

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, January 18th, 2016, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 4-story mixed use development at 901 Pier View Way.
- Zoning: D-2 (Financial Center/Office Professional)**
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 147-195-03
Contact Person: Jim Bickel
Tel.: (949) 757-0411 x21
Email: jbickel@bickelgrp.com
2. 10:30 - 11:30 a.m. Proposed approximately 38,000 sq. ft. industrial warehouse development (3 units) on a currently vacant parcel.
- Zoning: IL (Limited Industrial)**
Land Use: Light Industrial
Neighborhood Area: Airport
Assessor Parcel Number: 145-021-26
Contact Person: Novid Sam
Tel.: (858) 598-7450
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.*

147-19,20,29

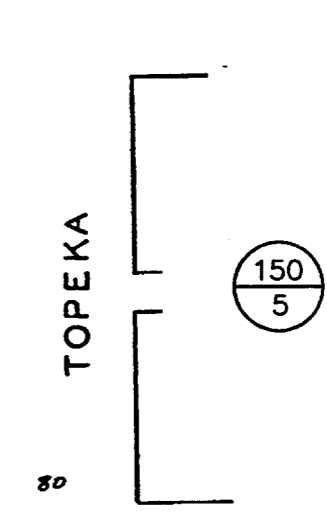
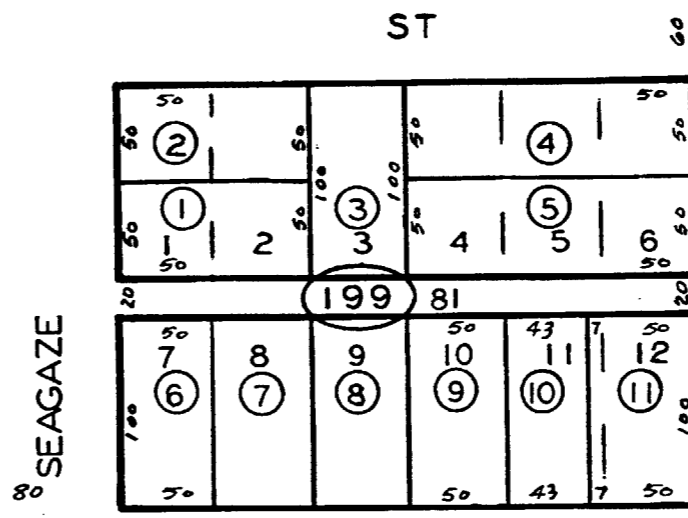
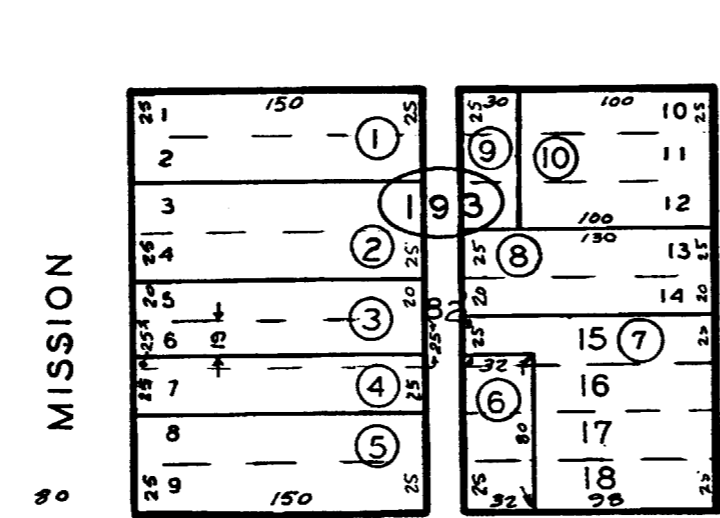
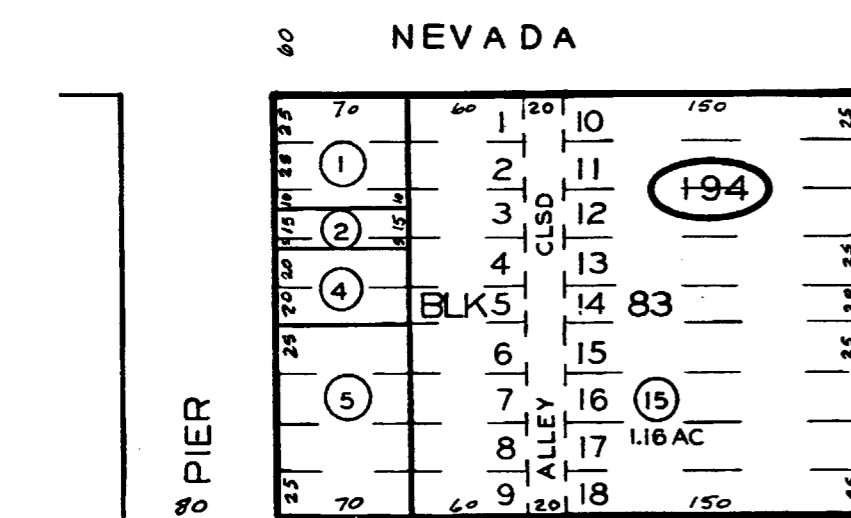
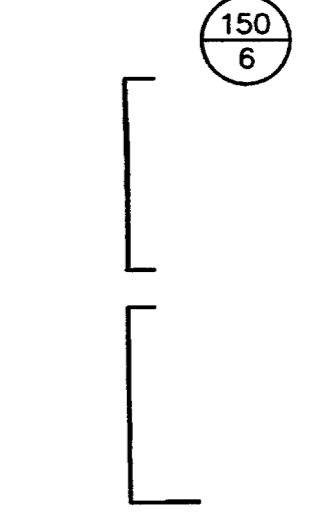
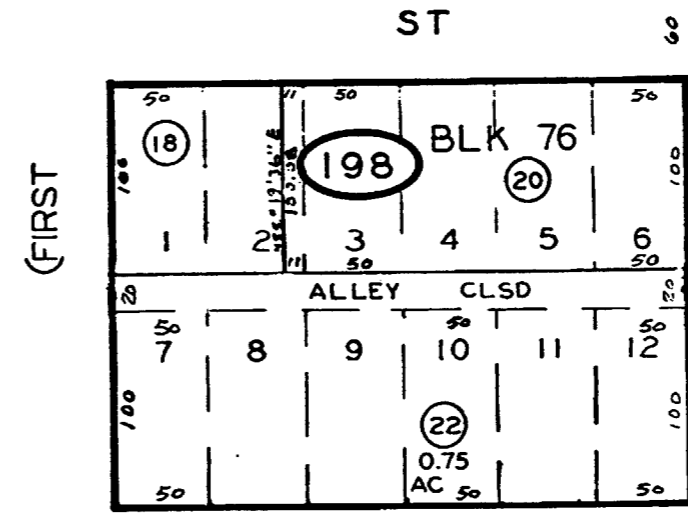
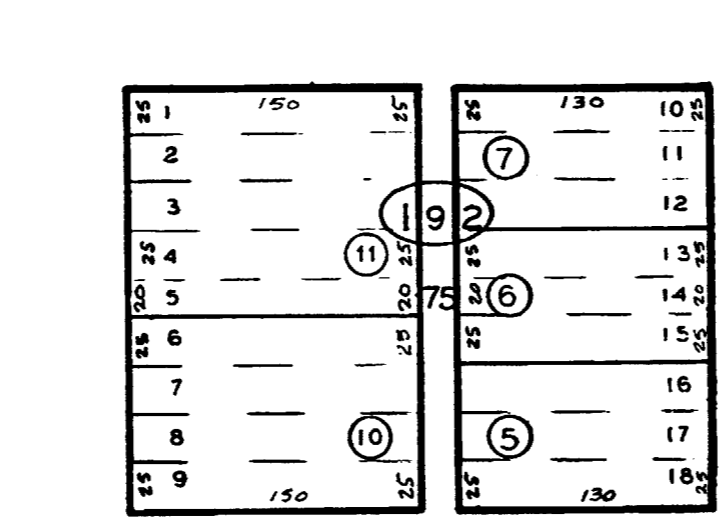
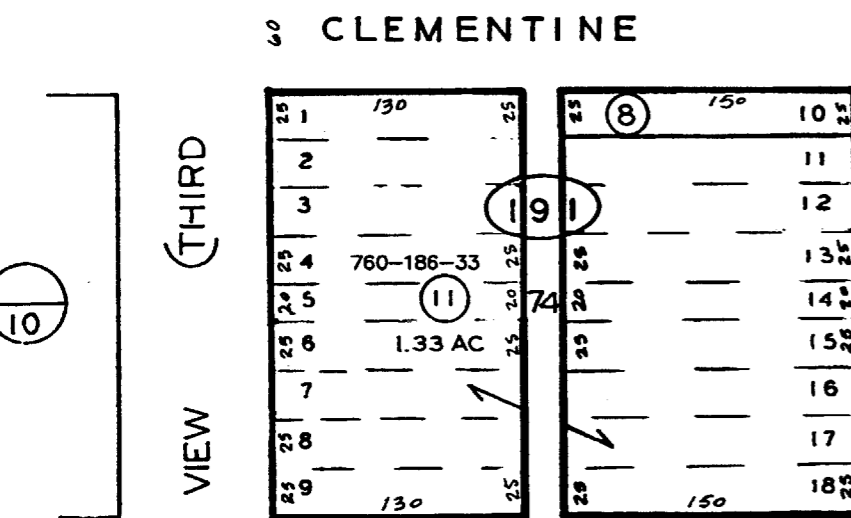
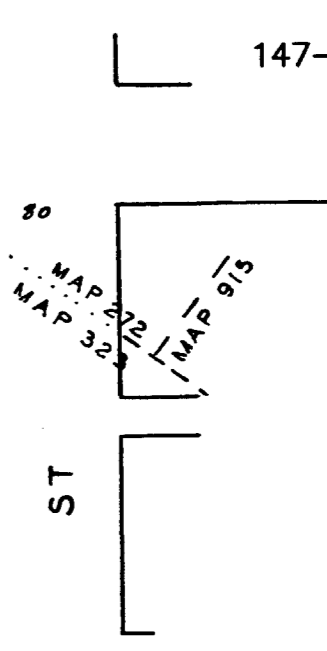
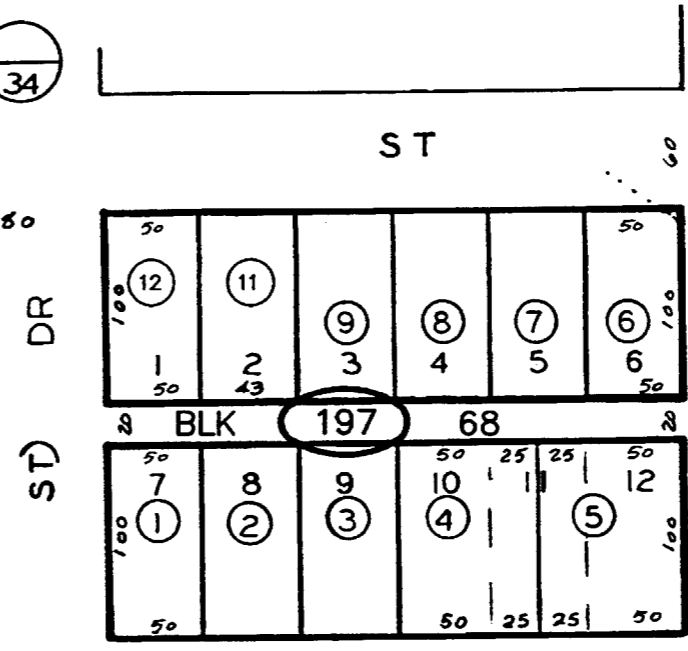
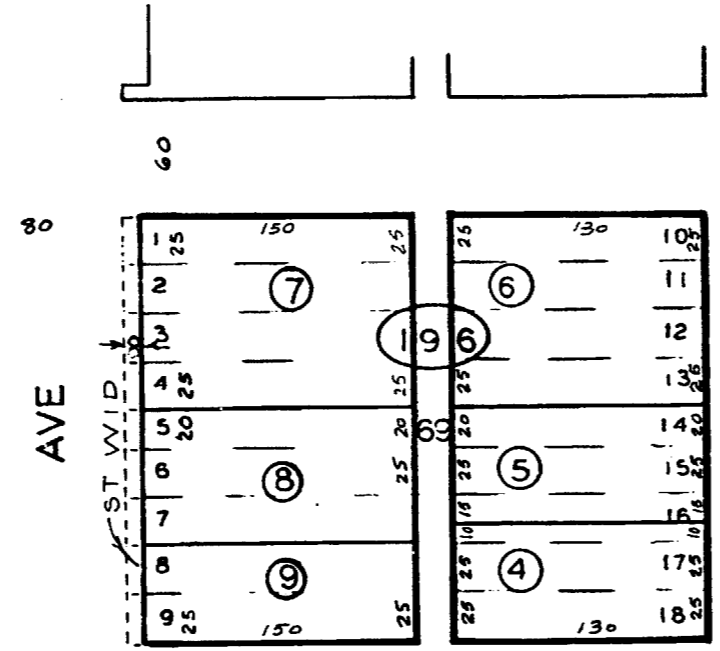
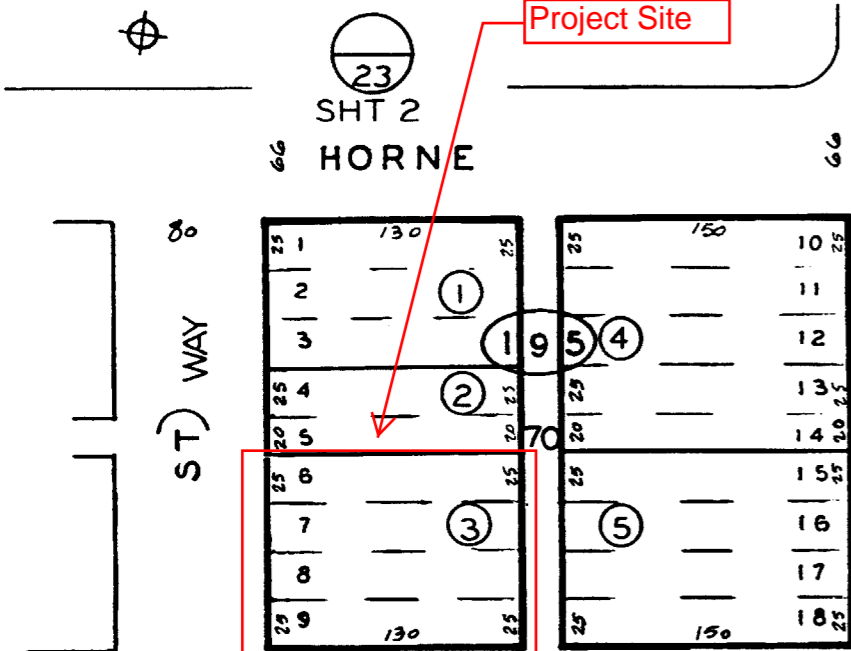
Project Site

