

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, September 5, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 6-story mixed-use development with (6) live/work units and (10) residential units at 712-716 Seagaze Drive.

Zoning: Downtown D-2 (Financial Center/Office Professional)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-193-08, -09 & -10
Contact Person: Ed Leonard
Email: ed@archipelagodev.com

2. 10:30 - 11:30 a.m. Proposed wine tasting room within an existing tenant space located at 611 Mission Avenue.

Zoning: Downtown D-2 (Financial Center/Office Professional)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-281-04
Contact Person: Skip Coomber
Email: skip@coomber.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.*

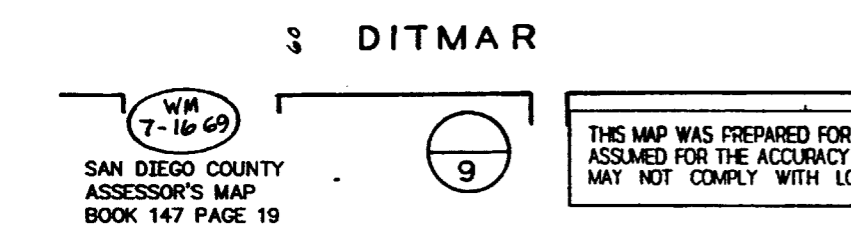
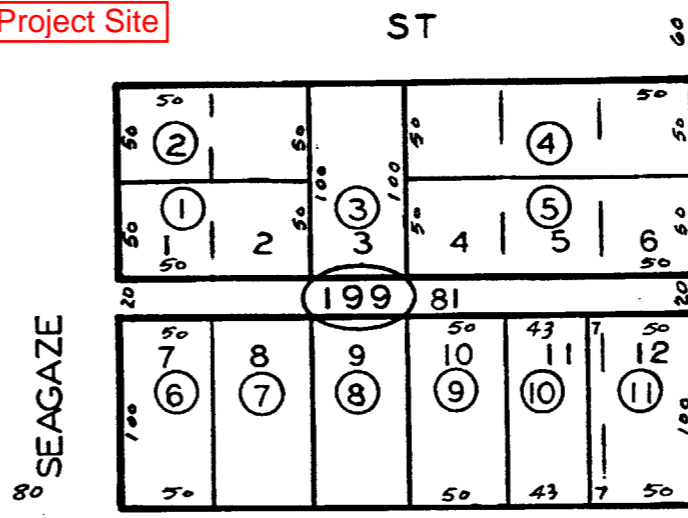
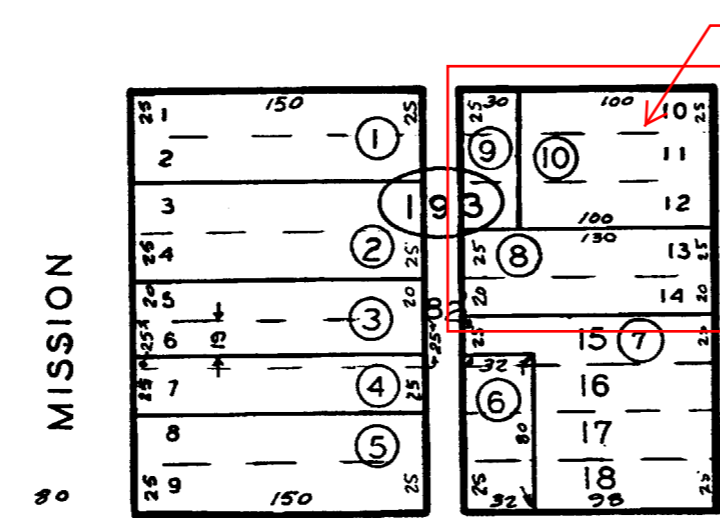
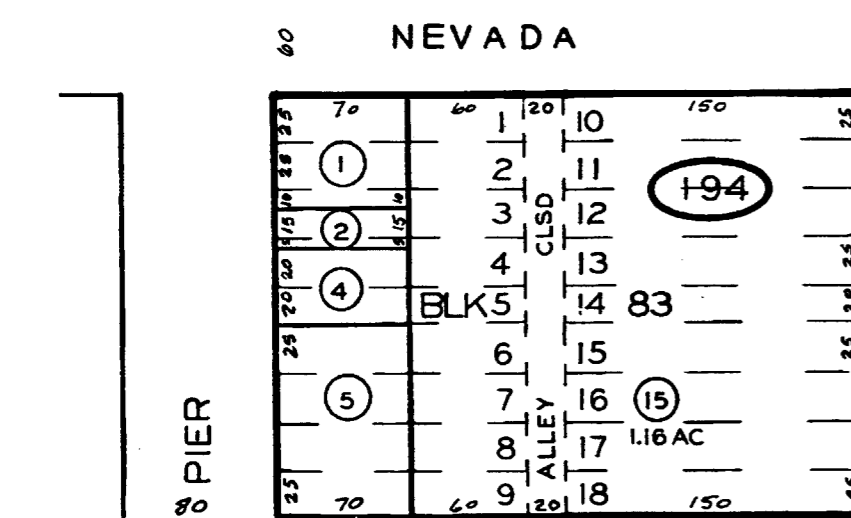
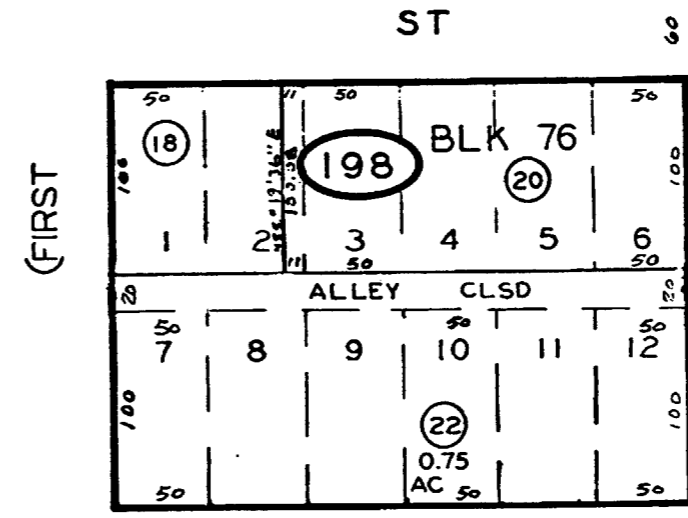
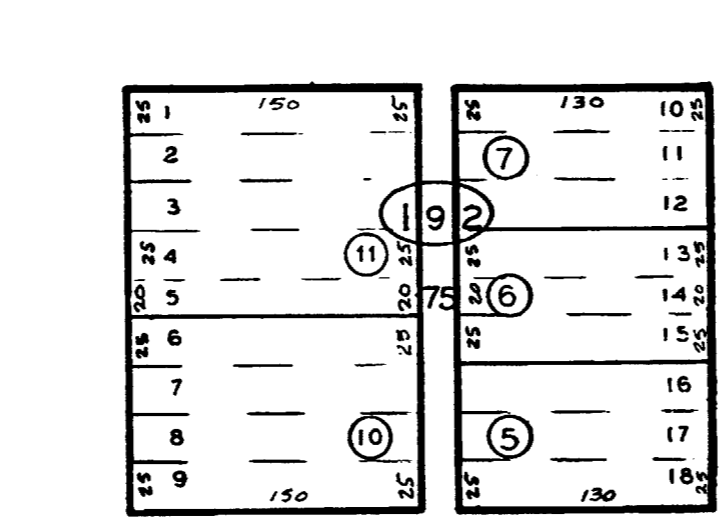
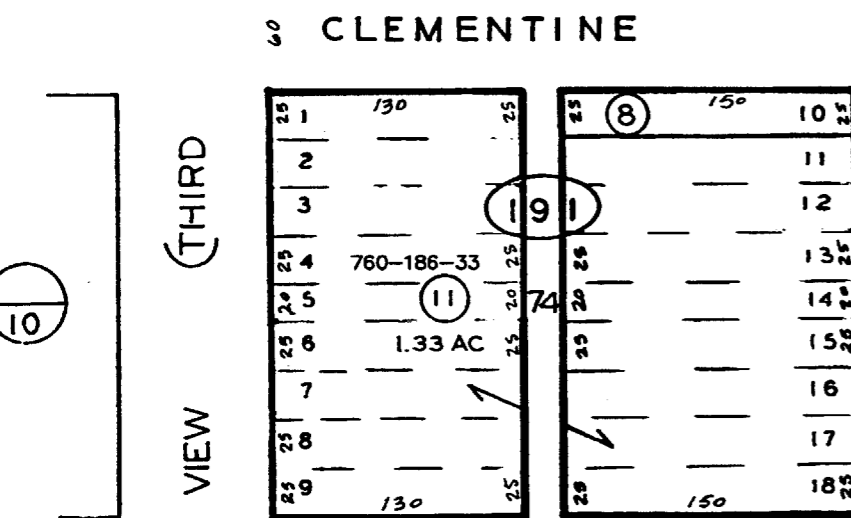
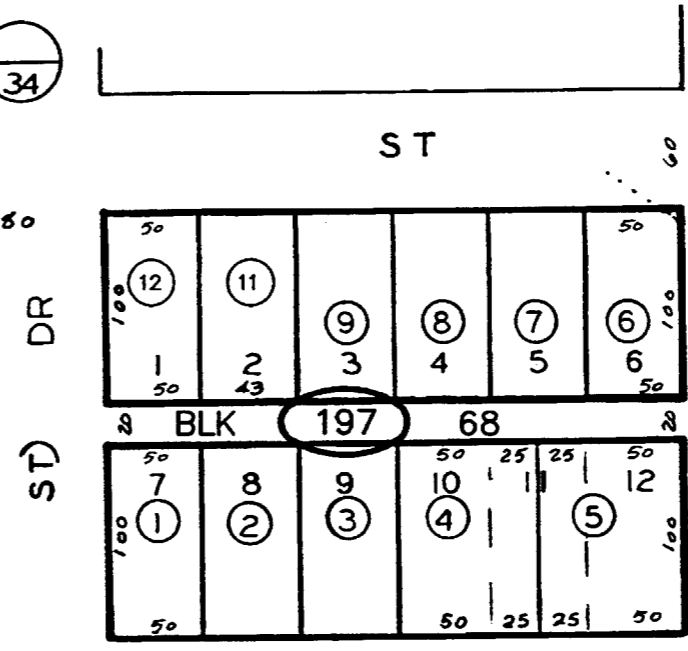
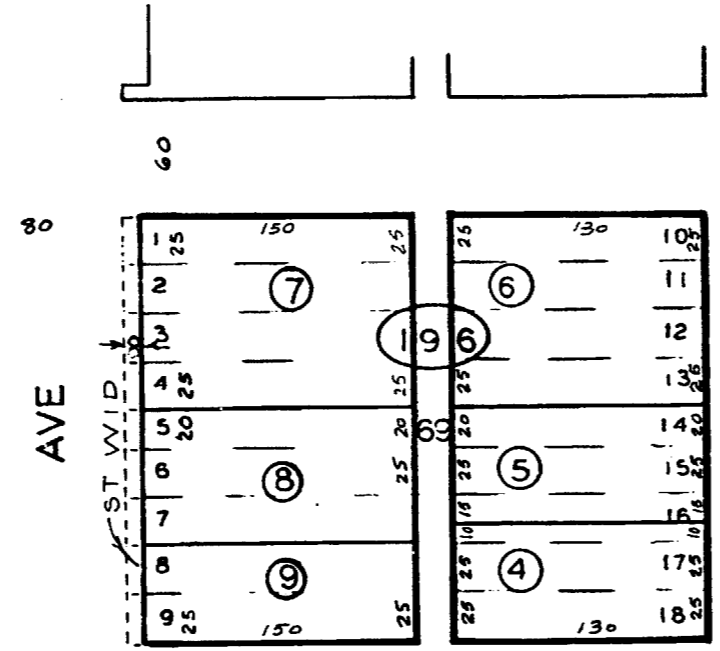
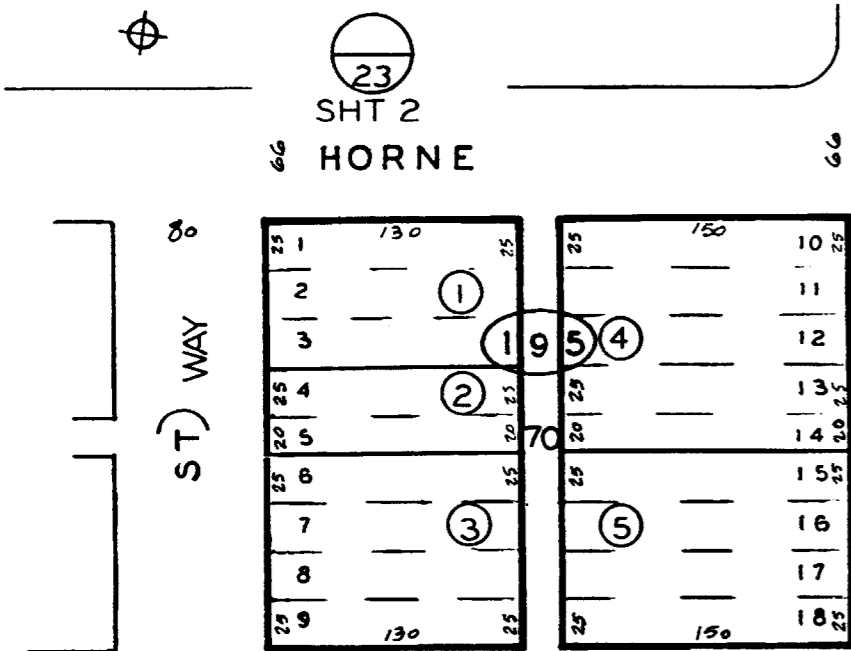
147-19,20,29

