

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, July 17, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed nonpublic school and after school learning center for students with learning disabilities located at 3505 Cannon Road/Palm Tree Plaza (Banyan Tree Educational Services)

Zoning: CG-PBD-4 (General Commercial, Palm Tree Plaza)
Land Use: General Commercial
Neighborhood Area: Ocean Hills
Assessor Parcel Number: 169-011-49
Contact Person: Nanci Engle
Email: nengle@banyantlc.org

2. 10:30 - 11:30 a.m. Proposed Oceanside Tap Room (no food service) to be located at 1922 S. Coast Hwy

Zoning: C2 (Coastal General Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-273-05
Contact Person: Kevin Nivinskus
Email: kevin@gloarchitecture.com

3. 11:30 a.m. - 12:30 p.m. Proposed CarMax Auto Superstore to be located on a currently vacant 9.4 acre lot located at Plaza Drive and Thunder Drive

Zoning: CC (Community Commercial)
Land Use: Community Commercial
Neighborhood Area: Lake
Assessor Parcel Number: 168-012-42 & 168-012-43
Contact Person: Stacey Haggerson
Email: shaggerson@centerpoint-is.com

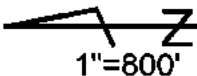
Attachments:

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.*

- 1. N62°27'30" 201.89
- 2. N36°54'45" 23.67
- 3. R=958 340.79
- 4. N5°12'22"E 57.12
- 5. R=1244.75 189.77
- 6. S0°12'03"E 110.14
- 7. S49°32'W 122.84
- 8. S65°15'34"W 143.53

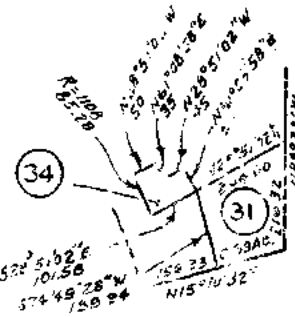
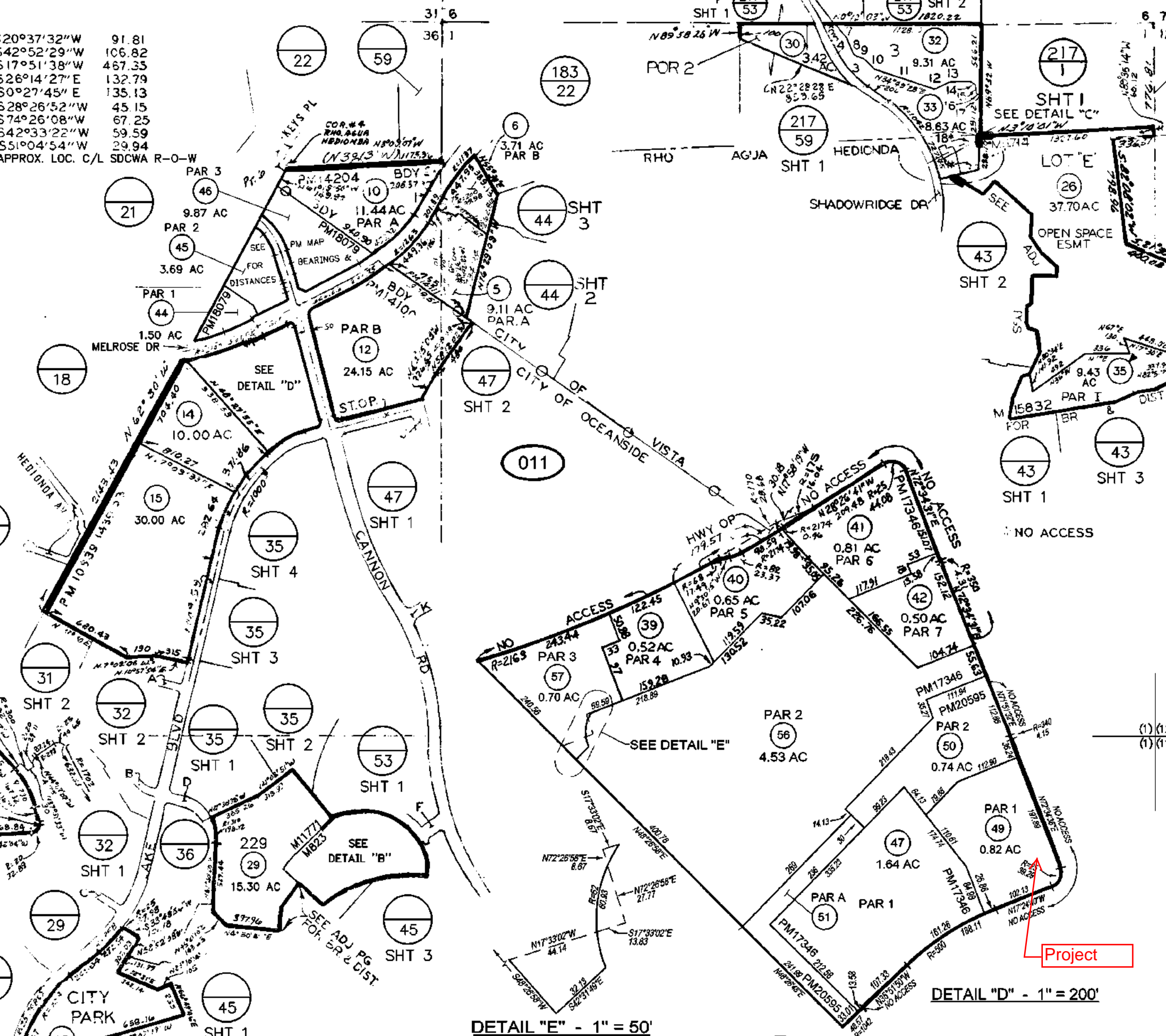
- 9. S20°37'32"W 91.81
- 10. S42°52'29"W 106.82
- 11. S17°51'38"W 467.35
- 12. S26°14'27"E 132.79
- 13. S0°27'45"E 135.13
- 14. S28°26'52"W 45.15
- 15. S74°26'08"W 67.25
- 16. S42°33'22"W 59.59
- 17. S51°04'54"W 29.94
- 18. APPROX. LOC. C/L SDCWA R-O-W



ITEM #1

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.

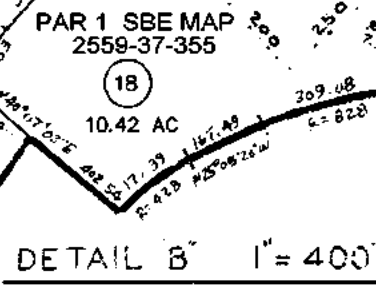
- A - WINDSOR RD
- B - CHAUNCEY RD
- C - WAYERLY RD.
- D - SOUTH RIDGE RD
- F - WISTERIA DR (NIGHTHAWK CT)
- G - SHADOW RIDGE DR
- H - VIA BALDONA
- J - VIA LARGO
- K - SHADOW RIDGE DR
- L - VIA CABRILLO
- M - VIA DEL RANCHO
- N - VIA LAS VILLAS



DETAIL "C" 1"=400'

4/04/13 MGC

BLK	OLD	NEW	YR	CUR
011	010-07	1-4-8	87	22.11
	010-08	3-2-8	87	2.76
	010-09	1-4-8	87	2.25
	010-10	7-9	87	2.3
	010-11	10-28	87	10.47
	7-9-8	1-3	82	24
17	16-45	1-3	88	32
9	16-46		88	101
182	16-47		88	48
27	30-34	1-3	88	1781
3	16-48		88	128
13	SAME ST. 08		88	4714
28	16-49		88	2.8
23	16-50	1-3	89	1.3
21	16-52		89	109
24	500-05		89	10035
19	16-51		90	206
20	16-52		90	10077
65	16-53		90	2382
4 & 22	SEE PG 57		92	10
13	SAME ST. 08		92	4935
13	36-43		95	1141
40 & 41	SAME HWY OP		97	4629
11	44-46		99	1430
36 & 43	47 & 48		07	1083
48	49-51		09	1670
37 & 38	52-55		13	1387
52-55	56 & 57		13	1088



DETAIL "B" 1"=400'

SEE DETAIL "E"

DETAIL "E" - 1"=50'

DETAIL "D" - 1"=200'

Project

SEC 1 - T12S - R4W - POR
MAP 11771 - SOUTH RIDGE TRAILS UNIT 11

MAP 11714 - VISTA TCT NO 85 - 7
MAP 823 - RHO AGUA HEDIONDA - POR LOT C
ROS 6478, 7970, 8180, 9888, 14336, 17806

PROJECT DESCRIPTION FOR BANYAN TREE EDUCATIONAL SERVICES
APN 169-011-49-00

Our History

Banyan Tree Educational Services is a nonprofit organization serving students in the community who have learning disabilities and other challenges that require a smaller educational environment. We offer a variety of programs to best serve these students, depending on their level of need.

