

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 12, 2015, 8:30 a.m.
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion to develop a three unit residential project located at 502 South Cleveland Street.

Zoning: Medium Density Residential (R3)
Land Use: High Density
Neighborhood Area: Townsite
Assessor Parcel Number: 150-185-01
Contact Person: Chris Barrett
Tel.: 858-699-6169
Email: cbarrettez@gmail.com

2. 9:30 a.m. - 10:30 a.m. Discussion to remodel an existing restaurant located at 1701 Oceanside Boulevard.

Zoning: Special Commercial Highway Oriented (CS-HO)
Land Use: Special Commercial (SC)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 151-310-19
Contact Person: Catie Vuong
Tel.: 714-892-3900
Email: catie.vuong@designua.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.*

20
SHT 1

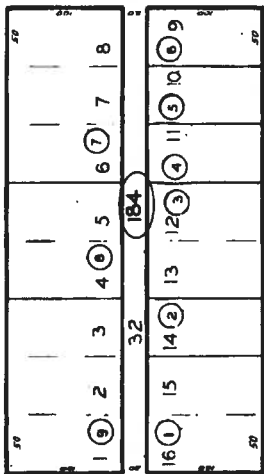
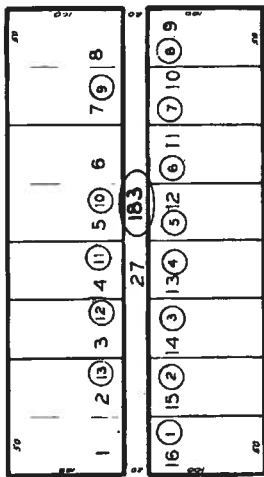
150 - 18
SHT 1 OF 2
05/18/05 MO



S (STATE HWY. RT 2 SEC B) COAST
(HILL)

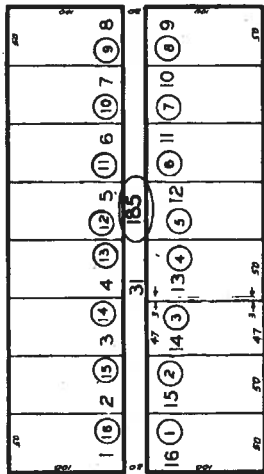
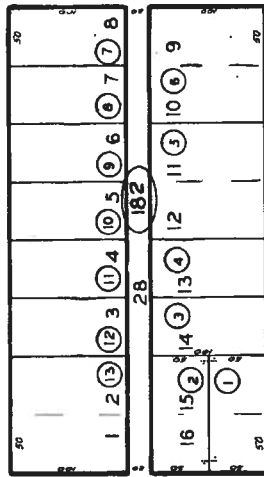
(HWY. 101) HWY

ST



04

TREMONT



37
SHT 1

CHANGES		BLK	OLD	NEW	YR	CUT
181	3 & 4	7	90	1/375		
181	TRENT	8	05	22		
181	B	CONDO	08	514		

1' CONDO
COASTAL TOWNLOFTS
PHASE 1
DOC04-257304
(SEE SHT 2)

2' CONDO
COASTAL TOWNLOFTS
PHASE 2
DOC04-257305
(SEE SHT 2)

MISSOURI AVE.

WASHINGTON

MINNESOTA AVE.

CLEVELAND

ST.



07
SHT 1

26
SHT 1

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.

25
7-31-09

SAN DIEGO COUNTY ASSESSOR'S MAP BK 150 PG 18

MAP 14752-OCEANSIDE TCT (T-202-01)
MAP. 219 - BRYAN'S ADD.

ITEM 1

Hi Vida -

I've enclosed a WIP draft of the preliminary floor plan, general architectural drawings and elevations, vicinity map, and narrative summary for the 502 S Cleveland Project.

Site address - 502 S Cleveland, Oceanside CA 92054

~ 5000 S.F. R-3 Lot - Zoned High Density – 43 Units per acre

Project Overview:

The site is located in the beach / coastal neighborhood of S Cleveland – it is a proposed re-development of a previously existing SFR with multiple units (non-conforming) – that existed on the site for many years – it has an existing water meter and connected sewer lateral.

The proposed building consists of 3 Units - each with an enclosed garage - and is proposed as a three story structure. The architectural style will be Craftsman - with wood siding and heavy architectural shingles – and incorporating stone and/or used brick accents, exterior awnings / eyebrows and shed roofs at select porch and window locations. There will be second and third story exterior decks along with a roof deck.

The Property was acquired by the current Owners in December 2012.

Sewer and water capacity fees, are paid, we believe a certain portion of the school impact fees may be partially mitigated by removal of the previous residence.

Projected formal submission timeline is 30 to 45 days to Planning and Building – target time frame to complete construction is 12 to 18 months – construction is anticipated to commence immediately following approval of building plans – construction is expected to take between 7 to 9 months to COO.

Setbacks:


- a. 20' front yard setback from S Cleveland**
- b. 5' side yard setback (interior side)**
- c. 10' side yard setback along street frontage (exterior side) – on Washington Street**
- d. 5' rear yard setback from alley way**
- 6. Solar – is OK (a minimum appears to be required).**
- 7. Only 1 enclosed parking space per Unit is required**

Relevant sections on line: <http://www.ci.oceanside.ca.us/>

We have been through a previous Developers Conference in July 2013, Thanks - Chris