147-19

1"=100'

6/05/2002 RMM

CHANGES				
BLK	OLD	NEW	YR	CUT
196	1,2,3	7,8,9	70	327
194	7&10	13	71	4458
198	10-11	12-13	71	4517
198	7-9	14	72	1840
191	1-4	10	72	2818
192	2&8	9-10	73	2877
192	1&9	11	74	1712
191	7,9,10	11	77	
194	9&11	14	77	3446
194	12,13,14	SAME	81	5623
194	12-14	15	82	1328
198	4&14	15	82	1329
193	7	RED TO BLACK	83	5921
198	15	16&17	94	1995
198	1,2,3,5,6,12,14,17	SAME	95	5507
198	12,16	18-21	95	1084
	2	22	95	2019
197	10	11&12	03	1109



MAP 272
MAP 323
MAP 915

150
6

150
5

Project Site



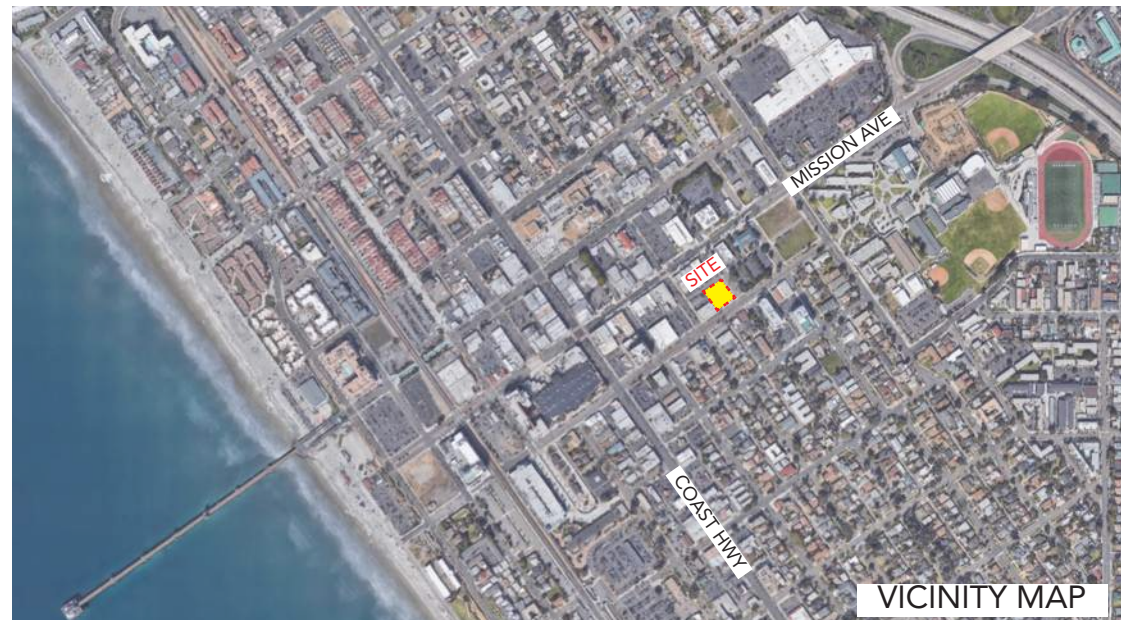
archipelago
DEVELOPMENT

P.O. BOX 7050
RANCHO SANTA FE, CALIFORNIA 92067
MARK@ARCHIPELAGODEV.COM
858.699.6272

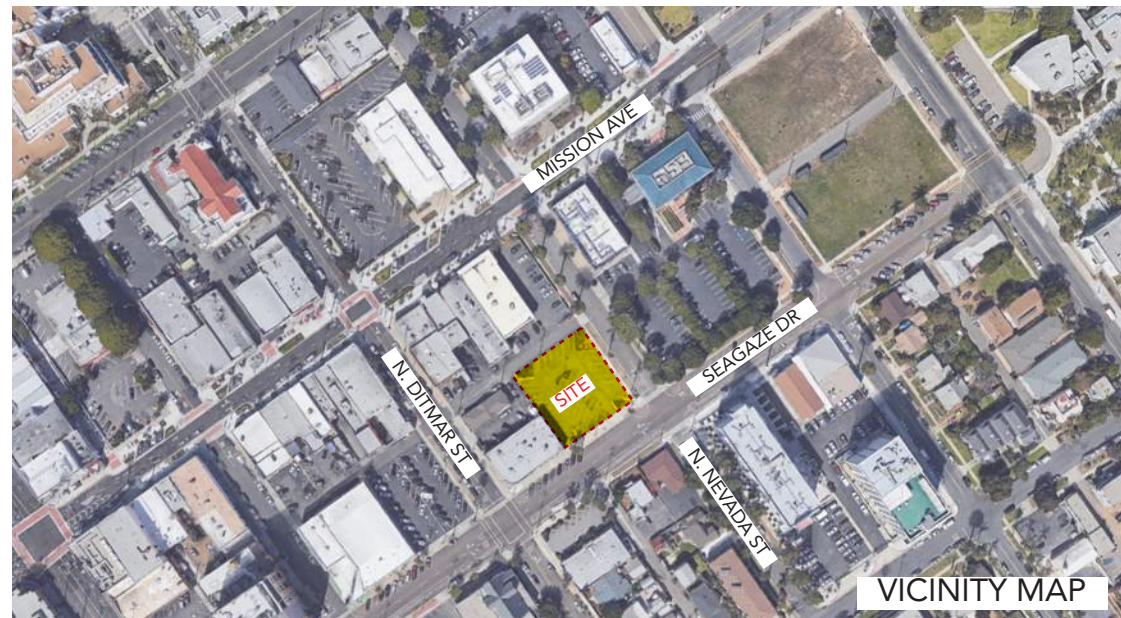
SEAGAZE 16

SEAGAZE 16 MIXED-USE PROJECT

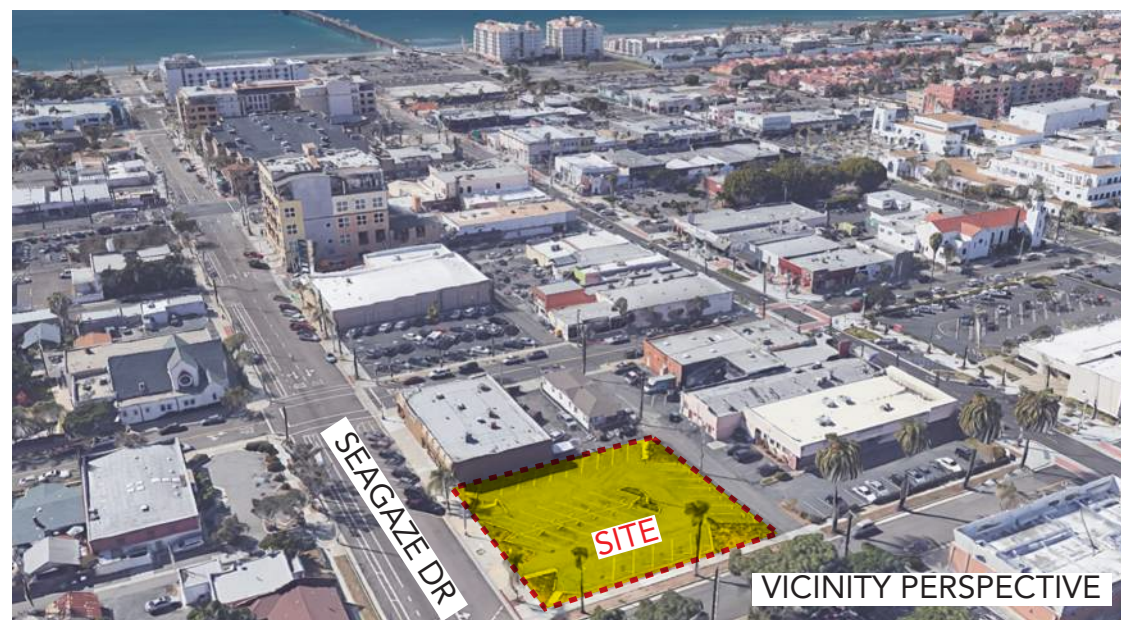
716 SEAGAZE DRIVE, OCEANSIDE CALIFORNIA



VICINITY MAP



VICINITY MAP



VICINITY PERSPECTIVE

PROJECT SUMMARY

ADDRESS: 716 SEAGAZE DRIVE
APN: 147-193-08, 147-193-09, 147-193-10
SITE AREA: 15,589 S.F.
ZONE: DOWNTOWN DISTRICT, SUBDISTRICT 2
TRANSIT OVERLAY DISTRICT
STORIES: 6 STORIES W/ MEZZANINE
BUILDING HT: 85'-0"

PARKING:

20 TANDEM RESIDENTIAL PARKING SPACES
2 GUEST PARKING SPACES
1 ADA RESIDENTIAL PARKING SPACE
6 LIVE/WORK STREET PARKING SPACES

UNITS:

LEVEL 1	6 LIVE/WORK UNITS
LEVEL 2	2 RESIDENTIAL UNITS
LEVEL 3	2 RESIDENTIAL UNITS
LEVEL 4	2 RESIDENTIAL UNITS
LEVEL 5	2 RESIDENTIAL UNITS
LEVEL 6	2 RESIDENTIAL UNITS W/ MEZZ.

PROJECT DESCRIPTION

Seagaze 16 is a proposed new luxury mixed-use structure that will redefine market expectations for in-town living in Downtown Oceanside.