Currently, we have three schools, two of which are certified by the California Department of Education (CDE) as a nonpublic schools. This allows districts to place students in our programs as part of the continuum of special education. We provide state-approved curriculum in small classes of 7-10 students, small groups for instruction, and 1-1 intervention programs for students in grades 2-12. Students include those with autism, mild intellectual disabilities, ADHD, mild medical conditions, specific learning disabilities, sensory regulation, and social skills concerns.

Our schools provide many additional resources for our students. Students receive speech therapy, occupational therapy and counseling as part of their program. Computers and other technology are available for students as needed. Classrooms instruction utilizes Smartboard technology as well. Students have access to books and materials either in the library or in a classroom library. We work with students to participate in their community by developing life skills, such as taking public transportation or shopping at nearby businesses.

Additionally, we have a learning center which provides assistance and intervention for student after school, on weekends, holidays, and during the summer.

Our Project

The property at 3500 Cannon Road APN 169-011-49-00, is to be used as another nonpublic school and after school learning center. It would serve up to 24 students in four classrooms, in grades 2-12. This would require staff of 3 teachers, 3 instructional assistants, a principal/director, and administrative assistant. The hours of operation for the school would be approximately 8:30-3:00. After school learning center hours would be approximately 3- 7 PM and Saturday mornings 9-1. It would serve up to 6 students at a time and would require 6 instructors, a director, and receptionist during learning center hours.

Currently, the only changes to the original plans would be the addition of portable walls to create classrooms and office partitions to create 1-1 work spaces.

Submitted by Nanci Engle, CEO, Banyan Tree Educational Services.

Palm Tree Plaza

3505 Cannon Road
Oceanside, CA



**FOR
SUBLEASE**

±4,000 SF Retail Space Available

Josh Cunningham
Vice President
909.227.6644 | LIC #01802660
josh.cunningham@kidder.com

kiddermathews.com

**km Kidder
Mathews**

Palm Tree Plaza

3505 Cannon Road
Oceanside, CA

Features

±4,000 SF of retail space

Abundant parking

Flexible interior configuration

Great visibility from Cannon / Lake Boulevard

Excellent local demographics

Co-tenants include Walgreens, McDonalds, Montessori School of Oceanside, and Auto Zone

TRAFFIC COUNT

±30,900 Average daily traffic on S Melrose Drive

±12,500 Average daily traffic on Cannon Road

DEMOGRAPHICS	1 mi	3 mi	5 mi
Population 18'	13,633	119,326	281,988
Average HH Income	\$97,019	\$81,066	\$92,342
Daytime Population	2,897	61,603	139,304



Josh Cunningham

Vice President

909.227.6644 | LIC #01802660

josh.cunningham@kidder.com

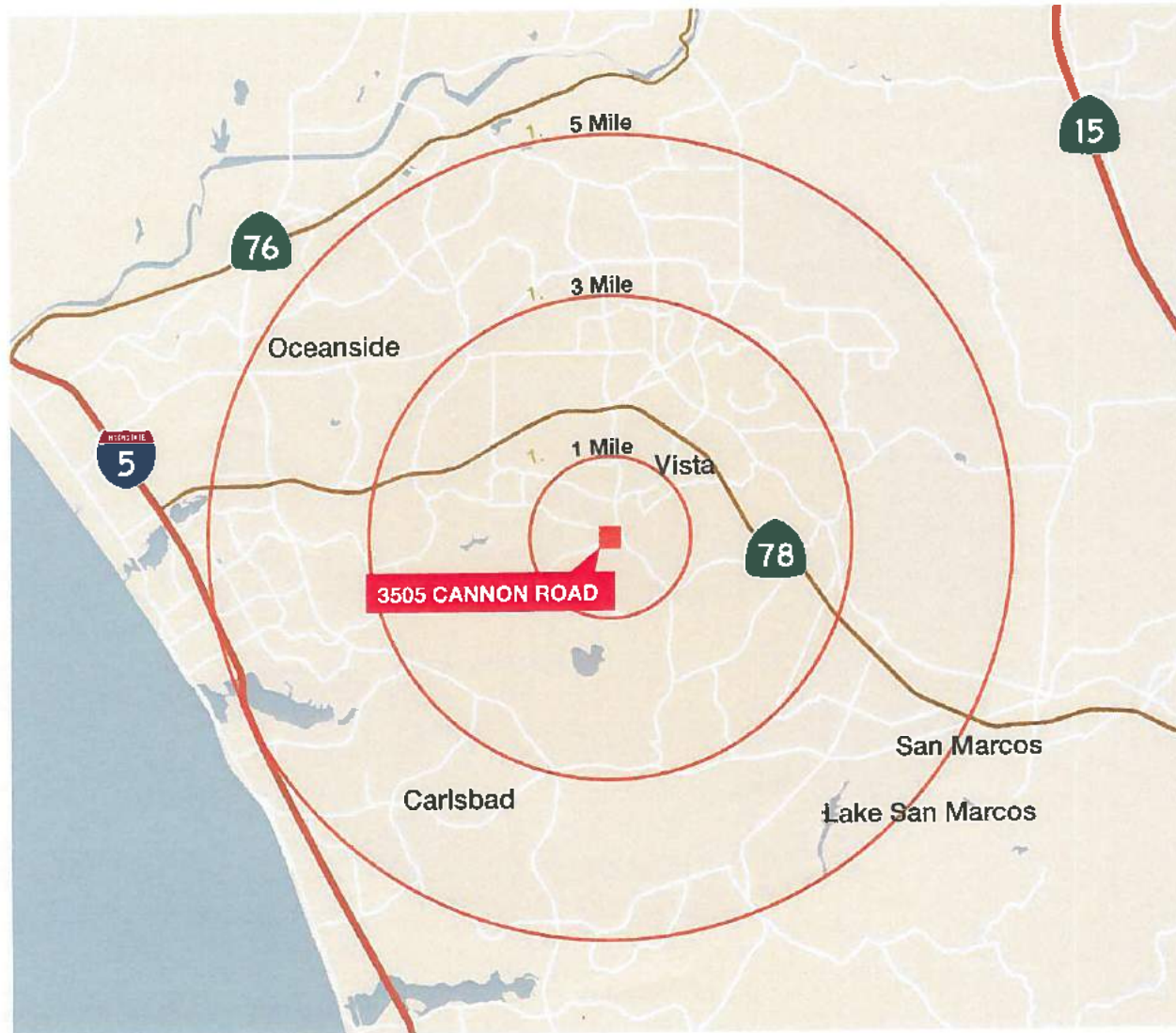
kiddermathews.com



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Palm Tree Plaza

3505 Cannon Road
Oceanside, CA



DEMOGRAPHICS

Population

	1 MILE	3 MILES	5 MILES
2000 Population	12,685	108,166	226,556
2010 Population	13,185	112,201	260,747
2018 Population	13,633	113,326	281,988
2023 Population	14,055	124,605	296,095
2000-2010 Annual Rate	0.39%	0.56%	1.42%
2010-2018 Annual Rate	0.46%	0.85%	1.09%
2018-2023 Annual Rate	0.61%	0.87%	0.98%
2018 Male Population	47.7%	49.8%	49.3%
2018 Female Population	52.3%	50.2%	50.7%
2018 Median Age	40.1	34.5	36.5

