

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

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

1. 9:30 - 10:30 a.m. Proposed 14-unit hotel located on a vacant 10,000 SF parcel 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: Nick Jacobson
Tel.: (858) 859-5202
Email: nick@endeavor2.com

2. 10:30 - 11:30 a.m. Proposed two parcel lot split at 2086 Oceanview Road

Zoning: RE-B (Residential Estate B)
Land Use: Estate B Residential
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-092-41
Contact Person: Jack Nestor
Tel.: -
Email: jacknestor359@gmail.com

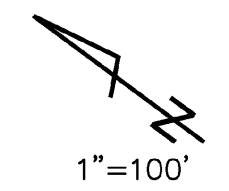
Attachments:

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.*

152
1

ITEM #1

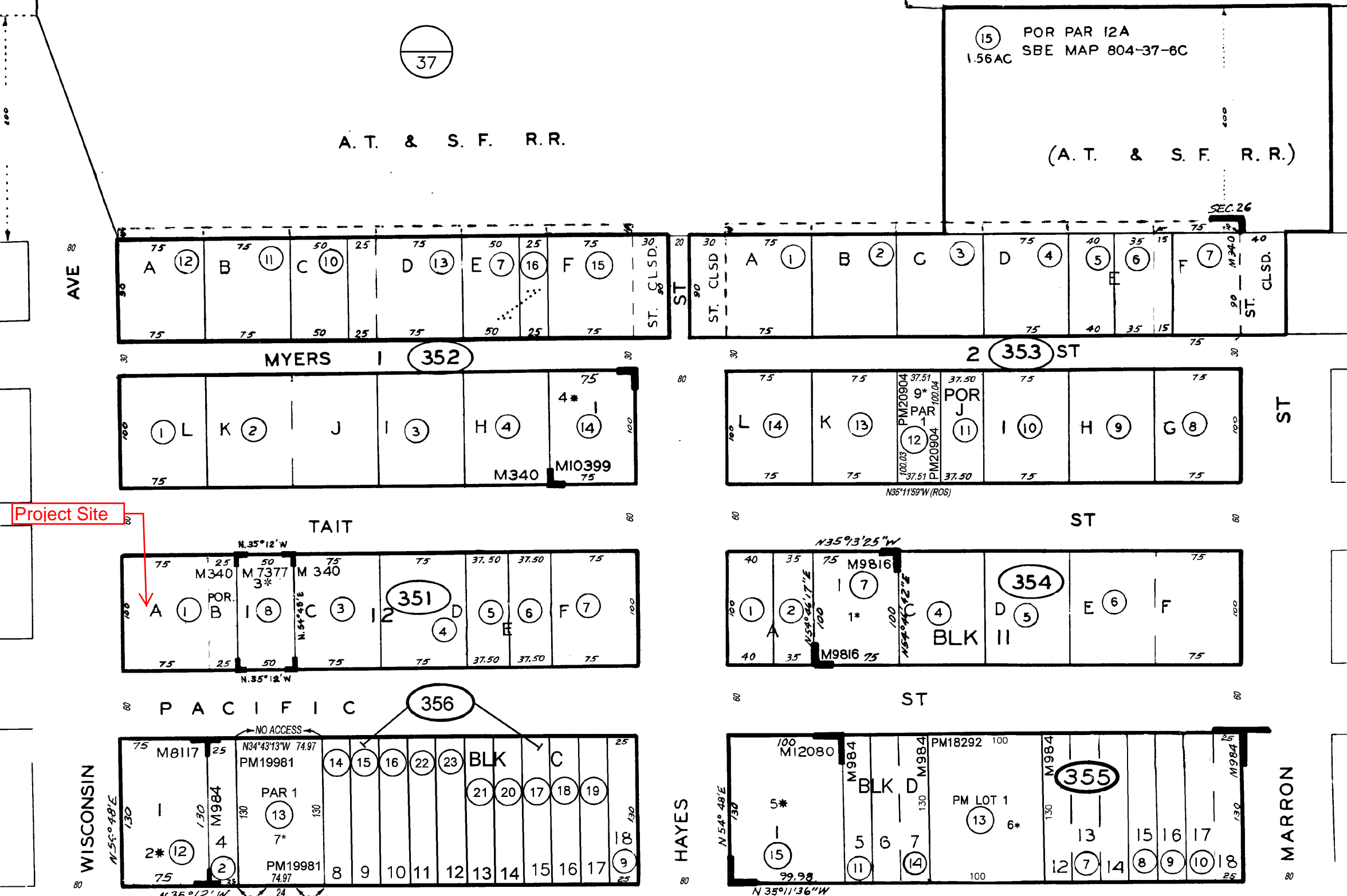


1"=100'

