

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, July 5, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m. Proposed boutique hotel and associated uses located at 802 S Pacific Street

Zoning: C1 (Neighborhood Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 150-351-01
Contact Person: James Statser
Tel.: (760) 822-2556
Email: jstatsersr@gmail.com

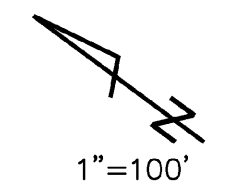
2. 9:30 a.m. – 10:30 a.m. Proposed outdoor vehicle and equipment storage on vacant land located SE of El Camino Real and the railroad (adjacent to 1602 S El Camino Real)

Zoning: IL (Limited Industrial)
Land Use: LI (Limited Industrial)
Neighborhood Area: Mira Costa
Assessor Parcel Number: 162-050-36
Contact Person: Navid Sam
Tel.:
Email: quality1towing@gmail.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's 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.*



1"=100'

10/11/11 MGC

ITEM #1

152
1

37

A. T. & S. F. R. R.

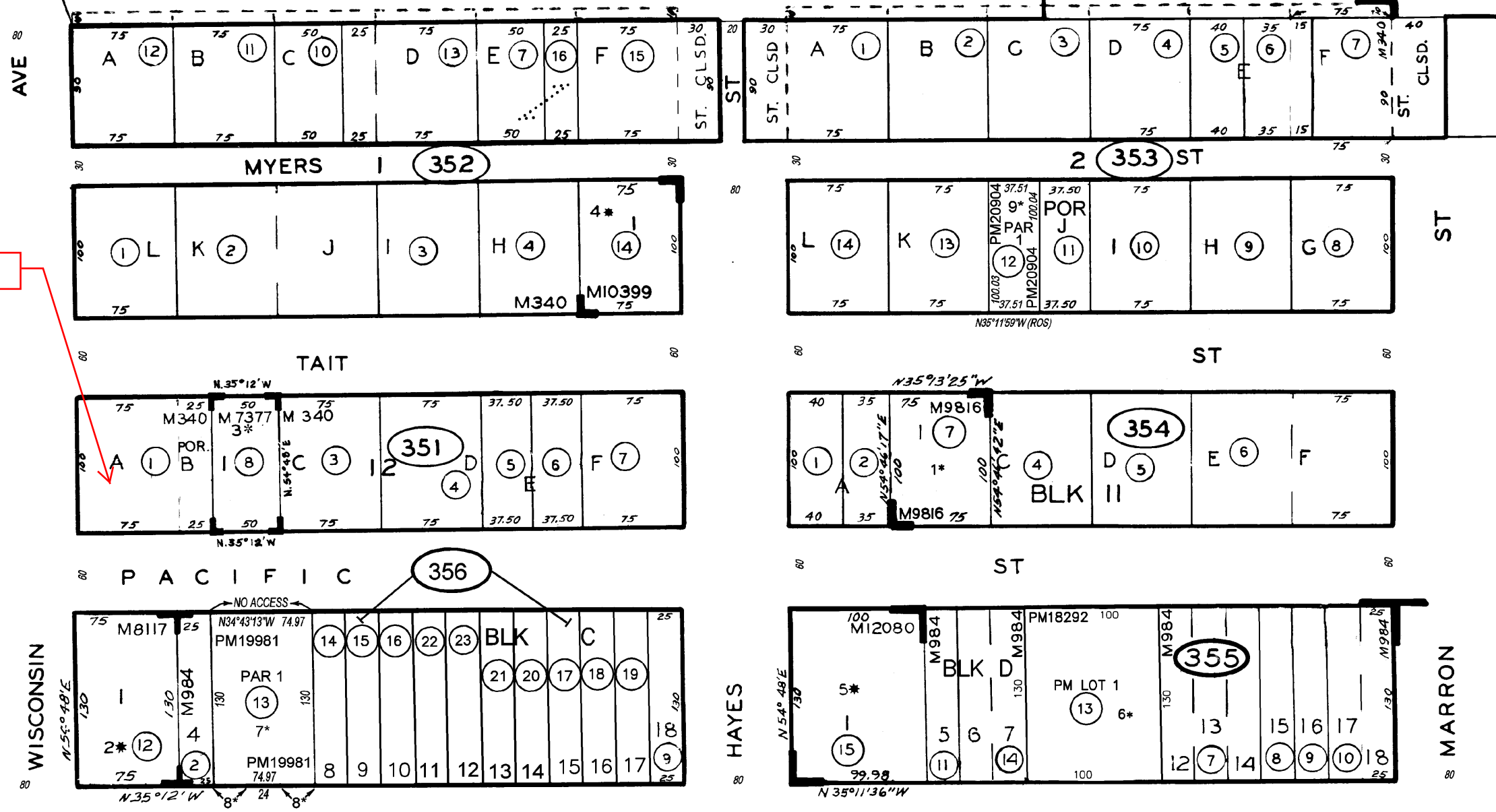
(15) POR PAR 12A
1.56AC
SBE MAP 804-37-6C

(A. T. & S. F. R. R.)

CHANGES				
BLK	OLD	NEW	YR	CUT
352	8&9	13	70	3313
315	2	8	73	149
351	8	CONDM	73	567
356	1	10&11	74	2310
356	10&11	12	76	36
356	12	CONDM	76	422
355	5&6	13	80	1793
354	3	7	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	ST. CLSD. #7	SAME	83	6163
355	4&12	14	84	3809
352	14	CONDM	86	503
355	1&2	15	89	53
355	15	CONDM	89	686
356	3&4	13	96	1377
352	6	15&16	00	1079
355	13	CONDO	00	650
356	5	14-16	06	1815
356	13	SAME & ACC RTS	07	5516
356	8	17-19	07	1559
356	7	20&21	08	1261
356	6	22&23	09	1112
353	12	CONDO	12	539

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.

150-34,35,36



Project Site

26

152
7

ES
8-6-69

- MAP 12080 - EDGEWATER CONDOMINIUMS
- MAP 10399 - TAIT STREET CONDOMINIUMS
- MAP 9816 - BLUEWATER PROPERTIES(CONDM)
- MAP 8117 - CASA DEL MAR(CONDM)
- MAP 7377 - SEA SPRAY VILLAS
- MAP 984 - MYER'S ANNEX - BLKS C & D
- MAP 340 - MYER'S ADD - BLKS 1, 2, 11 & POR 12
- SEC 26 - T11S - R5W - POR
- ROS 15853, 20330, 20499

- 1* CONDM BLUEWATER PROPERTIES DOC81-369181 (SEE SHT. 3)
- 2* CASA DEL MAR CONDM (SEE SHT 2)
- 3* CONDM SEA SPRAY VILLAS (SEE SHT 2)
- 4* CONDM TAIT STREET DOC. 84-471497 (SEE SHT. 3)
- 5* CONDM EDGEWATER DOC89-027854 (SEE SHT.3)
- 6* CONDO PACIFIC VIEW DOC99-764894 (SEE SHT 3)
- 7* CONDO (PEND) 809 SOUTH PACIFIC ST DOC2006-0291174
- 8* NO ACCESS
- 9* CONDO 916 TAIT ST DOC11-0373724 (SEE SHT 3)

Address: 802 South Pacific Street, Oceanside, California

Project Description:

Boutique Hotel including, Coffee Shop, Art Store and Cocktail area both in the Lobby and Roof Top Garden.