At the ground level, expansive live/work lofts with soaring 17-foot ceilings and walls of folding glass are designed to engage the pedestrian experience and enliven the streetscape. Crafted of lightly textured, sand-blasted cast-concrete, the ground level materiality is directly paying homage to the classic architectural history of downtown Oceanside and its multitude of 1950's, 60's and 70's structures featuring cast concrete elements (the current NCTD headquarters building on Mission Avenue being a standout example).

Cast-concrete "fins" on the Nevada elevation "look" to Mission Avenue and the NCTD building, referencing the architectural language of downtown and drawing it south at a smaller, more residential scale. The residential transition continues on the Nevada elevation with large setbacks containing extensive landscaping and a huge pedestrian arrival experience. Bike racks, integrated ramping, brise soleil screening and a dramatic stair tower all speak to engaging the visitor and welcoming them to the building.

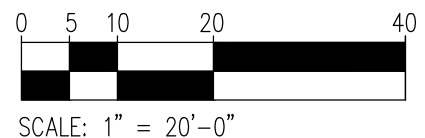
At the second level, the project steps back dramatically and features a substantial, additional layer of landscaping. From these large outdoor decks gardening is the focus with resident amenities (BBQ, Jacuzzi, etc.) tucked in. Rising from floors two through six, the "tower" element is slender and light in presence. Verticality and view are the primary drivers with dramatic floor-to-ceiling glazing and large integrated outdoor decks for entertaining.

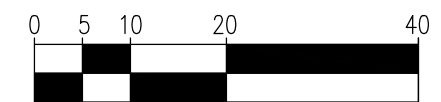
The project represents a new era of exciting, high-quality design for downtown Oceanside from a proven developer of environmentally responsible, game-changing projects.