10/11/11 MGC

150-34,35,36

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 | | | | |
|---------|--------------|----------------|----|------|
| 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 |

- 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)

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

ES 8-6-69

P A C I F I C

Try gas stations, ATMs



Oceanside Pier

Tyson Street Park

GAMBLERS

Oceanside

S21

Grant St

S Pacific St

Wisconsin Ave

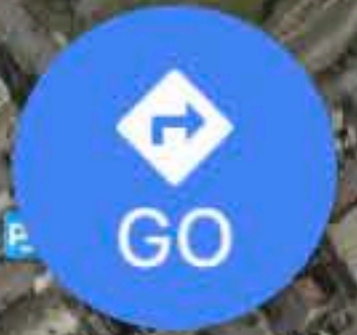
S21

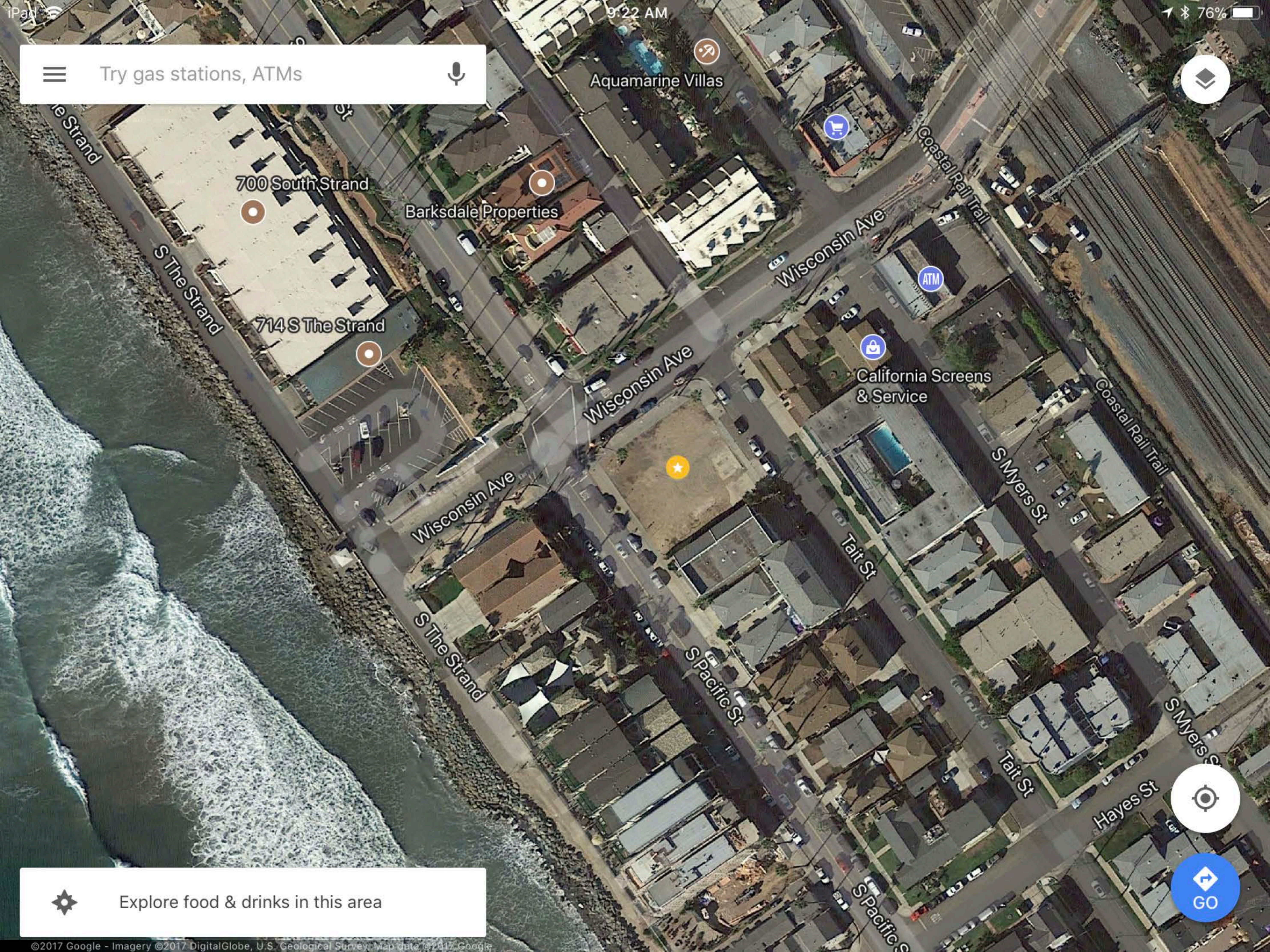
S Pacific St

Oceanside Blvd

S21

Explore food & drinks near Oceanside





Try gas stations, ATMs

Aquamarine Villas

700 South Strand

Barksdale Properties

714 S The Strand

Wisconsin Ave

Wisconsin Ave

California Screens & Service

Wisconsin Ave

Tait St

S The Strand

S Pacific St

S Myers St

Tait St

Hayes St

S Myers St

S Pacific St

Explore food & drinks in this area

Hotel Project Proposal

Address: 802 S. Pacific Oceanside, CA

APN: 150-351-01-00

Endeavor4 has requested this meeting with the Oceanside Developer's Conference to receive feedback on our hotel design for the 802 S. Pacific St site. The project has been designed by the award winning architectural team of domusstudio, including: Lew Dominy, David Keitel, and David Pfeifer.



