

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, October 17, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed boutique hotel with 17 suites, a café and subterranean parking on a currently vacant parcel at 802 S. Pacific Street

Zoning: C1 (Neighborhood Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number(s): 150-351-01
Contact Person: Shilpa Nagaraj
Email: snagaraj@pgal.com

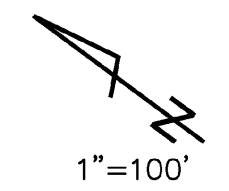
Attachments:

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.*

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ITEM #1

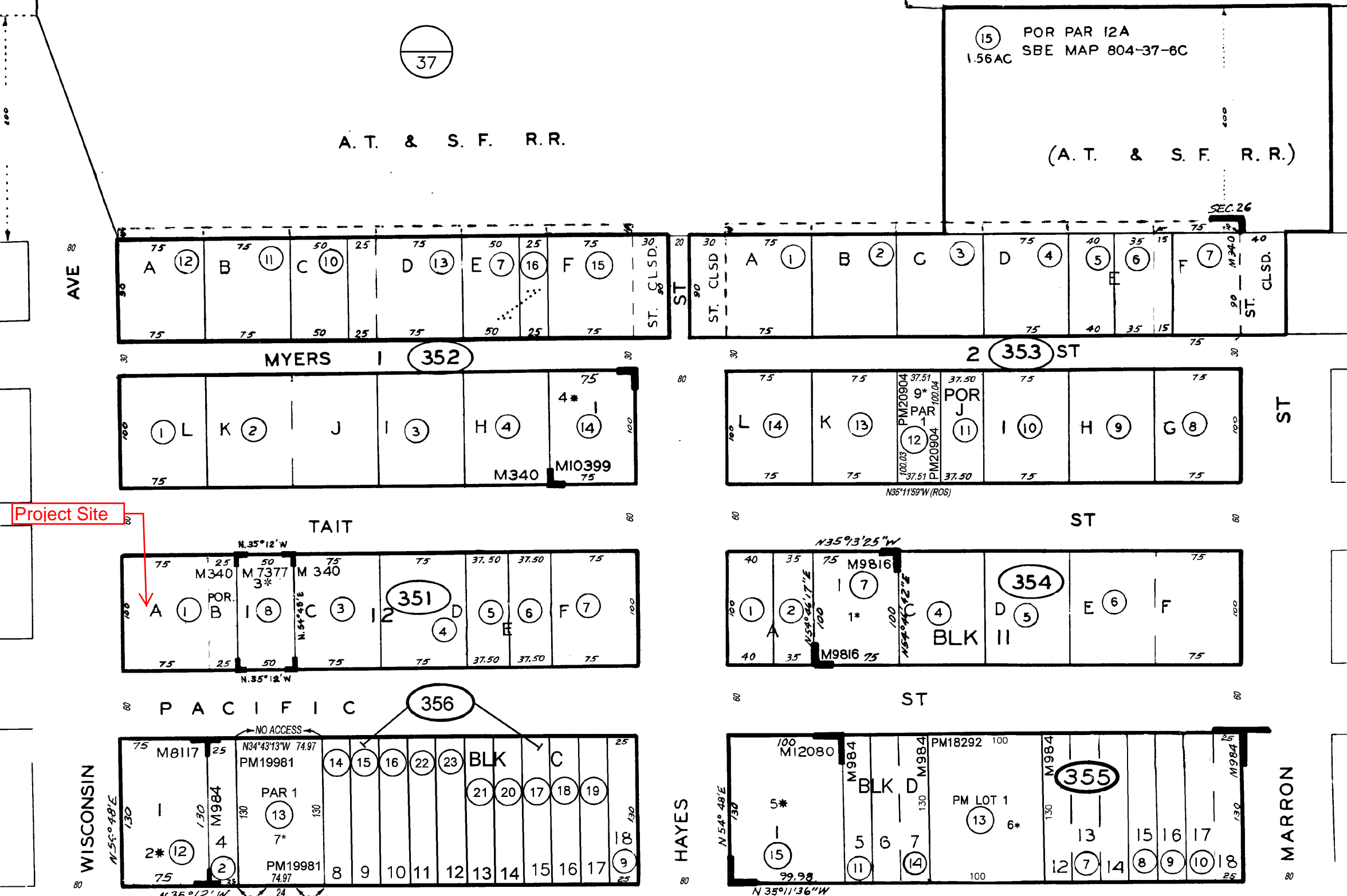


1"=100'

10/11/11 MGC

150-34,35,36

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.



CHANGES				
BLK	OLD	NEW	YR	CUT
352	8&9	13	70	3313
315	2	8	73	149
351	8	CONDM	73	567
356	1	10&11	74	2310
356	10&11	12	76	36
356	12	CONDM	76	422
355	5&6	13	80	1793
354	3	7	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	ST. CLSD. #7	SAME	83	6163
355	4&12	14	84	3809
352	14	CONDM	86	503
355	1&2	15	89	53
355	15	CONDM	89	686
356	3&4	13	96	1377
352	6	15&16	00	1079
355	13	CONDO	00	650
356	5	14-16	06	1815
356	13	SAME & ACC RTS	07	5516
356	8	17-19	07	1559
356	7	20&21	08	1261
356	6	22&23	09	1112
353	12	CONDO	12	539

- 1* CONDM BLUEWATER PROPERTIES DOC81-369181 (SEE SHT. 3)
- 2* CASA DEL MAR CONDM (SEE SHT 2)
- 3* CONDM SEA SPRAY VILLAS (SEE SHT 2)
- 4* CONDM TAIT STREET DOC. 84-471497 (SEE SHT. 3)
- 5* CONDM EDGEWATER DOC89-027854 (SEE SHT.3)
- 6* CONDO PACIFIC VIEW DOC99-764894 (SEE SHT 3)
- 7* CONDO (PEND) 809 SOUTH PACIFIC ST DOC2006-0291174
- 8* NO ACCESS
- 9* CONDO 916 TAIT ST DOC11-0373724 (SEE SHT 3)