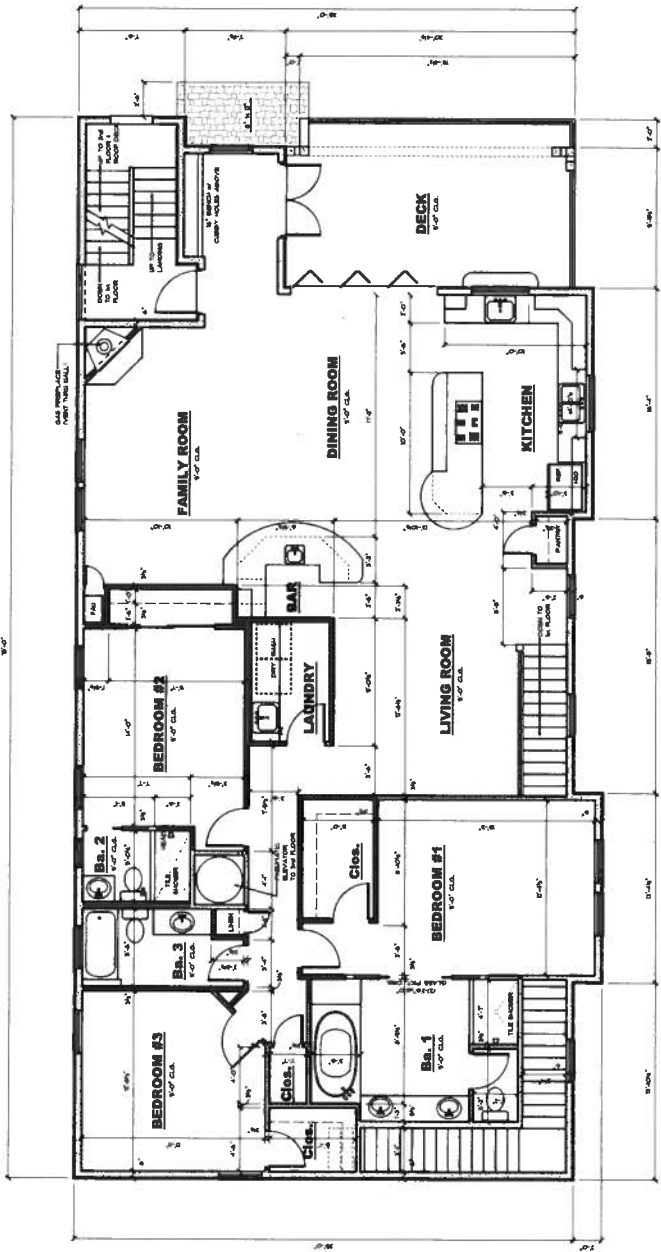
NO.	DATE	REVISIONS

REGISTERED ARCHITECT
 9000 The Plaza, Suite 400
 Irvine, CA 92618
 (949) 453-1111
 www.rba.com



502 S. Cleveland Street
Oceanside
California

EXAMINER NAME: J. ROBERT LICENSE NO.: EXPIRES: SCALE: ALIGNED: DATE:	2:1 SHEET OF 7
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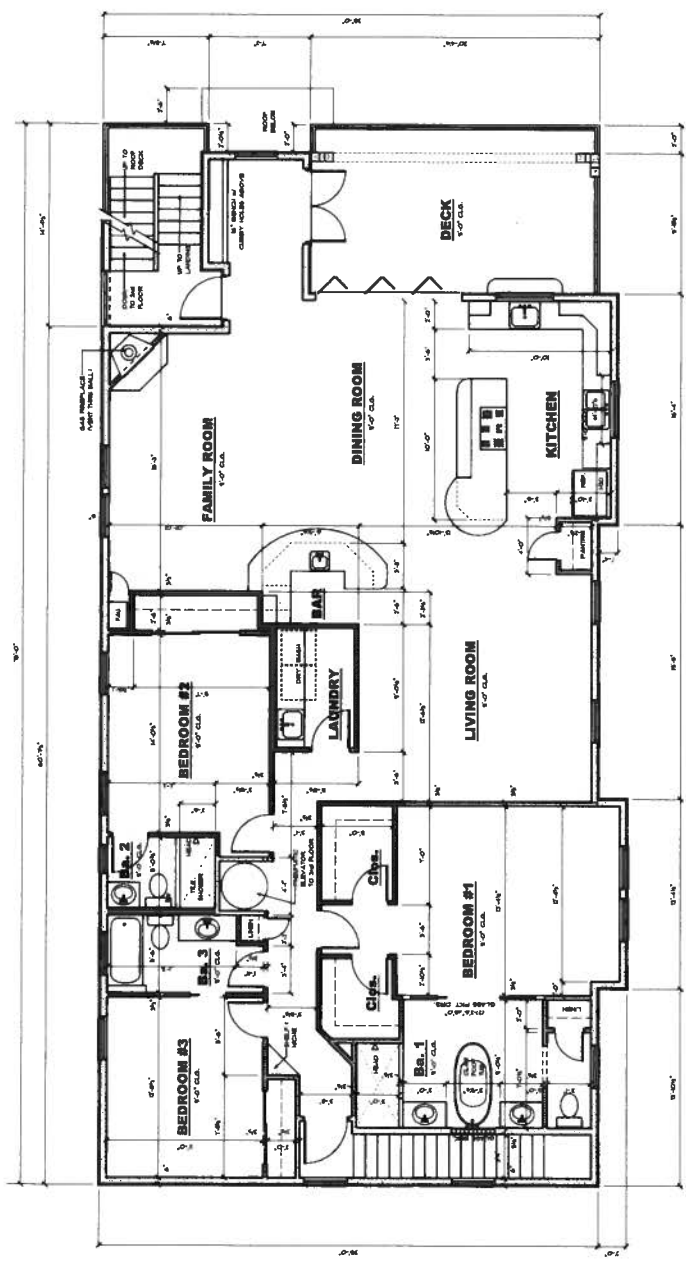
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION

502 S. Cleveland Street
 Oceanside
 California

PROJECT: 2024-001
 ARCHITECT: RJA
 1800 Tenth Street, Suite 400
 Oceanside, CA 92054
 PHONE: (760) 431-1111
 FAX: (760) 431-1112
 WWW: www.rja.com