ITEM 1

1"=100'

6/05/2002 RMM

CHANGES				
BLK	OLD	NEW	YR	CUT
196	1,2,3	7,8,9	70	327
194	7&10	13	71	4458
198	10-11	12-13	71	4517
198	7-9	14	72	1840
191	1-4	10	72	2818
192	2&8	9-10	73	2877
192	1&9	11	74	1712
191	7,9,10	11	77	
194	9&11	14	77	3446
194	12,13,14	SAME	81	5623
194	12-14	15	82	1328
198	4&14	15	82	1329
193	7	RED TO BLACK	83	5921
198	15	16&17	94	1995
198	1,2,3,5,6,12,14,17	SAME	95	5507
198	12,16	18-21	95	1084
	2	22	95	2019
197	10	11&12	03	1109



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.

WM 7-16 69
SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 147 PAGE 19

MAP 272 - BROOKS ADD - BLK 68 & MAP 323 - HORNES ADD & MAP 613 - HORNES ADD AMENDED

ROS 14649 JUL 17 2002



December 29, 2016

Oceanside Planning and Development Services
300 North Coast Hwy
Oceanside, CA 92054

Project Description Letter

To whom it may concern,

Property is located in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 6, 7, 8 AND 9 IN BLOCK 70 OF HORNE'S ADDITION TO THE CITY OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORD OF SAN DIEGO COUNTY, APRIL 3, 1886.

APN: 147-195-03-00

Property is located in the Downtown Mixed Use District. There is currently a day care facility located on the site. Proposed is a new ground up building with commercial use and parking at ground level and residential apartments at 1st, 2nd, and 3rd level above ground. Proposed are 22 parking stalls on site, 6 one bedroom apartments, 5 two bedroom apartments, and one penthouse on the top floor with total height of approx. 47'-0" above ground.

Site Area: approx. 12,740 SF

Ground level:	commercial area:	approx. 2,000 SF
	Total enclosed area:	approx. 2,925 SF

1 st level above ground:	residential area:	approx. 7,277 SF
	Total enclosed area:	approx. 8,655 SF

2 nd level above ground:	residential area:	approx. 7,277 SF
	Total enclosed area:	approx. 8,655 SF

3 rd level above ground:	residential area:	approx. 3,490 SF
	Total enclosed area:	approx. 3,490 SF

The building was designed in a manner to compliment the form of the surrounding area and create a connection with the environment. Proposed are interior and exterior gardens to improve the mental and physical health environment for all the tenants.

