

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, June 6th, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed expansion (adding a 35,200 SF 1-story storage building) of an existing Extra Space Storage facility located at 4705 N. River Road, to replace current RV, boat and trailer storage

Zoning: IL (Limited Industrial)
Land Use: Limited Industrial
Neighborhood Area: North Valley
Assessor Parcel Number(s): 157-060-42
Contact Person: John Hardy
Email: john@hardygc.com

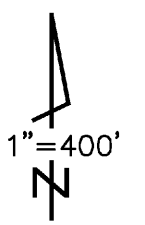
2. 10:30 - 11:30 a.m. Proposed expansion (adding a 26,454 SF 1-story storage building) of an existing Extra Space Storage facility located at 3091 Oceanside Blvd, to replace current RV, boat and trailer storage

Zoning: IG-MP-5-86 (Oceanside Business Park)
Land Use: General Industrial
Neighborhood Area: Loma Alta
Assessor Parcel Number(s): 162-031-04
Contact Person: John Hardy
Email: john@hardygc.com

Attachments:

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

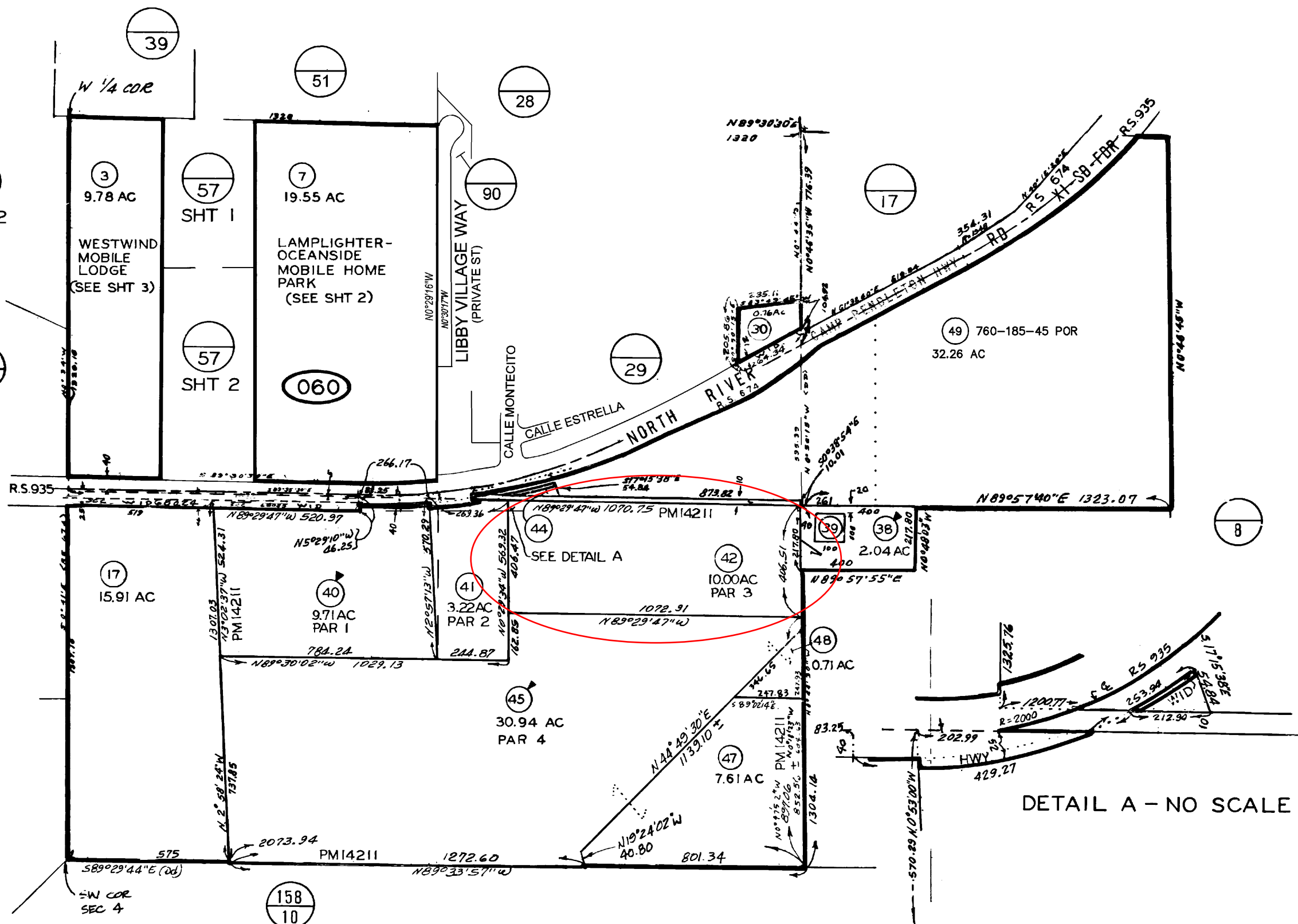
¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference 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.*



157-6

9/03/08 MGS

CHANGES				
BLK	OLD	NEW	YR	CUT
060	12	17-20	69	2876
	14-16	21-24	69	4451
	18	HWY	71	1163
	20	HWY	71	1164
	9	25	71	2376
	25	26-27	71	113
	26	27B POR -13	71	3590
	27	28-29	71	233
	28	29-30	71	238
	10	30ENID	73	602
	3,22,29	31	77	3648
	19,24	32-35	78	818
	33,35,4	36-39	78	3417
	PICK-UP	MOBILE HOMES	81	2501
	4,5,6	PG 57	81	290
	PICK-UP	MOBILE HOMES	81	2543
	PICK-UP	MOBILE HOMES	81	2544
	77-570-60-78	KILL	81	1342
	PICK-UP	MOBILE HOMES	81	3523
	771-570-60-90	KILL	82	4002
	771-570-62-2	KILL	82	4028
	771-570-61-18	KILL	82	4040
	PICK-UP	MOBILE HOMES	82	4046
	PICK-UP	MOBILE HOMES	82	4047
	PICK-UP	MOBILE HOMES	82	4056
	PICK-UP	MOBILE HOMES	82	4074
	PICK-UP	MOBILE HOMES	82	4240
	PICK-UP	MOBILE HOMES	82	4241
	771-570-61-61	KILL	83	4225
	37	SOME E WTD	85	4795
	32,34,36,37	40-44	86	2408
	43	45,46	93	1723
	46	47,48	76	1757
	12,13&21	49	99	1873
	8 & 281-28	50-52	02	2066
	50-52	PG 90	09	28



DETAIL A - NO SCALE

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.

May 14, 2018

John Hardy
Project Management Consultant
Hardy GC
801.514.915
john@hardygc.com

Regarding: Developer's Conference - City of Oceanside
June 6, 2018.

Project: 0200 Extra Space Storage
Location: 4705 N River Road
APN: 157-060-42-00

Description:

Proposed project adds a 35,200 SF 1-story building to the existing site, replacing current RV, Boat and Trailer storage.

No change of use is proposed. View corridor from N. River Road will not be impacted as proposed building is obscured from view by existing facility.

Project Summary:

Project GSF			
	Existing	Proposed	Total
Office	2271		2271
Storage	94,655	35,200	129,855
Bldg A	8,482		8,482
Bldg B	8,205		8,205
Bldg C	5,847		5,847
Bldg D	30,281		30,281
Bldg E	17,316		17,316
Bldg F	24,525		24,525
Proposed		35,200	35,200