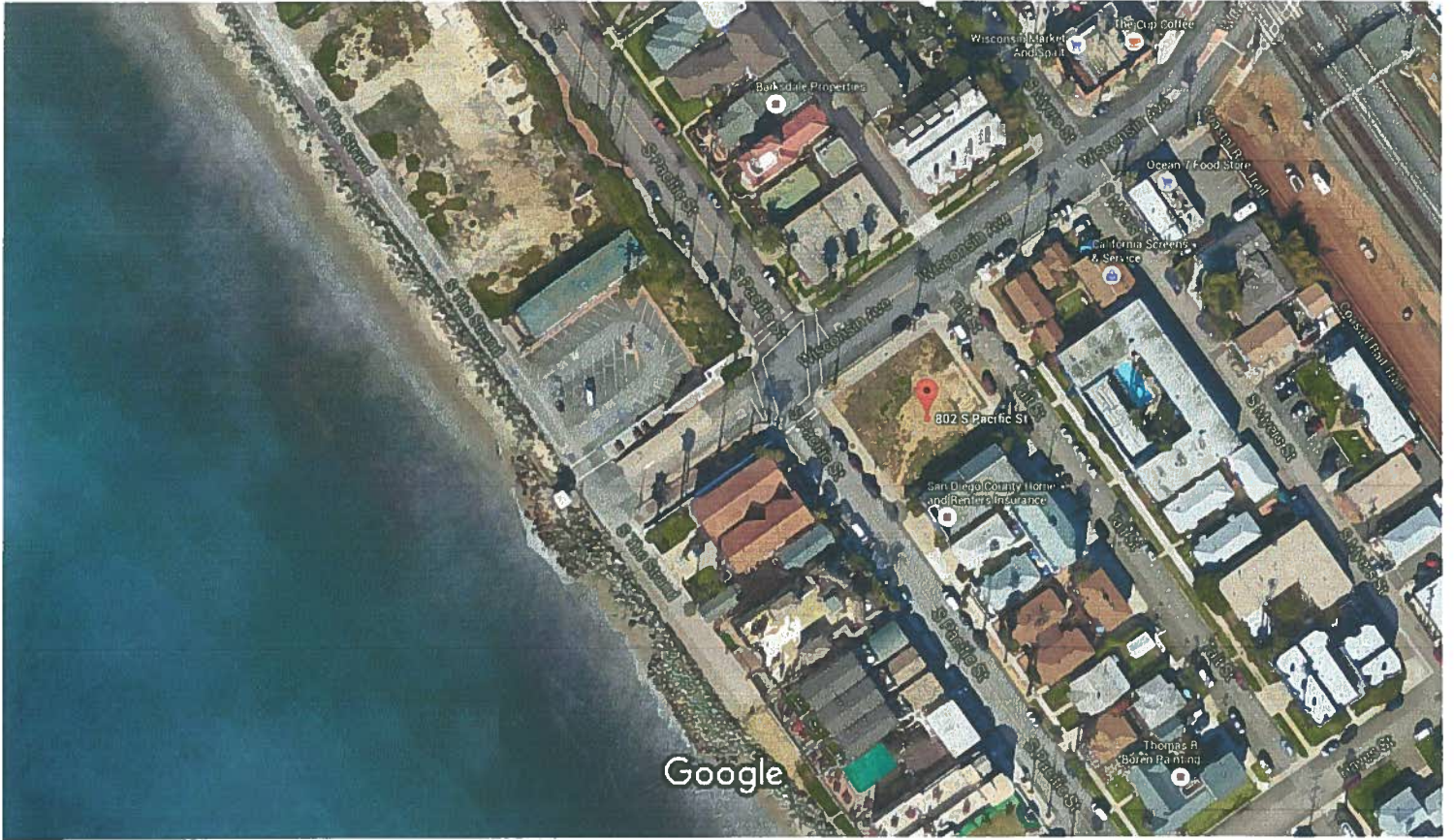
- Plans are conceptual.
- There are over 40 parking spaces two levels below grade. We choose Pacific Street as the entrance because the elevation is three feet lower than on Tait Street. There are three parking spaces off of Tait Street that allows for Dis-abled Parking and street level entrance.
- Height 45' four stories (with a possible variance to go one more story this would make it more profitable for the client and city.) The city would receive an estimated \$25,000-\$40,000 a year in addition taxes for the added story.
- The Roof Top Garden could be used by hotel guest and locals. On a clear day we think you will be able to see all along the coast from La Jolla to Dana Point. It could be used for parties, weddings and Etc. All plantings on the roof would be in containers, therefore movable in order to re-arrange for private areas and different venues.

The owners traded for this lot in a 1031 exchange for Cardiff by-the-Sea Lodge. The owner designed, built and landscaped the Lodge. They also operated the Lodge for 23 years. We feel we learned a lot in that time. We learned what materials to use and not use. The Lodge was approximately 800' from the beach. This Project is approximately 200' so the Sea environment will be even more brutal.

The previous owner had several conceptual plans presented to the Coastal Commission a few years ago and the one they liked the most was a Hotel with a Coffee Shop (Tourist serving). That also fit what we thought best for this site. We have had people interested in this site that was thinking of a parking lot and a 7-Eleven store.

Thank you for the opportunity to present this project. We appreciate any input and insight. If you have any questions or input please call 760-822-2556 or email Jstatsersr@gmail.com

