

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, March 6, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed tenant improvement and addition of a new 6,400 SF single-story tire/wheel sales and installation building (Discount Tire) behind the 3935 Mission Avenue commercial building within Mission Douglas Plaza

Zoning: CS-L-H (Special Commercial- Limited with Historic Overlay)

Land Use: Special Commercial

Neighborhood Area: San Luis Rey

Assessor Parcel Number: 158-052-12

Contact Person: Reid Kunishige

Email: reid.kunishige@rasmith.com

2. 10:30 - 11:30 a.m. Proposed mixed-use development to include approx. 4,000 SF of commercial/retail space at ground level, as well as a 4-story residential building with 138 rental apartment units at the NE corner of Douglas Drive and SR 76

Zoning: CS-L-H (Special Commercial- Limited with Historic Overlay)

Land Use: Special Commercial

Neighborhood Area: San Luis Rey

Assessor Parcel Number: 160-020-54

Contact Person: Todd Cadwell

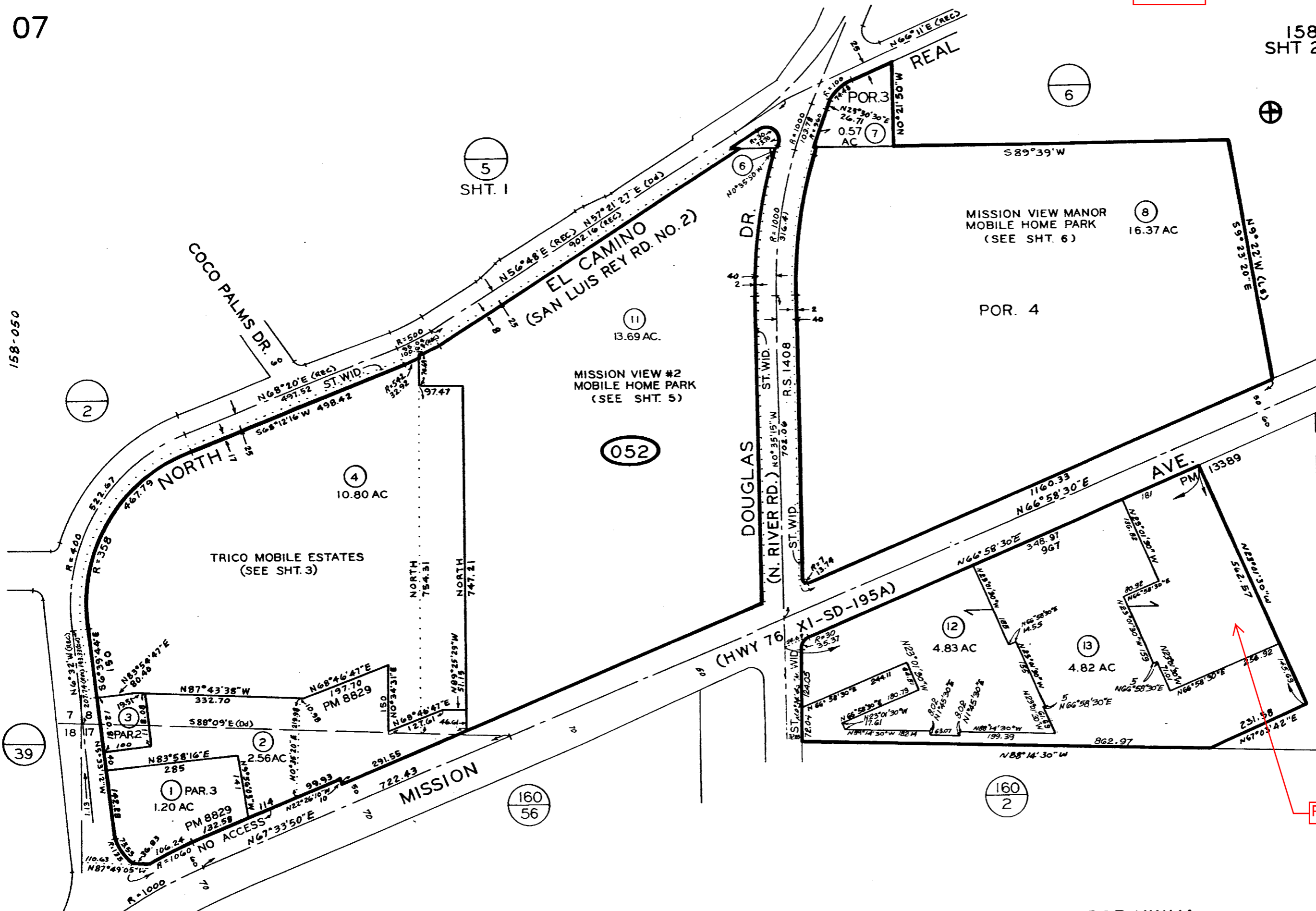
Email: tcadwell@realmre.com

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.*

158-050



CHANGES				
BLK	OLD	NEW	YR	CUT
052	158-050-VARIANTS	1-9	83	10043
	1-9	BILE AC CHG	83	5984
	PICK-UP	MOBILE HOMES	83	4175
	771-580-53-78	KILL	83	4225
	PICK-UP	MOBILE HOMES	84	4108
	771-580-53-84	KILL	84	4133
	PICK-UP	MOBILE HOMES	84	4153
	9	108 PAR 1980-08	85	1810
	5	111 PAR 160-56	87	184
	10	ST. WID.	87	4802
	10	12,13	91	2051

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.

SEC 17-TIIS-R4W - POR NW1/4
SEC 8-TIIS-R4W - POR SW1/4
LS 203,ROS 516,16513

Project Site



CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
8881 Research Drive
Irvine, CA 92618-4236
(949) 872-2378 | rasmith.com

February 27, 2019

Re: Developer's Conference Project Description Letter
Attn: Tiffany Chen, Planner II
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
Phone: 760-435-3562

APN: 158-052-12-00 and 158-052-13-00

Site Address: 3935 Mission Avenue, Oceanside, CA 92054.

Applicant: Halle Properties, L.L.C.
20225 N. Scottsdale Rd.
Scottsdale, AZ 85255

Owner: Mission Douglas Investments
c/o Yacoel Properties, LLC
2801 West Coast Highway, Suite 380
Newport Beach, CA 92663
Contact: Claude Yacoel

Dear Tiffany,

Please find below the project description of our proposed improvements at 3935 Mission Avenue, Oceanside, CA 92054. The Developer's Conference meeting is scheduled for Wednesday, 3/6/19 at 9:30am.

