

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, February 3, 2015, 8:30 a.m.
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion of a proposed Child Care facility with an associated playground area within an existing shopping center located at the corner of Mission Avenue and Canyon Drive.

Zoning: CN (Neighborhood Commercial)
Land Use: NC (Neighborhood Commercial)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 148-170-06, 07, 145-150-07
Contact Person: Ann Gunter
Tel.: 760-692-1924
Email: ann@lightfootpg.com

2. 9:30 a.m. - 10:30 a.m. Discussion to construct a new restaurant establishment within the existing El Camino North Shopping Center located at El Camino and Vista Way.

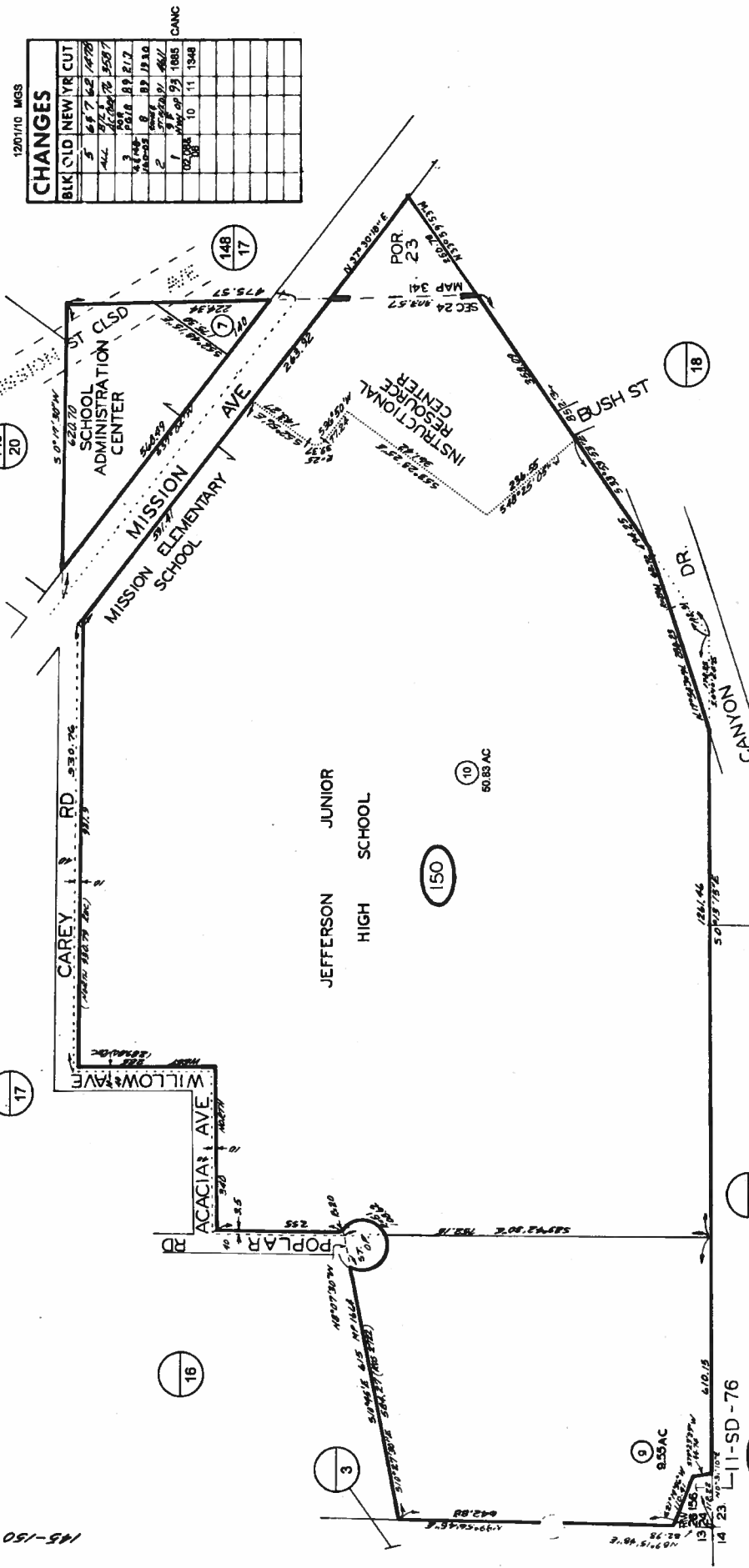
Zoning: CC (Community Commercial)
Land Use: CC (Community Commercial)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 165-121-17
Contact Person: Catherine Otis
Tel.: 714-287-6208
Email: cotis@greenbergfarrow.com