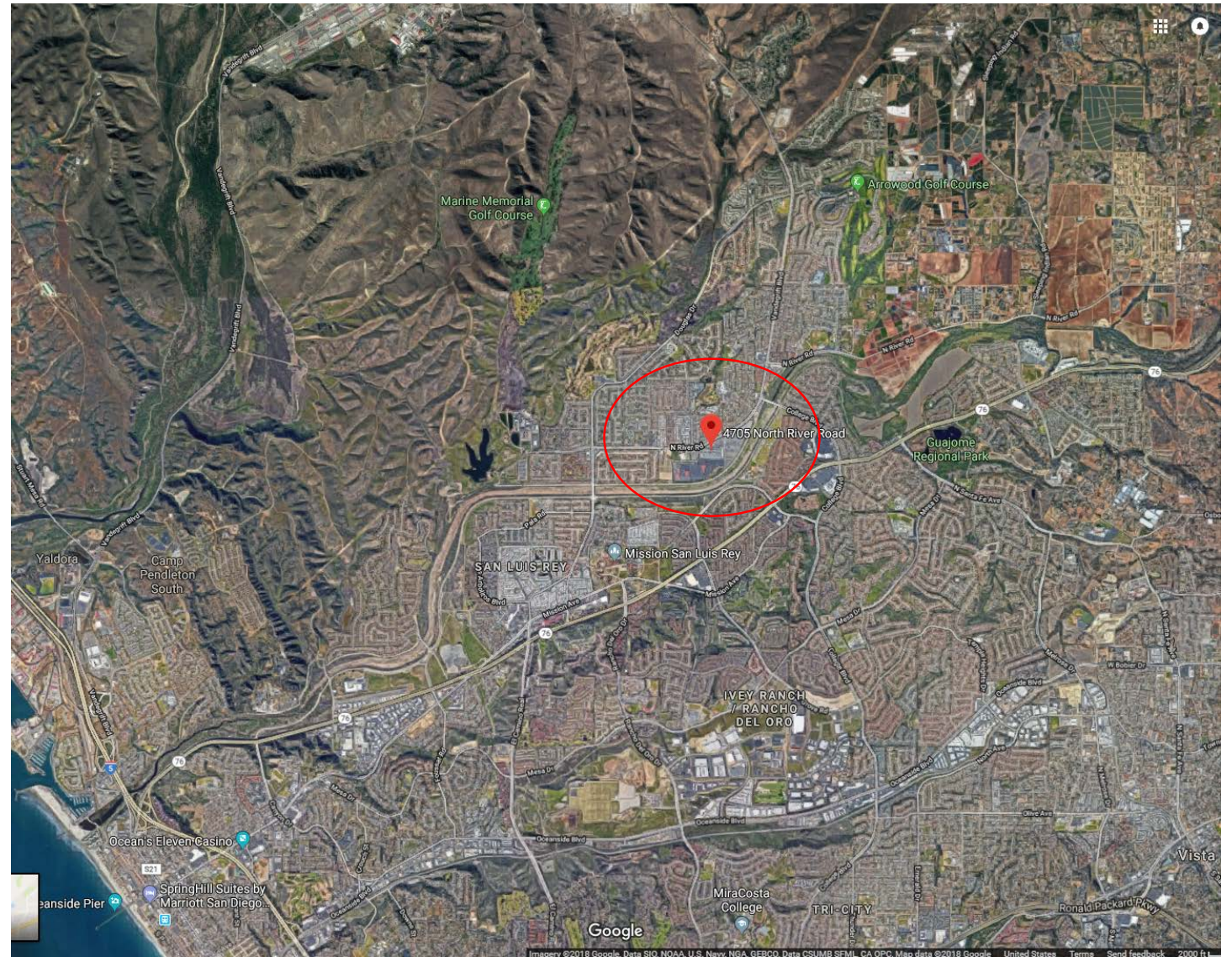
Regional Map

4705 N River Road

0200 Extra Space Storage

Developer's Conference

June 6, 2018



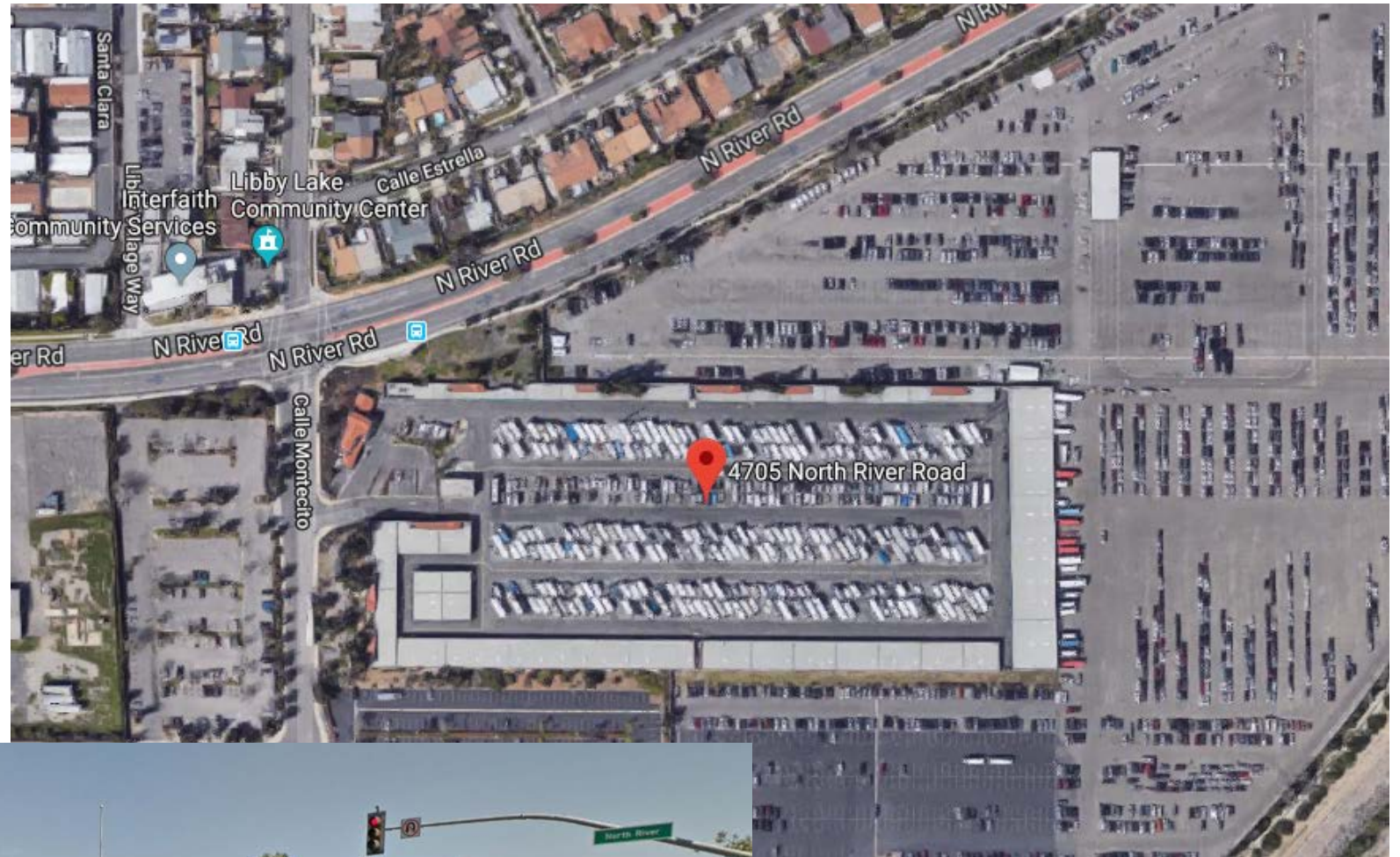
Vicinity Map

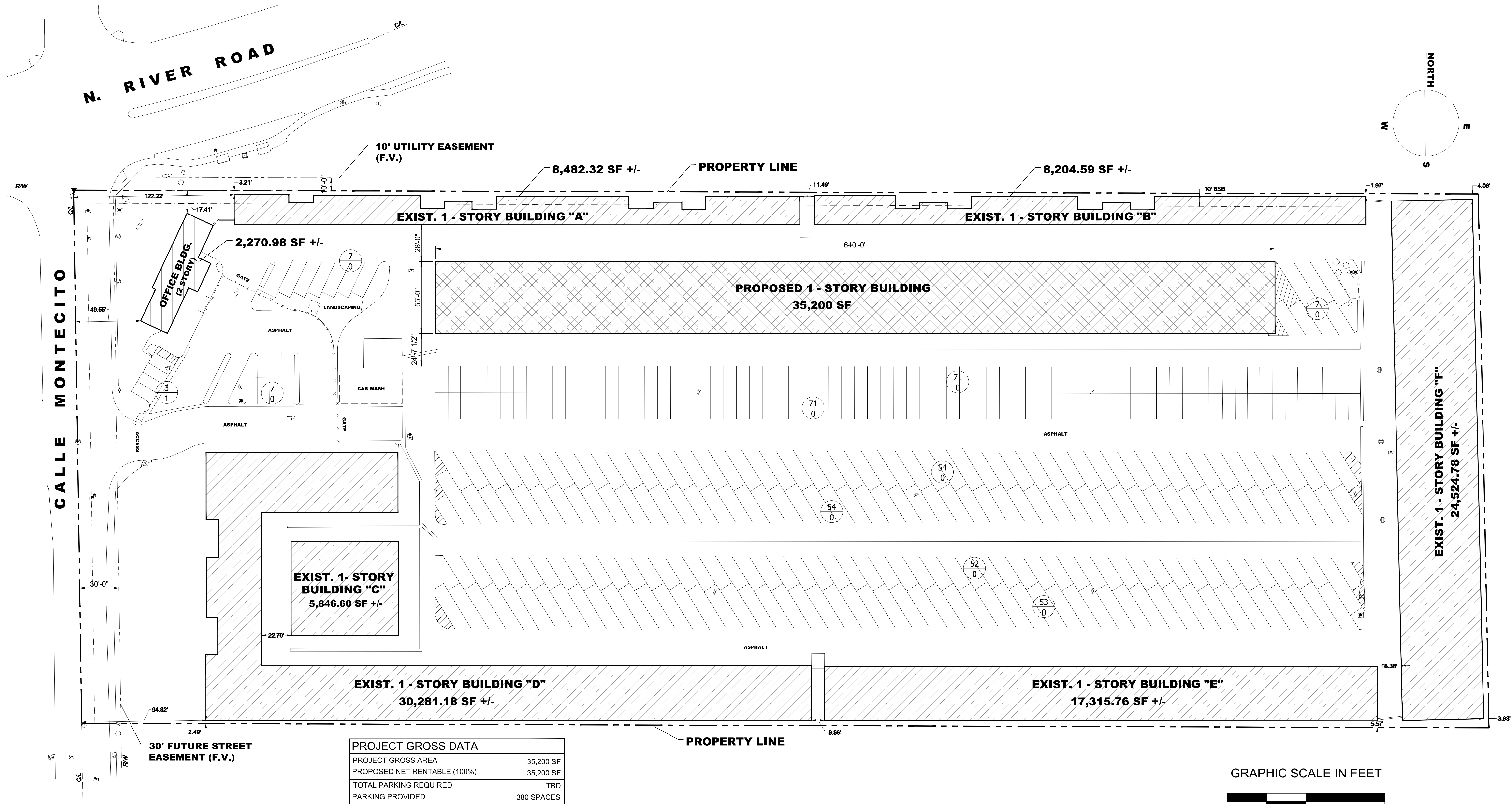
4705 N River Road

0200 Extra Space Storage

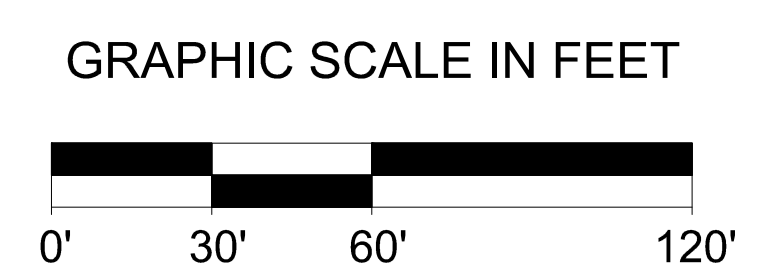
Developer's Conference

June 6, 2018





PROJECT GROSS DATA	
PROJECT GROSS AREA	35,200 SF
PROPOSED NET RENTABLE (100%)	35,200 SF
TOTAL PARKING REQUIRED	TBD
PARKING PROVIDED	380 SPACES