Sincerely,

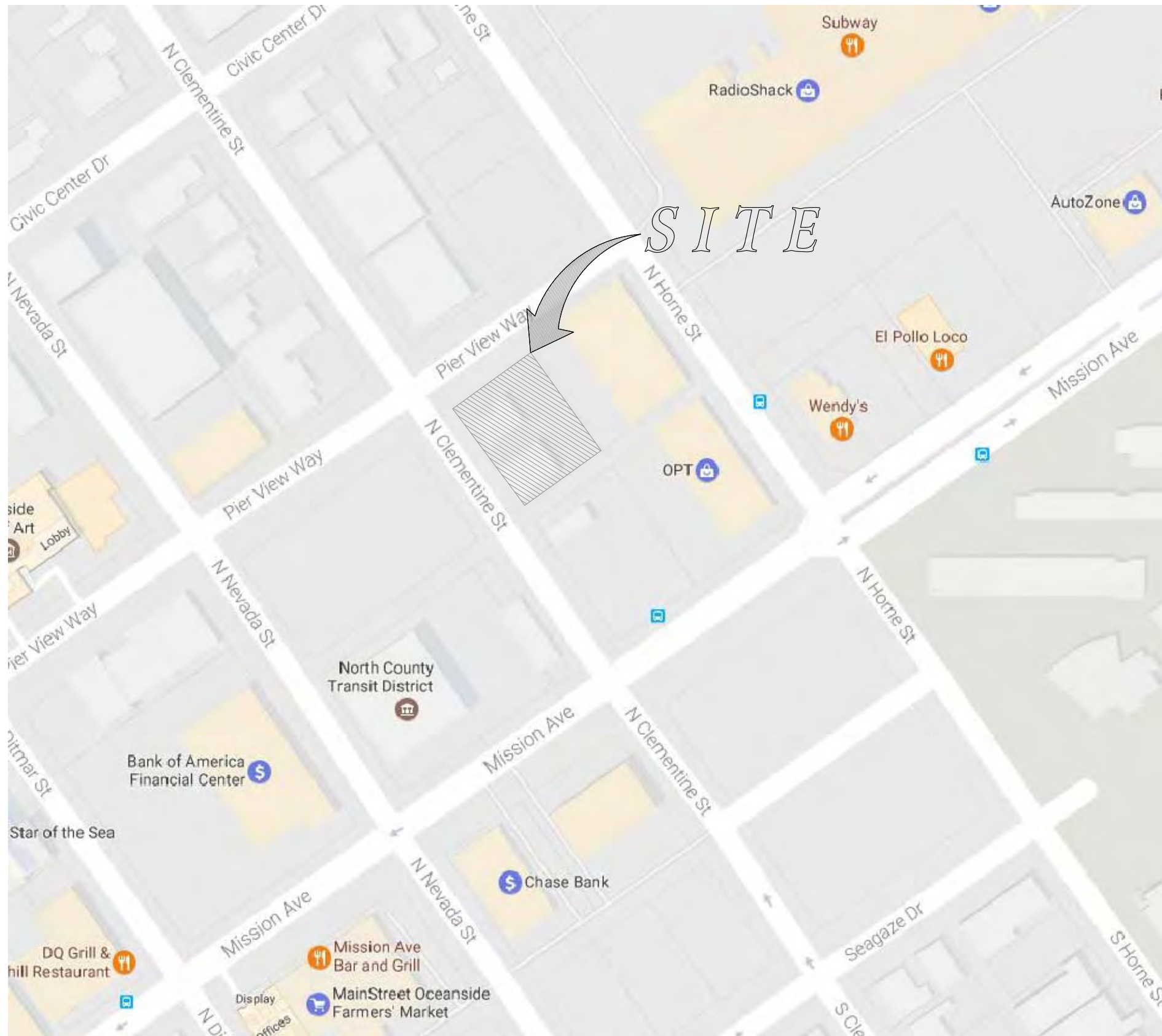
Elena Mashin

bg | Bickel Group Architecture

Bickel Group Incorporated

3600 Birch Street, Suite 120 | Newport Beach, CA 92660

P: 949.757.0411 x33 | F: 949.757.0511 | emashin@bickelgrp.com



901 PIER VIEW WAY - MIXED USE

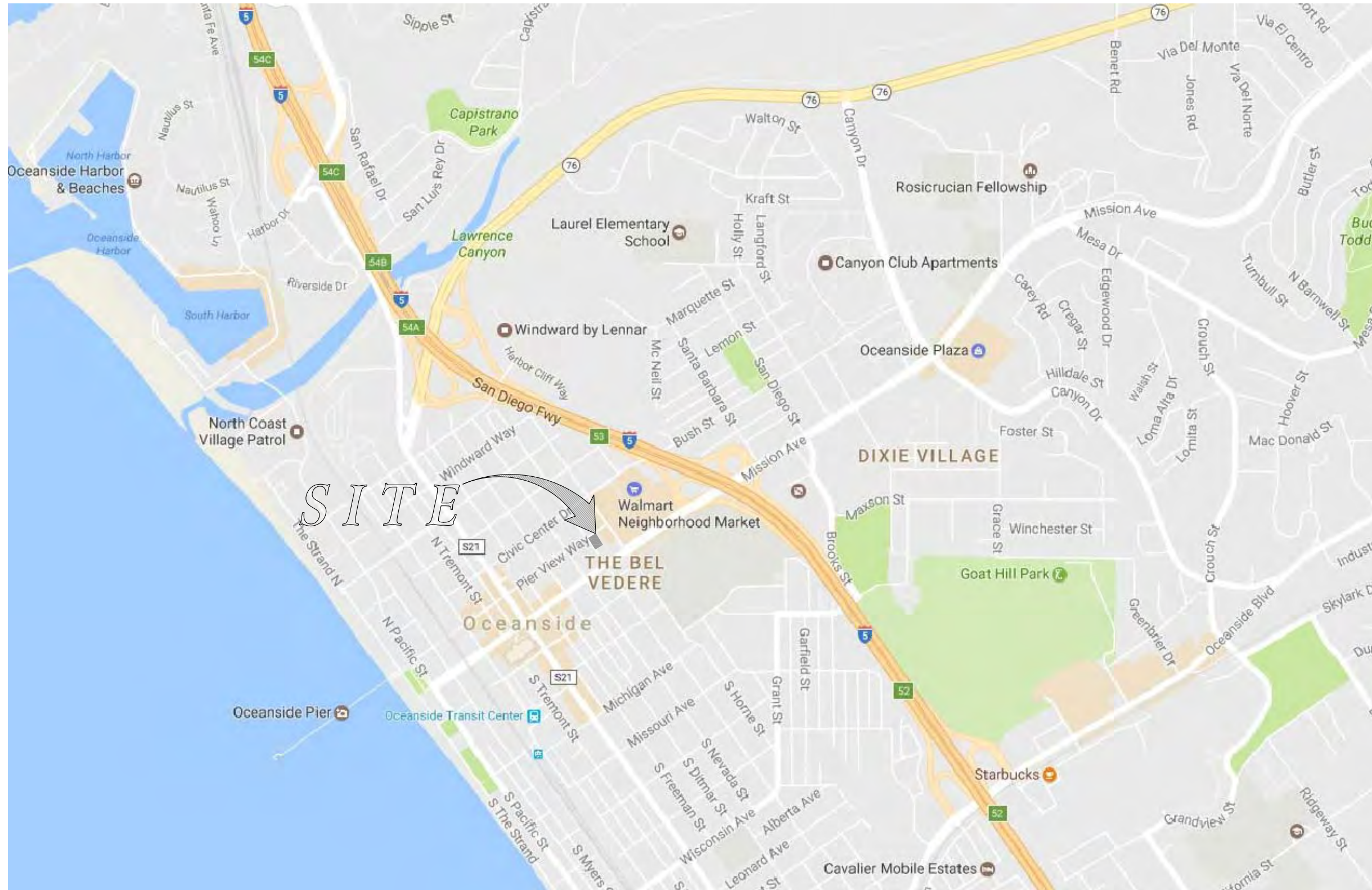
901 PIER VIEW WAY
OCEANSIDE, CALIFORNIA



**BICKEL GROUP
ARCHITECTURE**
BICKEL UNDERWOOD CORPORATION
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

REGIONAL MAP
NOT TO SCALE
December 29, 2016

F:\15\15750 - Oceanside, Pier View Way\Design\Site\15750
Site.dwg
The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL
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901 PIER VIEW WAY - MIXED USE

