

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, January 6, 2015, 10:00 a.m.
Guajome Room

1. 10:00 a.m. - 11:00 a.m. Discussion of a motel remodel located at 901 North Coast Highway, and within the Coastal Zone.

Zoning: Downtown (7B) Recreational/Commercial/Residential
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 143-201-11
Contact Person: Damon Terrell
Tel.: 619-356-1592
Email: damonterrell@cox.net

Attachments:

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

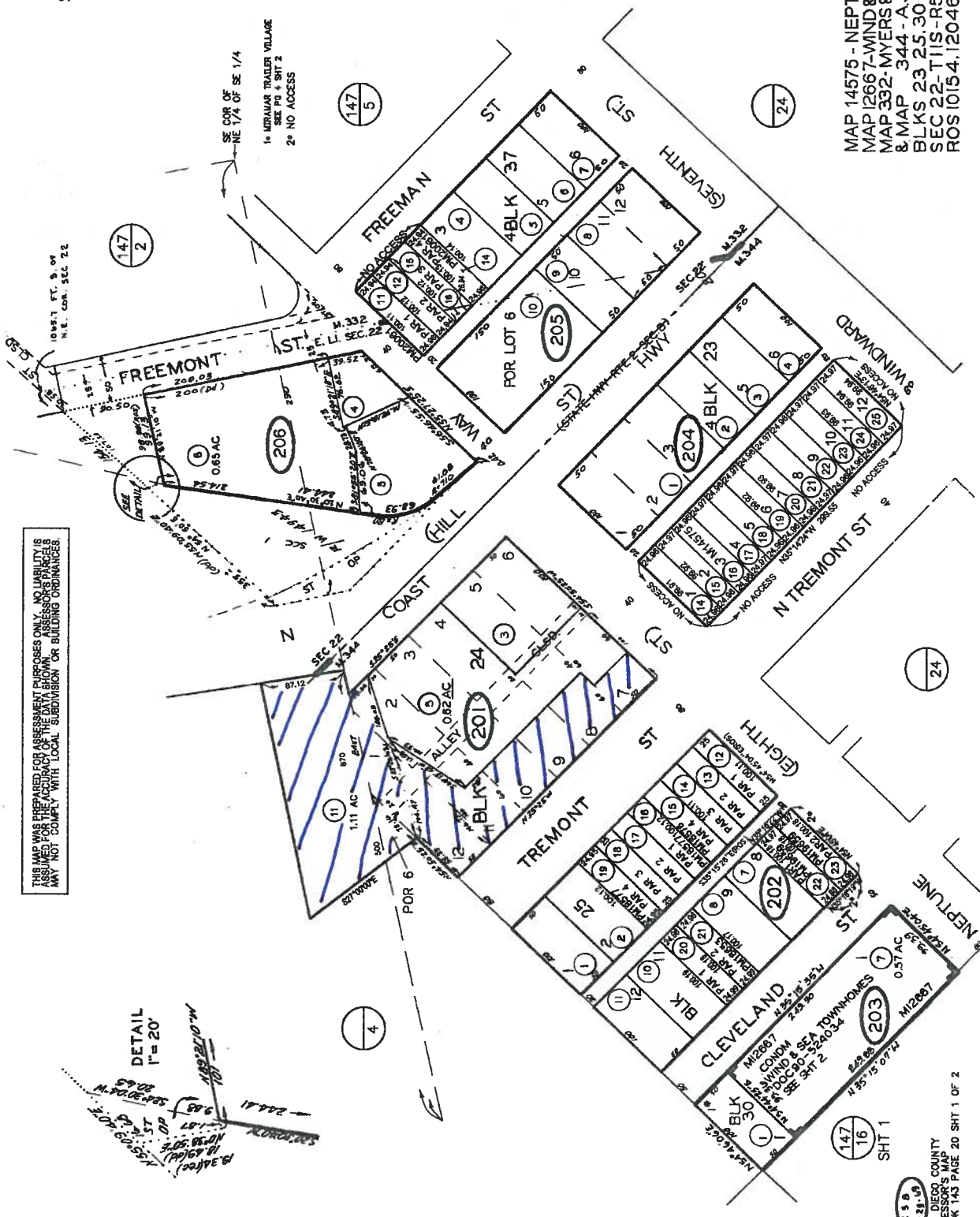
¹ *The developer conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance 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.*

143-20
SHT 1 OF 2

1" = 100'

CHANGES		CG	RC
BLK	OLD NEW YR	CUT	
206	03	10406 70	3234
206	01	11111 70	18005
203	2-6	7	724960
201	1,2,4,5,6,6		
201	2	1,2,8	
201	4	1,1,19	1451
203	7	CONVM 54	530
206	2	100-99	1892
202	5	12-15	01 1624
202	3,4	16-19	01 1625
202	9	204,21	02 1103
201	1,2,3	11	02 1818
204	6,8,10	11-13	03 1872
204	1,2,3,11	14-25	04 37
202	6	22&23	06 1215
205	1-3	11-14	07 1908
VOID	866	18844	88-1468
VOID	13	16816	08 1180

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.