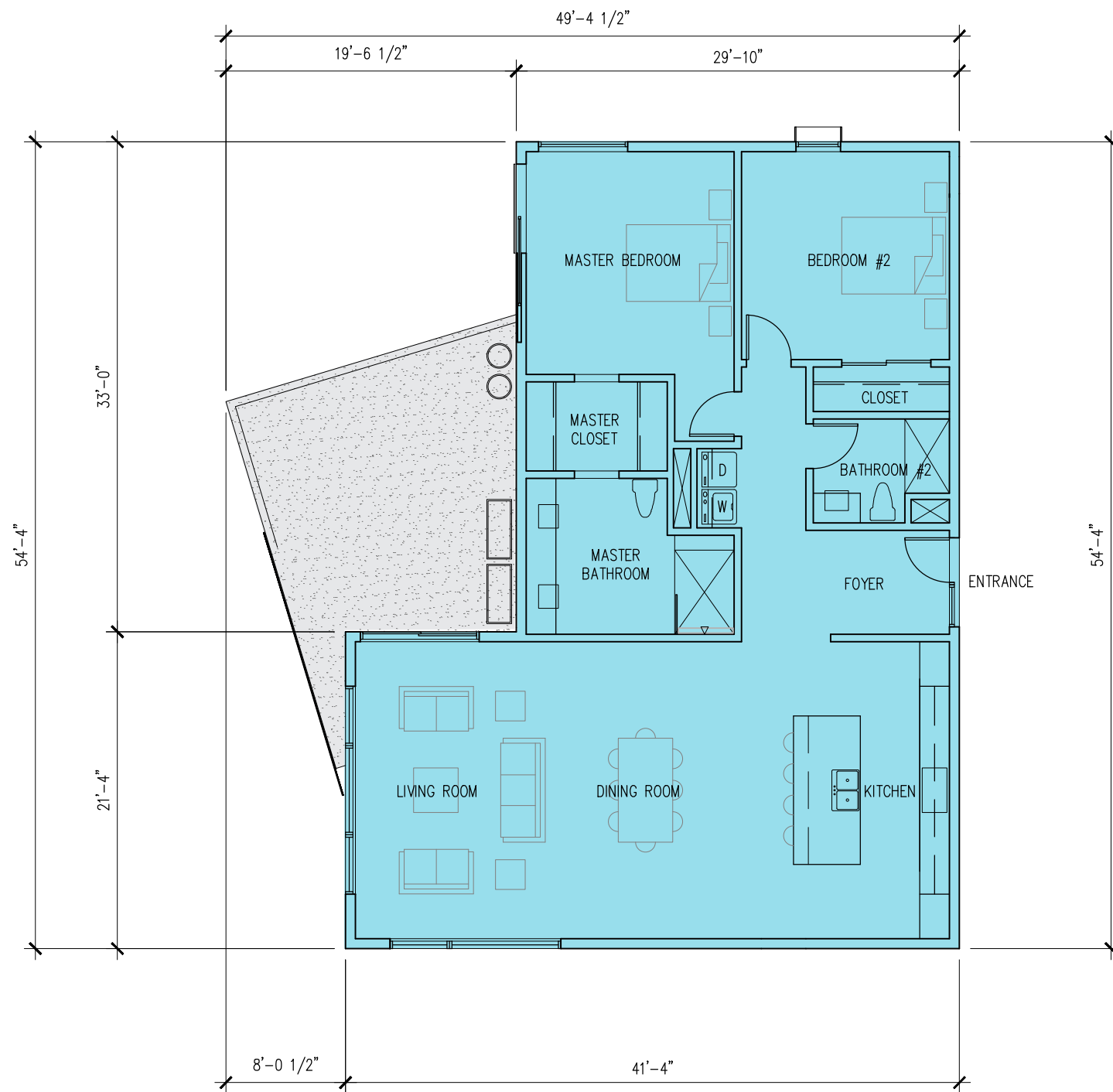


NEVADA





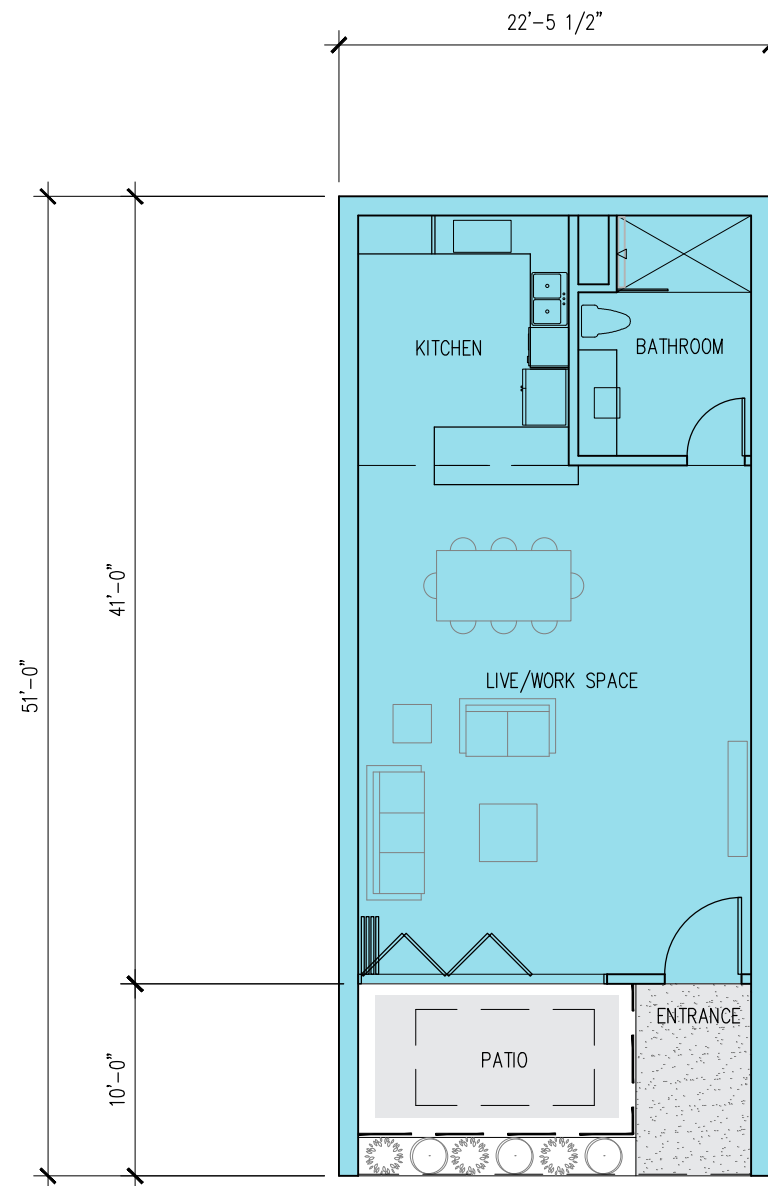
SCALE: 1" = 20'-0"



2

RESIDENTIAL FLOOR PLAN, TYPICAL

1/8" = 1'-0"