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.*

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 341 - BUTLER GROVES & GLEICHNER'S ADD
SEC 24 - T11S-R5W - POR N H OF NWQ
LS 408, ROS 2722, 11153

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 145 PG 15

Children's Paradise at Oceanside Plaza

Project Description
Developer's Conference

January 12, 2015

Existing Conditions:

The subject property is an existing shopping center on 3 parcels totaling 10.41 acres, at the corner of Mission Avenue and Canyon Drive. The existing property contains a large shopping center with commercial uses, 2 existing restaurant pads along Mission Avenue frontage and one drive through restaurant along Canyon Drive frontage. Commercial and institutional are adjacent to the site along Mission Avenue and Canyon Drive. The rear of the center is boarded by multi-family residential, with single-family residential along a portion of the eastern boundary

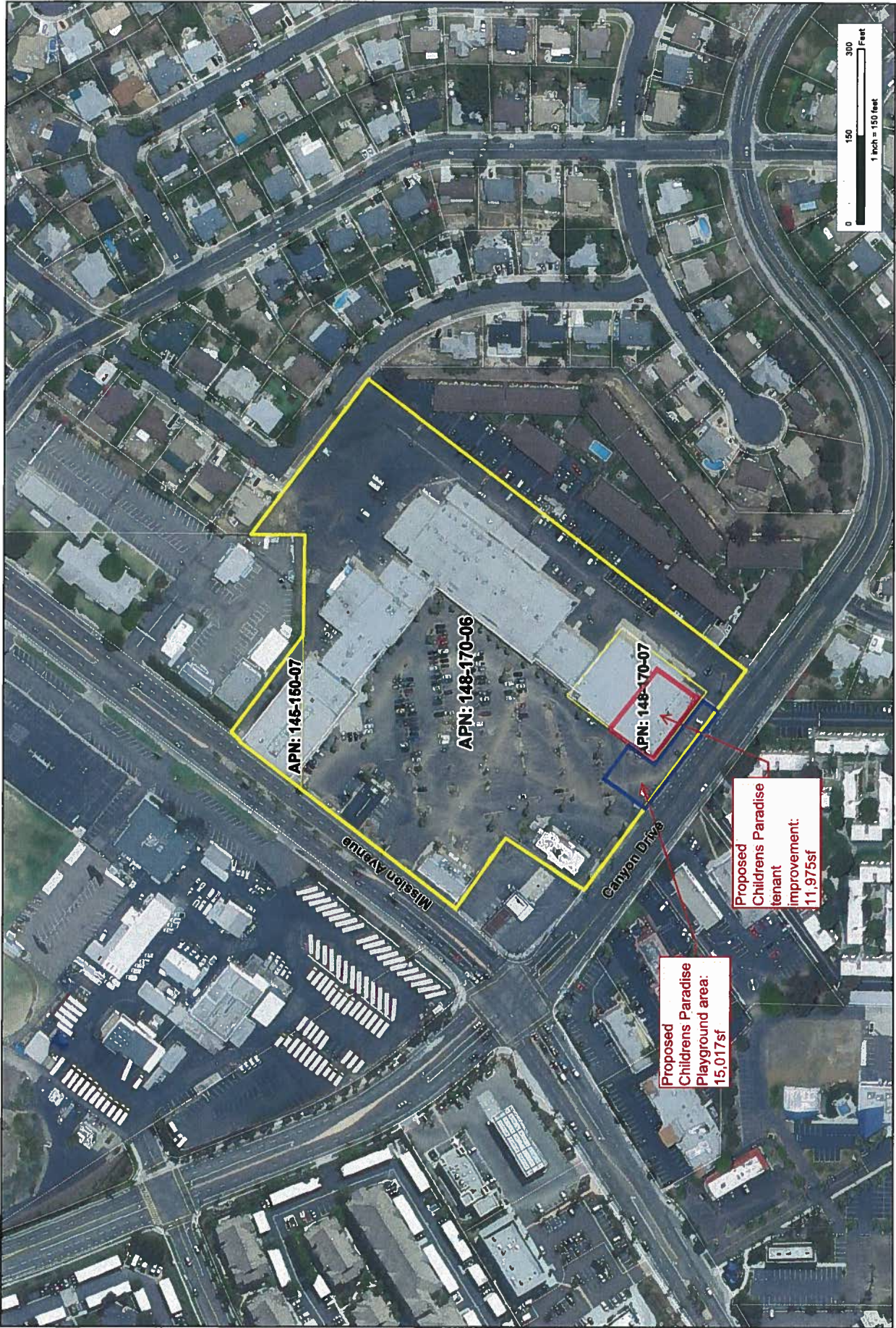
Proposed Development:

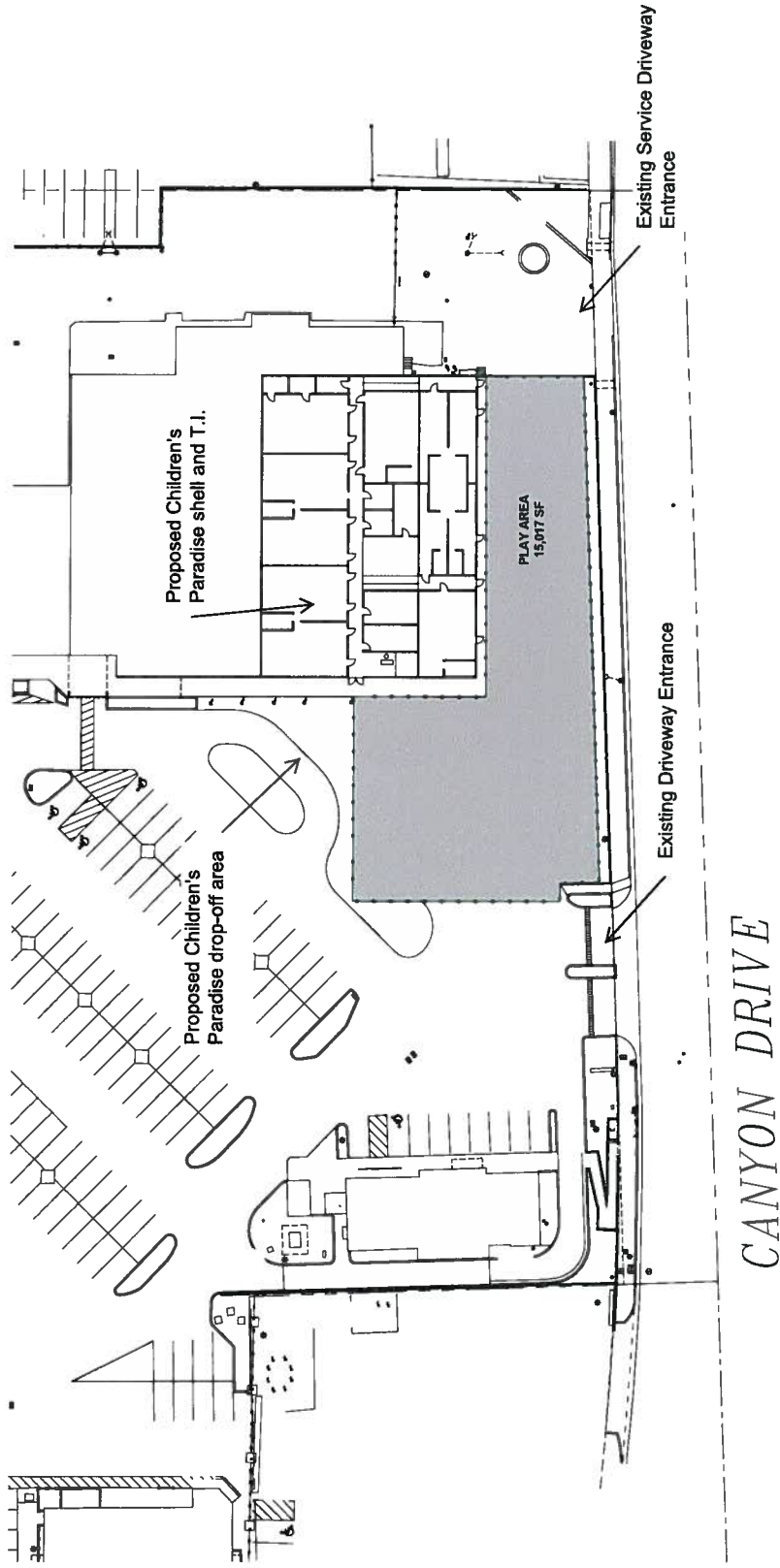
The proposed project is for a change in use and development plan to allow the use under the Oceanside zoning definitions/use classifications as Child Care with a playground area. The proposed use will be within parcel no: 148-170-07. The proposed playground and drop-off area will be within parcel no: 148-170-06.

