

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, April 19th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 200 unit independent living facility and separate retail/commercial area on a currently vacant 9.42 acre lot at the SW corner of Plaza Dr. and Thunder Dr.

Zoning: CC (Community Commercial)
Land Use: Community Commercial
Neighborhood Area: Lake
Assessor Parcel Number: 168-012-43
Contact Person: Darryl Clubb
Tel.: (858) 414-9400
Email: b.darryl.clubb@gmail.com

2. 10:30 - 11:30 a.m. Proposed outdoor equipment storage and related contracting business operations (office & maintenance) located at 1020 Airport Rd (approx. 7 acres)

Zoning: IG (General Industrial)
Land Use: General Industrial
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 145-020-34, -36 & -41
Contact Person: Ann Gunter
Tel.: (760) 692-1924 x 247
Email: ann@lightfootpg.com

Attachments:

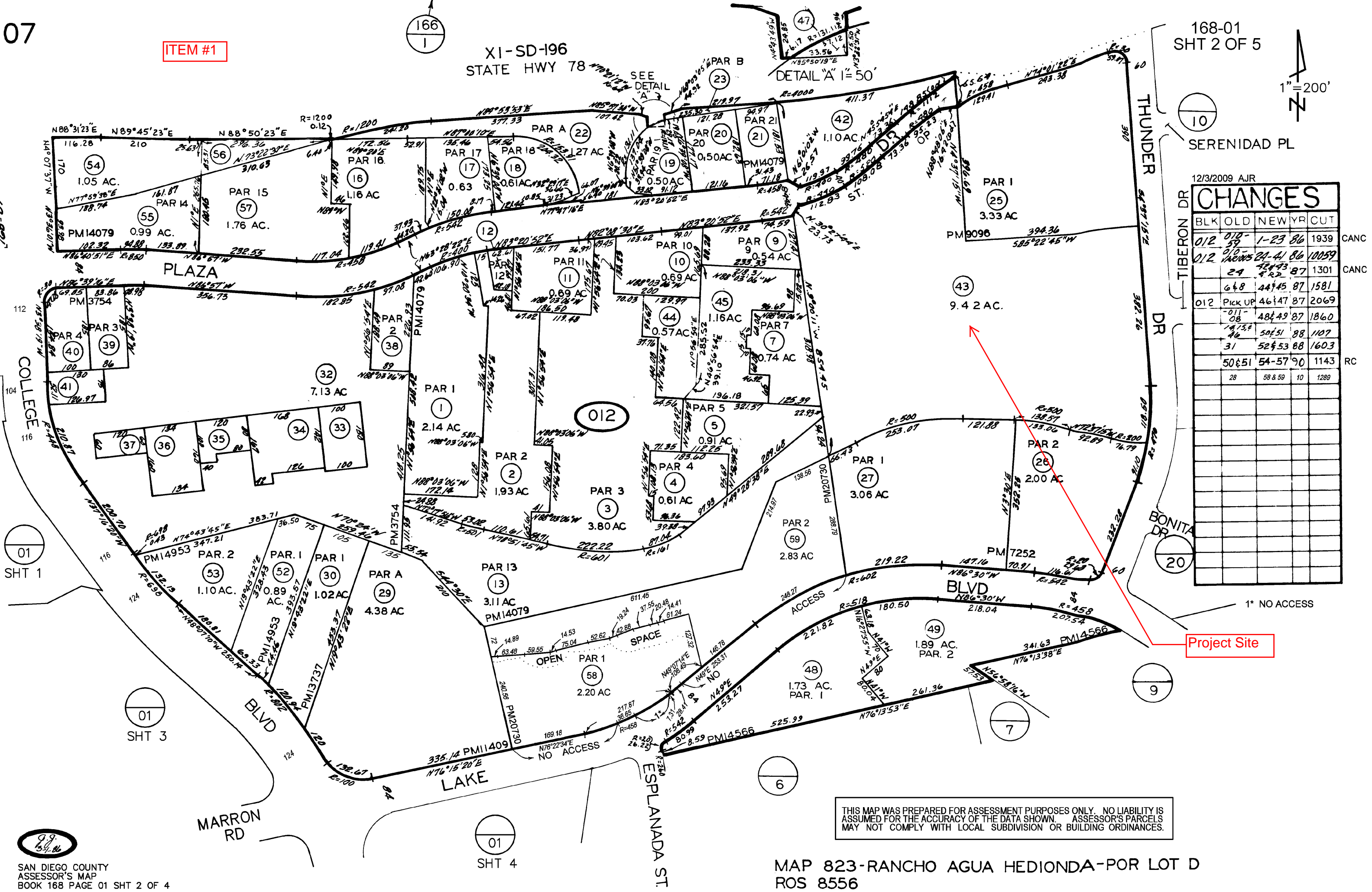
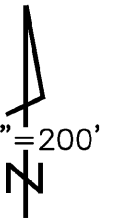
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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.*

ITEM #1

XI-SD-196
STATE HWY 78

168-01
SHT 2 OF 5



12/3/2009 AJR

CHANGES				
BLK	OLD	NEW	YR	CUT
012	010-59	1-23	86	1939 CANC
012	010-24	41-43	86	10059
	24	42-43	87	1301 CANC
	648	44-45	87	1581
012	Pick UP	46-47	87	2069
	011-08	48-49	87	1860
	1475-46	50-51	88	1107
	31	52-53	88	1603
	50-51	54-57	90	1143 RC
	28	58-59	10	1289

Project Site

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.

MAP 823-RANCHO AGUA HEDIONDA-POR LOT D
ROS 8556

REAL PROPERTY ENTITLEMENT GROUP

AN ASSOCIATION OF THE DEL MAR FINANCIAL GROUP & COAST CONTRACTING CORPORATION

BRE #01813229 / CSLB # 277387

1442 Camino Del Mar, Suite 206, Del Mar, CA 92014

Mailing Address: P.O. Box 2003, Del Mar, CA 92014

April 3, 2017

Tiffany Chen
City of Oceanside, CA

via email: tchen@ci.oceanside.ca.us

RE: Plaza Drive & Thunder Drive / 9.42-acre site
APN: 168-012-43

Dear Tiffany,

This letter is to set forth the information necessary for the scheduling of a Developer's Conference for April 19, 2017.

Attached to this email please find a vicinity map and a regional map to indicate the project location.

The proposed project consists of a retail/commercial lot area of approximately 1.34 acres, fronting along Plaza Drive. The remainder of the site, of approximately 8.03 acres, shall be used for the construction of an Independent Living facility (IL), fronting along Thunder Drive. These two sites may or may not be separated by a lot split process as depicted on the attached site plan, depending on the final decision of continuing project ownership at the time of project submittal.

At this initial step, any specific development plans for the 1.34-acre retail/commercial area shall not be considered for development as this time. Ownership anticipates a project submittal for the IL facility to be first in order and separate from any future proposal for the retail/commercial area. However, we shall seek council and suggestions from the Staff regarding this area at our conference, for future reference.