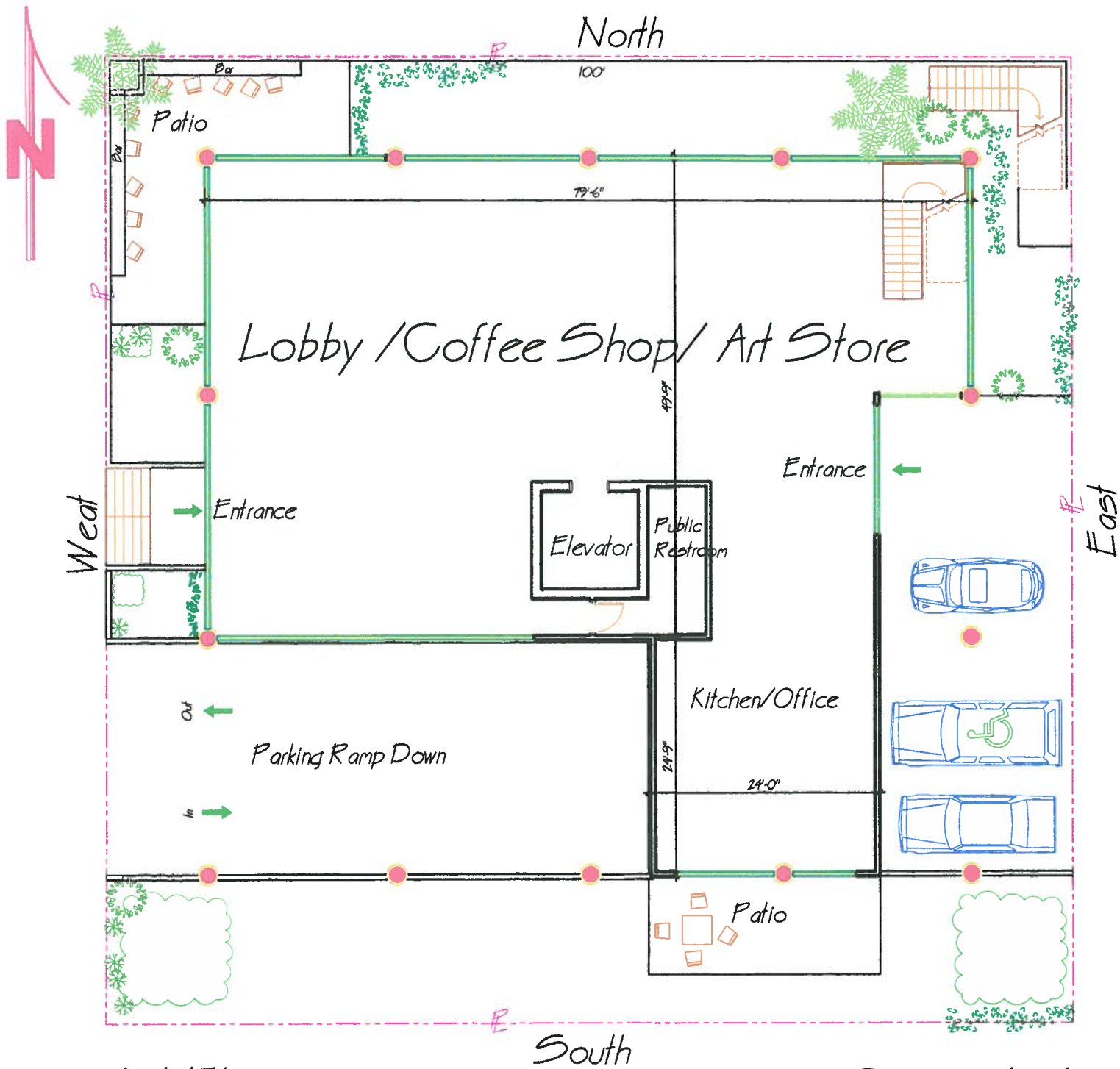
James Statser



Imagery ©2016 Google, Map data ©2016 Google 50 ft



802 S Pacific St
Oceanside, CA 92054



1st Floor

South

6/14/16-12:15PM

Conceptual

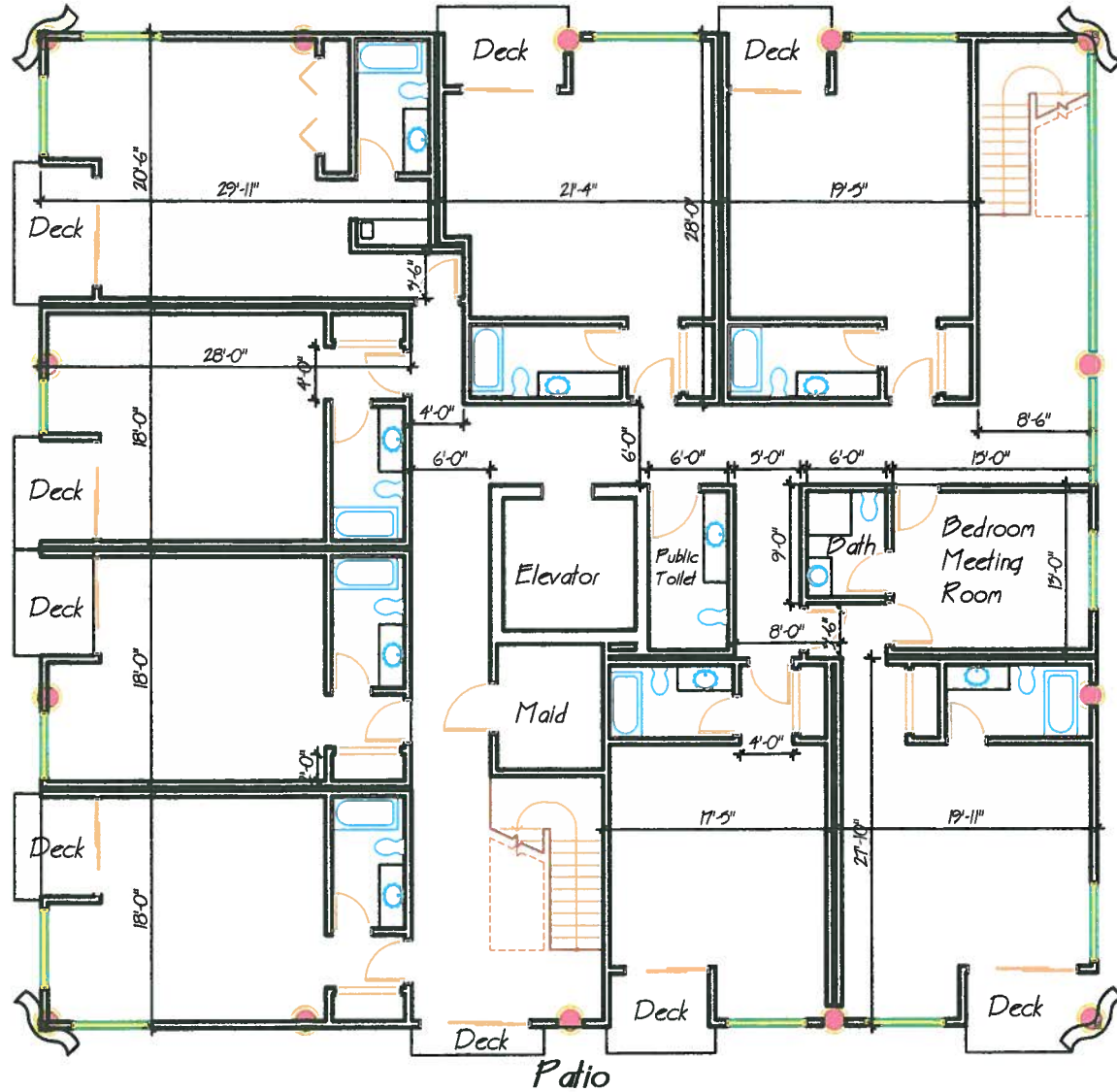
6/14/16
1 PM



North

West

East