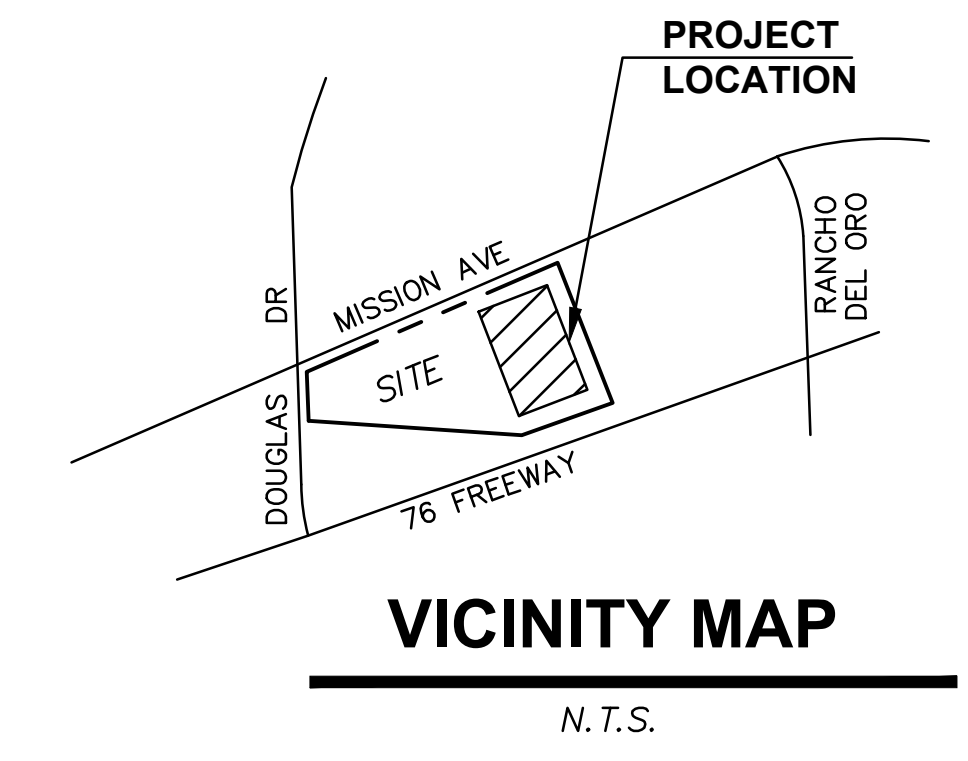
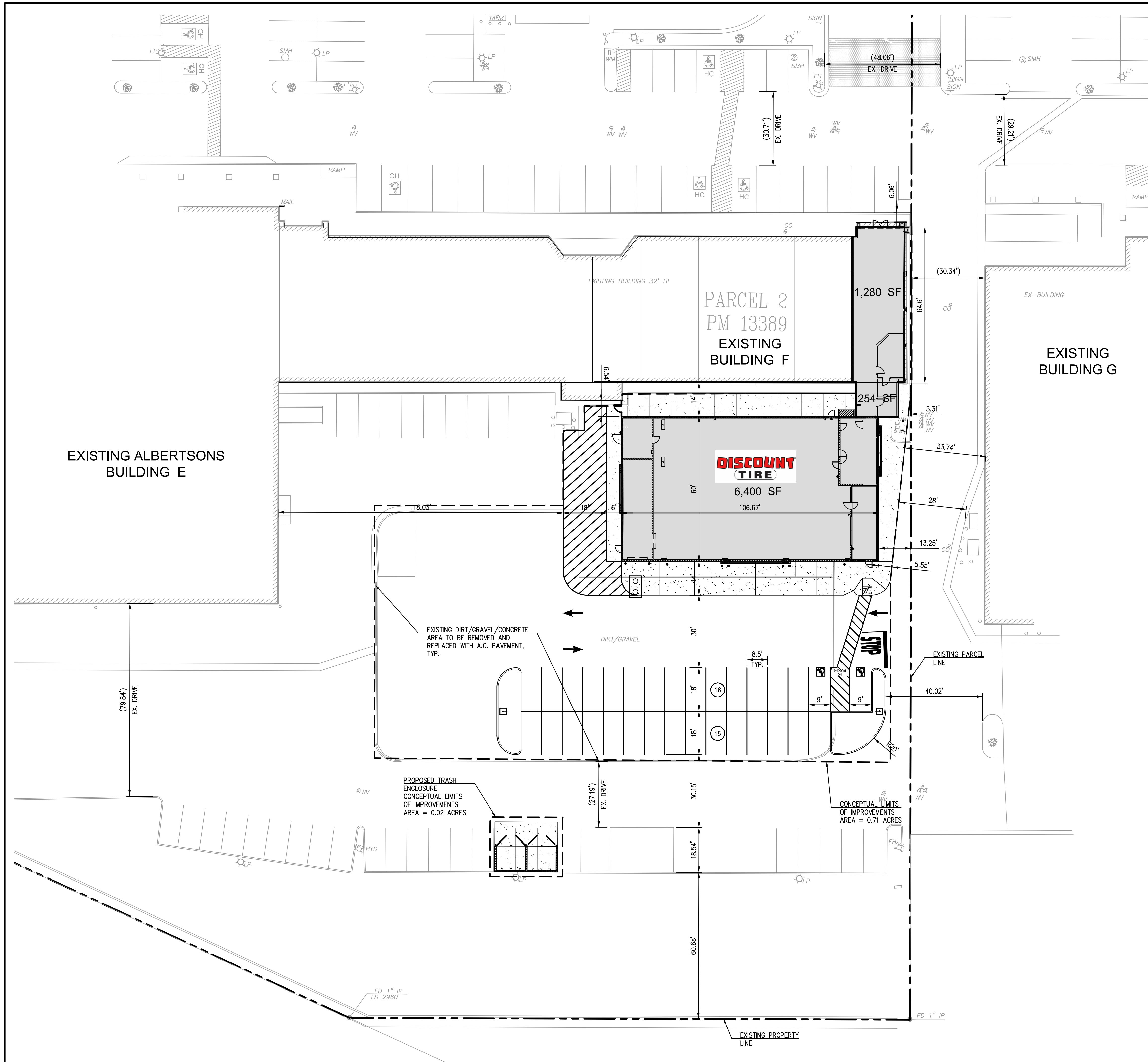
The project consists of tenant improvements to the existing tenant space of approximately 1,280 sq. ft. +/- commercial building and replacing with a Discount Tire with a connection to a new building at the rear with total area of 7,934 sq. ft., single story automotive retail facility with a mezzanine floor. The proposed facility is used entirely for tires and wheels sale and installation only. The scope of work includes minimal disturbance to the parking area (existing back of house), connection to on-site utilities, and stormwater quality measures if applicable.

I look forward to working through further comments and questions that you may have. Should any questions arise during your review, feel free to contact me at (949) 242-8042 or Reid.Kunishige@raSmith.com.

Sincerely,

Reid Kunishige
Engineering Technician

Encl.

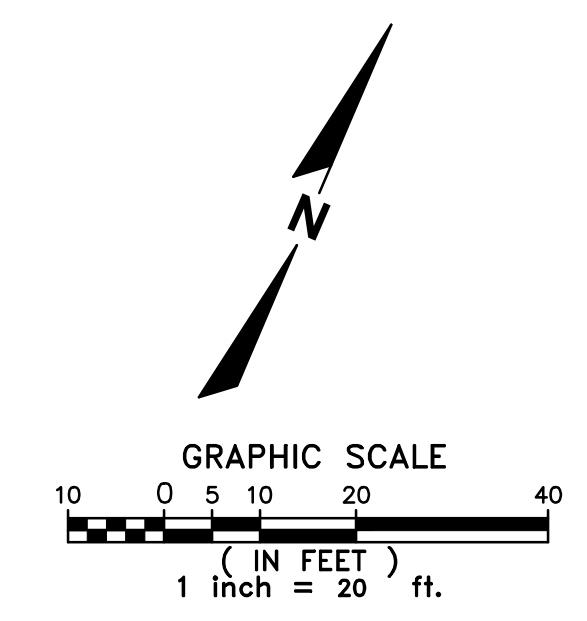


SITE DATA	
SITE AREA (LIMITS OF WORK)	0.73 AC
PARKING STALLS LOST	16 STALLS
PARKING STALLS GAINED	31 STALLS
PARKING STALL NET GAIN	15 STALLS
BUILDING AREA (TOTAL)	7,934 SF

NOTE:
1. THE PROPOSED LEASE PARCEL LINE NOT DEPICTED ON PLAN.

SCOPE OF WORK

THE PROJECT CONSISTS OF RE-USING THE EXISTING TENANT SPACE OF APPROXIMATELY 1,280 SQ. FT. +/- COMMERCIAL BUILDING AND REPLACING WITH A NEW AMERICA'S TIRE WITH A CONNECTION TO A NEW BUILDING WITH TOTAL AREA OF 7,934 SQ. FT., SINGLE STORY AUTOMOTIVE RETAIL FACILITY WITH A MEZZANINE FLOOR. THE PROPOSED FACILITY IS USED ENTIRELY FOR TIRES AND WHEELS SALE AND INSTALLATION ONLY. THE SCOPE OF WORK INCLUDES MINIMAL DISTURBANCE TO THE PARKING AREA, CONNECTION TO ON-SITE UTILITIES AND STORMWATER QUALITY MEASURES IF APPLICABLE.