MAP 12080 - EDGEWATER CONDOMINIUMS
 MAP 10399 - TAIT STREET CONDOMINIUMS
 MAP 9816 - BLUEWATER PROPERTIES(CONDM)
 MAP 8117 - CASA DEL MAR(CONDM)
 MAP 7377 - SEA SPRAY VILLAS
 MAP 984 - MYER'S ANNEX - BLKS C & D
 MAP 340 - MYER'S ADD - BLKS 1, 2, 11 & POR 12
 SEC 26 - T11S - R5W - POR
 ROS 15853, 20330, 20499

ES
8-6-69

P A C I F I C



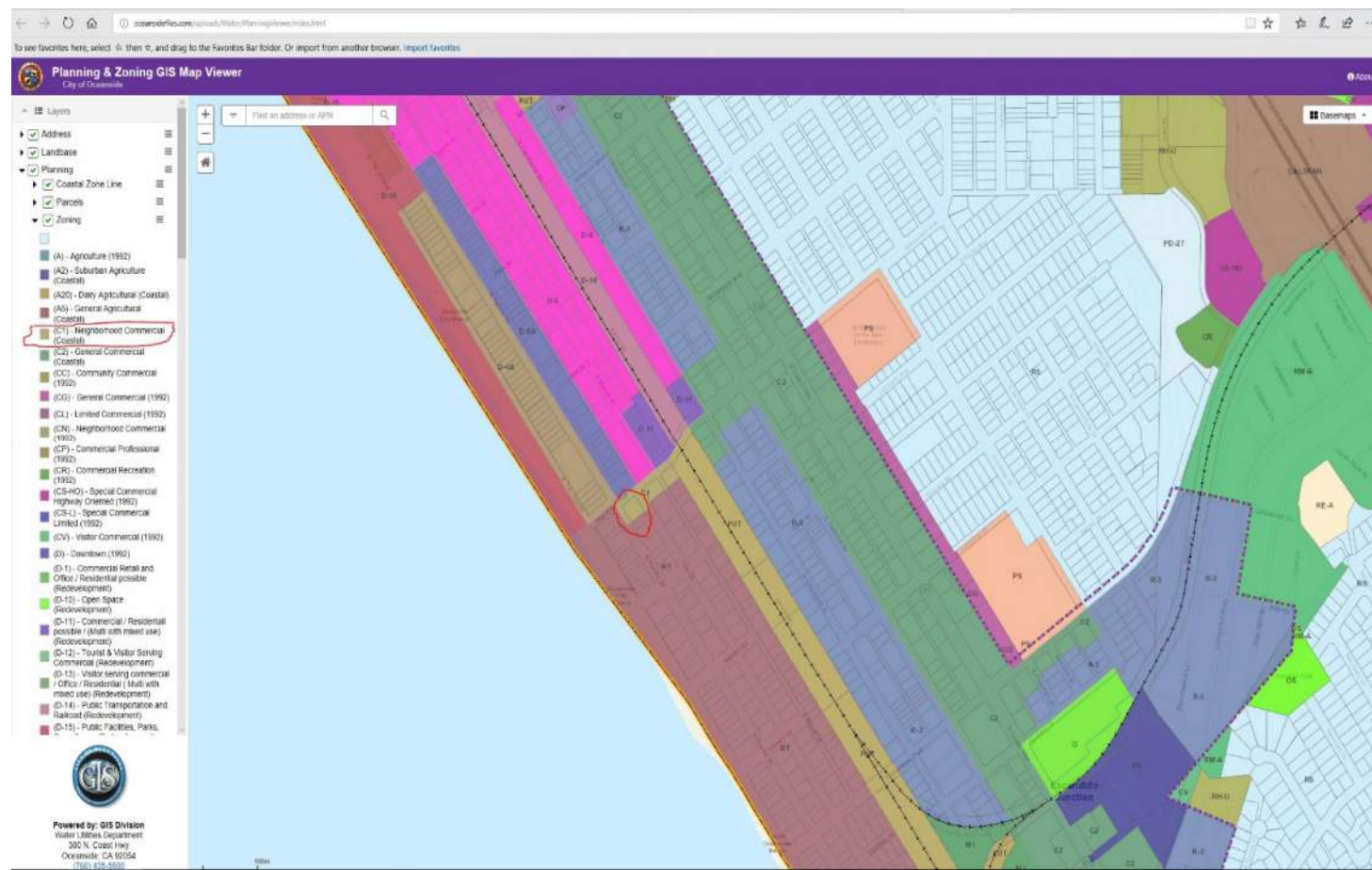
EXTENDED STAY HOTEL – THE LEXY

802 SOUTH PACIFIC ST. OCEANSIDE, CA
OCTOBER 2, 2018

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Floor Area and Parking calculations	3
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Zoning Map



Project Description:

The **Lexy Hotel** is an extended-stay boutique hotel featuring lofty ceiling heights, spectacular ocean views, walk-up street level units, common roof decks, a coffee/pastry shop with a sidewalk café, and underground parking. The concept for the '**Lexy**' is to create a comfortable home-like stay for its patrons while offering spectacular views and easy access to the Oceanside surf.

The proposed property is located on an (approximately) 10,000 sf vacant lot at 802 South Pacific St. It is bound by an adjacent (2) story apartment unit to the South, and by Pacific St to the West, Tait St. to the East, and Wisconsin Ave. to the North. This property is uniquely zoned **C1- Neighborhood Commercial**, but is surrounded by multi-family and single-family residential structures. As such, we felt it important to be sensitive to the immediate context in terms of scale and organization of the proposed structure. The access to underground parking is located on the east facing Tait St. The units open to the east, north, and west taking advantage of view, sound, and breeze, while also buffering activity from the adjacent residential zoning to the south.

We are proposing a small café on the North East corner at street level as it is an opportunity to offer a community amenity to the neighborhood and helps to activate the public right of way. The west-facing façade features (3) walk-up units that help connect the property to its residential neighbors along South Pacific St. The street level entry to the hotel is located along Wisconsin Ave., which serves as the primary access street from the East. The lobby is also accessible from the elevator lobby. The remaining (14) proposed extended stay hotel suites are located on 3 additional floors above street level. The suites all contain kitchenettes and are comprised of one and two-bedroom suites. Each floor is accessible via connecting stairs and a full-size, ADA compliant elevator. The parking structure is 2-levels of subterranean concrete/masonry construction. The parking structure houses 20 vehicles, including (2) ADA accessible stalls and is connected to the hotel via elevator and connecting stairs. The underground parking area will also house mechanical rooms and back-of-house support services such as laundry, and storage areas.