2nd/3rd/4th. Floor

6/4/16-9:42PM

South

Conceptual

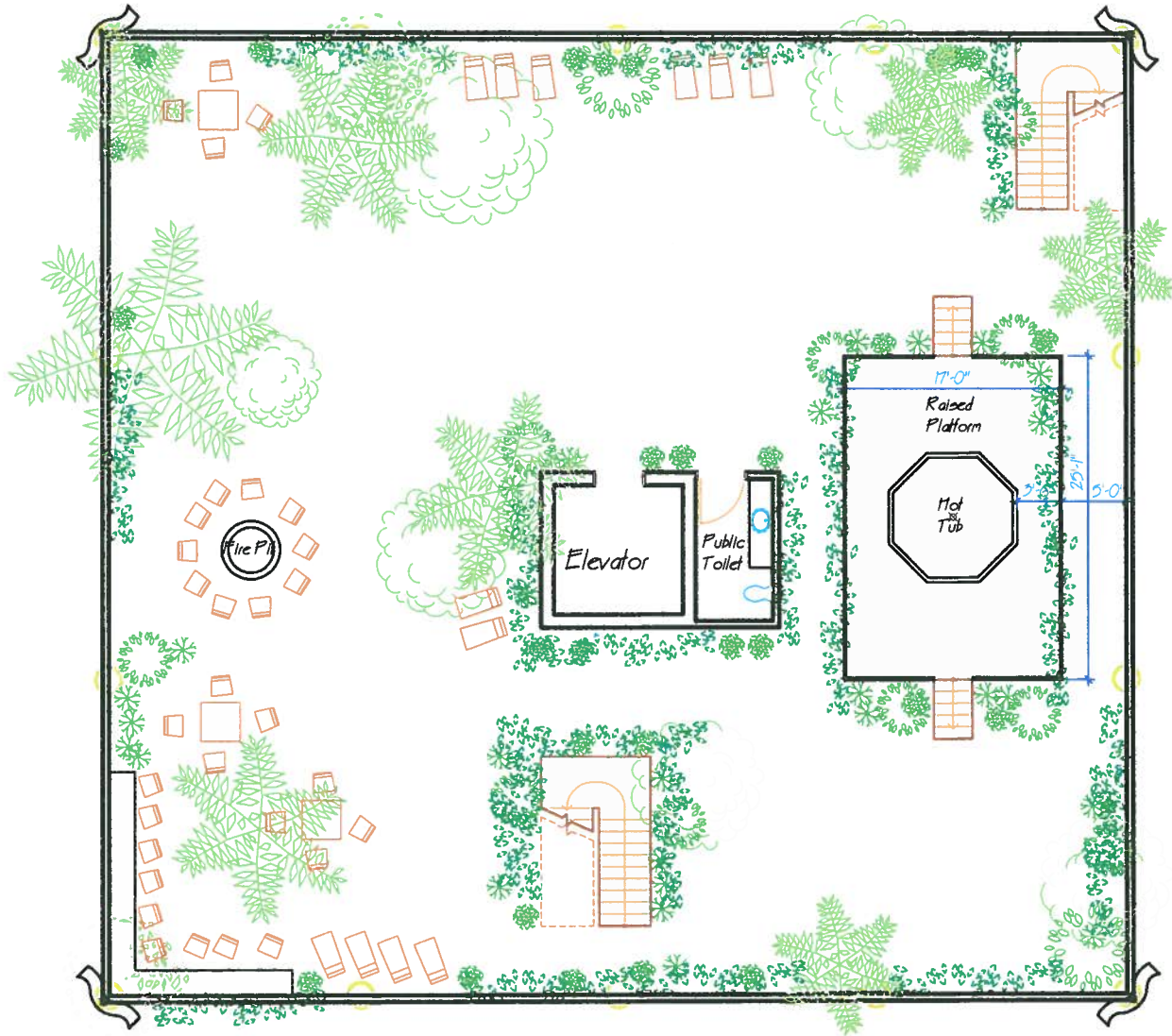
6/14/16
1 PM

North



West

East



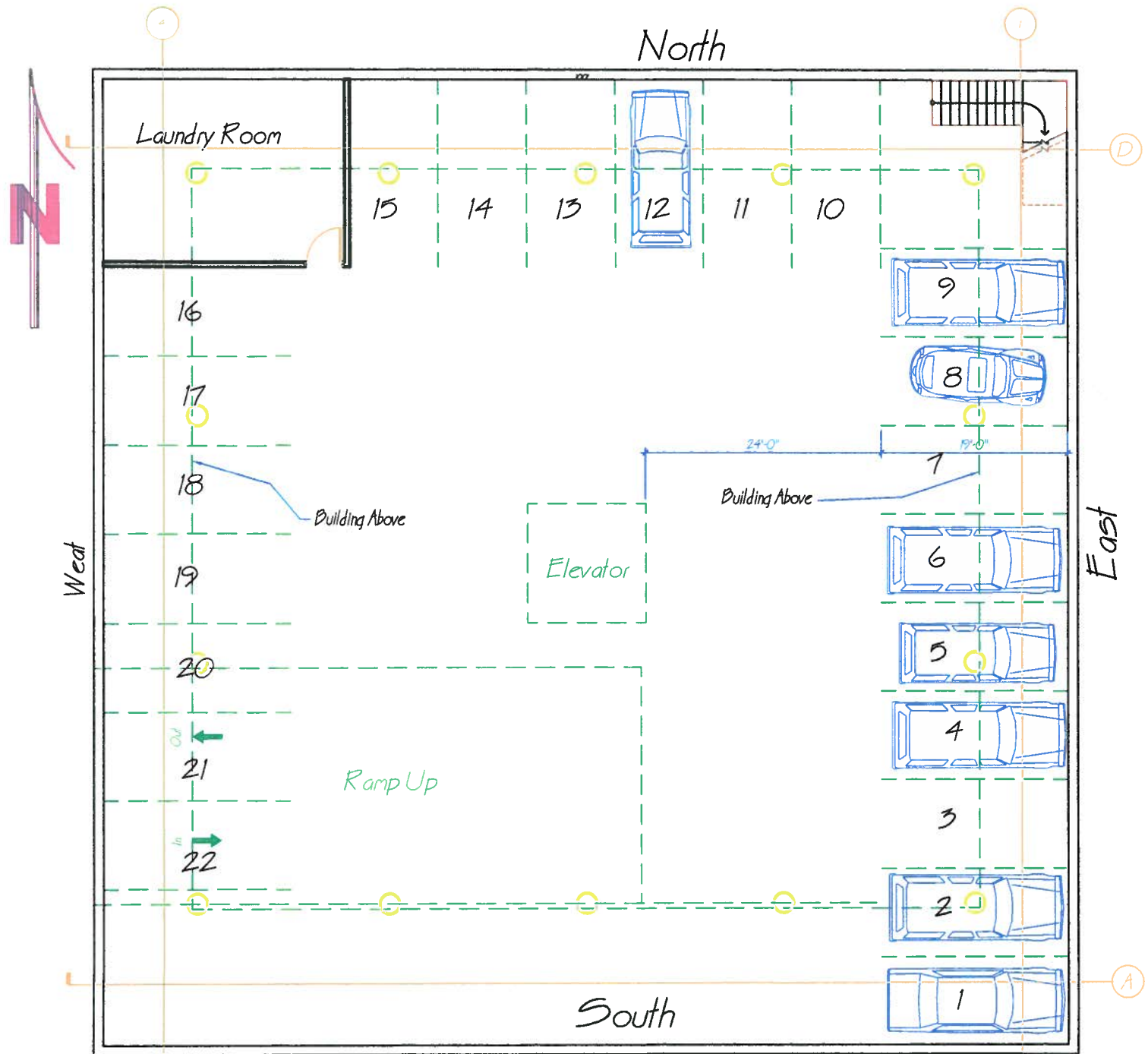
Roof Garden

6/5/16-12PM

South

Conceptual

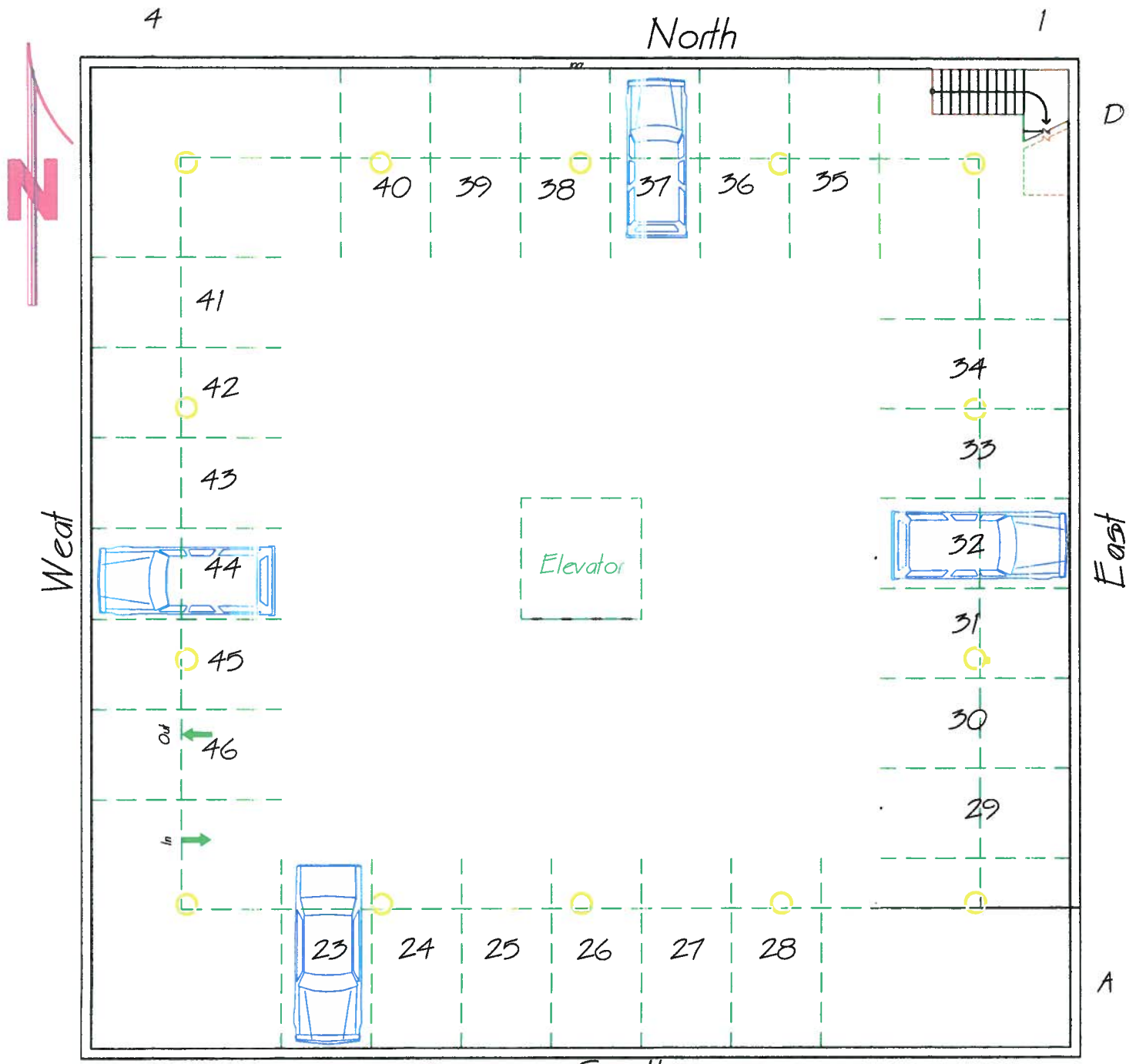
6/14/16
1 PM