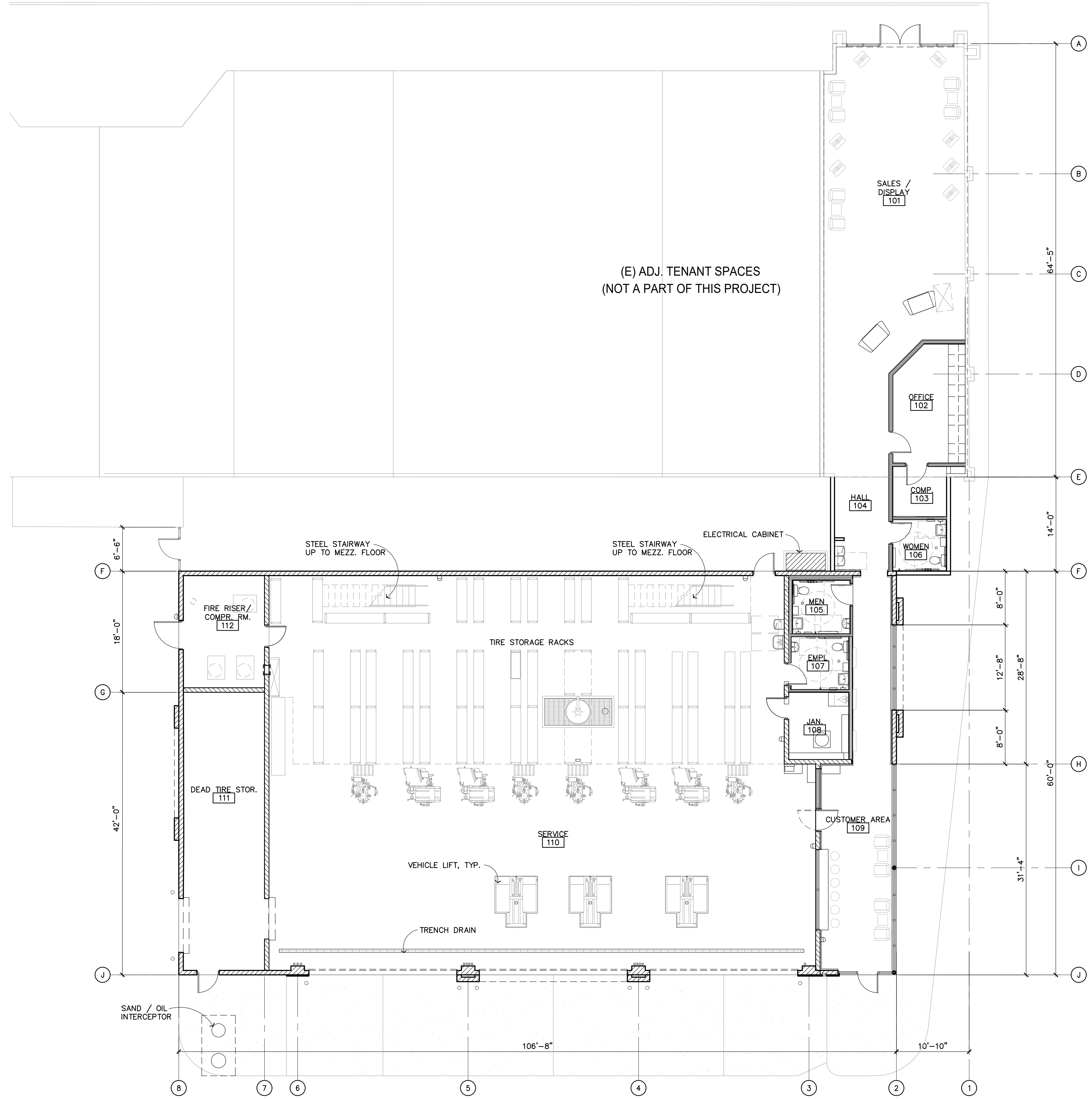
RA SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RA SMITH.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



DATE		DESCRIPTION							
<p>8881 Research Drive Irvine, CA 92618-4236 (949) 872-2378 rasmith.com</p>									
<p>raSmith CREATIVITY BEYOND ENGINEERING</p>									
<p>DISCOUNT TIRE OCEANSIDE 3965 MISSION AVENUE, OCEANSIDE, CA 92054</p>					<p>CONCEPTUAL SITE PLAN</p>				
<p>© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 02/07/19 SCALE: AS SHOWN JOB NO. 3180592 PROJECT MANAGER: REID M. KUNISHIGE DESIGNED BY: CJN CHECKED BY: RMK</p>									
<p>SHEET NUMBER SP-01</p>									

C:\3180592\Draw\3180592_019-02-06_SPTX10210.dwg, SP-01 CONCEPTUAL SITE PLAN, 2/19/2019 5:54:03 PM, rmk2



(E) ADJ. TENANT SPACES
(NOT A PART OF THIS PROJECT)

Building Area Breakdown	
(E) TENANT SPACE	
SALES/DISPLAY OFFICE/COMP. RM.	1,280 SF
BLDG. PASSAGEWAY	254 SF
HALL/WOMEN'S	
MAIN TIRE SERVICE BUILDING	
CUSTOMER AREA/EMPLJAN. SERVICE AREA/TIRE STORAGE DEAD TIRE STORAGE COMPRESSOR/FIRE RISER ROOM	6,400 SF



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIS PLAN IS PROPERTY OF EI DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL FLOOR PLANS

MISSION DOUGLAS PLAZA
3965 Mission Avenue
OCEANSIDE, CA 92054

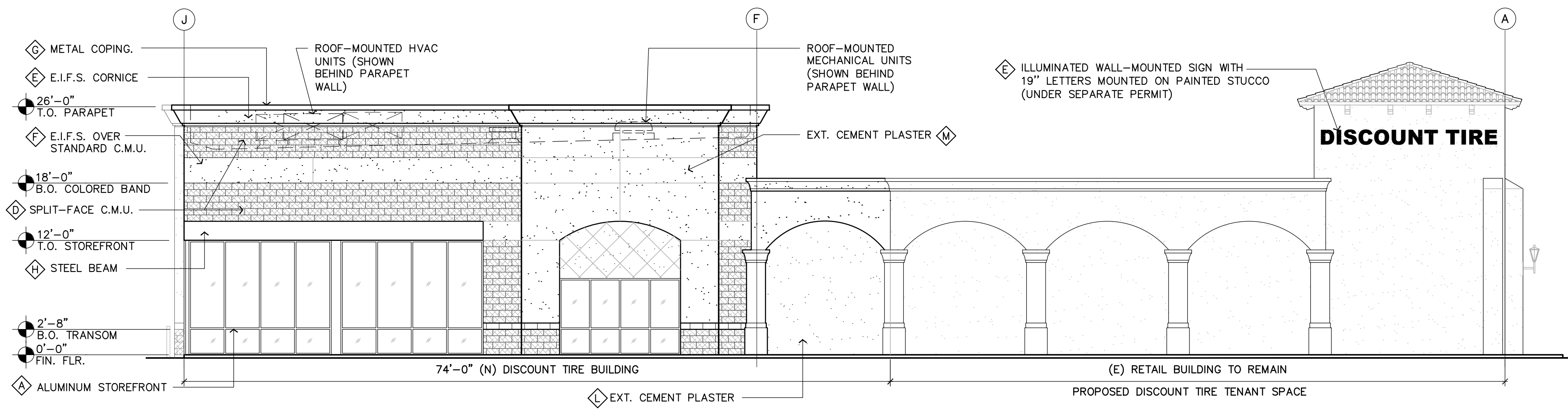


Ei Design Inc.
1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-444-5642 (T)
eidesigninc.com

BUILDING MODEL	ALT - 1R.B
REVISION	#3-02.06.19
DATE	12.17.18
SCALE	AS NOTED
PROJECT NUMBER	2018120118

Sheet No.