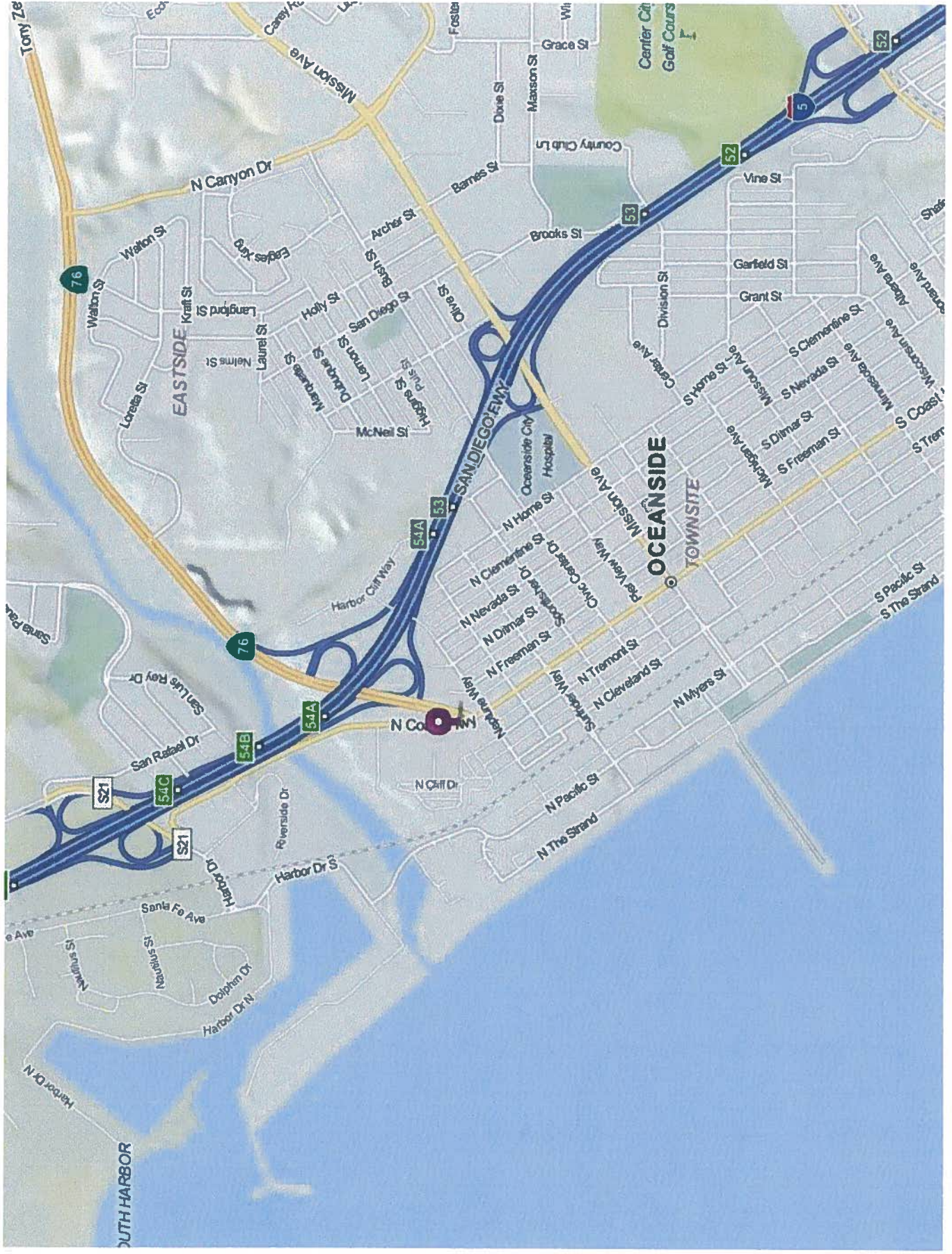


MAP 14575 - NEPTUNE VILLAGE II
 MAP 12667 - MIND & SEA TOWNHOMES
 MAP 332 - MYERS & MC COMBERS ADD
 & MAP 344 - A.J. MYERS ADD
 BLKS 23, 25, 30 & 37
 SEC 22 - T11S - R5W - POR SE 1/4
 ROS 10154, 12046, 16663