domusstudio architecture

We believe that our concept fits into the hotel zoning allowed (with CUP) on the site and we project that it will generate roughly \$100,000 in TOT income for the City of Oceanside. The hotel project has been designed to capitalize on the latest technological trends in the hospitality industry. A 14 unit development consisting of two and three bedroom suites will be marketed to families through our direct and partner marketing channels. By including many of the comforts of home such as in-suite kitchens and a bathroom for most bedrooms coupled with technology to provide electronic check in, monitoring, and on demand services to our guests, we can provide unique and memorable beach accommodations for visitors to Oceanside from around the world.

The hotel's close proximity to the Coaster and the Oceanside Pier and the general walkability of the area makes this a very exciting project for visitors to beautiful Oceanside.

Our Architect, Domusstudio, has indicated that there are issues that they are trying to have clarified prior to our November 1st meeting; consequently there may be variations to the documents submitted today.





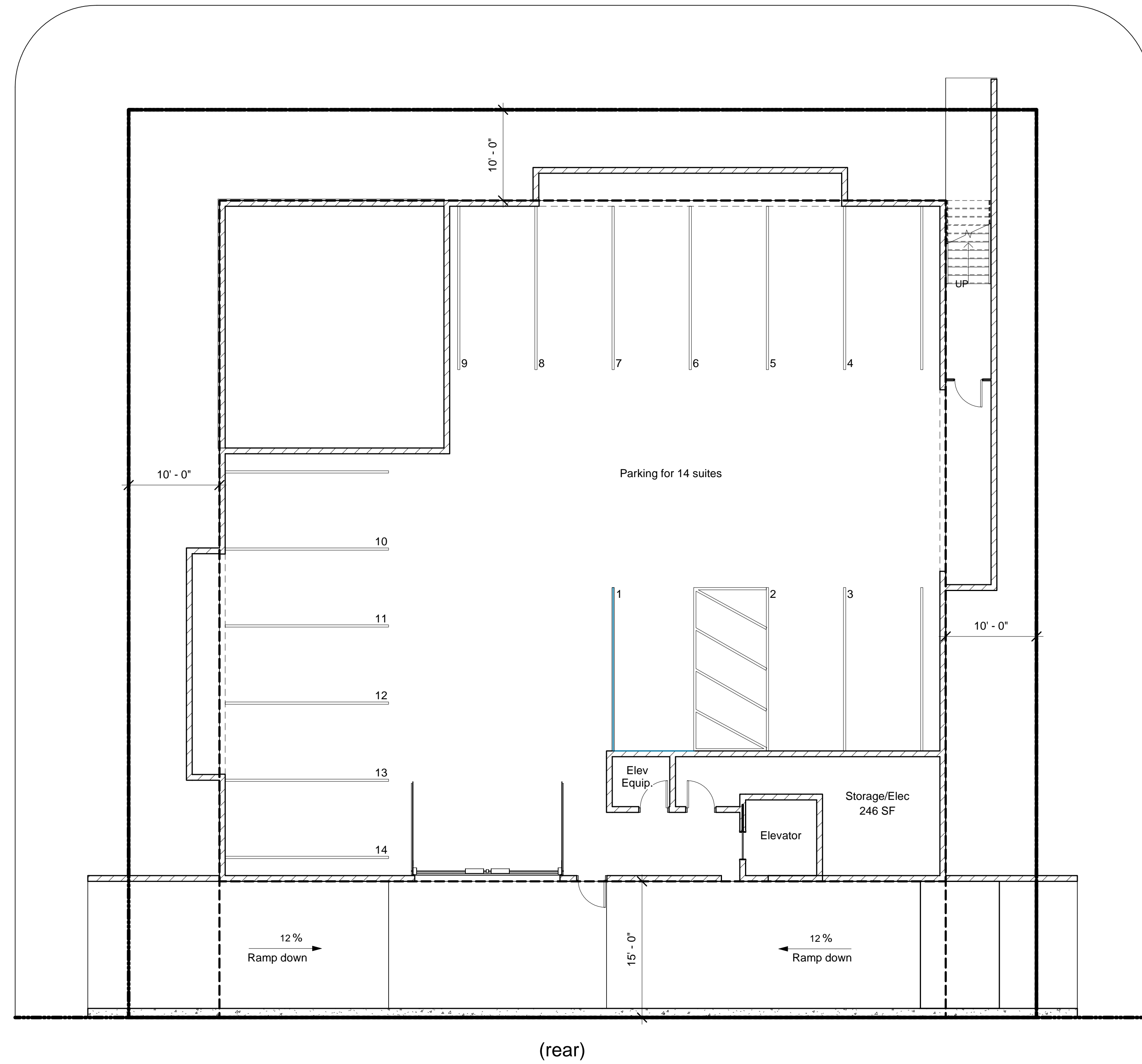
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BEACH