The 8.03-acre portion of the site will contain the proposed 200 unit IL facility. Most of the improvements will be place on the northerly half of that area, maintaining required distances from the Buena Creek water course along the southerly property line. The parking, as shown on the site plan exceeds the minimum requirements for number and type of each and may be adjusted as the design process moves forward.

The preliminary scope of improvements shall include:

- 100 1bedroom / 1 bath units at approximately 800 SF;
- 100 2 bedroom / 2 bath units at approximately 1,000 SF;
- Clubhouse and public area;
- Central dining, commercial kitchen & Bistro;
- Pool, Spa & Fitness/Exercise area; and other amenities;
- Green belt & walking paths;
- Covered and open parking.

We are pleased having the opportunity to present our proposed concept to the City Staff, that represents their respective departments.

Very truly yours,

B. Darryl Clubb

B. Darryl Clubb, Partner

Cc: Thomas S. Josselyn, Partner

Cc: Bo Havlik, Lee & Associates

Attachments

THUNDER DRIVE INDEPENDENT LIVING COMMUNITY OCEANSIDE, CALIFORNIA



PROPOSED CONCEPT ELEVATION DESIGN

marshall design group

april 2, 2017

Cover

PROJECT DATA
200 UNIT INDEPENDENT LIVING COMMUNITY

FOUR STORY WRAP WITH PARKING STRUCTURE

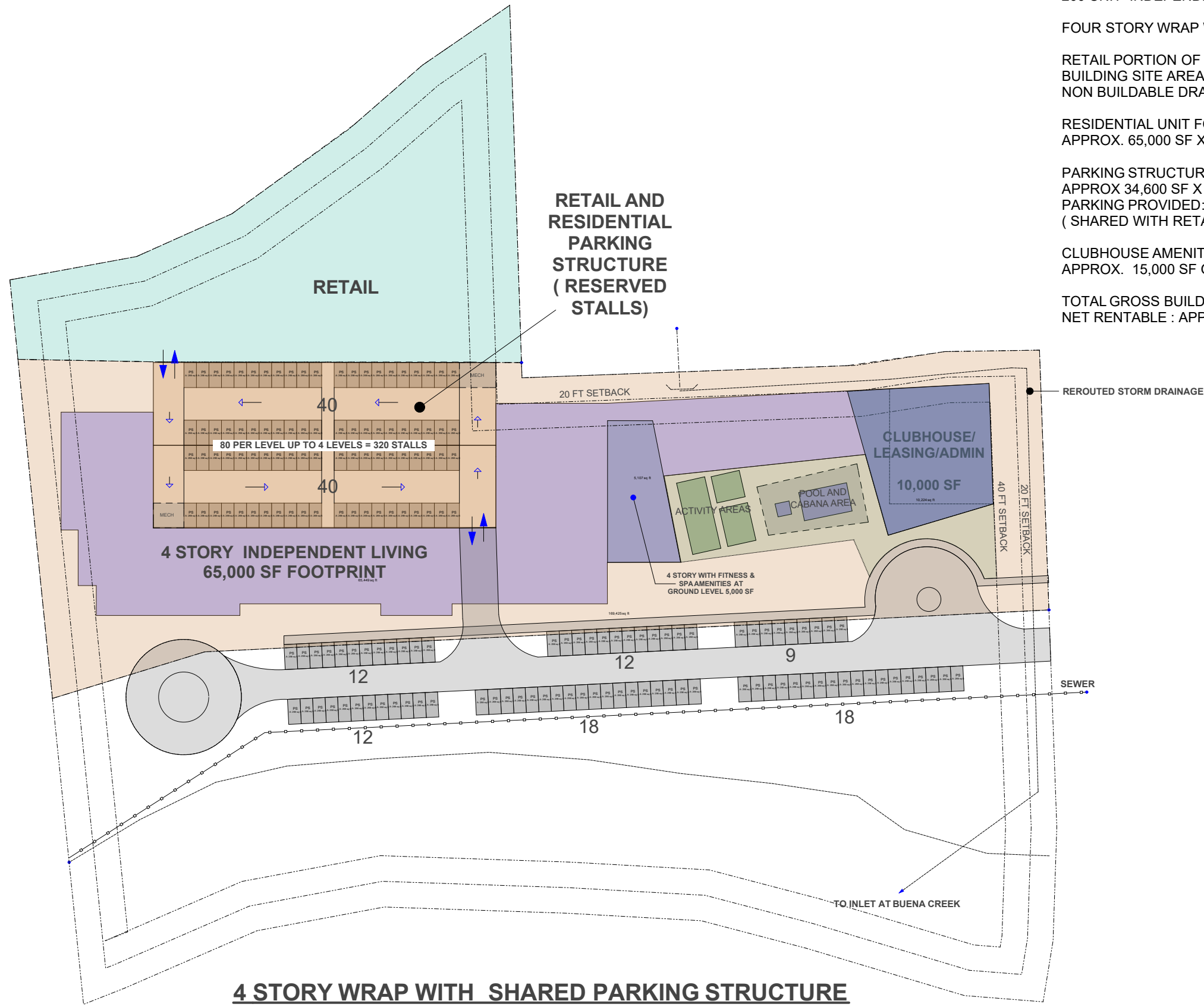
RETAIL PORTION OF SITE: 1.34 ACRES (58,516 SF)
BUILDING SITE AREA = 3.89 ACRES (169,425 SF)
NON BUILDABLE DRAINAGE AREA= 4.19 ACRES

RESIDENTIAL UNIT FOOTPRINT
APPROX. 65,000 SF X 4 STORIES = 260,000 SF GROSS

PARKING STRUCTURE FOOTPRINT
APPROX 34,600 SF X 4 LEVELS= 138,400 SF
PARKING PROVIDED: 320 STALLS + 81 SURFACE STALLS
(SHARED WITH RETAIL AND RESIDENTIAL RESERVED)

