

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 7th, 2018, 9:30 a.m.
City Hall South, 1st Floor, **PLAZA** Room

1. 9:30 - 10:30 a.m. Proposed 5,000 SF three-tenant retail building comprised of a proposed Starbucks drive-through (approx. 2,200 SF) and two retail tenant spaces (approx. 1,400 SF each) located at Pacific Coast Plaza shopping center (2150-2160 Vista Way)

Zoning: CS-HO (Special Commercial- Highway Oriented)

Land Use: Special Commercial

Neighborhood Area: Fire Mountain

Assessor Parcel Number: 154-130-28 & 154-130-29

Contact Person: Jim Forgey (Architects Orange, LLP)

Tel.: (714) 639-9860

Email: jimf@architectsorange.com

2. 10:30 - 11:30 a.m. Proposed approximately 2,300 square foot single-family residence with a 539 square foot garage and 564 square foot attached accessory dwelling unit located on a vacant lot to the southeast of Crouch Street and Lomita Street

Zoning: RE-B (Residential Estate B)

Land Use: Estate B Residential

Neighborhood Area: Loma Alta

Assessor Parcel Number: 149-063-21

Contact Person: Peter Vanags

Tel.: (970) 209-5788

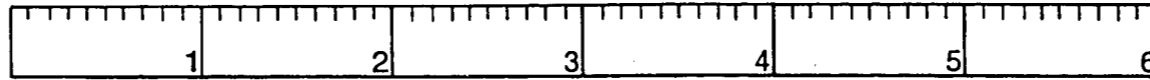
Email: peter@vanags.com

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.*

1-800-345-7334



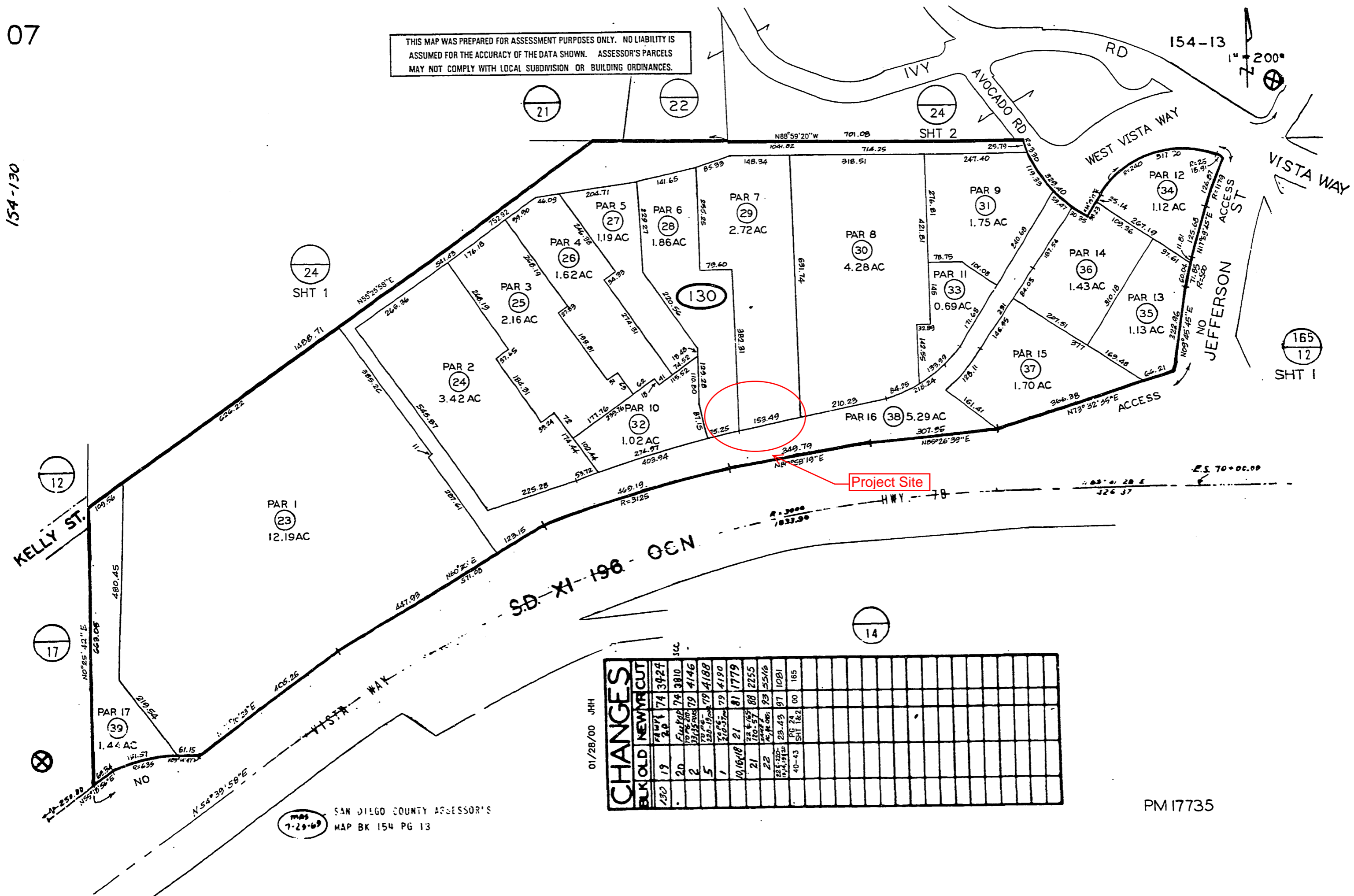
SCALE IN 1/10 OF AN INCH

ITEM #1

07

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.

154-130



01/28/00 JHH

CHANGES	BK	OLD	NEW	CUT	sq.
19	74	3424			
20	74	3810			
2	79	4146			
5	79	4188			
1	79	4190			
10/16/08	21	811779			
21	88	2255			
22	93	5516			
23-30	97	1081			
40-43	00	165			