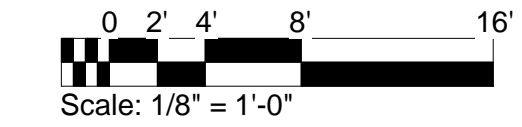
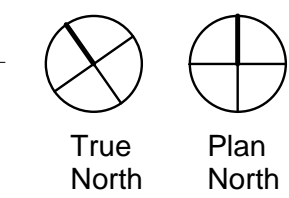
Wisconsin Ave
(front yard)

S Pacific St
(side corner)

Tait St
(side corner)



1 Garage
1/8" = 1'-0"



Project Name
Enter address here
Garage Floor Plan

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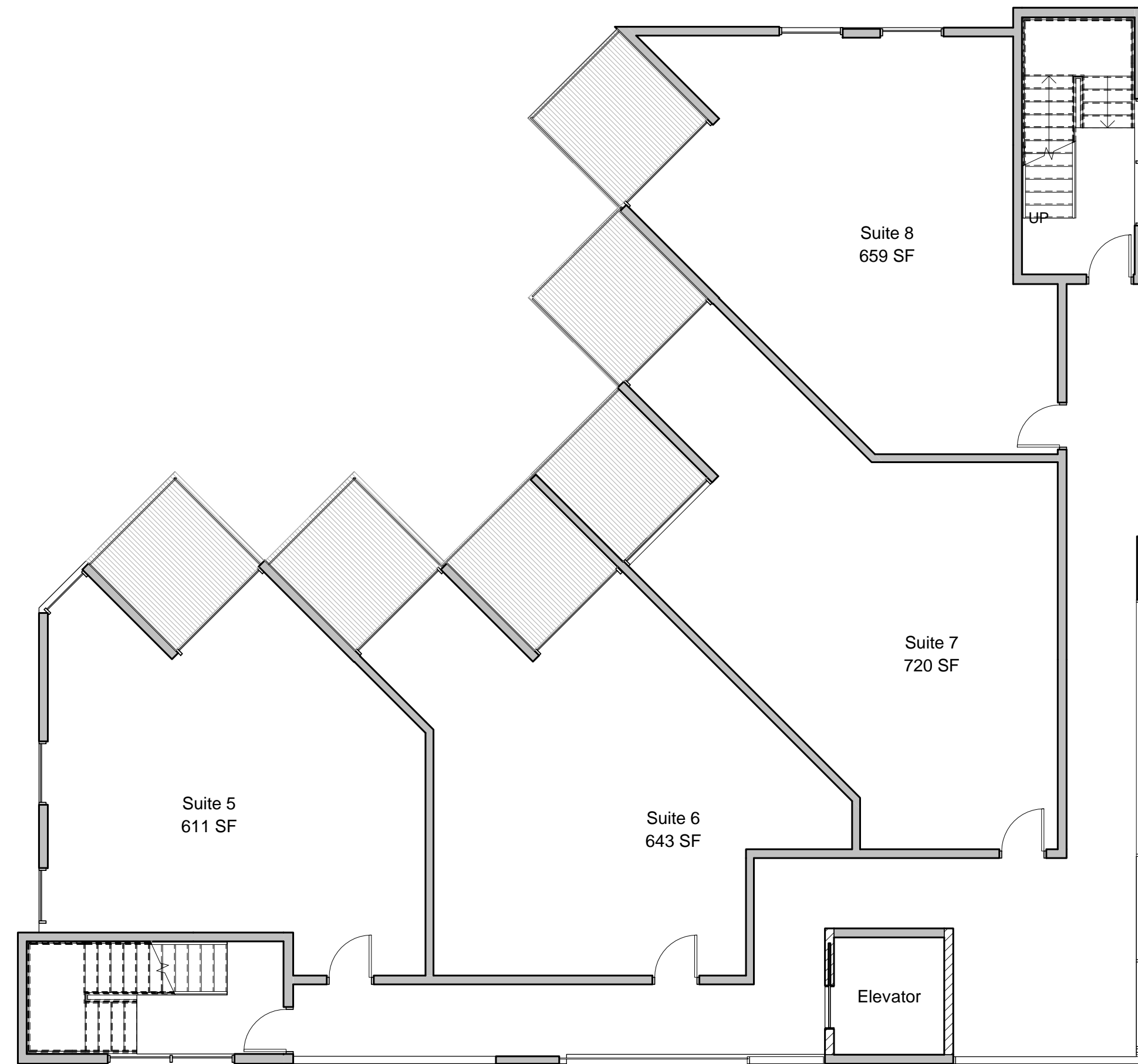