CLUBHOUSE AMENITIES AND FITNESS / SPA
APPROX. 15,000 SF GROSS AREA

TOTAL GROSS BUILDING AREA: 260,000 SF
NET RENTABLE : APPROX 180,000 SF



4 STORY WRAP WITH SHARED PARKING STRUCTURE
ROOF DECK AND SURFACE PARKING WITH CARPORT SOLAR

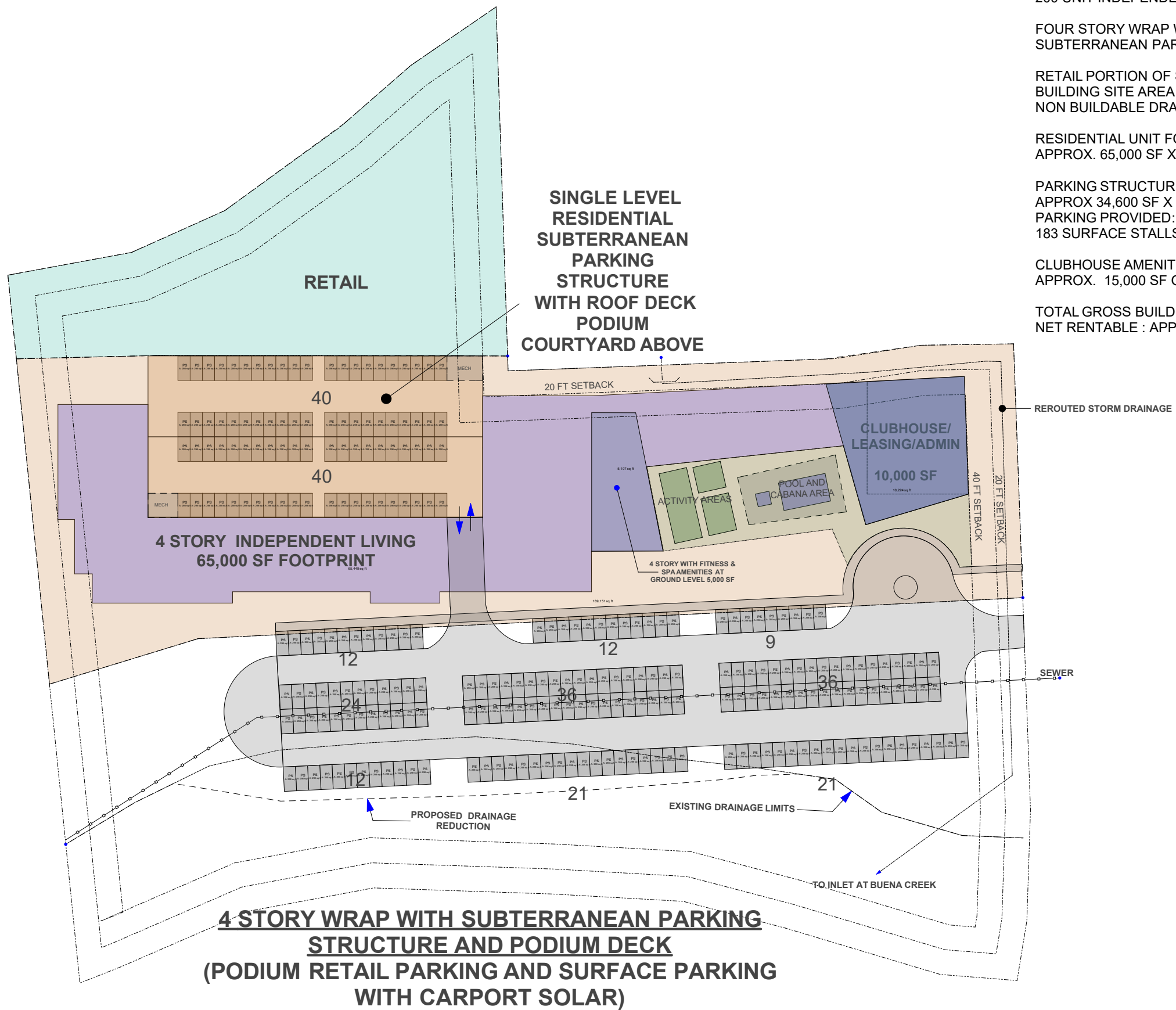
CLIENT: REAL PROPERTY
ENTITLEMENT GROUP
PO BOX 2003
DEL MAR CA
DARRYL CLUBB
P: 858-414-9400

DESIGN TEAM :
MARSHALL DESIGN GROUP
CONTACT: MARSHALL SMITH
marshallsmith45@gmail.com
714-552-2244

marshall design group

april 2, 2017

A1



4 STORY WRAP WITH SUBTERRANEAN PARKING STRUCTURE AND PODIUM DECK (PODIUM RETAIL PARKING AND SURFACE PARKING WITH CARPORT SOLAR)

PROJECT DATA
200 UNIT INDEPENDENT LIVING COMMUNITY

FOUR STORY WRAP WITH SINGLE LEVEL SUBTERRANEAN PARKING STRUCTURE

RETAIL PORTION OF SITE: 1.34 ACRES (58,516 SF)
BUILDING SITE AREA = 3.89 ACRES (169,425 SF)
NON BUILDABLE DRAINAGE AREA= 4.19 ACRES

RESIDENTIAL UNIT FOOTPRINT
APPROX. 65,000 SF X 4 STORIES = 260,000 SF GROSS

PARKING STRUCTURE FOOTPRINT
APPROX 34,600 SF X 4 LEVELS= 138,400 SF
PARKING PROVIDED: RESIDENTIAL UNITS= 80 STALLS + 183 SURFACE STALLS = 263 TOTAL STALLS