The structure is proposed to top off just under +45'-0" at its cantilevered roofline (NE Corner) and all other parapets, obstructions, mechanical, equipment, equipment screens, etc, shall not exceed +44'-6". Most units feature a private balcony and all units will have operable windows to maximize natural air flow through the units. The building is terraced at the north end to address the transition of scale from this commercially zoned lot to the neighboring residential zones. The building façade has been articulated to also help address the scale and massing of the structure.

SITE DEVELOPMENT PROPOSAL FOR OCEANSIDE EXTENDED STAY HOTEL

GENERAL INFORMATION

ADDRESS	802, South pacific St, 92056
CURRENT USE	Vacant Lot
PROPOSED USE	Extended stay hotel (R1 Occupancy)
ZONING	C1 Neighborhood Commercial
APN	1503510100
HEIGHT LIMIT	45 Feet or 4 stories whichever is less
SETBACKS	Front: 10'-0" Side: Not required Corner side: 10'-0" Rear: not required, 5'-0" for properties with alleys
SITE AREA	10,000 Square feet
LANDSCAPING	60% of front and side street setback
LOT COVERAGE	75%

OCEANSIDE ZONING ORDINANCE REQUIREMENTS (1986 & 1992)

PERMITTED USE	Commercial + hotel permitted with conditional use permit
PARKING REQUIREMENTS	Commercial /Office – 1 per 400 sf of floor area Retail – 1 per 250 sf of floor area Hotel – 1 per unit
FLOOR AREA RATIO (FAR) & COVERAGE	N/A – refer to setbacks and max lot coverage and building height requirements
REQUIRED PERMITS	Development Permit Conditional use Permit Public Hearing
ADDITIONAL NOTES	Developers Conference scheduled with Planning Department prior to permit application process for review of proposal

FLOOR AREA CALCULATIONS

FLOOR LEVEL	AREA
Street Level /First Floor	Retail – 860SF Hotel – 4,267 SF Total - 5,127 SF
Second Floor	5,081 SF
Third Floor	4,661 SF
Fourth Floor	4,009 SF
TOTAL AREA	18,878 SF
Basement Parking Level 1	9,439 SF
Basement Parking Level 2	5,187 SF

PARKING CALCULATIONS

PARKING SPACES REQUIRED:

1 per unit for R1 Occupancy (Hotel) = 17 spaces
 1 per 250 SF of Retail Space = 3 Spaces
 Accessible parking spaces required = 2 van accessible space

PARKING SPACES PROVIDED

18 + 2 Accessible spaces = 20 parking spaces

EXISTING SITE MAPS & PHOTOS

AERIAL VIEW OF SITE



VIEW FROM S. PACIFIC ST

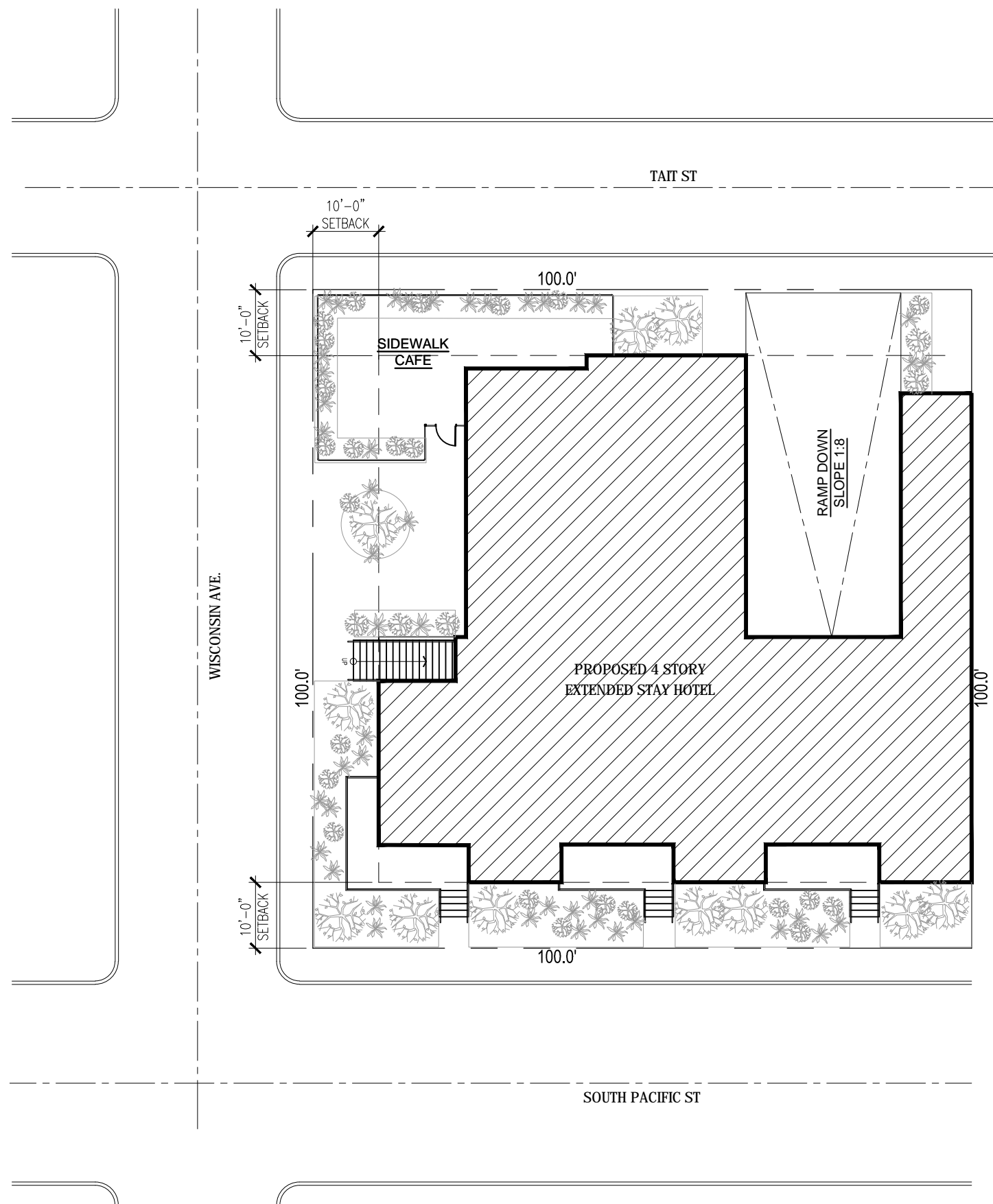


VIEW FROM TAIT ST.