SHEET: 2.2
 OF: 7



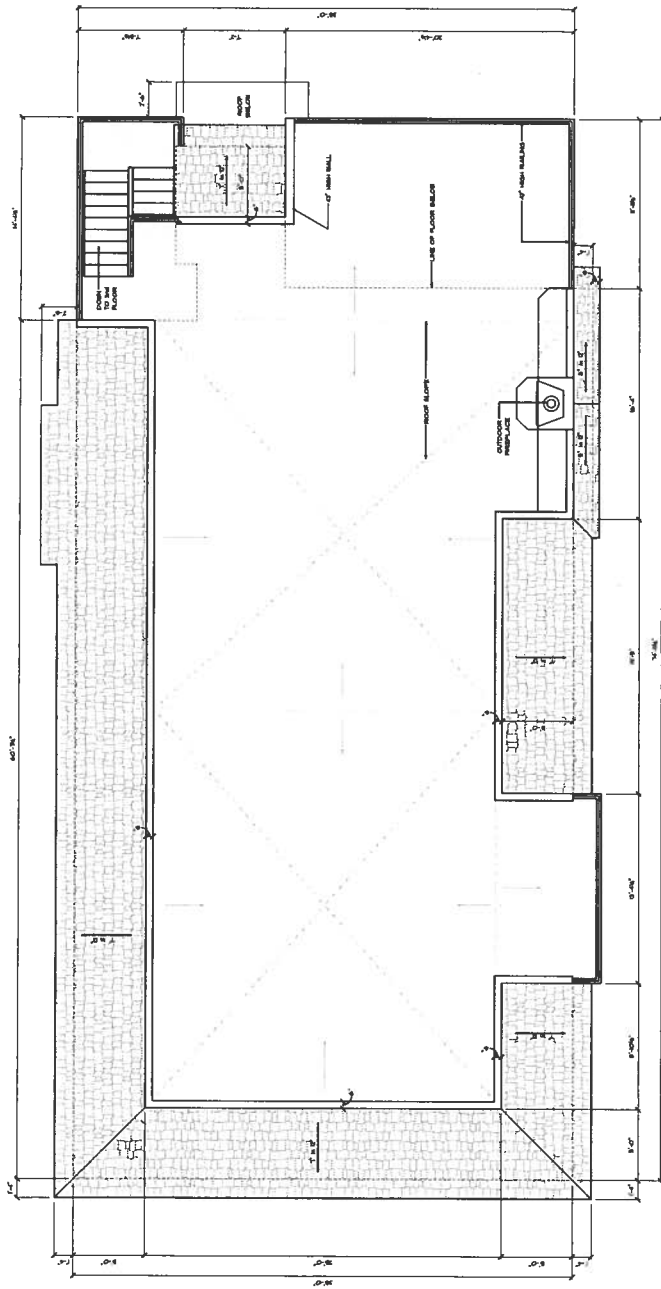
THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS

REGISTERED ARCHITECT
 PROJECT: **502 S. CLEVELAND STREET**
 ADDRESS: **OCEANSIDE, CALIFORNIA 92054**
 LICENSE NO.: **12345**
 EXPIRES: **12/31/2024**
 STATE OF CALIFORNIA
 ARCHITECTURE BOARD

502 S. Cleveland Street
Oceanside
California


DRAWING NO.: **2.3**
 SHEET NO.: **7**
 TOTAL SHEETS: **7**
 DATE: **10/26/2023**
 SCALE: **1/8" = 1'-0"**
 PROJECT: **502 S. CLEVELAND STREET**
 ARCHITECT: **PROJECT ARCHITECT**



ROOF DECK PLAN
 SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS

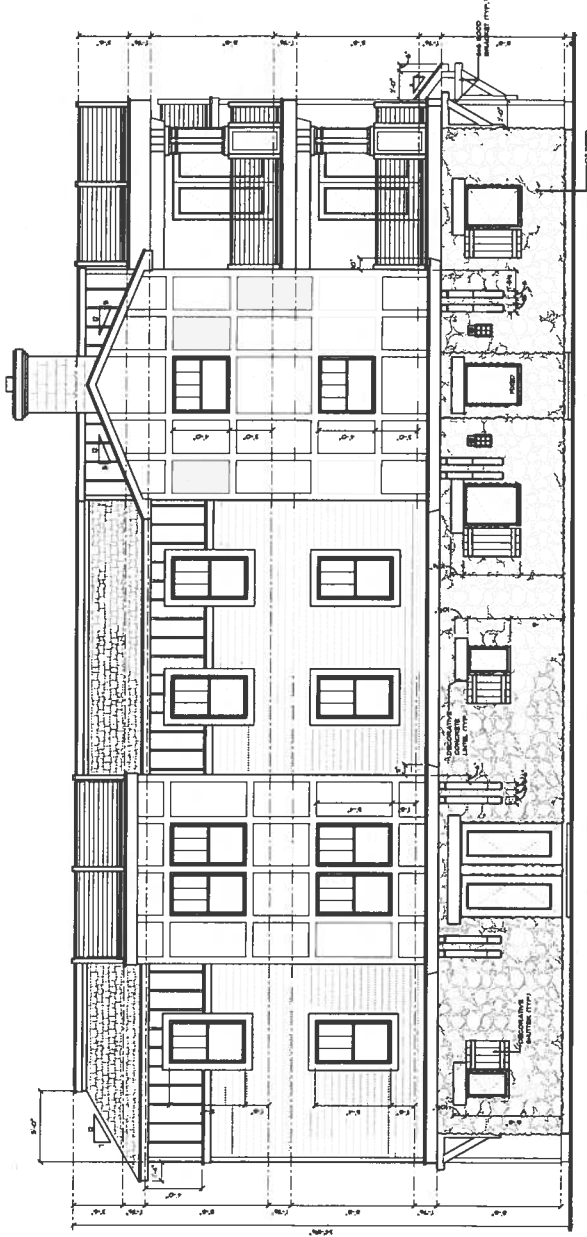
Robert Johnson
 ARCHITECT
 1888 Third Street, Suite 100
 San Francisco, CA 94103
 Telephone: 415.398.2828
 Fax: 415.398.2829
 E-mail: rj@rja.com
 Website: www.rja.com
 License No. 100000000



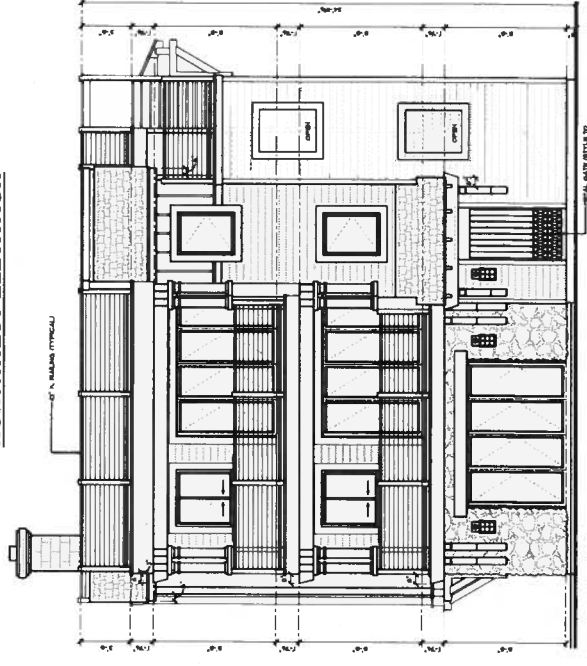
502 S. Cleveland Street
Oceanside
California

