

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, January 3rd, 2018, 9:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 9:30 - 10:30 a.m.                      Proposed tenant improvement for an axe throwing commercial recreation business located at 3805 Mission Avenue

**Zoning: CS-L-H (Special Commercial Limited with Historic Overlay)**  
**Land Use: Special Commercial**  
**Neighborhood Area: San Luis Rey**  
**Assessor Parcel Number: 160-560-06**  
**Contact Person: Jon Oxidine**  
**Tel.: (619) 865-4895**  
**Email: [jon@pacificaxe.com](mailto:jon@pacificaxe.com)**

Attachments:

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

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<sup>1</sup> *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.*

## **Project Description Letter**

Date: December 26, 2017  
To: City of Oceanside Planning Department  
RE: Pacific Axe, LLC Project Description Letter  
Developer: Pacific Axe, LLC  
Principals: Jon Oxidine, George Vieth, Jr.  
Address: 3805 Mission Avenue, Oceanside, CA 92058  
APN: 160-560-06  
Zoning: CS-L-H  
Use Classification: Commercial Recreation and Entertainment

### Objective:

Based upon the zoning and square footage of the proposed project, the commercial recreation and entertainment use requires an administrative conditional use permit issued by the City of Oceanside. Pacific Axe would like to discuss the specifics of the project with the Planning Department to better understand the application and review process, and specific requirements such as: documents, professional surveys and studies, fees, timeline, and project feasibility.

### Business proposal:

Recreational axe throwing is a group-oriented social event combining an accessible sport and friendly competition, similar to bowling. Commercial venues originated in Canada in 2006. The sport is expanding quickly in the U.S. with several new venues opening each month. Pacific Axe, LLC proposes the development of a recreational axe throwing venue with 6 throwing cages, a drink and food service bar, offices and storage, and restroom facilities located in an existing building at 3805 Mission Avenue.

### Key business characteristics:

- Business is reservation-based, i.e., groups reserve and pay in advance
- Caters towards small groups of 6-8 people
- All participants are supervised at all times by trained axe throwing coaches
- Safety and rules of play governed by the National Axe Throwing Federation ([www.nationalaxe.com](http://www.nationalaxe.com))
- A variety of non-alcoholic beverages and beer will be available along with a limited selection of pre-packaged food
- Pacific Axe will apply for a 'Type 40' ABC License, allowing for the sale and consumption of beer on premises
- No intention of operating as a traditional bar or a tavern; beer is simply available for sale to contribute to the social nature of the sport
- Peak busy times will be after 5 pm and weekends
- Business does not have standard hours that it will be open; operating hours will be based on reservations

Property & Development:

Freestanding building, approximately 6,200 rentable square feet, with an attached outdoor yard of approximately 3,500 square feet, enclosed on all sides by a 6 foot block wall. The interior is fully sprinklered with HVAC distribution throughout, serviced by two rooftop units. Formerly used as a pediatric rehabilitation and care facility, "Together We Grow".

The building is located on the southwestern most corner of the Mission Plaza Real center, which occupies the southeastern corner of the Mission Avenue and El Camino Real intersection. The property is bordered to the west by El Camino Real, the south by a driveway accessing the center, to the east by a salon, and day care facility, and by a parking lot to the north.

Other major tenants in the retail center include: Oceanside Police Department, Pit Stop Diner, Oceanside Public Library, Dollar Tree, Mission Federal Credit Union, Petco, gas station and car wash.

Proposed construction:

Other than signage, no exterior construction or modifications are being proposed. Construction will consist of interior and No changes to the exterior existing structure are being proposed.

1. Demolition & Cleaning
  - a. Demolish interior, non-load-bearing walls; keep existing bathroom walls, and 3 existing enclosed offices on the northeast portion of building
  - b. Remove all existing floor coverings, carpet and laminate
  - c. Thoroughly clean entire building
  - d. Clean exterior area and remove remnants of play structure
2. Construction
  - a. Build 6 throwing cages consisting of low wooden barriers and chain link fence enclosing the throwing lane
  - b. Build a reception and food/drink serving area consisting of a bar-height counter
  - c. Add hand sink and drinking fountain to public area where most efficient based upon existing plumbing infrastructure
  - d. Add ADA compliant plumbing fixtures
  - e. Bathroom finishes
    - i. Partitions, wall covering, light fixtures, mirrors
  - f. Move electrical panels currently located on existing interior walls
  - g. Add signage to exterior of building

Usable Square Footage Allocation:

Restricted Area for active throwers (2 per bay at a time) and coach (1 per bay)	2,124 s.f
Open Area	1,889 s.f.
Restrooms	550 s.f.
Office & Storage	445 s.f.
Food & Drink Service Bar	261 s.f.
Hallway Passage to outdoor area	120 s.f.
Reception	90 s.f.
<b>Total Usable Square Footage</b>	<b>5,479 s.f.</b>

**3805 Mission Ave  
Exterior Elevation (no changes proposed)**



Pacific Axe, LLC 3805 Mission Ave



■ Cage barrier walls consisting of wood and chain link fencing

■ Existing entry/exit

⊙ Target

Usable Square Footage Allocation

Restricted Throwing Area (active thrower and coach only) = 2,124 s.f.