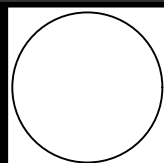
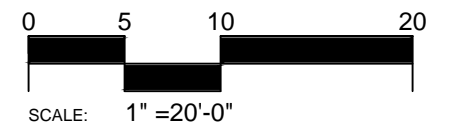


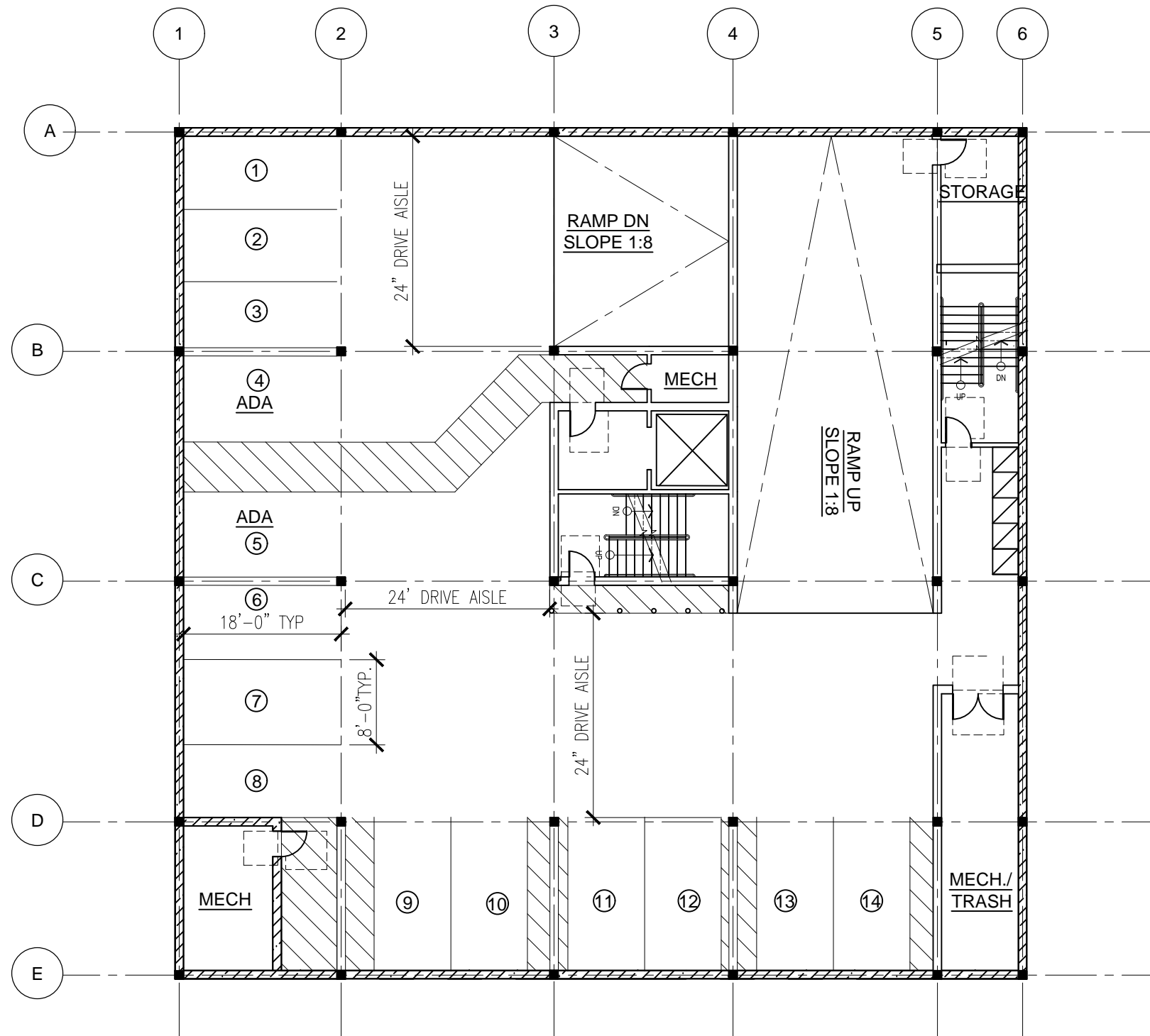
VIEW FROM WISCONSIN AVE



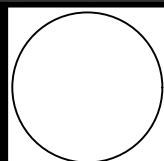
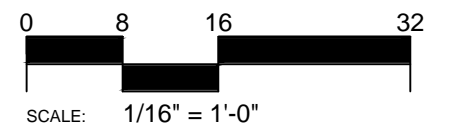