CLUBHOUSE AMENITIES AND FITNESS / SPA
APPROX. 15,000 SF GROSS AREA

TOTAL GROSS BUILDING AREA: 260,000 SF
NET RENTABLE : APPROX 180,000 SF

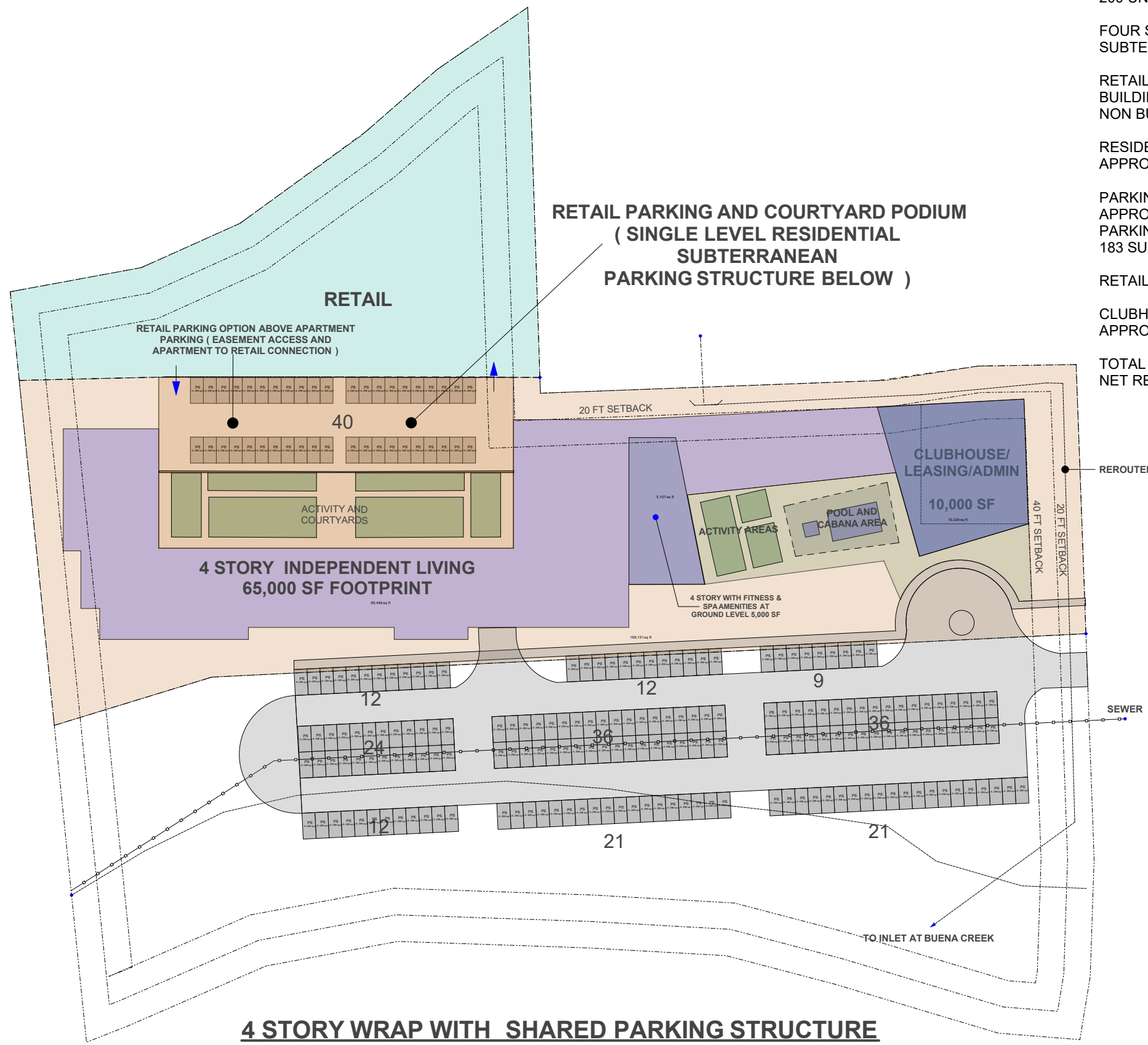
CLIENT: REAL PROPERTY ENTITLEMENT GROUP
PO BOX 2003
DEL MAR CA
DARRYL CLUBB
P: 858-414-9400

DESIGN TEAM :
MARSHALL DESIGN GROUP
CONTACT: MARSHALL SMITH
marshallsmith45@gmail.com
714-552-2244

marshall design group

april 2, 2017

B1



PROJECT DATA
 200 UNIT INDEPENDENT LIVING COMMUNITY

FOUR STORY WRAP WITH SINGLE LEVEL
 SUBTERRANEAN PARKING STRUCTURE

RETAIL PORTION OF SITE: 1.34 ACRES (58,516 SF)
 BUILDING SITE AREA = 3.89 ACRES (169,425 SF)
 NON BUILDABLE DRAINAGE AREA= 4.19 ACRES

RESIDENTIAL UNIT FOOTPRINT
 APPROX. 65,000 SF X 4 STORIES = 260,000 SF GROSS

PARKING STRUCTURE FOOTPRINT
 APPROX 34,600 SF X 4 LEVELS= 138,400 SF
 PARKING PROVIDED: RESIDENTIAL UNITS = 80 STALLS +
 183 SURFACE STALLS = 263 TOTAL STALLS

RETAIL PARKING PROVIDED: 40 STALLS ON PODIUM DECK

CLUBHOUSE AMENITIES AND FITNESS / SPA
 APPROX. 15,000 SF GROSS AREA

TOTAL GROSS BUILDING AREA: 260,000 SF
 NET RENTABLE : APPROX 180,000 SF

4 STORY WRAP WITH SHARED PARKING STRUCTURE
ROOF DECK AND SURFACE PARKING WITH CARPORT SOLAR

CLIENT: REAL PROPERTY
 ENTITLEMENT GROUP
 PO BOX 2003
 DEL MAR CA
 DARRYL CLUBB
 P: 858-414-9400

DESIGN TEAM :
 MARSHALL DESIGN GROUP
 CONTACT: MARSHALL SMITH
 marshallsmith45@gmail.com
 714-552-2244

marshall design group

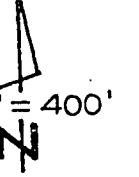
april 2, 2017

B2



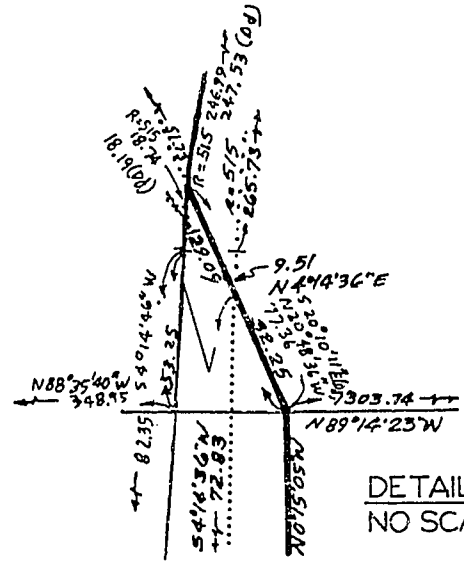
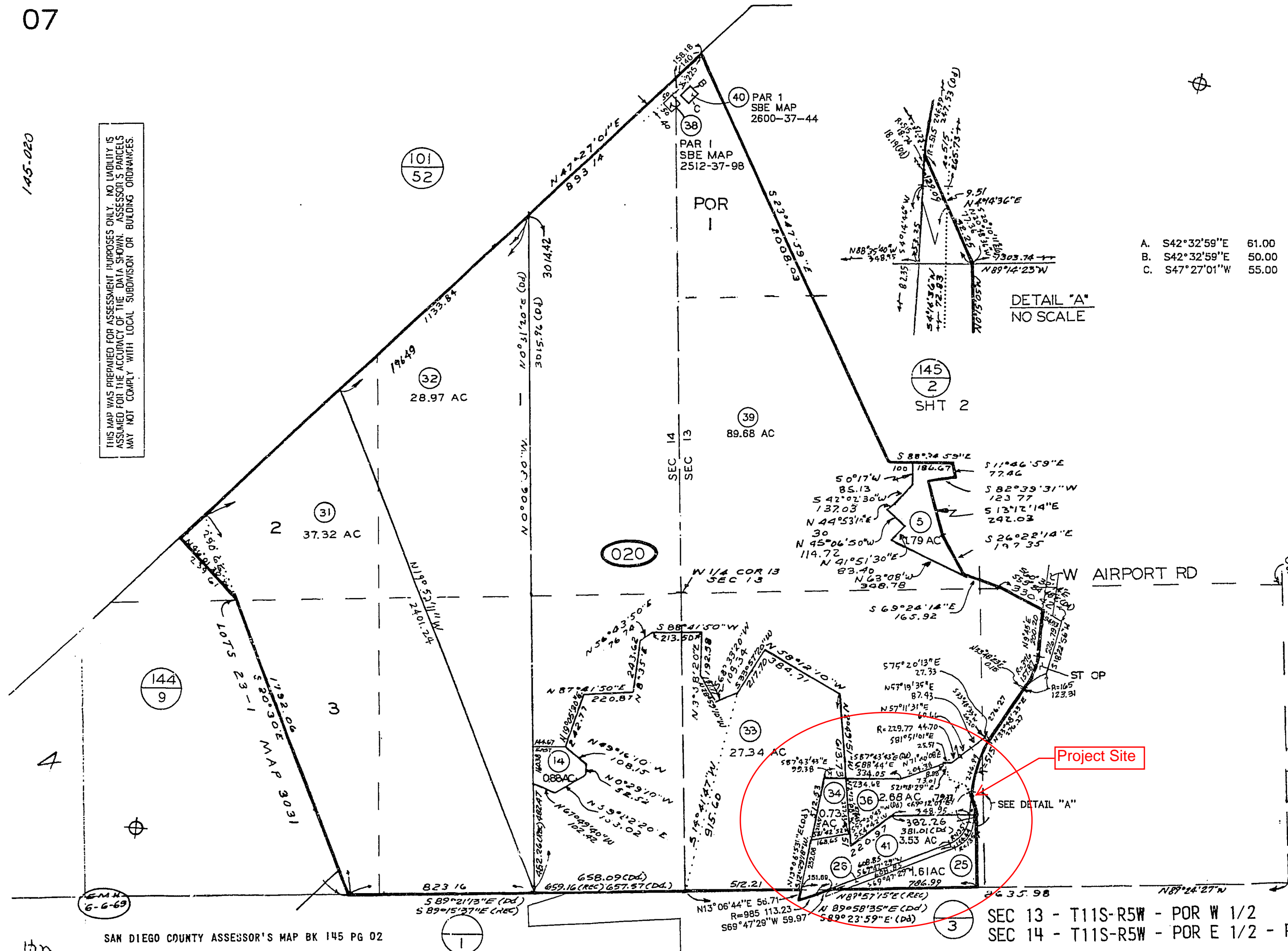
07