901 PIER VIEW WAY
OCEANSIDE, CALIFORNIA

VICINITY MAP
NOT TO SCALE
December 29, 2016

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PROJECT SUMMARY
 APPROX. 2,000 SF COMMERCIAL
 6 ONE BEDROOM APARTMENTS
 5 TWO BEDROOM APARTMENTS
 1 PENTHOUSE APARTMENT
 TOTAL PARKING PROVIDED: 22 STALLS

901 PIER VIEW WAY - MIXED USE

901 PIER VIEW WAY
 OCEANSIDE, CALIFORNIA

CONCEPTUAL SITE PLAN
 Scale: 1" = 20'-0"
 December 29, 2016

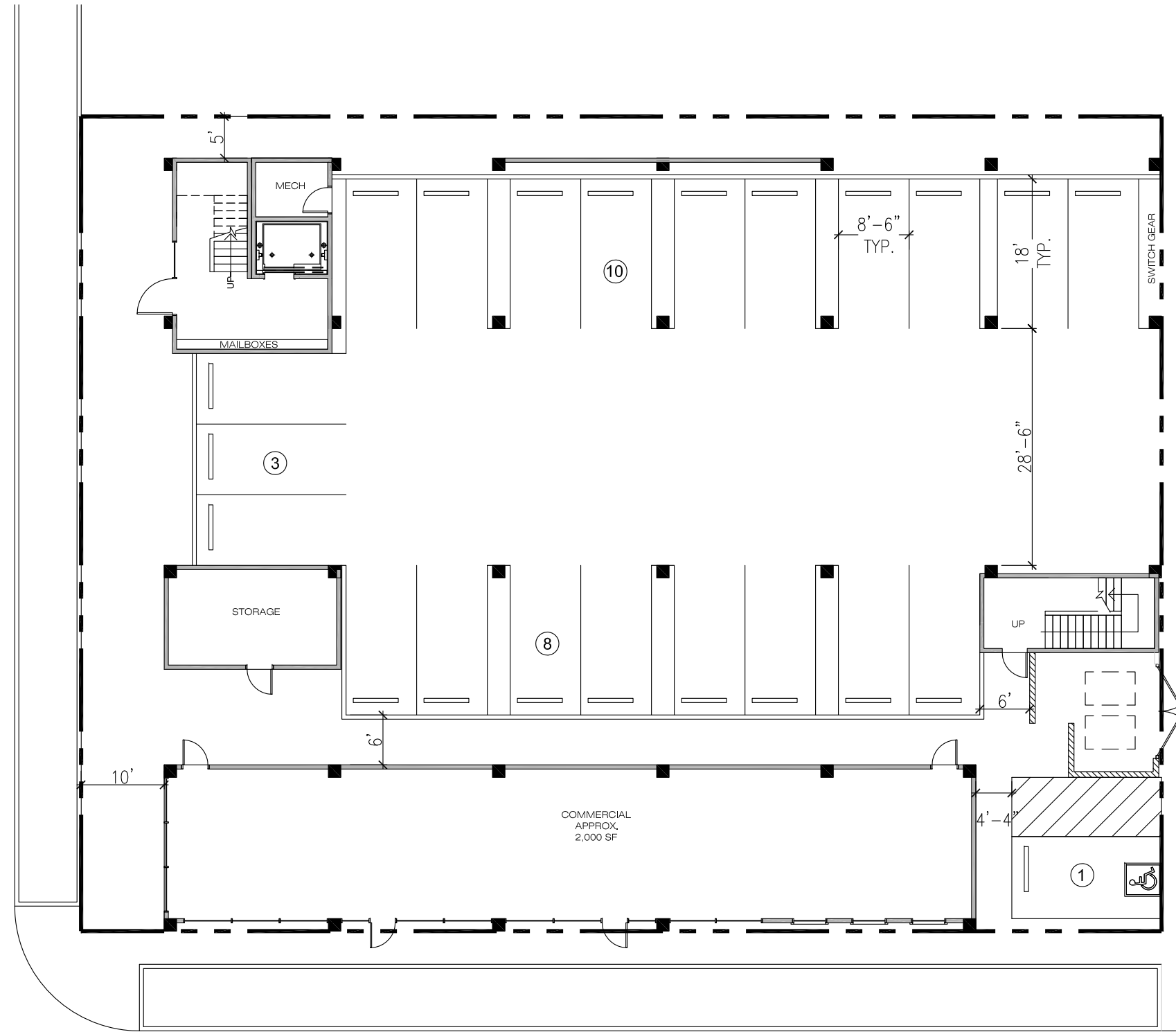
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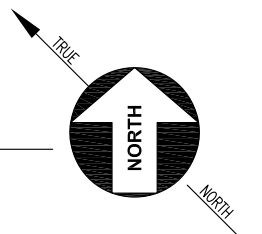
PROJECT SUMMARY
 APPROX. 2,000 SF COMMERCIAL
 6 ONE BEDROOM APARTMENTS
 5 TWO BEDROOM APARTMENTS
 1 PENTHOUSE APARTMENT

TOTAL PARKING:
 22 STALLS

PIER VIEW WAY



N CLEMENTINE STREET



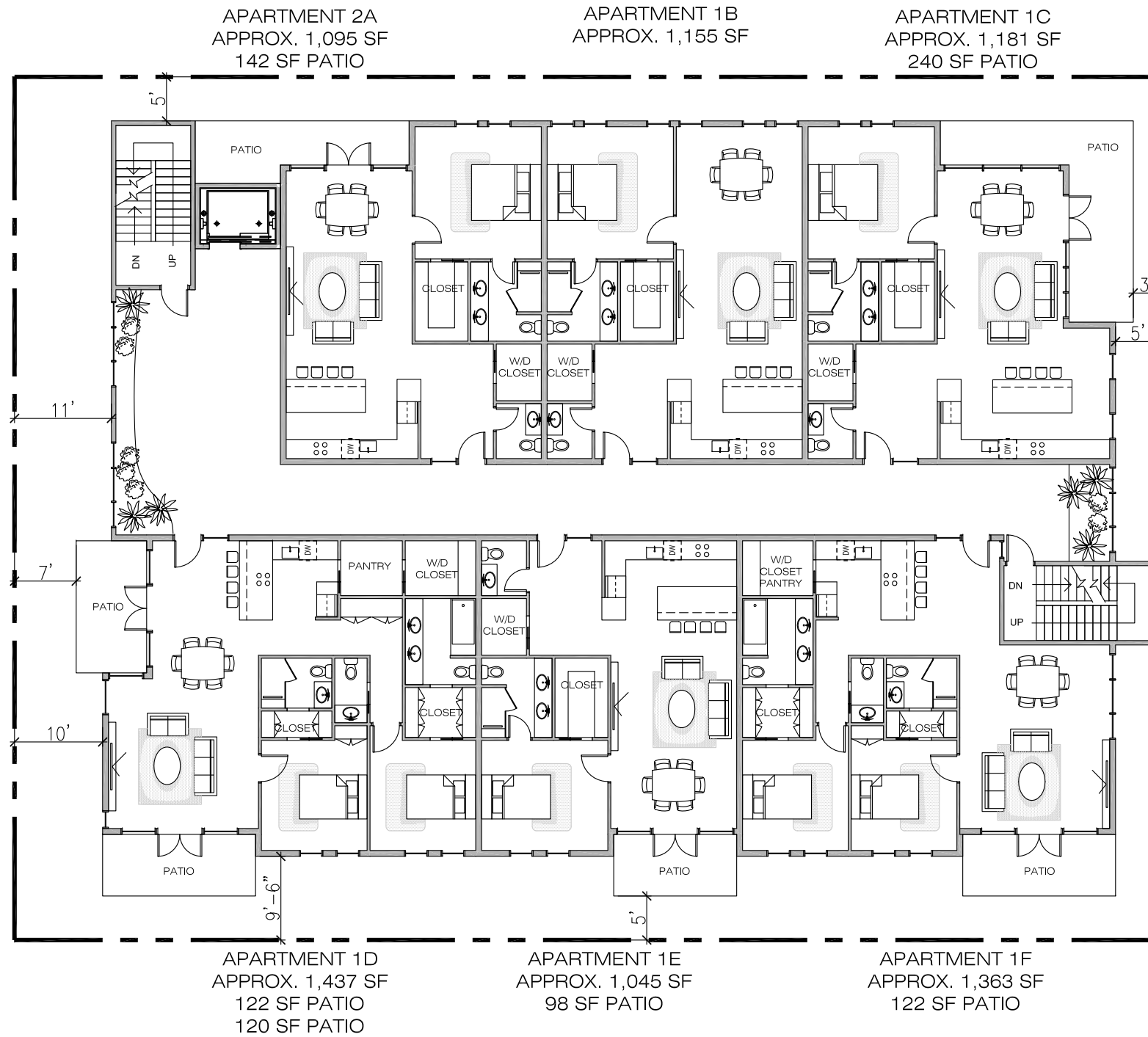
901 PIER VIEW WAY- MIXED USE

901 PIER VIEW WAY
 OCEANSIDE, CALIFORNIA

RETAIL AT GRADE
 Scale: 1/16" = 1'-0"
 December 29, 2016

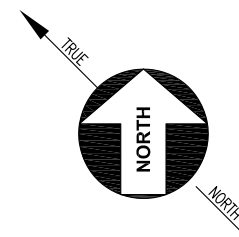
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901 PIER VIEW WAY- MIXED USE