07

143-20, 21 & 25

147 16
 SHT 1
 R 5 9
 1, 13, 19
 SAN DIEGO COUNTY
 BOOK 143 PAGE 20 SHT 1 OF 2



Motel 6 (Formerly Pacific Inn)

901 N. Coast Highway Oceanside, California 92054

Locator Map

TERRELL DESIGN & DEVELOPMENT

A DIVISION OF C4 GLOBAL, INCORPORATED



2201 COMMONWEALTH AVE.
(619) 356-1592

SAN DIEGO, CALIFORNIA 92104
DAMONTERRELL@GMAIL.COM

PROJECT DESCRIPTION



Project Address:

**901 N. Coast Highway
Oceanside, CA 92054**

Site Survey & Ownership Information

OWNER: SANJAY PATEL
ADDRESS: 901 COAST HIGHWAY
OCEANSIDE, CALIFORNIA 92054
DESCRIPTION: A PORTION OF LOTS 1, 2 AND 12 IN BLOCK 24 OF OCEANSIDE, MAP NO. 344, TOGETHER WITH THAT PORTION OF THE ALLEY LYING BETWEEN SAID LOTS 1 AND 12 VACATED AND CLOSED TO PUBLIC USE. EXCEPTING THOSE PORTIONS OF SAID LOTS 1 AND 2 THAT LIE WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 2013 - 0353670 O.R.
A.P.N. 143-201-11
AREA: 47358 SqFt/ 1.087 ACRES
BENCHMARK: CITY OF OCEANSIDE BENCHMARK NO. F-51 CHISELED SQUARE ON TOP OF CURB NORTHERLY P.C. AT THE NORTHWESTERLY CURB RETURN OF HILL STREET (COAST HIGHWAY) AND EIGHTH STREET (NEPTUNE WAY), PER CITY DATUM BOOK 162-8 ELEV. = 59.181 FT. MSL
DATE: AUGUST 23, 2014

Project Description

The existing site located at 901 North Coast Highway was originally the location of a motel formally known as the "Pacific Inn" and is currently under new ownership and is now a "Motel 6." The existing motel was in mush disrepair and had a considerable amount of deferred maintenance. The new owner's have since spent the last six-months remodeling the existing buildings and making the motel much more desirable and aesthetically pleasing. There are several major modifications that we are proposing, one of which is the new Hotel Lobby that will replace the existing hotel lobby that is perched at the front of the property on Pacific Highway and is not the most attractive building on the property.

The new Hotel Lobby is being proposed at the intersection of the two, three-story buildings at the center of the property will bring new character to the existing dated structure. In addition to this, we are proposing to bring a new design element that will reflect the essence of Oceanside in the new architecture. We are proposing the new Motel 6 (Marquee) to be designed into a new "Faux Lifeguard Tower" at the top of the new structure. This will tie the history of the Oceanside oceanfront to the new design of the hotel and bring a new aesthetic to the ordinary corporate logo that so many of us can recognize as we are traveling along the majestic coastline.

In addition to the proposed Hotel Lobby Tower, we are proposing to demolish the existing "Hotel Lobby" at the front of the property. In its place, we are proposing to build a new retail building that will enhance the frontage of the property and allow for new business and tax revenue for the City of Oceanside. The new retail building will be two-stories and is approximately 3,200 SF. The architecture is considered to be reminiscent of "Mid-Century" and "Post-Modern" which will work well within this corridor along Pacific Highway.



Example of Motel 6 (New Corporate Design)

Proposed Retail Building – Pacific Highway

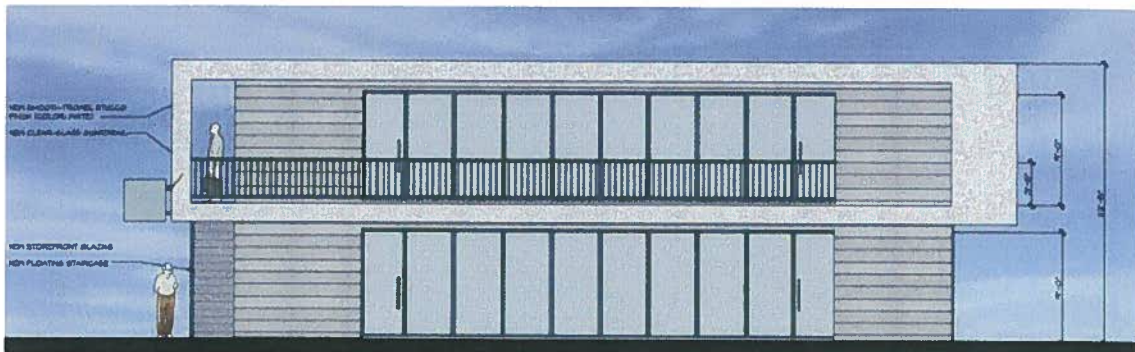


Existing Hotel Lobby 901 N. Coast Highway Oceanside, CA 92054



PROPOSED RETAIL LEASE SPACE - COAST HIGHWAY EAST FACING
SCALE 1/8"=1'-0"