In order to accommodate the proposed playground and drop-off area, there is a proposed modification to the existing parking and it is estimated to eliminate 36 existing parking stalls

Here is a summary of the current property data:

Location:	2005 Mission Avenue, Oceanside, CA 92058
Parcel Numbers:	148-170-06, 148-170-07, 145-150-07
Property size:	10.41 acres
General Plan Designation:	NC (Neighborhood Commercial), with one parcel in CI (Civic Institutional)
Current Zoning:	CN (Neighborhood Commercial) and one parcel in PS (Public and Semi-public)
Proposed Zoning Use Classification:	Child Care <i>Non-medical care and supervision on a less than 24-hour basis in any care facility of any capacity, and not within a licensee's home for persons under the age of 18.</i>





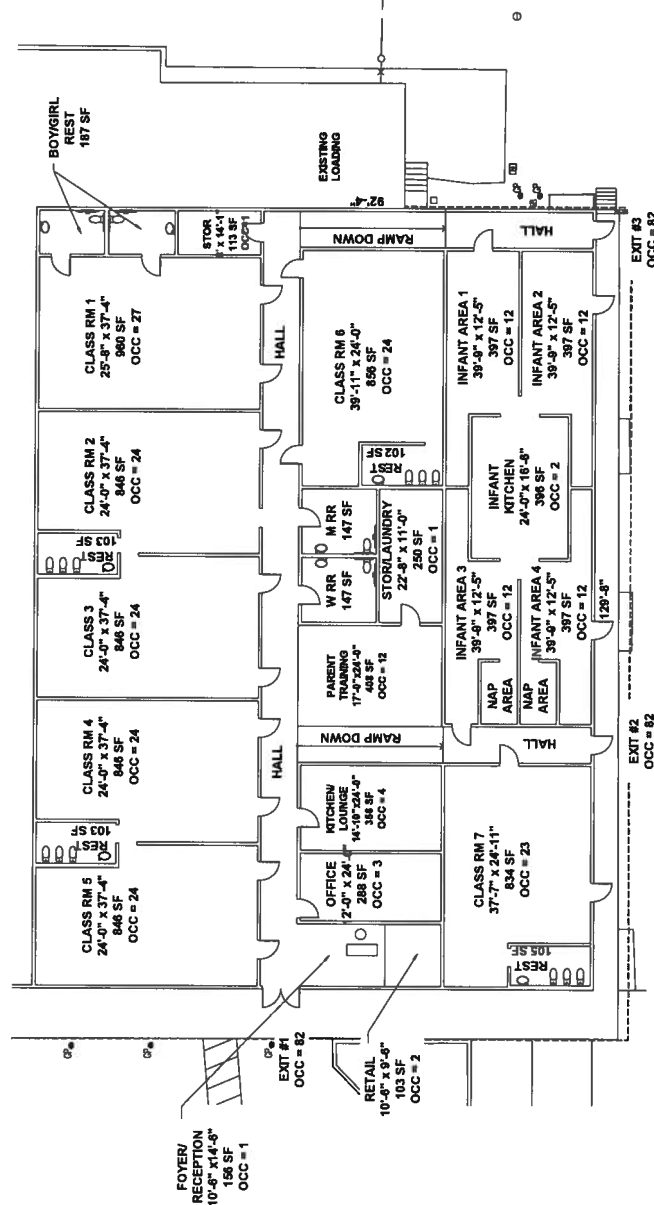
**Proposed
Children's Paradise
SITE PLAN**



MORALDE
ARCHITECTS
INCORPORATED
180 South Prospect Ave.
Suite 110
Tustin, CA 92780