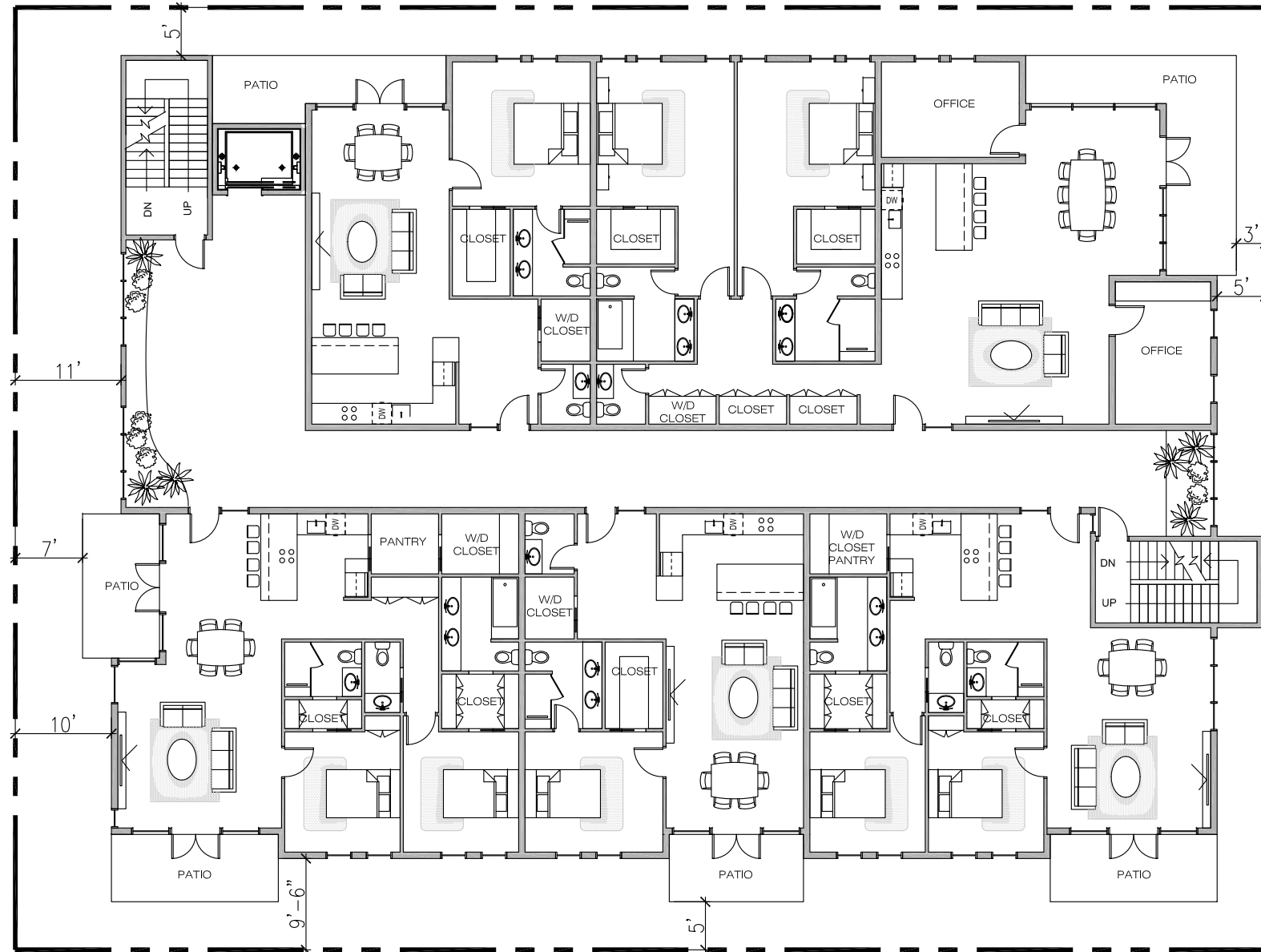
901 PIER VIEW WAY
 OCEANSIDE, CALIFORNIA



RESIDENTIAL
FIRST LEVEL
ABOVE GRADE
 Scale: 1/16" = 1'-0"
 December 29, 2016

APARTMENT 2A
 APPROX. 1,095 SF
 142 SF PATIO

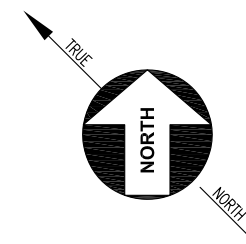
APARTMENT 2B
 APPROX. 2,336 SF
 240 SF PATIO



APARTMENT 2D
 APPROX. 1,437 SF
 122 SF PATIO
 120 SF PATIO

APARTMENT 2E
 APPROX. 1,046 SF
 98 SF PATIO

APARTMENT 2F
 APPROX. 1,363 SF
 122 SF PATIO



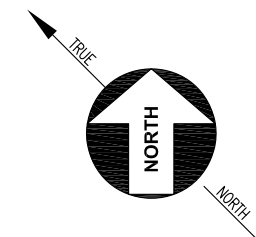
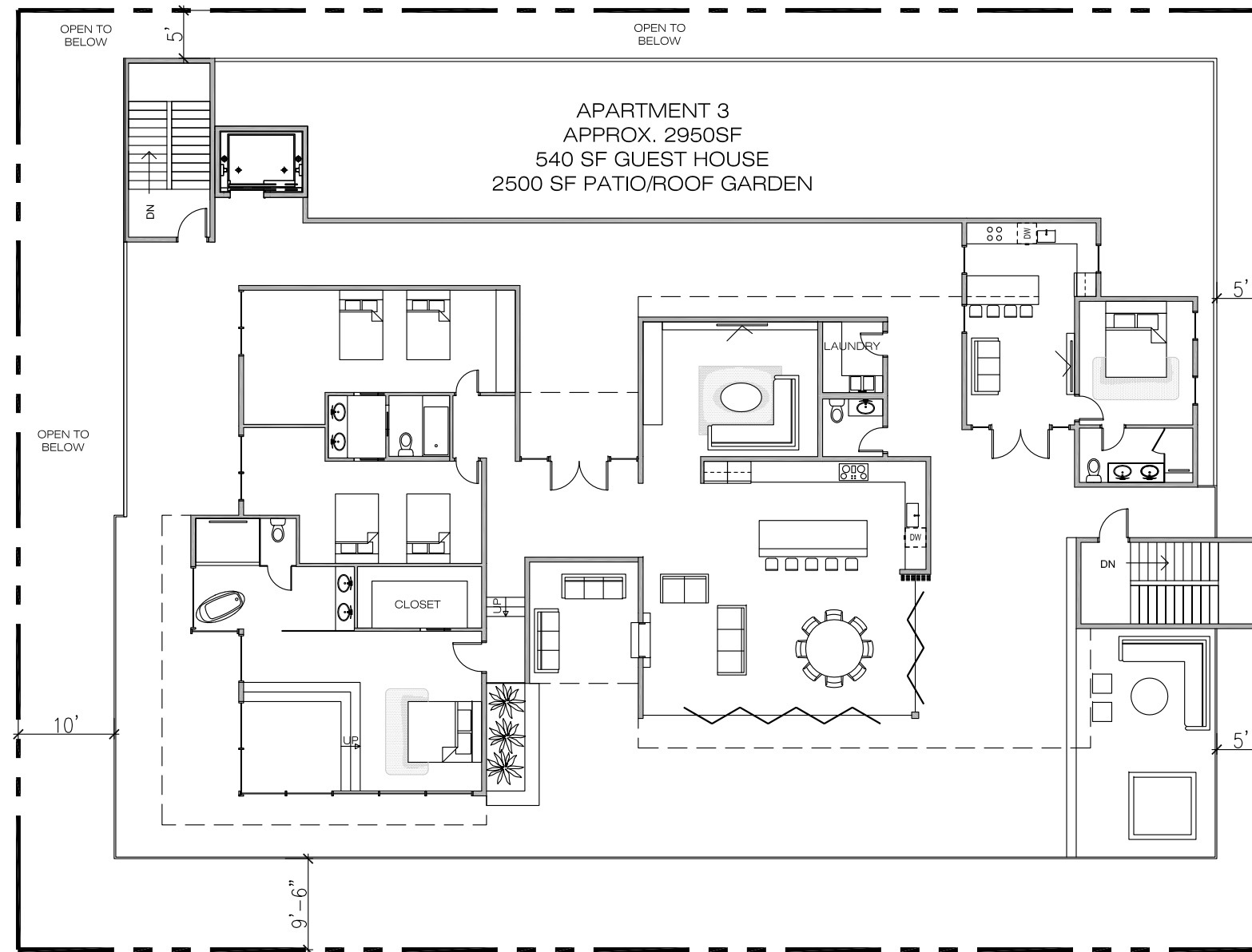
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901 PIER VIEW WAY- MIXED USE