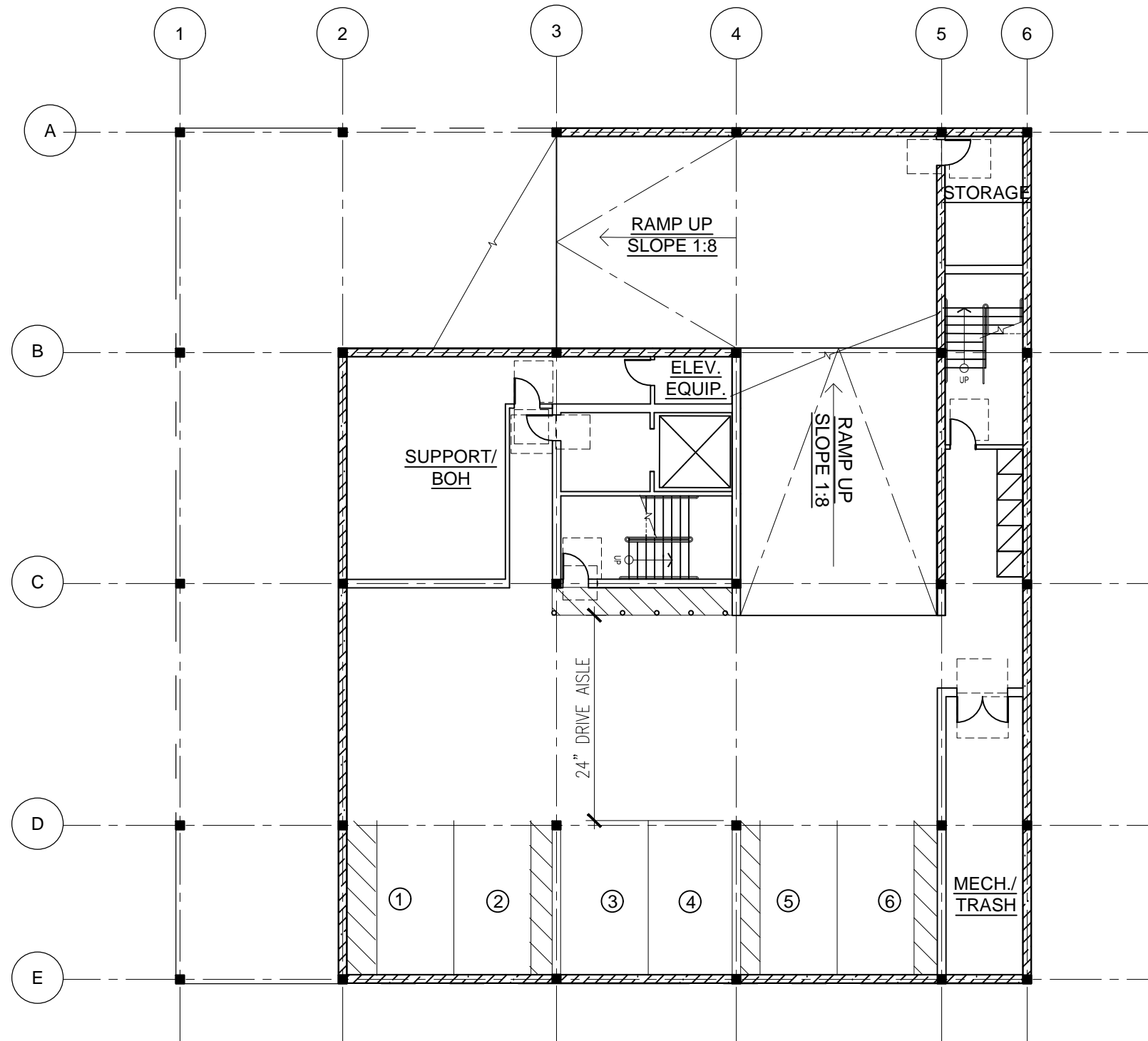
Site Plan



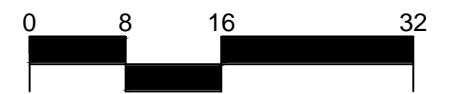


Basement Parking Lvl 1

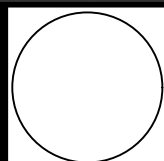


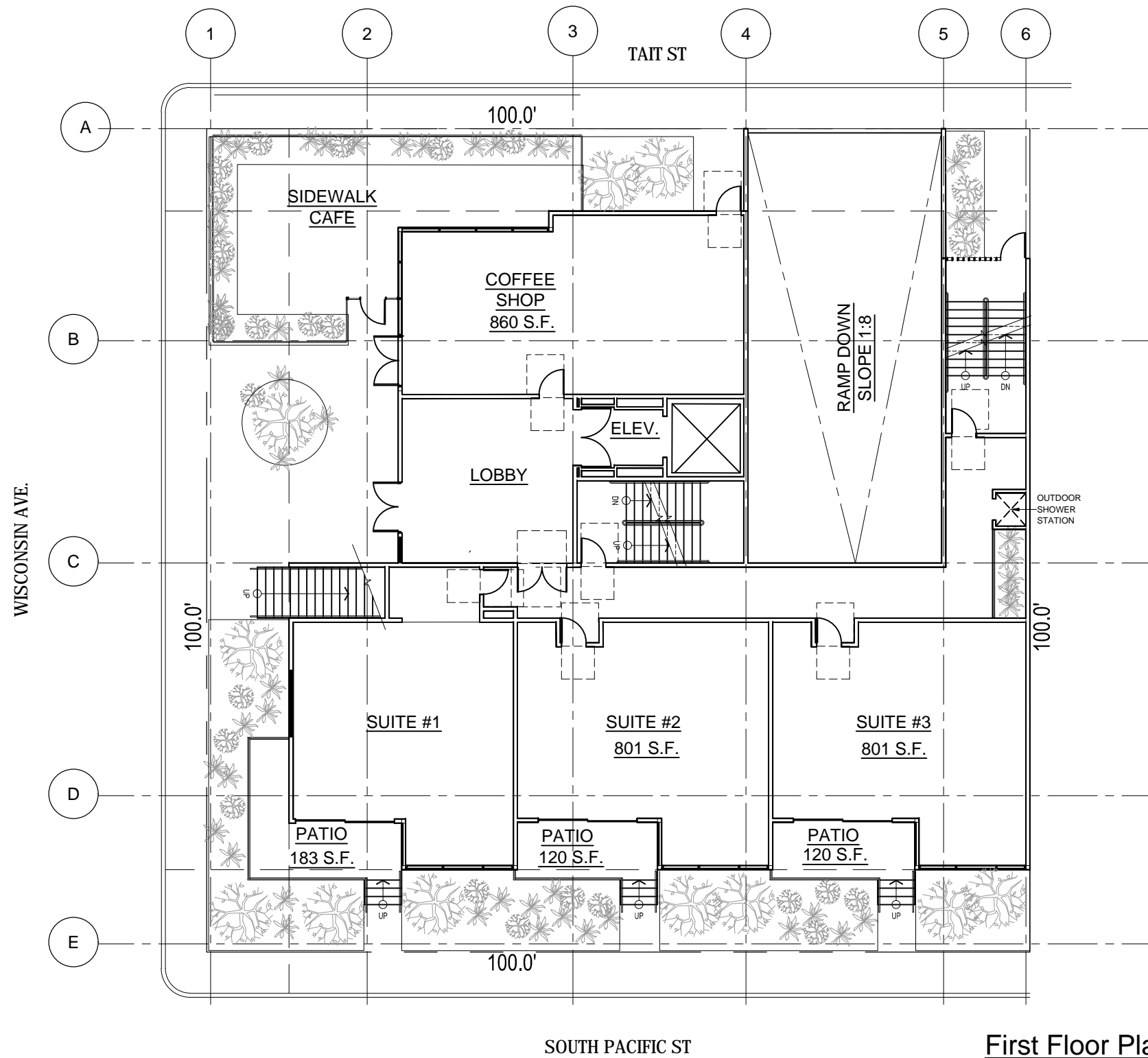