2150 West Washington, Suite 303
San Diego, California 92110

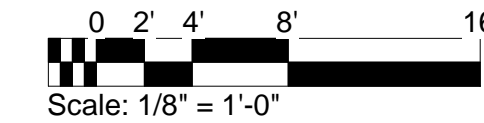
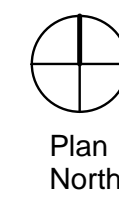
Dwg Issue description dd Mmm yyyy

| | |
|-------------|----------------|
| Team | |
| Project No. | Project Number |
| Drawing No. | |

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1 Second Level
1/8" = 1'-0"



Project Name
Enter address here

Level 2

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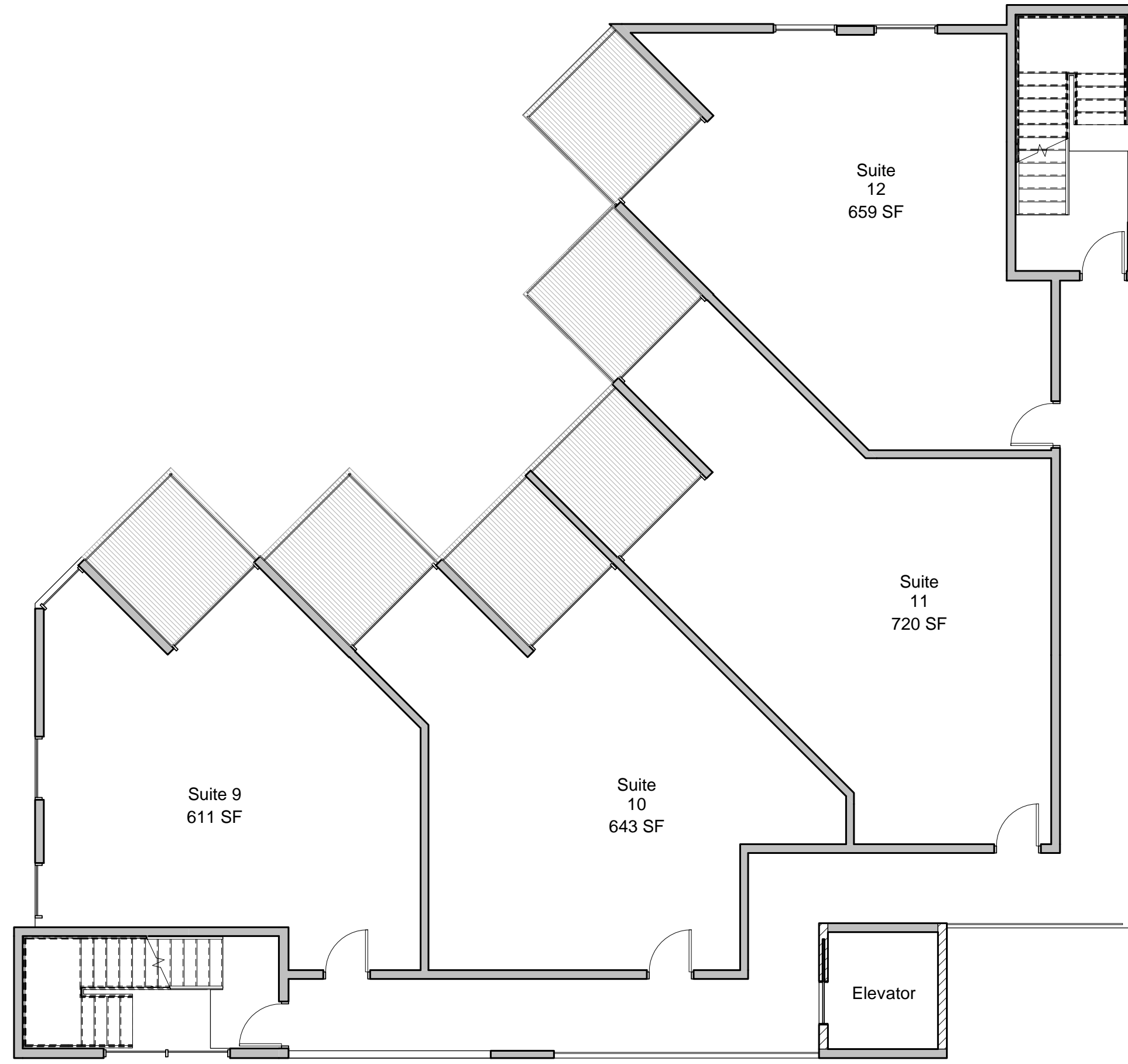
2150 West Washington, Suite 303
San Diego, California 92110

