

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, July 3, 2019, 9:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 9:30 - 10:30 a.m.                      Proposed approximately 50,000 SF two-story senior living apartment development with 48 units and underground parking on a vacant lot adjacent to the El Camino Country Club golf course

**Zoning: OS (Open Space)**  
**Land Use: Open Space**  
**Neighborhood Area: Mira Costa**  
**Assessor Parcel Number: 165-350-04**  
**Contact Person: Nick Bowman**  
**Email: [nickbowman@sbcglobal.net](mailto:nickbowman@sbcglobal.net)**

2. 10:30 - 11:30 a.m.                      Proposed fully-automated Oceanside Express Car Wash to replace an existing full serve car wash at 3655 Mission Ave.

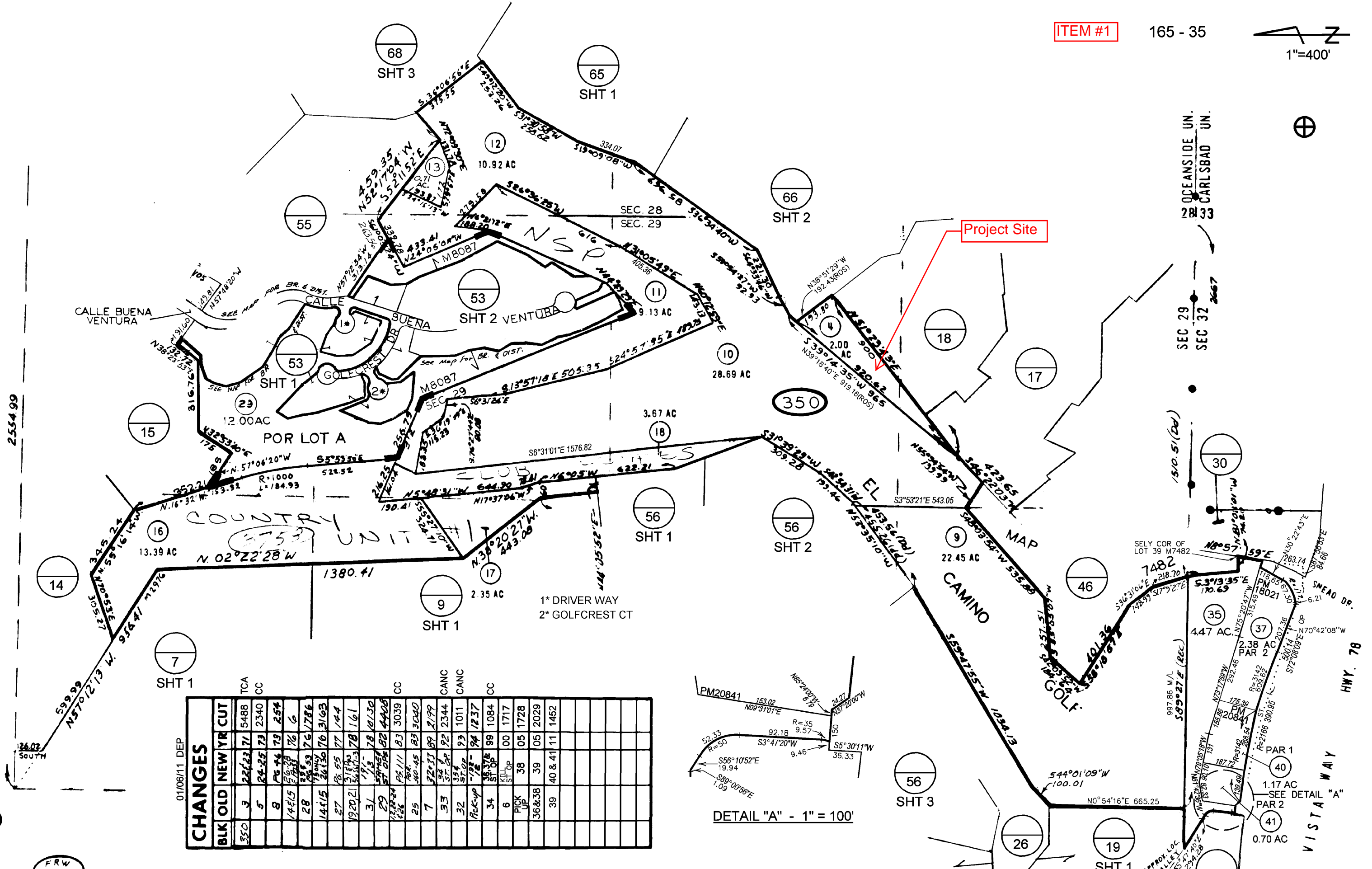
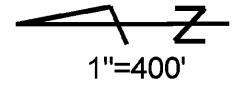
**Zoning: CG (General Commercial)**  
**Land Use: General Commercial**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 160-291-05**  
**Contact Person: David Lefton**  
**Email: [davelefton@gmail.com](mailto:davelefton@gmail.com)**