A.1

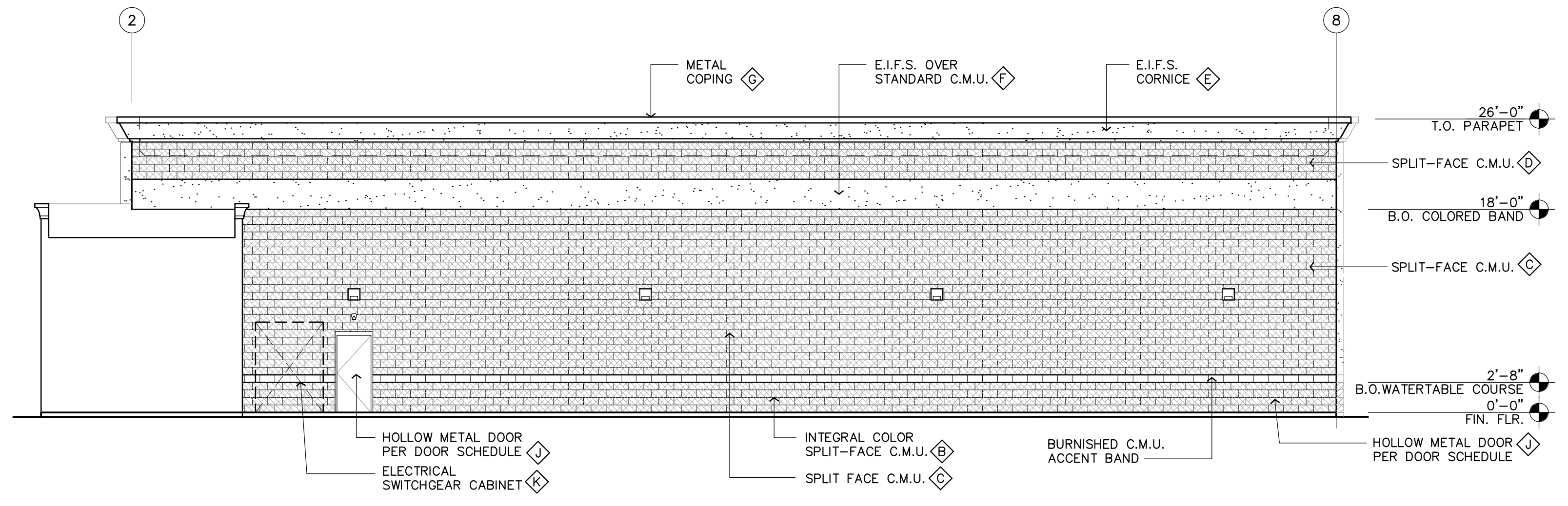


EAST ELEVATION

SCALE: 1/8" = 1'-0"

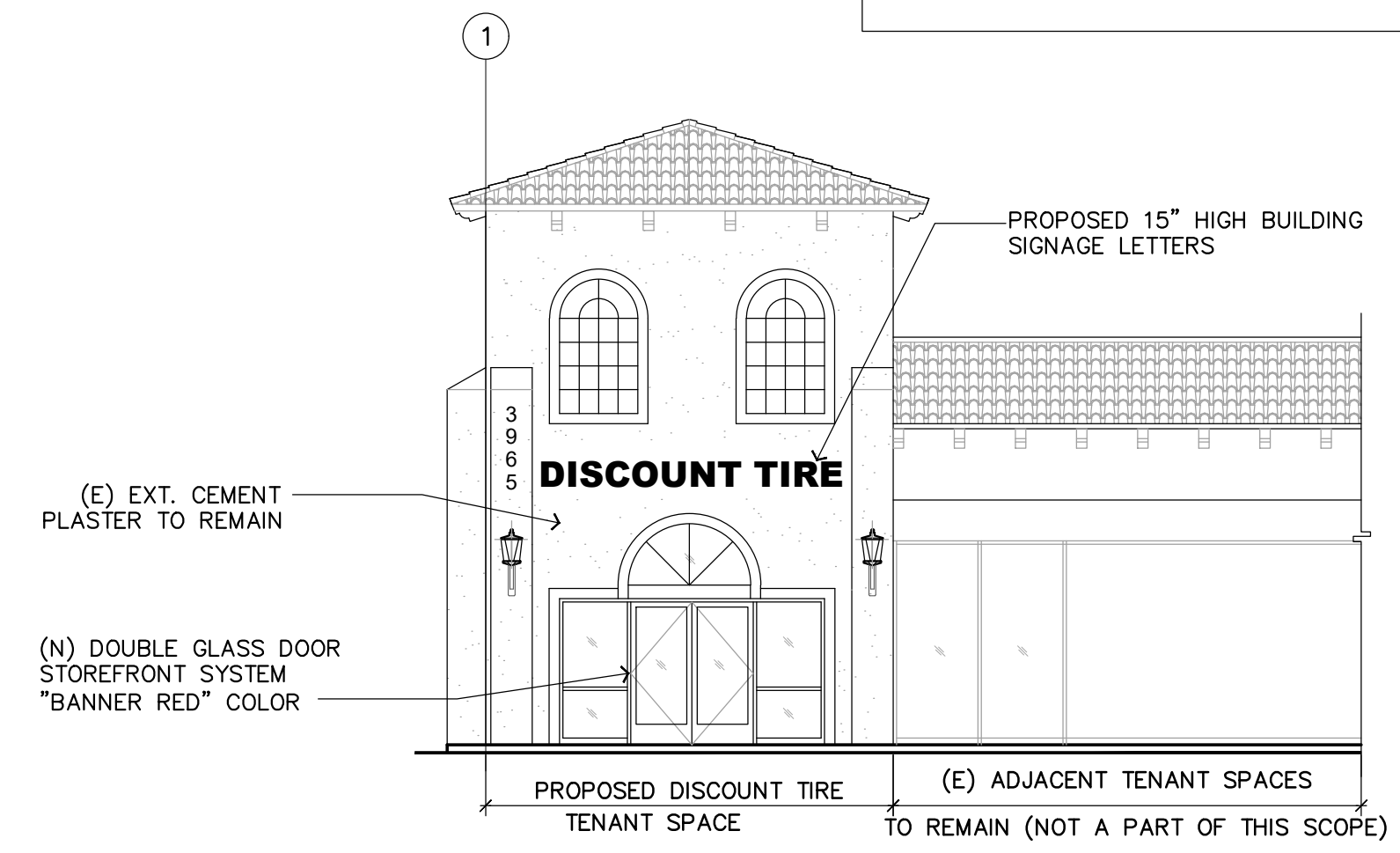
FINISH LEGEND

- (A) ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- (B) INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH SW 2827 "COLONIAL REVIVAL STONE"
- (C) GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #2827 "COLONIAL REVIVAL STONE"
- (D) GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- (E) PAINT - SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- (F) E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- (G) METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- (H) EXPOSED STEEL / EIFS - PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- (I) STEEL BOLLARDS - PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- (J) HOLLOW METAL DOORS - PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- (K) ELECTRICAL SWITCHGEAR CABINET - PAINTED SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"
- (L) EXTERIOR CEMENT PLASTER (STUCCO) WITH SAND TEXTURE FINISH INTEGRAL COLOR TO MATCH SW 6119 "ANTIQUE WHITE"
- (M) EXTERIOR CEMENT PLASTER (STUCCO) WITH SAND TEXTURE FINISH INTEGRAL COLOR TO MATCH SW 2827 "COLONIAL REVIVAL STONE"