Restrooms = 550 s.f.

Hallway (passage to outdoor area) = 120 s.f.

Office / Storage = 445 s.f.

Reception = 90 s.f.

Food & Drink Service Bar = 261 s.f.

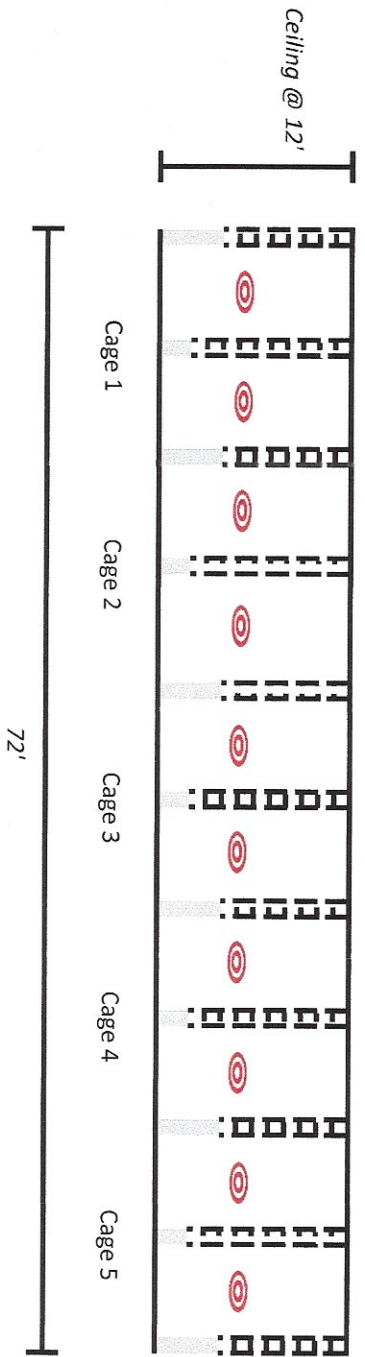
Open area = 1,889 s.f.

Total Usable Square Footage = 5,479 s.f.



