

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, January 4th, 2016, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed approx. 2,200 sq. ft. Dunkin Donuts drive-through restaurant located at the southwest portion of Oceanside Village Square (1906 Oceanside Blvd).

Zoning: CL (Limited Commercial)
Land Use: General Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 151-010-40
Contact Person: Paul Deppe & Bo Havlik
Tel.: (310) 452-5533 x203, (760) 929-9700
Email: deppe@adnarch.com, bhavlik@lee-associates.com

2. 10:30 - 11:30 a.m. Proposed demolition of existing structures and replacement with a 5-unit multi-family residential development at 215 Oceanside Blvd.

Zoning: RT (Residential Tourist)
Land Use: Coastal High-Density Residential
Neighborhood Area: South Oceanside
Assessor Parcel Number: 152-145-01
Contact Person: Ken Chriss
Tel.: (760) 433-1785
Email: kchriss@4designarch.com

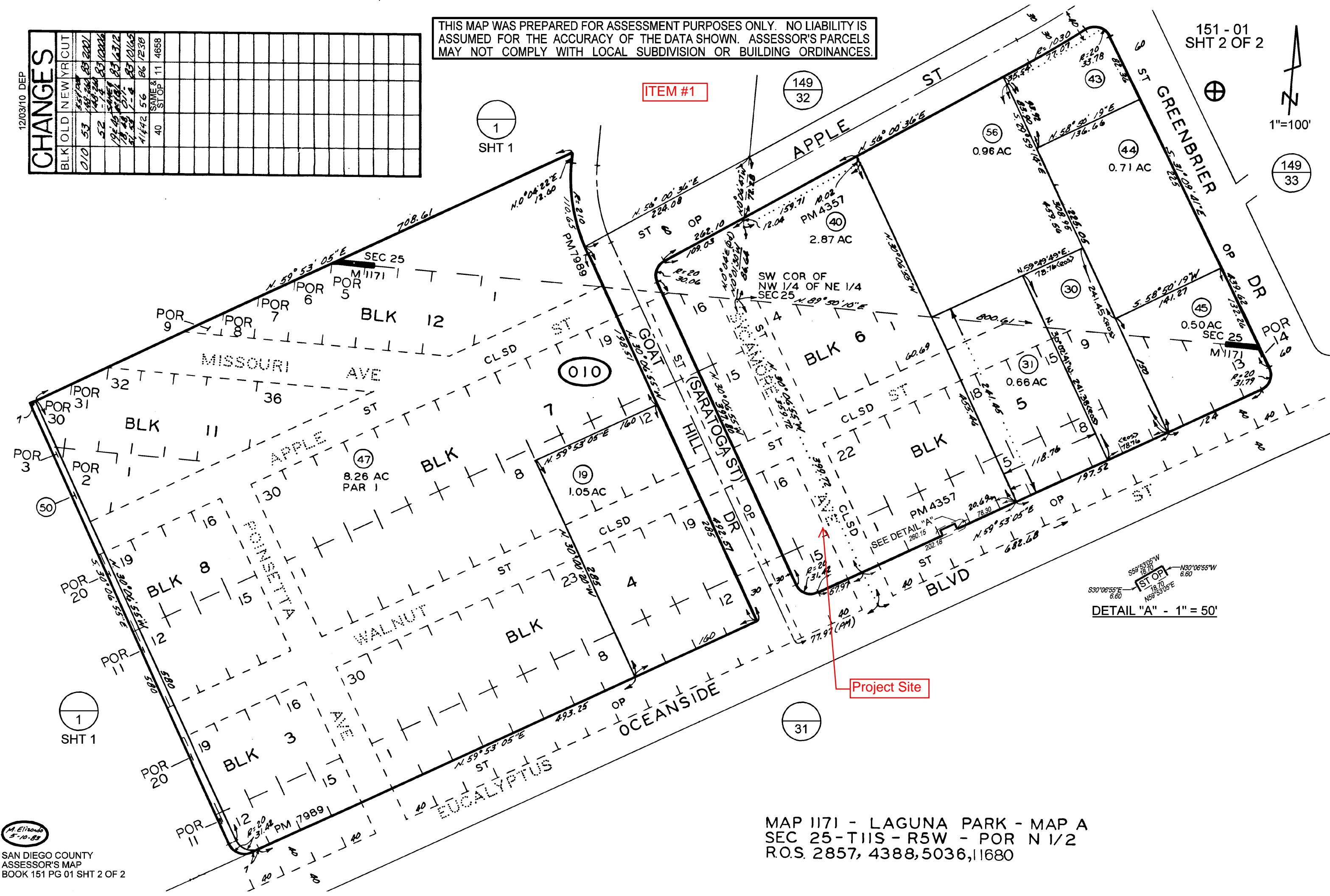
Attachments:

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.*

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.

CHANGES		12/03/10 DEP	
BLK	OLD NEW YR CUT		
010	53	149	32
	52	149	33
	196	149	34
	18	149	35
	41	149	36
	40	149	37
	40	149	38
	40	149	39
	40	149	40
	40	149	41
	40	149	42
	40	149	43
	40	149	44
	40	149	45
	40	149	46
	40	149	47
	40	149	48
	40	149	49
	40	149	50



ITEM #1

Project Site

DETAIL "A" - 1" = 50'

MAP 1171 - LAGUNA PARK - MAP A
SEC 25-T11S - R5W - POR N 1/2
R.O.S. 2857, 4388, 5036, 11680



Paul Deppe, Partner
ADN Architects
Armet Davis Newlove & Associates

December 15, 2016

Tiffany Chen,
Planner I
City of Oceanside Planning Department
300 North Coast Highway
Oceanside, CA 92054

Re: **Proposed Dunkin' Donuts**
Project Description Letter
SWC of Oceanside Blvd. and Goat Hill Dr.
Oceanside, CA 92054
Portion of APN 151-010-40-00

Dear Tiffany,

Please accept this project description letter as part of our submittal of the required documents for our Developer's Conference Meeting.

This application is for the proposed development of a new 2,200 sf Dunkin' Donuts Drive Through restaurant constructed on the southwest portion of APN 151-010-40-00. The subject parcel is located within the existing Shopping Center. The parcel is currently occupied by 3 multi-tenant buildings to the northwest and northeast of the site. The proposed use is compatible with all applicable provisions of the Development Code, and therefore the existing zoning and comprehensive plan land use designation. It is also compatible with adjacent land uses. Access to the Dunkin' Donuts will primarily be from an existing access drive off of Oceanside Blvd to the east of the proposed development, as well as an existing access drive off of Goat Hill Dr. to the northwest. An existing drive apron to the southwest of the Dunkin' Donuts development is proposed to be closed.

The drive through has been designed to hold a nine car stack and its layout does not encumber traffic on the public streets or adjacent access drive aisles. Public safety, transportation, and the existing utility facilities and services are currently available to serve to subject property while maintaining sufficient levels of service to the existing development. The proposed project will not have any adverse impacts on the natural environment.

The restaurant would like to be granted 24 hour operation for both the dining room and the drive through. The restaurant typically will have 3 deliveries a week. There is anticipated to be 18 to 30 employees with a shift crew size of 4-8 people.

In addition to the above design review application, we would like to seek a waiver for a reduction in the number of required parking spaces for the center at large. Please see the separate parking analysis attached to this application as well as the parking schedule on the site plan for the justification of the parking reduction which is only 3 stalls.