1st Parking Level below Street 6/5/16-1:30PM

Conceptual

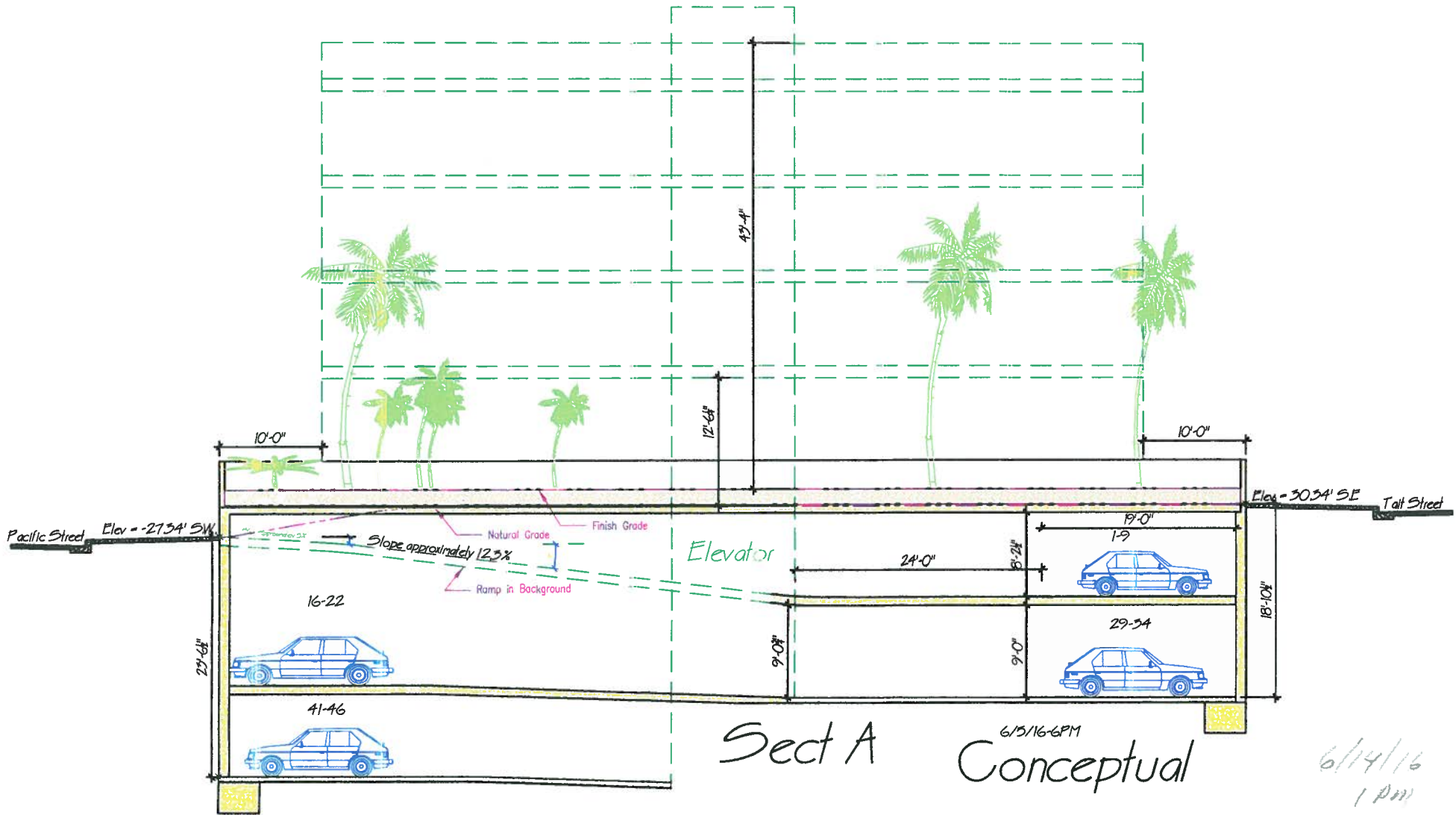
6/14/16
1 PM

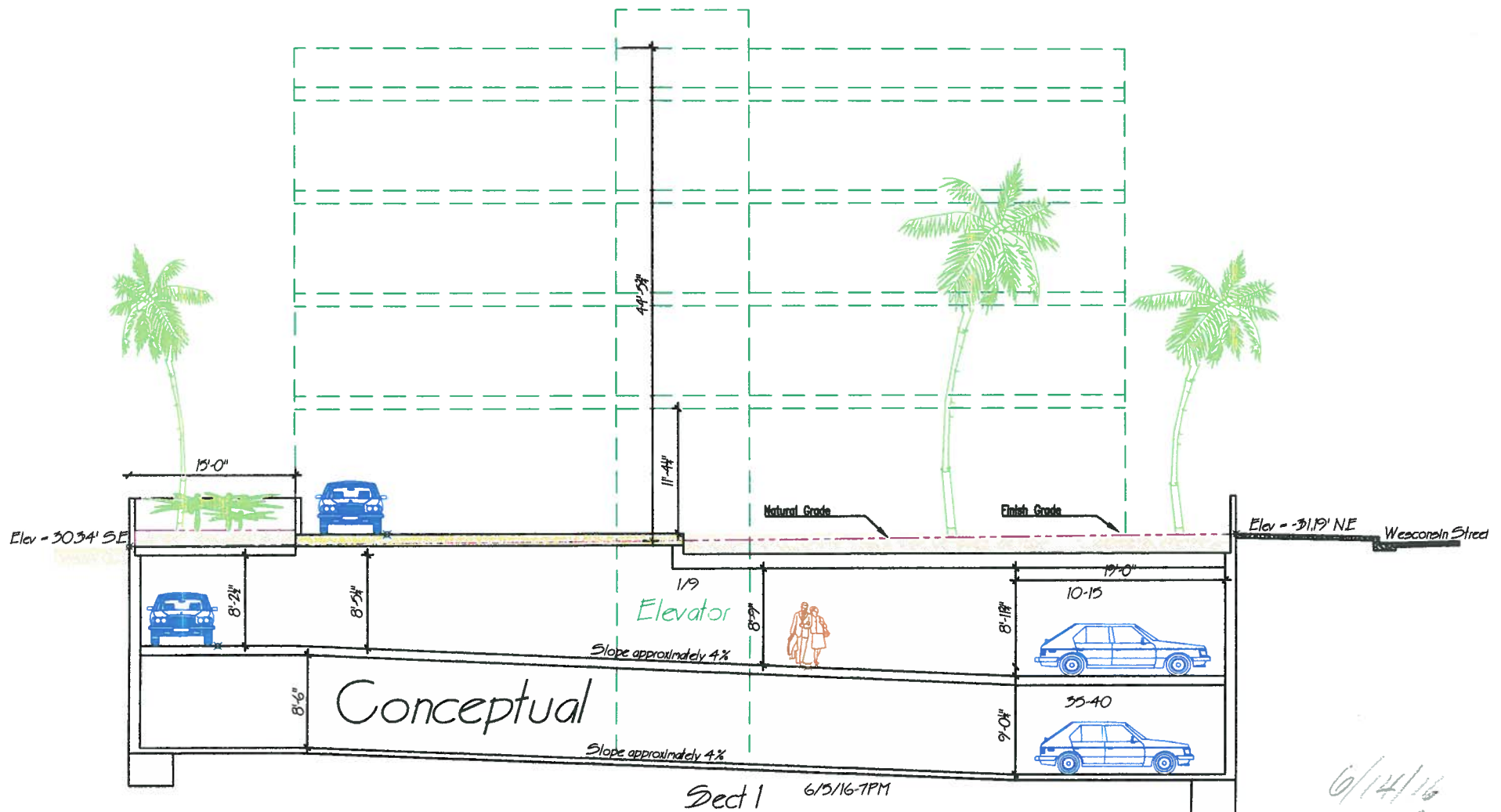


6/5/16-1:45PM

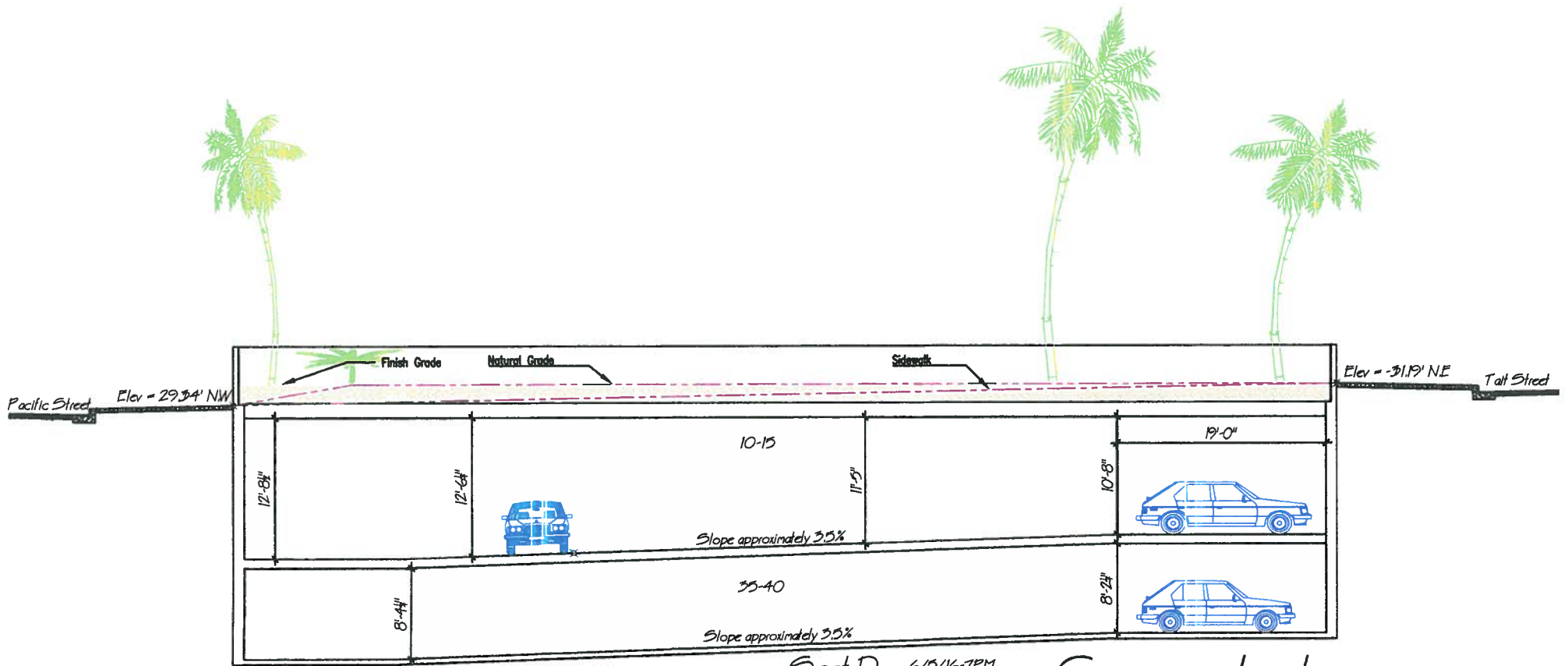
2nd Parking Level below Street Street Conceptual

6/14/16
1PM

