

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, June 30, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion to construct a gas station with car wash located at the southwest corner of Highway 76 and Airport Road.

**Zoning: IL (Limited Industrial)**  
**Land Use: LI (Light Industrial)**  
**Neighborhood Area: Airport**  
**Assessor Parcel Number: 146-050-86**  
**Contact Person: Reza Shera**  
**Tel.: 858-401-9090**  
**Email: [rezashera@gmail.com](mailto:rezashera@gmail.com)**

Attachments:

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

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<sup>1</sup> 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.

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146-5,15

146-05  
1"=200'

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		67	68	69	78	2834	
		45	78	3312			
		18	70	71	80	1582	
		16	72	74	80	2263	
		74	75	80	191		
		75	83	429			
		83	83	2902			
		88	88	6952			
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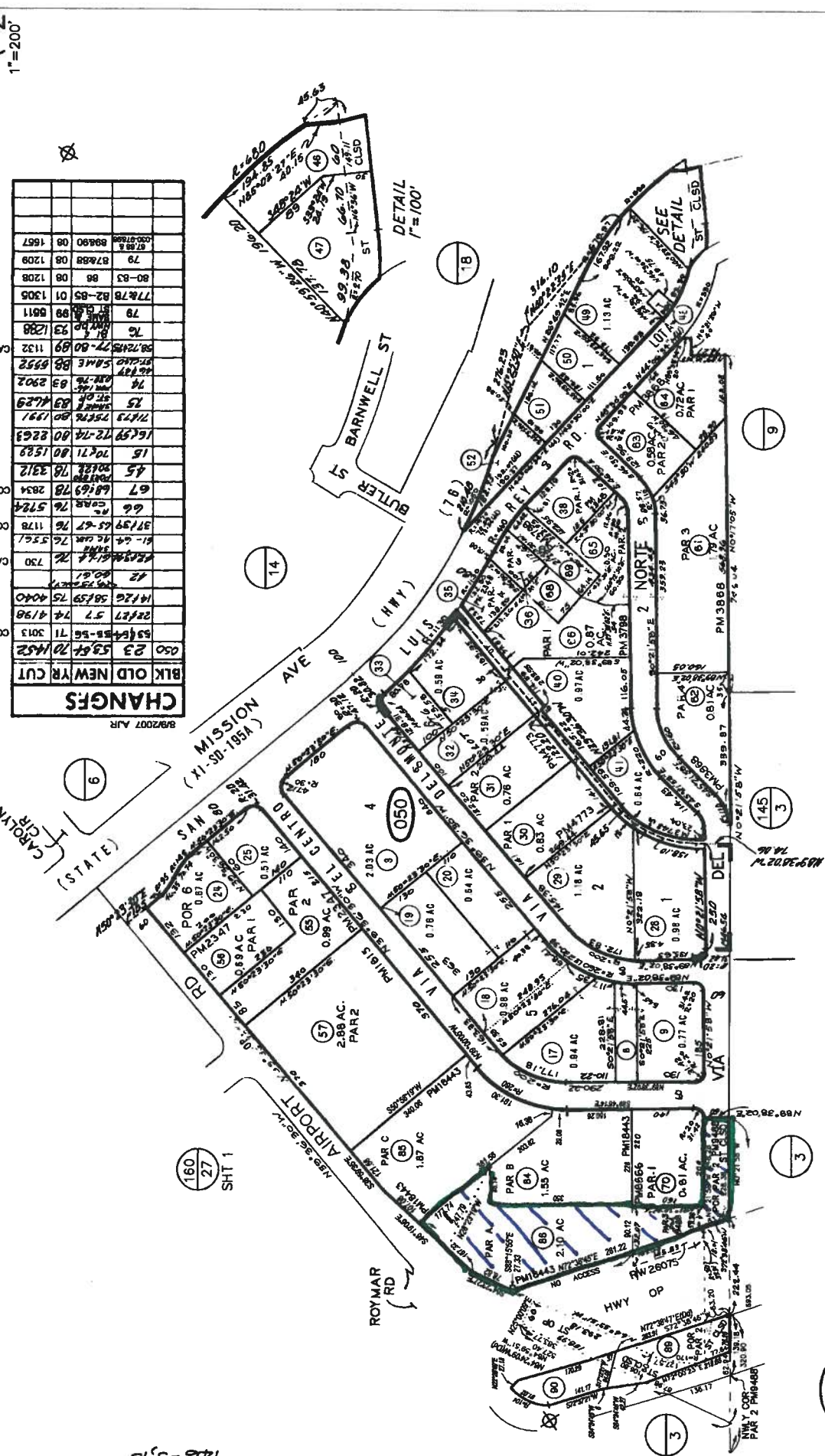
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MAP 4654-RESUB NO 1 OF LOT 3  
MAP 3748-OCEANSIDE INDUSTRIAL SUB  
ROS 14995