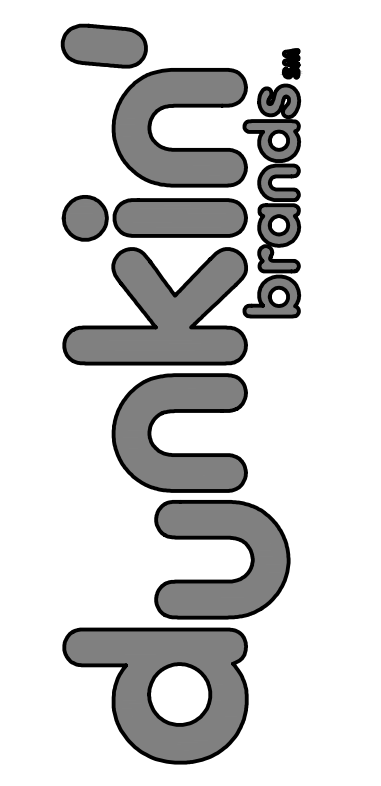
We appreciate the opportunity to submit this proposed development for your review. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Deppe AIA, NCARB, CASp

1330 Olympic Blvd, Santa Monica, CA 90404

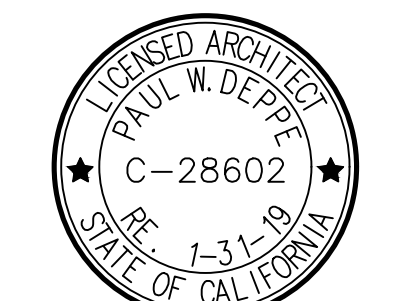
Phone: 310-452-5533 x203 Fax: 310-450-4742 Email: Deppe@ADNarchitects.com www.ADNarchitects.com



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 452-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FORMAL EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



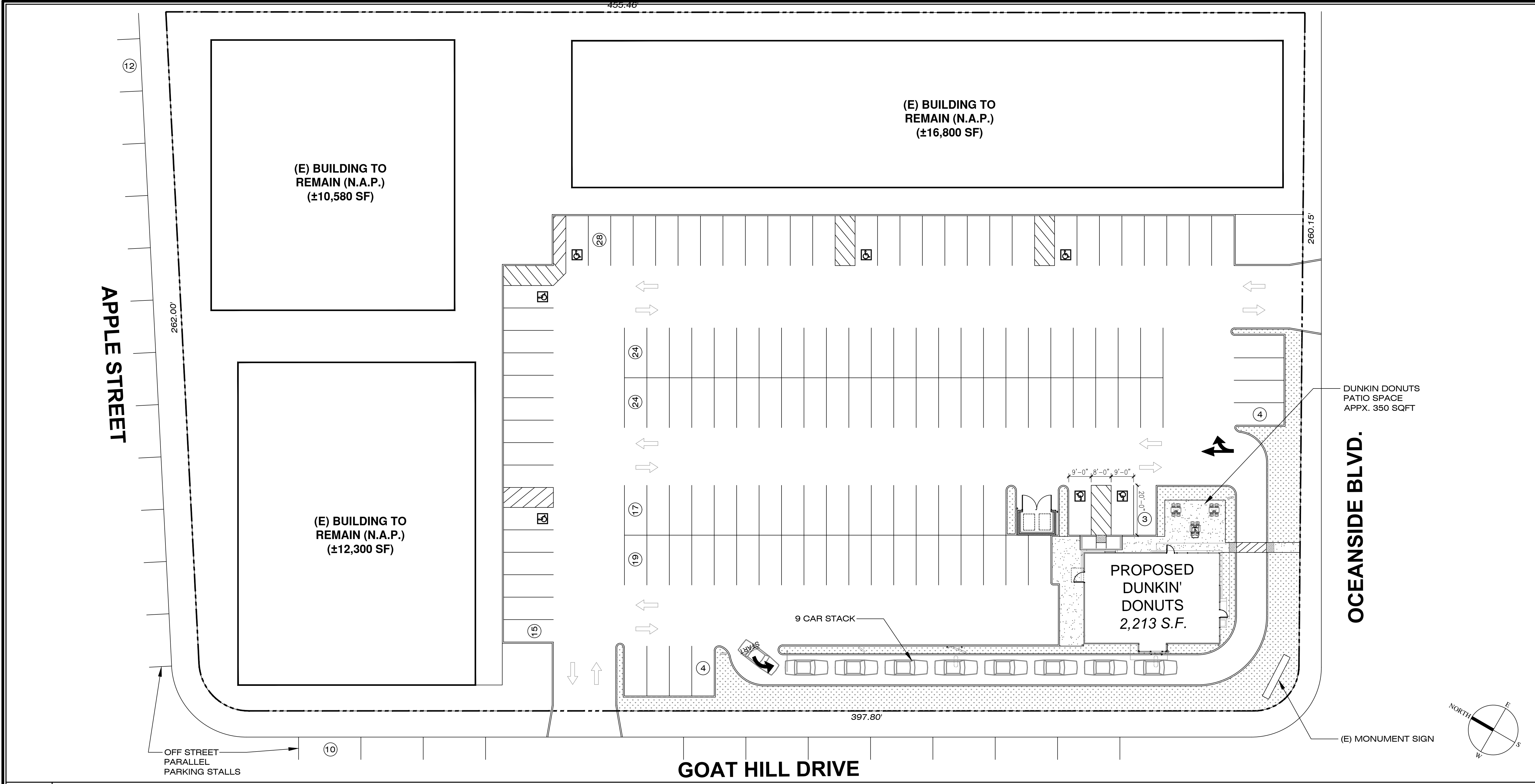
NO DESCRIPTION	DATE	12/19/16	SCALE	1" = 10'	DRAWN	RC	KD
					CKD		