SAN DIEGO COUNTY ASSESSOR'S
MAP 7-29-69
MAP BK 154 PG 13

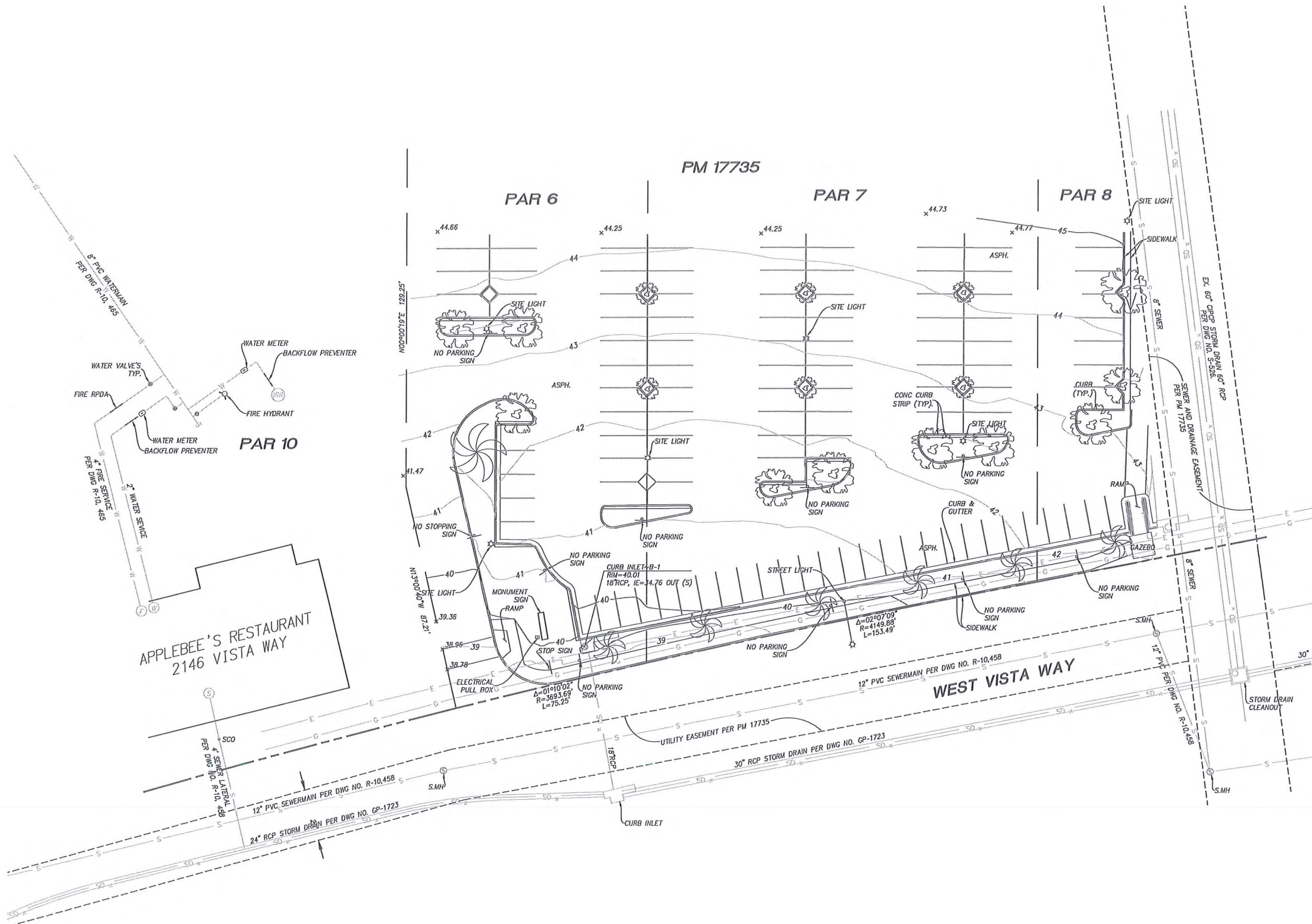
PM17735

Google Maps 2100 Vista Way



Imagery ©2016 Google, Map data ©2016 Google 100 ft

SCALE 1" = 20'



LEGEND

- ASPH ASPHALT
- CONC CONCRETE
- ELECTRIC PULL BOX
- ☆ LIGHT
- PROPERTY LINE
- RIGHT OF WAY LINE
- S SEWER LINE
- SD STORM DRAIN LINE
- ⊙ STORM DRAIN MANHOLE
- ☆ STREET LIGHT
- 🌳 TREE
- 🌴 TREE-PALM
- W WATER LINE
- E ELECTRIC LINE
- G GAS LINE

NOTE:

LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS SURVEY ARE BASED ON ASBULTY INFORMATION ONLY. NASLAND ENGINEERING MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS.

BENCH MARK

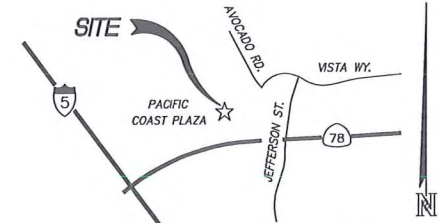
CITY OF OCEANSIDE GEODETIC CONTROL NETWORK, GPS STATION NUMBER 2033. ELEVATION = 37.65' NAVD88 DATUM

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS SURVEY IS BASED ON A FIELD SURVEY MADE ON SEPTEMBER 26, 2017, BY ME OR DIRECTLY UNDER MY SUPERVISION.

DRAFT 10/30/17

D.K. NASLAND LS 5562 DATE



VICINITY MAP

NE JOB No. 117-1691

**PACIFIC COAST PLAZA
STARBUCKS - OCEANSIDE CA**

Nasland Civil Engineering Surveying Land Planning T (858) 292-7770 4740 Ruffner Street San Diego, CA 92111 nasland.com

REVISION	DATE	BY	REVISION	DATE	BY
ORIGINAL	11/30/2017	RSTG			

20 0 20 40 60 80
SCALE 1" = 20'

EXISTING.



ARCHITECTS ORANGE

Pacific Coast Plaza

2146 Vista Way, Pacific Coast Plaza, Oceanside, CA.

(New (3) Tenant 5,000 sf. Building)

Tenant A - Starbucks w/ Drive-Thru & Tenants B & C –Retail Spaces.

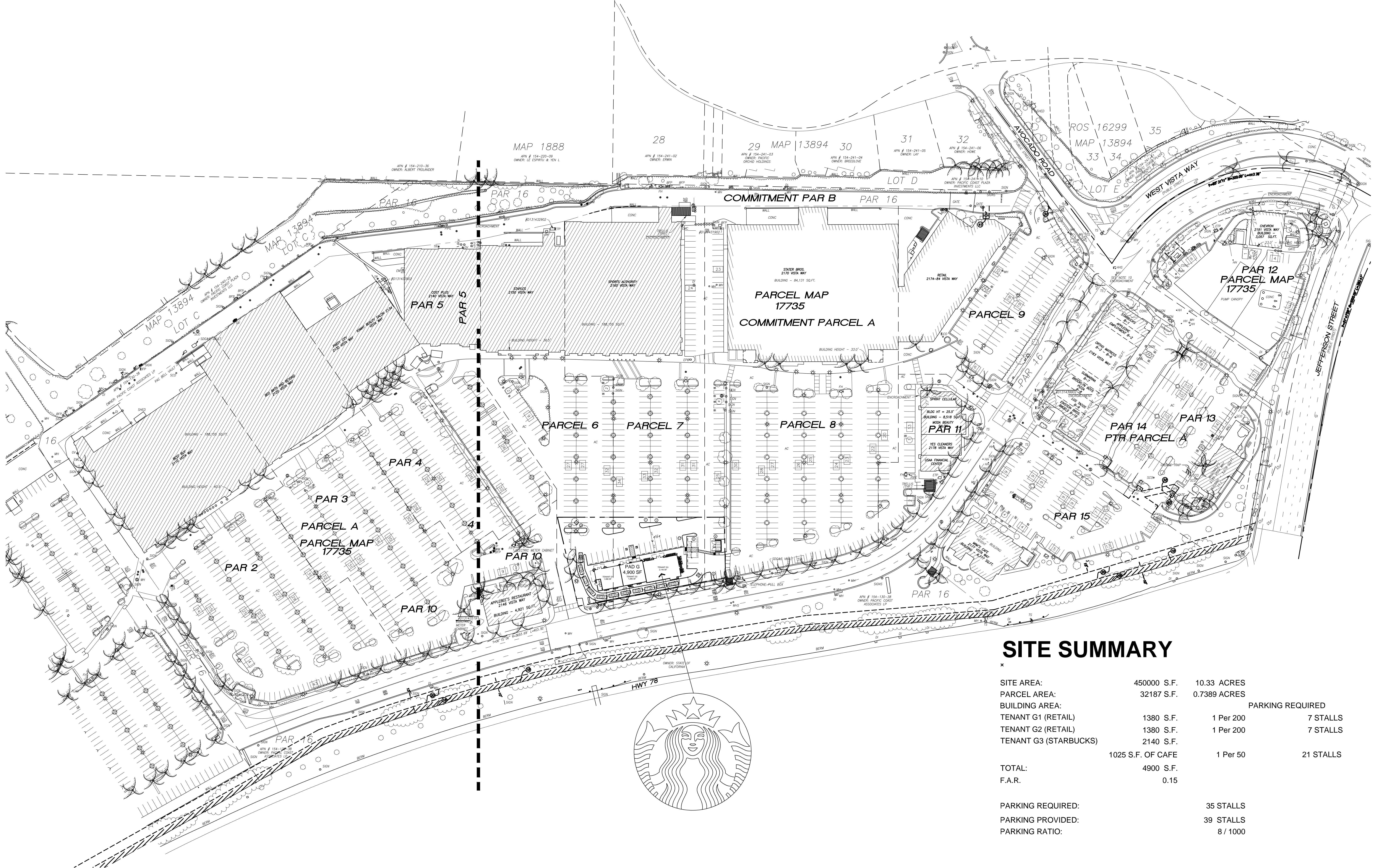
Project Description

January 8, 2018

Project Description Prepared by Jim Forgey

The proposed development is of a new 5,000 sf. three tenant retail building in the existing *Pacific Coast Plaza* Shopping Center to be located on the south side of the parking lot, adjacent to Vista Way. The three tenant building is to be divided into two 1,400 sf. retail tenant spaces and a 2,200 sf. tenant space devoted to **Starbucks** with a drive-thru. Based on our preliminary parking analysis of this portion of the shopping center our estimate is that 1,296 total parking stalls are required and we are showing currently 1,373 existing spaces provided. The three tenant building would then push the required parking number to 1,332. Then taking into account the parking spaces lost due to the new 5,000 sf building, the existing parking spaces would be reduced to 1,339 which would still fall within the required total amount. (See Site Summary data on the proposed Site Plan A for parking requirements for the new building.) Parking on-site for a stand-alone **Starbucks** restaurant is figured at (1) space for each 50 sf of seating area while the retail tenant spaces are figured at (1) space for each 200 sf. of GFA. Outdoor dining areas would need to adhere to the customer area requirement (one space for each 50 sf of seating area)