1

LIVE/WORK UNIT FLOOR PLAN

1/8" = 1'-0"



VIEW 1 - PERSPECTIVE WEST AT NEVADA ST



VIEW 2- PERSPECTIVE NORTHWEST AT NEVADA & SEAGAZE



VIEW 3 - PERSPECTIVE NORTHEAST AT SEAGAZE ST



VIEW 4 - PERSPECTIVE NORTH AT SEAGAZE ST



VIEW 5- PERSPECTIVE EAST AT ADJACENT PROPERTY



VIEW 6 - PERSPECTIVE SOUTHEAST AT ALLEY



VIEW 7 - PERSPECTIVE SOUTHWEST AT NEVADA ST



VIEW 8 - PERSPECTIVE SOUTHWEST AT NEVADA & ALLEY



VIEW 9 - PERSPECTIVE SOUTHEAST AT ADJACENT PROPERTY



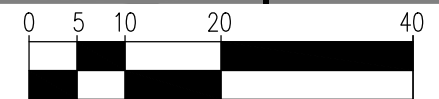
VIEW 10 - PERSPECTIVE SOUTHWEST AT NEVADA & ALLEY



1

EXTERIOR ELEVATION - EAST

1" = 20'-0"



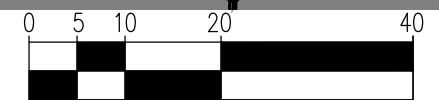
SCALE: 1" = 20'-0"



2

EXTERIOR ELEVATION - SOUTH

1" = 20'-0"



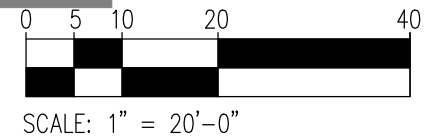
SCALE: 1" = 20'-0"



3

EXTERIOR ELEVATION - WEST

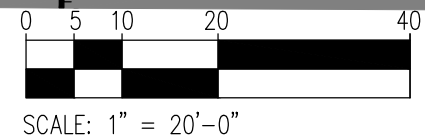
1" = 20'-0"



4

EXTERIOR ELEVATION - NORTH

1" = 20'-0"



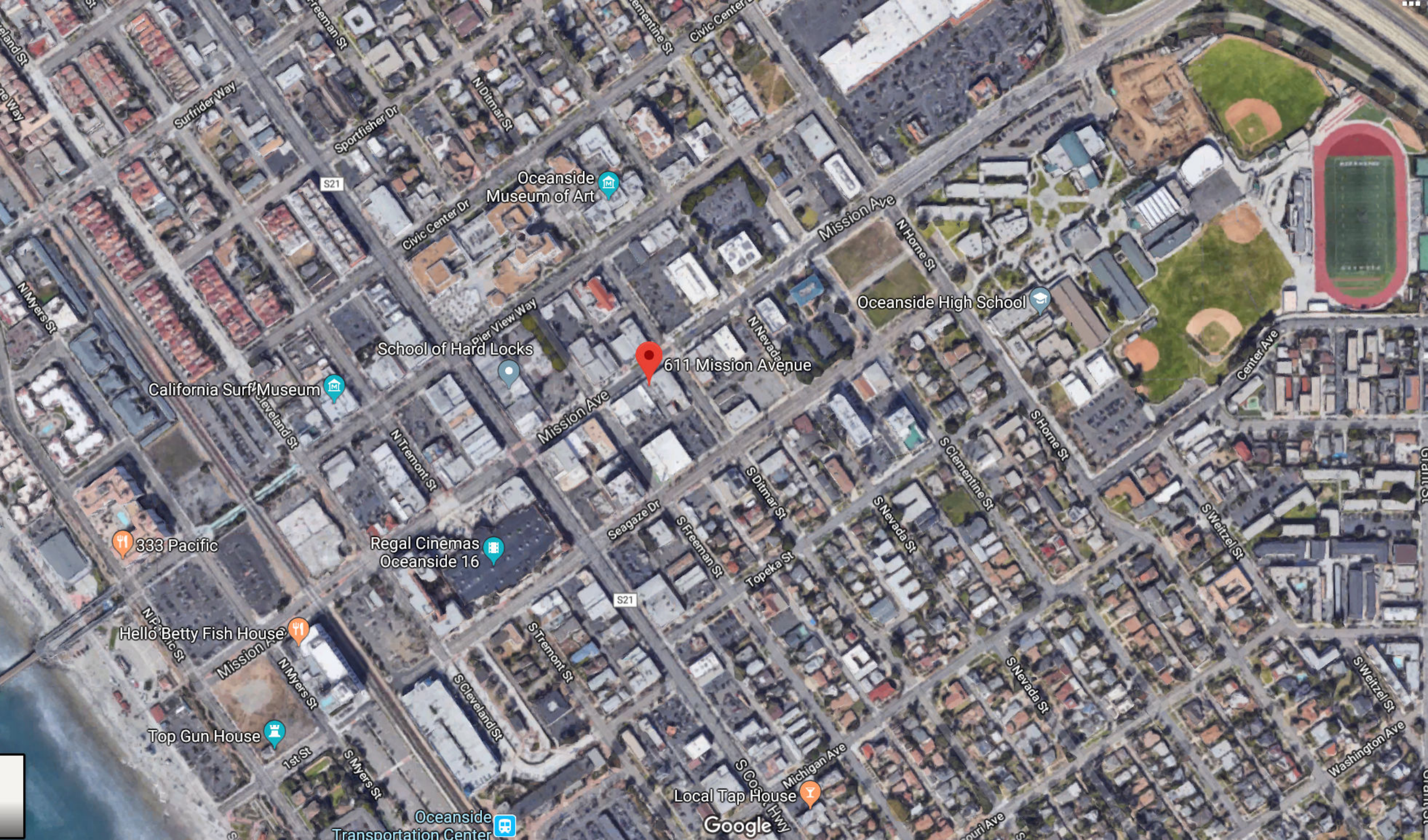
PROJECT DESCRIPTION LETTER

For: Coomber Family Wines Wine Tasting Room

Location: 611 Mission Avenue, Oceanside, CA 92054

APN: 1472810400

Proposed Project Description: The Coomber Family Wines Tasting Room is a proposed “Tier 1 Craft Winery” business that will sell Coomber Family Wines wine, and related products, in a formal wine tasting room environment. Wine will be consumed on site and bottled wine will be sold for off-premise consumption, as per the regulations of the California Alcohol and Beverage Commission for an “02 Wine Grower” license.