CHILDREN'S PARADISE
2005 - 2041 MISSION AVE
OCCASIDE, CA



TOTAL OCCUPANTS: 244
 EXIST 1 = 82
 EXIST 2 = 82
 EXIST 3 = 82
 12-22-2014

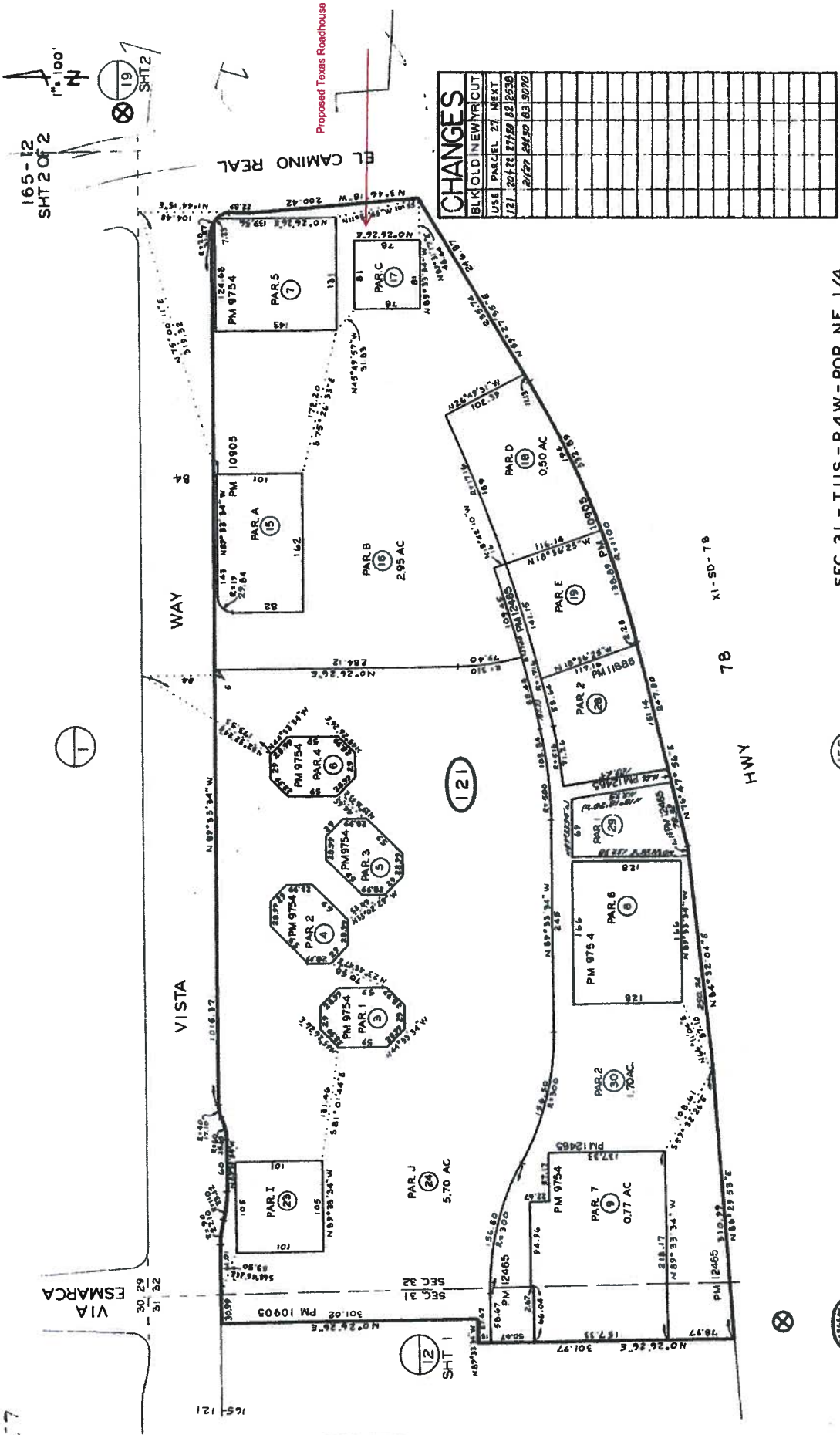
Option #1
11,975 SF

MORALDE
 ARCHITECTS
 Incorporated
 180 South Prospect Ave.
 Suite 110
 Tustin, CA 92780

CHILDREN'S PARADISE
 2005 - 2041 MISSION AVE
 OCEANSIDE, CA



ITEM # 2



SEC 31 - T11S - R4W - POR NE 1/4
 SEC 32 - T11S - R4W - POR NW 1/4
 ROS 8356

156
30
SHT 2

SAN DIEGO COUNTY
 ASSESSORS MAP
 BOOK 165 PAGE 12 SHT 2 OF 2
 MAPPED FOR ASSESSMENT PURPOSES ONLY



Texas Roadhouse
El Camino North Shopping Center
Oceanside, CA

Texas Roadhouse is proposing to develop at the El Camino North center located at El Camino & Vista Way.