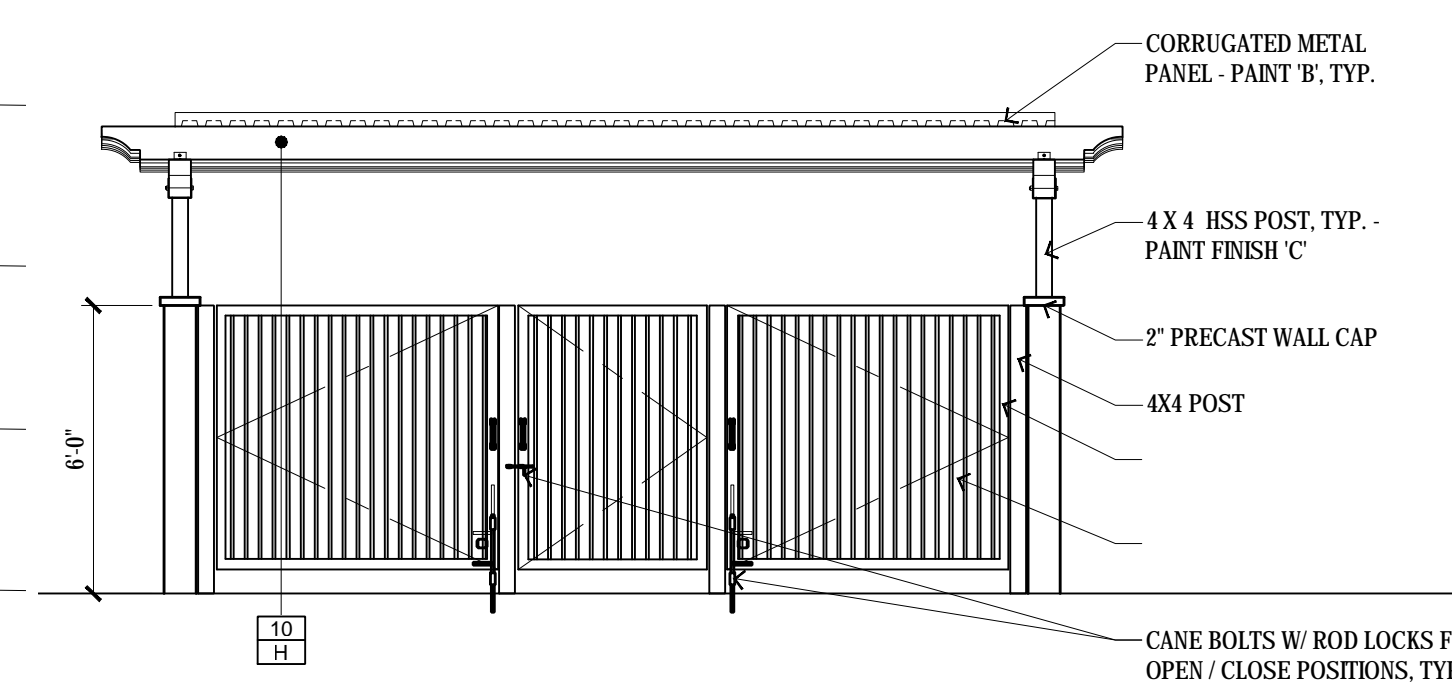
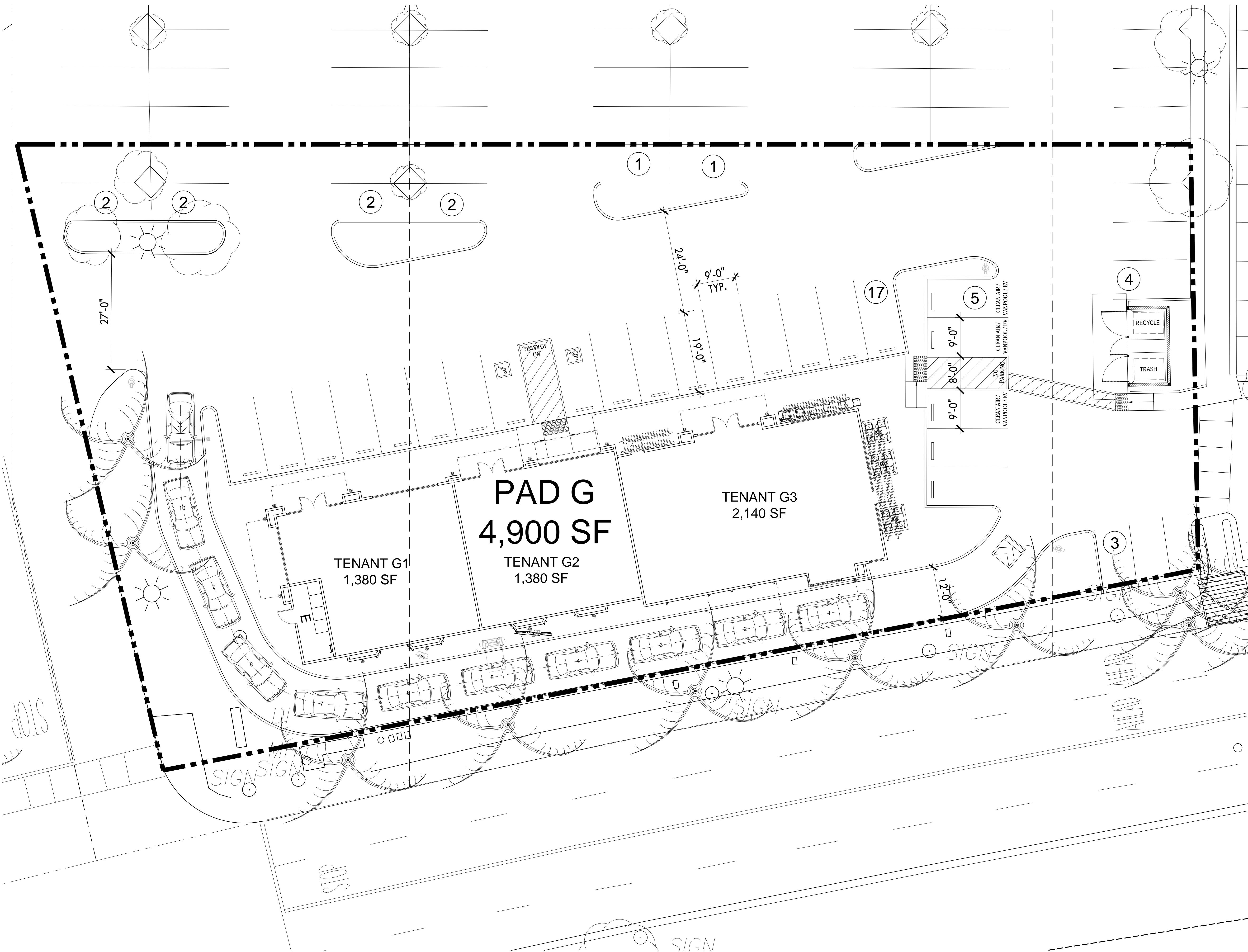
The property (APN 154-130-38) is zoned CS-HO (Special Commercial Highway Oriented) where a restaurant and fast food are permitted. When designing the new building attention to the Shopping Center's design elements, colors and materials used throughout the Plaza is to be taken into account. Parking requirements for ADA & electronic vehicles and right of way public access included in the site layout as required. In addition, Low Impact Development (LID) – SWQMP requirements for the project will need to be analyzed and a traffic study / analysis will need to be completed and included in the submittal package for review.