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN OR BUILDING ORDINANCES MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

6-9-05  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 247 PAGE 05

To: Vida Murrell  
Administrative Secretary  
Development Services Department  
Planning Division

From: Pacific Group  
261 N. Hwy 101 Suite 1019  
Solana Beach, CA 92075

Dear Ms. Murrell,

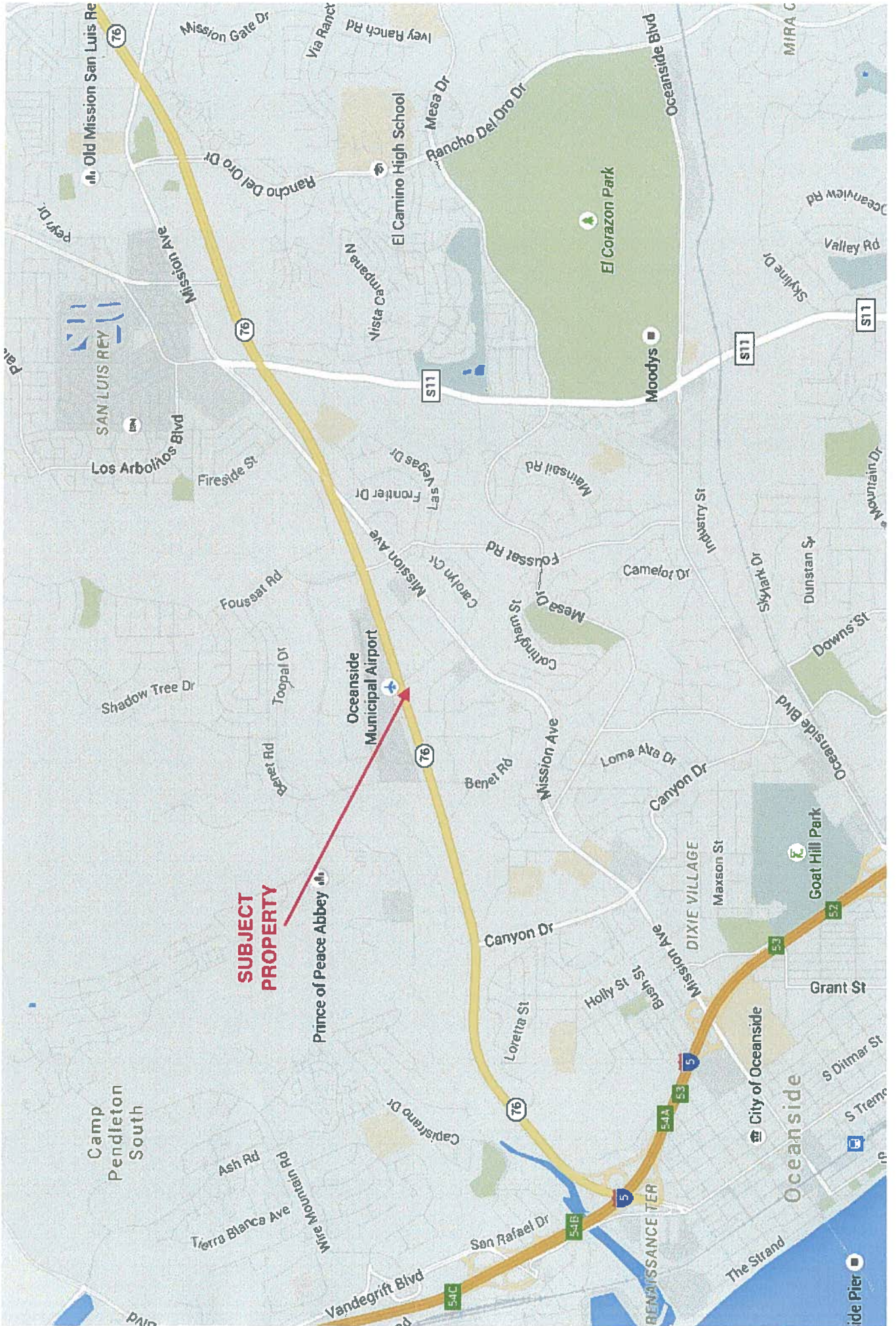
Our goal is to provide an attractive and practical retail center located at the southwest corner of Hwy 76 and Airport Road (APN #: 146-050-86-00). This retail center will include a gas station and carwash, one that the local Oceanside community will be proud to have and enjoy for many years to come as it will be built with quality and aesthetics in mind.