Existing restaurant (6-6,780 SF) would be demolished and Texas Roadhouse would construct +/- 8,209 SF sit down restaurant with +/-456 SF patio.

There are currently only two Texas Roadhouse restaurants in Southern California located in Corona & Menifee in Riverside County. This would be the first Texas Roadhouse in San Diego County.

Texas Roadhouse provides a place where the whole family can enjoy a hearty, good meal with service that is friendly, energetic and enthusiastic. This is a value based 'scratch based food' concept. Hand-cut steaks award winning ribs, fresh-baked bread and made from scratch side items are the standard at Texas Roadhouse.

Building architecture consists of a brick base & columns, cedar siding & shutters, green trim and metal roof. Building height is 27'-6" to the top of towers and parapets will be raised to fully screen the rooftop units. The American Flag & Texas State Flag are proposed on the building (12' height) as depicted on elevations provided.

Operations:

- Texas Roadhouse hours of operation are generally from 4:00 p.m. to 10:00 p.m.
Monday – Friday, 11:00 a.m. to 11:00 p.m. Saturday and 11:30 a.m. to 10:00 p.m.
on Sunday.
- Texas Roadhouse includes sale of alcohol.
- There are typically +/-40 employees per shift.
- Deliveries:
 - Produce delivery 4-5 times per week in the morning on a small to medium truck, by local company
 - Beer delivery – once per week, during day, on large truck by a local company
 - Linen delivery – up to two times per week on small truck by local company
 - Sygma (Sysco) – Up to two times per week on large truck by local company
 - Box trucks, refrigeration trucks & semi-trailer trucks ranging in size from 13'-18' for small trucks and +/-24' in length for medium/large trucks)

All deliveries occur during non-business hours.

We are requesting preliminary input on the site layout and building design per the plans provided.



Specific topics for discussion include:

1. Removal of approximately seven stalls to accommodate the proposed building.
2. Stormwater mitigation requirements. Texas Roadhouse will use best efforts to minimize impervious areas. We would like to go over the requirements for restaurants/redevelopment for scenario of increased impervious area & if no increase to impervious area is proposed.
3. Entitlement processing, timing & submittal requirements (CUP for sale of alcohol & Amended Development Plan with approval by Planning Commission); CEQA requirements (exemption or ND); neighborhood association contacts & meeting requirements.
4. Outdoor patio – included with above approvals or separate entitlement required? Limitation on size of 500 SF?
5. Any studies (i.e., geotechnical, trip generation memo, etc.) required for entitlement submittal?
6. Ability to process entitlements concurrently with building and engineering permits
7. Impact fees applicable to the project and confirmation of credits for existing building square footage.
8. Confirmation if existing building is sprinklered; size and location of fire line serving the existing building, fire flow requirements, flow test process
9. Utilities (reuse of existing utilities, fees, processing/permits)
10. Copy of Planning Commission Approved Development Plan #D-3-02 dated 7/22/02 (Conditions of Approval, design guidelines, etc.)