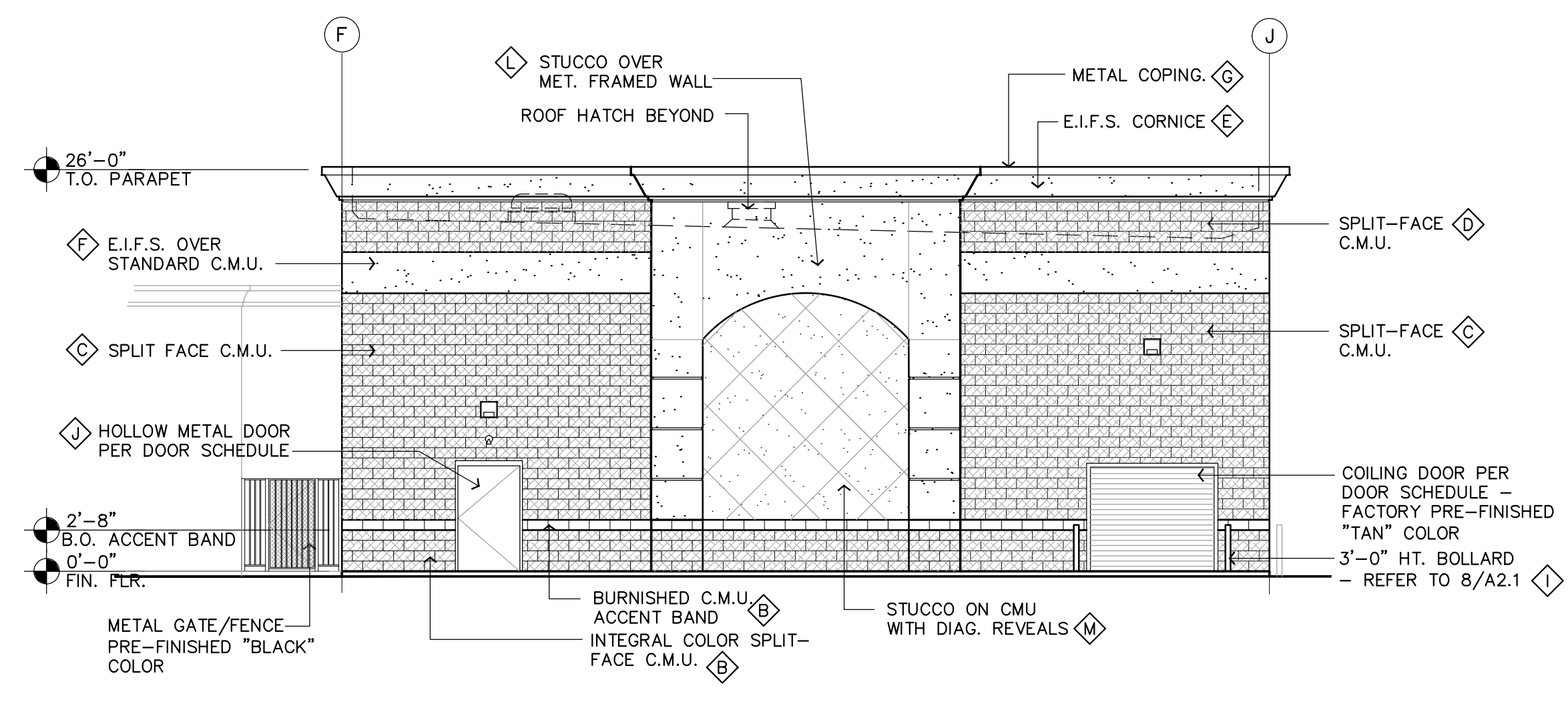
NORTH ELEVATION - (N) Building Addition

SCALE: 1/8" = 1'-0"



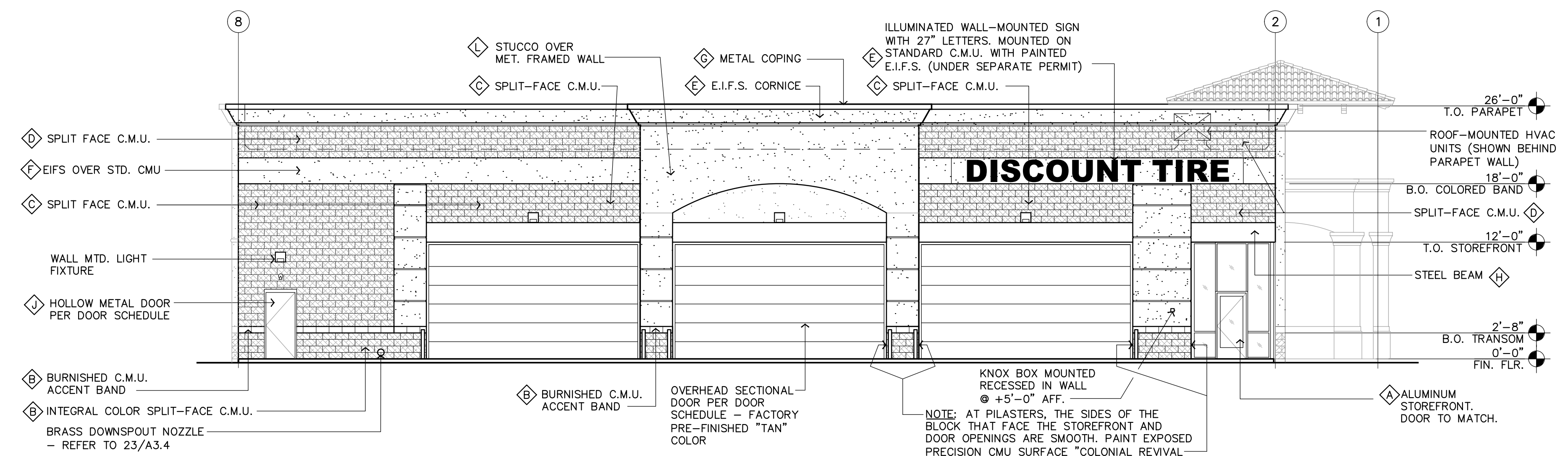
NORTH ELEVATION (Partial)

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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CONCEPTUAL ELEVATIONS

MISSION DOUGLAS PLAZA
3965 Mission Avenue
OCEANSIDE, CA 92054

Ei
 DESIGN

Ei Design Inc.
 1260 Corona Pointe,
 Suite 301
 Corona, CA 92879
 951-444-5642 (t)
 eidesigninc.com

BUILDING MODEL
ALT - 1R.B

REVISION	#3-02.06.19
DATE	12.17.18
SCALE	AS NOTED
PROJECT NUMBER	2018120118

Sheet No.
A.2

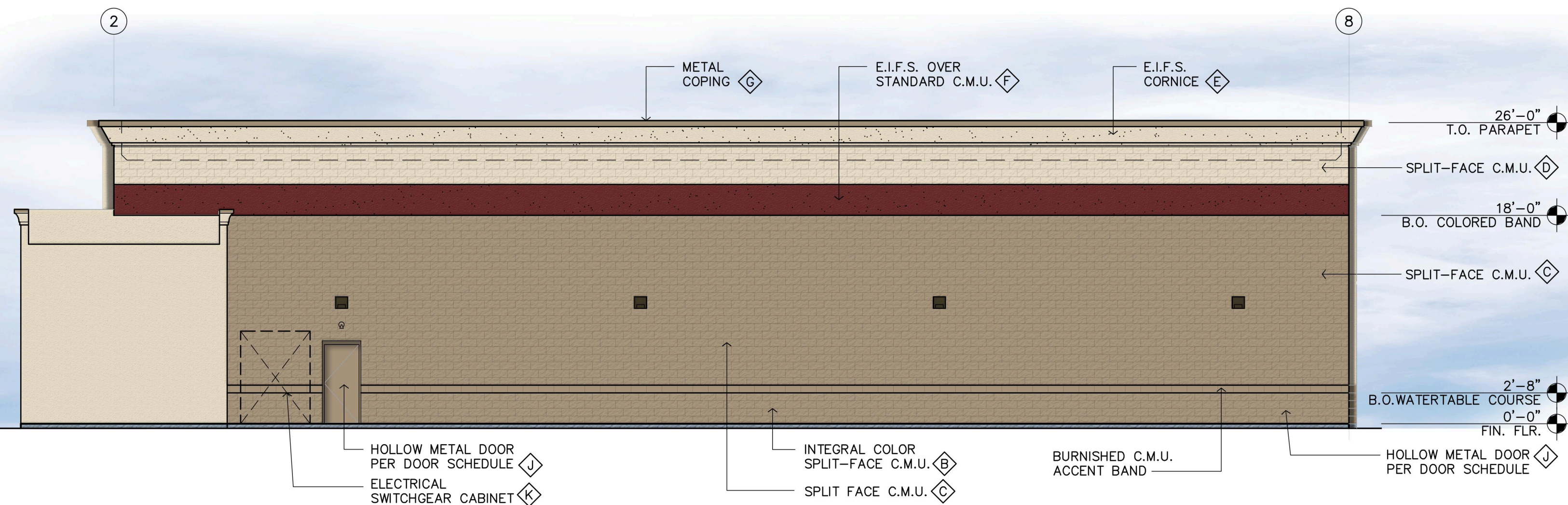


EAST ELEVATION

SCALE: 1/8" = 1'-0"