Attachments:

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

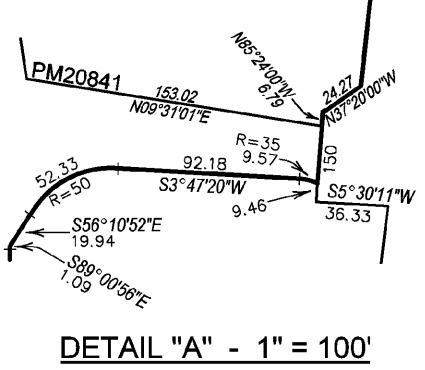
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<sup>1</sup> *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences 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.*



Project Site

CHANGES	BLK	OLD	NEW	YR	CUT	TCA		CC		CANC		CC		CANC		CC	
350	3	22622	171	5488													
	5	24225	73	2340													
	8	26246	73	2554													
	14	152628	76	6													
	28	28259	76	1786													
	14	152628	76	3163													
	27	28255	77	144													
	19	20215	78	161													
	31	31213	78	1130													
	29	29215	82	4408													
	25	25211	83	3039													
	25	25245	83	3040													
	7	72211	89	2199													
	33	33222	92	2344													
	32	32222	93	1011													
	34	34222	94	1237													
	6	62222	99	1084													
	PICK UP		38	05	1728												
	36	36238	39	05	2029												
	39	39240	41	11	1452												



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 8087 - CAMINO REAL UNIT NO 1 POR SECS 28, 29 & 32 - T11S-R4W ROS 1938, 2878, 3505, 3623, 4435, 5588, 11461, 13896, 14480, 16869

FRW 11.25.69 SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 165 PG 35

# Nick Bowman Construction Inc.

Quality Construction and Project Management Services License #840714

## **Project: Active Seniors Country Club Living**

June 17, 2019

We are proposing to develop existing property that is adjacent to the El Camino Country Club Golf Course east of the 17th fairway. We propose to build a two story wood framed Senior Living Apartments. Approximately 52,000 sqft building with underground parking garage. We are proposing entrance to the Apartments via private 30' wide concrete road due to slope. The proposed entrance will be at Birdie Drive and Back Nine Street intersect. Please refer proposed site plans (Site Plans) dated 11/20/18 prepared by Alliance Land Planning & Engineering.

### **Project Data:**

General Plan Existing & Proposed:	OS/ Mixed-Use
Zoning Existing & Proposed:	RE-B/ Mixed-Use
<u>Land use:</u>	
Existing:	OS Vacant
Proposed:	Mixed-Use (48 Units)
Total Site Area:	1,989 AC., 86,640 S.F.
Number of Lots Proposed:	1 Parcels
Total Parking Spaces:	85 Structured Parking Spaces
Parking Ratio:	1.77
Density:	48 D.U. (10) Studio/ (18) 1B/1B (20) 2B/2B
Proposed Building Coverage	24 D.U./ACRE (26,000 sqft footprint)
Percentage of Open Space:	25,000 S.F., 0.491 A.C, 25%
Percentage of Streets:	9,257 S.F. 0.212 AC 11%