3805 Mission Ave, Oceanside  
Pacific Axe, LLC

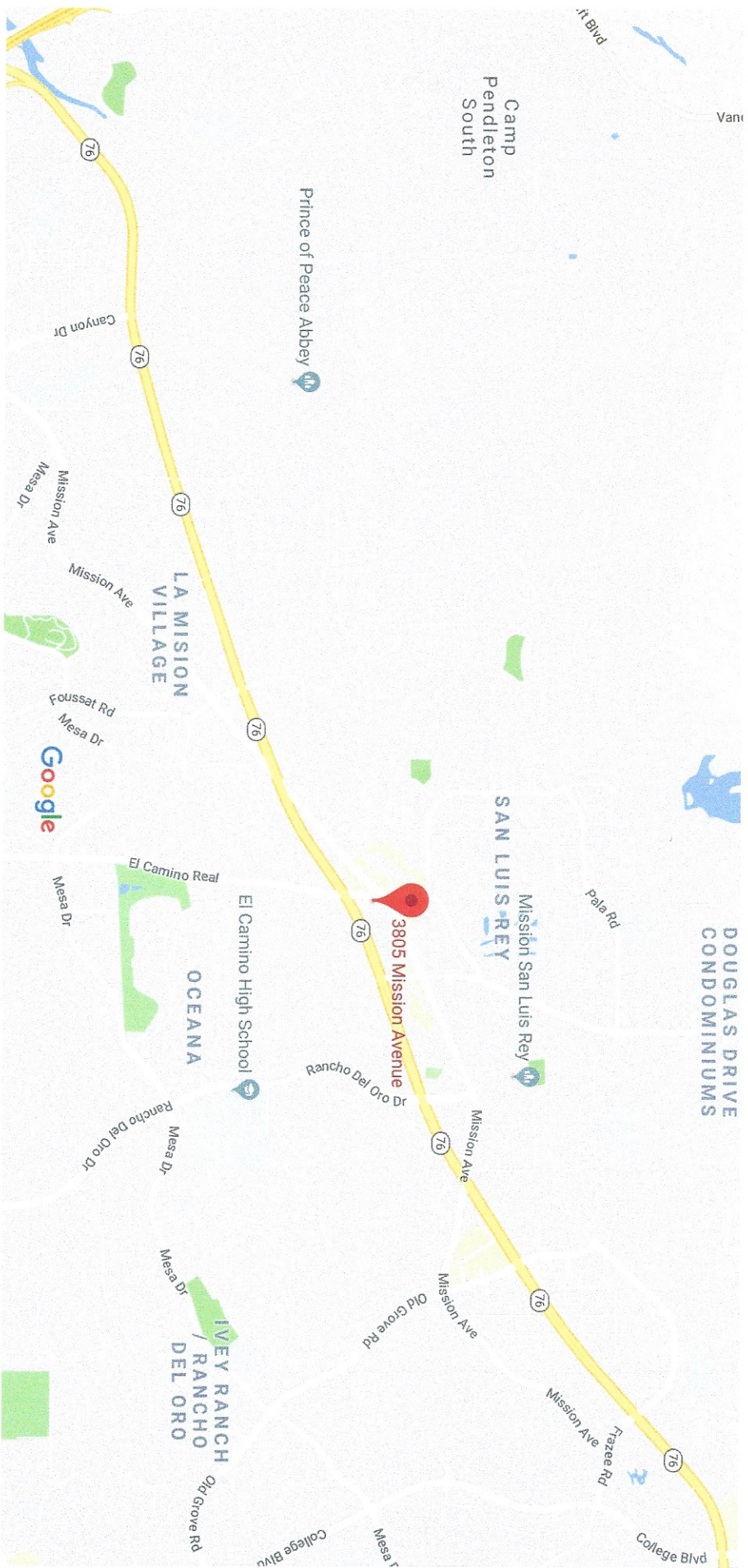
Elevation facing Cages 1 - 5



- Target
- Chain Link Fencing
- Wooden Barrier