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

3.0
 OF 7 SHEETS



NORTHWEST ELEVATION



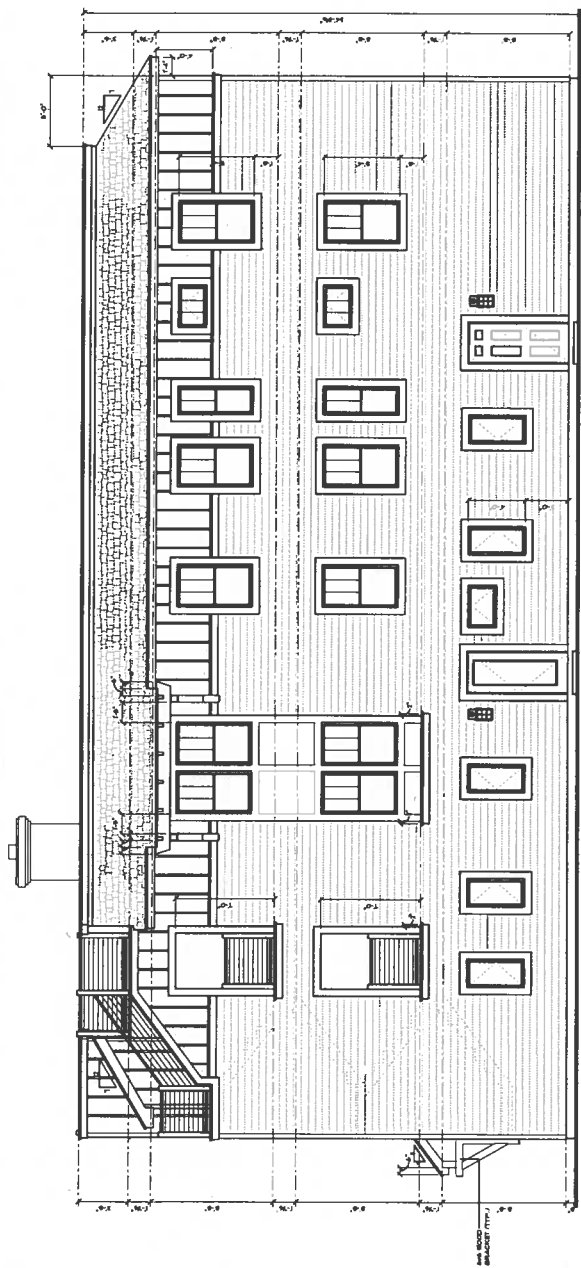
SOUTHWEST ELEVATION

DATE	DESCRIPTION

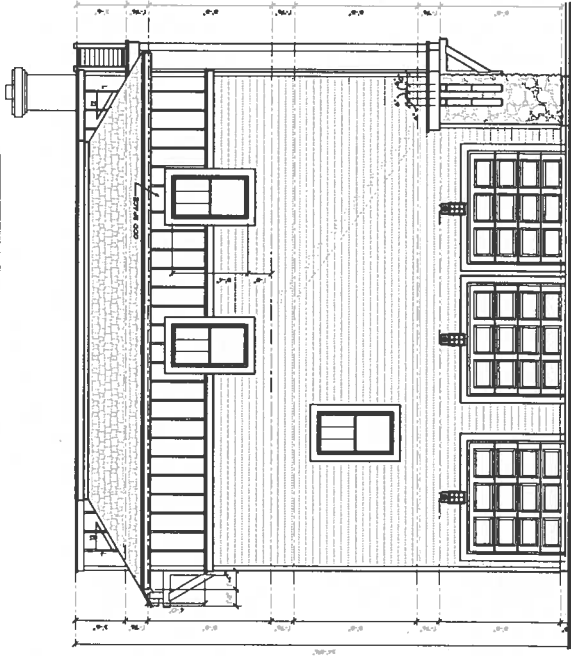
ARCHITECT
 PROJECT: [REDACTED]
 ADDRESS: [REDACTED]
 502 S. Cleveland Street
 Oceanside, CA 92054
 PHONE: (760) 431-1234
 FAX: (760) 431-5678
 WWW: [REDACTED]