Dwg Issue description dd Mmm yyyy

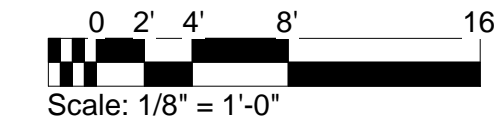
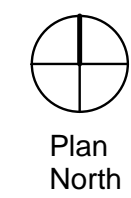
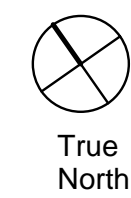
Team
Project No. Project Number
Drawing No.

3.2

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01.11.17 Prospekt 35 Pacific - Coronado B&B 1.08 Drawings 02 5 Pacific.rvt



1 Third Level
1/8" = 1'-0"



Project Name
Enter address here

Level 3

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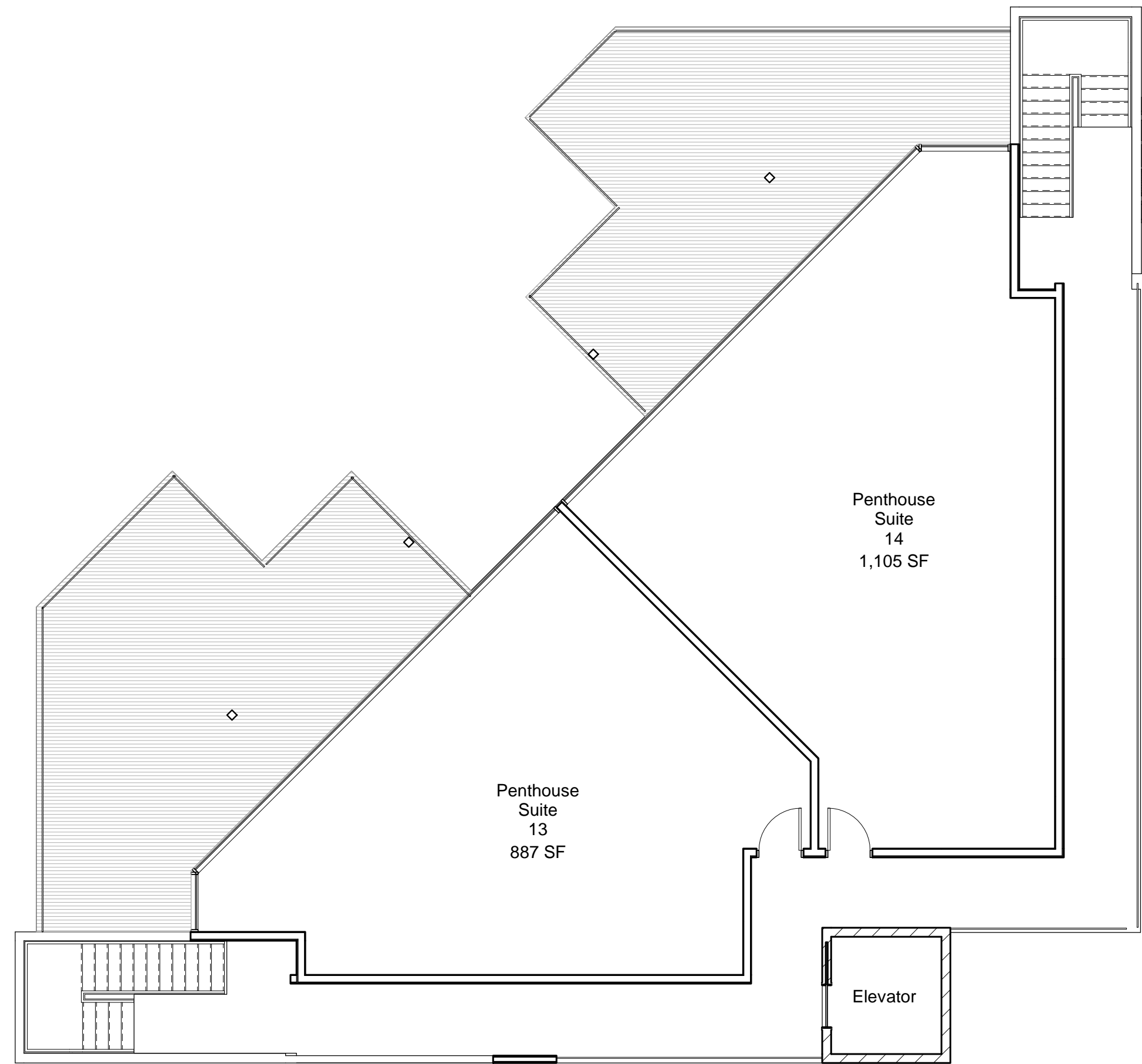