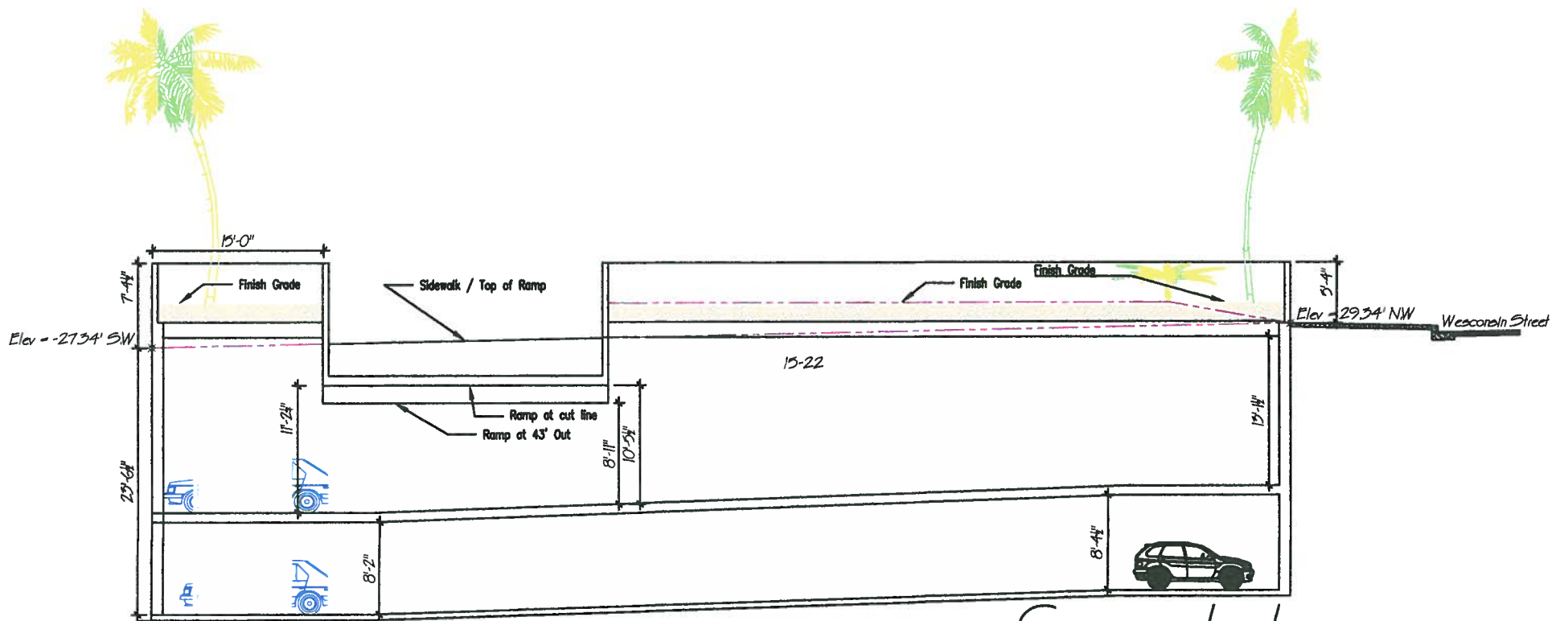




6/14/16
 1 PM



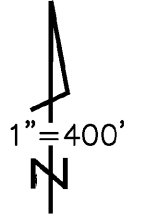
6/14/16
 1PM



Sect 4 6/5/16-7PM

Conceptual

6/14/16
1 PM

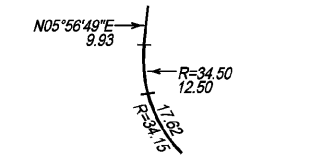
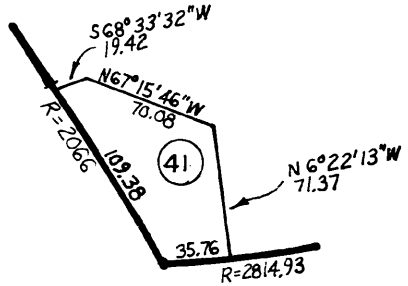
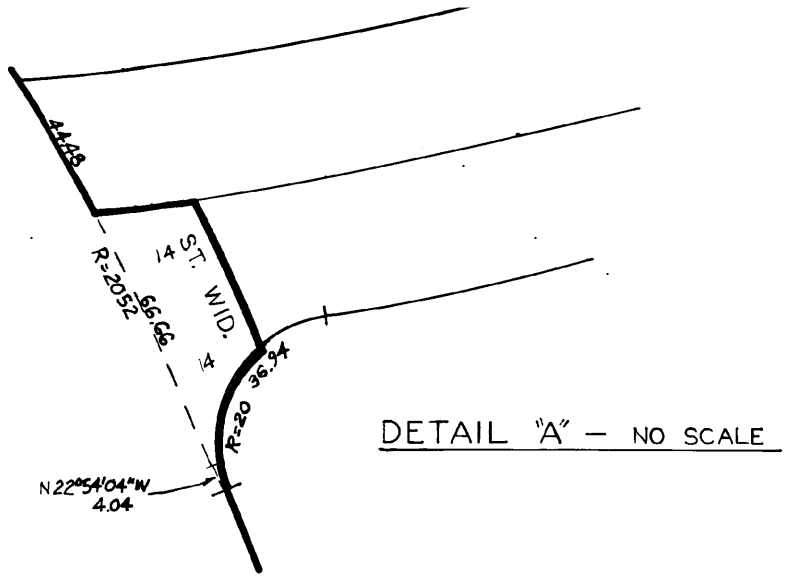