901 PIER VIEW WAY
 OCEANSIDE, CALIFORNIA

**RESIDENTIAL
 SECOND LEVEL
 ABOVE GRADE**
 Scale: 1/16" = 1'-0"
 December 29, 2016

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901 PIER VIEW WAY- MIXED USE

901 PIER VIEW WAY
OCEANSIDE, CALIFORNIA

RESIDENTIAL
PENTHOUSE LEVEL

Scale: 1/16" = 1'-0"
December 29, 2016

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1 WEST ELEVATION
SCALE: 1/16"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



3 EAST ELEVATION
SCALE: 1/16"=1'-0"

4 NORTH ELEVATION
SCALE: 1/16"=1'-0"



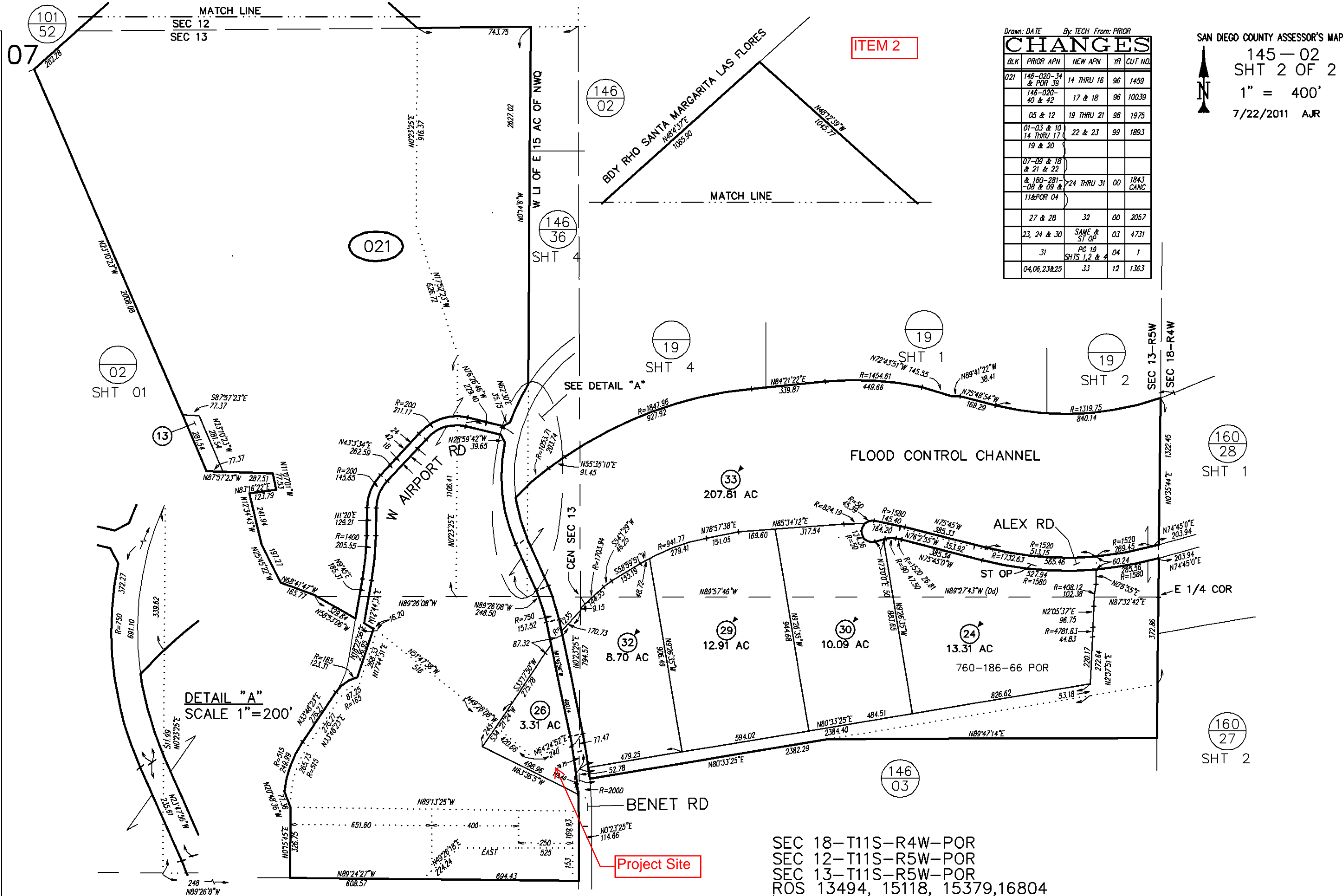
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901 PIER VIEW WAY - MIXED USE

901 PIER VIEW WAY
OCEANSIDE, CALIFORNIA

ELEVATIONS
Scale: 1/16" = 1'-0"
December 30, 2016
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Elevations.dwg
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Project Site

SEC 18-T11S-R4W-POR
 SEC 12-T11S-R5W-POR
 SEC 13-T11S-R5W-POR
 ROS 13494, 15118, 15379, 16804

DETAIL "A"
 SCALE 1" = 200'

ITEM 2

MATCH LINE

MATCH LINE
 SEC 12
 SEC 13

SEE DETAIL "A"

FLOOD CONTROL CHANNEL

ALEX RD

BENET RD

W AIRPORT RD

CEN SEC 13

W LI OF E 15 AC OF NWQ

SEC 13-R5W
 SEC 18-R4W

E 1/4 COR

101
52

146
02

146
36

19

SHT 4

19

SHT 1

19

SHT 2

160
28

SHT 1

160
27

SHT 2

02

SHT 01

13

33
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32
B.70 AC

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30
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24
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760-186-66 POR

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Project Description Letter

The property located at 3547-3597 Benet Rd Oceanside CA 92058, with the APN number 1450212600, here is referred to as the Benet Rd project. This project is to develop less than fifty percent of the property in question with three units of warehouses as shown on the Conceptual Site Plan with required parking, restrooms, and office areas. The warehouses are butler buildings similar to the buildings currently on the east side of Benet Road and other neighboring buildings to this site. The parking requirement including handicap parking, fire hydrant, and handicap bathroom are all included in the Conceptual Site Plan. A biological report has been used in preparing the conceptual site plan as well as all Airport Safety Zone requirements have been applied to the plan. If you have any farther questions or concern please don't hesitate to call Novid Sam at (858)598-7450.