CONCEPTUAL SITE PLAN
 #200
 4705 N. River Rd.
 Oceanside, CA

OPTION 2

ExtraSpaceStorage

FEBRUARY 20, 2018



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
 2795 East Cottonwood Parkway, Suite 400
 Salt Lake City, Utah 84121
 801.365.4533

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EXTRA SPACE STORAGE OF OCEANSIDE, CA

PROJECT ADDRESS: 4705 N RIVER RD.
OCEANSIDE, CA 92057

PROJECT OWNER: EXTRA SPACE STORAGE
2795 E. COTTONWOOD PARKWAY, SUITE 400
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT: DANNY MORRIS
2795 E. COTTONWOOD PARKWAY, SUITE 400
SALT LAKE CITY, UT 84121
PH: (609) 682-1870
E-MAIL: DMORRIS@EXTRASPACE.COM

PROJECT SCOPE OF WORK:

EXTERIOR:

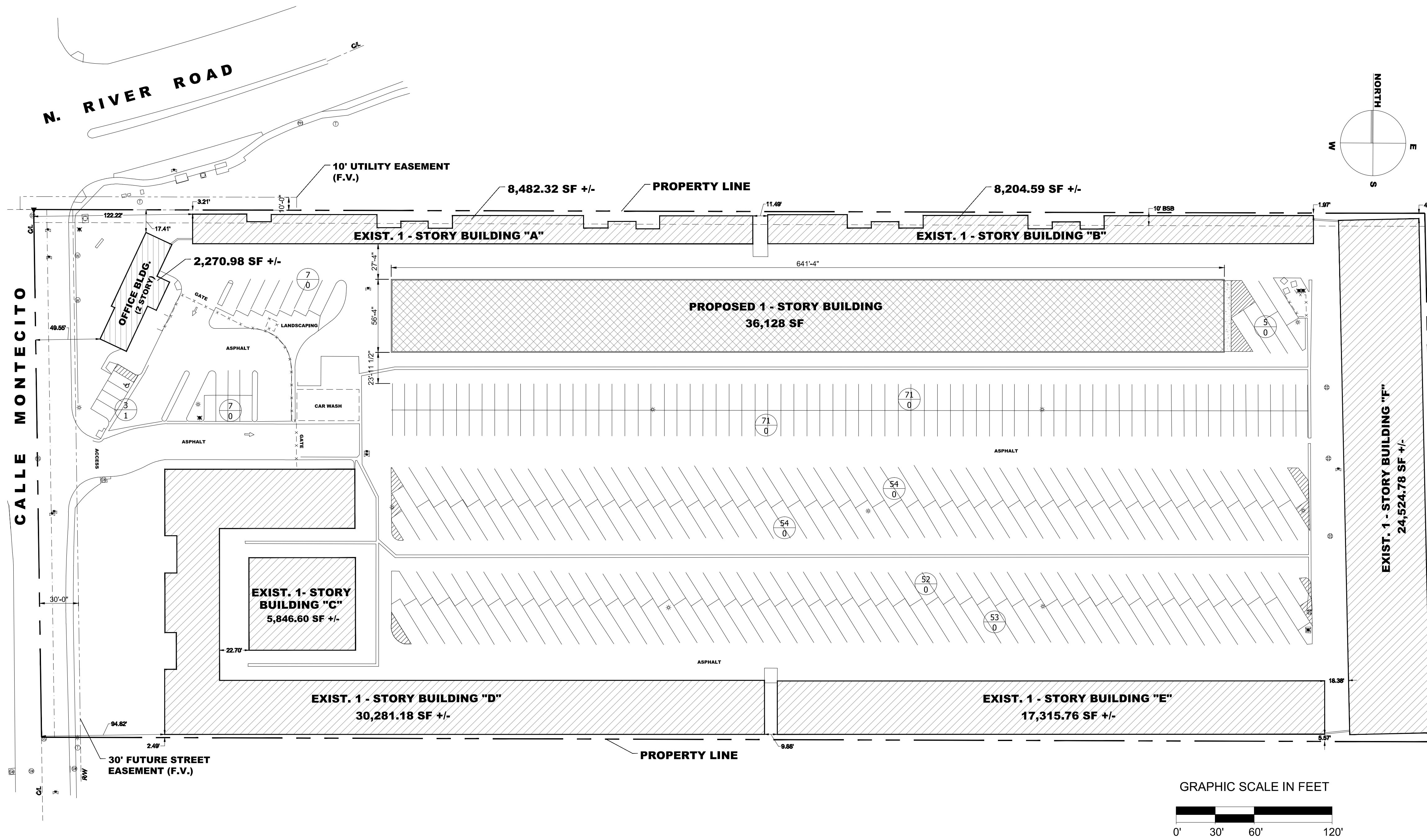
- NEW PAINT ON ALL EXTERIOR WALLS
- NEW SINGLE STORY CLIMATE CONTROLLED STORAGE BUILDING

INTERIOR:

- NOT USED

SHEET INDEX

- A01 COVER SHEET AND SITE PLAN
- A02 FLOOR PLANS
- A03 PROPOSED ELEVATIONS AND UNIT MIX SCHEDULE



VICINITY MAP
N.T.S.

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1 PRELIMINARY SITE PLAN
NTS

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SHEET TITLE:
COVER SHEET AND SITE PLAN

PROJECT LOCATION:
EXTRA SPACE STORAGE #200
4705 N RIVER RD
OCEANSIDE, CA 92057

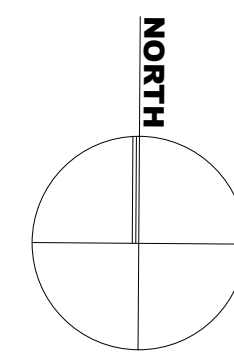
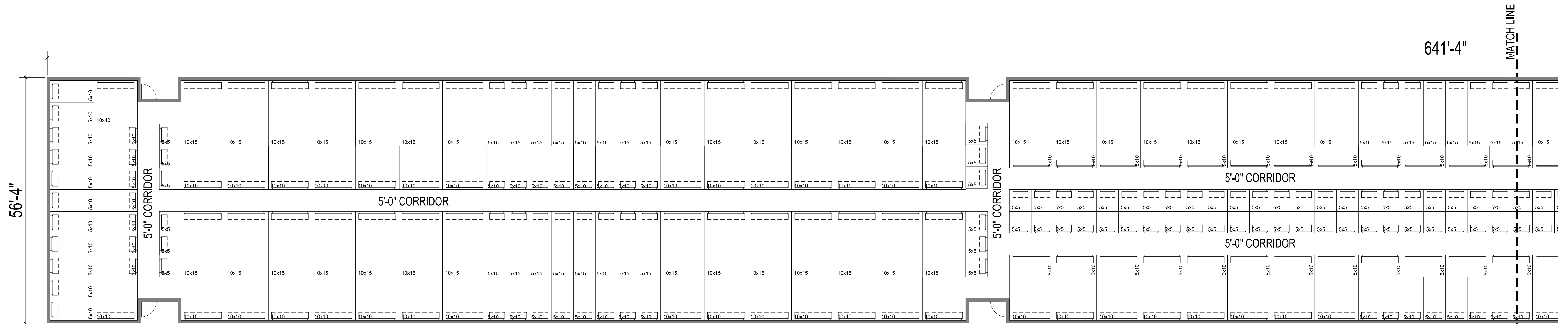


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Salt Lake City, Utah 84121

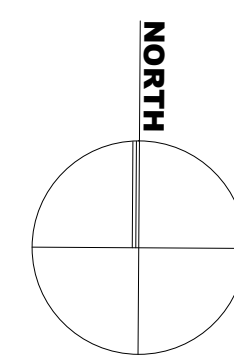
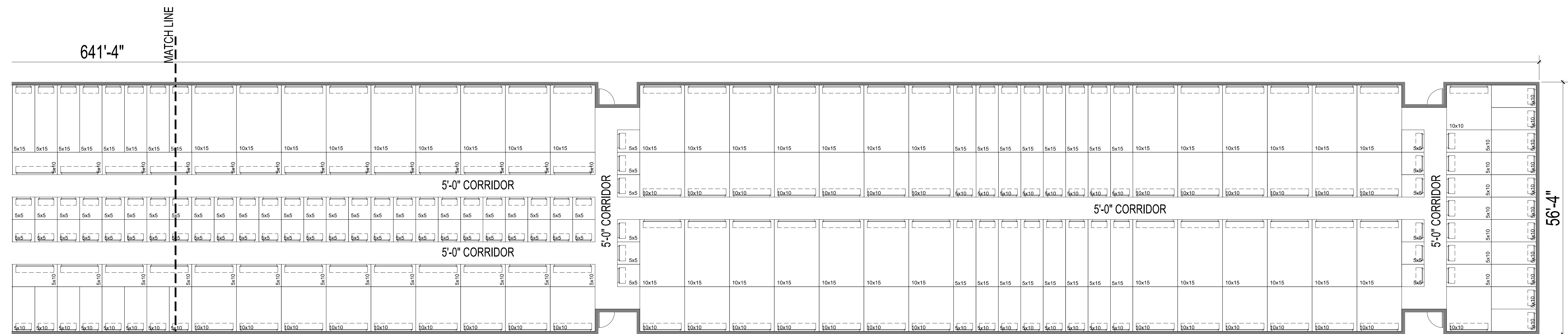
DATE
05/15/18