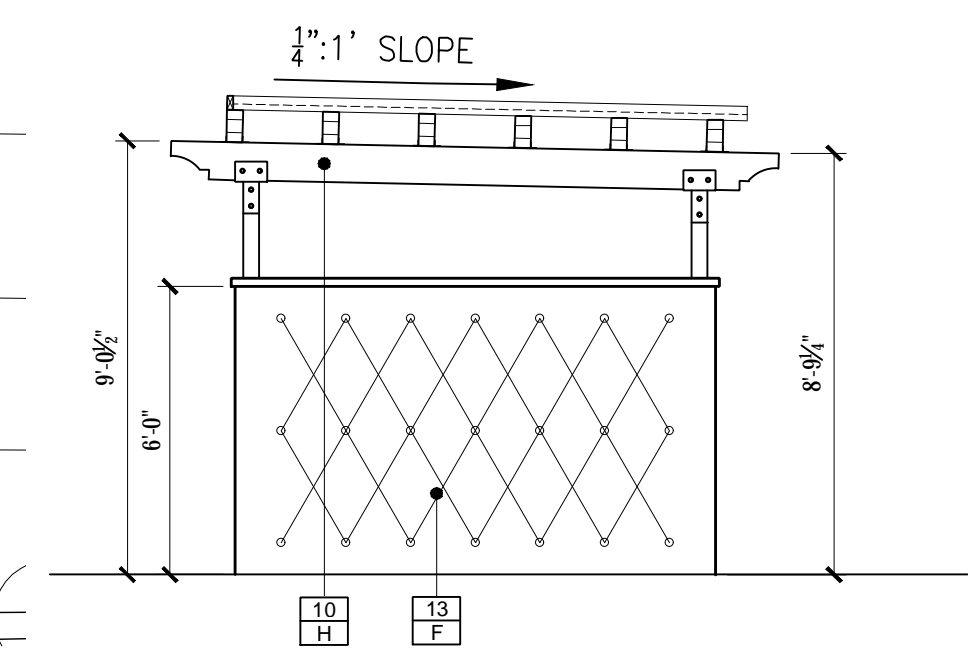
SITE SUMMARY

SITE AREA:	450000 S.F.	10.33 ACRES	
PARCEL AREA:	32187 S.F.	0.7389 ACRES	
BUILDING AREA:			PARKING REQUIRED
TENANT G1 (RETAIL)	1380 S.F.	1 Per 200	7 STALLS
TENANT G2 (RETAIL)	1380 S.F.	1 Per 200	7 STALLS
TENANT G3 (STARBUCKS)	2140 S.F.		
	1025 S.F. OF CAFE	1 Per 50	21 STALLS
TOTAL:	4900 S.F.		
F.A.R.	0.15		
PARKING REQUIRED:		35 STALLS	
PARKING PROVIDED:		39 STALLS	
PARKING RATIO:		8 / 1000	

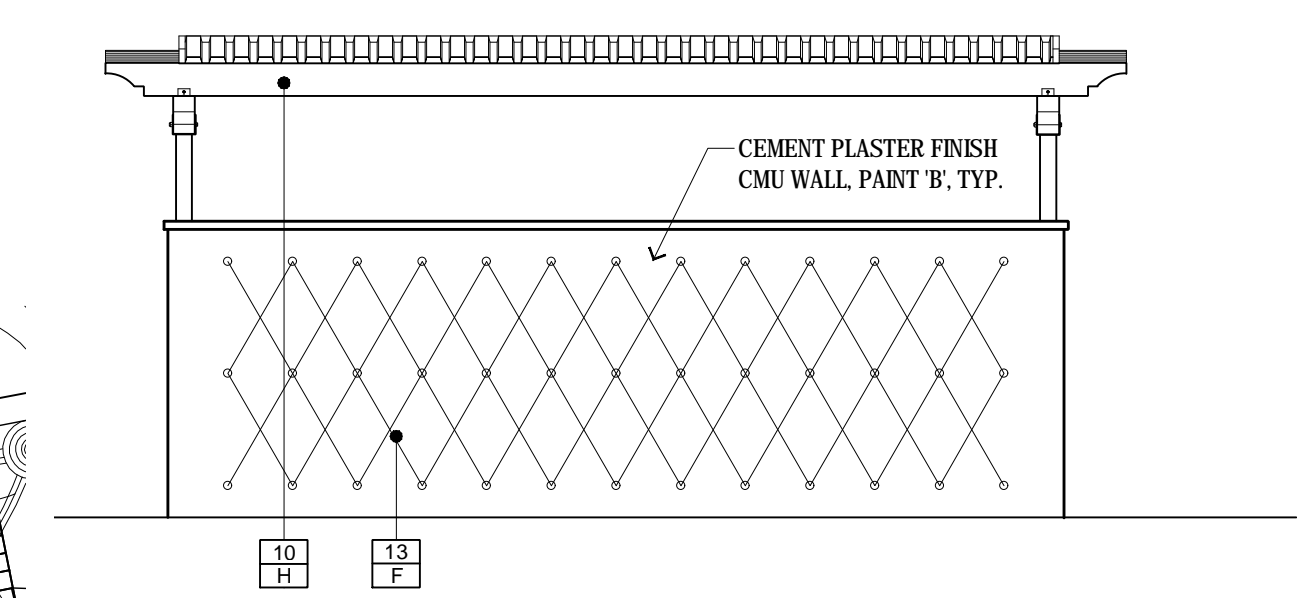




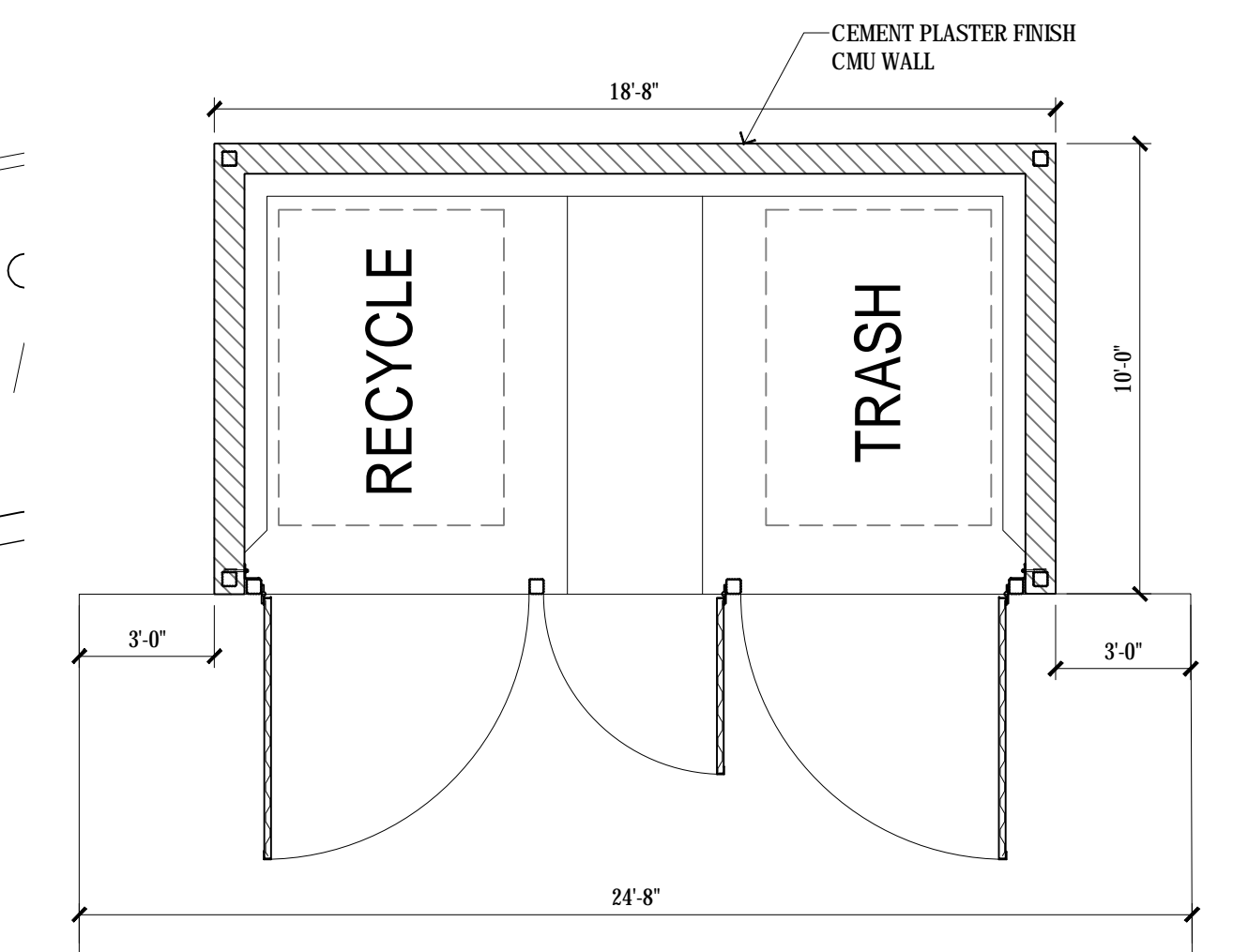
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