Households

2000 Households	4,792	34,763	79,740
2010 Households	4,991	36,737	90,484
2018 Total Households	5,153	38,915	97,034
2023 Total Households	5,307	40,564	101,632
2000-2010 Annual Rate	0.41%	0.56%	1.27%
2010-2018 Annual Rate	0.44%	0.60%	0.97%
2018-2023 Annual Rate	0.59%	0.84%	1.93%
2018 Avg Household Size	2.63	3.01	2.87

Income

2018 Median HH Income	\$79,091	\$60,502	\$66,117
2023 Median HH Income	\$83,453	\$66,499	\$74,366
2018-2023 Annual Rate	1.09%	1.91%	2.35%
2018 Average HH Income	\$97,019	\$81,066	\$92,342
2023 Average HH Income	\$109,017	\$91,276	\$104,448
2018-2023 Annual Rate	2.17%	2.40%	2.49%
2018 Per Capita Income	\$36,748	\$27,165	\$32,051
2023 Per Capita Income	\$40,874	\$30,436	\$36,083
2018-2023 Annual Rate	2.15%	2.30%	2.40%

Josh Cunningham

Vice President

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josh.cunningham@kidder.com

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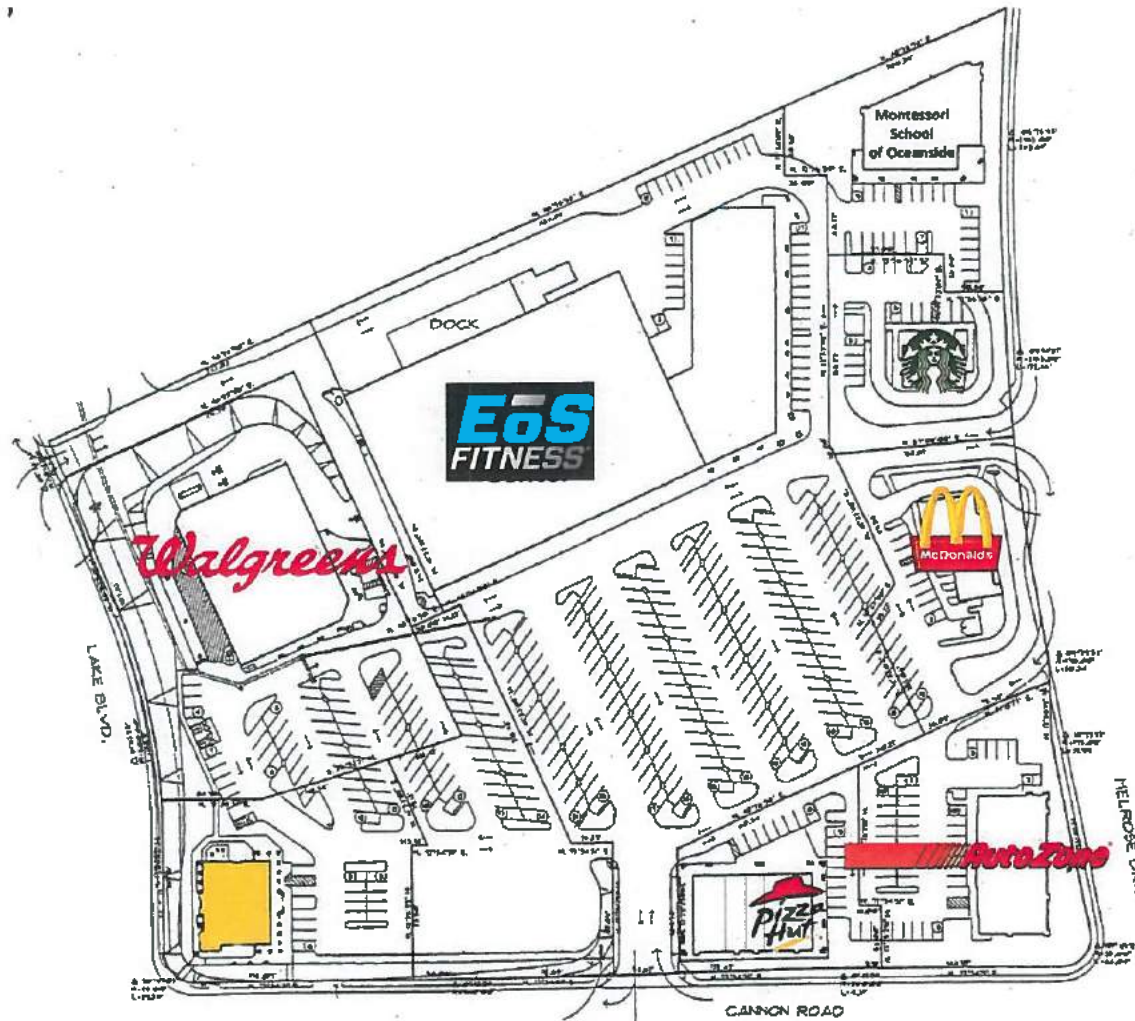