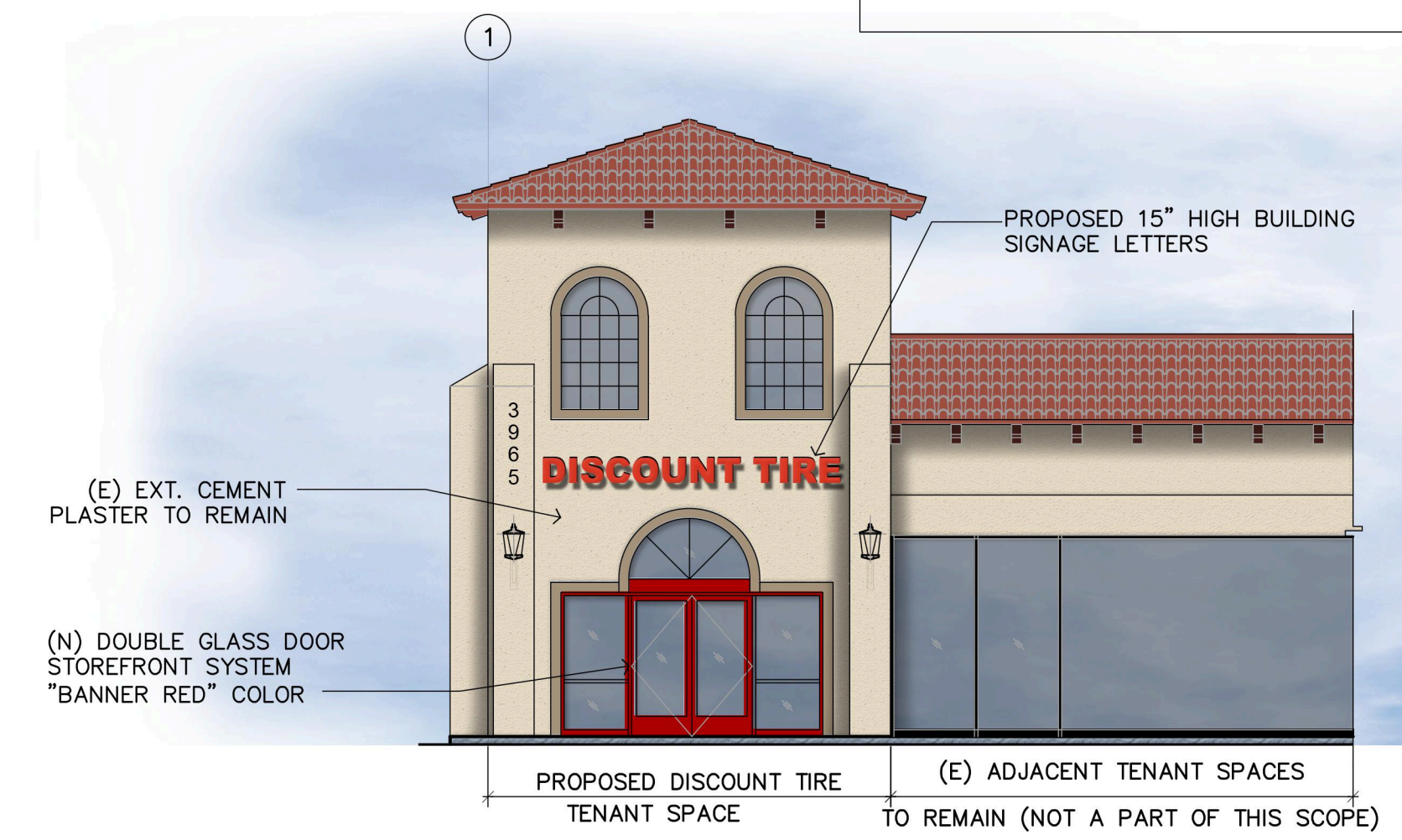
FINISH LEGEND

- ◇ ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
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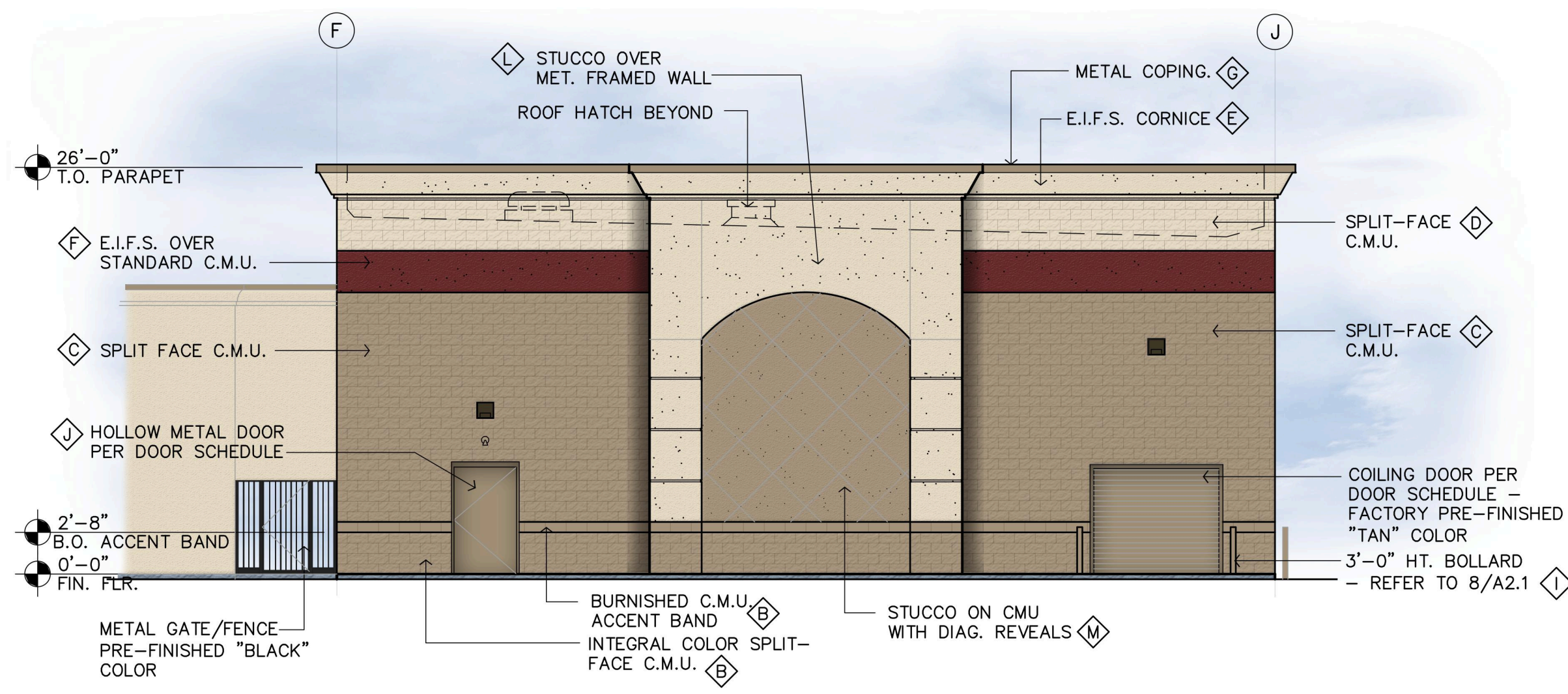
NORTH ELEVATION - (N) Building Addition

SCALE: 1/8" = 1'-0"