145-02
SHT 1 OF 2



145-020

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- A. S42°32'59"E 61.00
- B. S42°32'59"E 50.00
- C. S47°27'01"W 55.00

9/21/98 JES

CHANGES				
BLK	OLD	NEW	YR	CUT
020	7	11, 12	65	1700
	3	13, 14	75	2527
	4 & 13	15	82	1211
	11 & 12	16 & 17	87	2349
	8-10	18-21	89	1087 CANG
	15 & 16	22-25	89	1129 CANG
	22 & 24	26-29	92	1050 CANG
	23 & 29	30	92	1523
	18-21 & 30	-021-01-05	96	10012
	28	SAME & ST OP	96	4680
	12, 17 & 28	31-36	96	1628
	35	37 & 38	96	2044
	37	39 & 40	97	1886
	27 & -030-30	41	98	1957
	26 & 36	SAME & B/L CHG	99	5553

Developer's Conference

April 19, 2017

1020 Airport Road
Herzog Contracting Corporation

Project Description

Site Location

The site at 1020 Airport Road (APNs 145-020-34, 145-020-36, and 145-020-41) is approximately 6.98 acres within the industrial area located north of the San Luis Rey River, south of the Prince of Peace Abbey, and northwest of the Oceanside Municipal Airport. It is currently under the operation of Gallant Truck Salvage and has a land use designation and zoning of General Industrial (IG). Surrounding uses also include an auto recycling center, concrete batch plant, and towing service.

Proposed Use

Herzog Contracting Corp. specializes in rail, road, and bridge construction, and is interested in acquiring this property to centralize their equipment operations at a permanent site that can serve their projects throughout southern California. The majority of the site area will be used for outdoor storage of equipment when it is idle between jobs. Typical equipment to be stored at the site would include track-bound and rubber-tired vehicles, excavators, backhoes, mid-sized loaders and excavators, and low boy trucks, as well as outdoor storage containers used on job-sites for securing tools and parts.

The existing buildings onsite will be used for various operations. The existing front office building will be reconfigured for a small office that will be staffed by approximately 5 people. The other buildings will be repurposed for servicing and maintenance of equipment, including a welding shop, parts building, light shop areas, and the largest building will be configured as a shop with 3-5 work stations for vehicle and equipment maintenance. Several sections of rail will be installed onsite for loading, testing, and storing the rail-track pieces of equipment. The most westerly building is planned to be re-purposed as an equipment wash rack. The westerly wall will be converted to a door to allow access by both road and rail-bound vehicles. The building will provide a fully contained system with control of process water and disposal. No new paving or impervious surfaces are proposed within the site.

The existing parking lot at the entry of the property has 2 driveways from Airport Road and would be designated for employee parking and standard deliveries (FedEx, UPS, etc). There will be no customer activity associated with this use.

Use Classification and Permit Requirements

We would like to verify how the City would classify this use, in order to clarify the appropriate development standards and permit requirements. Based on the proposed uses for outside construction equipment storage and interior bays for maintenance, we believe the use classification best fits under the General Industry classification, as it involves outdoor storage of materials and equipment as well as indoor maintenance activities. Other potential categories could be Building Materials and Services, which includes building contractors' yards, but this seems to lean more toward retail and wholesale businesses or rental of equipment, or Vehicle Storage which includes storage of operative or inoperative vehicles but doesn't reflect the nature of the more heavy equipment associated with this business.

This use would need an Alternate Outdoor Storage Permit as there would be over 35% of the site area used for storage, and equipment stored could exceed the height of the maximum allowed screening fence (8 feet). About half of the stored items would be 8 feet or less, and the other half would be over 8 feet up to a maximum of approximately 14 feet.

There is an existing 8-foot high corrugated metal fence along the Airport Rd frontage that currently provides screening of the interior yard area. This fence is located approximately along the property line, and the same style fencing continues to the west for the full length of the other businesses along Airport Road. We would like to review options for fencing and adding landscape screening near Airport Road, including whether the existing fencing can remain in place.

Frontage Improvements

Airport Road adjacent to the site was constructed when the San Luis Rey river flood control project was completed, and the improvements include 2 travel lanes, one in each direction, with an asphalt curb on each side, a guard rail along the southern boundary (atop the river levee slope), and a guard rail separating the street and existing parking lot along the north side. Existing overhead power lines are located on the south side of the roadway.

Airport Land Use Compatibility

The majority of the property is within Safety Zone 4, with the easternmost area within Safety Zone 2. All of the proposed new uses are considered compatible in these zones.