This Rendering is what we are proposing to replace the structure in the picture above (Pacific Inn)



PROPOSED RETAIL LEASE SPACE - SOUTH FACING
SCALE 1/4"=1'-0"

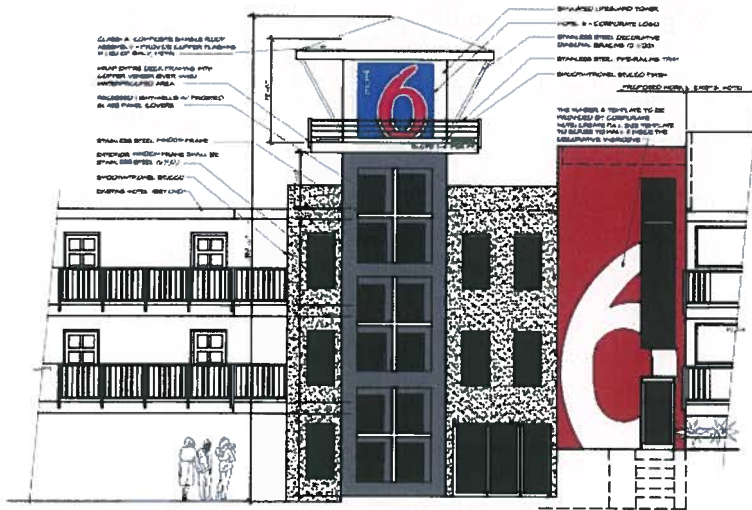
Proposed Hotel Lobby – Pacific Highway



Existing Motel – East Elevation



Existing Motel – South Elevation



PROPOSED LOBBY TOWER - EAST ELEVATION (FACING COAST HIGHWAY)
SCALE 1/4\"/>



PROPOSED LOBBY TOWER - SOUTH ELEVATION
SCALE 1/4\"/>



TERRELL
DESIGN & DEVELOPMENT



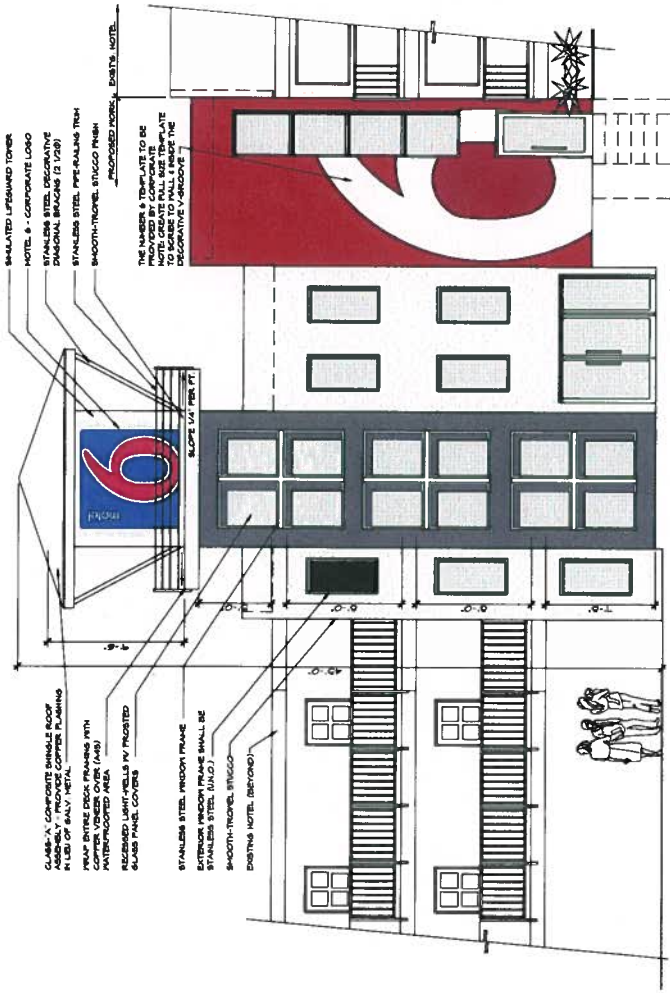
2201 COMMONWEALTH AVE
SAN DIEGO, CA 92104
619.356.1592
CA GLOBAL INCORPORATED



AMANPUR INVESTMENT, LLC
PROPOSED HOTEL REMODEL FOR:
901 North Coast Highway
Oceanside, CA 92054