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Palm Tree Plaza

3505 Cannon Road
Oceanside, CA

Site Plan

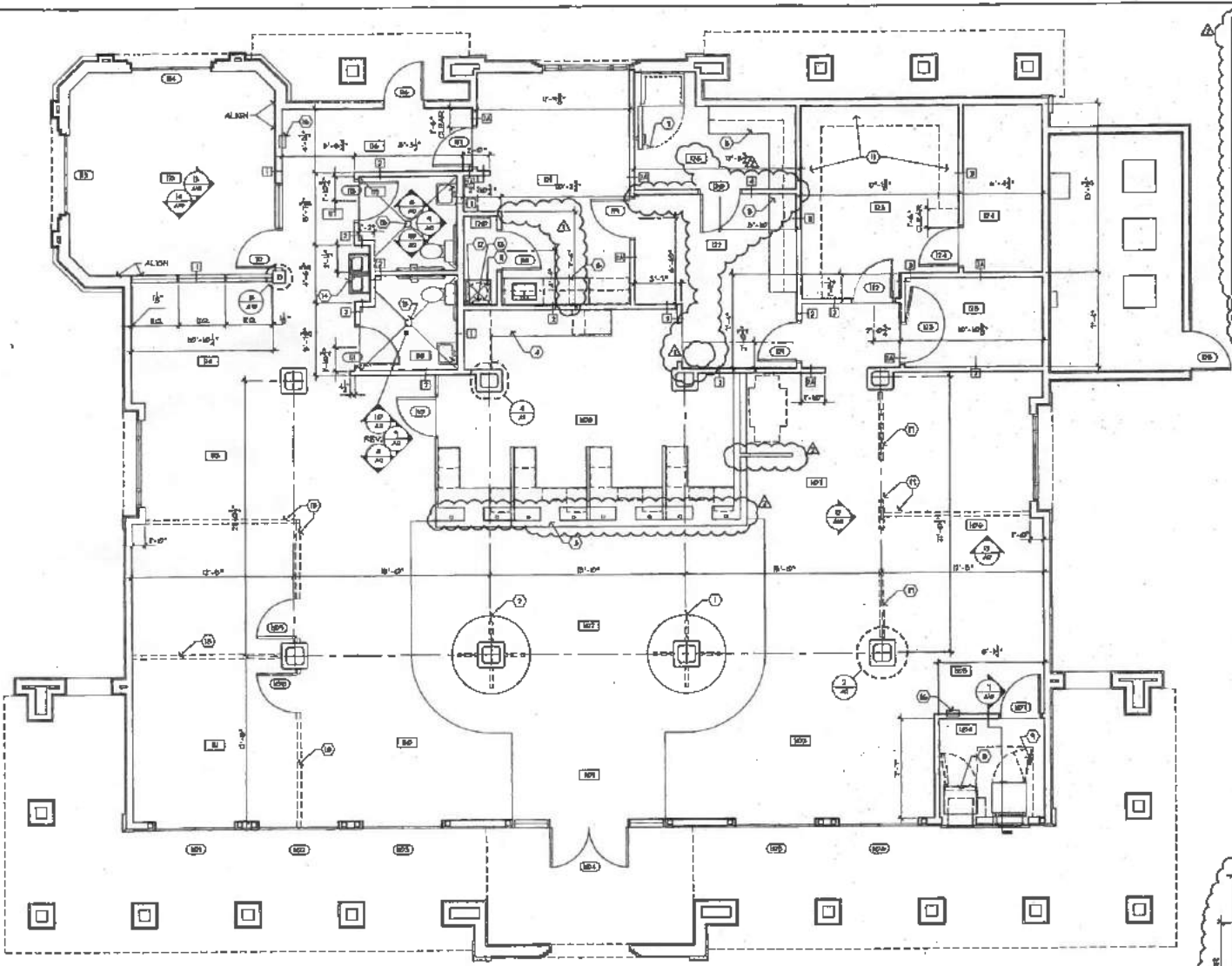


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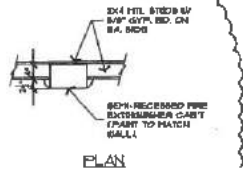
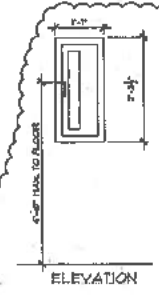
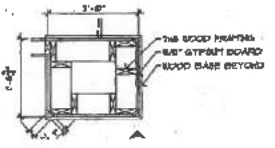
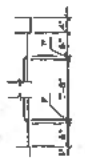
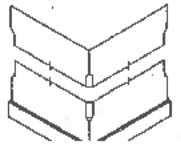
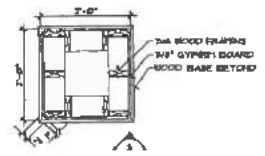
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ROOM NO.	ROOM NAME
101	RENTY
102	LOBBY
103	OPEN OFFICE
104	ADM ROOM
105	HALLWAY
106	OPEN OFFICE
107	RECEPTION
108	TELLER
109	CIRCULAR ATCH
110	WAITING
111	OFFICE
112	OFFICE
113	CONFERENCE
114	WORK AREA
115	CONFERENCE
116	HALLWAY
117	HALLWAY
118	TOILET
119	BOYER
120	JANITOR
121	EMPLOYEE LOUNGE
122	TELLER BOSSROOM
123	OVERLAP
124	MECHANICAL
125	TELLER BOSSROOM

- KEYED NOTES:**
- 1 CHECK DESK - SEE S.A.D.
 - 2 ACCESSIBLE CHECK DESK - SEE S.A.D.
 - 3 TELLER LINE - SEE S.A.D.
 - 4 TELLER HILLSLOPE - SEE S.A.D.
 - 5 WORK AREA HILLSLOPE - SEE S.A.D.
 - 6 KITCHENETTE CABINETRY - SEE S.A.D.
 - 7 CASH SAFE - SEE SPEC.
 - 8 NIGHT DEPOSIT - SEE S.A.D.
 - 9 ATM - SEE S.A.D.
 - 10 A ADJUSTABLE TABLE - SEE S.A.D.
 - 11 SERVICE BASK - SEE PLUMBING DRAWINGS.
 - 12 FIBER PANEL HANGING OVER PAINTED WALL (3 BALLE) - SEE S.A.D.
 - 13 FOOT HOLDER - SEE SPEC.
 - 14 REC - SEE PLUMBING DRAWINGS.
 - 15 FLOOR DRAIN - SEE PLUMBING DRAWINGS. FLOOR SLOPE OF FINISHED FLOOR SHALL BE 1/4" PER FOOT. FINISHED SURFACE OF FLOOR DRAIN SHALL BE FLUSH WITH ADJACENT FLOORING.
 - 16 REC - SEE S.A.D.
 - 17 CLASS PARTITION - SEE S.A.D.
 - 18 SYSTEM FURNITURE PARTITION - PART OF FURNITURE PACKAGE - N/C.

1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



THE ENLARGED FLOOR PLAN: P. D. LINDSEY, DRAWN BY D. GONNER, DATE 11-27-2007, PROJECT: ACCREDITED 9, 11/20/07, 09/10/2008

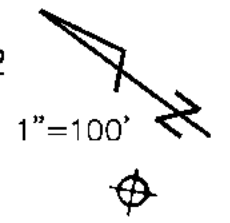
FIRST BANK
PALM TREE PLAZA
OCEANSIDE, CALIFORNIA

DR. NEIL R. BUCKNER
The design and construction of this building is the responsibility of the architect and the contractor. The architect is not responsible for the construction of the building.

THOMAS D. AUER, NCARB Architect
11545 Lee Street, Suite 100, Channahon, IL 61018
815-426-1111
tdauer@tda.com

CONSTRUCTION
11545 Lee Street, Suite 100, Channahon, IL 61018
815-426-1111
tdauer@tda.com

NEWGROUND



01/28/2009 ACR

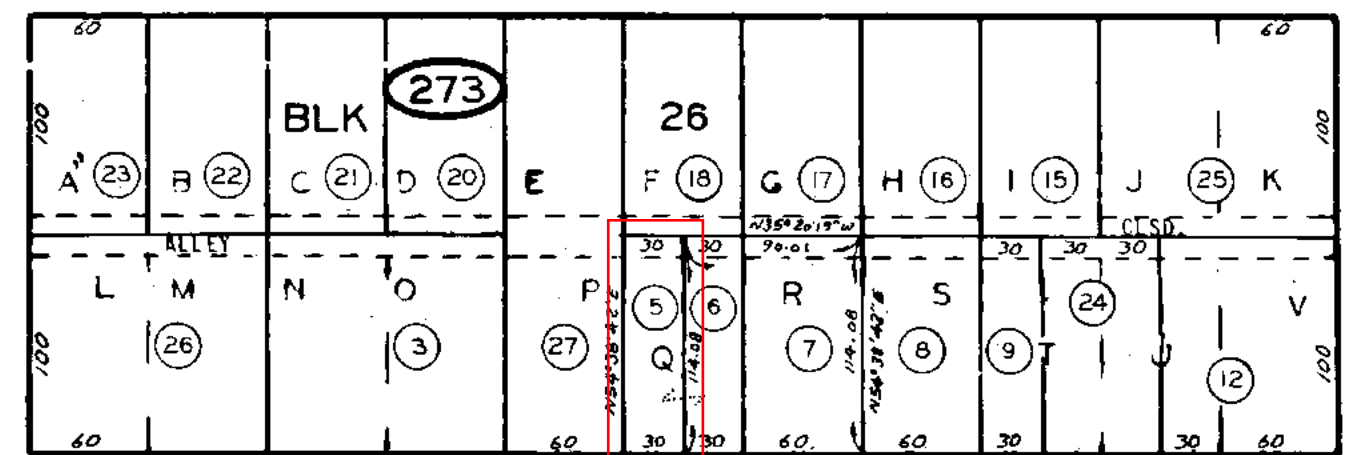
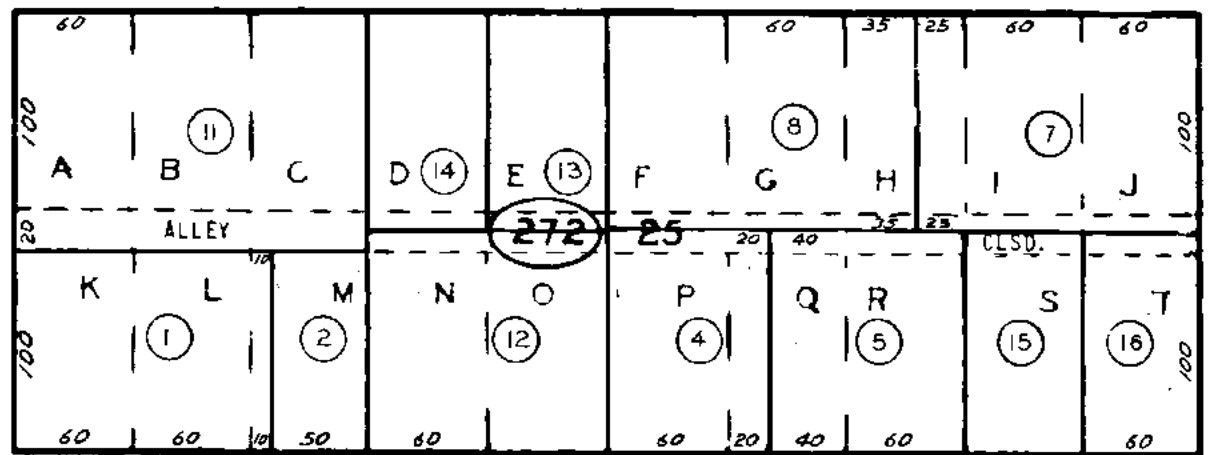
CHANGES	BLK	OLD	NEW	CUT
272	6	15	16	67 48 55
271	1	21	23	24 70 49 30
274	12	13	22	74 16 34
277	23	25	25	83 3
274	14	15	23	87 17 22
271	8	CONDO	04	723
271	9	CONDO	05	659
274	15	23	24	09 1344