Subarea Plan – Prior Review

In accordance with the City of Oceanside Subarea Plan, the property is located within the Wildlife Corridor Planning Zone (WCPZ), but the general development standards are applicable only to undeveloped properties. This property is identified in all the Subarea Plan exhibits as "Developed" and in accordance with separate review in 2015, the City confirmed, in consultation with U.S. Fish and Wildlife Service (USFWS) staff, that the property has a "Legal Development Footprint" of about 6.58 acres. This consists of the entire property site less the undeveloped slope areas of approximately 0.40 acres situated along the northerly

property line (acreages subject to survey verification). Based on this, the General Development Standards of the Wildlife Corridor Planning Zone, including the Avoidance and Minimization Standards, are not applicable to development or redevelopment of this property within the development footprint.

The San Luis Rey River wetland is situated to the east and south of the property with Airport Road intervening, and staff also noted that there are no wetland habitat buffers required at this site.

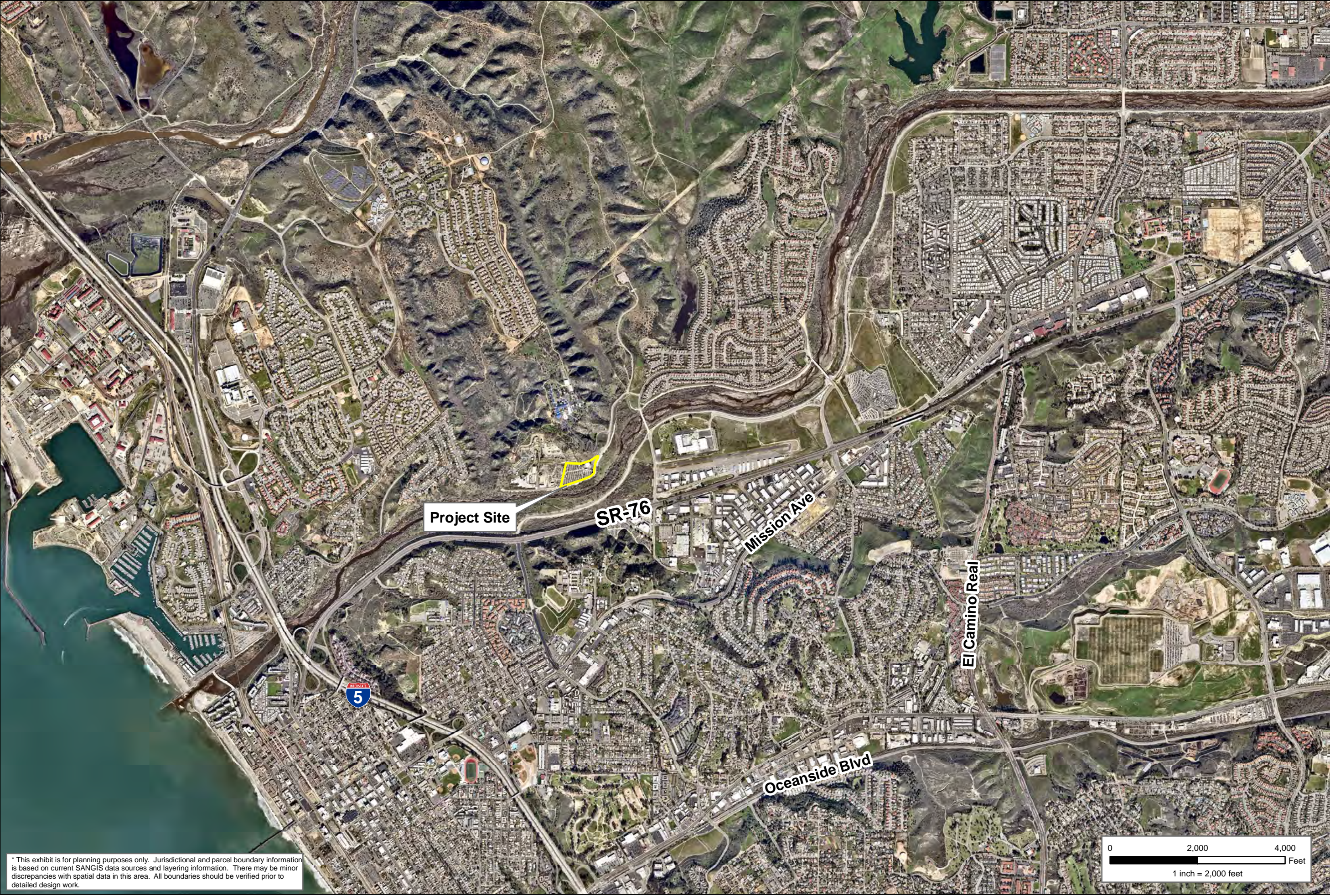
Attachments

1. Site aerial photo
2. Concept Site Plan and Use Areas
3. Regional Map with project location
4. Vicinity Map with project location

1020 AIRPORT ROAD



REGIONAL MAP



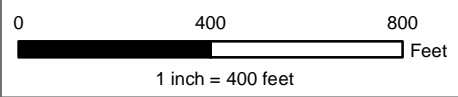
* This exhibit is for planning purposes only. Jurisdictional and parcel boundary information is based on current SANGIS data sources and layering information. There may be minor discrepancies with spatial data in this area. All boundaries should be verified prior to detailed design work.