Basement Parking Lvl 2

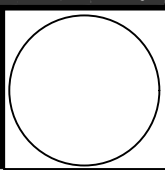
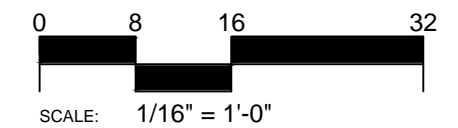


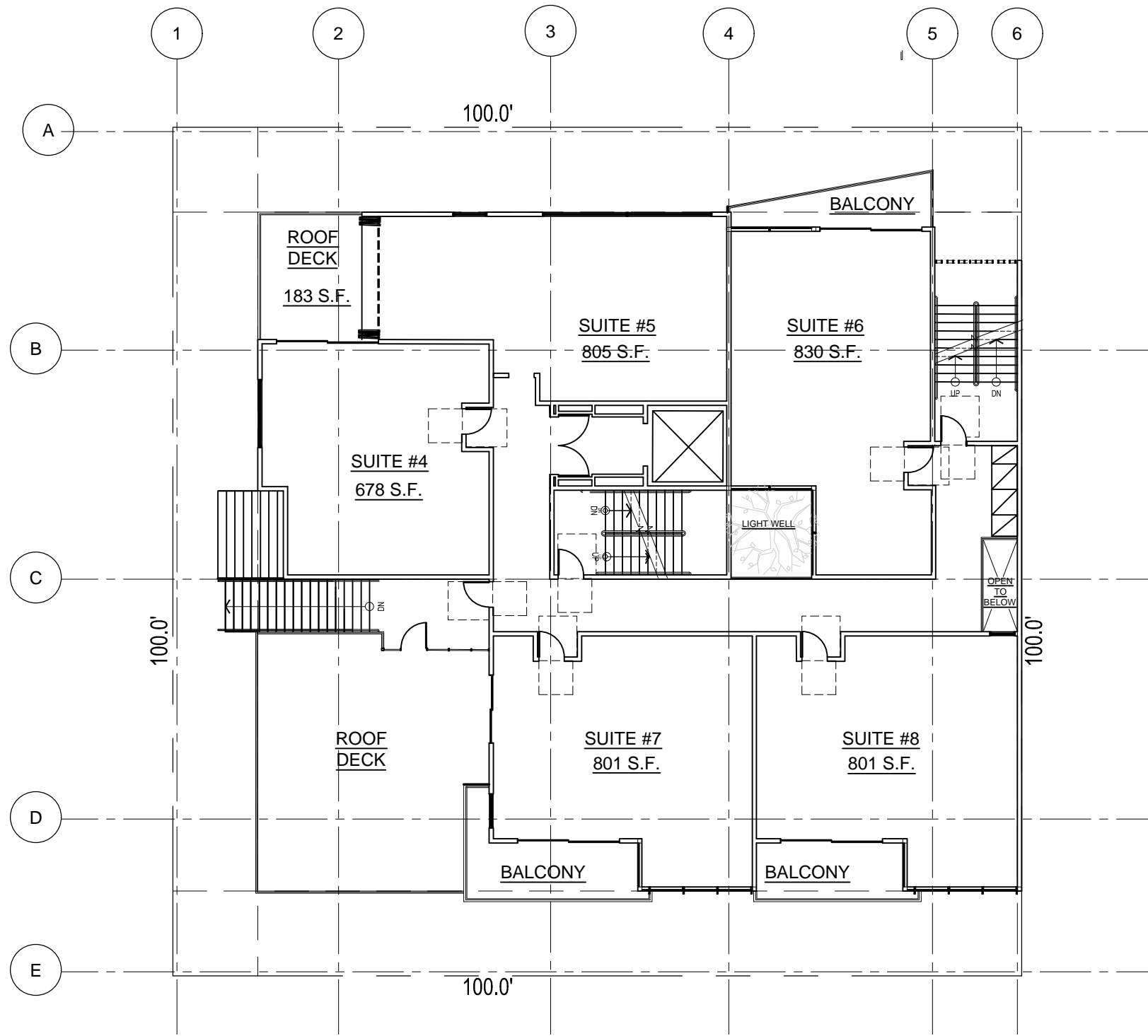
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First Floor Plan