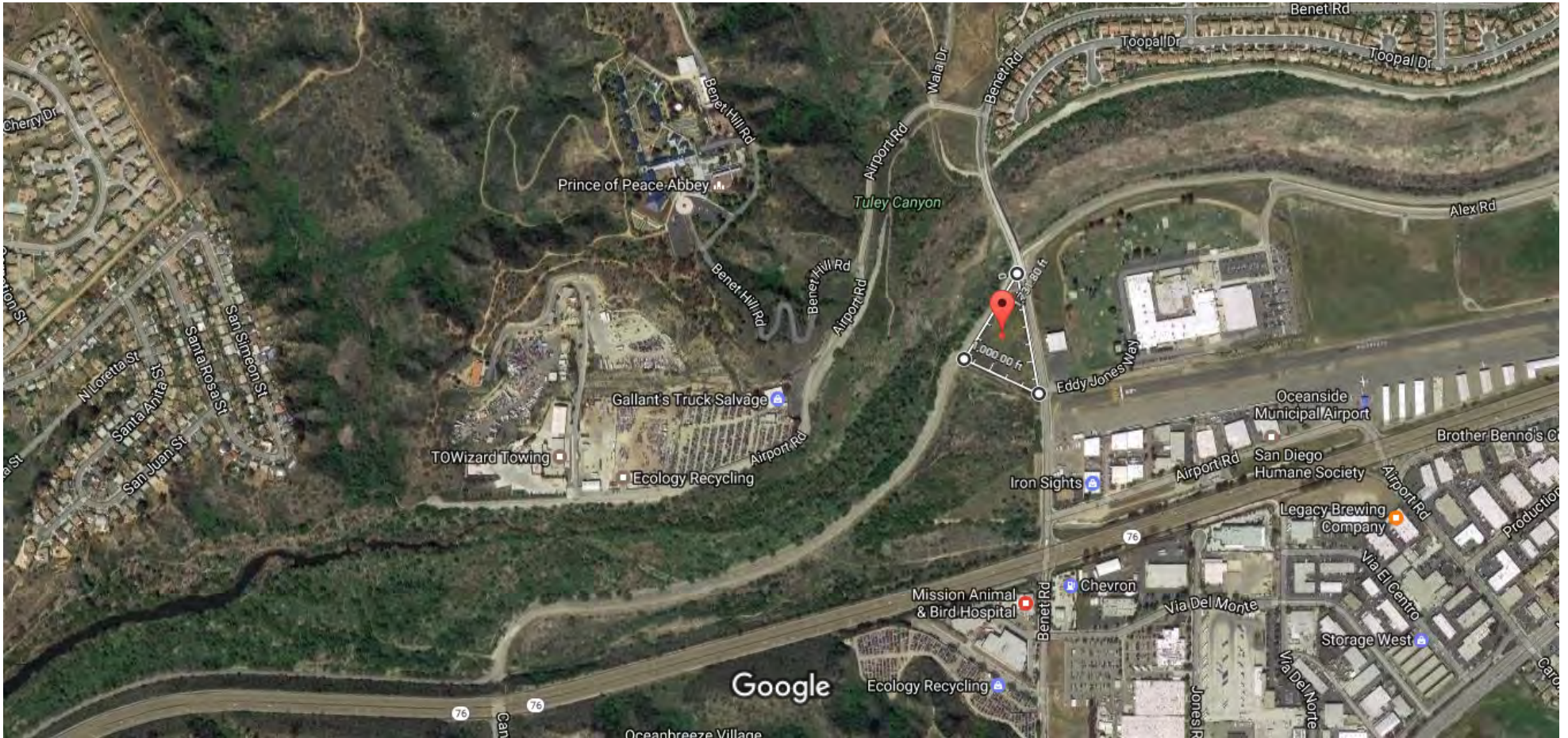
Sincerely

Novid Sam



33°13'05.6"N 117°21'29.2"W

The Triangle is the property APN 1450212600



Imagery ©2017 Data CSUMB SFML, CA OPC, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google 500 ft





33°13'05.6"N 117°21'29.2"W

33.218219, -117.358111

Measure distance

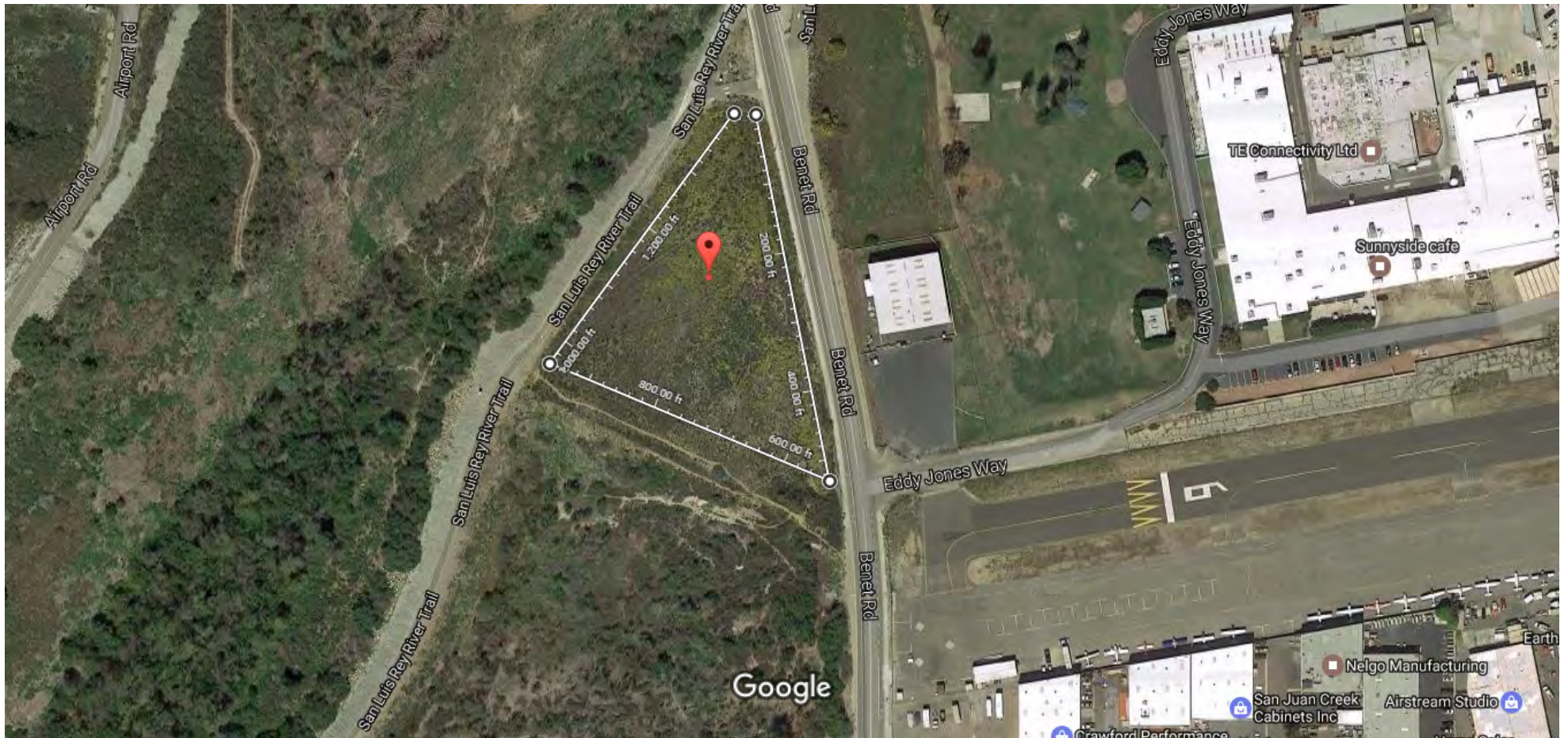
Total area: 132,737.67 ft² (12,331.73 m²)

Total distance: 1,731.80 ft (527.85 m)



33°13'05.5"N 117°21'28.9"W

The property is marked in the triangle APN 1450212600



Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google 100 ft

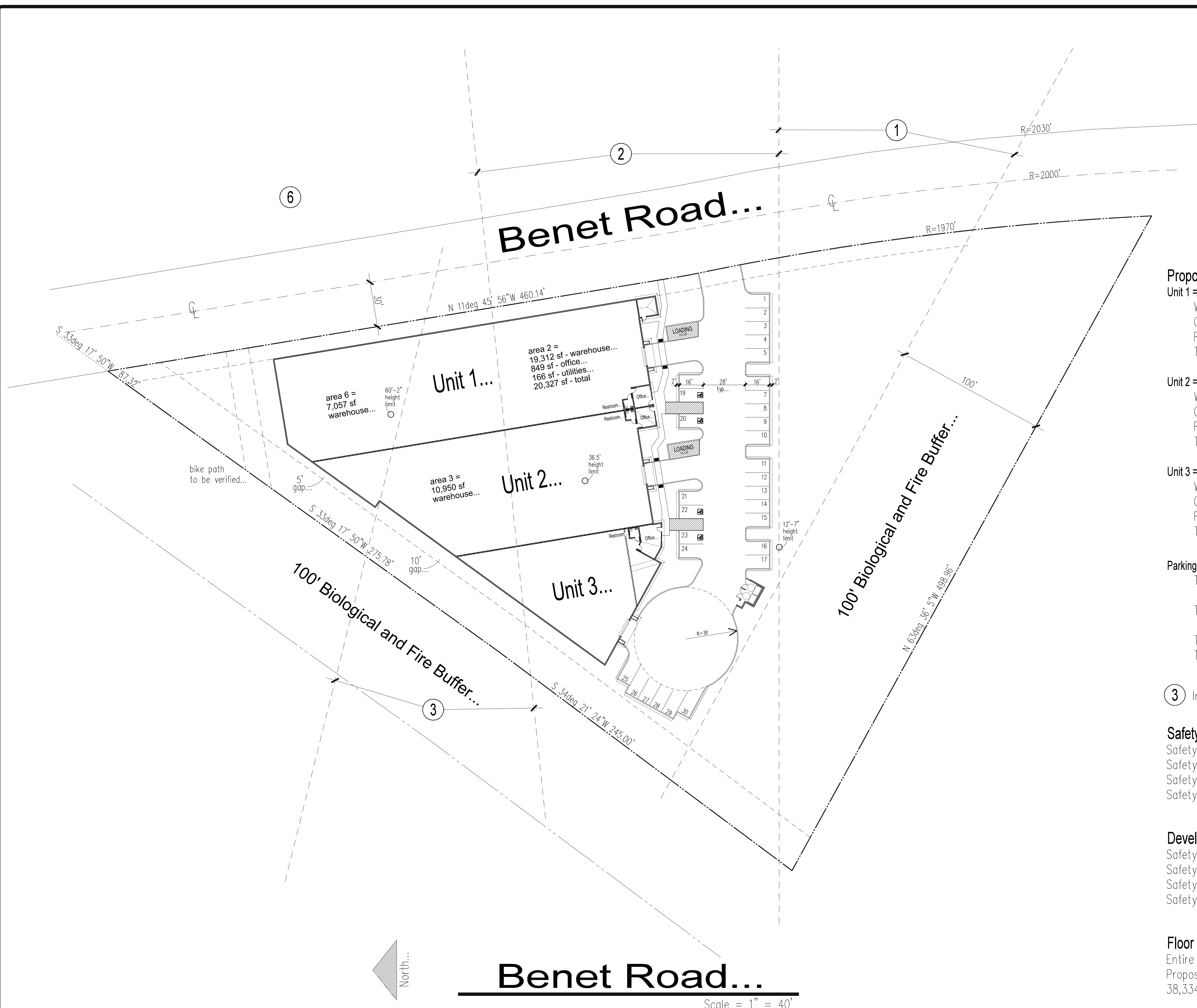


33°13'05.5"N 117°21'28.9"W

33.218198, -117.358017

Measure distance

Total distance: 1,403.96 ft (427.93 m)