Throwing Cage Examples from Existing Facilities in Canada

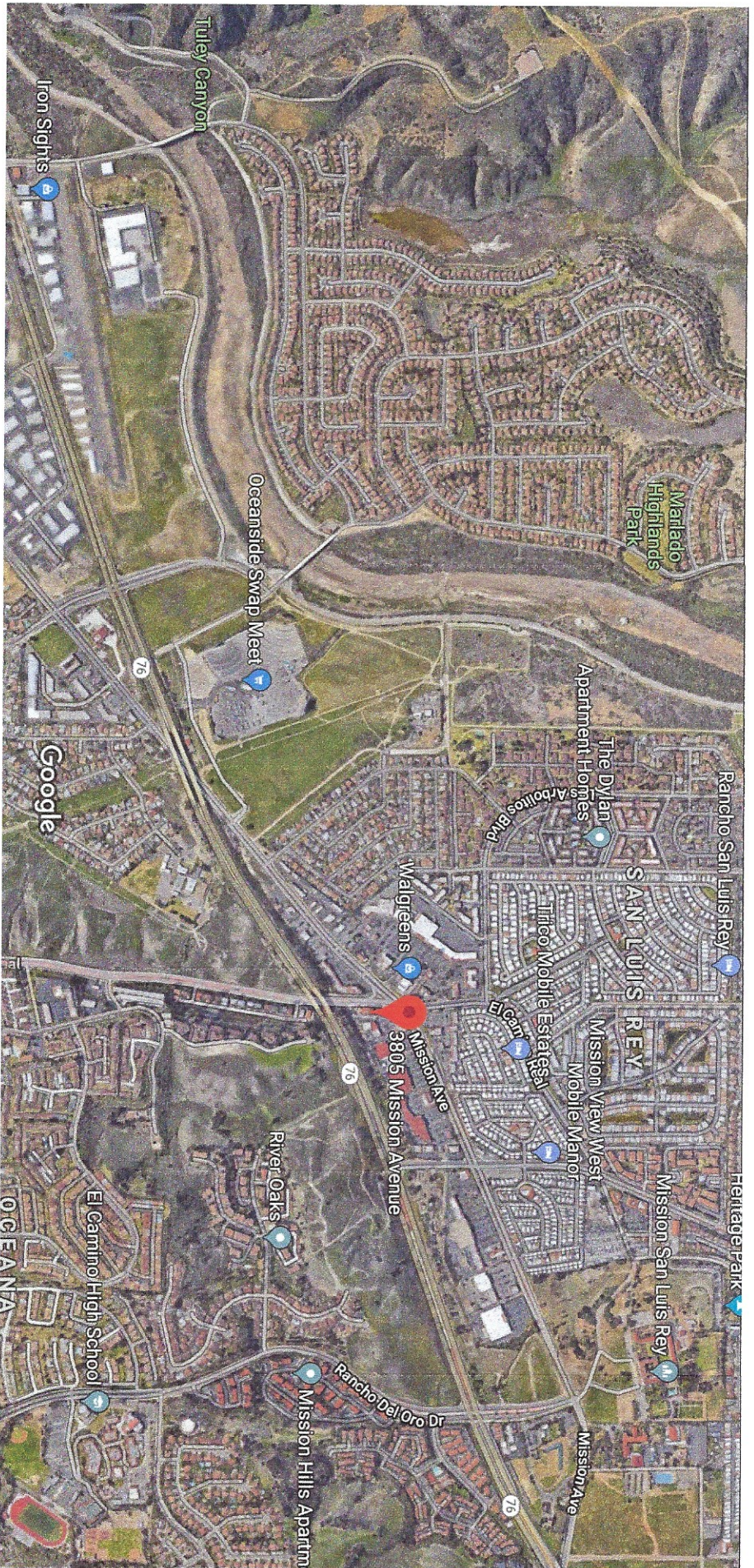




Map data ©2017 Google

2000 ft



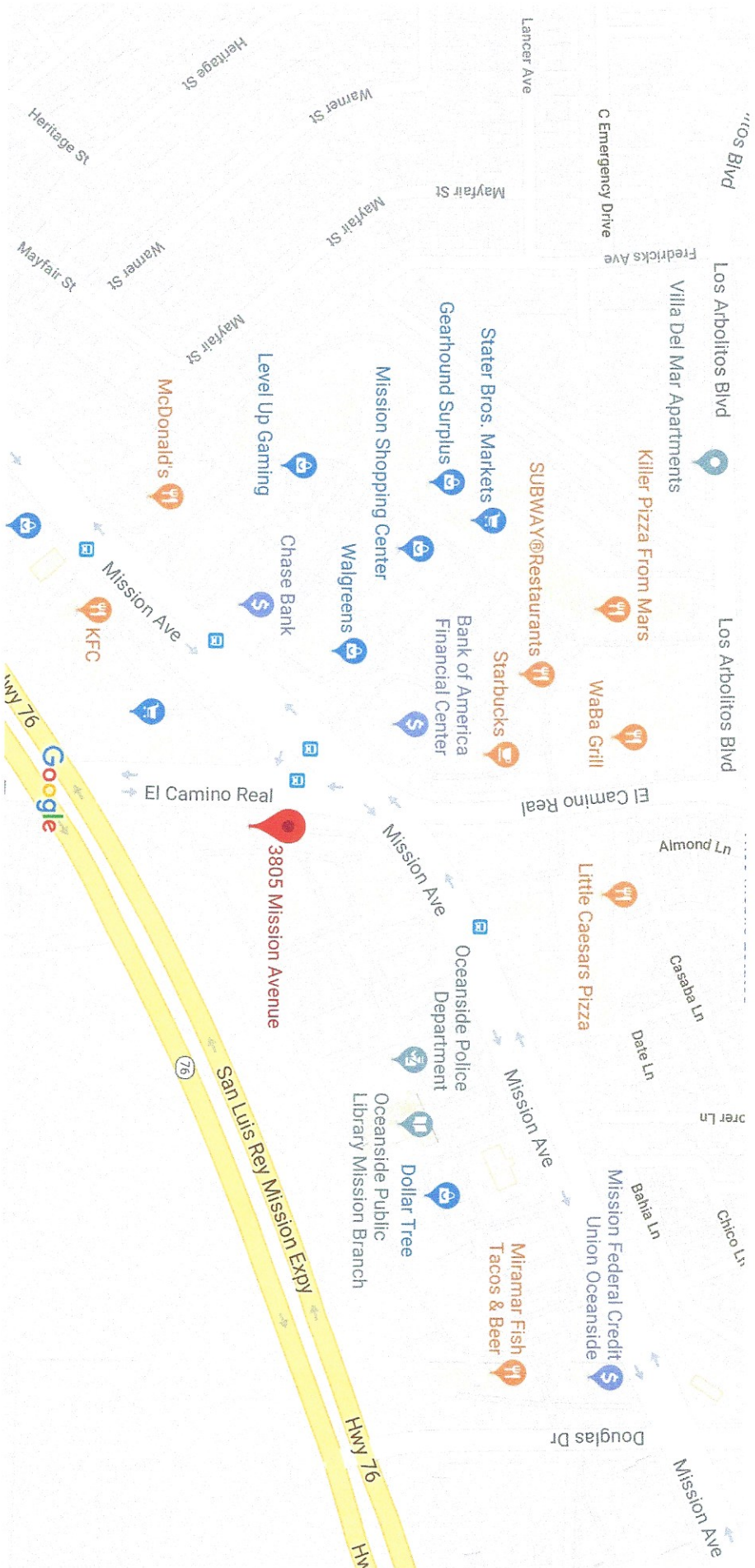