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San Diego, California 92110

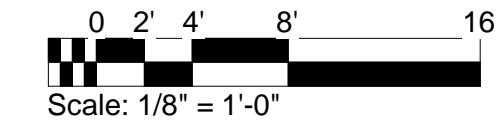
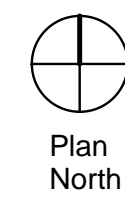
Dwg Issue description dd Mmm yyyy

Team
Project No. Project Number
Drawing No.

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1 Fourth Level
1/8" = 1'-0"



Project Name
Enter address here

Level 4

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San Diego, California 92110

Dwg Issue description dd Mmm yyyy

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Project No. Project Number
Drawing No.

3.4

MULLEN CONSTRUCTION

2890 Pio Pico Drive

Carlsbad, CA 92008

858 756-0122

Lic # 421785

10-15-17

City of Oceanside
Planning Department

RE: 2086 Oceanview Road
APN 165-092-41-00

Dear Sirs,

I would like to complete a lot split of the above referenced property creating a minimum 10000 square foot lot fronting on the street preserving the current driveway and as much of the mature (60 years plus) landscaping as possible.

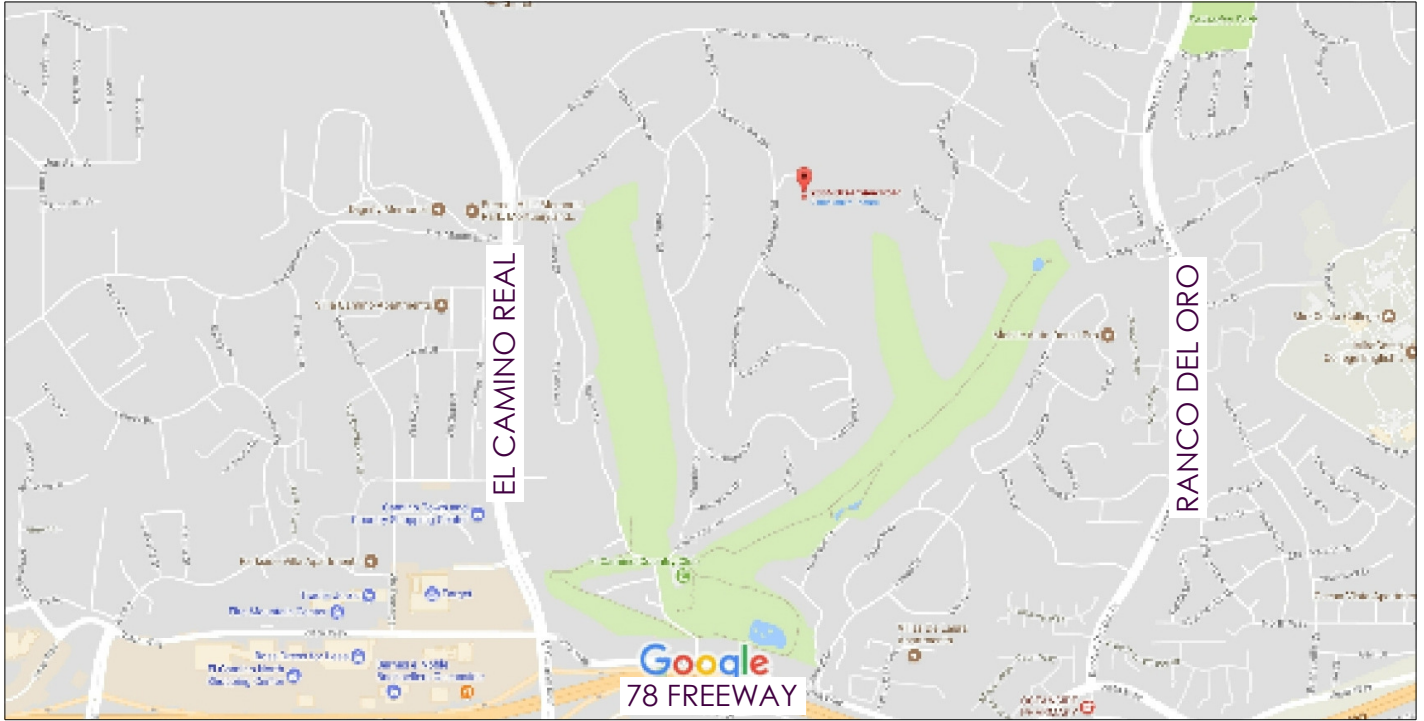
We would preserve the existing house that I understand was built by the Heine family shortly after the original subdivision of the first Heine Hills.