Proposed Project Break-Down...

Unit 1 = 17,605 SF
 Warehouse Area _____ 17,314 sf
 Office Area _____ 240 sf
 Restroom Area _____ 51 sf
 Total Area _____ 17,605 sf

Unit 2 = 13,918 SF
 Warehouse Area _____ 13,631 sf
 Office Area _____ 236 sf
 Restroom Area _____ 51 sf
 Total Area _____ 13,918 sf

Unit 3 = 6,645 SF
 Warehouse Area _____ 6,226 sf
 Office Area _____ 368 sf
 Restroom Area _____ 51 sf
 Total Area _____ 6,645 sf

Parking Requirements
 Total Warehouse Area = 37,171sf
 37,171 sf / 1500 = 24.7 = 25 spaces
 Total Office Area = 844 sf
 844 sf / 300 = 2.81 = 3 spaces
 Total Parking Spaces Required = 28...
 Total Parking Spaces Provided = 30...

③ Indicates Airport Safety Zones...

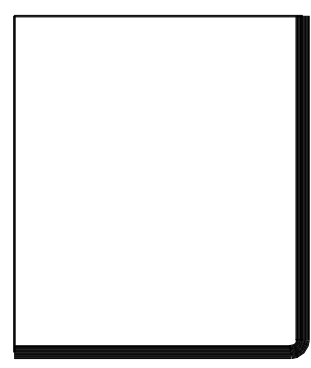
Safety Zones Areas...
 Safety Zone #1 = 52,130 sf or 37% of entire site...
 Safety Zone #2 = 58,790 sf or 41% of entire site...
 Safety Zone #3 = 15,900 sf or 11% of entire site...
 Safety Zone #6 = 16,050 sf or 11% of entire site...

Developed area within Safety Zones...
 Safety Zone #1 : no development within this zone...
 Safety Zone #2 : 20,327 sf developed = 34% F.A.R.
 Safety Zone #3 : 10,950 sf developed = 68% F.A.R.
 Safety Zone #6 : 7,057 sf developed = 43% F.A.R.

Floor Area Ratio over entire Project Property...
 Entire Site = 142,870 square feet
 Proposed Building = 38,334 square feet
 38,334 / 142,870 = 26.8% F.A.R.

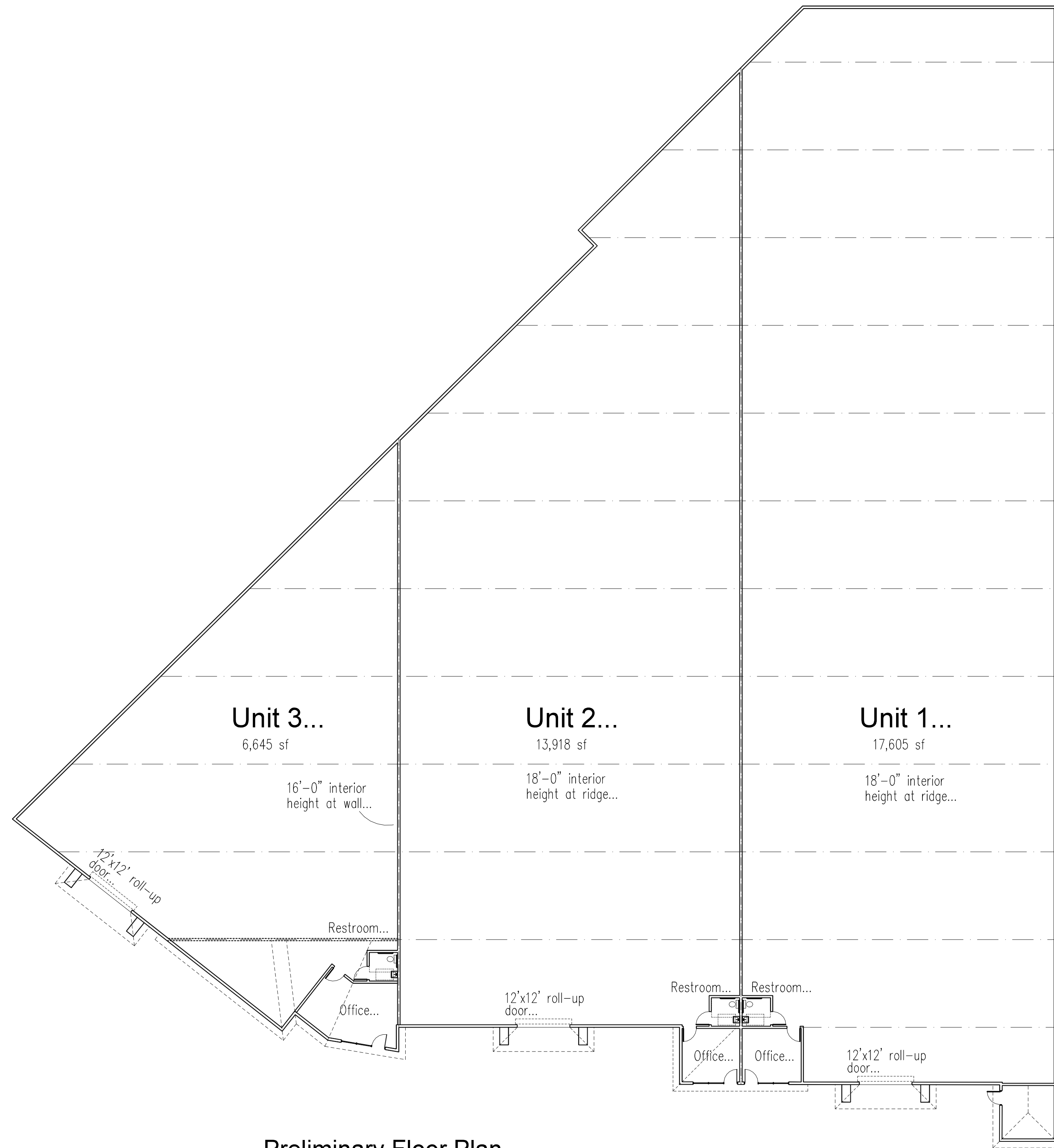
Revisions

Benet Street Warehouses...
 Benet Street, Oceanside California

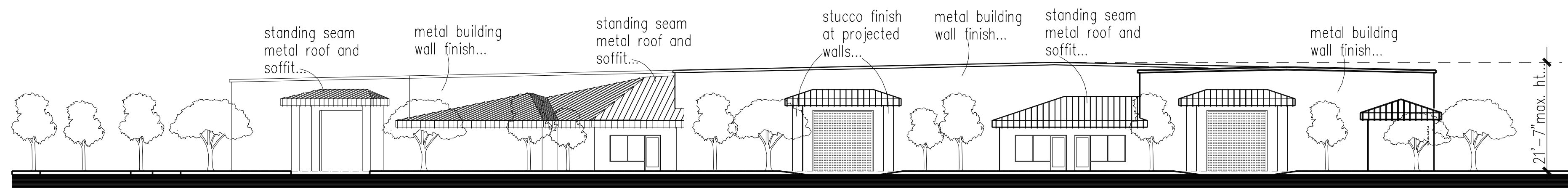


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Design by: GM Garcia...
Drawn by: GM Garcia...
Date: 4 Jan 2017
Sheet number: 1
Total set:
Signature:



Preliminary Floor Plan...



Preliminary Front Elevation...

Revisions

Benet Street Warehouses...
 Benet Street, Oceanside California

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Sheet number: 2
Total set:
Signature...