Oceanside Museum of Art

Oceanside High School

611 Mission Avenue

California Surf Museum

School of Hard Locks

333 Pacific

Regal Cinemas Oceanside 16

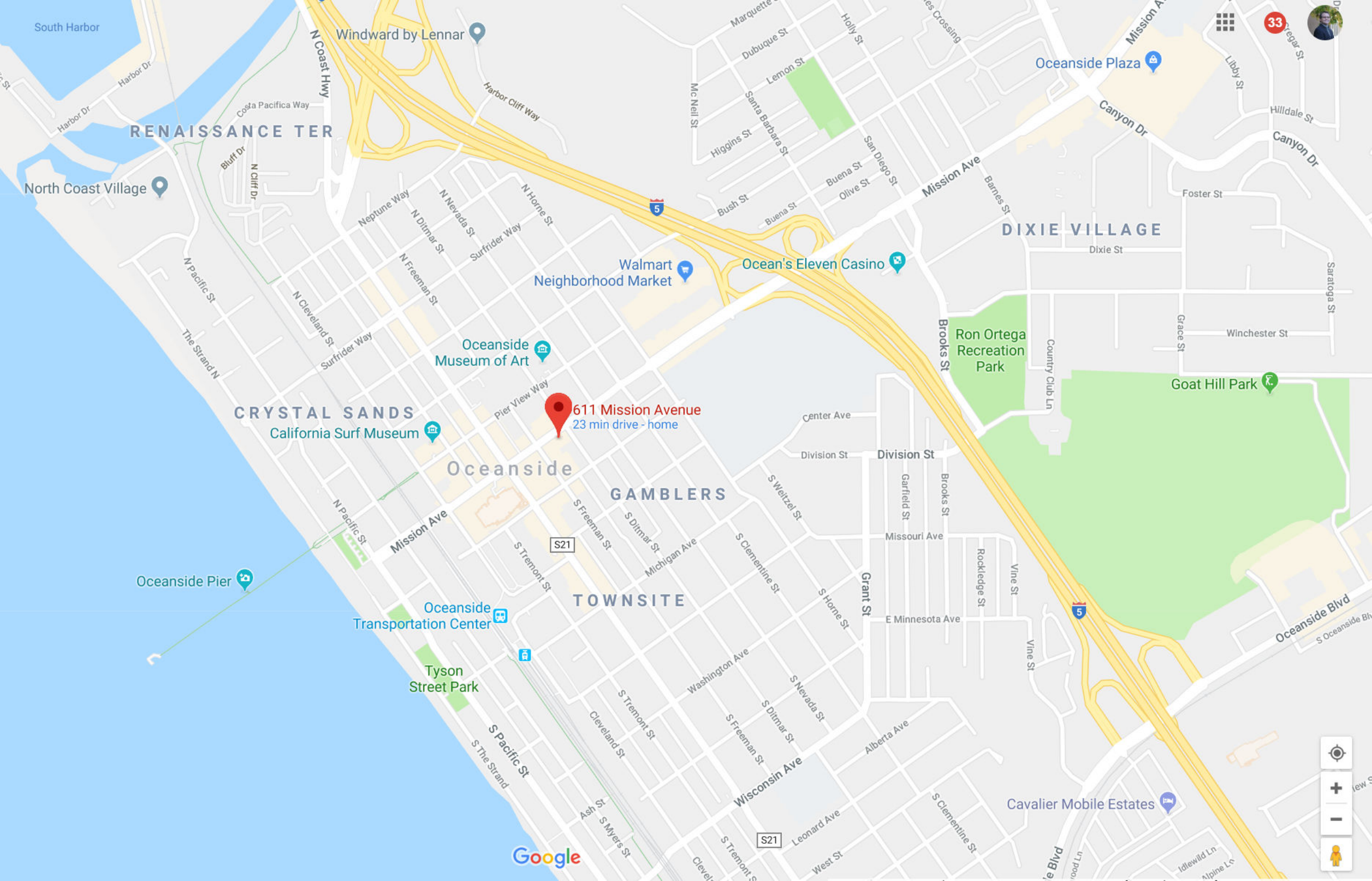
Hello Betty Fish House

Top Gun House

Oceanside Transportation Center

Local Tap House

Google



33



RENAISSANCE TER

DIXIE VILLAGE

CRYSTAL SANDS

Oceanside

GAMBLERS

TOWNSITE

611 Mission Avenue
23 min drive - home

Oceanside Museum of Art

California Surf Museum

Oceanside Transportation Center

Tyson Street Park

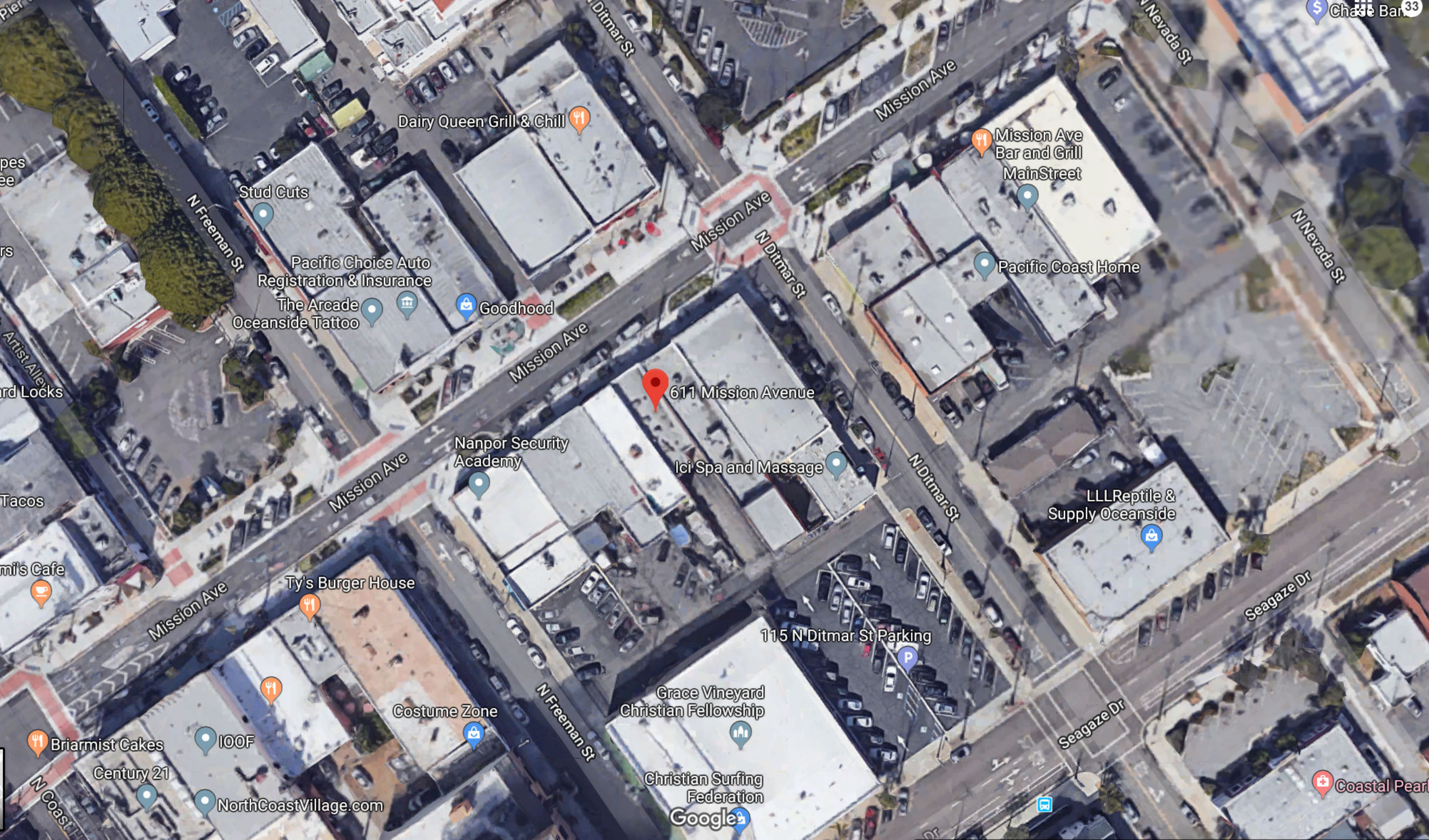
Ron Ortega Recreation Park

Goat Hill Park

Cavalier Mobile Estates

Google





Dairy Queen Grill & Chill

Stud Cuts

Pacific Choice Auto
Registration & Insurance

The Arcade
Oceanside Tattoo

Goodhood

Mission Ave
Bar and Grill
MainStreet

Pacific Coast Home

611 Mission Avenue

Nanpor Security
Academy

Ici Spa and Massage