1* CONDO
KYLE CONDOMINIUMS
DOC 03-0521084
(SEE SHT 2)

2* CONDO
MARION CONDOMINIUMS
DOC 03-592731
(SEE SHT 2)

60 FREEMAN

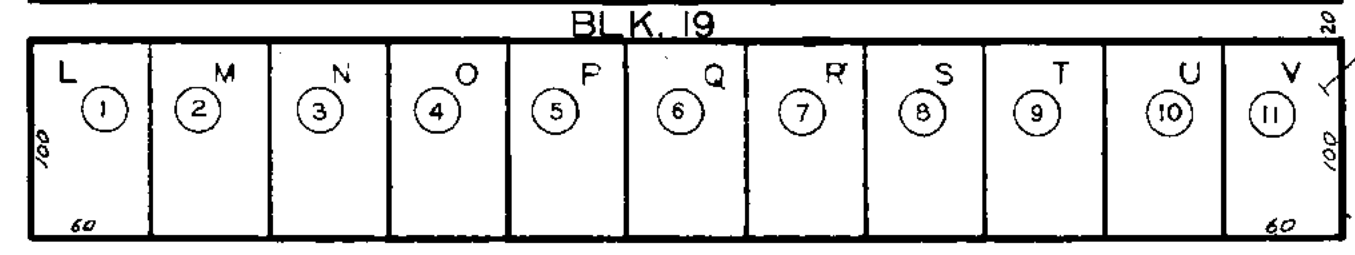
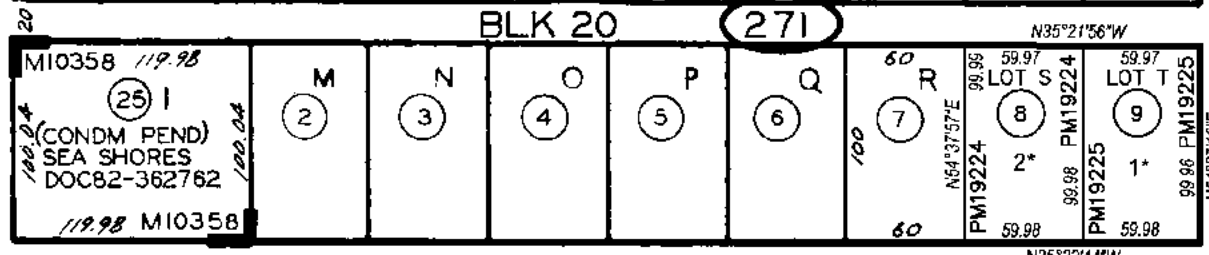
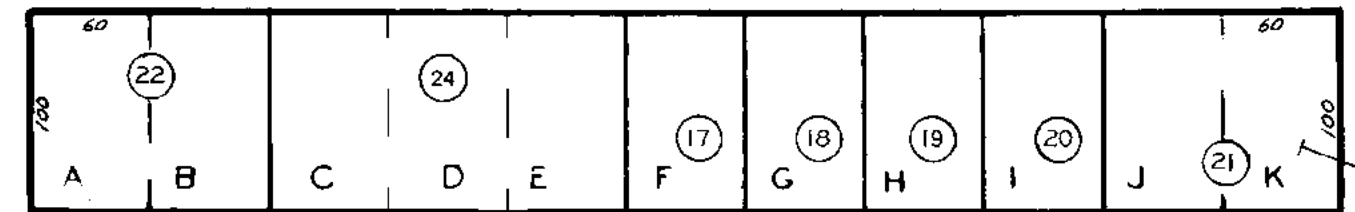
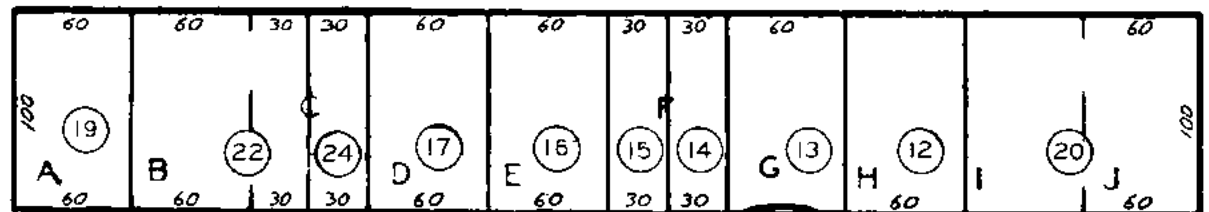
ST 60



80 S COAST (HILL HWY. 101)

ST) (STATE HWY. .RT. 2 - SEC. B.)

HWY
Project Site



60 TREMONT

ST 60

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.

MEMO

Date: 06.28.2019

Attention: Ms. Tiffany Chen, Planner II
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054

Subject: Developers Preapplication Meeting

Project: Oceanside Tap Room (APN 153-273-05-00)
1922 S. Coast Hwy, Oceanside, California 92054

Developer: Ryan DeLegge
315 S. Coast Hwy 101
Encinitas, CA 92024

PROJECT DESCRIPTION:

Proposal to the City of Oceanside Planning for consideration of a Condition Use Permit (CUP) for an existing property, with an existing zoning designation of C-2 and located at 1922 S. Coast Hwy, Oceanside, California 92054 (APN 153-273-05-00). The Owner is intending to request a "Regulated Use Permit", Tap Room use (no food will be served, alcoholic beer only) which is currently only permitted with approval under a CUP process.