1 0 2 0 A I R P O R T R O A D



V I C I N I T Y M A P

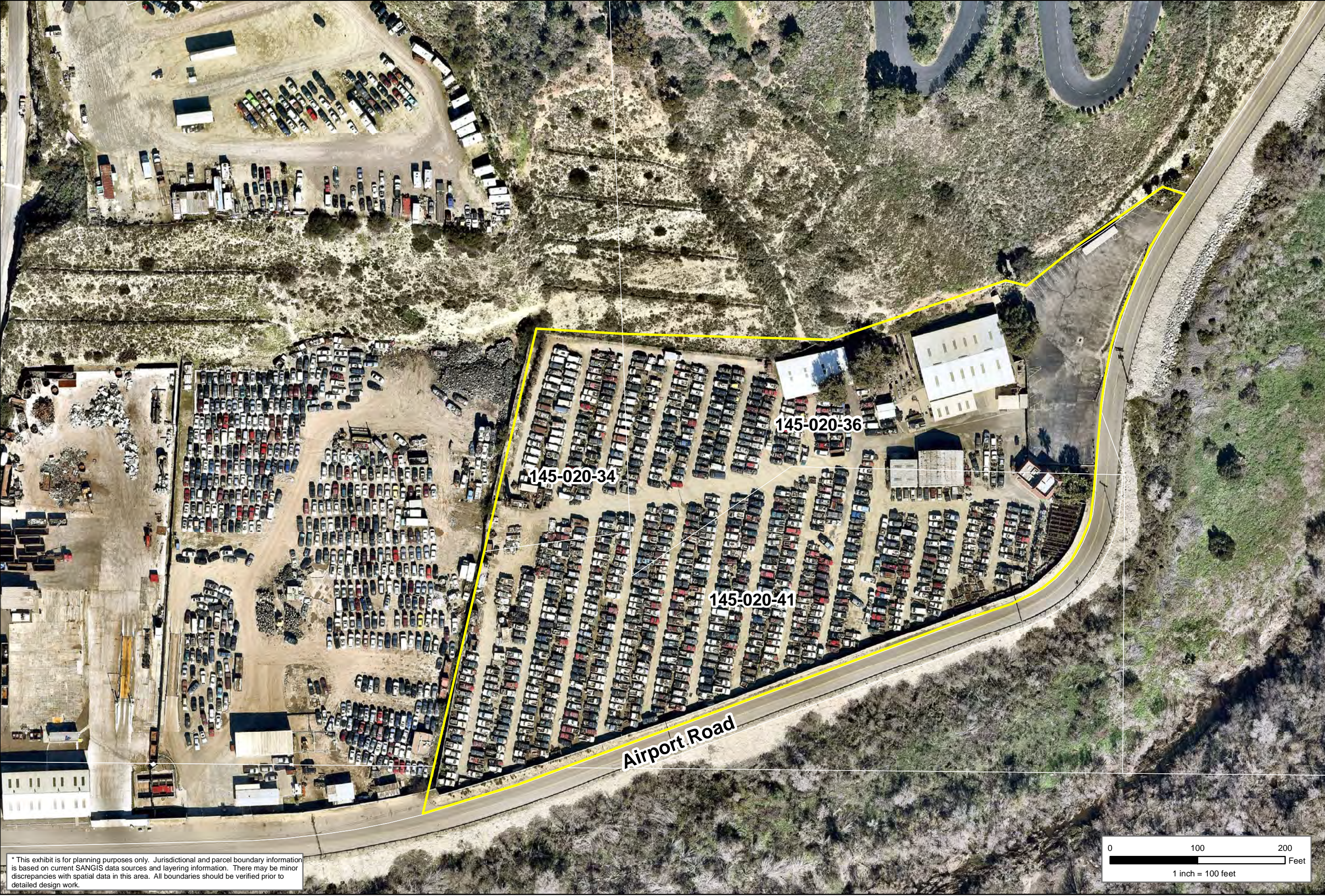


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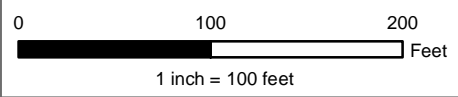
1020 AIRPORT ROAD