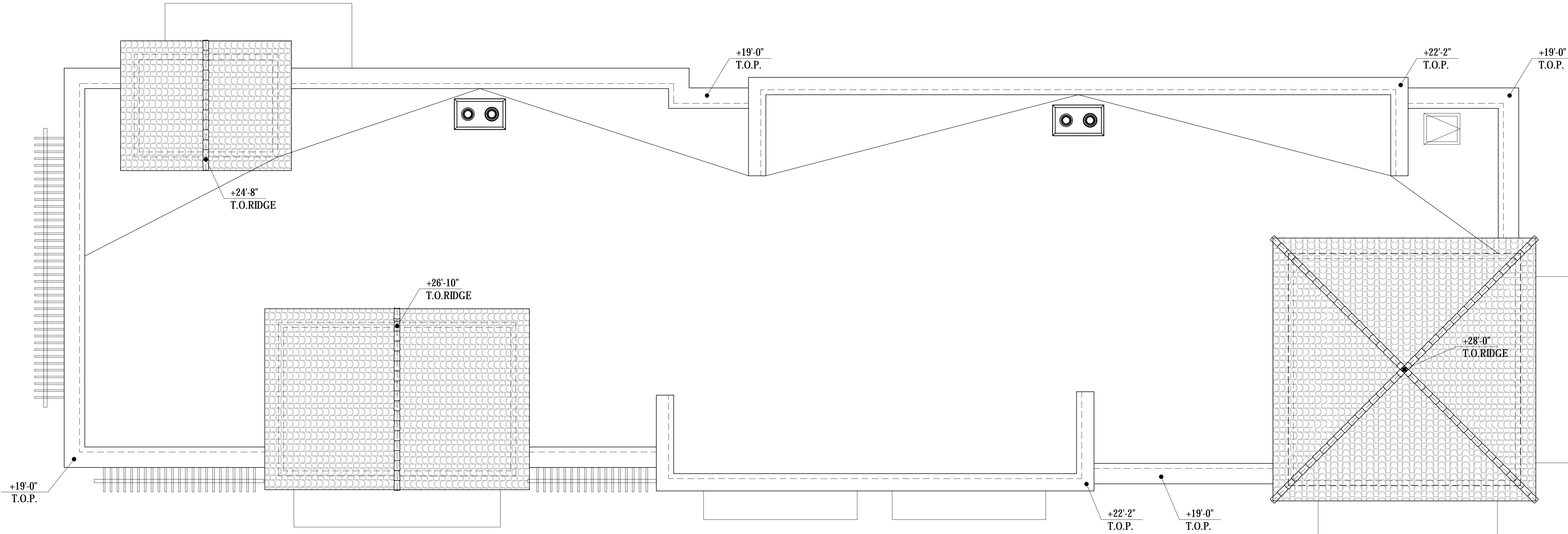
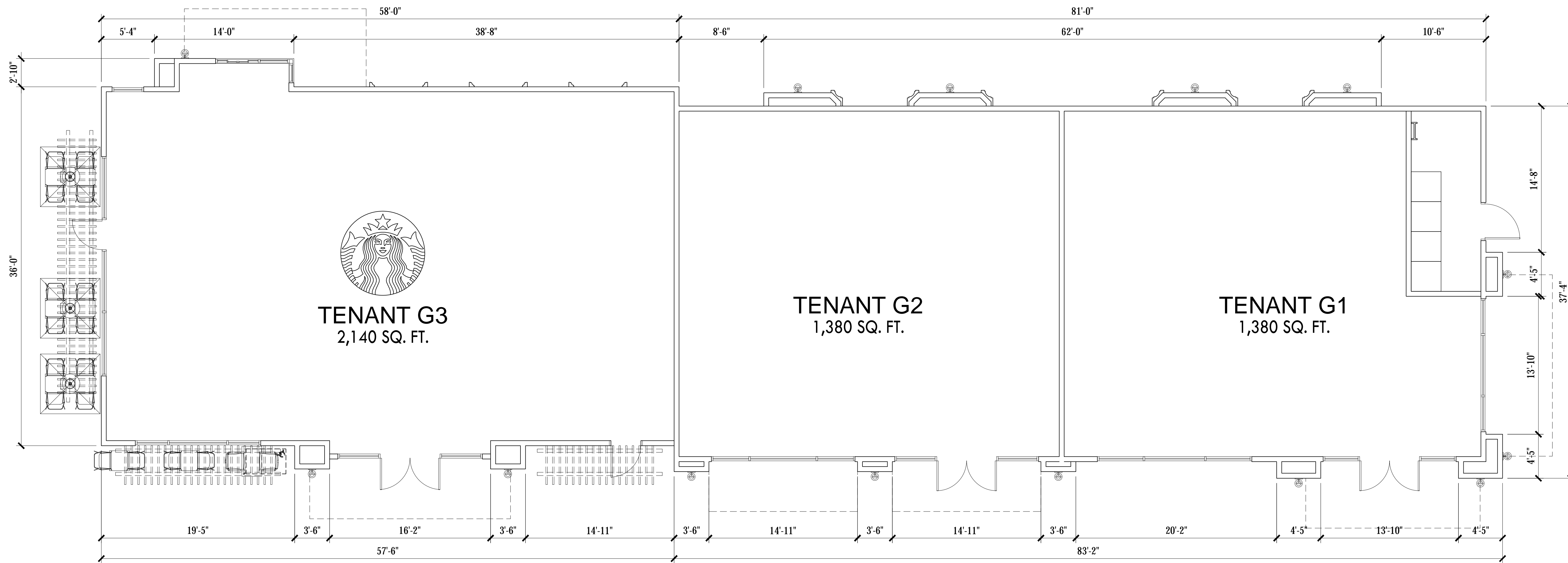
B SIDE ELEVATION
SCALE: 1/4" = 1'-0"

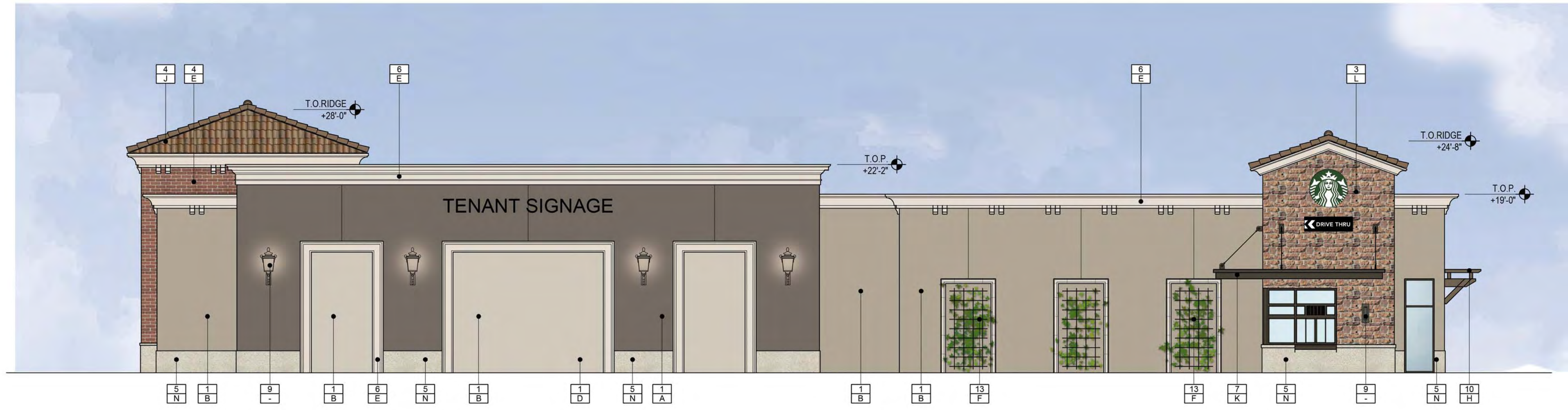


C REAR ELEVATION
SCALE: 1/4" = 1'-0"



