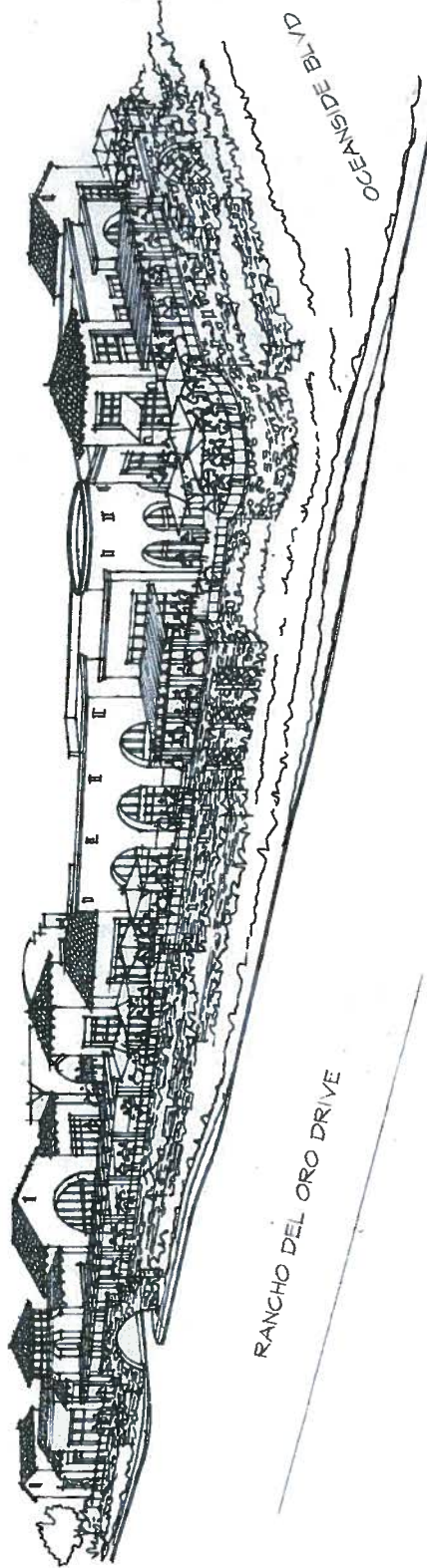
AS PREPARED BY ARCHITECT, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA SOILS AND FOUNDATIONS CODE, CALIFORNIA WATER SUPPLY CODE, CALIFORNIA ENERGY CODE, CALIFORNIA LAND USE CODE, CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

JOB NUMBER: 141757MA  
DRAWN BY: AG CHECKED BY: VW  
DATE: 08.28.2014  
SHEET DESCRIPTION:

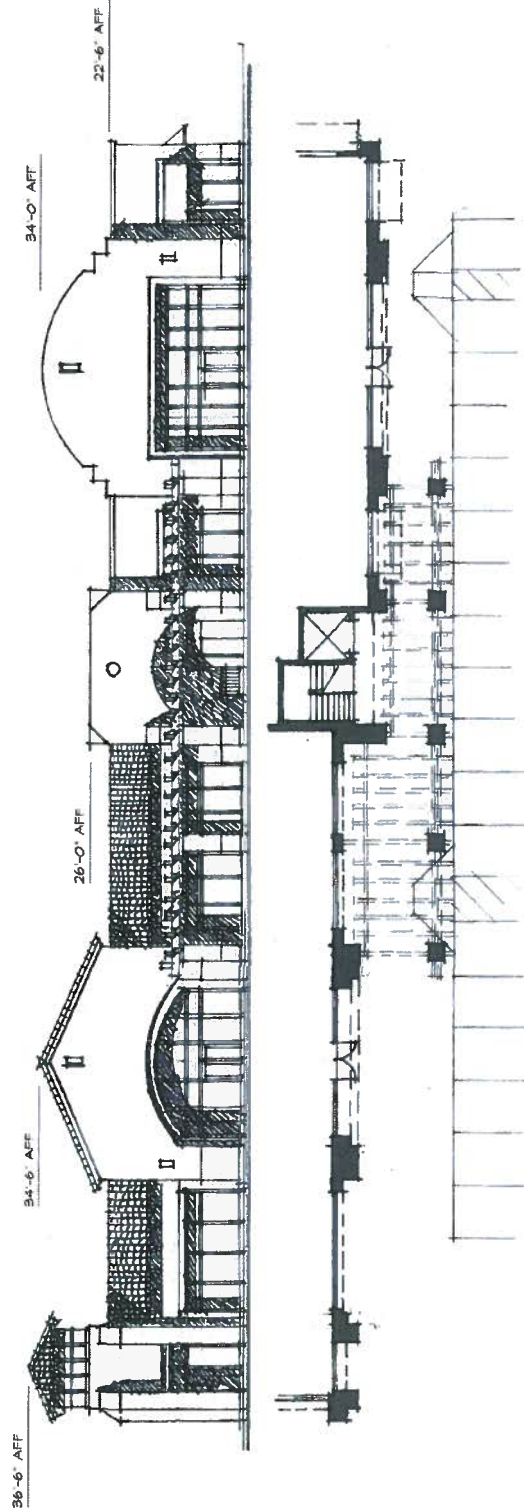
**PROPOSED ELEVATIONS**

SHEET NUMBER:

**A201**



CONCEPTUAL VIEW - CORNER OF RANCHO DEL ORO & OCEANSIDE BLVD



PROPOSED BUILDING 1 - SOUTH ELEVATION 'A'

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

**McKenty  
Malak**  
ARCHITECTS

35 Hugus Alley, Suite 202  
Pasadena, California 91103-3649  
Tel: 714.799.8348 Fax: 626.799.1297

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**

9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**  
N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
06.28.14		ISSUE FOR PERMIT

FOR NUMBER: 1412571A

DESIGNED BY: AG CHECKED BY: VM

DATE: 06.28.2014

SHEET DESCRIPTION:

PROPOSED ELEVATIONS

SHEET NUMBER: A202

AS PERMITTED BY THE CITY OF PASADENA, CALIFORNIA, AND A PROFESSIONAL ENGINEER  
REGISTERED IN THE STATE OF CALIFORNIA, LICENSE NO. 44363. THE ARCHITECTS AND ENGINEERS  
ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF PASADENA  
OR THE CITY ENGINEER. THE ARCHITECTS AND ENGINEERS ARE NOT RESPONSIBLE FOR THE  
ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF PASADENA OR THE CITY ENGINEER  
BY ANY OTHER PARTY. THE ARCHITECTS AND ENGINEERS ARE NOT RESPONSIBLE FOR THE  
ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF PASADENA OR THE CITY ENGINEER  
BY ANY OTHER PARTY.