SHEET NUMBER

A-01



1 PROPOSED BUILDING FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED BUILDING FLOOR PLAN
3/32" = 1'-0"

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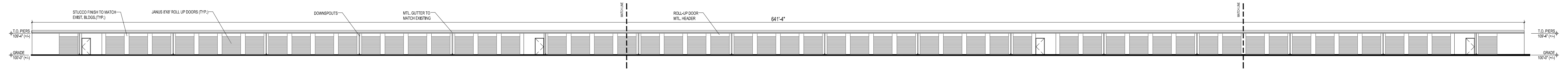
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SHEET TITLE:
FLOOR PLANS

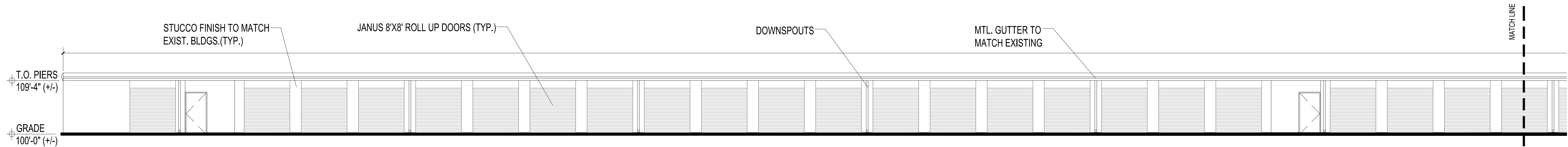
PROJECT LOCATION:
EXTRA SPACE STORAGE #200
4705 N RIVER RD
OCEANSIDE, CA 92057

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CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

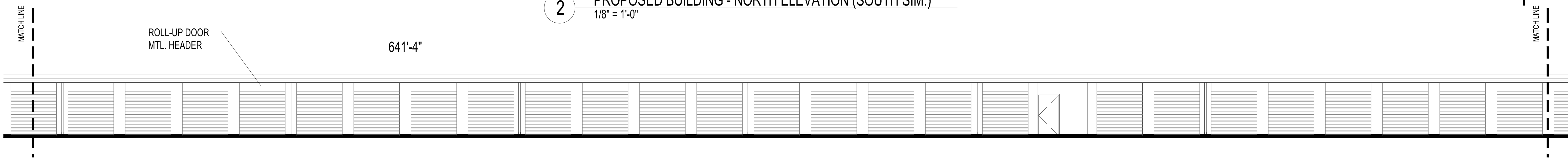
SHEET NUMBER
DATE
05/15/18
A-02



1 PROPOSED BUILDING - NORTH ELEVATION (SOUTH SIMILAR)
NTS



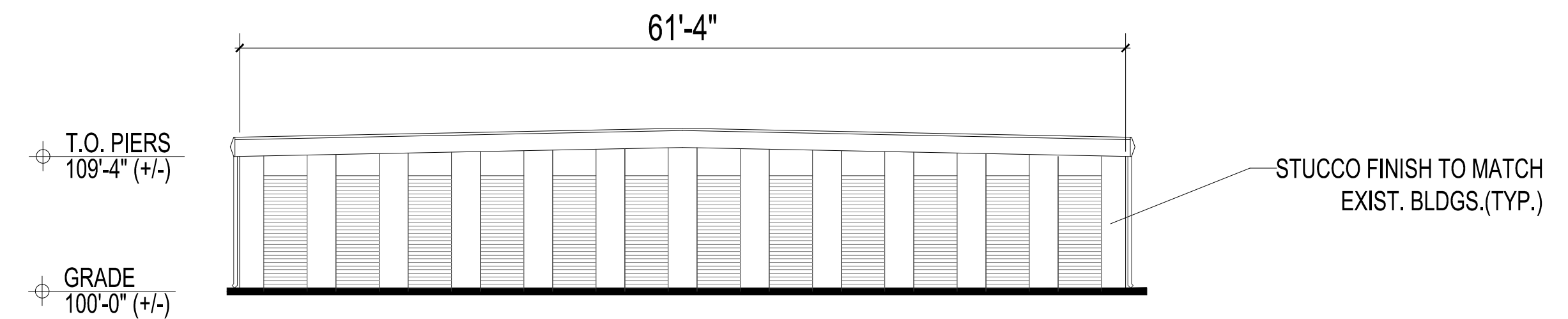
2 PROPOSED BUILDING - NORTH ELEVATION (SOUTH SIM.)
1/8" = 1'-0"



3 PROPOSED BUILDING - NORTH ELEVATION (SOUTH SIM.)
1/8" = 1'-0"



4 PROPOSED BUILDING - NORTH ELEVATION (SOUTH SIM.)
1/8" = 1'-0"



5 PROPOSED BUILDING - WEST ELEVATION (EAST SIM.)
1/8" = 1'-0"

UNIT MIX DATA

UNIT	C.C. DOWN OUT	C.C. DOWN IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	108	26	2,700
5x10	46	0	0	72	29	5,900
5x15	24	0	0	16	40	3,000
10x10	48	0	0	27	18	7,500
10x15	44	0	0	27	17	10,650
	162	0	0	250	100	29,750

NET RENTABLE 29,750
AVG. UNIT SIZE 72

3 UNIT MIX SCHEDULE
NTS

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SHEET TITLE:
PROPOSED ELEVATIONS AND UNIT MIX SCHEDULE

PROJECT LOCATION:
EXTRA SPACE STORAGE #200
4705 N RIVER RD
OCEANSIDE, CA 92057

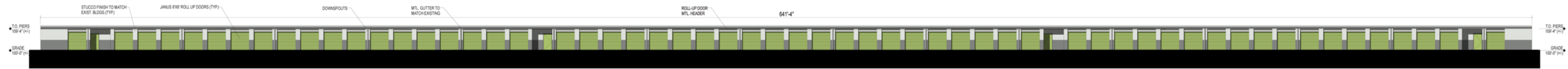


EXTRA SPACE STORAGE, Inc..
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

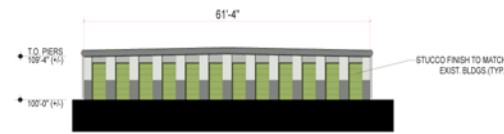
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DATE
05/15/18

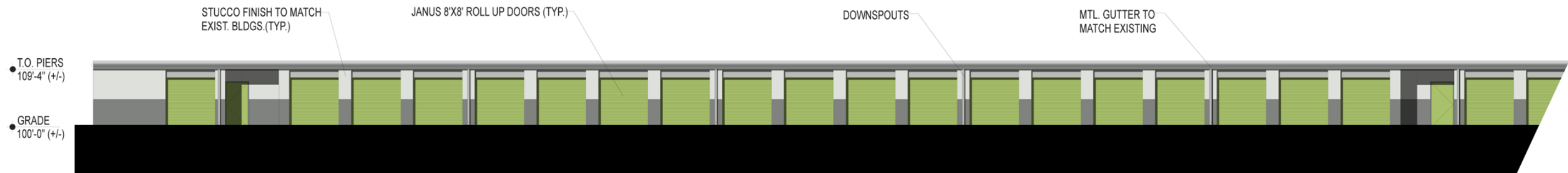
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A-03



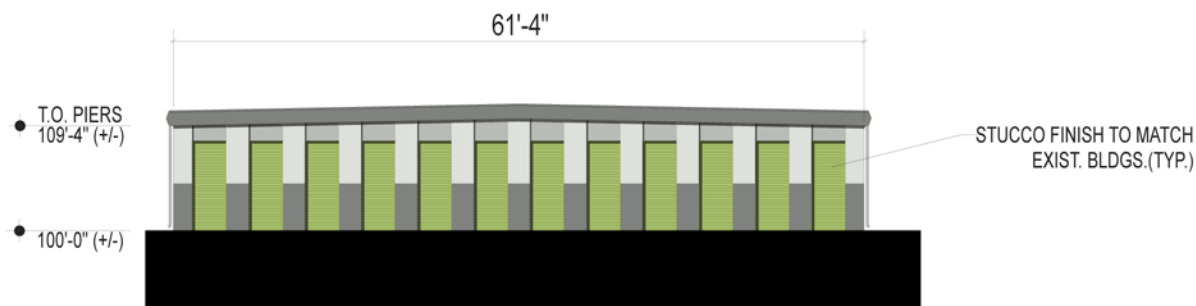
NORTH ELEVATION (SOUTH ELEVATION SIMILAR)



**WEST ELEVATION
(EAST ELEVATION SIMILAR)**



PARTIAL NORTH ELEVATION (SOUTH ELEVATION SIMILAR)



**WEST ELEVATION
(NORTH ELEVATION SIMILAR)**

Proposed

ExtraSpaceStorage

#0200

Oceanside, CA 92054



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121
801.365.4533

MAY 15, 2018

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May 14, 2018

John Hardy
Project Management Consultant
Hardy GC
801.514.915
john@hardygc.com

Regarding: Developer's Conference - City of Oceanside
June 6, 2018.