AERIAL MAP



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TYPICAL EQUIPMENT



ANCHOR SPREADER



Anchor Fastener



Rail Lifter



Scarifier



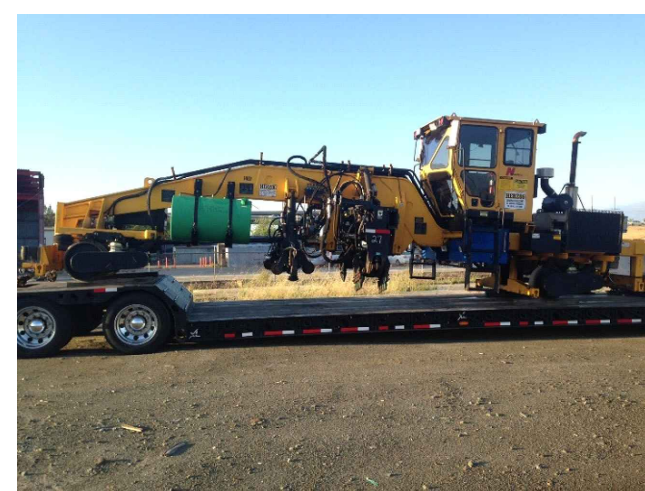
Spike Puller



Spiker



Tie Crane



TRIPP MACHINE



TR10 Tie Inserter



MPR Rail Threader



CWR Rail Carts



Tie Drill



Jackson 925 Tie Inserter



Trackmobile



Tie Jig



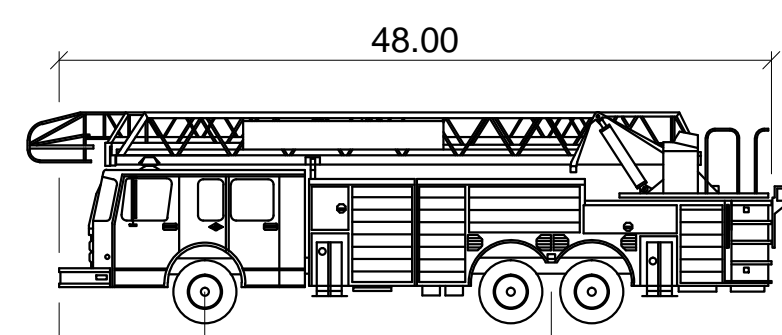
Water Truck



JD 772 Motorgrader

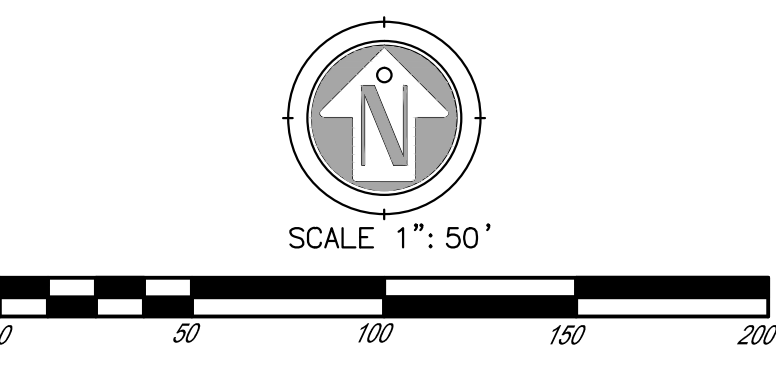
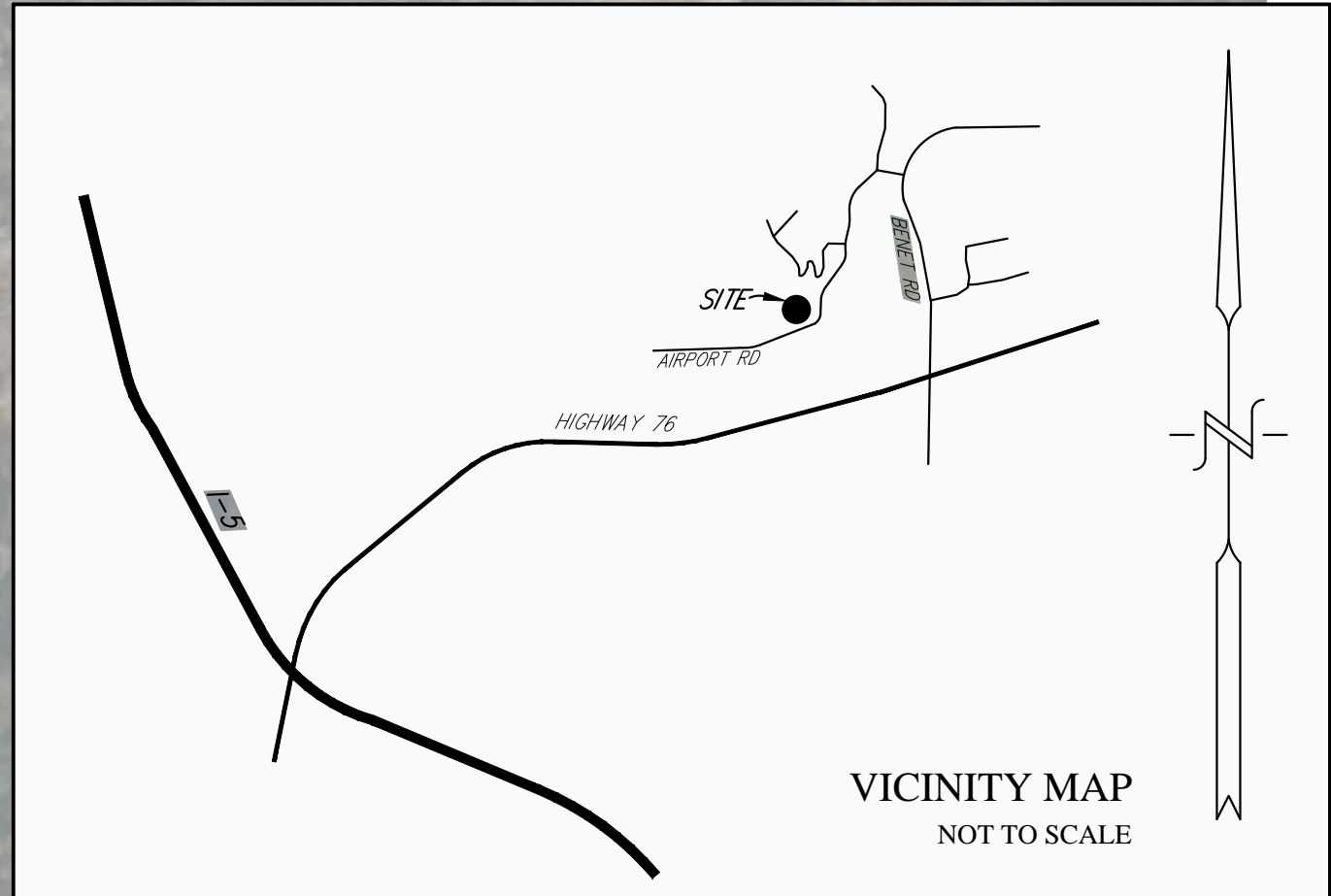
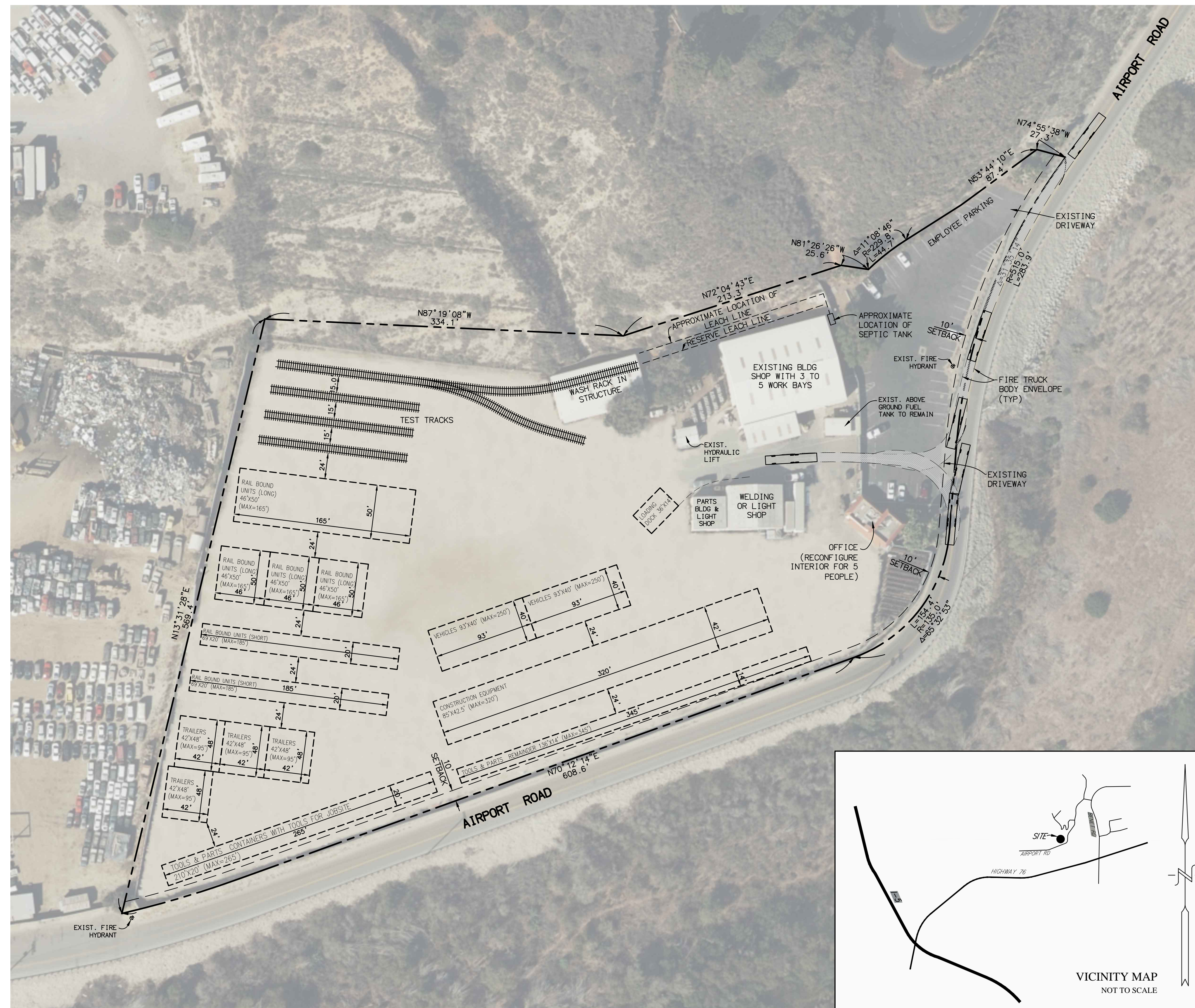


Material Handler



FIRE TRUCK

Width - 8'
Track - 8'
Lock to Lock Time - 6
Steering Angle - 33.3



CONCEPT SITE PLAN
HERZOG FACILITY
AIRPORT ROAD, OCEANSIDE, CA