502 S. Cleveland Street
 Oceanside
 California

SHEET
 3.1
 OF 7 SHEETS

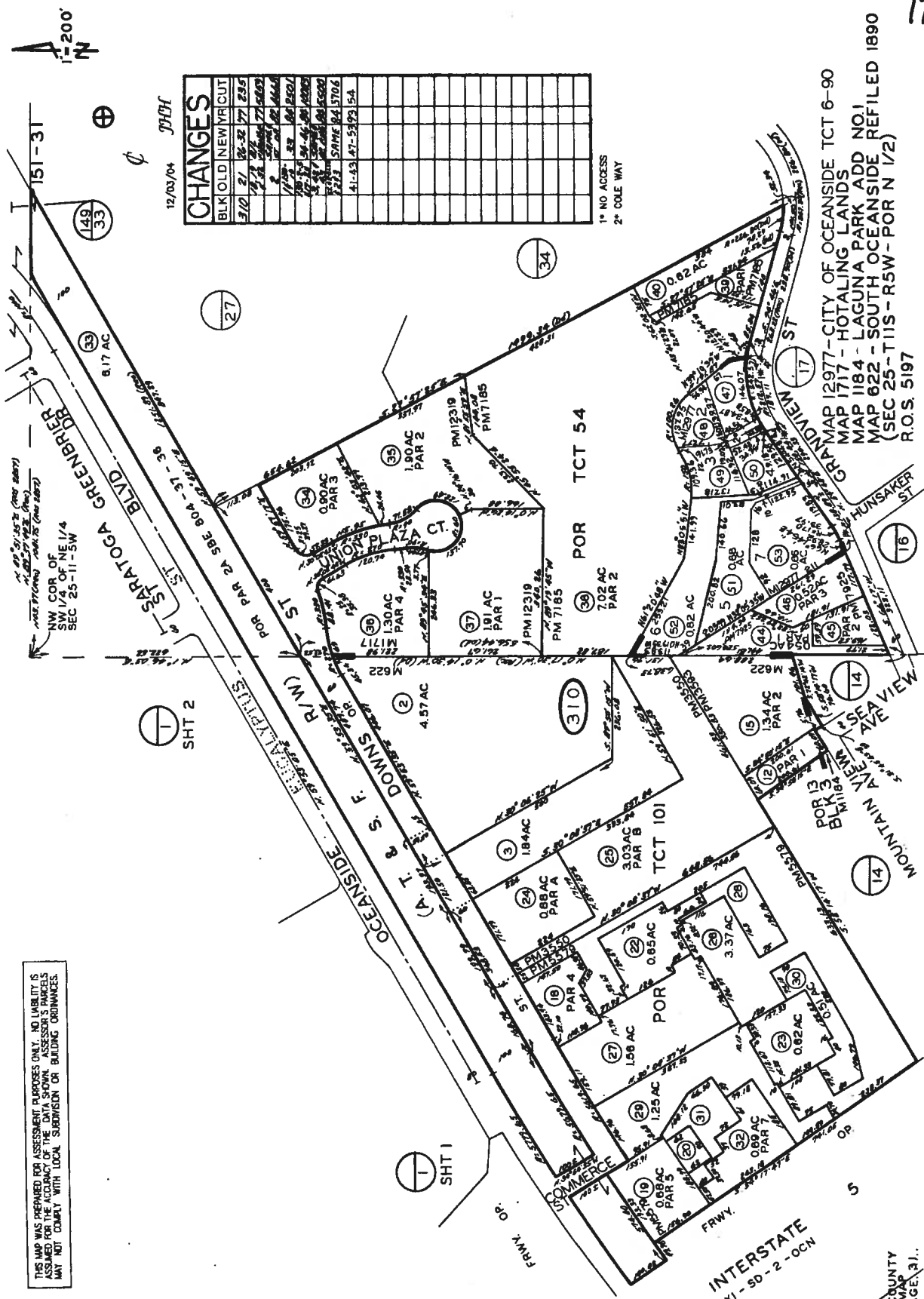


SOUTHEAST ELEVATION



NORTHEAST ELEVATION

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12/03/04 JPH

CHANGES	BLK	OLD	NEW	MCUT
	310	21	32-32	77 235
		22	32-32	77 235
		23	32-32	77 235
		24	32-32	77 235
		25	32-32	77 235
		26	32-32	77 235
		27	32-32	77 235
		28	32-32	77 235
		29	32-32	77 235
		30	32-32	77 235
		31	32-32	77 235
		32	32-32	77 235
		33	32-32	77 235
		34	32-32	77 235
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		36	32-32	77 235
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		38	32-32	77 235
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		40	32-32	77 235
		41	32-32	77 235
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		43	32-32	77 235
		44	32-32	77 235
		45	32-32	77 235
		46	32-32	77 235
		47	32-32	77 235
		48	32-32	77 235
		49	32-32	77 235
		50	32-32	77 235
		51	32-32	77 235
		52	32-32	77 235

1* NO ACCESS
2* COLE WAY

MAP 12977 - CITY OF OCEANSIDE TCT 6-90
MAP 1717 - HOTELING LANDS
MAP 1184 - LAGUNA PARK ADD NO.1
MAP 622 - SOUTH OCEANSIDE REFILED 1890
(SEC 25-T11S-R5W-POR N 1/2)
R.O.S. 5197

ITEM 2

SAN DIEGO COUNTY
ASSESSORS MAP
BOOK 151, PAGE 31.



May 4, 2015

City Of Oceanside
300 North Coast Highway
Oceanside, CA 92054

**RE: McDonald's Restaurant
1701 Oceanside Blvd.
Oceanside, CA 92056**

To Whom It May Concern,

McDonald's is proposing to remodel the noted existing restaurant with McDonald's new contemporary arcade branding. The upgrades include a complete exterior remodel, including an approximate 660 sq. ft. addition to the dining area. The interior public spaces will be remodeled throughout, with new seating and finishes, and toilet room upgrades to bring them in compliance with current accessibility codes. The site improvements will include the relocation of the drive thru ordering points, new signage, and second pick-up window for greater efficiency and improved vehicle stacking. The accessible parking and path of travel will also be upgraded to meet current codes. The landscaping will be refreshed and/or new added near the end of construction for a completely enhanced image.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Le', with a long horizontal stroke extending to the right.

Tom Le
Principal
DesignUA, Inc.

Proposed Elevations

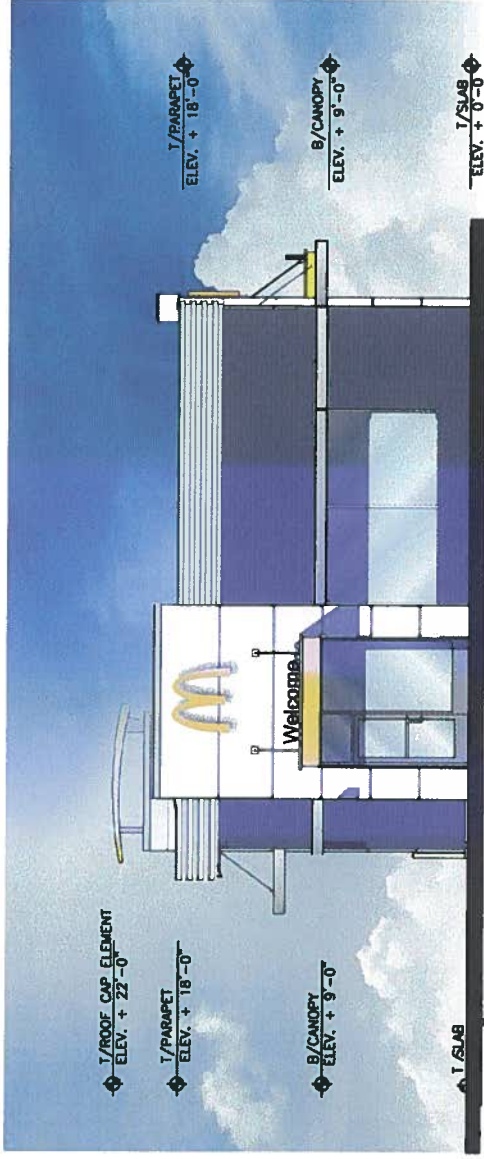
1701 OCEANSIDE BLVD
 OCEANSIDE, CA 92056