Project: 8448 Extra Space Storage
Location: 3091 Oceanside Blvd
APN: 162-031-04-00

Description:

Proposed project adds a 26,454 SF 1-story building to the existing site, replacing current RV, Boat and Trailer storage. Building will be a mix of drive up storage and interior units.

No change of use is proposed. View corridor from Oceanside Blvd will not be impacted.

Project Summary:

Project GSF			
	Existing	Proposed	Total
Office	1239		1239
Storage	73,550	26,454	100,004
Bldg A	9,400		9,400
Bldg B	18,450		18,450
Bldg C	39,300		39,300
Bldg D	6,400		6,400
Proposed		26,454	26,454

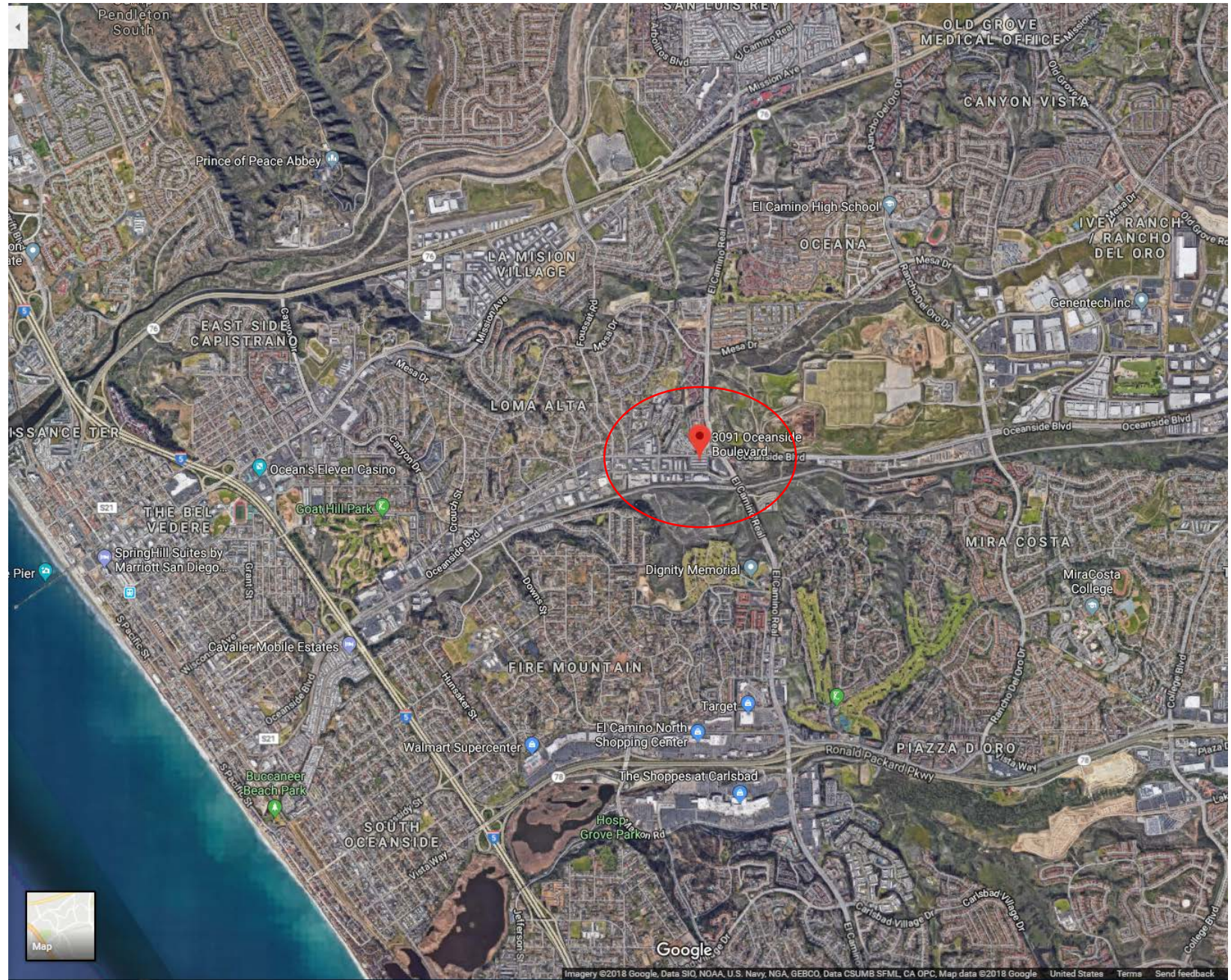
Regional Map

3091 Oceanside Blvd

8448 Extra Space Storage

Developer's Conference

June 6, 2018



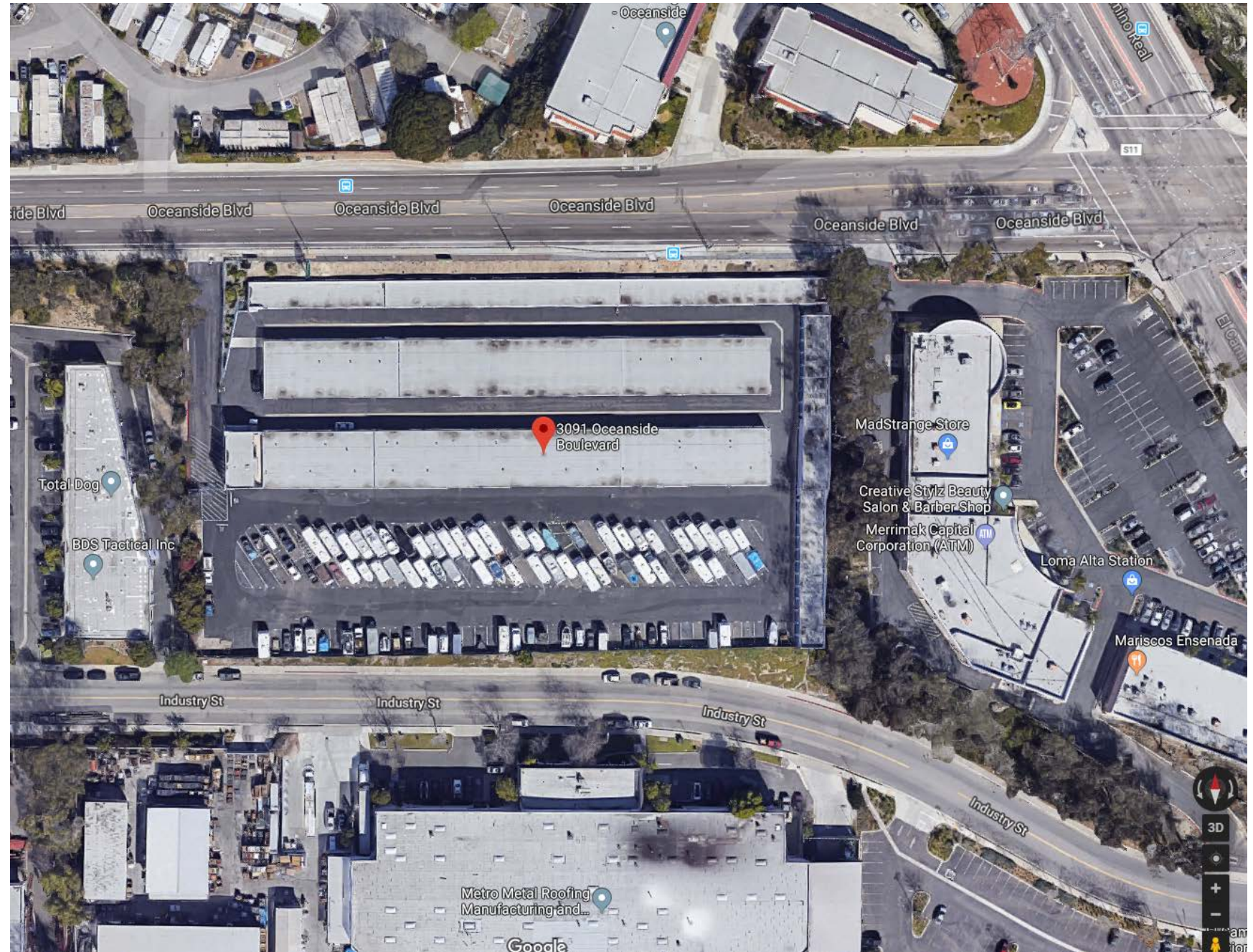
Vicinity Map

3091 Oceanside Blvd

8448 Extra Space Storage

Developer's Conference

June 6, 2018



Vicinity Map

3091 Oceanside Blvd

8448 Extra Space Storage

Developer's Conference

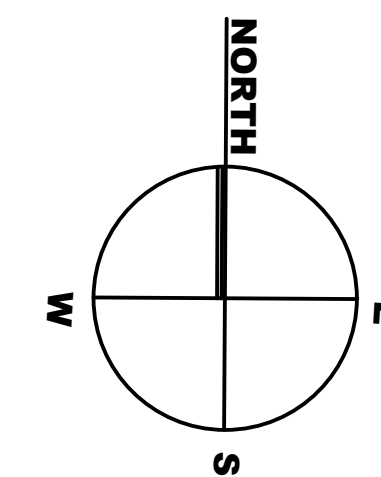
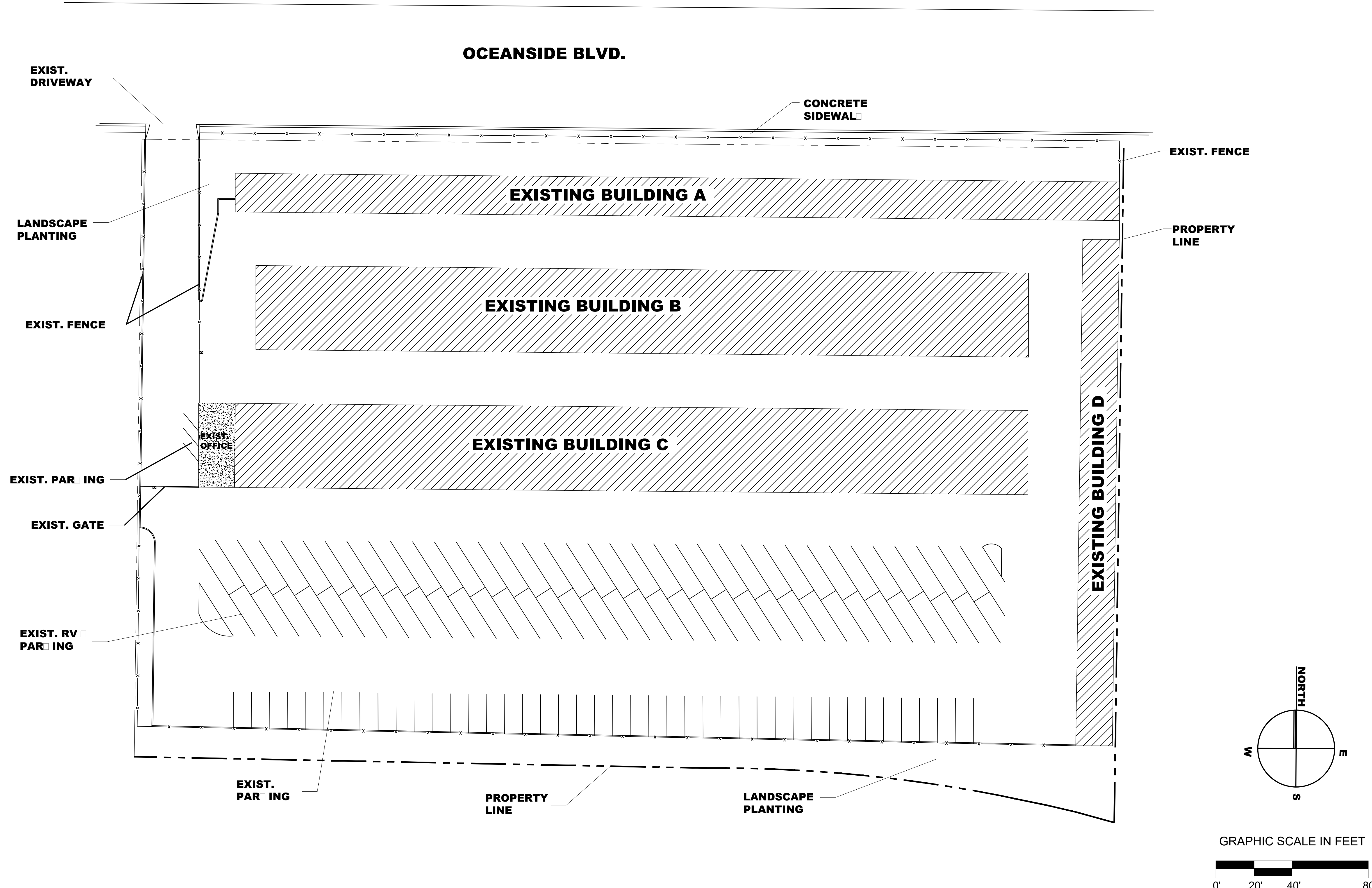
June 6, 2018



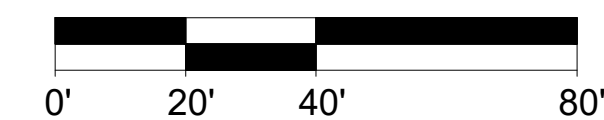
Above: View from Oceanside Blvd.

Below: View from Industry St