In order to achieve this goal we have partnered with McArdle & Associates who are known for their high quality award winning projects throughout Southern California including the local standout projects such as Stone Brewery in Escondido, the West Inn Development in Carlsbad which includes; West Inn & Suites, Bistro West, West Steakhouse & Seafood, as well as an exceptionally well designed gas station. Photos of these projects have been included with our Developers Conference Submission Package for your review.

Sincerely,

Max Gee  
Pacific Group  
261 N. Hwy 101 Suite 1019  
Solana Beach, CA 92075

Email: [tmaxgee@gmail.com](mailto:tmaxgee@gmail.com)  
Phone: 858.336.4840



**SUBJECT  
PROPERTY**

Oceanside  
Municipal Airport

Prince of Peace Abbey



Camp  
Pendleton  
South

Oceanside

RENAISSANCE TOWER

The Strand

side Pier

City of Oceanside

Grant St

Goat Hill Park

Downs St

Dunstan St

Skark Dr

Skyline Dr

Valley Rd

Oceanside Blvd

MIFA C

Industry St

Maxson St

Mission Ave

Bash St

Holly St

Loretta St

Son Rafael Dr

Loma Alta Dr

Canyon Dr

Mesa Dr

Corning St

Kussat Rd

Mansall Rd

Las Vegas Dr

Frontier Dr

Mission Ave

Foussat Rd

Shadow Tree Dr

Benet Rd

Topgal Dr

Beaer Rd

Capistrano Dr

Terra Blanca Ave

Wine Mountain Rd

Camela Dr

Skark Dr

Downs St

Dunstan St

Skyline Dr

Valley Rd

Oceanside Blvd

MIFA C

Industry St

Maxson St

Mission Ave

Frontier Dr

Mission Ave

Foussat Rd

Shadow Tree Dr

Benet Rd

Topgal Dr

Beaer Rd

Capistrano Dr

Terra Blanca Ave

Wine Mountain Rd

Camela Dr

Frontier Dr

Mission Ave

Foussat Rd

Shadow Tree Dr

Benet Rd

Topgal Dr

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Capistrano Dr

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Shadow Tree Dr

Benet Rd

Topgal Dr

Beaer Rd

Capistrano Dr

Terra Blanca Ave

Wine Mountain Rd

Camela Dr



**SUBJECT PROPERTY**

Xtreme Hydroponics

Via Del Norte