FOR NUMBER: 1412571A

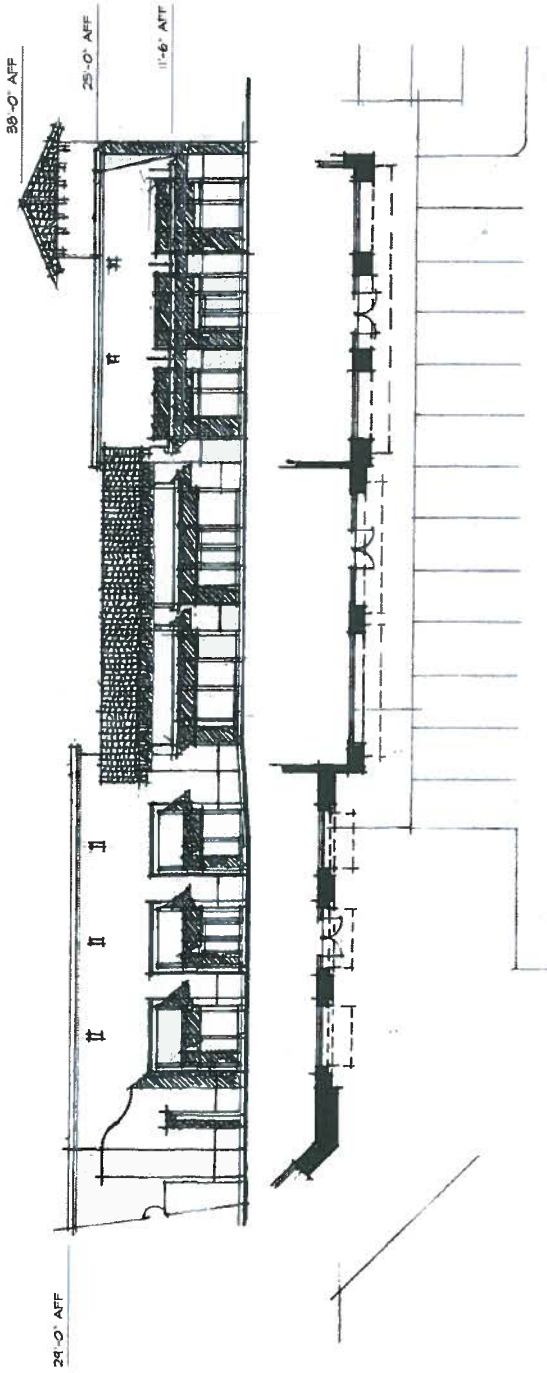
DESIGNED BY: AG CHECKED BY: VM

DATE: 06.28.2014

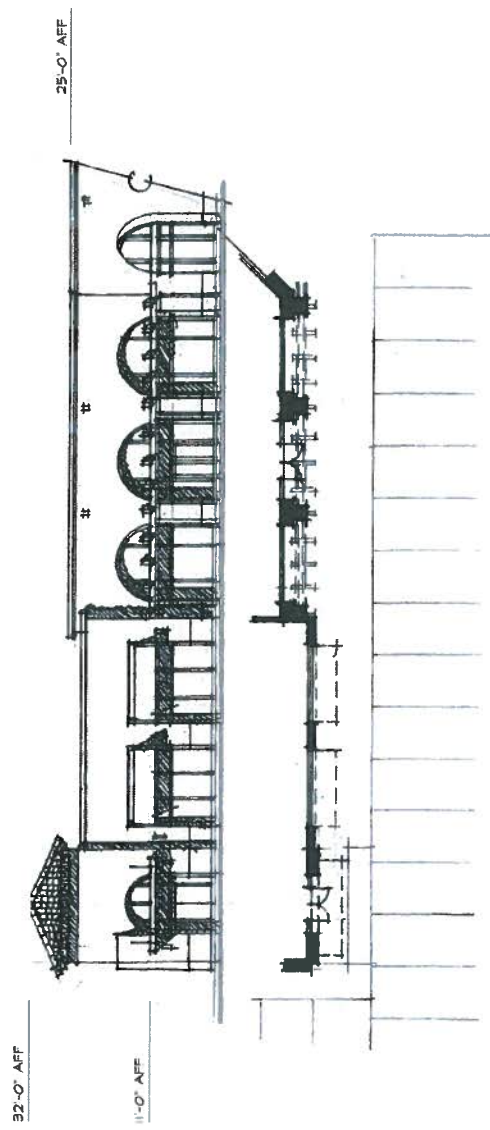
SHEET DESCRIPTION:

PROPOSED ELEVATIONS

SHEET NUMBER: A202



PROPOSED BUILDING 2 - EAST ELEVATION 'B'  
SCALE: 1/8" = 1'-0"



PROPOSED BUILDING 3 - NORTH ELEVATION 'C'  
SCALE: 1/8" = 1'-0"



**McKenty Malak ARCHITECTS**  
 35 RUGER ALLEY, SUITE 208  
 PASADENA, CALIFORNIA 91103-2648  
 TEL: 626.799.8349 FAX: 626.799.8387

A PROJECT FOR:

**GILTNER REALTY ADVISORS**

9034 W. SUNSET BOULEVARD  
 WEST HOLLYWOOD,  
 CALIFORNIA 90069

**RANCHO DEL ORO SQUARE**  
 N.E.C. OF OCEANSIDE BLVD. &  
 RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
08.28.14		ISSUE FOR PERMITS
		REVISIONS