DD FRESH BREW
1906 OCEANSIDE BLVD.,
OCEANSIDE, CA 92054

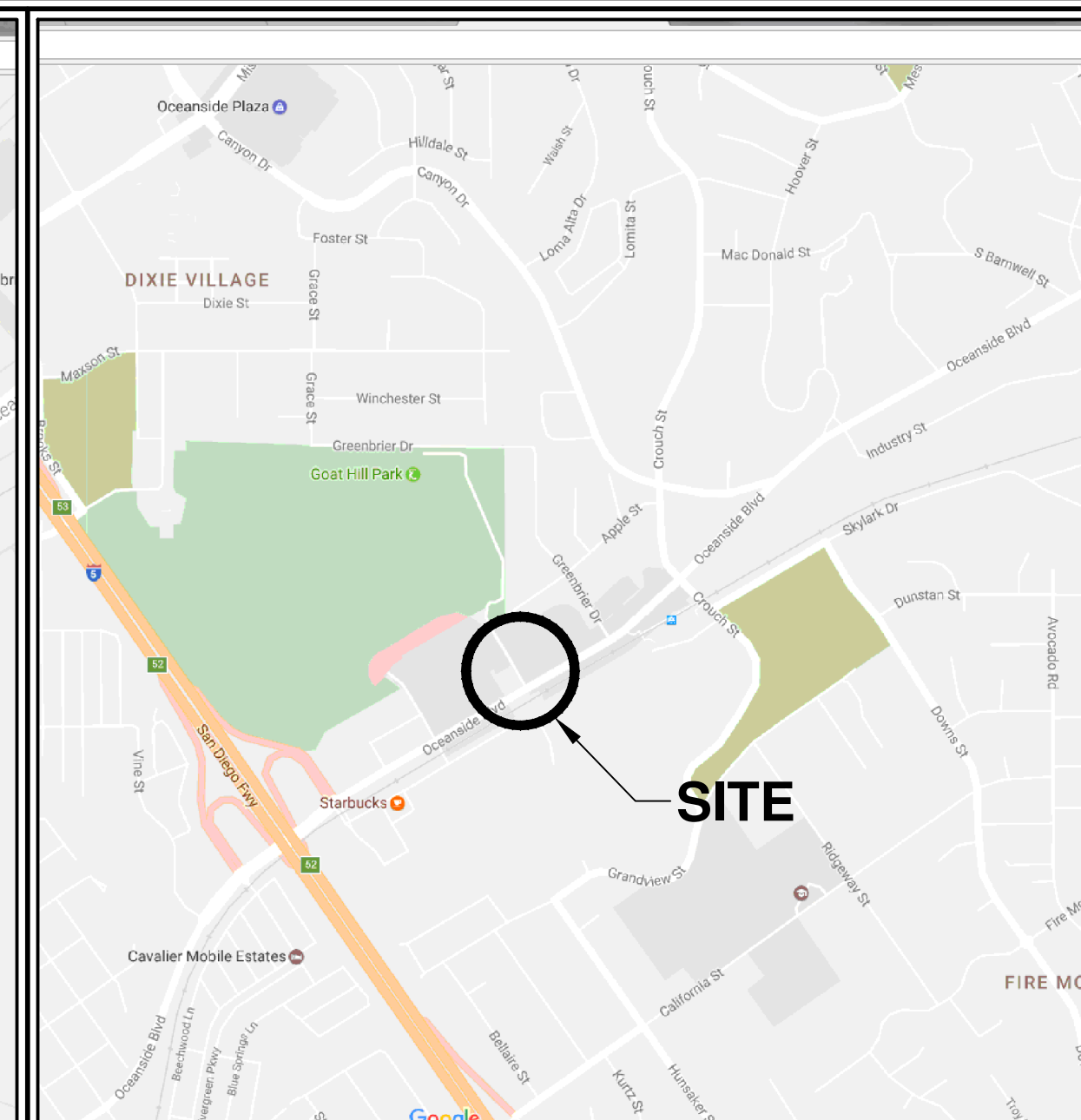
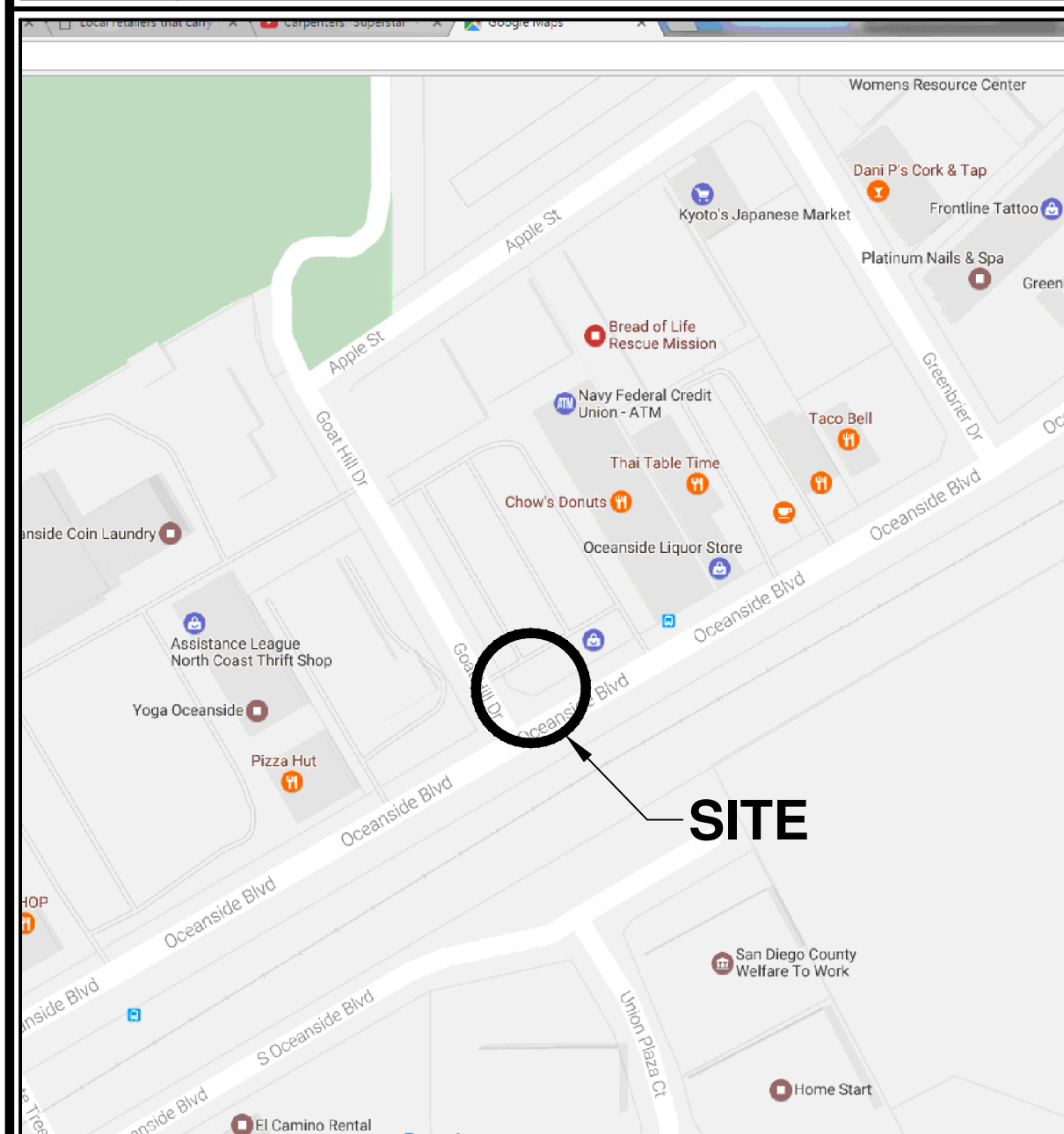
SITE PLAN