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PROJECT NO.	2014-24
DATE	10-09-2014
SHEET TITLE	PROPOSED TOWER ELEVATION
A-2.3	



PROPOSED LOBBY TOWER - EAST ELEVATION (FACING COAST HIGHWAY)
SCALE 1/4\"/>



MOTEL 6 - CORPORATE PROTOTYPE HOTEL



TERRELL
DESIGN & DEVELOPMENT

2201 COMMONWEALTH AVE
SAN DIEGO, CA 92104
619.356.1592
LA GLOBAL INCORPORATED

AMANPUR INVESTMENT, LLC
PROPOSED HOTEL REMODEL FOR:
901 North Coast Highway
Oceanside, CA 92054

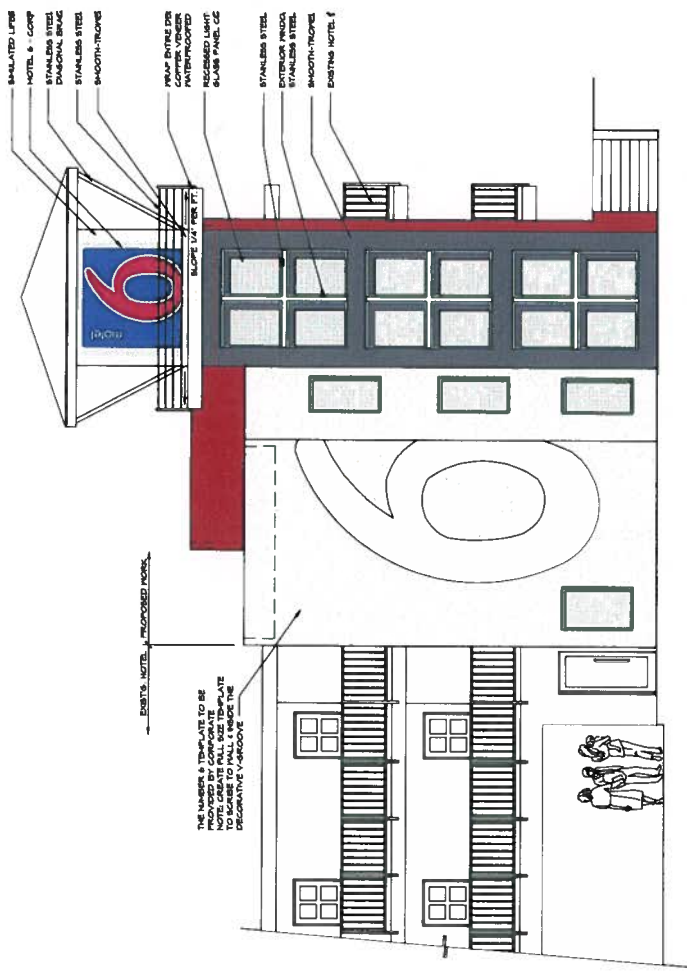
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10-09-2014

PROJECT # 2014-24
DATE 10-09-2014

SHEET TITLE
TOWER ELEVATION

A-2.4



PROPOSED LOBBY TOWER - SOUTH ELEVATION
SCALE 1/4"=1'-0"