04-2200

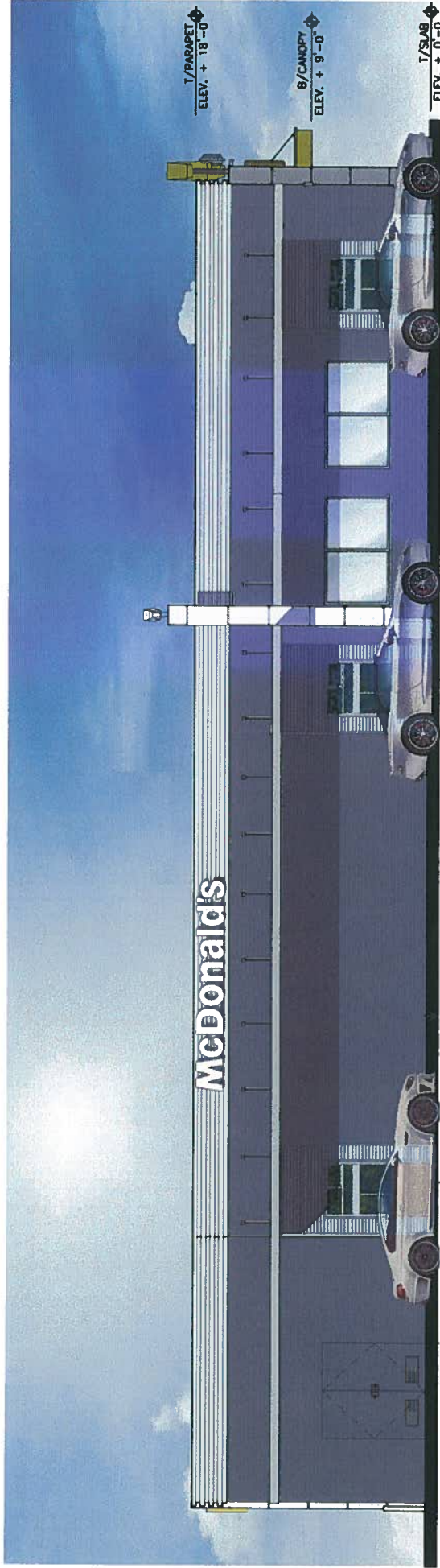
Scale: 1/8"=1'

New England Gray Color Scheme Materials Legend

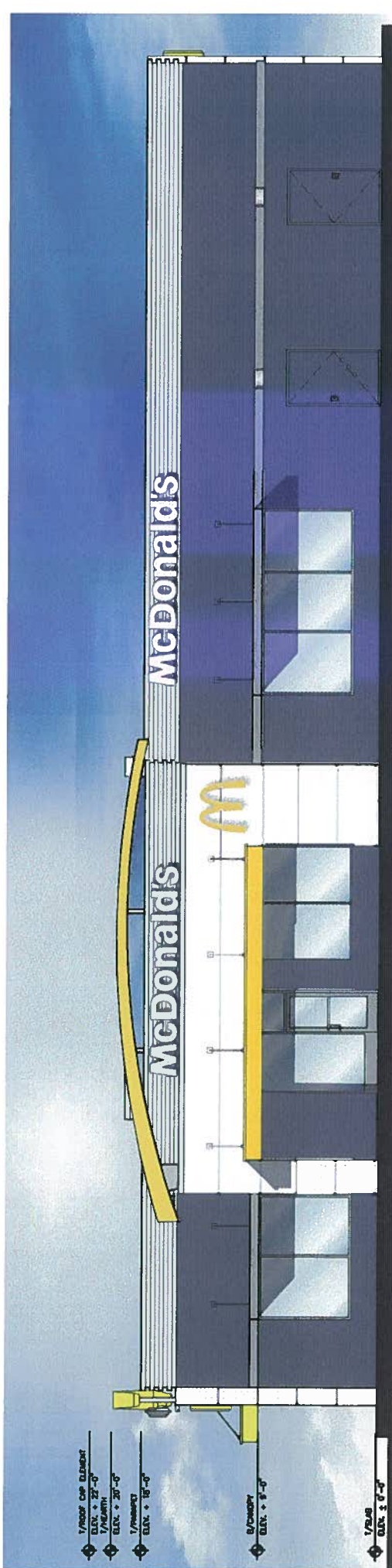
- Benjamin Moore- #1616 - Stormy Sky
- Benjamin Moore- Snow White
- Canopies (Metal)
- Aluminum Trellis
- Metal (Coping)