PC NUMBER

SP1.0

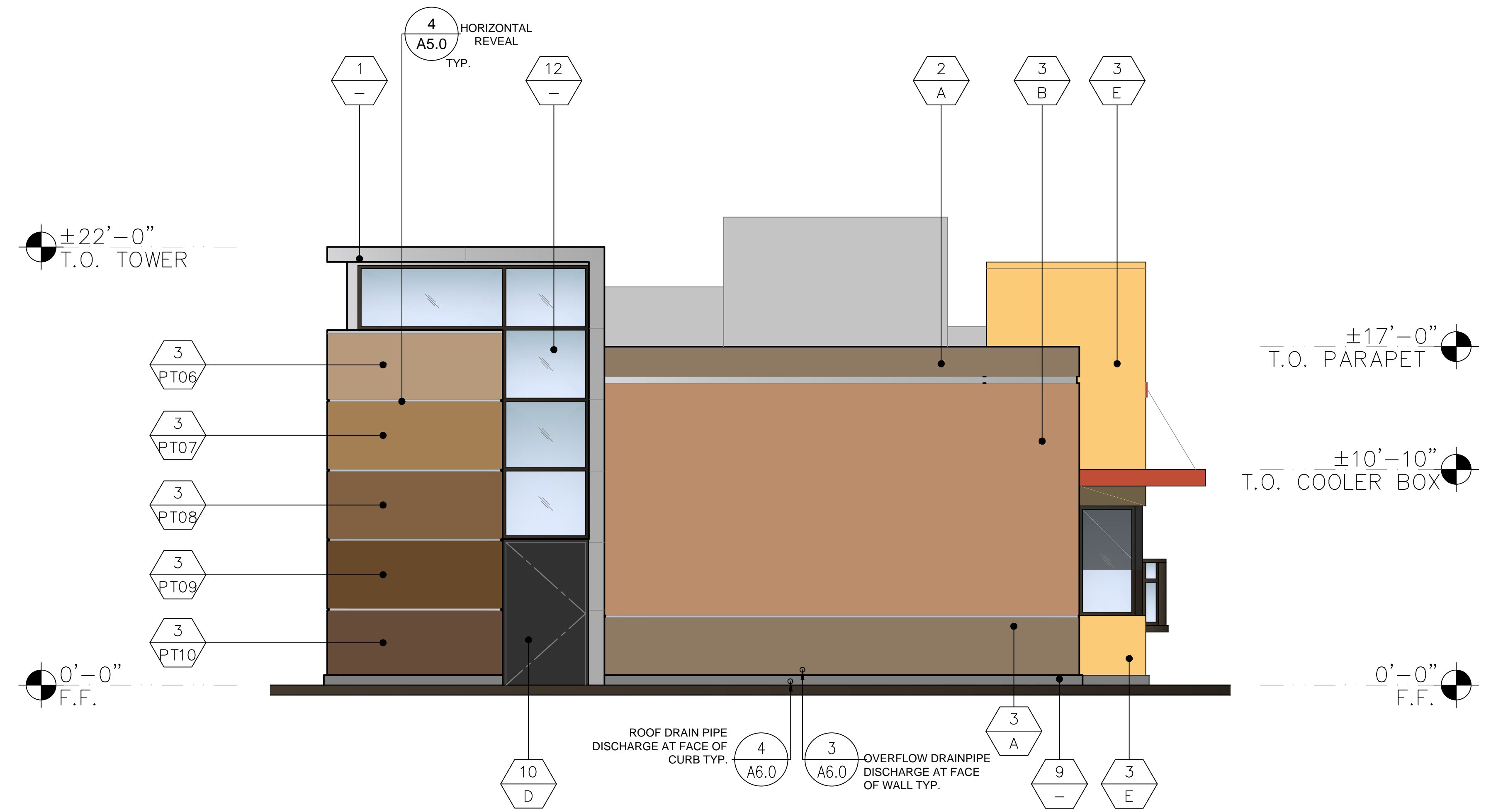


1 SITE PLAN
1" = 20'



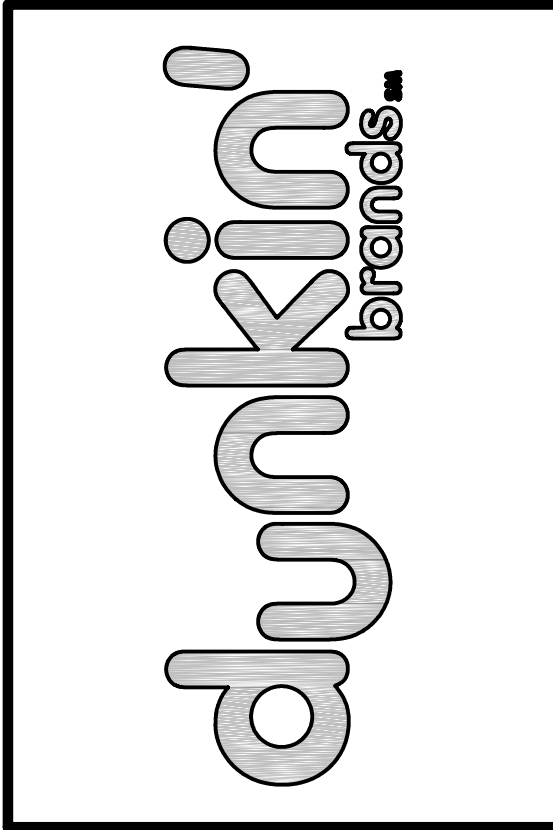
Current Situation - With Out Dunkin Donuts						Parking Plan - With Dunkin Donuts							
Off-Street Parking Requirements 1906 Oceanside Blvd, Oceanside CA 92054 11/14/2016						Off-Street Parking Requirements 1906 Oceanside Blvd, Oceanside CA 92054 11/14/2016							
Suite	Tenant	Total Space Sq Ft	Use Classification	Off-Street Parking Per SQFT	Off-Street Parking Per SQFT	Suite	Tenant	Total Space Sq Ft	Use Classification	Off-Street Parking Per SQFT	Off-Street Parking Per SQFT	Sq Ft used to calculate	# of Parking Spaces per Suite
A	Check & Go	1,440	Personal Services	1 per 300 sqft	300	A	Check & Go	1,440	Personal Services	1 per 300 sqft	300	1,440	5
B	Vacant	1,380	Office / Business	1 per 300 sqft	300	B	Vacant	1,380	Office / Business	1 per 300 sqft	300	1,380	5
C	Olea Samoa	1,040	Restaurant	1 per 50 sqft of seating area	50	C	Olea Samoa	1,040	Restaurant	1 per 50 sqft of seating area	50	100	2
D	N.C. Friendship	1,200	Office / Business	1 per 300 sqft	300	D	N.C. Friendship	1,200	Office / Business	1 per 300 sqft	300	1,200	4
E	Vacant	1,200	Office / Business	1 per 300 sqft	300	E	Vacant	1,200	Office / Business	1 per 300 sqft	300	1,200	4
F	Chow Donut	1,200	Restaurant	1 per 50 sqft of seating area	50	F	Chow Donut	1,200	Restaurant	1 per 50 sqft of seating area	50	100	2
G	Direct Sales	1,200	Office / Business	1 per 300 sqft	300	G	Direct Sales	1,200	Office / Business	1 per 300 sqft	300	1,200	4
HJ	Kampai Sashi	2,400	Restaurant	1 per 50 sqft of seating area	50	HJ	Kampai Sashi	2,400	Restaurant	1 per 50 sqft of seating area	50	700	14
J	Thai BBQ	1,200	Restaurant	1 per 50 sqft of seating area	50	J	Thai BBQ	1,200	Restaurant	1 per 50 sqft of seating area	50	200	4
K	Five Five Six	1,362	Retail	1 per 300 sqft	200	K	Five Five Six	1,362	Retail	1 per 200 sqft	200	1,362	7
L	East2West	1,038	Personal Services	1 per 250 sqft	250	L	East2West	1,038	Personal Services	1 per 250 sqft	250	1,038	4
M	Dr. Toletino	1,200	Medical	1 per 200 sqft	200	M	Dr. Toletino	1,200	Medical	1 per 200 sqft	200	1,200	6
N	Navy Fed CU	1,440	Bank	1 per 250 sqft	250	N	Navy Fed CU	1,440	Bank	1 per 250 sqft	250	1,440	6
OPQ	Vacant	3,685	Office / Business	1 per 300 sqft	300	OPQ	Vacant	3,685	Office / Business	1 per 300 sqft	300	3,685	12
R	Tender Loving	1,100	Personal Improvement	1 per 250 sqft	250	R	Tender Loving	1,100	Personal Improvement	1 per 250 sqft	250	1,100	4
S	Oceanside Acupuncture	1,375	Medical	1 per 200 sqft	200	S	Oceanside Acupuncture	1,375	Medical	1 per 200 sqft	200	1,375	7
T	WIC/Red Cross	1,412	Personal Services	1 per 250 sqft	250	T	WIC/Red Cross	1,412	Personal Services	1 per 250 sqft	250	1,412	6
U, V	WIC/Red Cross	3,000	Warehousing, Storage	1 per 2000 sqft	2000	U, V	WIC/Red Cross	3,000	Warehousing, Storage	1 per 2000 sqft	2000	3,000	2
W	S.D.Nutrition	165	Retail	1 per 200 sqft	200	W	S.D.Nutrition	165	Retail	1 per 200 sqft	200	165	1
X	S.D.Nutrition	2,000	Warehousing, Storage	1 per 2000 sqft	2000	X	S.D.Nutrition	2,000	Warehousing, Storage	1 per 2000 sqft	2000	2,000	1
Y	Super Value	1,846	Retail	1 per 200 sqft	200	Y	Super Value	1,846	Retail	1 per 200 sqft	200	1,846	9
Apple St	Super Value	750	Warehousing, Storage	1 per 2000 sqft	2000	Apple St	Dunkin Donuts	2,200	Restaurant	1 per 50 sqft of seating	50	350	7
#1	Elim Iglesia	1,260	Office / Business	1 per 300 sqft	300	#1	Super Value	750	Warehousing, Storage	1 per 2000 sqft	2000	1,846	1
#2, #3	Elim Iglesia	1,890	Office / Business	1 per 300 sqft	300	#2, #3	Elim Iglesia	1,260	Office / Business	1 per 300 sqft	300	1,260	4
#4, #5, #6	Elim Iglesia	1,890	Office / Business	1 per 300 sqft	300	#4, #5, #6	Elim Iglesia	1,890	Office / Business	1 per 300 sqft	300	1,890	6
#7, #8, #9, #10	Tender Loving	3,380	Office / Business	1 per 300 sqft	300	#7, #8, #9, #10	Tender Loving	3,380	Office / Business	1 per 300 sqft	300	3,380	11
#11	Oceanside Security	1,000	Office / Business	1 per 300 sqft	300	#11	Oceanside Security	1,000	Office / Business	1 per 300 sqft	300	1,000	3
TOTAL		46,163				TOTAL		42,363					134
					Total # of Required Parking Spaces								138
					Total # of Existing Spaces								185