162-04, 05, 06, 07

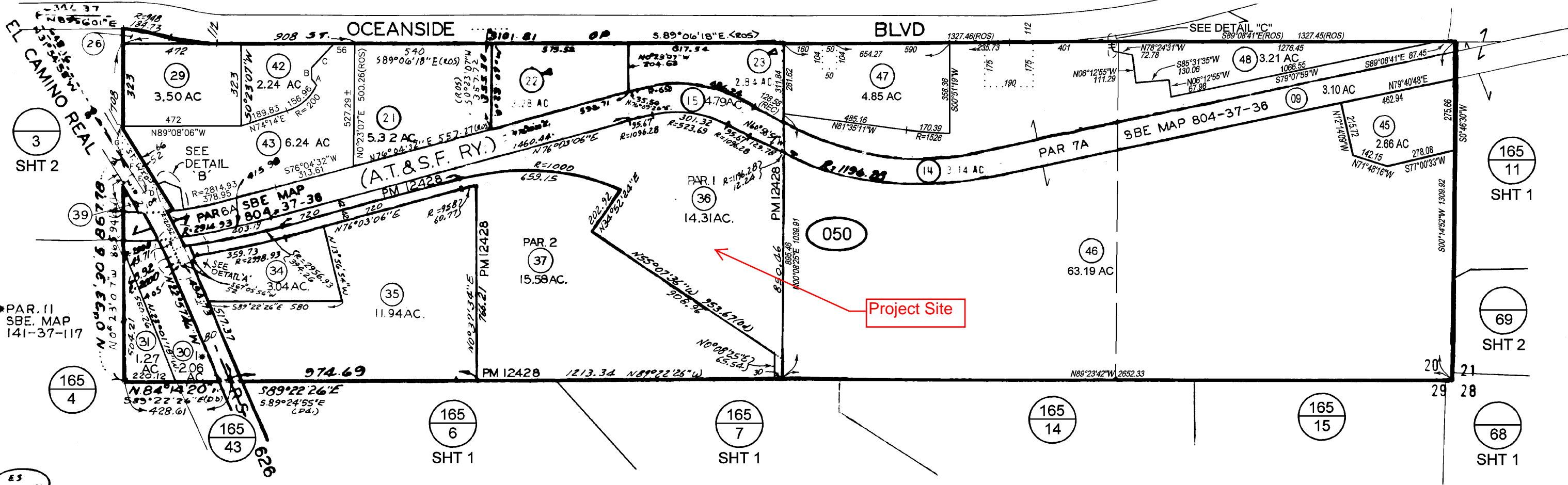
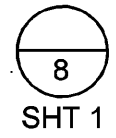
02/24/10 DEP

CHANGES

BLK	OLD	NEW	YR	CUT	
20	27	71	2151		3998
27	28	79	3998		CANC
19	30	85	1526		
16	SAME AC. CHG.	85	5530		
17	32	85	2187		RC
18	34	86	1700		
16	33	86	1055		
45	68	86	241		
21	SAME AC. CHG.	88	5666		
32	37	91	1413		CANC
28	38	91	1606		CANC
38	40	96	1013		CANC
40	42	05	2018		CANC
08	44	10	1058		CANC
7, 10-13	46-48	10	1519		



- A N35°42'W 33.95
- B N02°52'W 44.31
- C N45°41'E 141.64
- D S58°06'13"W 66
- E R=2000 1.29
- F N31°56'W 156.60
- G N0°23'07"E 143.27



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SEC 20 - T11S-R4W - S 1/2
ROS 6590, 6526, 11299, 11685, 13691

ES
11-18-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 162 PAGE 05

June 10, 2016

Project Description Letter

Dear City of Oceanside:

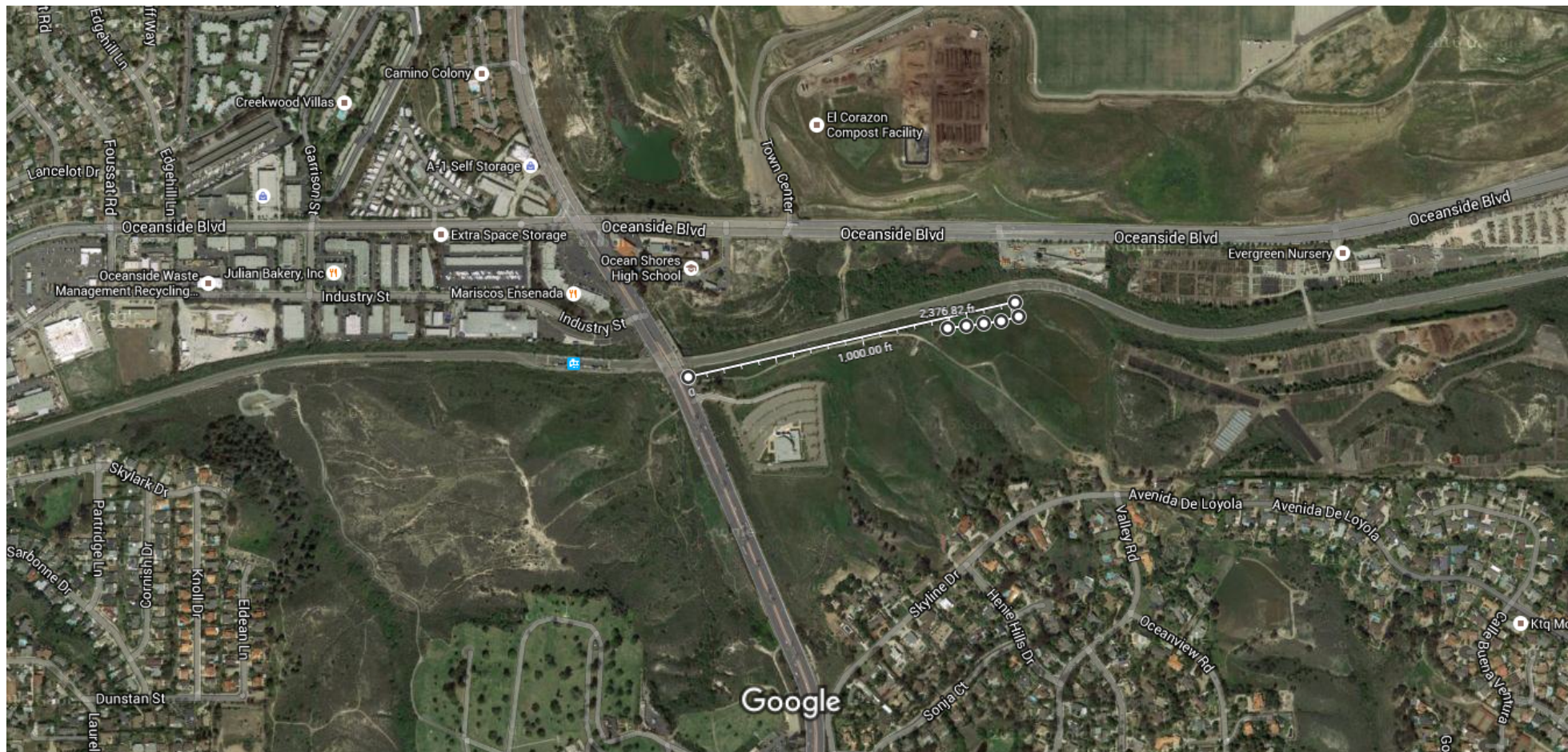
I have prepared this letter to inform you of the details of our project description for property with APN 162-050-36-00, which is located on El Camino Real Oceanside CA 92056. This project is kept simple and flexible to comply with city of Oceanside rules and regulations. The primary part of the project is to pave a two lane road from the sites entrance with El Camino Real to the wider part of the property farther east of El Camino Real. Now once the access to the property is obtained the second part of the project is to pave 13 sites with the area of 20000Sqfeet and width of 100feet on the wider part of the property as shown on the conceptual plan and separate each 20000sqfeet by fence from the other ones (20000SqFeet and width of 100feet is to comply with the city of Oceanside Rules). Finally these fenced areas will be leased to different companies for outdoor parking of their vehicles or equipment's or any other use that would comply with the city of Oceanside rules and regulations, and the companies will be contractually committed to use the land for Light Industrial Zoning uses only and they could only use it for the purposes allowed by the city of Oceanside within that zone, and if they need to make any adjustments or different planes they must first go through the city of Oceanside and obtain all the necessary permits.