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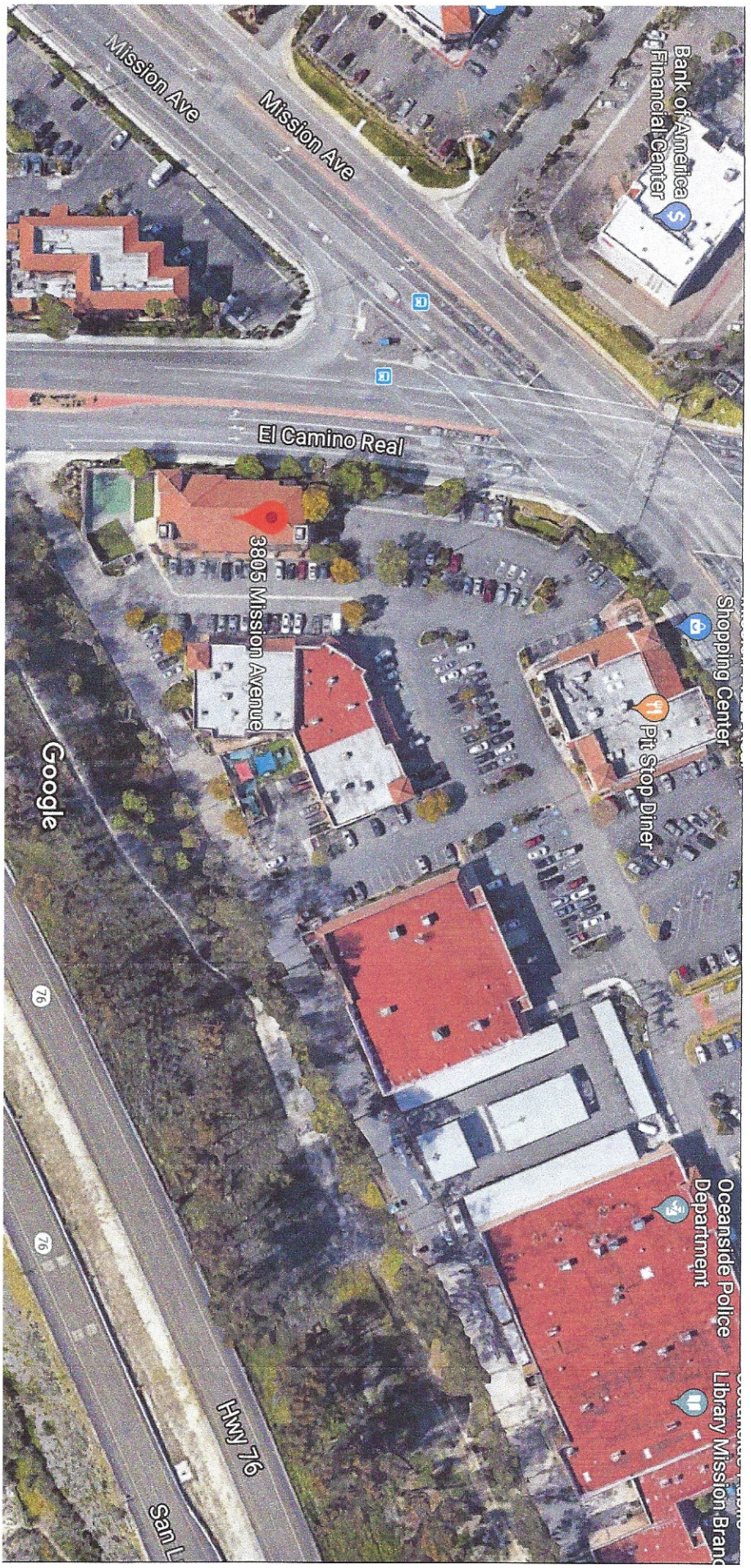
3805 Mission Ave



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