### **Site Address:**

Active Senior Country Club Living  
0 Birdie Drive  
Oceanside, California 92056

### **APN:**

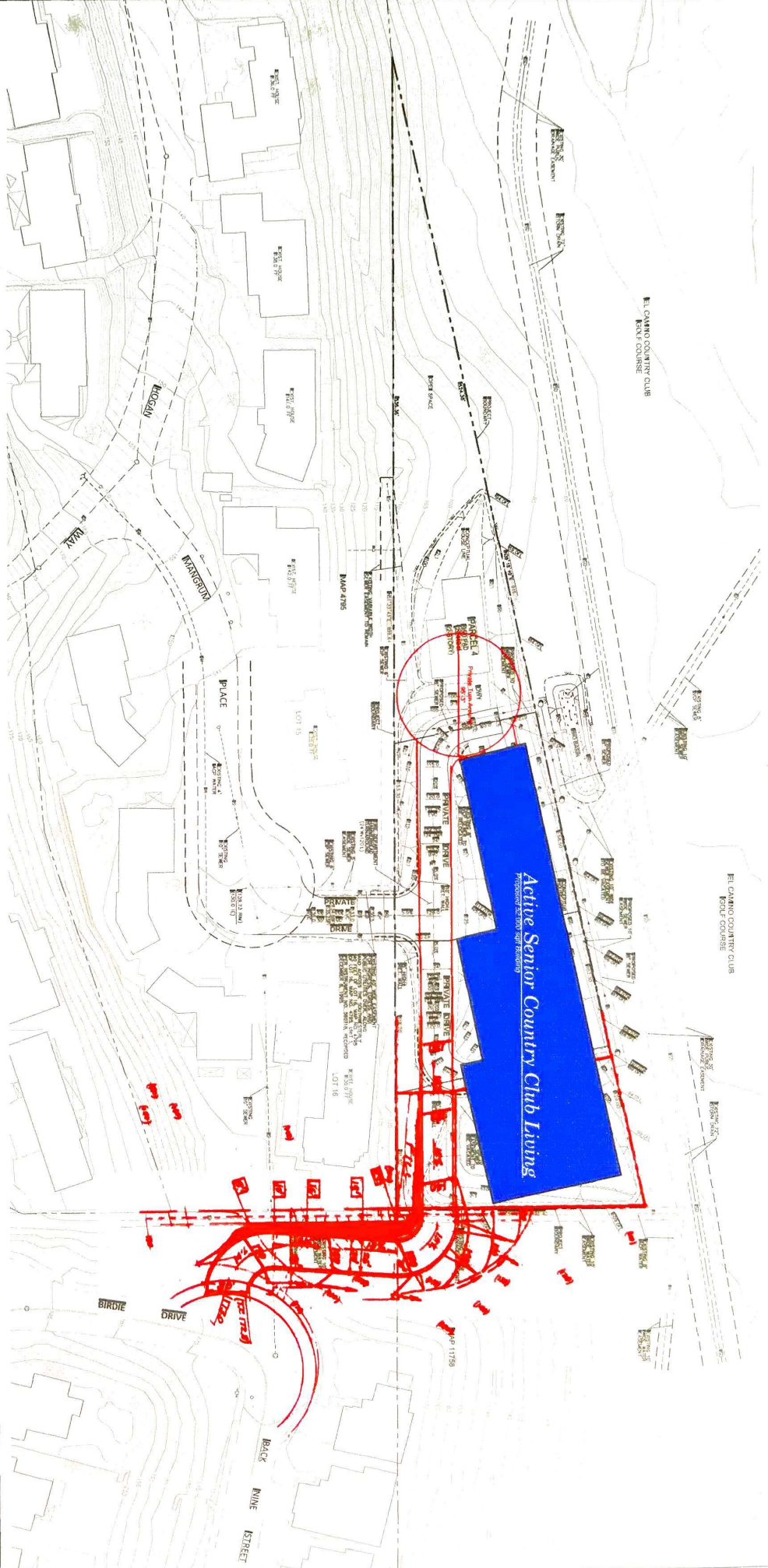
165-350-0400

### **Contacts:**

Nick Bowman Construction Inc.  
Nick Bowman  
2763 Ascot Ave  
Carlsbad, California 92009  
P: (619)723-6700  
email: [nickbowman@sbcglobal.net](mailto:nickbowman@sbcglobal.net)

GTT  
Ted Vallas  
2100 Palomar Airport Rd Suite 222  
Carlsbad CA,92011  
P; (760)814-7137  
email: [vallas1@cox.net](mailto:vallas1@cox.net)

**MANGRUM RESIDENTIAL**  
**SITE DEVELOPMENT PLAN (ALTERNATE ACCESS)**  
 11/20/18

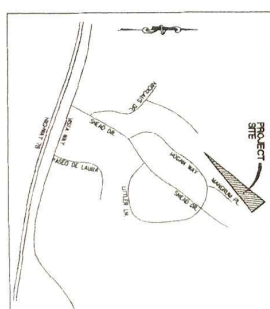


**LEGAL DESCRIPTION**  
 A certain portion of Section 16, Township 11 North, Range 3 West, 10th Principal Meridian, within the City of Orange County of San Diego State of California, described as follows: ...