D FLOOR PLAN
SCALE: 1/4" = 1'-0"





SOUTH ELEVATION



MATERIAL AND FINISH SCHEDULE

MATERIAL

1	SMOOTH EXTERIOR CEMENT PLASTER	8	FABRIC AWNING	15	SIGNAGE N.I.C., UNDER SEPARATE PERMIT, PROVIDE DEDICATED SIGN CIRCUIT J-BOX AND CONDUIT, PROVIDE BLOCKING IN WALL AS REQUIRED.
2	THIN BRICK	9	EXTERIOR LIGHT FIXTURE	16	
3	MANUFACTURED STONE	10	WOOD TRELLIS / TRIM	17	
4	TILE ROOFING	11	ANODIZED ALUMINUM STOREFRONT SYSTEM	18	
5	PRECAST CONCRETE WALL BASE / COLUMN	12	HOLLOW METAL DOOR	19	
6	E.P.S MOLDING / CORNICE	13	GREEN SCREEN PANEL	20	
7	CANOPY STRUCTURE	14	PLASTER CONTROL JOINT	21	

FINISH

-	SHERWIN WILLIAMS PAINT #SW 6075 - GARRET GRAY	-	OLYMPIC SEMI-TRANSPARENT WOOD STAIN-920 ASPEN TAN
-	SHERWIN WILLIAMS PAINT #SW 6080 - UTTERLY BEIGE	-	EAGLE ROOFING PRODUCTS - SCC 8806 TUCSON BLEND CONTACT MICHELE MORSE 714-981-3605
-	SHERWIN WILLIAMS PAINT #SW 6078 - REALIST BEIGE	-	MATCH ARCADIA - AB-4 MEDIUM BRONZE
-	SHERWIN WILLIAMS PAINT #SW 6091 - RELIABLE WHITE	-	CORONADO STONE - FRENCH VILLA, CARMEL MOUNTAIN STONE VENEER CONTACT JEFF PARKER 949-254-0046
-	BELDEN - THIN BRICK, BELCREST: 500	-	MATCH ADJACENT SURFACE
-	CARL STAHL - STAINLESS STEEL GREENCABLE TRELLIS SYSTEM	-	VALORI PRECAST, SANDBLAST, COLOR CREAM SMOOTH. CONTACT: 909-320 6360
-	SUNBRELLA FABRIC AWNING - BLACK	-	



PETER VANAGS
2340 CAMBRIDGE AVE
CARDIFF BY THE SEA
CALIFORNIA 92007

TEL: 970.209.5788
EMAIL: PETER@VANAGS.COM
AIM/YAHOO/SKYPE: ESPRESSOEXCESS

January 16, 2018

City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054

To Whom It May Concern:

We propose to build a 2287 square foot single family home with 539 square foot garage and 564 square foot attached Accessory Dwelling Unit in the Loma Alta neighborhood of Oceanside.

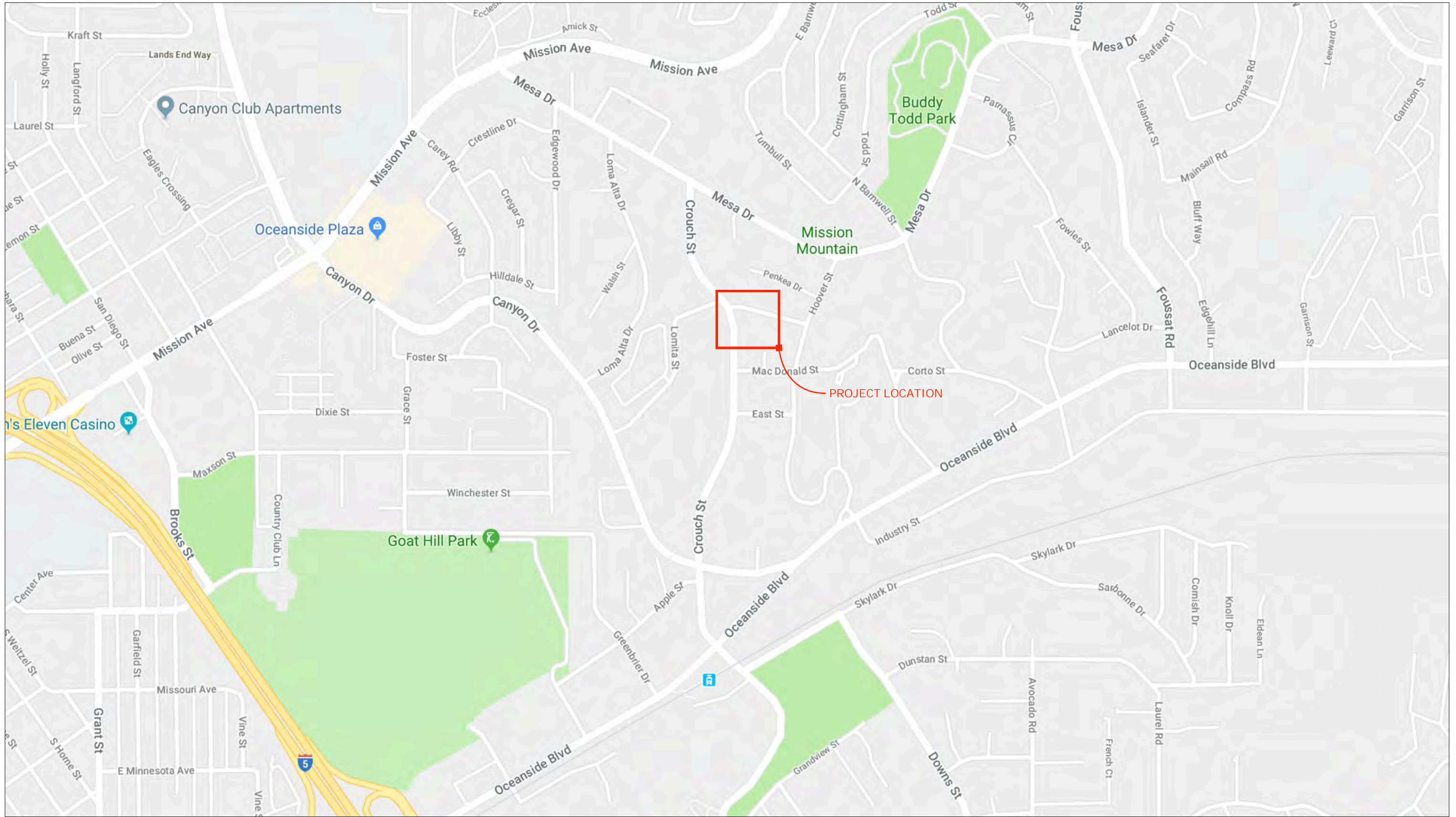
Our site work will require a Minor Grading Permit.

The project location is on the south side of Lomita Street, west of the intersection with Crouch Street. The legal description is Parcel B, Split Survey No. 436, APN 149-063-21.


I will be the owner/builder for the project.