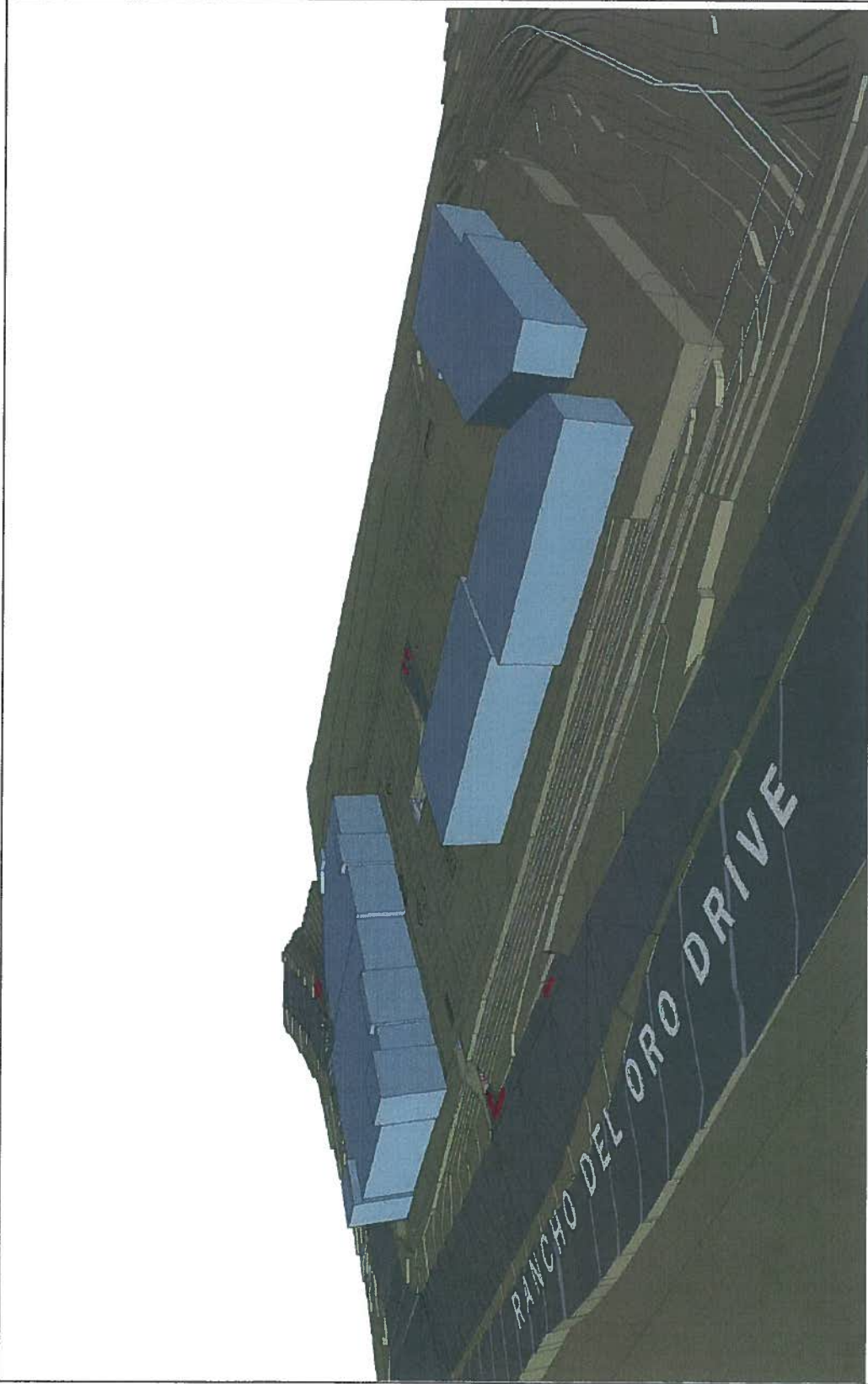
AS PREPARED BY THESE ARCHITECTS, ALL CONDITIONS OF ALL APPLICABLE ORDINANCES AND REGULATIONS, AND ALL APPLICABLE CONTRACT DOCUMENTS, SHALL BE CONSIDERED TO HAVE BEEN REVIEWED AND APPROVED BY THESE ARCHITECTS. THESE ARCHITECTS DO NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE OR COMPLETE. THESE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS DOCUMENT. THESE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS DOCUMENT. THESE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS DOCUMENT.

JOB NUMBER: 141231MA  
 DRAWN BY: AG CHECKED BY: VWV  
 DATE: 08.28.2014  
 SHEET DESCRIPTION:

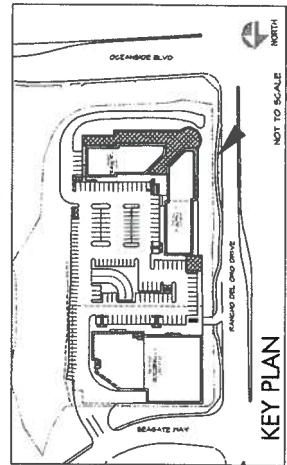
PROPOSED RENDERINGS

SHEET NUMBER:

**A204**



CONCEPTUAL BIRD'S EYE VIEW - RANCHO DEL ORO DRIVE



**McKently  
Malak**  
ARCHITECTS  
35 Ingers Alley, Suite 200  
Pasadena, California 91103-2448  
TEL: 626 799 9389 FAX: 626 799 9397