2 PARKING REQUIREMENT SCHEDULES
N.T.S.



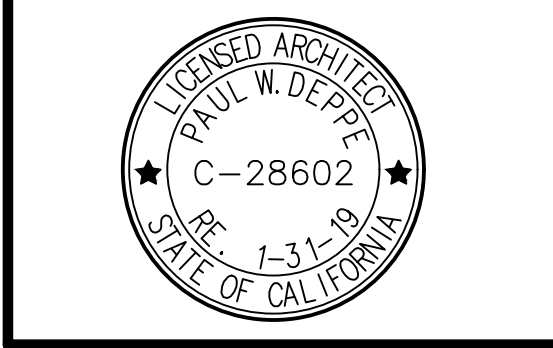
EXTERIOR FINISH MATERIAL SCHEDULE:

MATERIALS AND FINISH KEYNOTES	
1 METAL PANEL COLOR: CLEAR ANODIZED	A COLOR TO SHERWIN WILLIAMS SW6102 PORTABELLO
2 CORNICE - PAINTED	B COLOR TO SHERWIN WILLIAMS SW7718 OAK CREEK
3 EXTERIOR CEMENT PLASTER	C COLOR TO SHERWIN WILLIAMS SW6881 CAYENNE
4 PROPOSED SIGNAGE (NOT A PART OF THIS PERMIT)	D COLOR TO SHERWIN WILLIAMS SW6991 BLACK MAGIC
5 ANODIZED ALUMINUM STOREFRONT MANUFACTURER: KAWNEER NORTH AMERICA COLOR: BLACK	E COLOR TO SHERWIN WILLIAMS SW6675 AFTERNOON
6 METAL CANOPY - PAINTED	
7 STONE VENEER (ICC ESR NO. 1215) MANUFACTURER: ELDORADO STONE COLOR: LEDGECUT 35 - GOLDEN OAK	
8 NOT USED	
9 CONCRETE BASE	
10 EXTERIOR HOLLOW METAL DOOR & FRAMES PAINTED TO MATCH ADJACENT SURFACE	COLOR GRADIENTS PT04 COLOR TO SHERWIN WILLIAMS SW6099 SAND DOLLAR
11 GLAZING - CLEAR	PT05 COLOR TO SHERWIN WILLIAMS SW7536 BITTERSWEET STEM
12 GLAZING - SPANDREL	PT06 COLOR TO SHERWIN WILLIAMS SW7724 CANOE
13 DOWNSPOUT - PAINTED	PT07 COLOR TO SHERWIN WILLIAMS SW6117 SMOKEY TOPAZ
14 ARCHITECTURAL ELEMENT - TURN BUCKLE	PT08 COLOR TO SHERWIN WILLIAMS SW6096 JUTE BROWN
15 ALUMINUM CHANNEL - HORIZONTAL REVEAL	PT09 COLOR TO SHERWIN WILLIAMS SW6097 STURDY BROWN
16 BOLLARD	PT10 COLOR TO SHERWIN WILLIAMS SW6090 JAVA
17 SEAGULL LIGHTING - TYPE: 8340-10 LED	
18 ELECTRICAL ENCLOSURE	



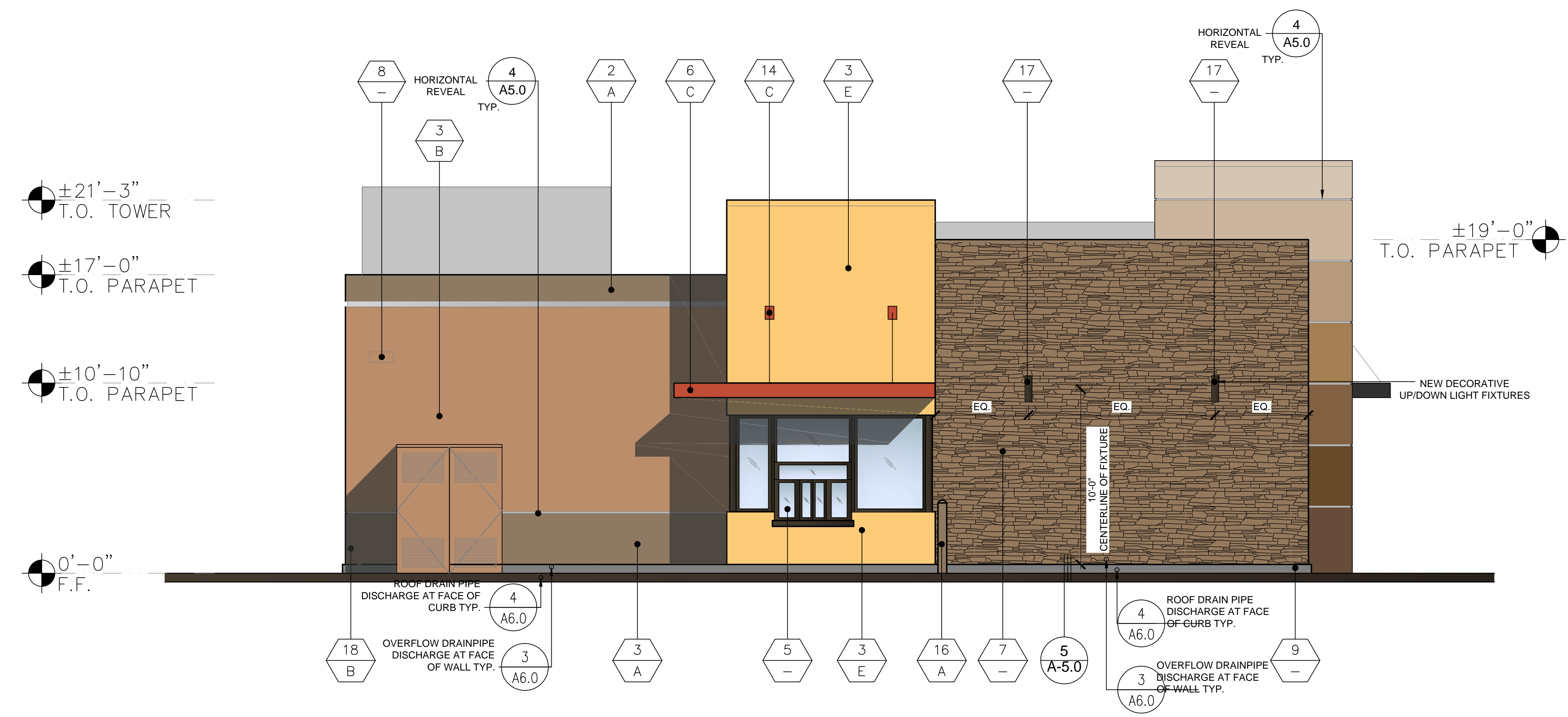
adn
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4 NORTH ELEVATION (REAR)