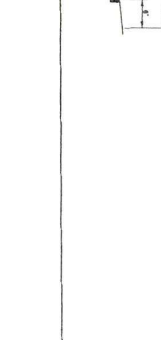
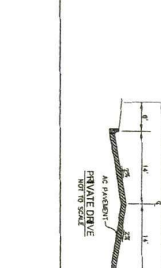
**GENERAL NOTES**  
 1. WATER TO BE OBTAINED FROM ...  
 2. ALL PROPOSED UTILITIES TO BE UNDERGROUND ...  
**PERMITS/UTILITIES**  
 CITY OF ORANGE COUNTY ...  
**COMMENTS**  
 1. SEE SHEET 11/20-01 FOR ...

**PROJECT DATA**  
 GENERAL: 1. PROJECT NAME: MANGRUM RESIDENTIAL  
 2. PROJECT ADDRESS: 11755 MANGRUM PLACE, ORANGE, CA 92668  
 3. PROJECT CONTACT: ...  
 4. PROJECT DATE: 11/20/18

**GRAPHIC SCALE**  
 1" = 50' H.  
 0 10 20 30 40 50  
 (IN FEET)



**ALLIANCE**  
 LAND PLANNING & ENGINEERING, INC.  
 2484 MARKET AVE., SUITE 200  
 ORANGE, CA 92668  
 (714) 952-1100  
 www.allianceplanning.com

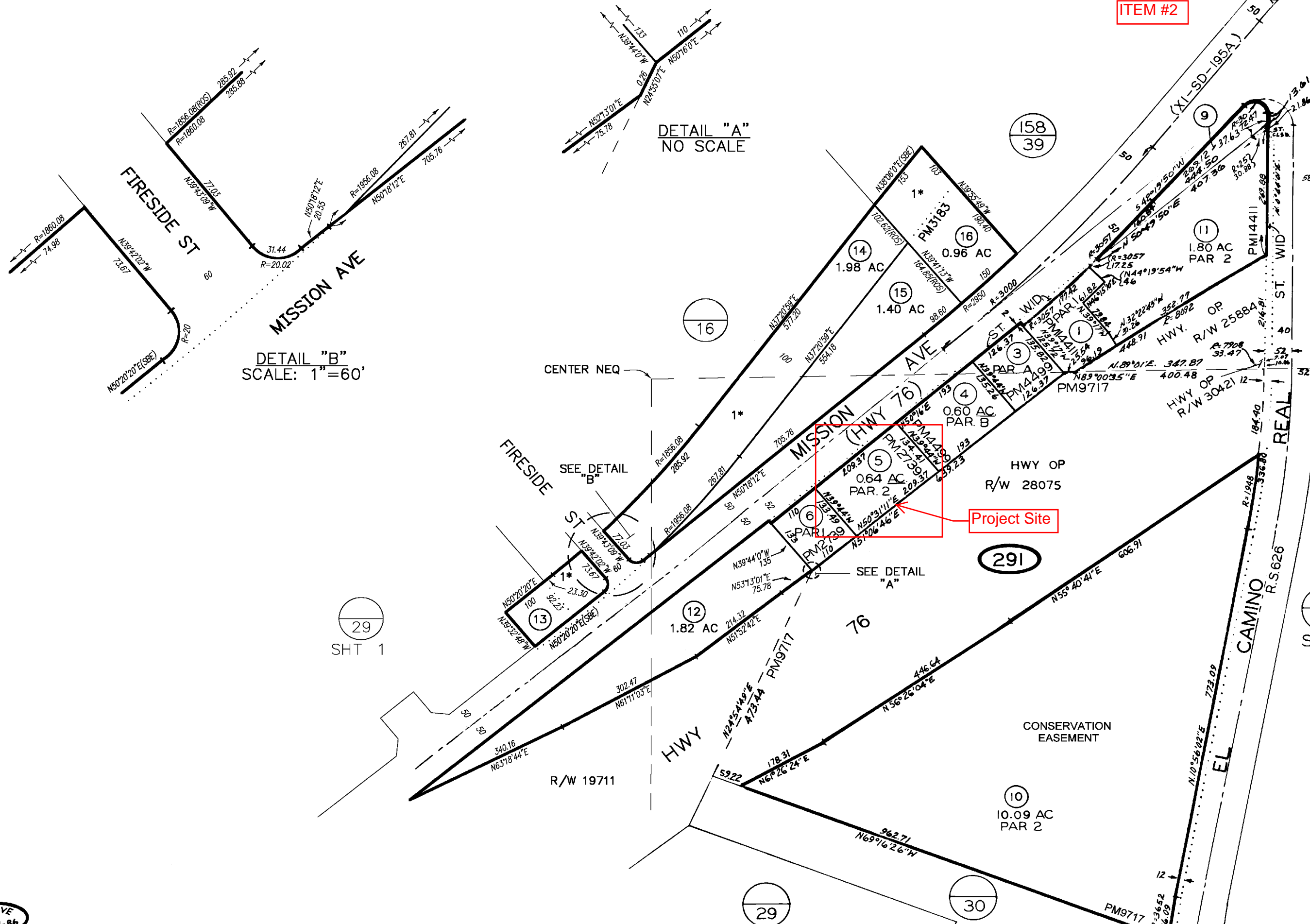


**Draft Print**  
 06/24/2019 1:33:51 PM

160-290

ITEM #2

160-29  
SHT 2 OF 2



DETAIL "A"  
NO SCALE

DETAIL "B"  
SCALE: 1"=60'