A PROJECT FOR:

**GILTNER REALTY  
ADVISORS**

9034 W. SUNSET BOULEVARD  
WEST HOLLYWOOD,  
CALIFORNIA 90069

**RANCHO DEL ORO  
SQUARE**  
N.E.C. OF OCEANSIDE BLVD. &  
RANCHO DEL ORO DRIVE

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08.28.14	08.28.14	ISSUE FOR PERMITS
		REVISIONS

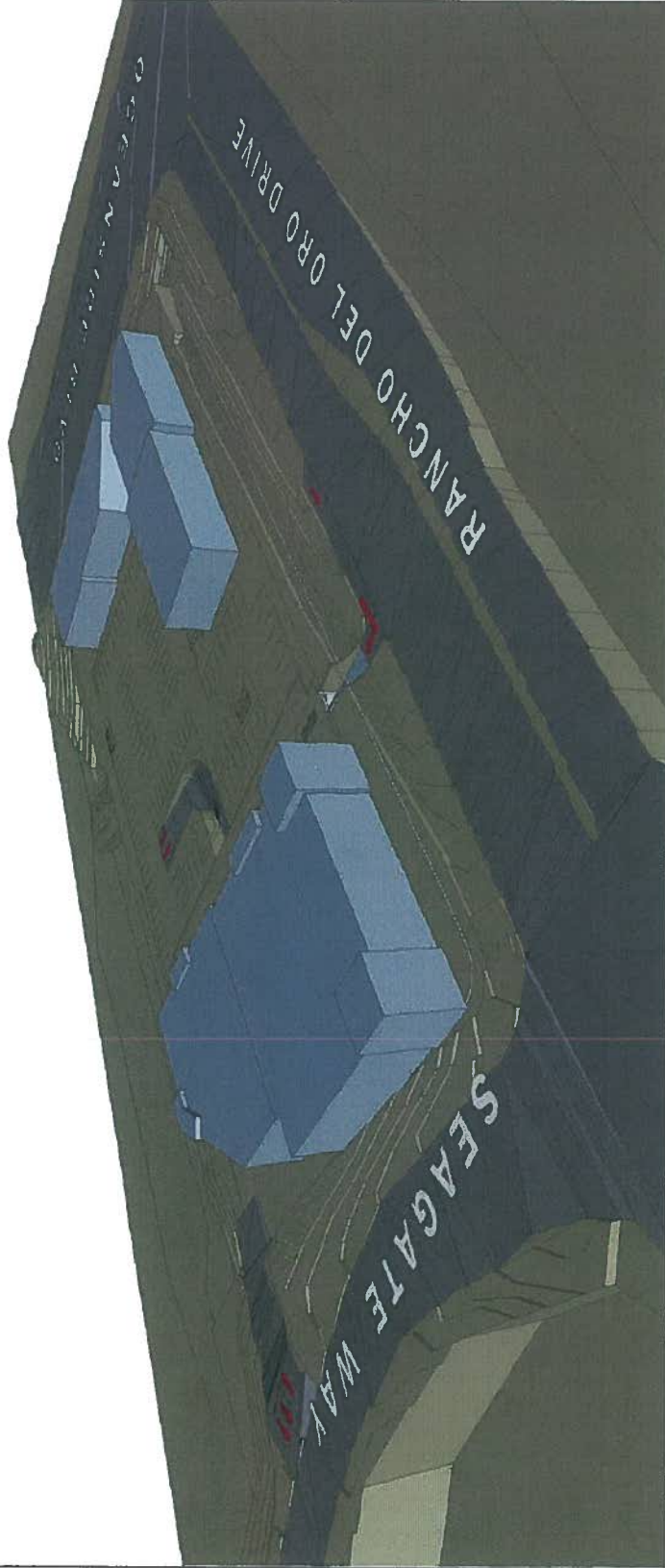
AS PREPARED BY ARCHITECTS, ALL SERVICES BY A.A. AND PROFESSIONAL CONSULTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECTS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS.

JOB NUMBER: 141231MA  
DRAWN BY: AG CHECKED BY: WW  
DATE: 08.28.2014  
SHEET DESCRIPTION:

**PROPOSED RENDERINGS**

SHEET NUMBER:

**A205**



CONCEPTUAL BIRD'S EYE VIEW - CORNER OF RANCHO DEL ORO DRIVE & SEAGATE WAY