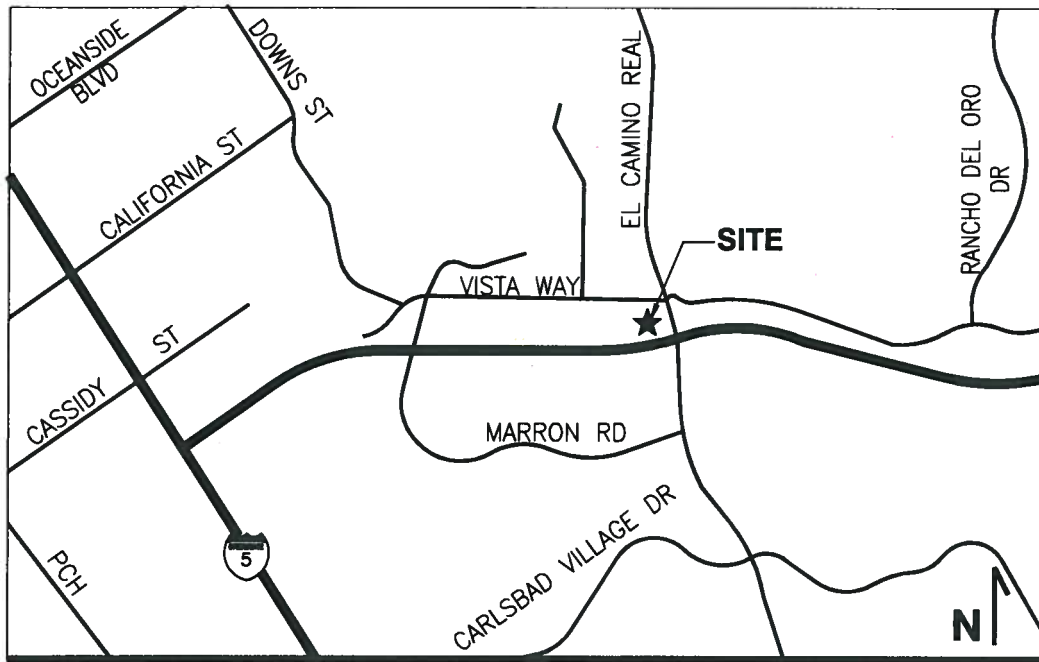
We look forward to meeting with the City of Oceanside and to bringing a new restaurant to the area.

I can be reached at 949-536-8028 or 714-287-6208 if additional information is needed for the Developer's conference meeting.

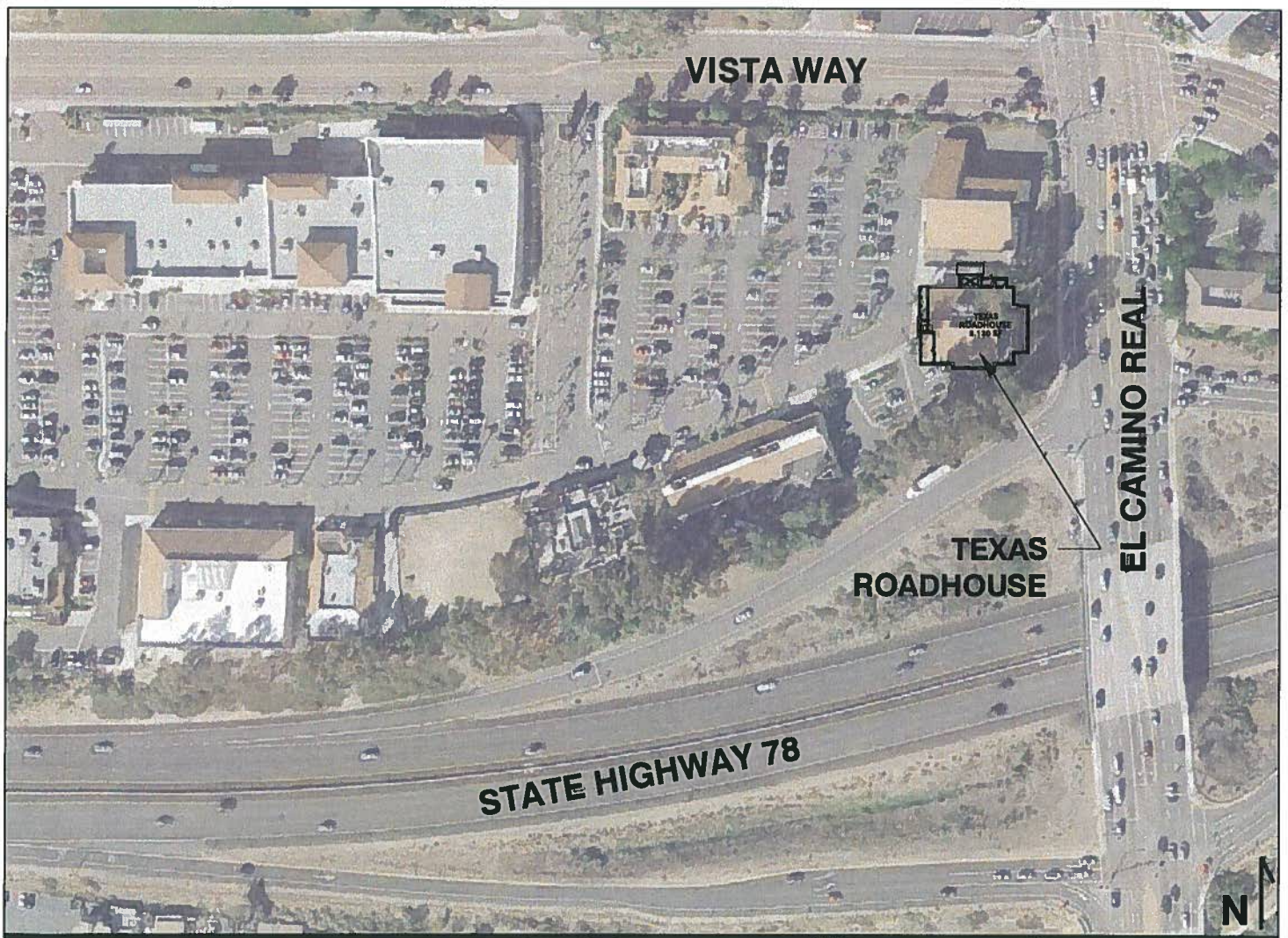
Catherine Otis
Senior Development Coordinator
cotis@greenbergfarrow.com