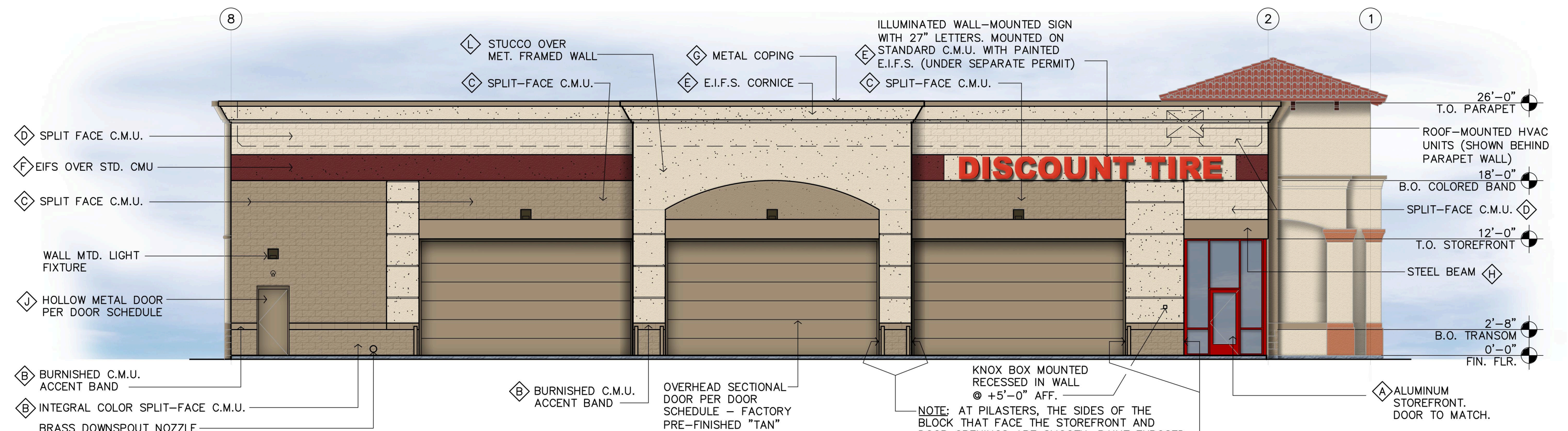
NORTH ELEVATION (Partial)

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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COLORED ELEVATIONS

**MISSION DOUGLAS PLAZA
3965 Mission Avenue
OCEANSIDE, CA 92054**



Ei Design Inc.
1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-444-5642 (t)
eidesigninc.com

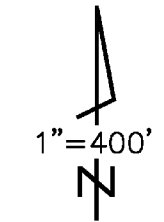
BUILDING MODEL	ALT - 1R.B
REVISION	#3-02.06.19
DATE	12.17.18
SCALE	AS NOTED
PROJECT NUMBER	2018120118

Sheet No.

A.3

12/04/06 JAM

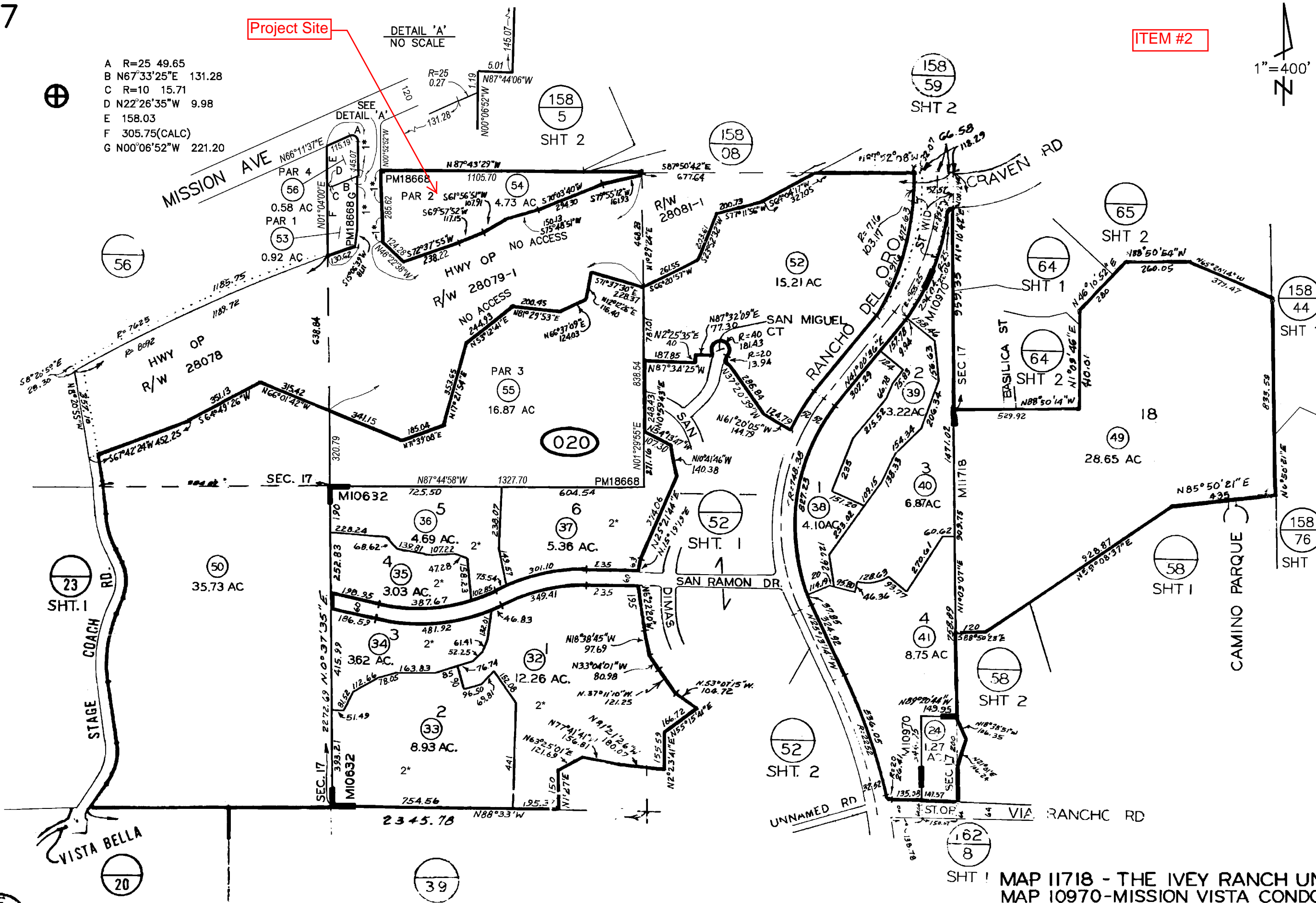
ITEM #2



- A R=25 49.65
- B N67°33'25"E 131.28
- C R=10 15.71
- D N22°26'35"W 9.98
- E 158.03
- F 305.75(CALC)
- G N00°06'52"W 221.20

Project Site

DETAIL 'A'
NO SCALE



CHANGES				
BLK	OLD	NEW	YR	CUT
020	2E RCLD	11	70	2240
	11	12EOP	70	4930
	9	13EOP	71	1197
	5	15B-050-30	71	689
	13	14-16	71	2156
	12	17E1B	74	2328
	8	13E1ND	74	4851
	19	20E21	75	2547
	15	22E23	76	626
	10, 28	24 26	76	1573
	20	27E28	76	2693
	17E1B	28E1C	79	5794
	28	29E1D	80	1116
	74, 4	75E1E	82	142
	29	30E1F	83	2360
	31	32-37	84	25
	22	38-41	85	98
	26	42-44	85	2545
	21	45E1G	87	4744
	32, 17	45E1H	87	184
	24	46E1I	87	4789
	47, 44	46E1J	87	248
	46E1K	48E1L	88	1918
	43	49E1M	89	139
	42	50E1N	92	13
	30E1O	51E1P	92	4667
	45	52E1Q	97	1211
	21	53E1R	97	1212
	30	54E1S	97	1213
	51 & 560-08	53-56	02	1105
	32-37	CONDO	07	680

1* NO ACCESS
 2* CONDO
 RIVEROAKS AT RANCHO HERMOSA
 DOCS 86-274652 & 06-193360
 (SEE SHTS 2 & 3)

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.