### CHANGES

BLK	OLD	NEW	YR	CUT
291	-290-29	1, 2 & ST. WTD.	87	1747
291	-290-35, 36, 41, 42, 46	3-7	87	10026
	ST. CLSD. # 2	SAME	87	5719
	# 2	ST. HORIZ.	88	1108
	PICK-UP # 2	9	88	1156
	7	10 & HWY OP	96	2005
	8	11 & HWY OP	97	1264
	10	SAME & CONS ESMT	09	5518
	PICK UP	12	15	1098
	-290-09, 40, 47, 53	13 THRU 16 & SUBDs	15	10002
	-290-09, 47, 53, 40 & SUBIDS	13 THRU 15 & 16 & SUBIDS	15	10002

1\* POR PAR 3 SBE  
MAP 804-37-6A

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SEC 18-T11S-R4W - POR NEQ  
ROS 3211,9047,16513



## A Plus Design Group

Oceanside Express Car Wash, located at 3655 Mission Avenue Oceanside, CA 92058 (APN #160-291-05) will be a remodel of the existing Oceanside “Full-Serve” Car Wash. Oceanside Full-Serve Car Wash has been operating on the existing site for many years. The current proposal is to remodel the existing site, fully automating the Car Wash. The site will utilize approximately 27,000K square feet, similar to what (is/has been) used. The remodel will entail demolishing the current building and replacing it with a new, state-of-the-art building (located exactly where the existing building currently sits). Oceanside Express Wash will rebuild the existing structure, (to be demolished), extending it thirty (30) feet to the East while still maintaining similar vehicle circulation. Included in the remodel will be approximately 20 self-serve vacuum stations for customer utilization. Brand new eco-friendly equipment will be installed throughout the entire remodel making this site a state-of-the-art, eco-friendly location that will be a major upgrade to the existing site. Not only will this rebuild regentrify the existing location, but it will make an appealing statement for the entire neighborhood.

Oceanside Express Wash will be a fully automated wash allowing the customer to spend approximately 5 minutes in their car from the time entering the site to the time they pull out of the property. The concept is very simple and efficient in the sense that; a) the customer drives into the property, b) lines up in a stacking queue and pays for their service via one (1) of two (2) express pay terminals that will require them to insert their credit card and select the wash, c) once paid, an electronic gate will rise allowing the customer to enter the wash. The customer will be given proper instruction by an employee that will direct them into the tunnel for their wash, d) the customer’s car (with customer in it) will proceed through the wash experiencing an led light show that will entertain the customer, especially children sitting in the vehicle, e) once finished, the customer can pull out of the property and go on their way or can circle back and enter a vacuum stall whereby they can vacuum their own vehicle. The entire process will literally take the customer five (5) minutes unless they decide to utilize the vacuums. According to industry standards, approximately one (1) in four (4) customers will utilize the vacuums. If the customer does utilize the vacuums, management’s strict policy will be to allow the customer to vacuum for ten (10) minutes. This policy will be strictly adhered to in the interest of allowing other customers the ability to utilize the vacuum service. There will be approximately 20 vacuum stalls available for customer use. Management will strictly adhere to the time limits on the vacuum, no excessive noise (radio, music, etc.), trash to be thrown into the proper receptacles and general guidance for all customers to enjoy the experience.

Oceanside Express Wash will have three (3) to four (4) employees on staff at any given time throughout the day. The hours of operation will be from 8AM to 8PM Monday – Saturday. Sunday’s hours will be from 8AM to 7PM. The employee’s responsibilities will be to help customers at the pay terminal, guide them into the tunnel, help find a vacuum (if extremely busy) and provide overall supervision to customers allowing their experience to be positive.