LLL Reptile &
Supply Oceanside

Ty's Burger House

115 N Ditmar St Parking

Costume Zone

Grace Vineyard
Christian Fellowship

Christian Surfing
Federation

Briarmist Cakes

IOOF

Century 21

NorthCoastVillage.com

Coastal Pearl

Dairy Queen Grill & Chill

Mission Ave Bar and Grill

Stud Cuts

611 Mission Avenue
23 min drive - home

Display

Offices

Meeting Room

LLL Reptile & Supply Oceanside

Ty's Burger House

N Freeman St

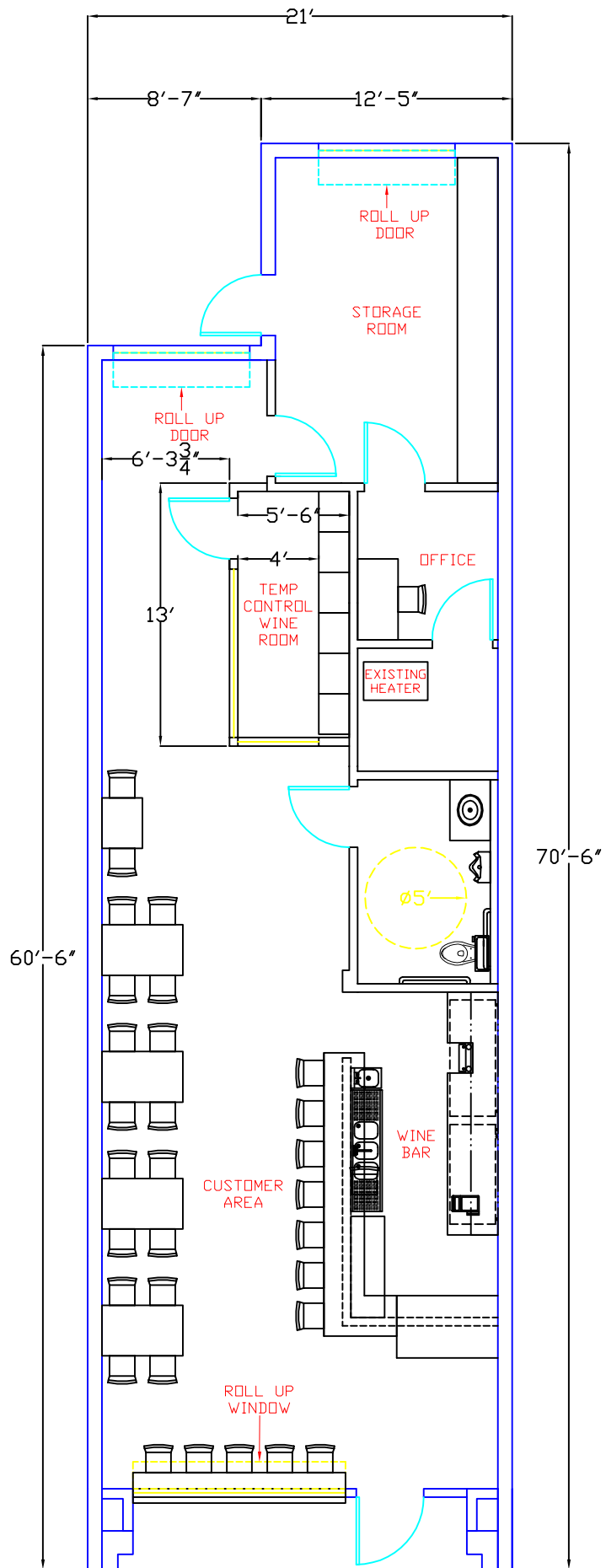
Mission Ave

N Dittmar St

N Dittmar St

N Freeman St

Seagaze Dr



PROPOSED ELEVATIONS

For: Coomber Family Wines Wine Tasting Room

Proposed Location: 611 Mission Avenue, Oceanside, CA 92054

Proposed Elevations:

The building at 611 Mission Avenue is an existing building. No structural changes will be made to the exterior walls of the building. As such, there are no proposed elevation changes.