1/4" = 1'-0" NOTE:



3 WEST ELEVATION (SIDE)

1/4" = 1'-0" NOTE:

NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	KD	PD
10-29-15			1/4" = 10'				
SHEET REVISIONS							

DD FRESH BREW
 1906 OCEANSIDE BLVD,
 OCEANSIDE, CA 92054
EXTERIOR ELEVATIONS
 PC NUMBER

A6.0



Date: December 13, 2016
To: Scott Nightingale
Senior Planner
City of Oceanside Development Service

From: Bo Havlik
Real Estate Manager
SAWS, LLC dba Dunkin' Donuts

Gary Losey
Executive Broker/Management Consultant
Shopping Center, 1906 Oceanside Blvd.

Subject: Parking Study for Consideration of a Development Plan for a Dunkin' Donuts Drive-thru Restaurant to be constructed at 1906 Oceanside Boulevard (a Shopping Center) on the SWC of Subject Shopping Center.

Background: Owner of Subject Shopping Center and Franchisee of Dunkin' Donuts desire to construct an approximate 2,200 SF restaurant building with drive-thru and outside patio on the southwest corner of subject property per the attached site plan.

Parking

Study: The total number of existing parking spaces in the Shopping Center are one hundred eighty-five (185) parks prior to the addition of the Dunkin Donuts restaurant building.

Upon construction of the approximately 2,200 SF Dunkin' Donuts restaurant building a total of forty-nine (49) spaces will be lost, thus the total square footage of center in 42,263 requires 141 total parking spaces, and there are 136 spaces provided.

Summary: Center Size: 42,363 SF
Parking Required: 141
Parking Provided: ~~136~~ 138

However: 1.) Street parking on Apple Street provides another twelve (12) parking stalls immediately adjacent to the northern buildings in the shopping center with access to the rear entryways. Additionally, on-street parking on Apple Street provides another twelve (12) parking spaces immediately on the north side of the street with no nearby residential need.

2.) On-street parking on Saratoga Street provides ten (10) parallel parking stalls immediately adjacent to the shopping center and Dunkin' Donuts.

GOES WILL
DP?

3.) Dunkin' Donuts does approximately 60% of its business between 6 am – 10 am which is BEFORE most tenants in the center open for business.

4.) The stacking lane provides space for a minimum of ~~ten~~ ⁹ cars which would normally occupy parking spaces for a restaurant without the drive-thru. This would allow for a total of 146 parking spaces within the parking area provided for the center.

Respectfully submitted,



Bo Havlik
Real Estate Manager
SAWS, LLC dba Dunkin' Donuts

Current Situation - With Out Dunkin Donuts

Off-Street Parking Requirements
1906 Oceanside Blvd, Oceanside CA 92054
11/14/2016

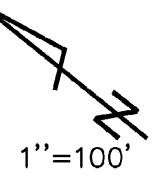
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A	Check & Go	1,440	Personal Services	1 per 300 sft	300	1,440	5
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L	East2West	1,038	Personal Services	1 per 250 sqft	250	1,038	4
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Y	Super Value	1,846	Retail	1 per 200 sqft	200	1,846	9
Apple St:							
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#11	Oceanside Security	1,000	Office / Business	1 per 300 sft	300	1,000	3
	TOTAL	40,163					
Total # of required Parking Spaces							134
Total # of Existing Spaces							185

Parking Plan - With Dunkin Donuts

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1906 Oceanside Blvd, Oceanside CA 92054
11/14/2016

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X	S.D.Nutrition	2,000	Warehousing, Storage	1 per 2000 sqft	2000	2,000	1
Y	Super Value	1,846	Retail	1 per 200 sqft	200	1,846	9
Pad	Dunkin Donuts	2,200	Restaurant	1 per 50 of sft seating	50	350	7
Apple St:							
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#7, #8, #9, #10	Tender Loving	3,380	Office / Business	1 per 300 sft	300	3,380	11
#11	Oceanside Security	1,000	Office / Business	1 per 300 sft	300	1,000	3
	TOTAL	42,363					
Total # of Required Parking Spaces After Dunkin Donuts Built							141
Total # of Spaces Available After Dunkin Donuts Built							136

138



1"=100'

151-14-15416

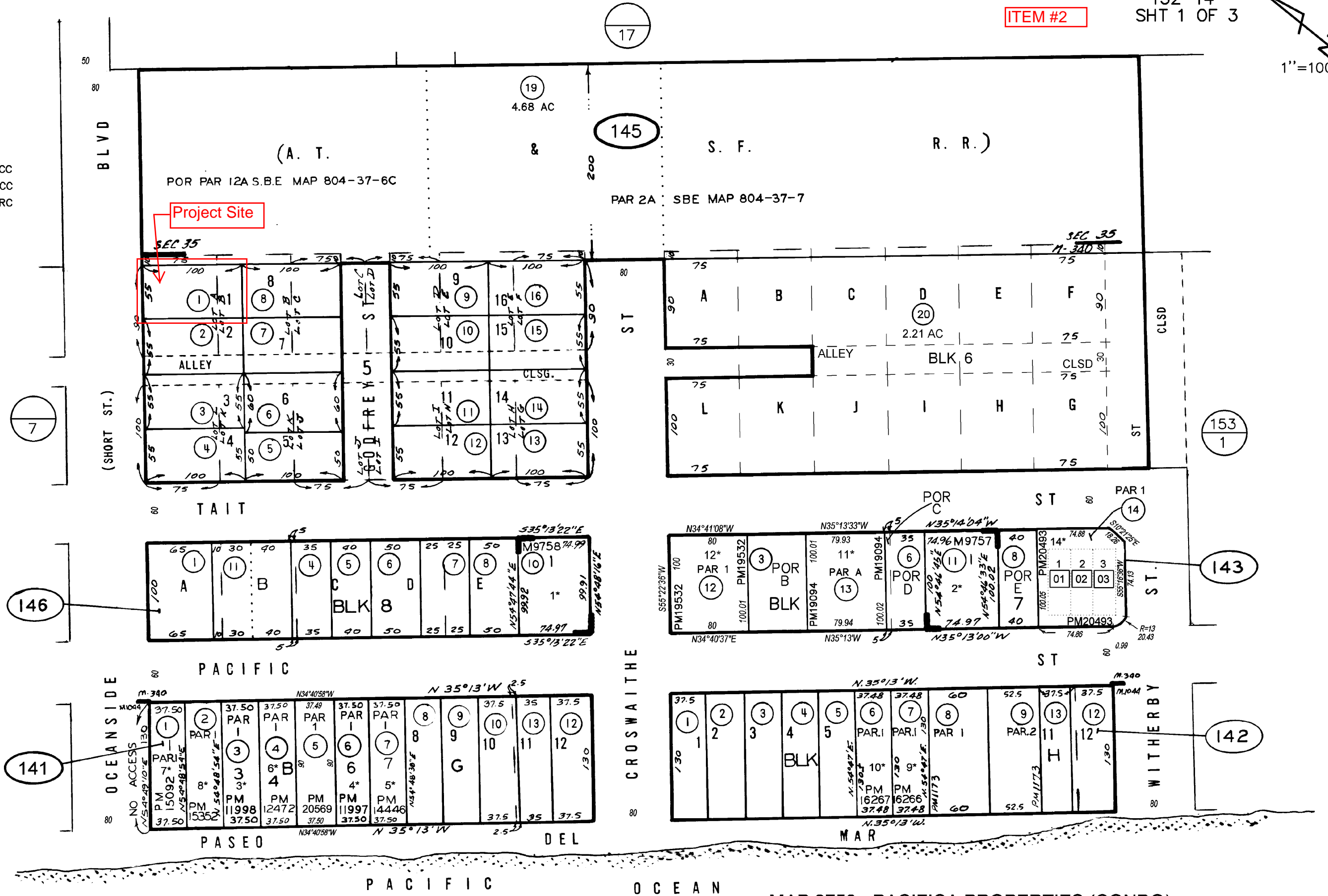
BLK	OLD	NEW	YR	CUT
141	11	12/13	63	2115
142	10/11	12/13	65	2148
143	7	11	81	164
146	9	10	81	165
146	10	10/8 CONDM	82	700
141	3	CONDM	86	537
143	11	CONDM	87	527
141	6	CONDM	87	569
141	4	CONDM	88	600
141	1	SAME & B/L CHG	88	5638
141	7	CONDM	88	749
141	1	CONDM	88	750
146	2&3	11	89	2102
141	2	CONDM	90	619
142	6	CONDM	92	588
142	7	CONDM	92	589
143	1&2	12	03	1239
143	4&5	13	03	1478
143	13	SAME & CONDO	03	608
144	1-12	14	06	2068
145	17,18 & -144-13	19	06	2103
145	-144-14	20	06	10023
143	12	CONDO	08	556
143	9&10	14	09	1436
143	14	CONDO	11	523