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DESIGN & DEVELOPMENT



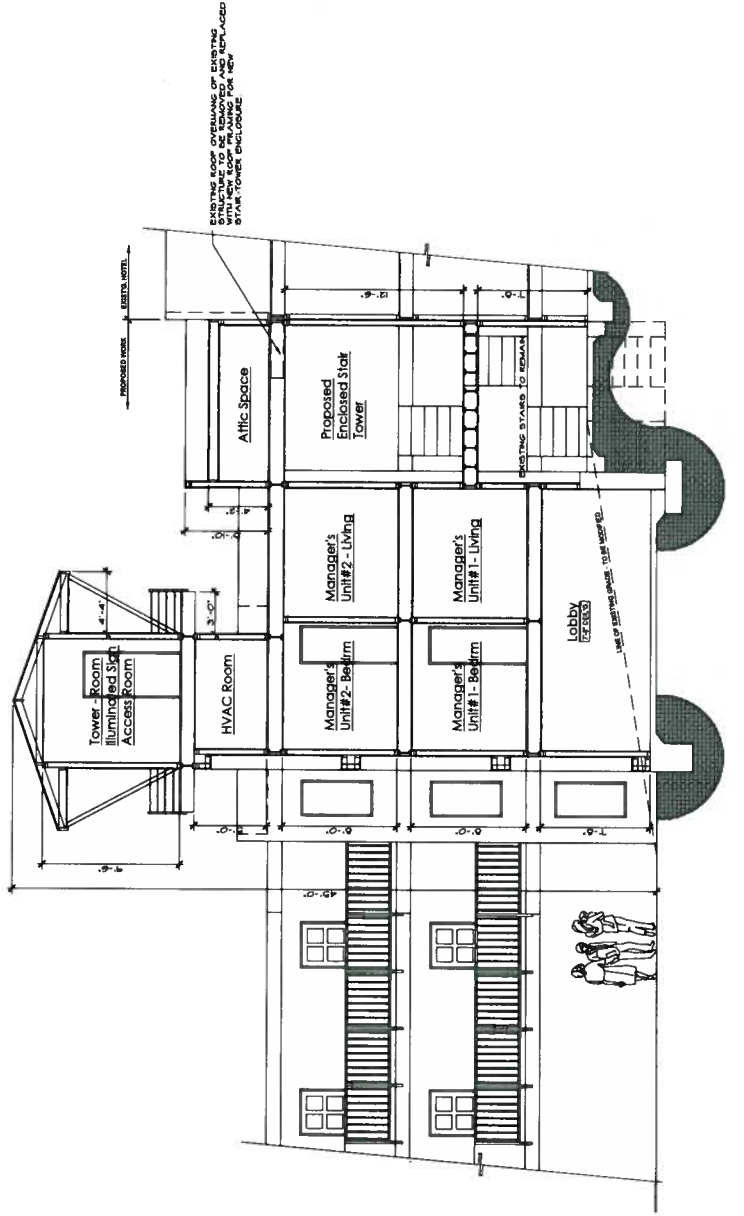
2201 COMMONWEALTH AVE.
SAN DIEGO, CA 92104
619 356 1592
CA GLOBAL INCORPORATED



PROPOSED HOTEL RENOVEL FOR:
AMANPUR INVESTMENT, LLC
901 North Coast Highway
Oceanside, CA 92054

1. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROJECT # 2014-24
DATE 10-09-2014
PROJECT TITLE
BUILDING CROSS SECTION
A-3.0



BUILDING CROSS SECTION: "A-A"
NOTE ALL DIMENSIONS ARE TO FACE OF STUDS, NOT FINISH.
SCALE 1/4"=1'-0"



TERRELL
DESIGN & DEVELOPMENT



2201 COMMERCEWAY, INC.
SAN DIEGO, CA 92104
619-356-1592
CA GLOBAL INCORPORATED



PROPOSED HOTEL REMODEL FOR
AMANPUR INVESTMENT, LLC
901 North Coast Highway
Oceanside, CA 92054

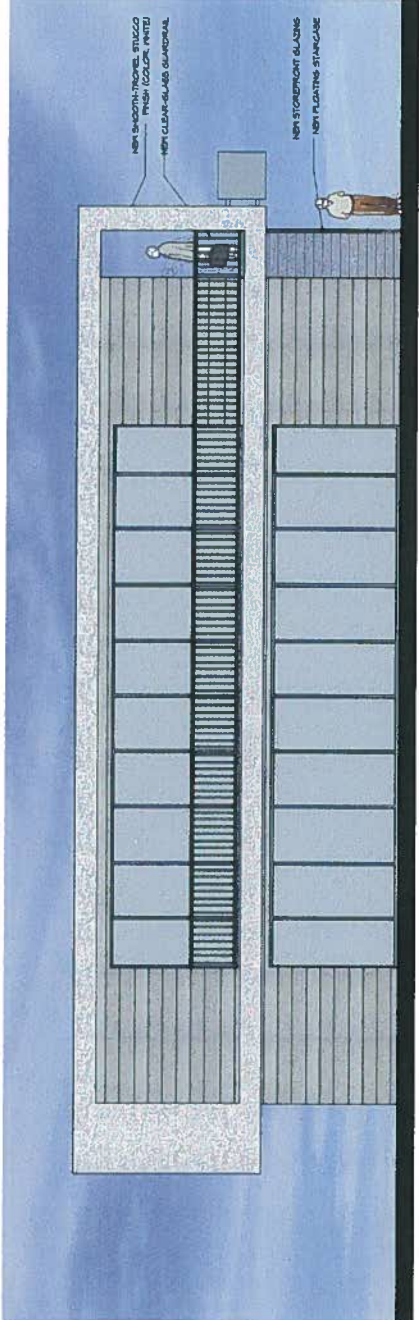
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REVISIONS	DATE
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2. REVISED DESIGN	10-09-2014