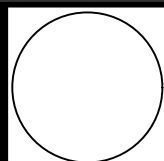


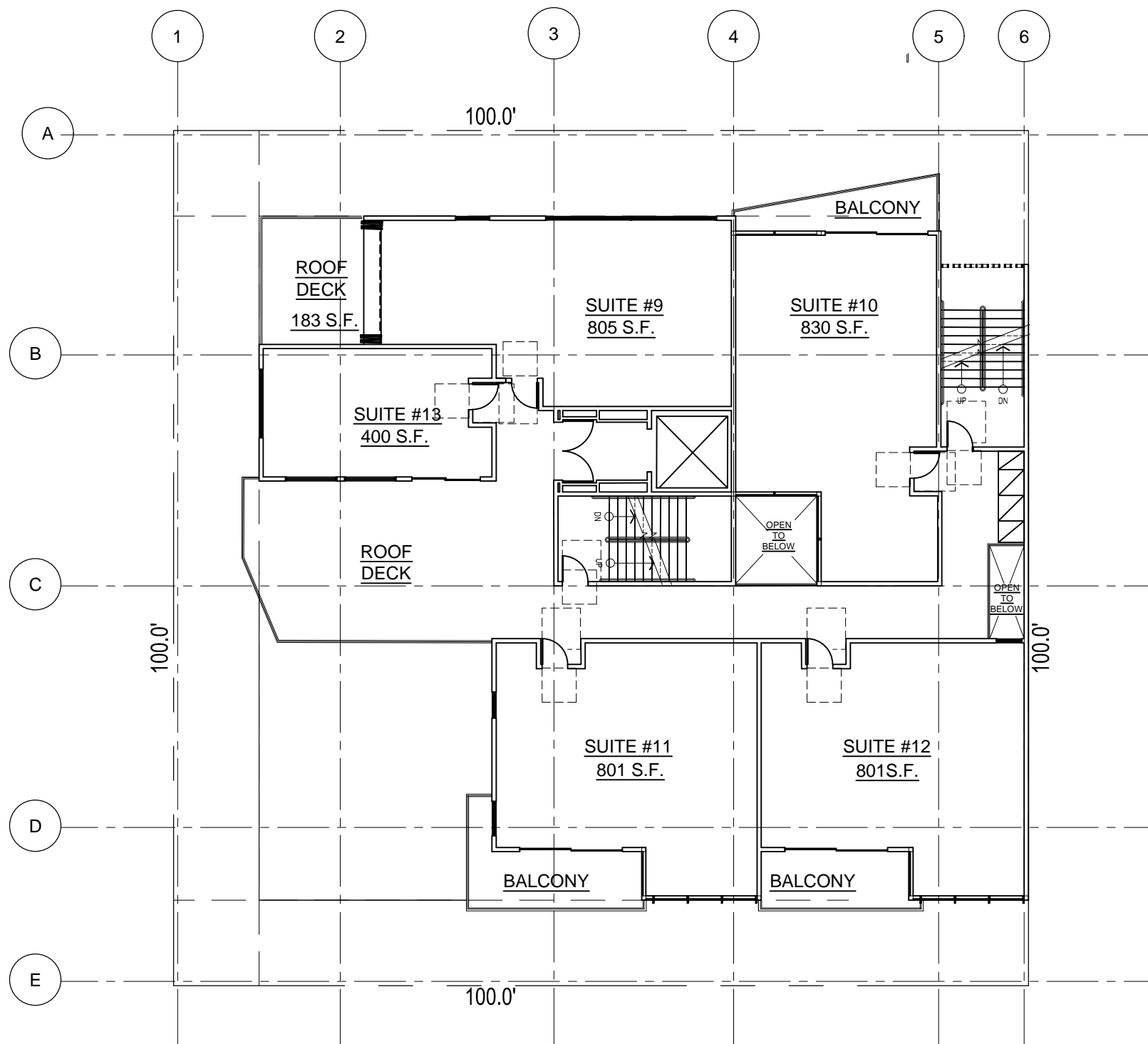


Second Floor Plan

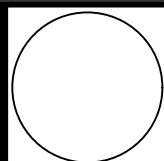
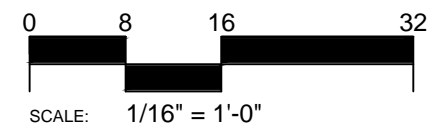


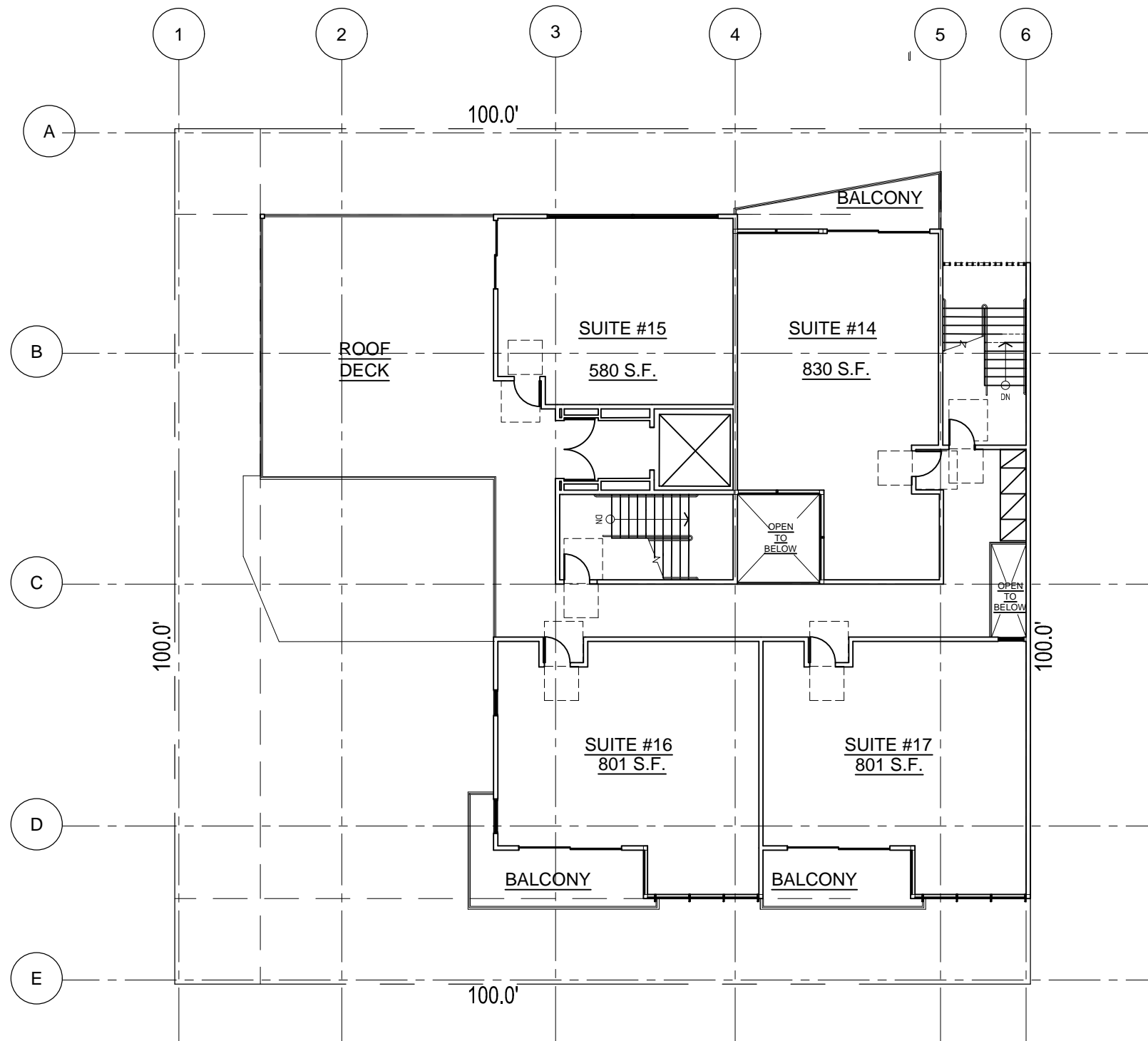
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Third Floor Plan