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.

- 1* CONDO
PACIFICA PROPERTIES
DOC81-274035
(SEE SHT 2)
- 2* CONDO
COSTA LINDA PROPERTIES
DOC82-165294
(SEE SHT 2)
- 3* CONDO
1205 SOUTH PACIFIC ST
DOC85-162417
(SEE SHT 2)
- 4* CONDO
1215 SOUTH PACIFIC ST
DOC86-318073
(SEE SHT 2)
- 5* CONDO
1219 SOUTH PACIFIC ST
DOC86-393573
(SEE SHT 2)
- 6* CONDO
1211 SOUTH PACIFIC ST
DOC87-405383
(SEE SHT 2)
- 7* CONDO
1201 SOUTH PACIFIC ST
DOC88-018713
(SEE SHT 3)

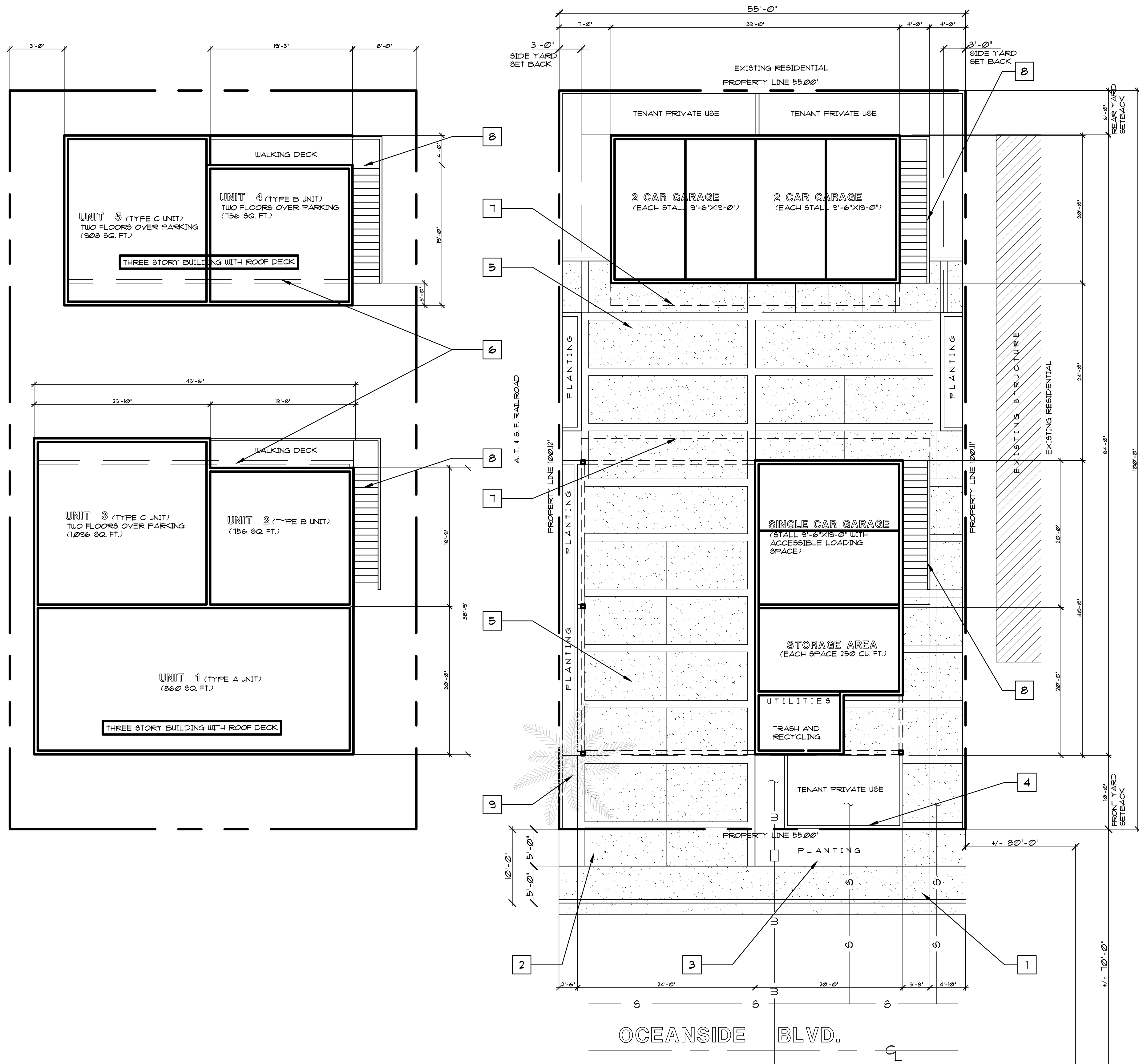
- 8* CONDO
1203 SOUTH PACIFIC ST
DOC89-572360
(SEE SHT3)
- 9* CONDO
PAR 1 - PM 16266
DOC91-423995
(SEE SHT 3)
- 10* CONDO
PAR 1 - PM 16267
DOC91-423993
(SEE SHT 3)
- 11* CONDO
PACIFICA (TAIT ST)
DOC02-1077413
(SEE SHT 3)
- 12* CONDO
1302 SOUTH PACIFIC ST
DOC06-267276 & DOC06-285098
(SEE SHT 3)
- 13* CTRL #9280
TPM
PACIFICA TIDES
- 14* CONDO
PACIFIC TIDES
DOC10-0009859

MAS
7-14-69



MAP 9758 - PACIFICA PROPERTIES (CONDO)
 MAP 9757 - COSTA LINDA PROPERTIES (CONDO)
 MAP 1044 - TERRACE ANNEX - BLKS G & H
 MAP 340 - MYER'S ADD - BLKS 5 - 8 (MM 205 - PAR 1 - 16 BLK 5)
 POR SEC 35 - T11S - R5W
 ROS 12981, 20499, 20532

THIS DRAWING AND THE INFORMATION PROVIDED, ARCHITECTURAL DESIGN CONCEPTS AND ITS ILLUSTRATIONS ARE THE PROPERTY OF 4 DESIGN ARCHITECTURE + PLANNING. THIS DRAWING AND INFORMATION IS AN INSTRUMENT OF SERVICE PROVIDED FOR USE ON THE SPECIFIED PROJECT IDENTIFIED. USE OF THE INFORMATION AND THIS DRAWING WITHOUT WRITTEN CONSENT AND PARTICIPATION OF 4 DESIGN ARCHITECTURE + PLANNING IS PROHIBITED.