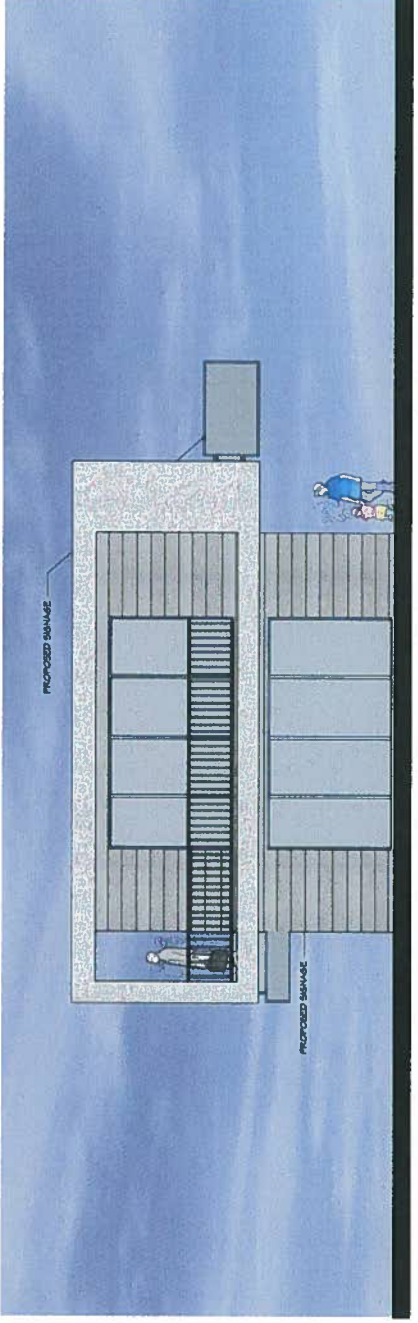
PROJECT # 2014-04-24
DATE 10-09-2014

SHEET TITLE: ELEVATIONS
ELEVATIONS

A-5.4



PROPOSED RETAIL LEASE SPACE - NORTH FACING
SCALE 1/4"=1'-0"



PROPOSED RETAIL LEASE SPACE - COAST HIGHWAY EAST FACING
SCALE 1/4"=1'-0"



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DESIGN & DEVELOPMENT

2001 COMMERCE AVENUE
SAN DIEGO, CA 92104
619.386.1592
A CALIFORNIA CORPORATION

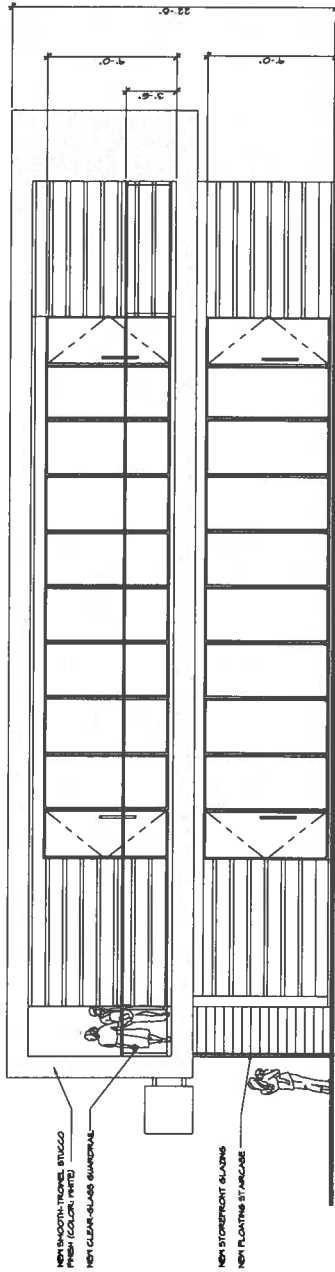
AMANPUR INVESTMENT, LLC
PROPOSED HOTEL REMODEL FOR
901 North Coast Highway
Oceanside, CA 92054

REVISIONS

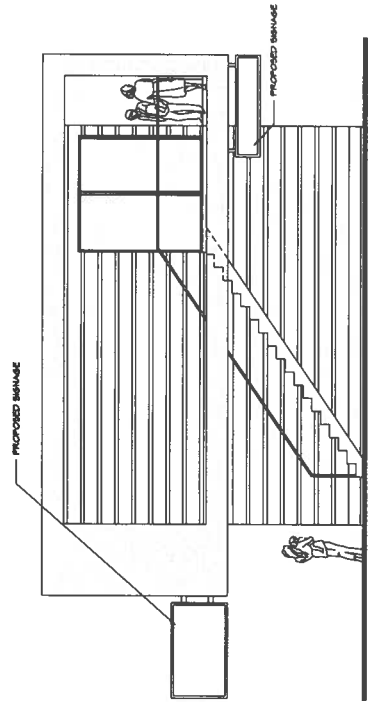
1. REVISION 1
2. REVISION 2
3. REVISION 3

PROJECT # 2014-24
DATE 10-09-2014
SHEET TITLE PROPOSED
ELEVATIONS

A-5.5



PROPOSED RETAIL LEASE SPACE - SOUTH FACING
SCALE 1/4"=1'-0"