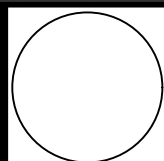


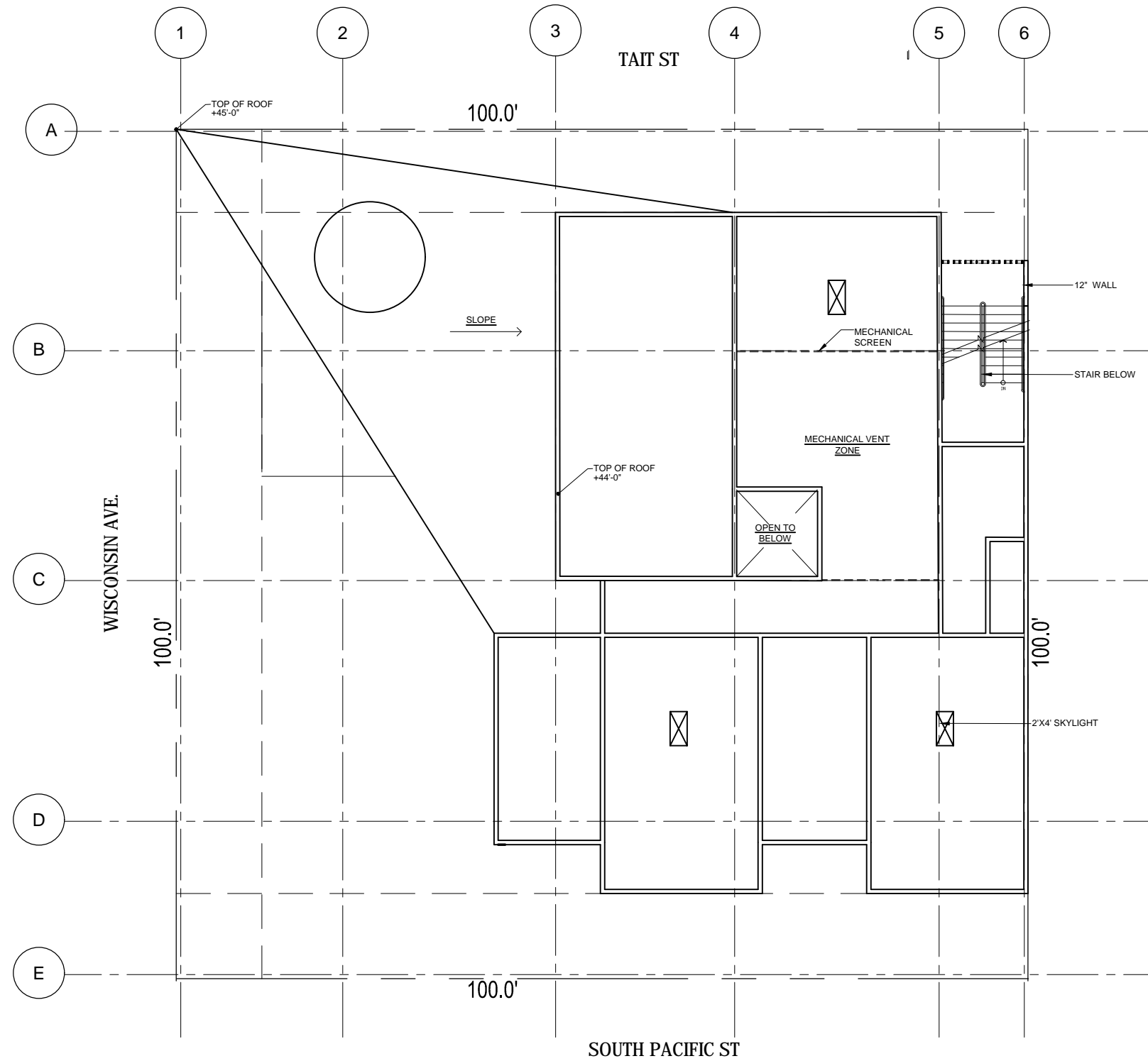


Fourth Floor Plan

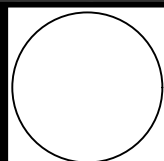
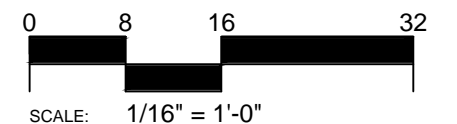


SCALE: 1/16" = 1'-0"





Roof Plan





VIEW FROM TAIT ST.



VIEW FROM WISCONSIN AVE.



AERIAL VIEW