MAP 11718 - THE IVEY RANCH UNIT NO. 3
 MAP 10970 - MISSION VISTA CONDOMINIUMS
 MAP 10632 - RANCHO HERMOSA UNIT 2 (CONDM)
 SEC 16 - T11S-R4W - POR NW 1/4
 SEC 17 - T11S-R4W - POR N 1/2
 ROS 1624, 4128, 6590, 6765, 16513

Developer's Conference
Project Concept Summary

Mission Flats – Jones Ranch
Douglas Drive & 76 - Mixed Use Development

Project Location

The subject 4.73-acre property is located in the San Luis Rey area, specifically 3907 Mission Avenue, Oceanside, CA 92058. The subject land is an irregularly shaped remnant piece of the Jones Ranch. The property contains a single-family residence, along with a small office building, several dilapidated outbuildings associated with the former ranching use, and storage/shipping containers. Existing uses surrounding the subject property include a plethora of commercial/retail uses situated in grocery anchored/neighborhood shopping centers with tenants ranging from Albertson's, Sav-On Pharmacy, Oceanside Police Department, Oceanside Public Library, churches, restaurants, etc. The subject property is bounded by a shopping center to the North, Douglas Drive to the West, vacant land to the East and State Route 76 to the South.

Property Data For The Site

- | | |
|-----------------------------|--|
| - Assessor's Parcel Numbers | 160-020-54 |
| - Property Size | 4.73 acres |
| - General Plan/Zoning | CS-L-H |
| - Residential Use | Allowed as part of a mixed-use project |

Proposed Development

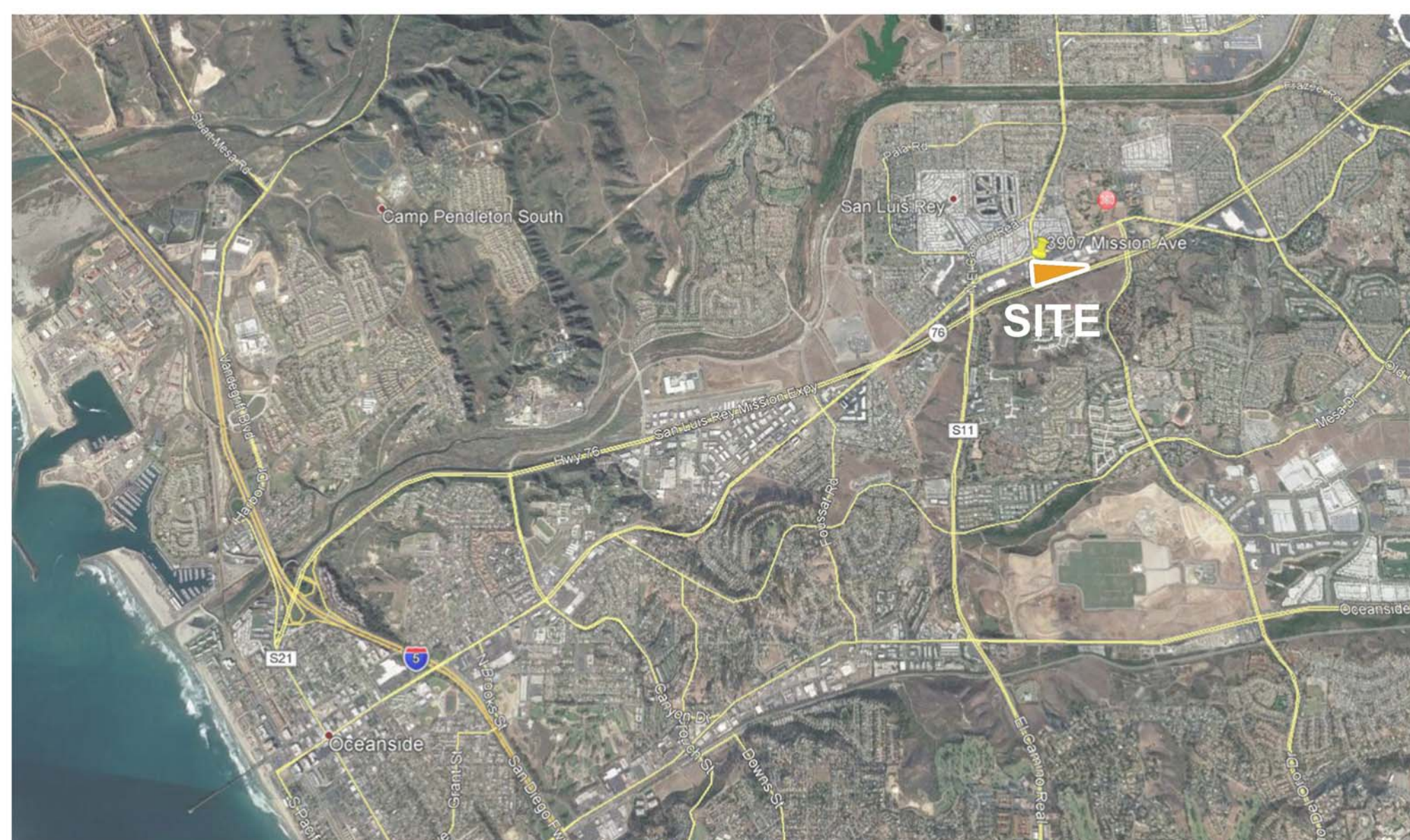
The project concept is a mixed-use development that includes commercial/retail space at the ground-level fronting Douglas Drive combined with residential for rent apartment homes. The residential building will be oriented approximately parallel to the Southern property line primarily to avoid site areas that are subject to liquefaction. A total of 138 apartment units are proposed based upon the zoning density of 29 du/acre. The residential building will be 4 stories with a maximum height of 50 feet, consistent with the zoning regulations. Site access would be from Douglas Drive.

The commercial building/area is proposed to be approximately 4,000 square feet and will be designed to accommodate office, retail commercial and service commercial uses needed by residents and visitors alike.

Parking for the mixed-use development will be facilitated via shared surface parking. Parking is designed to meet City Standards.

Discretionary Actions

- Mixed-Use Plan
- Mixed-Use Development Plan
- Planning Commission Approval



Regional Map
NTS

Vicinity Map
NTS

Project Summary

Total Site Area = ±4.70AC
 Total Units = ±138 DU
 Total Density = ±29.2 DU/AC

Unit Summary

Unit Type	# DU	%
Studio / 1-Ba	26	19%
1-Bedroom / 1-Ba	50	36%
2-Bedroom / 2-Ba	62	45%
Total	±138 DU	100%
	±717 Avg. SF	

Leasing / Amenities ±3,600 SF
Retail ±4,200 SF

Open Space Required: 300 SF/DU = ±41,400 SF
 Open Space Provided:
 Common Open Space ±34,000 SF
 Private Open Space ±7,900 SF
Total Open Space Provided ±41,900 SF

Parking Summary

Parking Required:		
Unit Type	Req'd. Ratio	Req'd Parking
Studio	1.5 Sp./DU	39 Sp.
1-Bed	1.5 Sp./DU	75 Sp.
2-Bed	2 Sp./DU	124 Sp.
Guest	1 + 0.20 Sp./DU	29 Sp.
Residential Total		±267 Spaces
Retail	1 Sp./200 SF	± 21 Spaces
Total Parking Required		±288 Spaces

Parking Provided:
 Parking Residential ±238 Sp.
 Parking Residential Guest ±29 Sp.
 Retail ±21 Sp.
Total Parking Provided ±288 Spaces



Architecture + Planning
 888.456.5849
 ktgy.com

3907 Mission Avenue
 OCEANSIDE, CA # 2018-1121

CONCEPTUAL DESIGN
 FEBRUARY 6, 2019



CONCEPTUAL SITE PLAN

A1.0