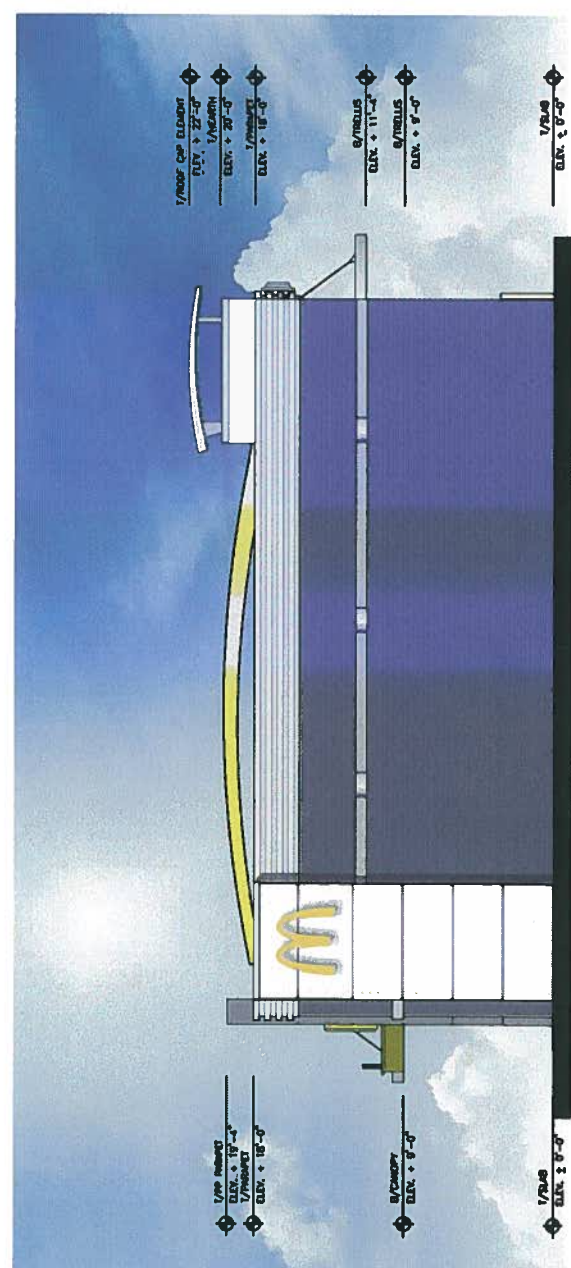
Entry Elevation



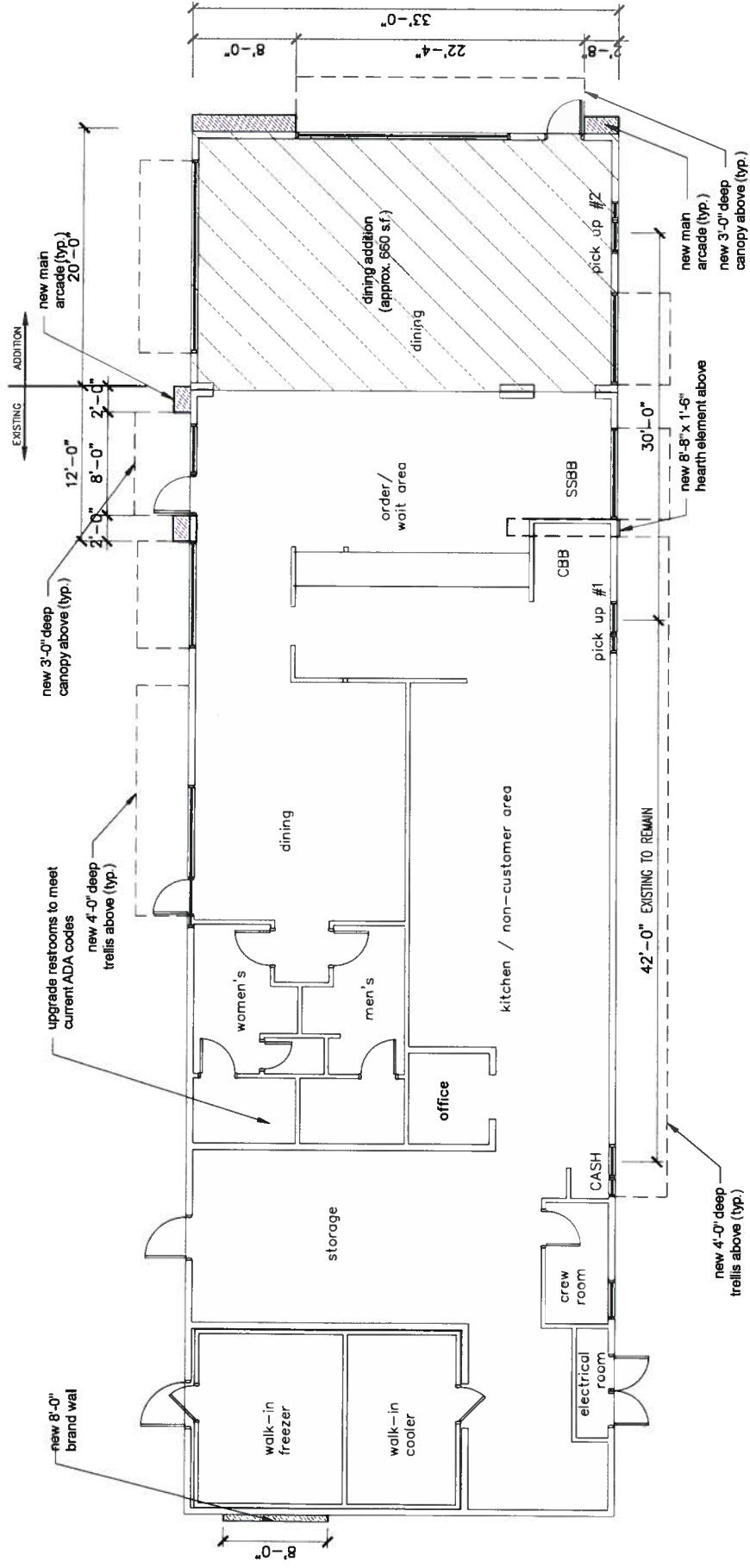
Non-D/T Elevation



Right Side - Right Side Elevation



Rear Elevation



McDonald's 004-2200

1701 OCEANSIDE BLVD
OCEANSIDE, CA 92056

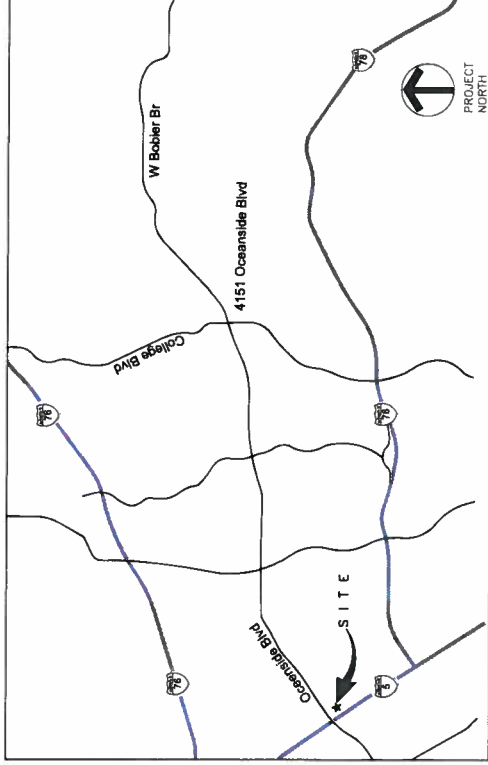
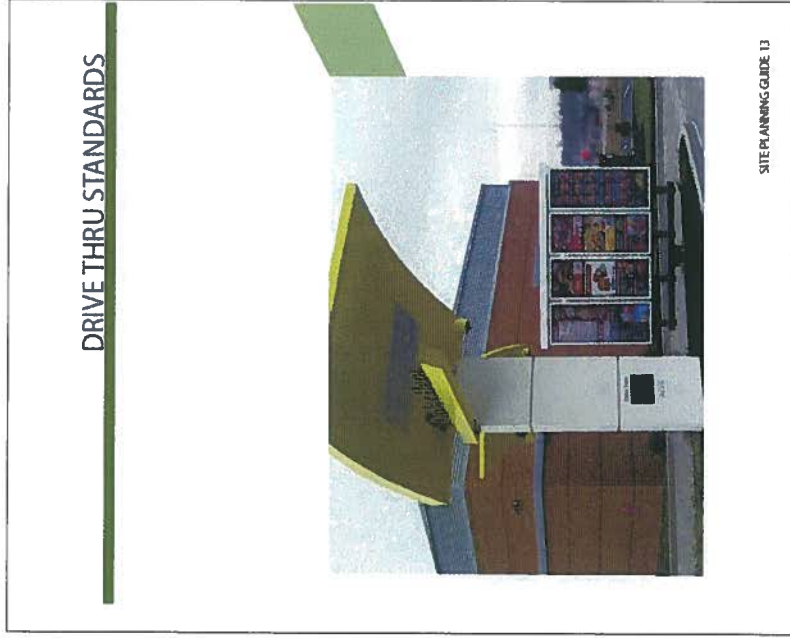
Proposed Floor Plan
Scale: 1/8" = 1'-0"
April 30, 2015