PROPOSED RETAIL LEASE SPACE - WEST FACING
SCALE 1/4"=1'-0"



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DESIGN & DEVELOPMENT



2801 COMMERSHAY AVE
SAN DIEGO, CA 92104
619.356.1592
CALIFORNIA INCORPORATED



PROPOSED HOTEL REMODEL FOR
AMANPUR INVESTMENT, LLC
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Oceanside, CA 92054

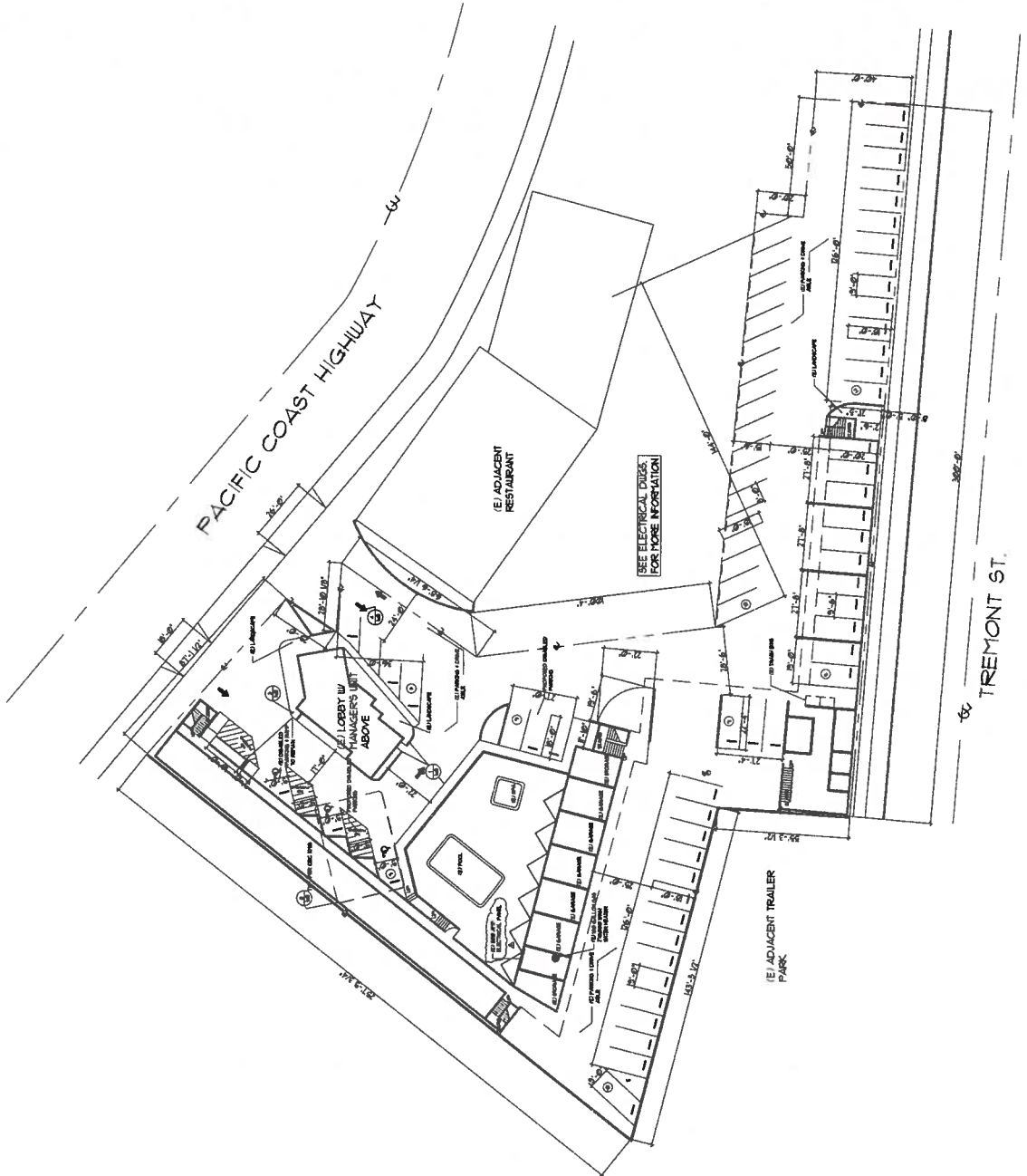
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REVISIONS
1. REVISED
2. REVISED
3. REVISED

PROJECT # 2014-04
DATE 10-09-2014

SHEET # 6
EXISTING SITE
PARKING PLAN

A-5.6



EXISTING SITE / PARKING PLAN
SCALE: N.T.S.