Sincerely,

Peter Vanags
970-209-5788
peter@vanags.com

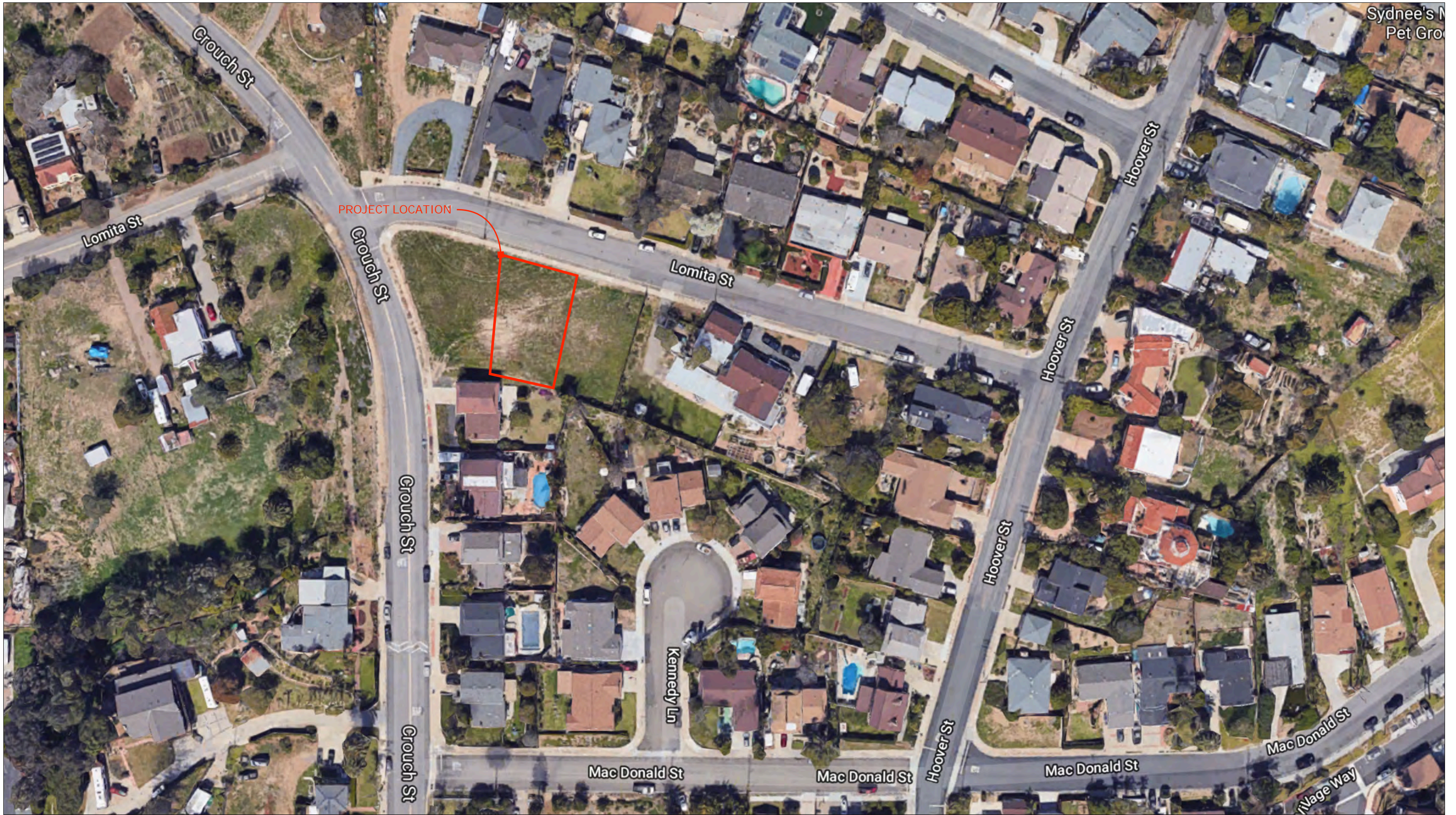


REGIONAL MAP


 LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

REVISIONS	
MM/DD/YY	REMARKS
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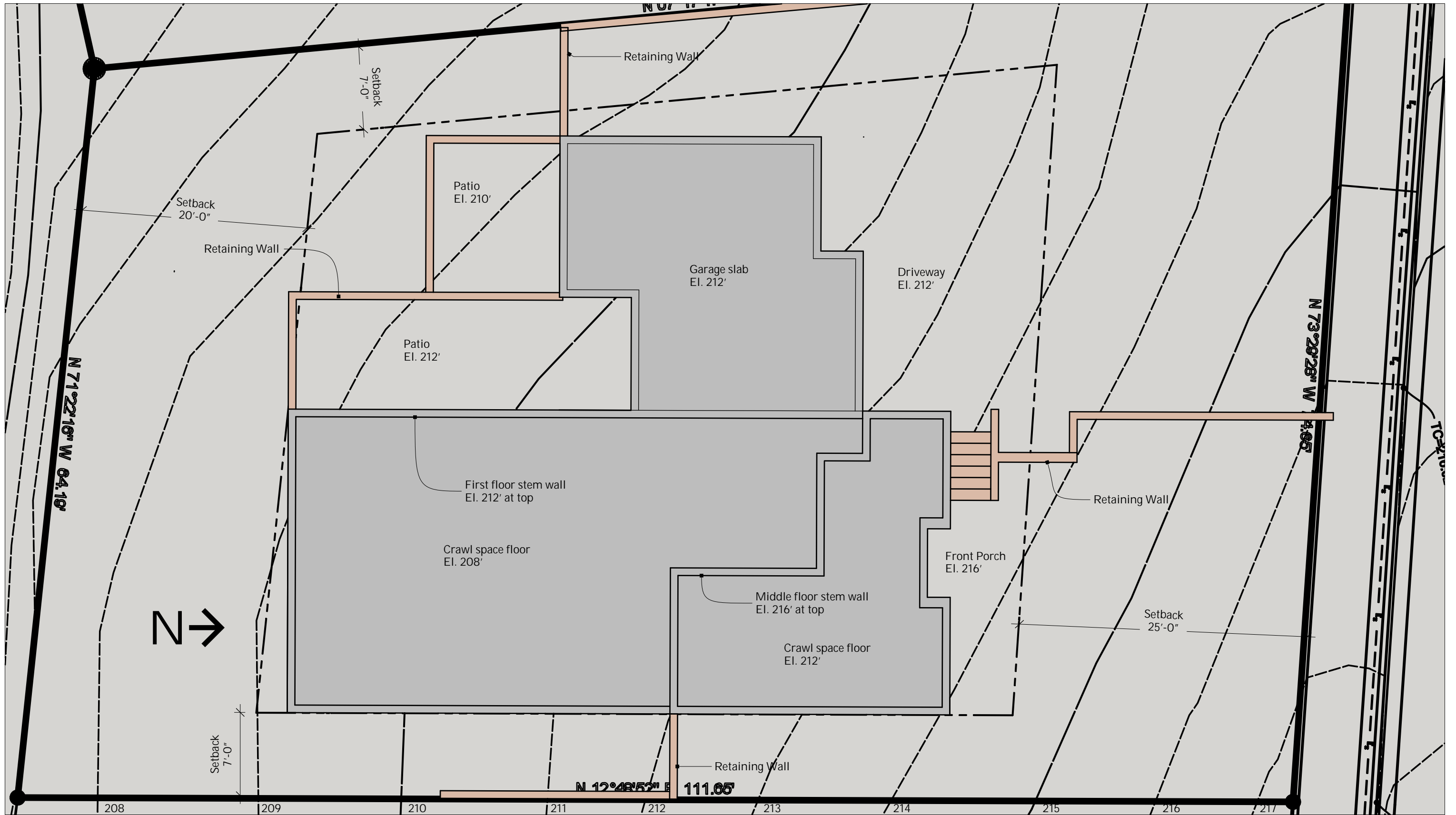
REGIONAL MAP