EXTRA SPACE STORAGE OF OCEANSIDE, CA



GRAPHIC SCALE IN FEET



PROJECT ADDRESS: 3091 OCEANSIDE BLVD.
OCEANSIDE, CA 92054

PROJECT OWNER: EXTRA SPACE STORAGE
2795 E. COTTONWOOD PARKWAY, SUITE 400
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT: DANNY MORRIS
2795 E. COTTONWOOD PARKWAY, SUITE 400
SALT LAKE CITY, UT 84121
PH: (609) 682-1870
E-MAIL: DMORRIS@EXTRASPACE.COM

PROJECT SCOPE OF WORK:

EXTERIOR:

- NEW PAINT ON ALL EXTERIOR WALLS
- NEW SINGLE STORY CLIMATE CONTROLLED STORAGE BUILDING

INTERIOR:

- OFFICE REMODEL

SHEET INDEX

- A01 COVER SHEET AND SITE PLAN
- A02 PROPOSED SITE PLAN
- A03 FLOOR PLANS
- A04 PROPOSED ELEVATIONS



VICINITY MAP
N.T.S.

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1 SITE PLAN
NTS

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SHEET TITLE:
COVER SHEET AND SITE PLAN

PROJECT LOCATION:
EXTRA SPACE STORAGE #8448
3091 OCEANSIDE BLVD.
OCEANSIDE, CA 92054

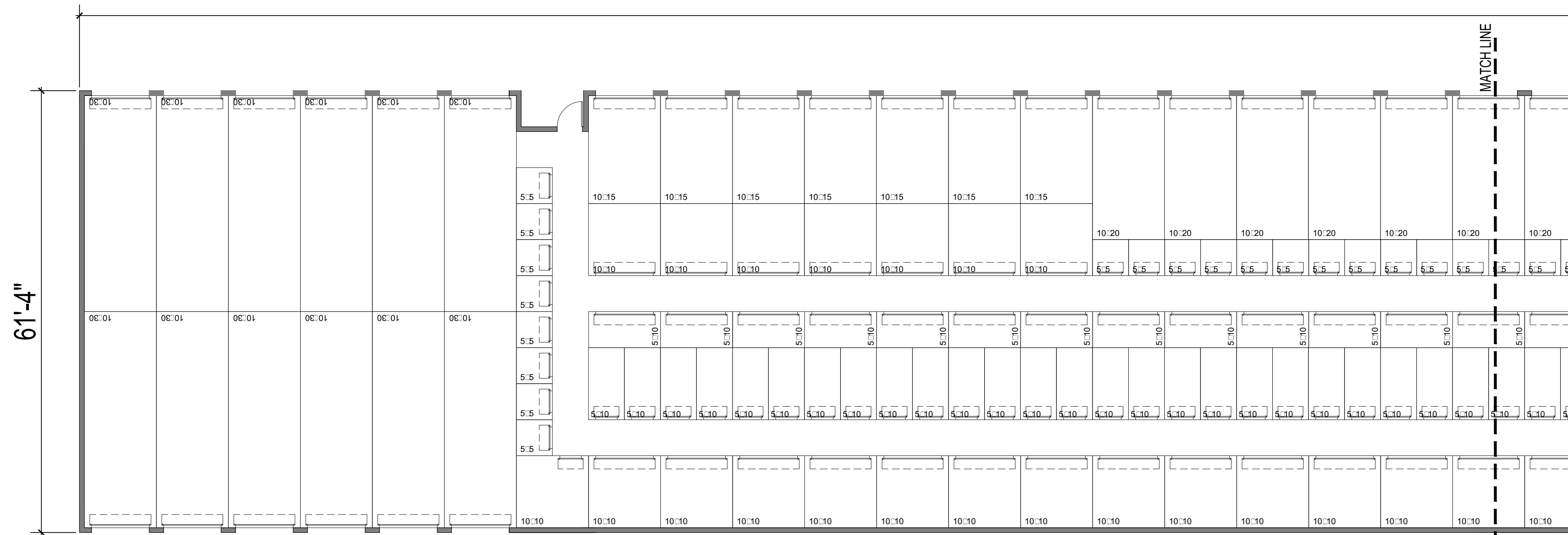


EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

DATE
04/24/18

SHEET NUMBER

A-01



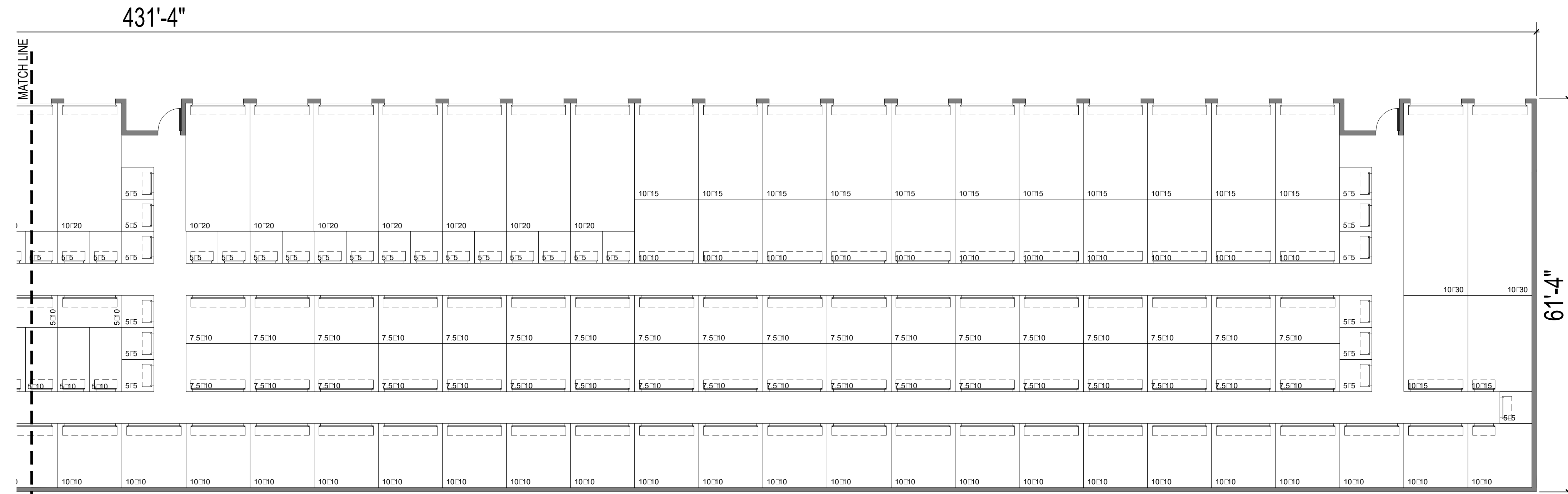
1 PROPOSED BUILDING FLOOR PLAN
3/32" = 1'-0"