San Luis Rey Mission Expy

Airport Rd

Airport Rd

Airport Rd

San Diego Humane Society

& Ocean Sports

Tsunami Skydivers, Inc

Oceanside Municipal Airport

Tap That Draft Beer Services

TNT Services

California Smo

Legacy Brewing Company, Inc

Pure Turbos

Oceanside Motorsports

Superior Foam Products

Barry Snyder Designs

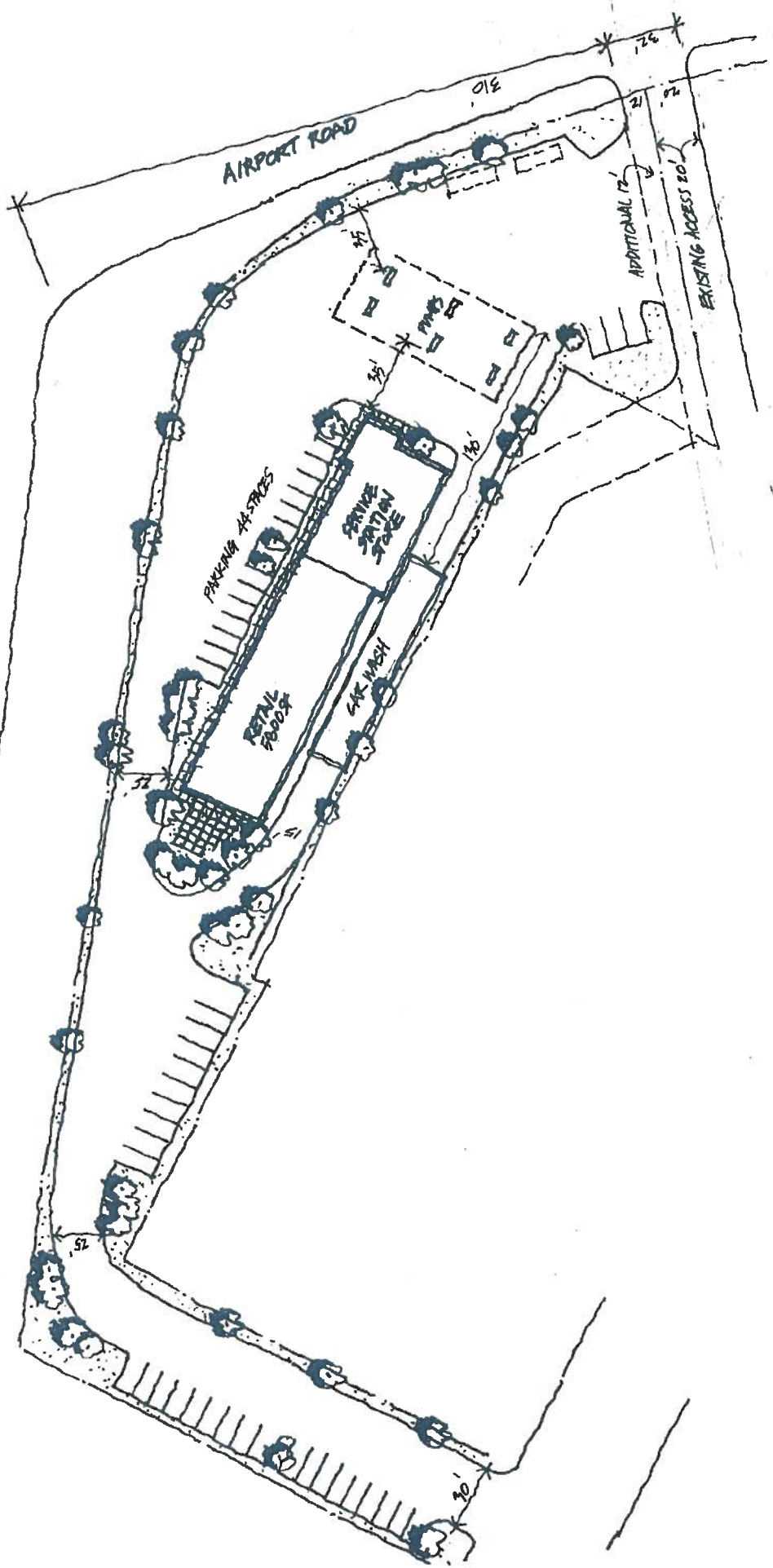
Enterprise Rent-A-Car

Preci-Parts

Burke Surfboards

Surf Blanks America

STATE ROUTE 76



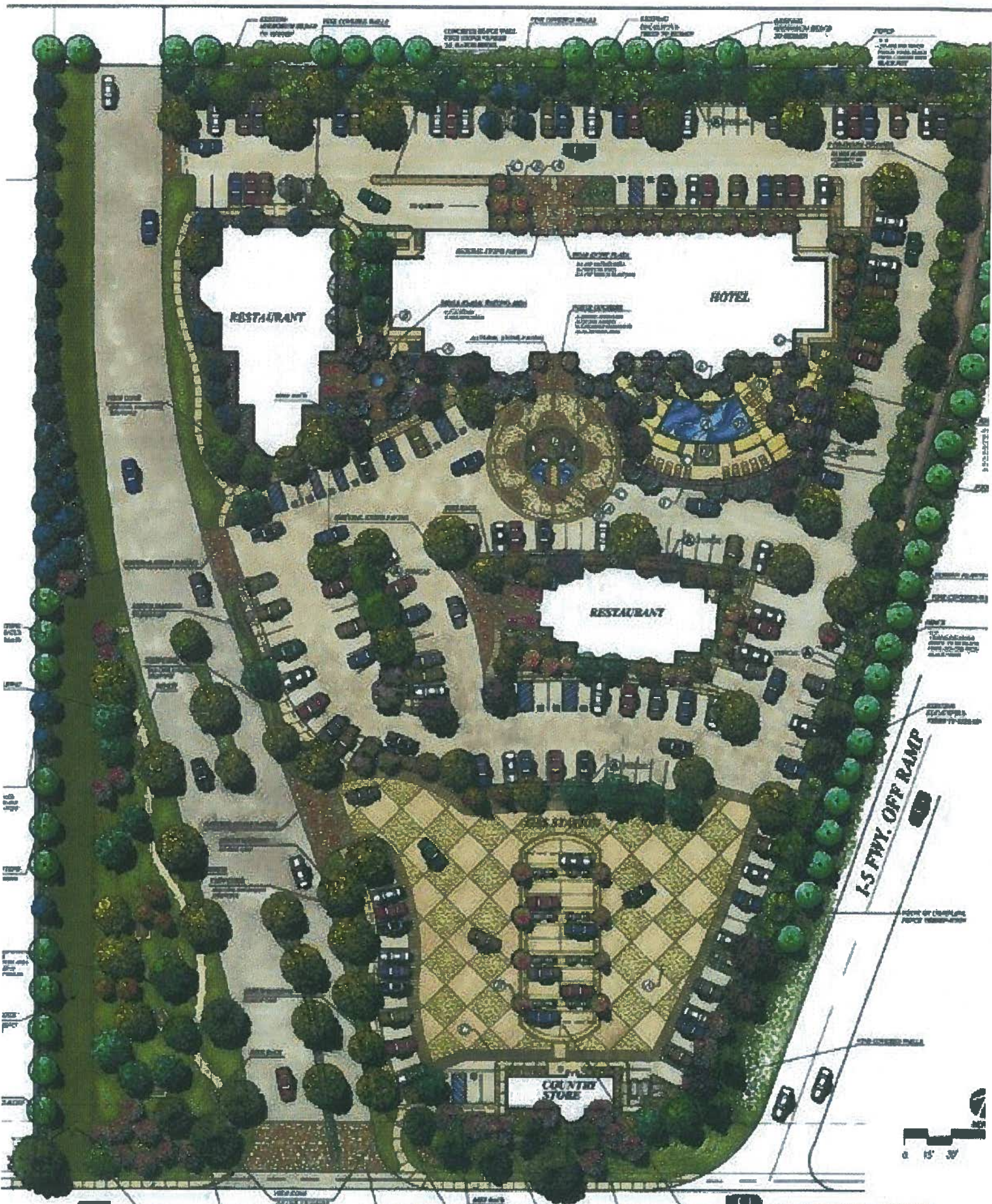
CONCEPTUAL SITE PLAN

AIRPORT ROAD COMMERCIAL

DATE: 6-15  
 ALL RIGHTS RESERVED. THE ARCHITECTURE OF ARCHITECTURE  
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MAA Architects  
 2173 Sulf Avenue, Suite 200  
 Carlsbad, California 92008  
 Phone: 760-431-7775



**CANNON**

**ROAD**

**I-5 FWY. OFF RAMP**

**NOTE:**  
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.





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