

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, December 20th, 2017, 10:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 10:30 - 11:30 a.m. Proposed overflow surface parking lot for the Ocean's 11 Casino on a currently vacant lot located at 1435 Mission Avenue

Zoning: CS-HO (Special Commercial Highway Oriented)

Land Use: Special Commercial

Neighborhood Area: Loma Alta

Assessor Parcel Number: 148-340-25

Contact Person: Kelly Kanaster

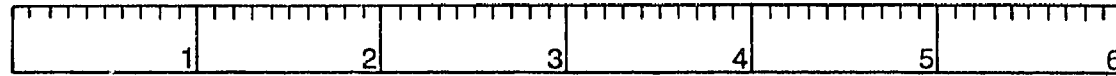
Tel.: -

Email: kelly@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.*



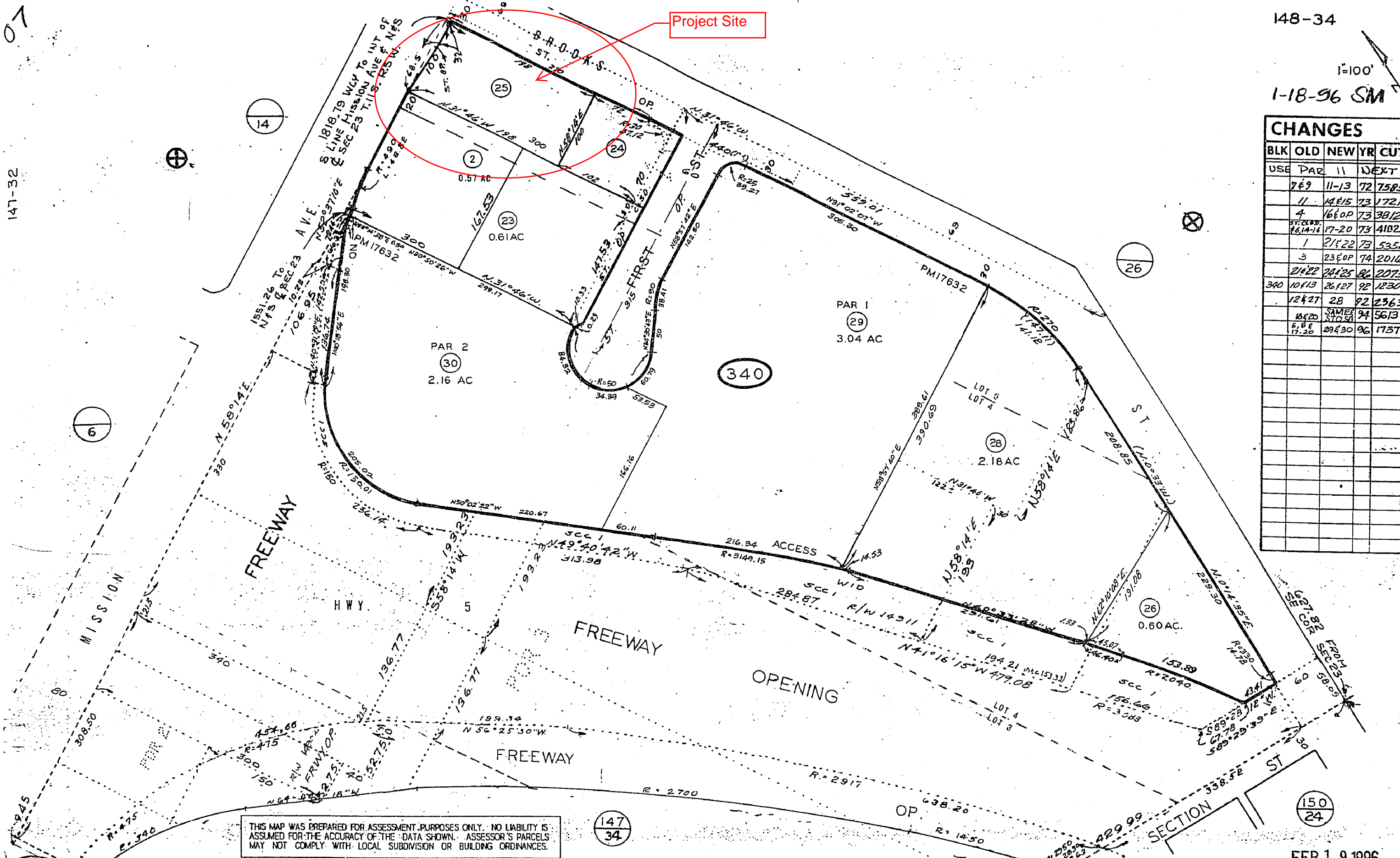
SCALE IN 1/10 OF AN INCH

148-34

1"=100'

1-18-96 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
USE	PAR	11	DEXT	
769	11-13	72	7585	
11	14615	73	1721	
4	1660P	73	3812	
16,14-16	17-20	73	4182	
1	21422	73	5352	
3	2350P	74	2016	
21422	24425	86	2073	
340	10113	26127	98	1230
12427	28	92	2363	
18620	SAME	94	5613	
6,8 E	17-20	96	1757	



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.

147-32

07

Developer's Conference
Ocean's Eleven Casino Parking Lot Addition
December 20, 2017

Ocean's 11 Casino is considering the development of a parking lot on a currently vacant site at 1435 Mission Avenue, APN 148-340-25-00, at the southwest corner of Mission Avenue and Brooks Street. The site was once a gas station, and a case closure letter from the County of San Diego Department of Environmental Health shows that the site has been cleaned up and no further environmental action is needed related to the former gas station's underground storage tanks.