There exists a pad created at the time of the original construction and it would be suitable for a house with little grading.

We would like to build a single family residence that meets all zoning, set-back and height restrictions

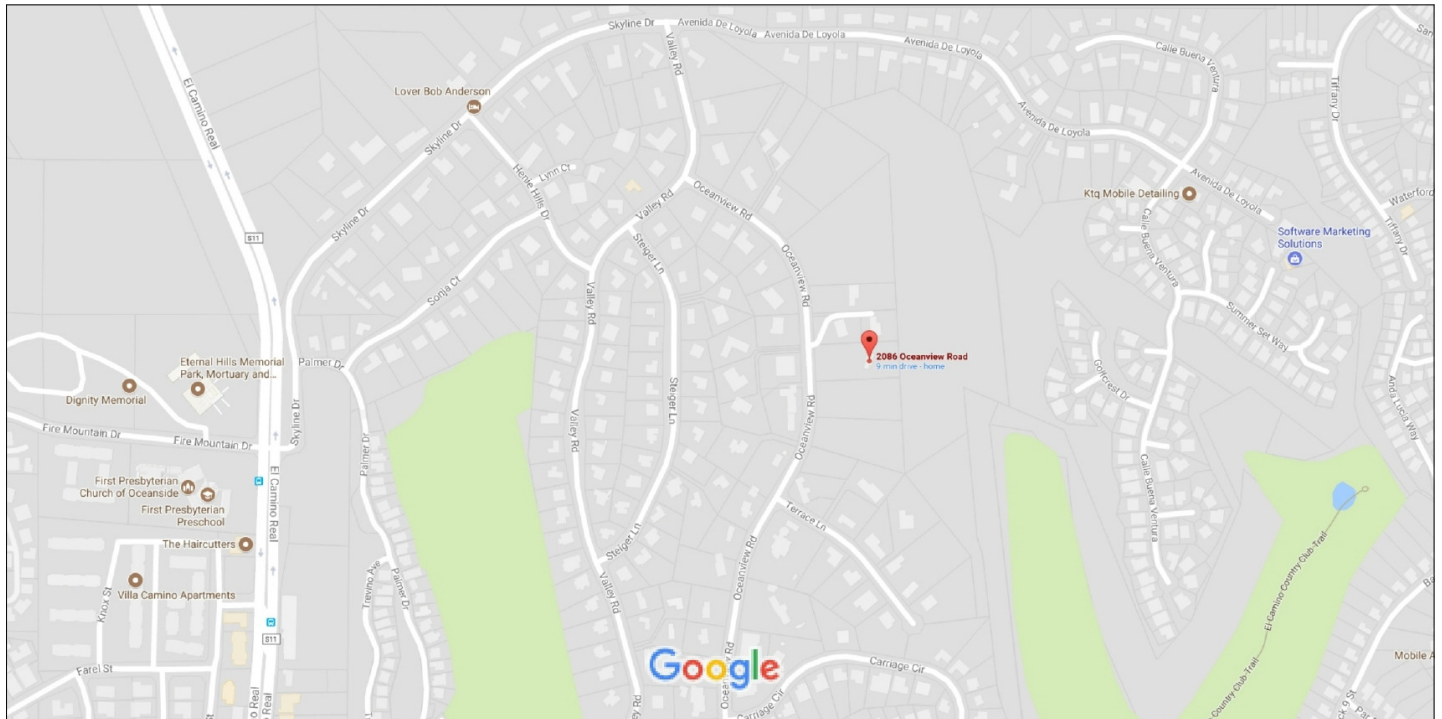
Sincerely,

Edgar H Mullen



REGIONAL MAP

2086 OCEANVIEW RD.



VICINITY MAP

2086 OCEANVIEW RD.

2033

2060

2103

208

2064

OCEANVIEW RD

RE-B

2119

2086

2121