Oceanside, CA TXRH Site





VICINITY MAP N.T.S.



KEY MAP (1"=170')

GreenbergFarrow

1900 MacArthur Blvd, Suite 250
Irvine, CA 92612
t 949 298 0450 f 949 298 0437

PROJECT INFORMATION

EXISTING	
BUILDING AREA	6,780 SF
EXISTING RESTAURANT	

PARKING SUMMARY	
USER	RATIO
EX. RESTAURANT	1 SP/50 SF*
TOTAL	82

* RESTAURANT PARKING RATIO IS 1 SP/50 SF OF GROSS BUILDING AREA. SEATING AREA IS 60% OF GROSS BUILDING AREA.
** PARKING IS RECIPROCAL FOR SHOPPING CENTER

PROPOSED

BUILDING AREA	
TEXAS ROADHOUSE	8,130 SF
PATIO	466 SF
TEXAS ROADHOUSE	8,596 SF

PARKING SUMMARY	
USER	RATIO
TEXAS ROADHOUSE	1 SP/50 SF*
PATIO	1 SP/50 SF
TOTAL	108

TOTAL PARKING LOTS = 10 SPACES
* RESTAURANT PARKING RATIO IS 1 SP/50 SF OF SEATING AREA ASSUMING SEATING AREA IS 60% OF GROSS BUILDING AREA.
** PARKING IS RECIPROCAL FOR SHOPPING CENTER

ZONING CLASSIFICATION	CC (COMMUNITY COMMERCIAL)
EXISTING ZONING	CC (COMMUNITY COMMERCIAL)
REQUIRED ZONING	CC (COMMUNITY COMMERCIAL)

PROJECT NOTES

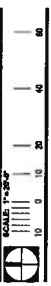
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES. SERVICES ONLY.
- THIS SITE PLAN IS BASED ON A PORTION OF THE ALTA SURVEY PREPARED BY BARRETT & ASSOC., DATED 11/4/2006.

DRAWING REVISION/REVISION RECORD	
DATE	DESCRIPTION
01/20/15	PREP SP-2 WITH LARGER FOOTPRINT
01/27/15	PREP SP-3 WITH MODIFIED PARKING
01/27/15	PREP SP-4 WITH MODIFIED REST & PARKING

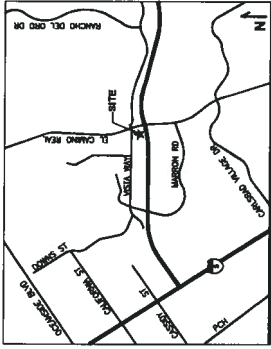


TEXAS ROADHOUSE
OCEANSIDE, CA

SWC VISTA WAY & EL CAMINO REAL
20160043.0
SF-4



SP-4



VICINITY MAP (N.T.S.)



KEY MAP (1" = 120')