A PLUS DESIGN GROUP

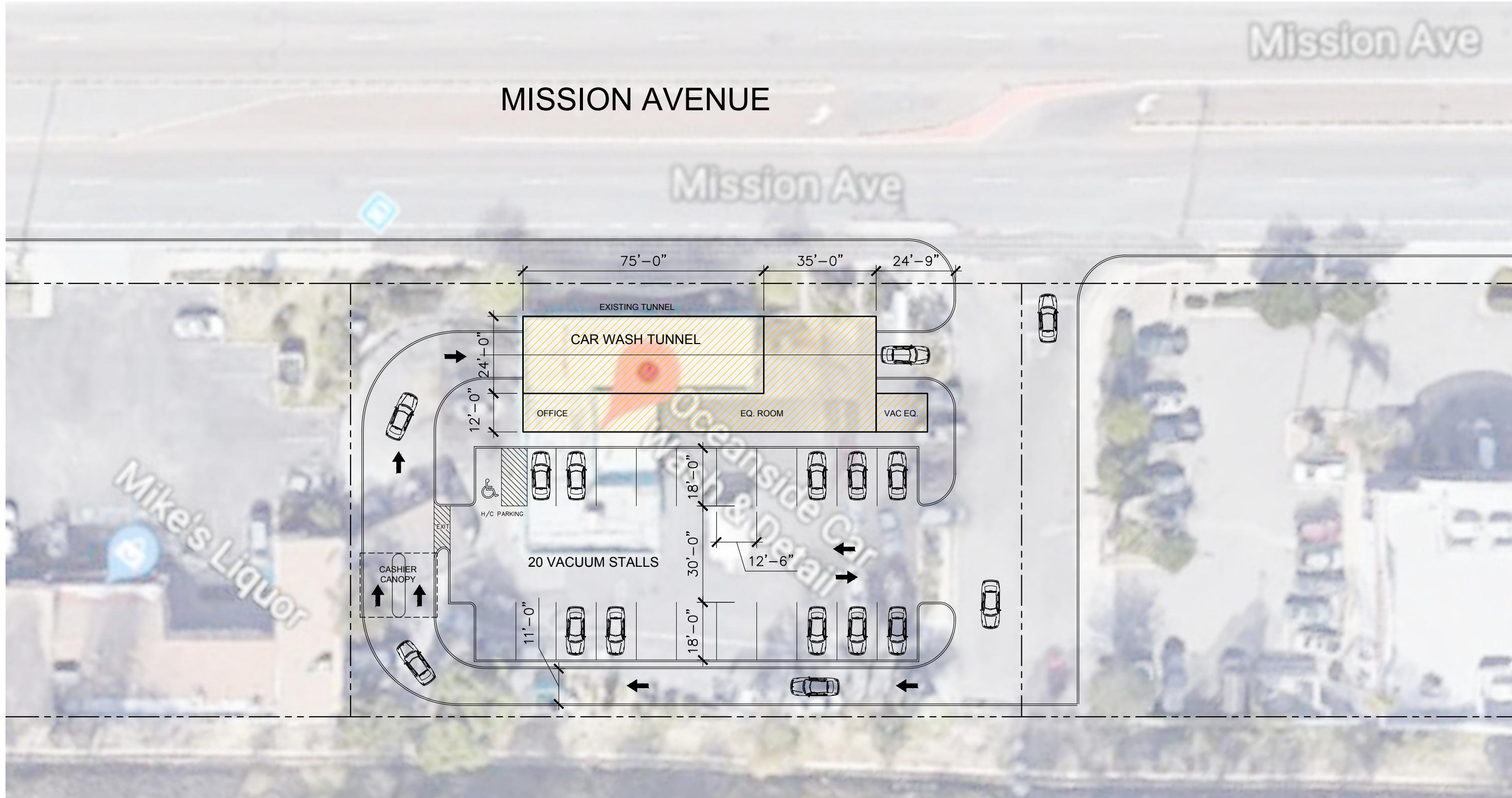
The extent of the remodel will consist of replacing the existing building, adding the 20 or so vacuums, add all new equipment and repave the entire site. Approximate build-out time should be in the 6 to 9-month range once construction has commenced. Oceanside Express Wash will adhere to all applicable city codes, ordinances, directives and (any/all) city requirements.

In conclusion, this remodel will be a major upgrade to the existing site. The use will stay exactly the same as it has been for many years but with a current, modern, eco-friendly, attractive appeal. The finished project will enhance the value of surrounding properties and conform to the neighborhood with a pleasant site while traveling on Mission Ave. I strongly recommend the City consider this project for approval as it will be a win-win for everybody.