The casino has enough parking area to satisfy the terms of their Conditional Use Permit, but is considering this site to have more flexibility in parking arrangements. There is an existing employee parking lot located at 1414 Seagaze Drive, which has a shared boundary with the proposed site of 32 feet. The concept is to access the new lot from the northeast corner of the existing employee lot, with no access from Mission Avenue or Brooks Street. The parking lot would primarily be for employee use, but since it is proposed to be all compact spaces, it could work in conjunction with the Seagaze lot that has standard-sized spaces. The lots together could also be used for valet or overflow parking if necessary during special events or busy times.

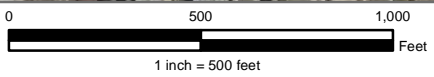
The new lot would provide up to 57 compact spaces via a one-way, 16-ft. wide access drive. Along the edges of the parking area, a 6-ft. solid fence or wall would secure the lot. The setback area outside the fence/wall and adjacent to the street would be landscaped and incorporate stormwater treatment for runoff from the new parking lot.

We'd like to confirm the discretionary approvals required for this parking lot

BROOKS STREET PARCEL



VICINITY MAP



BROOKS STREET PARCEL

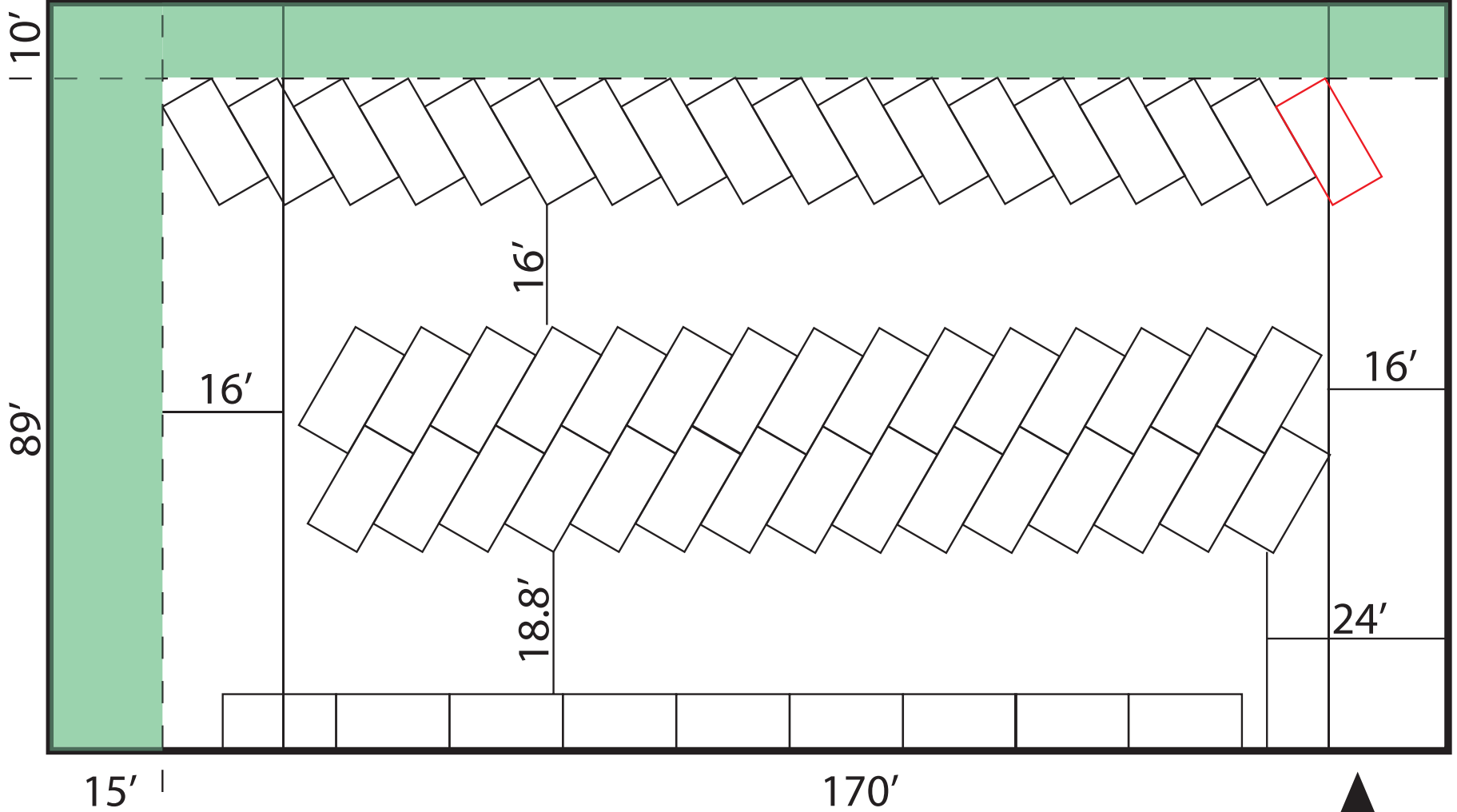


CONTEXTUAL
AERIAL EXHIBIT



Brooks Street

Mission Avenue



57 Compact Parking Spaces
(60° and 90° angles)

↑
Lot
Entry