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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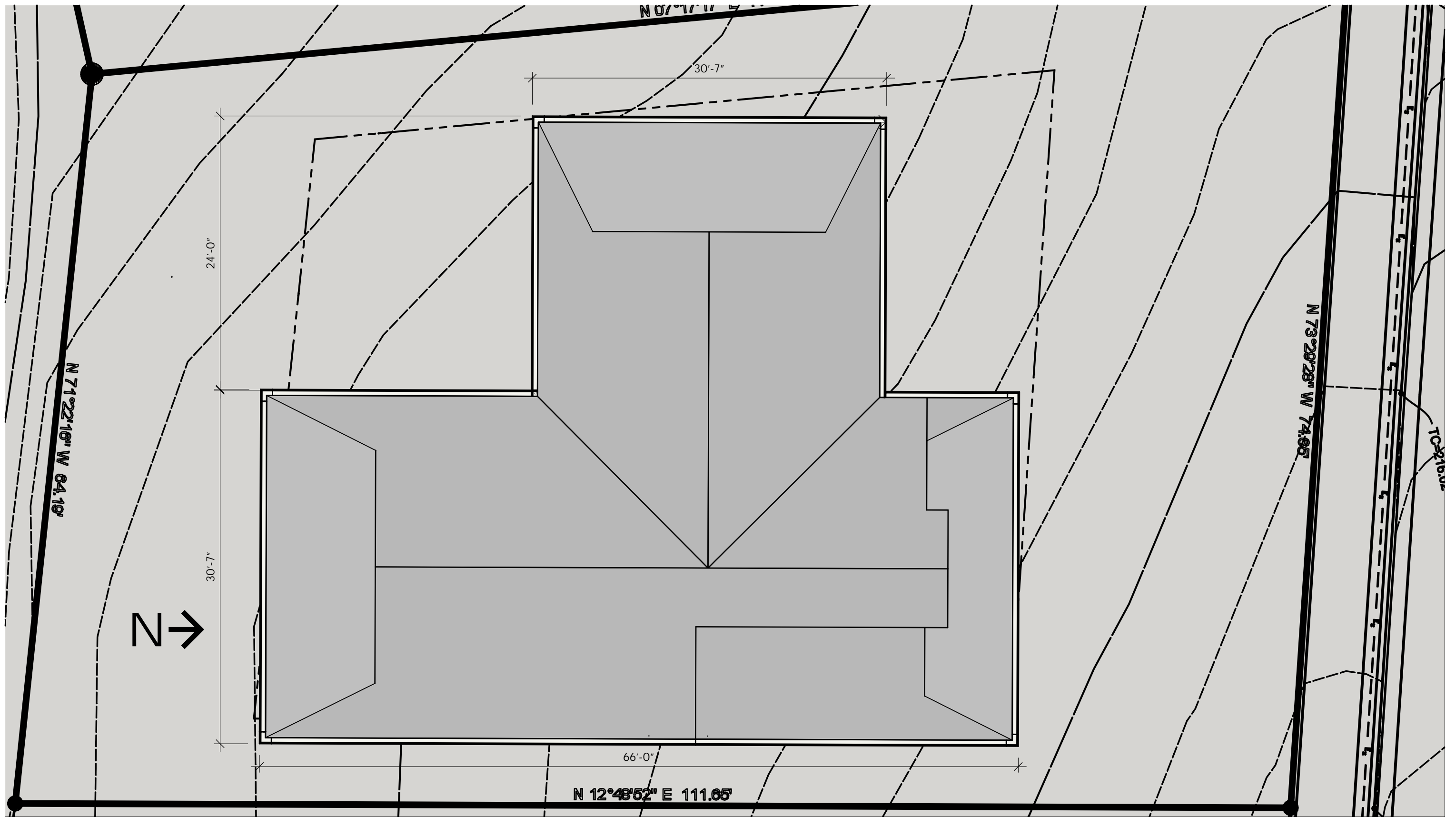
SITE PLAN
SCALE 1/8" = 1'0"



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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ROOF PLAN
SCALE 1/8" = 1'0"

2752.5 square feet = 35% coverage



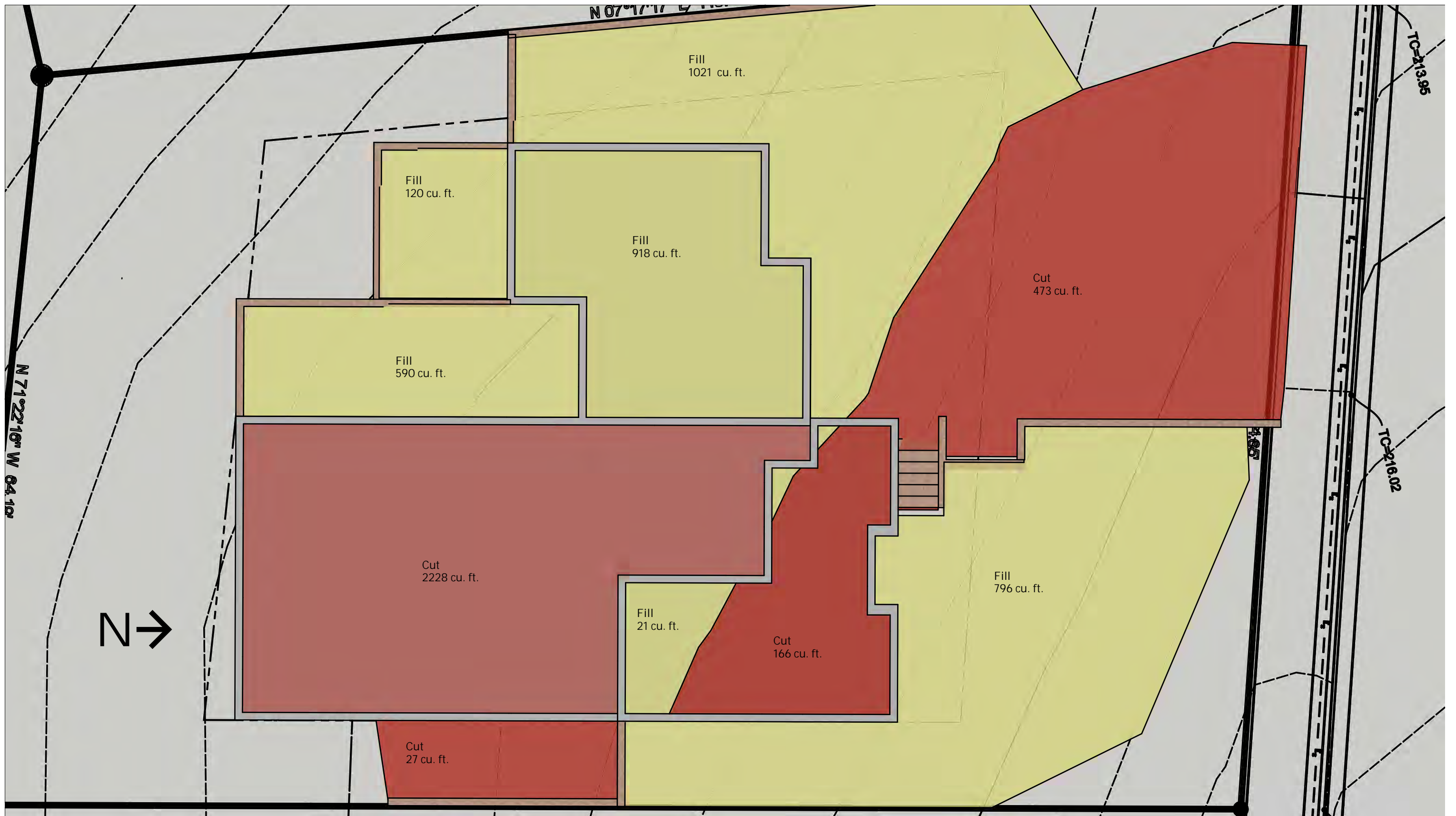
LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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CUT AND FILL PLAN
SCALE 1/8" = 1'0"



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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A 03



NORTH ELEVATION
SCALE 1/4" = 1'0"



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

REVISIONS

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A 04



SOUTH ELEVATION
SCALE 1/4" = 1'0"



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

REVISIONS

MM/DD/YY	REMARKS
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A 05



WEST ELEVATION
SCALE 1/4" = 1'0"



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

REVISIONS	
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A 06



EAST ELEVATION
SCALE 1/4" = 1'0"



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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A 07



NE STREET VIEW



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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NE STREET VIEW



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

REVISIONS	
MM/DD/YY	REMARKS
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SE REAR VIEW



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

REVISIONS

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SW REAR VIEW



LOMITA STREET, PARCEL B, SPLIT SURVEY NO. 436, APN 149-063-21

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