Sincerely,

A Plus Design Group and  
David Lefton  
760-214-4646  
President  
Lefton Group LP



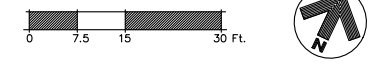


Oceanside Car Wash  
 3655 Mission Avenue  
 Oceanside, California

**SITE PLAN B**

**05-23-19**

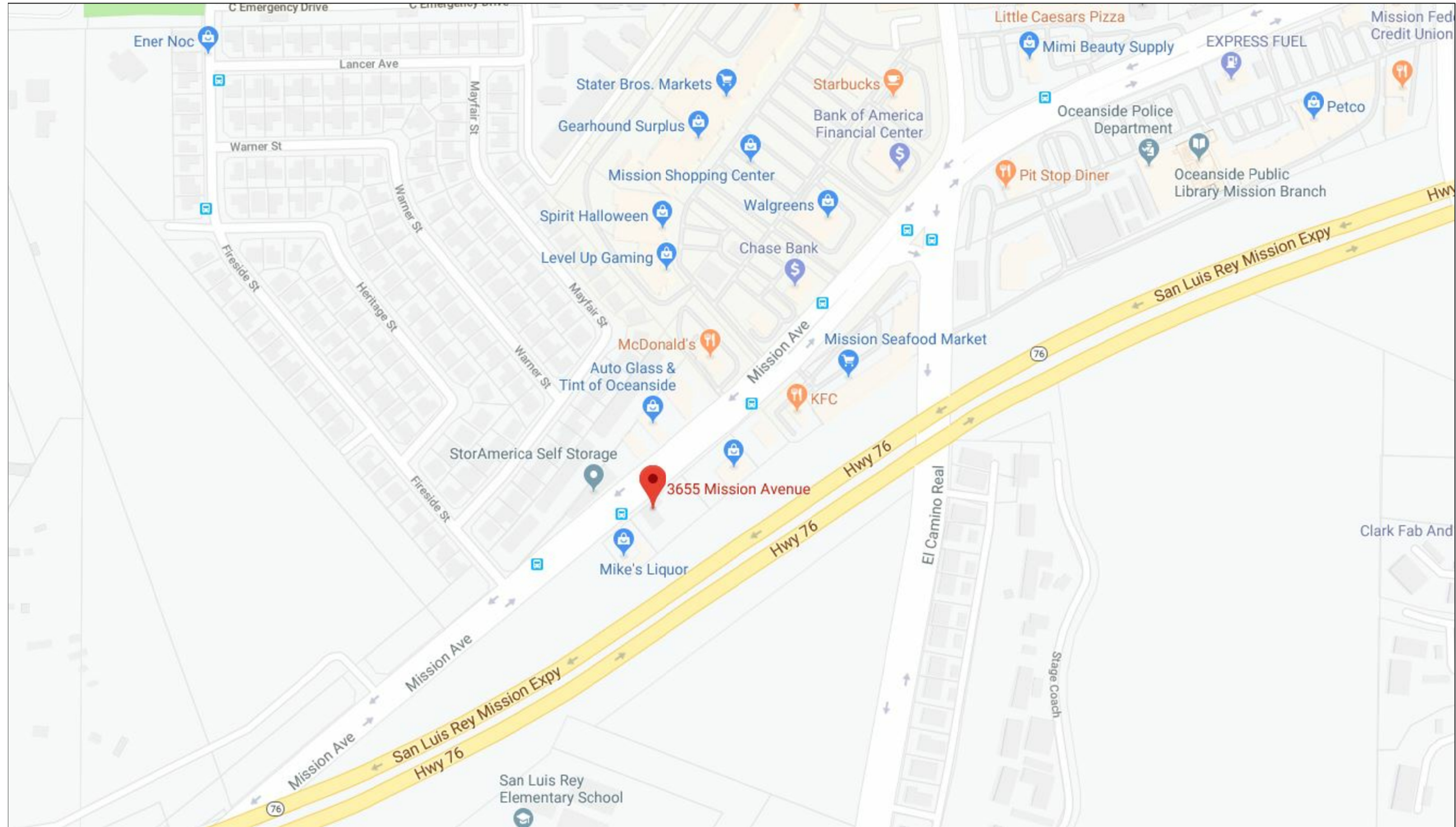
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06/14/2019

**APDG**  
 A Plus Design Group  
 Car Wash Design

PRELIMINARY-NOT FOR CONSTRUCTION  
 These Drawings are incomplete and may not be used for regulatory approval, permit, or construction.