Sincerely

Novid Sam



The measurements are not accurate they are only used as mark points to show where and how the plan would approximately look like on this map, for more accurate measurement please refer to the Conceptual site plan



Imagery ©2016 Data CSUMB SFML, CA OPC, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 500 ft

Measure distance
Total distance: 2,376.82 ft (724.45 m)



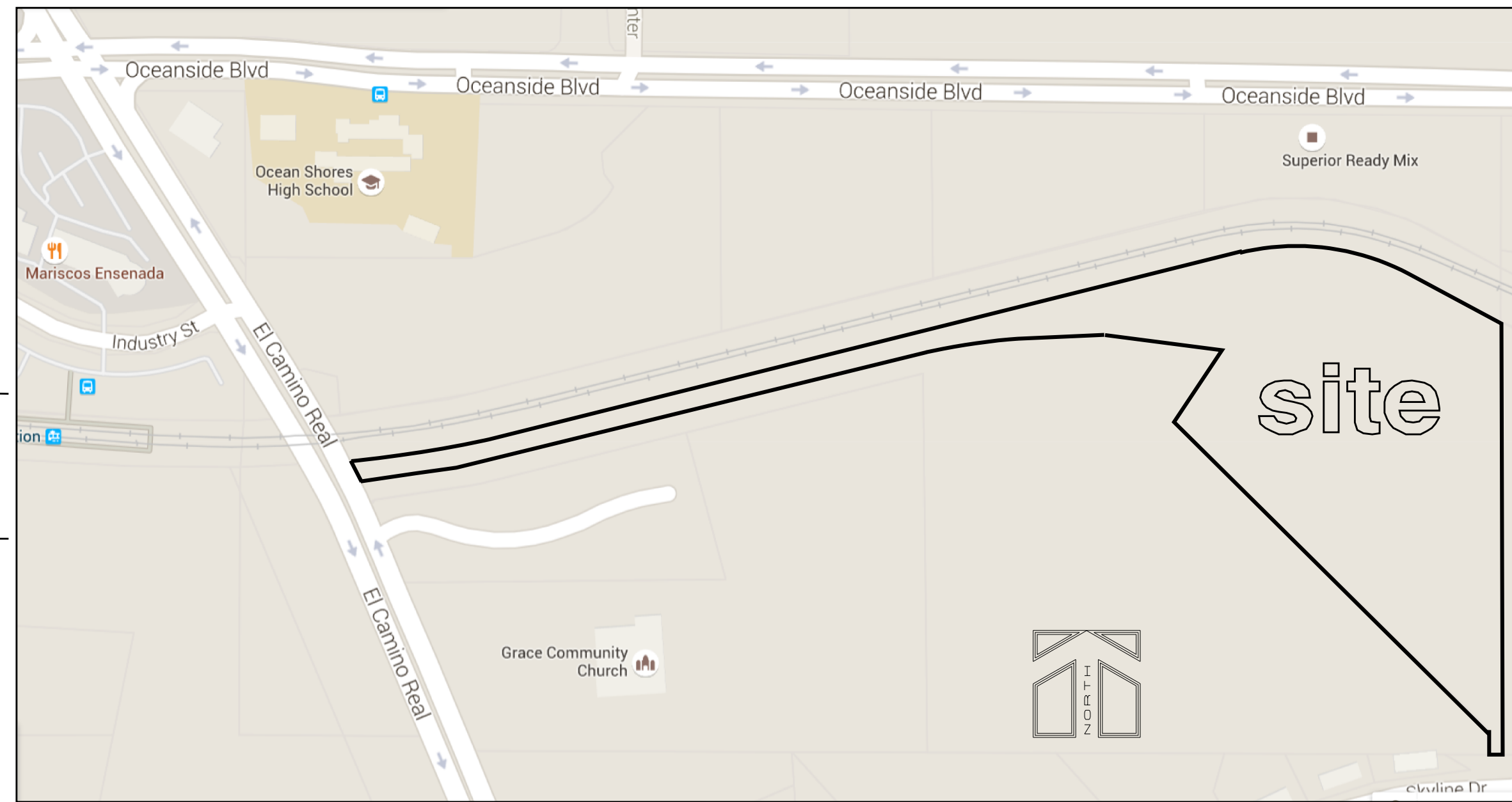
A Zoomed in Aerial Google Map, The measurements are not accurate they are only used as mark points to show where and how the plan would approximately look like on this map, for more accurate measurement please refer to the [Conceptual site plan](#)



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google



Measure distance
Total distance: 2,376.82 ft (724.45 m)



VICINITY MAP

PROJECT DATA

A.P.N.
162-050-36-00

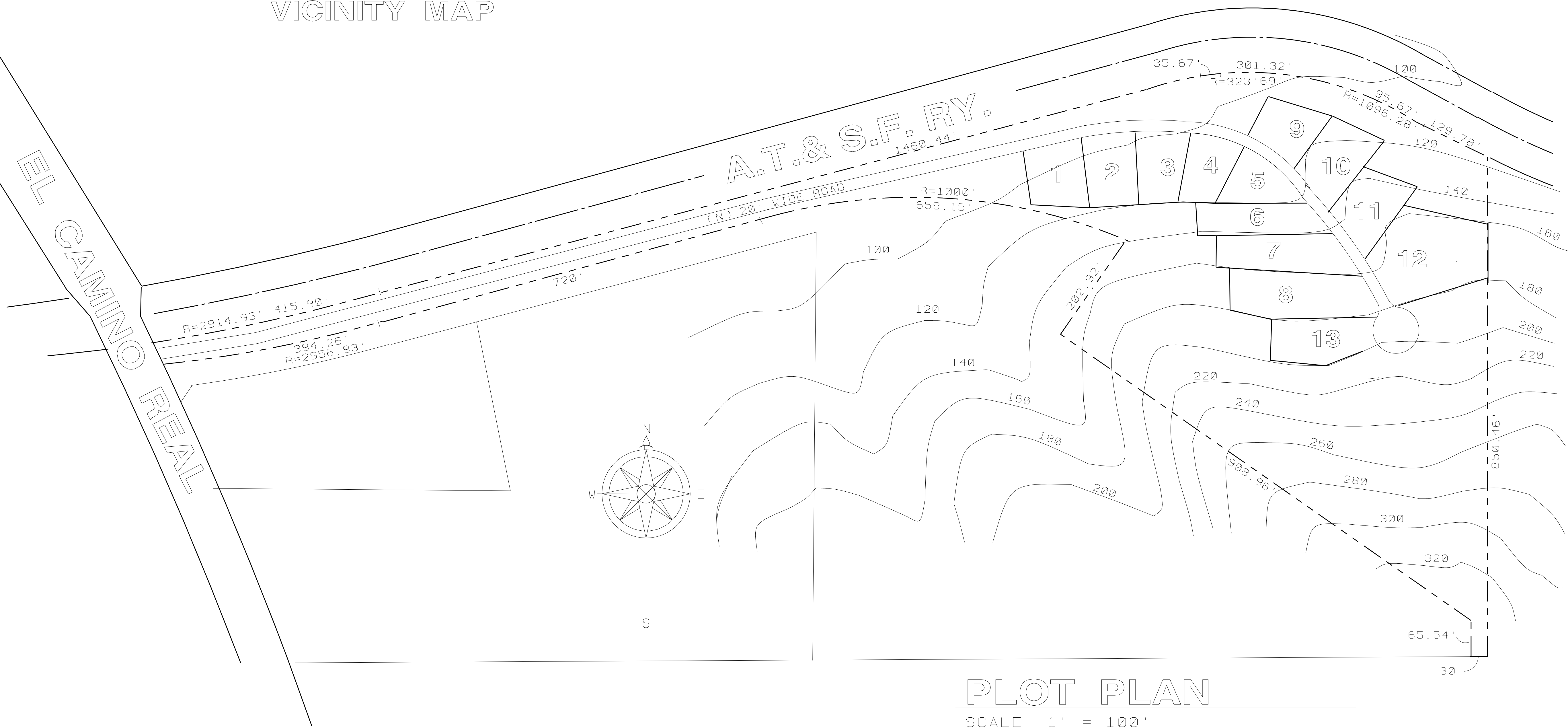
SCOPE OF WORK:

OWNER:

ADDRESS:
1602 S EL CAMINO REAL
OCEANSIDE CA 92056

ZONE:

OCEANSIDE BLVD



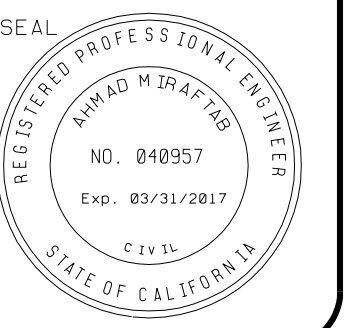
PLOT PLAN

SCALE 1" = 100'

REVISIONS

AM ENGINEERS

CONSULTING STRUCTURAL ENGINEERS
325 W. 3rd AVE. SUITE 205 ESCONDIPO, CA 92025
(760) 741-7306 FAX (760) 738-8364
EMAIL: AMTRAF@AOL.COM



1602 S EL CAMINO REAL
OCEANSIDE CALIFORNIA 92056

DRAWN BY: SJ	CHECKED BY: AHMAD
SCALE:	FOB NO.:

SHEET NO.
A1