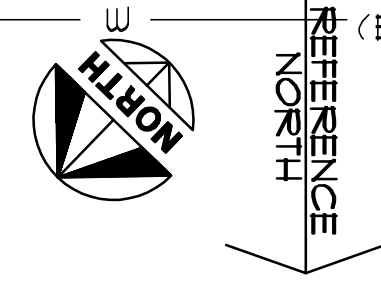
UPPER FLOORS

SCALE: 1/8"=1'-0"

SITE PLAN

SCALE: 1/8"=1'-0"

- LEGEND:**
- ELECTRICAL ——— E ———
 - SEWER LINE ——— S ———
 - WATER LINE ——— W ———
 - (E) FIRE HYDRANT (E) (E) (E)
 - IMPERVIOUS SURFACE [Hatched Pattern]



PLAN NOTES:

1. NEW CURB, GUTTER AND SIDEWALK.
2. PLANTED PARKWAY.
3. FRONT YARD SHALL BE PLANTED WITH AUTOMATIC IRRIGATION AND HARDSCAPE USED FOR WALK.
4. A 42" HIGH DECORATIVE FENCE WITH A DECORATIVE GATE AT THE FRONT PROPERTY LINE. THE FENCE SHALL RETURN AT THE SIDEYARD PROPERTY LINES TO THE FRONT YARD SETBACK.
5. DECORATIVE CONCRETE DRIVE.
6. DASHED LINES INDICATE STRUCTURE BELOW.
7. OVER HANG OF SECOND FLOOR.
8. STAIRS TO SECOND FLOOR.
9. EXISTING PALM TREE.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF REMOVING THE EXISTING STRUCTURES ON THE SITE. THE EXISTING STRUCTURES WILL POSSIBLY REQUIRE A HISTORIC SURVEY AND DOCUMENTATION. THE PROPOSAL IS TO DEVELOP RENTAL UNITS. THE OWNERS ARE LOOKING TO RETAIN THE INVESTMENT.

PROJECT DATA:

(BASIS IS THE 1986 COASTAL ZONE)

SITE INFORMATION:
 AREA OF SITE: .126 ACRES (5,506 SQ. FT.)
 UNITS PER ACRE: .06 PER ACRE
 BLD'G. HEIGHT ALLOWED: 35'-0"

SETBACKS
 REQUIRED:
 FRONT YARD: 10'-0"
 REAR YARD: 6'-0"
 SIDE YARD: 3'-0"

ZONING PLAN:
 GENERAL PLAN: RT RESIDENTIAL TOURIST
 ZONING: RT

PARKING:
 REQUIRED: 1 STALL FOR TWO BEDROOMS

BUILDING CODE DATA:

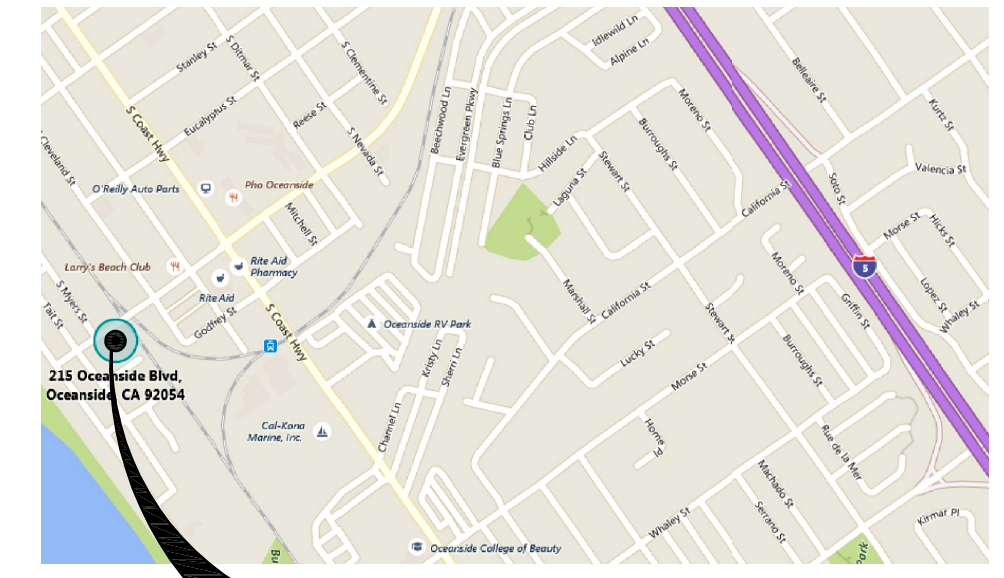
2 AND 3 -STORY MULT-FAMILY RESIDENCE
 OCCUPANCY CLASSIFICATION: R-3
 TYPE OF CONSTRUCTION: TYPE V-B, U-1 (SPRINKLED)

LEGAL DESCRIPTION:

THE NORTHEASTERLY 65 FEET OF LOT 'A' AND THE NORTHWESTERLY 25 FEET OF THE NORTHEASTERLY 65 FEET OF LOT 'B' IN BLOCK FIVE (5) IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 340 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 28, 1888, COMMONLY KNOWN AS MYERS ADDITION; EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE NORTHEASTERLY 10 FEET MORE OR LESS, INCLUDED WITHIN THE 200 FOOT RIGHT OF WAY OF THE CALIFORNIA SOUTHERN RAILROAD, NOW THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY.

APN: 152-145-01-00

LOCATION MAP:



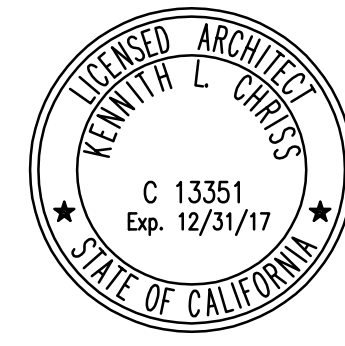
SITE
 215 OCEANSIDE BLVD.
 OCEANSIDE, CA 92054

OWNER:

215 OCEAN, LLC
 c/o KENNETH GRIER
 11242 PYRITES WAY
 GOLD RIVER, CA 95610

ARCHITECT:

4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHRIS, ARCHITECT
 13930 MISTY OAK DRIVE
 VALLEY CENTER, 92028
 PHONE: 760-433-1784



PRELIMINARY DESIGN

SITE PLAN

4 DESIGN



architecture + planning
 Kenneth L. Chriss A.I.A.

16-7084-01-SITE PLAN.DWG

A-01

12.20.16

**215 OCEANSIDE BOULEVARD
 OCEANSIDE, CALIFORNIA**

16-7084