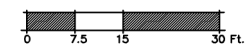


Oceanside Car Wash  
3655 Mission Avenue  
Oceanside, California

VICINITY MAP

06-17-19

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06/17/2019



A Plus Design Group  
Car Wash Design

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## VIEW FROM MISSION AVE

Disclaimer:  
This plan is only conceptual in nature  
and used to estimate uses requested.  
This is not to be used for construction,  
permitting or purchasing purposes.

## Oceanside Car Wash Oceanside, California



A Plus Design Group

June 17, 2019

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## VIEW FROM MISSION AVE

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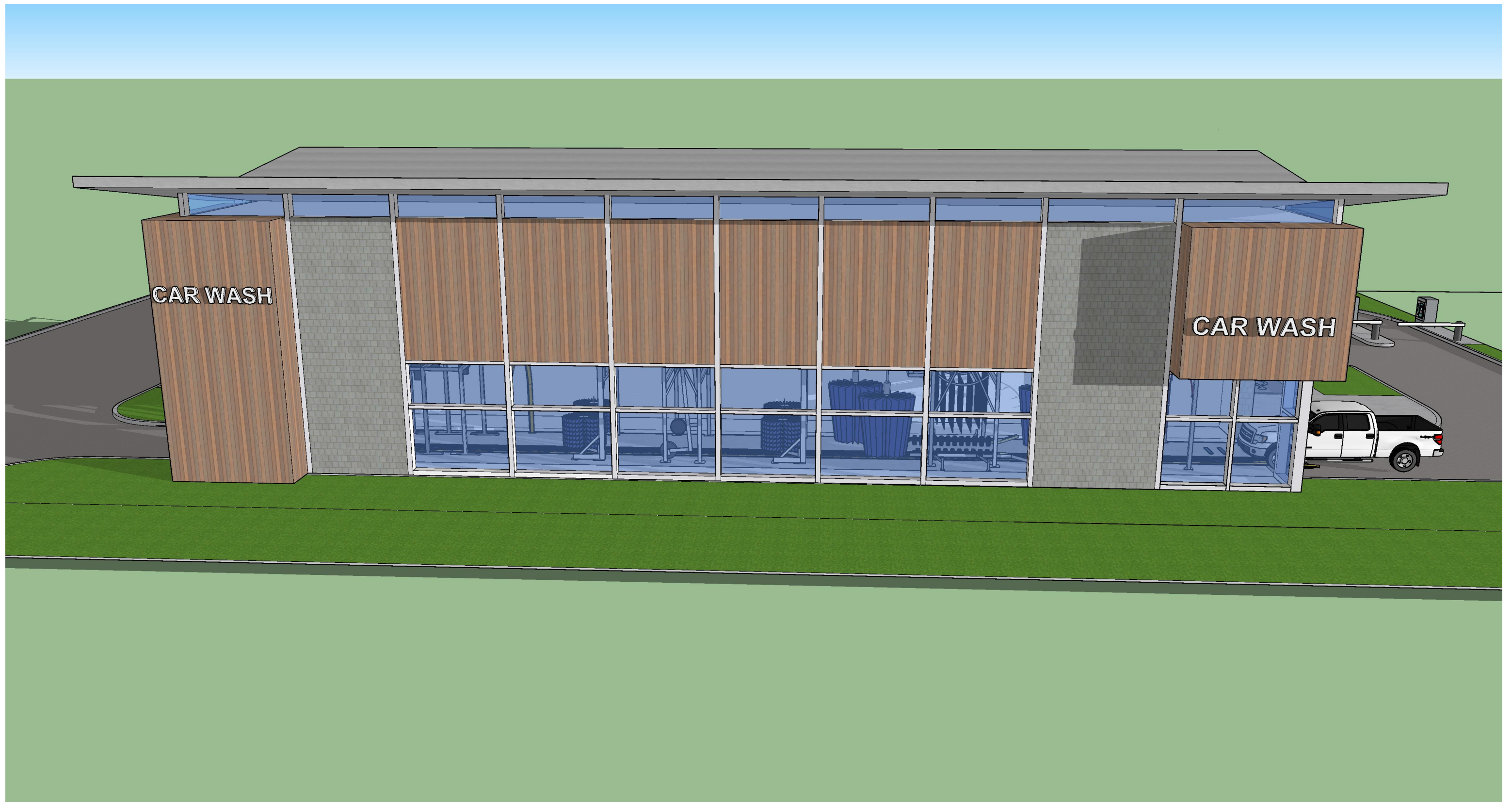
## Oceanside Car Wash Oceanside, California



A Plus Design Group

June 17, 2019

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## AERIAL VIEW FROM MISSION AVE

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## Oceanside Car Wash Oceanside, California



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June 17, 2019

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