U:\Projects\2015\McDonalds\Projects\04-2200_Oceanside\04-2200_Oceanside\1-10_Plan_004-2200_1701_Oceanside.dwg
Date: 4/30/15 11:58 AM
User: jason.gardner

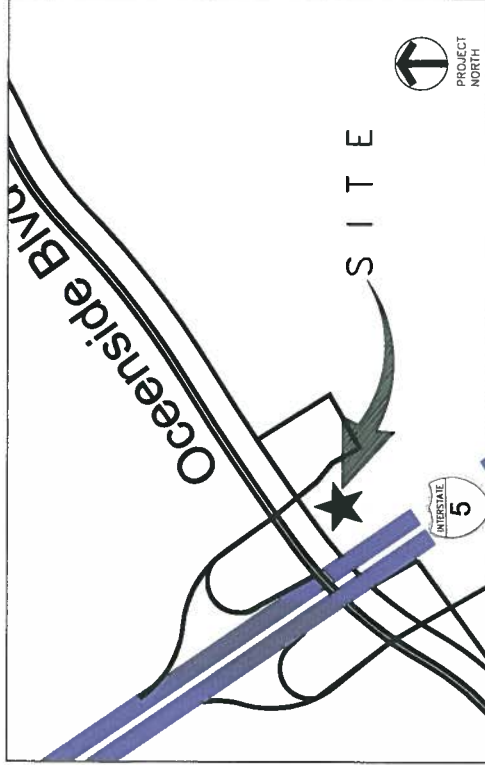
PROJECT DESCRIPTION:

- EXISTING SINGLE DRIVE THRU
- PROPOSE SECOND ORDER POINT
- MODIFY THE EXISTING ORDERING POINT
- TWO NEW CANOPIES AT THE ORDERING POINT
- DINNING ADDITION 660 S.F.
- TOILET ROOM UPGRADES

ADDRESS:
1701 OCEANSIDE BLVD,
OCEANSIDE, CA 92056
APN: 15131011900



REGIONAL CITY MAP



LOCATOR MAP



PLANNING AND DESIGN
1700 AVENUE 158
SAN DIEGO, CA 92108
PHONE 714.882.3500 | FAX 714.882.3544

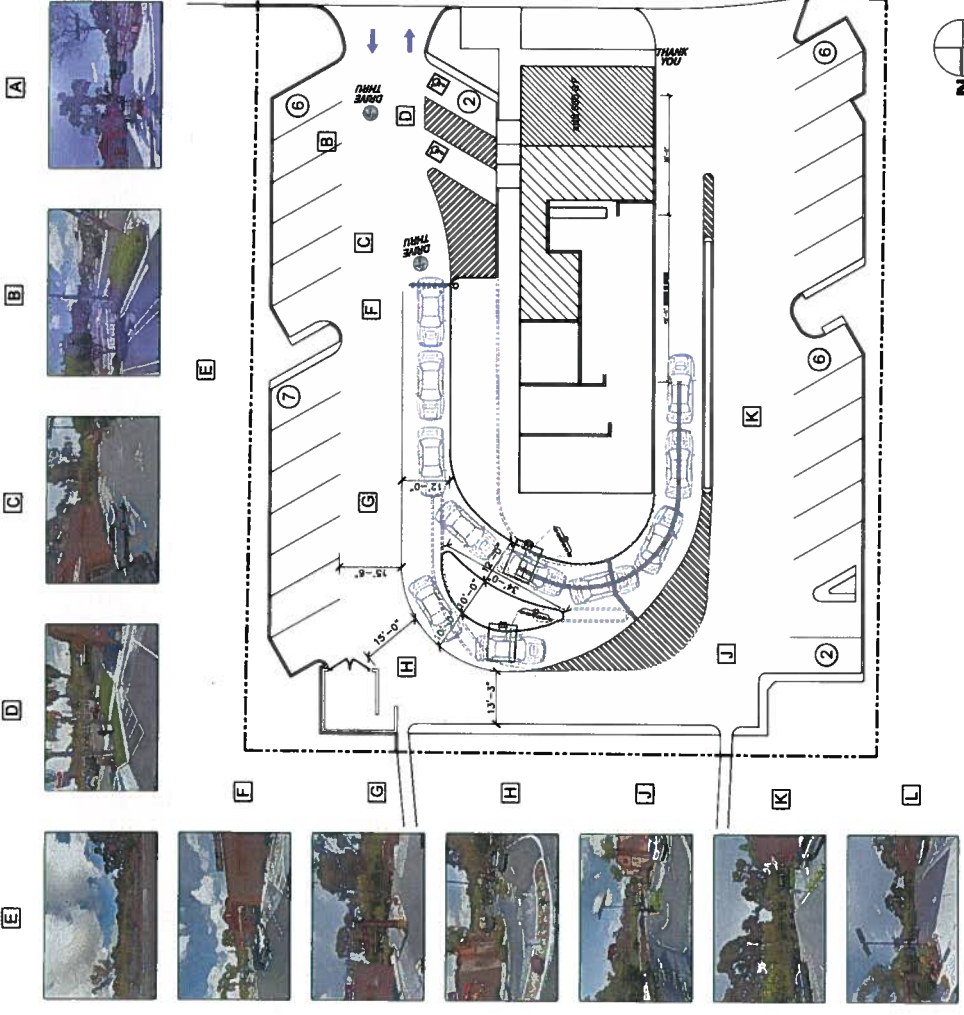
McDonald's 004-2200

1701 OCEANSIDE BLVD
 OCEANSIDE, CA 92056

CONCEPTUAL SITE PLAN

Scale: none scale
May 4, 2015

15131011900 McDonald's 004-2200 Oceanside, CA
 1701 Oceanside Blvd, Oceanside, CA 92056
 15131011900 McDonald's 004-2200 Oceanside, CA



E

D

C

B

A



designnum
 PLANNING AND DESIGN
 10000 Wilshire Blvd, Suite 1000 | Century City | CA | 90045
 Phone: 310.620.2000 | Fax: 310.620.2004

McDonald's 004-2200
 1701 OCEANSIDE BLVD
 OCEANSIDE, CA 92056

PHOTO
 Scale: 1/32" = 1'-0"
 May 4, 2015
 1701 OCEANSIDE BLVD
 OCEANSIDE, CA 92056
 PROJECT NO. 004-2200
 DRAWING NO. 004-2200-STEP1-PLAN