UNIT MIX DATA

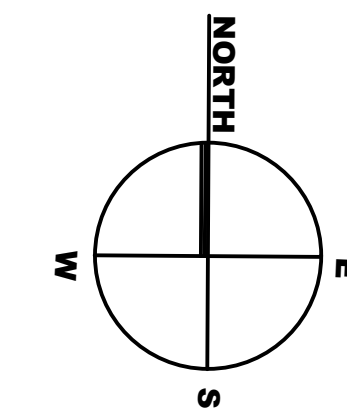
UNIT	DOWN OUT	C.C. DOWN OUT	DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	□ o □ UNITS	NET S□.FT.
5□5	0	0	0	49	0	0	49	21	1,225
5□10	0	0	0	42	0	0	42	18	2,100
7.5□10	0	0	0	36	0	0	36	16	2,700
10□10	0	0	0	55	0	0	55	24	5,500
10□15	18	0	0	2	0	0	20	9	3,000
10□20	14	0	0	0	0	0	14	6	2,800
10□30	14	0	0	0	0	0	14	6	4,200
	46	0	0	184	0	0	230	100	21,525

NET RENTABLE 21,525
AVG. UNIT SIZE 94
GROSS S□.FT. 26,454
EFF. 81□

3 UNIT MIX SCHEDULE
NTS



2 PROPOSED BUILDING FLOOR PLAN
3/32" = 1'-0"

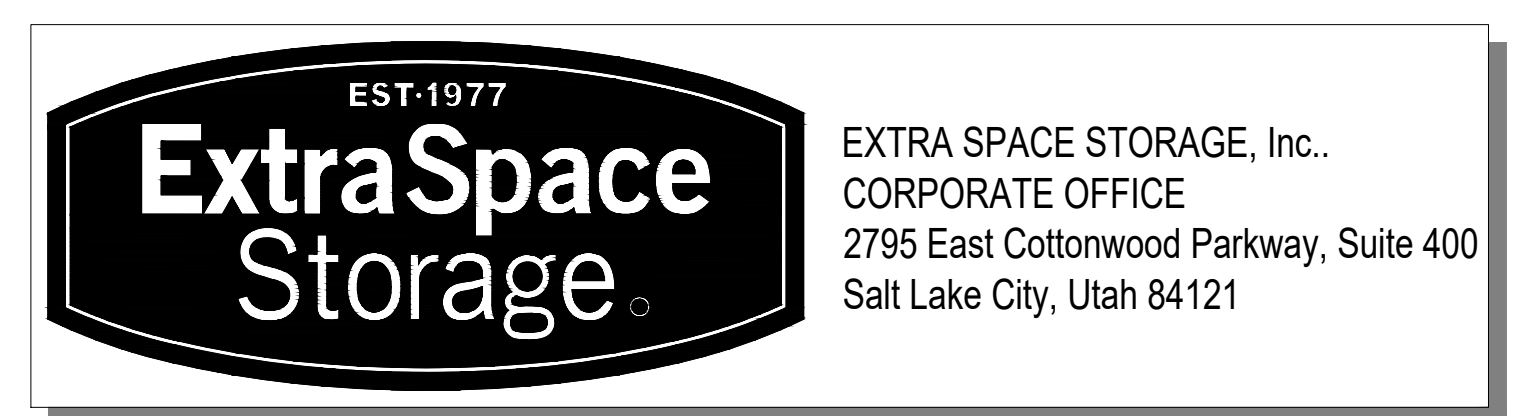


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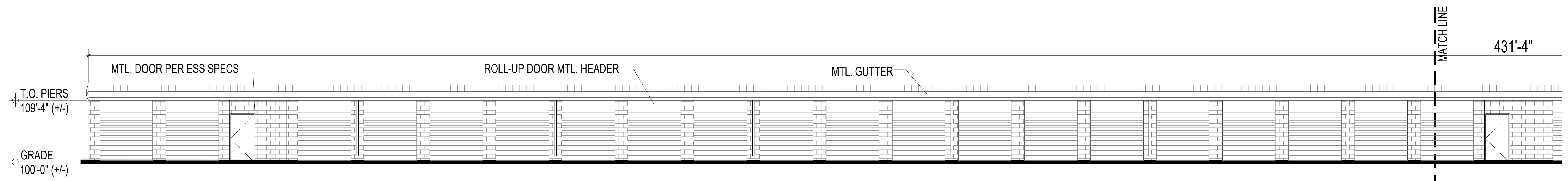
SHEET TITLE:
FLOOR PLANS

PROJECT LOCATION:
**EXTRA SPACE STORAGE #8448
3091 OCEANSIDE BLVD.
OCEANSIDE, CA 92054**

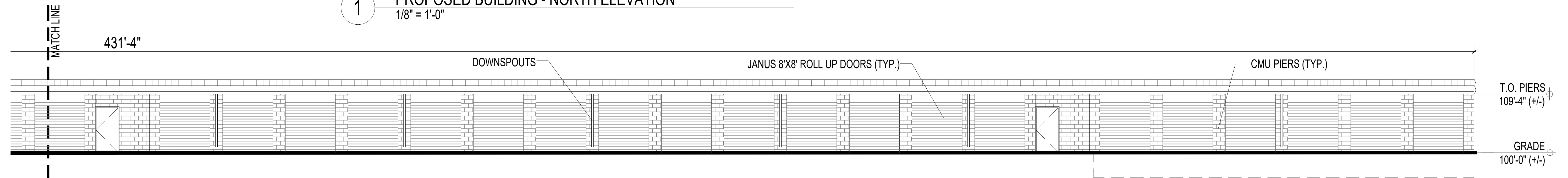


SHEET NUMBER
A-03

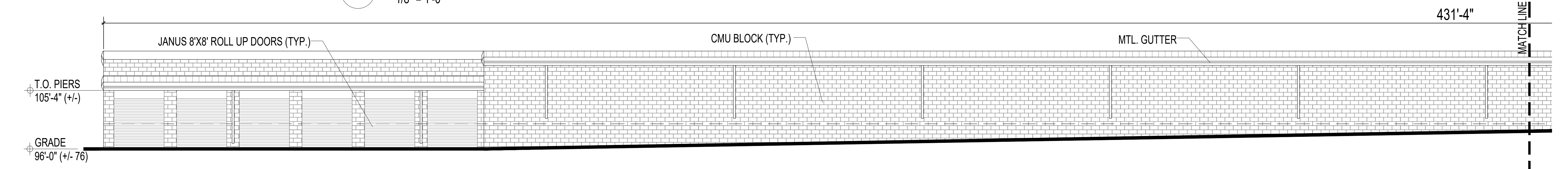
DATE
04/24/18



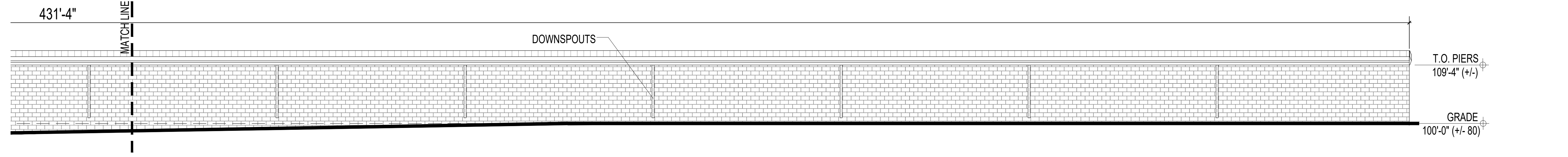
1 PROPOSED BUILDING - NORTH ELEVATION
1/8" = 1'-0"



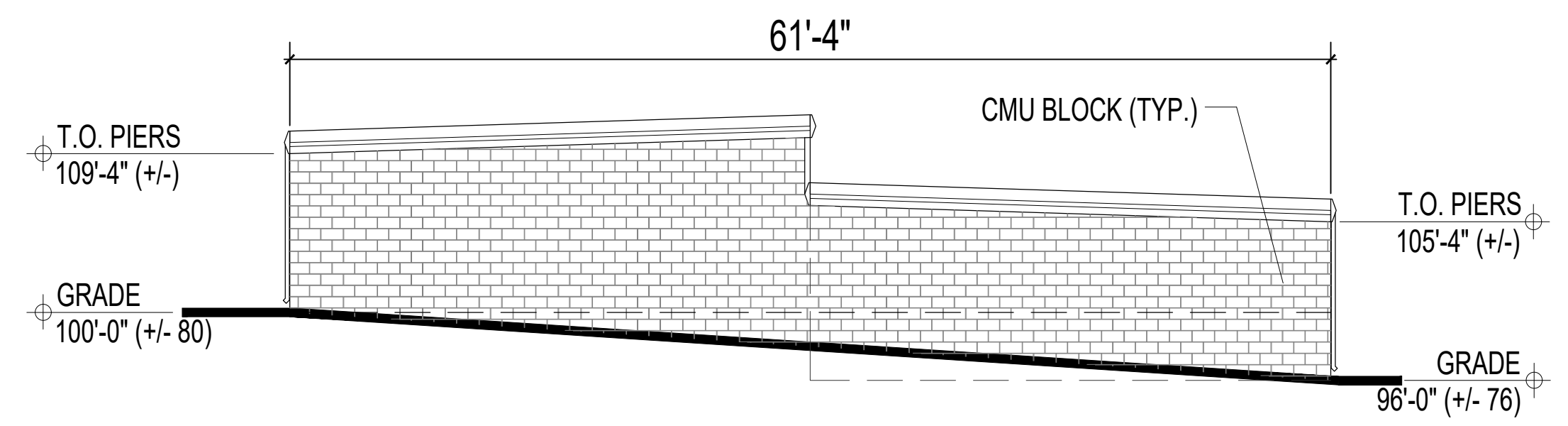
2 PROPOSED BUILDING - NORTH ELEVATION
1/8" = 1'-0"