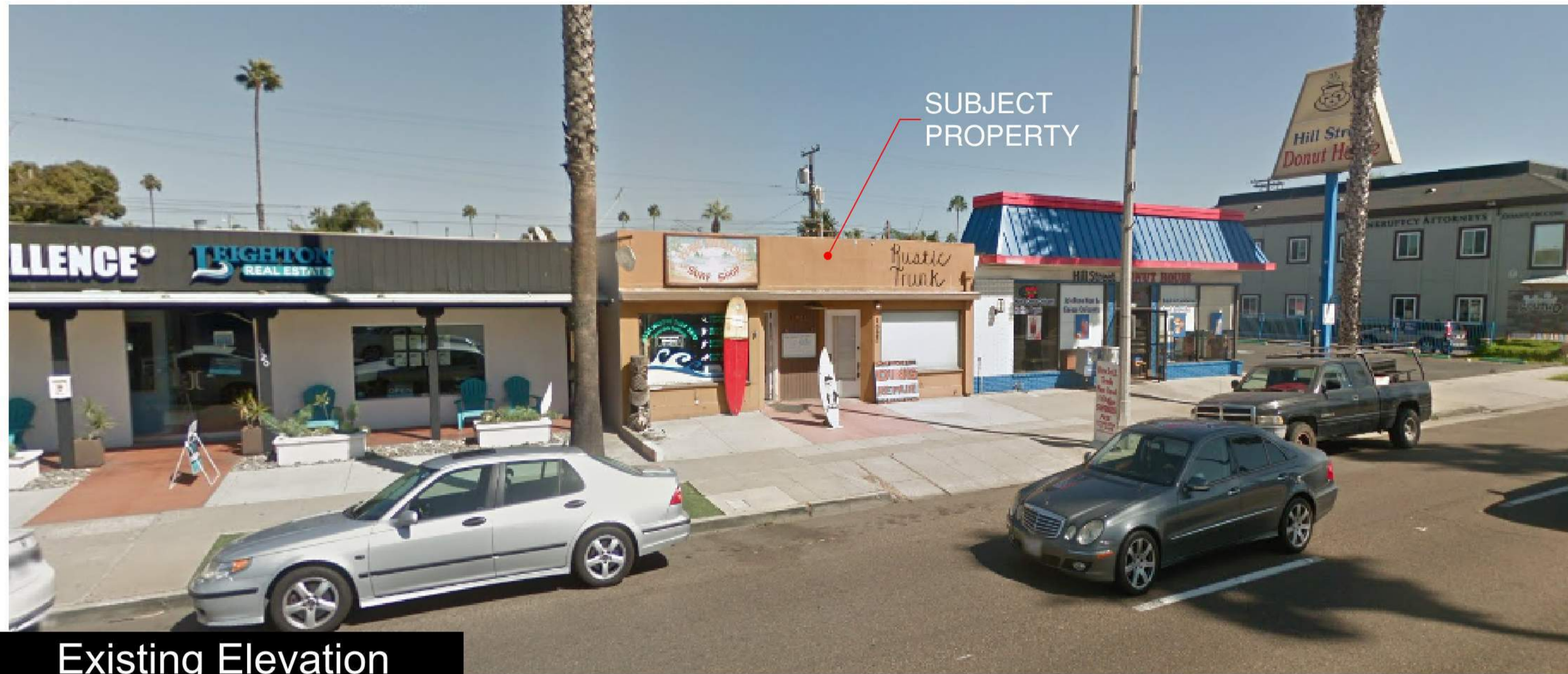
INTENTION:

Refer to the attached package for review at our meeting on July 17, 2019 at 10:30 am. The goal and expectation of the meeting is to discuss the intended use and formally confirm the process of achieving the desired end - proceeding with the intended use. Thank you for your consideration.

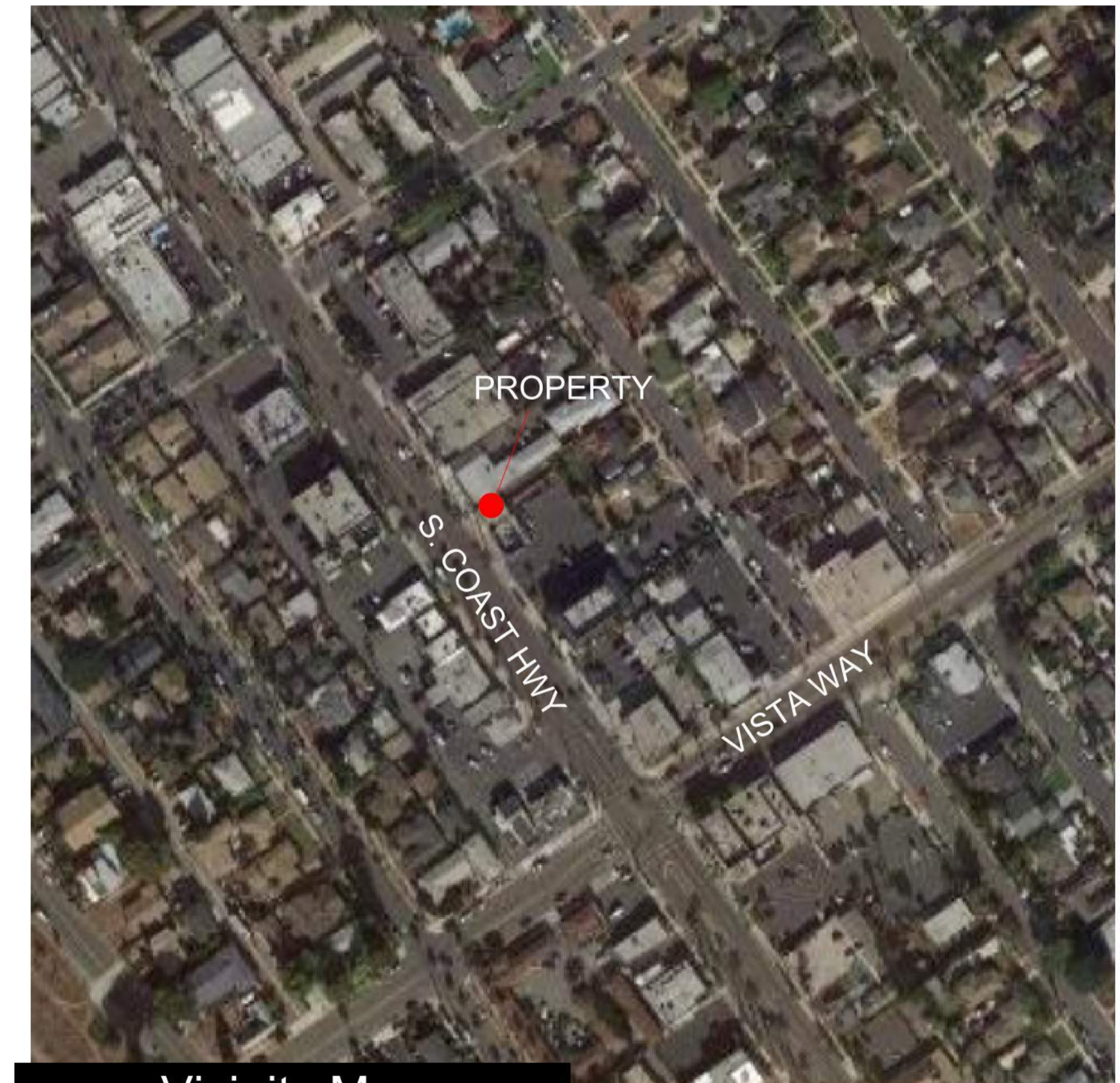
On behalf of my client,



Kevin Nivinskus, Principal
GLO Architecture



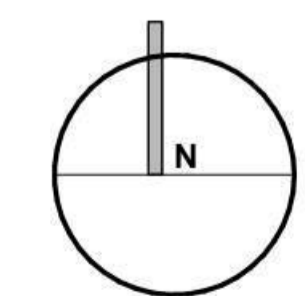
Existing Elevation



Vicinity Map

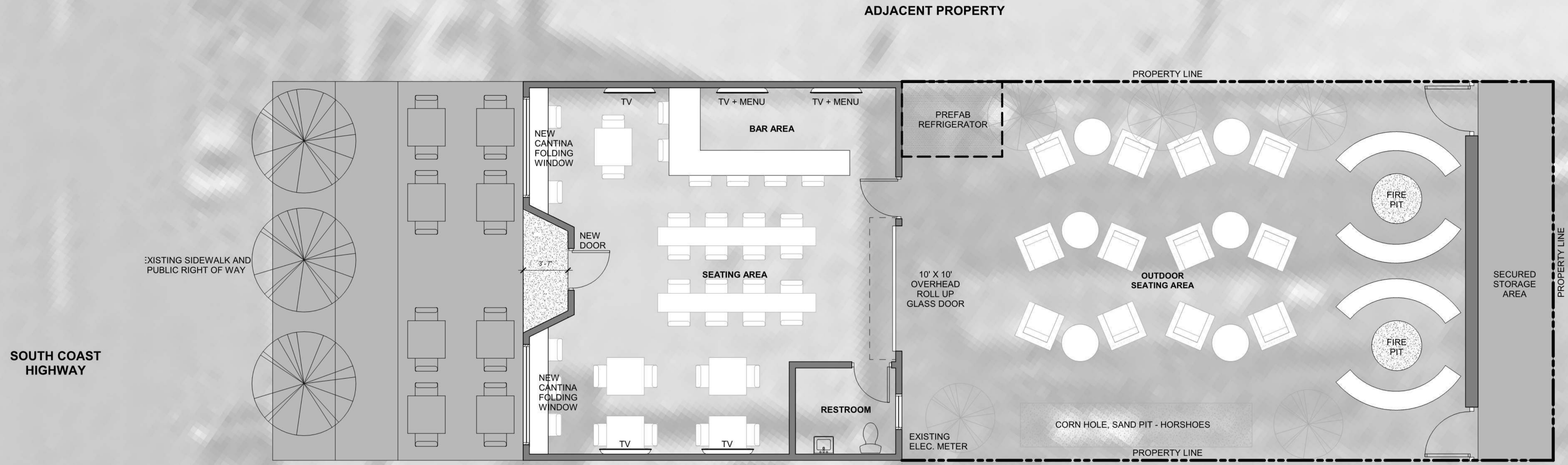


Regional Map

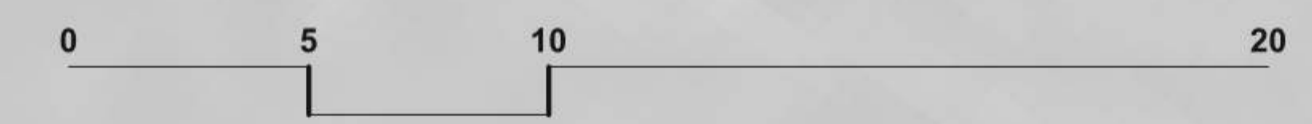
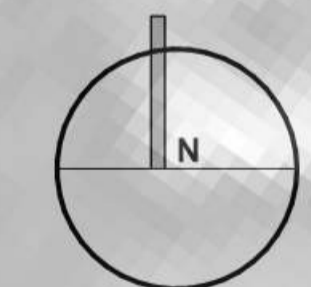