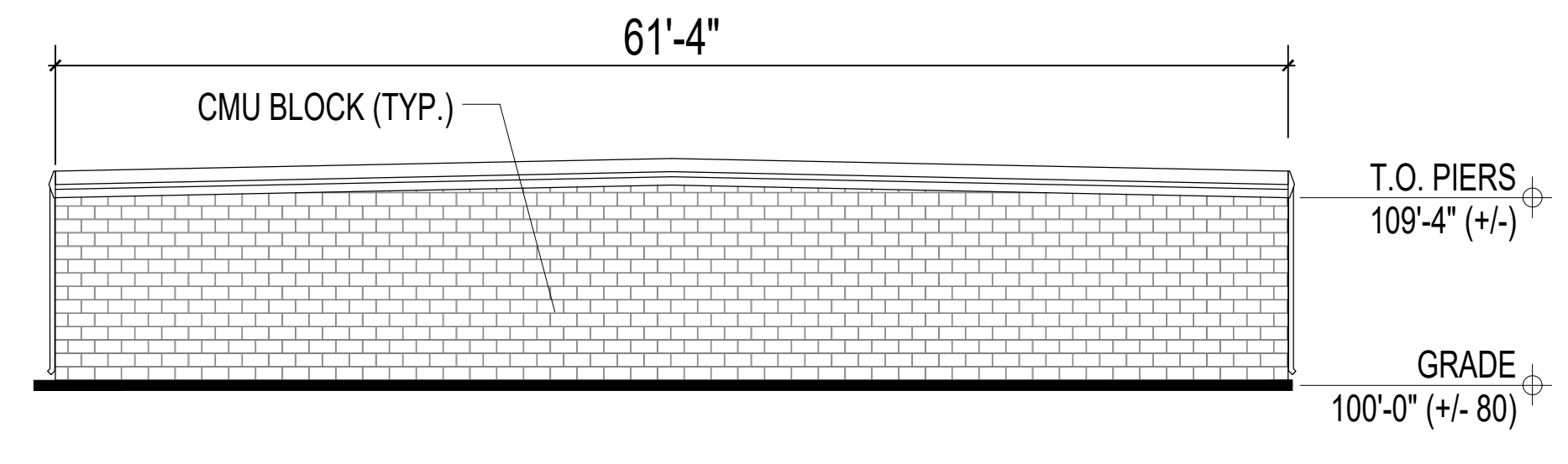
3 PROPOSED BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



4 PROPOSED BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



5 PROPOSED BUILDING - WEST ELEVATION
1/8" = 1'-0"



6 PROPOSED BUILDING - EAST ELEVATION
1/8" = 1'-0"

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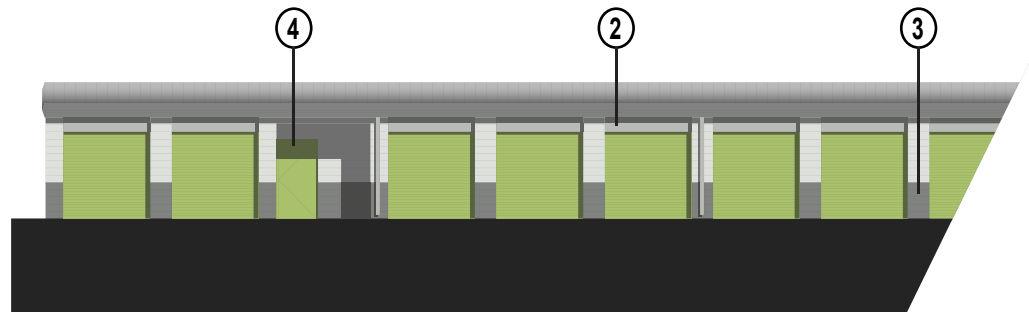
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SHEET TITLE:
PROPOSED ELEVATIONS

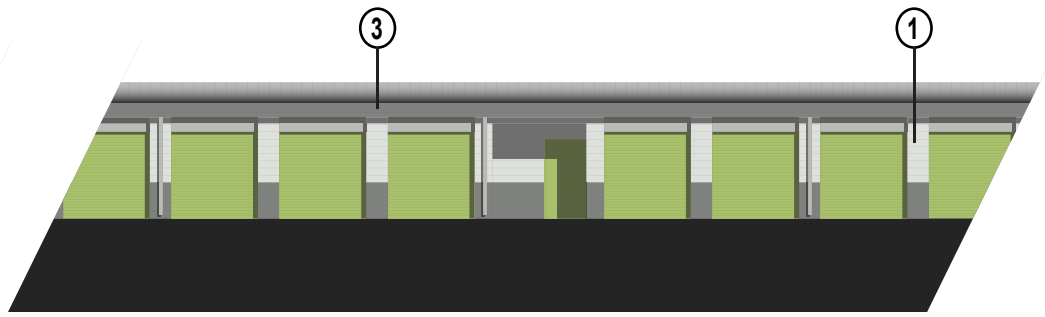
PROJECT LOCATION:
**EXTRA SPACE STORAGE #8448
3091 OCEANSIDE BLVD.
OCEANSIDE, CA 92054**

EST-1977
ExtraSpace Storage
EXTRA SPACE STORAGE, Inc.,
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

SHEET NUMBER
A-04
DATE
04/24/18



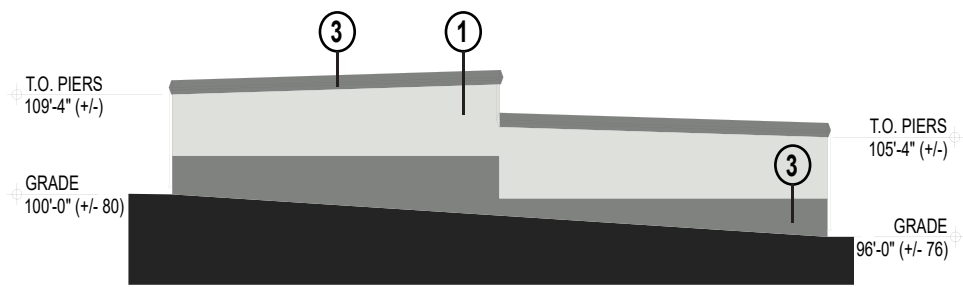
NORTH ELEVATION



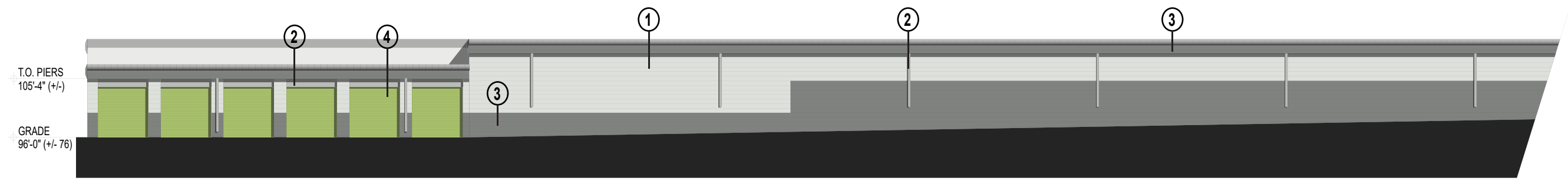
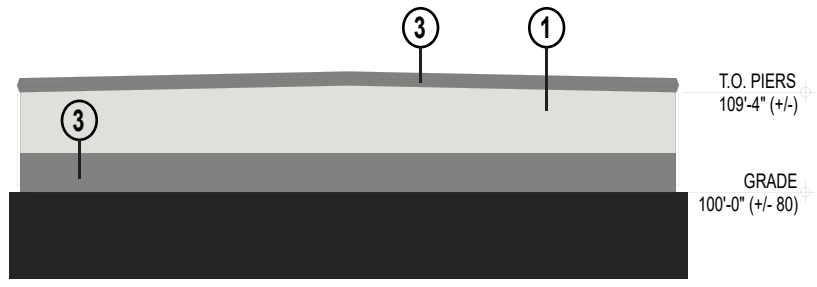
EAST ELEVATION

PAINT COLOR CODES

- ① S 7063 NEBULOUS WHITE
- ② S 7065 ARGOS
- ③ S 7067 CITYSCAPE
- ④ EXR ASABI GREEN
- ⑤ S 7069 IRON ORE
- ⑥ S 6258 TRICORN BLACK SEMI-GLOSS



WEST ELEVATION



SOUTH ELEVATION

Proposed

ExtraSpaceStorage

#8448
3091 Oceanside Blvd
Oceanside, CA 92054



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APRIL 24, 2018

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