Oceanside Tap : Existing Site Exhibits

June 28, 2019



ADJACENT PROPERTY



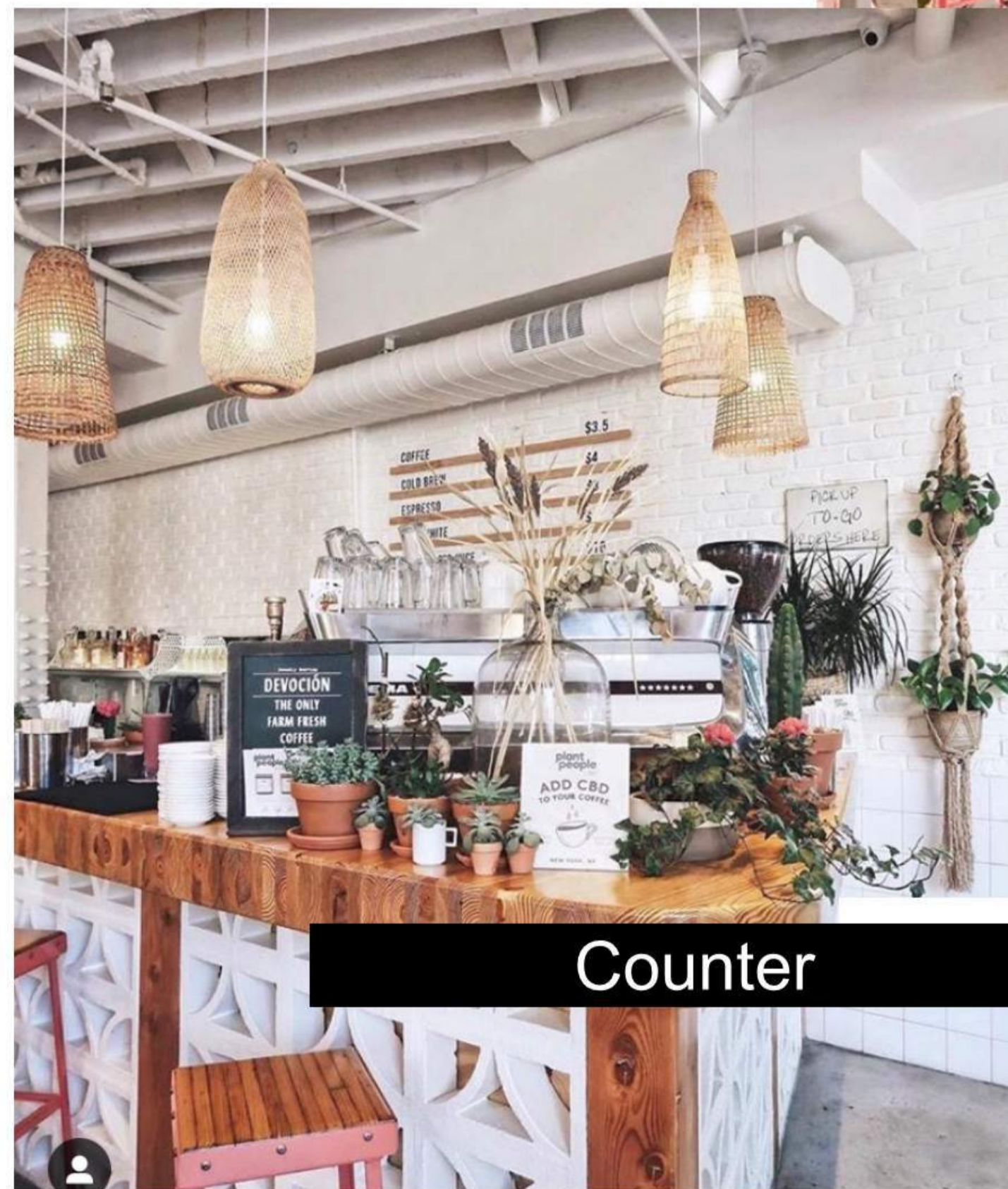
Oceanside Tap : Site Plan Exhibit

June 28, 2019

Indoor/Outdoor



Overall Feel



Counter



Seating

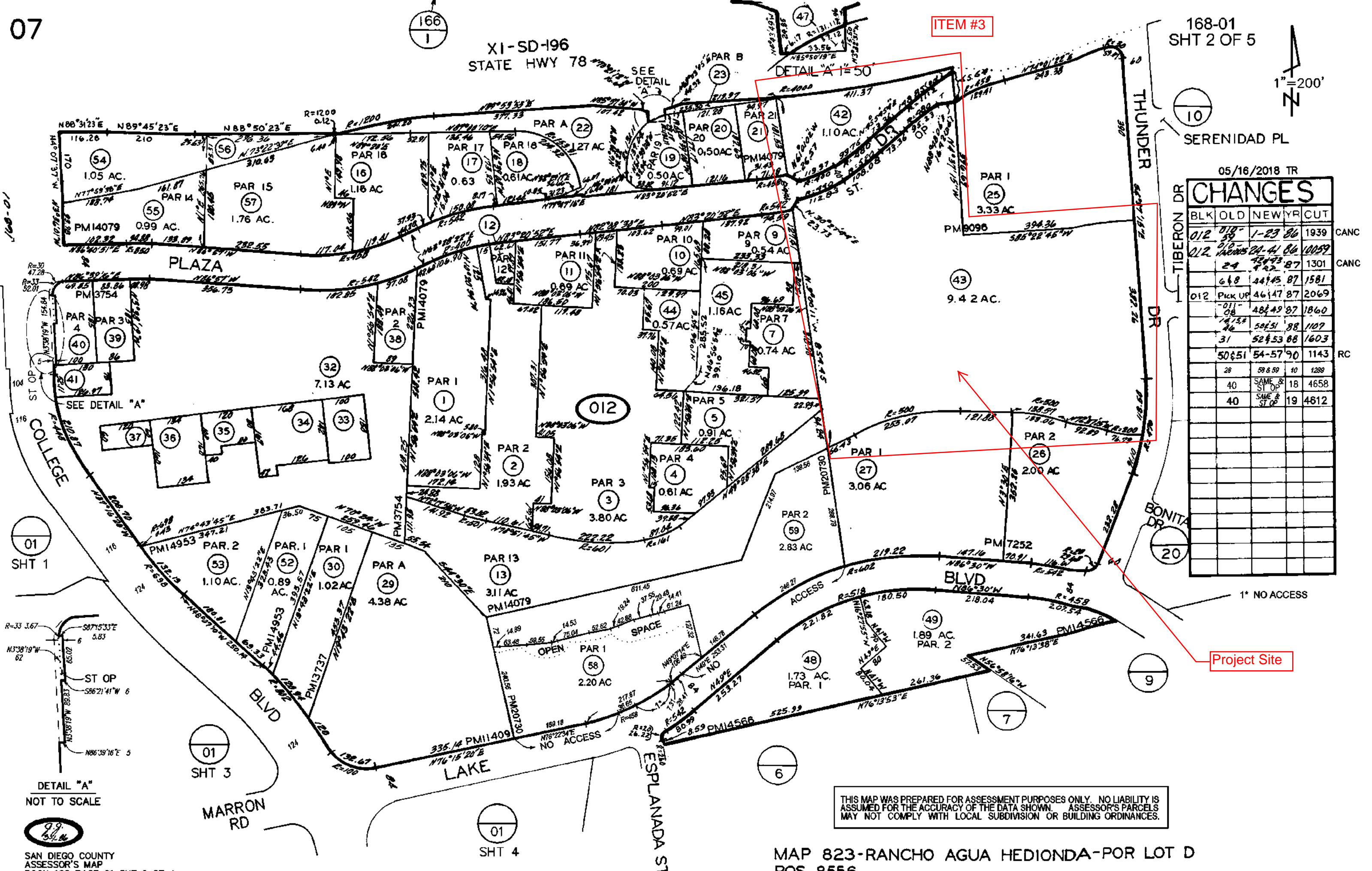
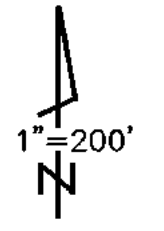
Oceanside Tap : Inspiration Board

June 28, 2019

XI-SD-196
STATE HWY 78

ITEM #3

168-01
SHT 2 OF 5



05/16/2018 TR

CHANGES

BLK	OLD	NEW	YR	CUT	
012	010-59	1-23	86	1939	CANC
012	010-24	04	86	10059	
	24	42	87	1301	CANC
	648	44	87	1581	
012	PICK UP	46	87	2069	
	011-08	48	87	1860	
	14158	58	88	1107	
	31	52	88	1603	
	50	51	90	1143	RC
	28	58	89	10	1289
	40	SAME & ST OP		18	4658
	40	SAME & ST OP		19	4612

DETAIL "A"
NOT TO SCALE

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July 1, 2019

City of Oceanside Description

Subject: CarMax Auto Superstore – Oceanside, CA, APN: #168-012-42 & #168-012-43

The purpose of this letter is to outline the development and operation of a proposed CarMax Auto Superstore to be constructed within the Community Commercial (CC) zone.

Proposed Development:

The proposed development consists of the construction of a CarMax pre-owned automobile dealership, service building and non-public carwash with associated access drives, parking lots and landscaped areas. The site is currently vacant, and the proposed project will include a sales building with an attached presentation area, a service area and a non-public carwash.

Site Layout

The proposed site design includes two main access points off Thunder Drive. An access point will be located off Plaza Drive; however, this drive is strictly for test drives only and cannot be access by the public. The sales inventory display area will be located at the front of the property along Plaza Drive and will be secured by highway guardrail and embassy-style security gates for security purposes. Customer and employee parking will be located west of the display area along Thunder Drive. The sales and presentation buildings will be located south of the display area with customer access from the parking lot on the west side of the building. The service building will be located adjacent to the sales building south of the display area. The main sales staging area will be located south of the service building and will be surrounded by a six-foot-high masonry wall for screening and security purposes. The staging areas will also be secured with embassy-style security gates.

The following information outlines the proposed operations based on similarly operating CarMax facilities.

Hours of Operation

Store management will set operating hours closer to the opening date; however, the showroom (sales) areas are typically open to the public Monday through Saturday from 9:00 a.m. to 9:00 p.m. with limited hours on Sundays, if permitted by local law. The retail service areas are typically open to the public Monday through Friday from 7:30 a.m. to 6:00 p.m. Associates will be present at the store several hours before and after the public operating hours.

Deliveries

Deliveries of vehicles, parts and supplies are made on-site and typically require the presence of associates to receive the delivery. Vehicle carriers will enter the site through the main access and load and unload vehicles in the designated area on the east side of the customer and employee parking lot. Unloaded vehicles will be driven by employees from the parking lot into the staging area to await preparation for resale or disposition through the wholesale auction process described below.

Sales & Marketing

July 1, 2019

CarMax operates differently from traditional car dealerships in that it physically separates its inventory area from customer and employee parking. This is both for loss prevention control as well as operational efficiency and safety. All inventory display areas will be separated from the general public by means of guardrails, gates and fencing. Ornamental wrought-iron fencing is used to separate the customer and employee parking from the display area.

Vehicular access to the display areas is controlled by embassy-style security gates through the use of a secured key-card. Prospective customers are typically accompanied by an employee when they are in the display area. Only employees are permitted to drive cars within the display area. Emergency access will be provided within staging and display area as required by the local fire department.

CarMax does not use outdoor loudspeakers as associates carry pagers and / or cell phones for communications. In addition, CarMax does not use flags, balloons, inflatable gorillas (or any other animal), placards in open car hoods, painted window lettering or the like in its marketing. Instead, they promote a high-end retail operation, and a welcoming environment to their customers and associates.

Service Operations

CarMax stands behind every used vehicle with a 5-day, money-back guarantee and at least a 30-day limited warranty. An integral part of the CarMax used car consumer offer is the reconditioning process that is performed on all vehicles offered for sale. This process includes an inspection of the engine and all major systems. Most routine mechanical and cosmetic repairs required to bring the vehicle up to the CarMax internal quality standards are performed in house; however, for some reconditioning services, third parties specializing in those services are engaged.

CarMax currently offers limited retail vehicle service (routine maintenance, tires, diagnostic and mileage services) and provides repairs of vehicles covered by their extended service plans. All service work is performed inside fully-conditioned buildings equipped with rollup doors, providing the associates with a great work environment and eliminating the need to conduct operations with open bay doors.

Retail service vehicles and vehicles awaiting disposition off-site are stored in the secured non-public staging area on a temporary basis. As a visual screen and to provide security for these vehicles, the staging area is surrounded by a six-foot-high masonry wall. Vehicular access to that area is strictly controlled through the use of embassy-style security gates. Because the staging and storage of vehicles within this area is changing on a daily basis, parking spaces are not designated on the plan.

The non-public carwash is located in the secured staging area and is used only by CarMax associates before vehicles are either placed in the vehicle display area or presented to customers.

A below ground fuel storage tank with a non-public fuel pump is proposed for this site. The tank and fuel pump will be located adjacent to the carwash within the secured staging area to fuel inventory vehicles as needed.

Site Lighting & Security

CarMax uses LED lamp technologies in lighting fixtures that are full cut off with a flat lens and downcast to reduce light spill onto adjacent properties. Exterior lighting will be reduced after operating hours. Pole heights are 26-feet for visibility and security.

CarMax typically does not use on-site security guards, but uses interior and exterior security cameras for safety and inventory protection

CarMax – Oceanside, CA
July 1, 2019

In summary, CarMax looks forward to partnering with the City of Oceanside and its residents in constructing and operating a successful new store.

If you have any questions, or need additional information, please feel free to give me a call at (303) 679-6975

Thank you,

A handwritten signature in black ink that reads "Stacey Haggerson". The signature is written in a cursive, flowing style.

Stacey Haggerson

Vicinity Map

CarMax Oceanside



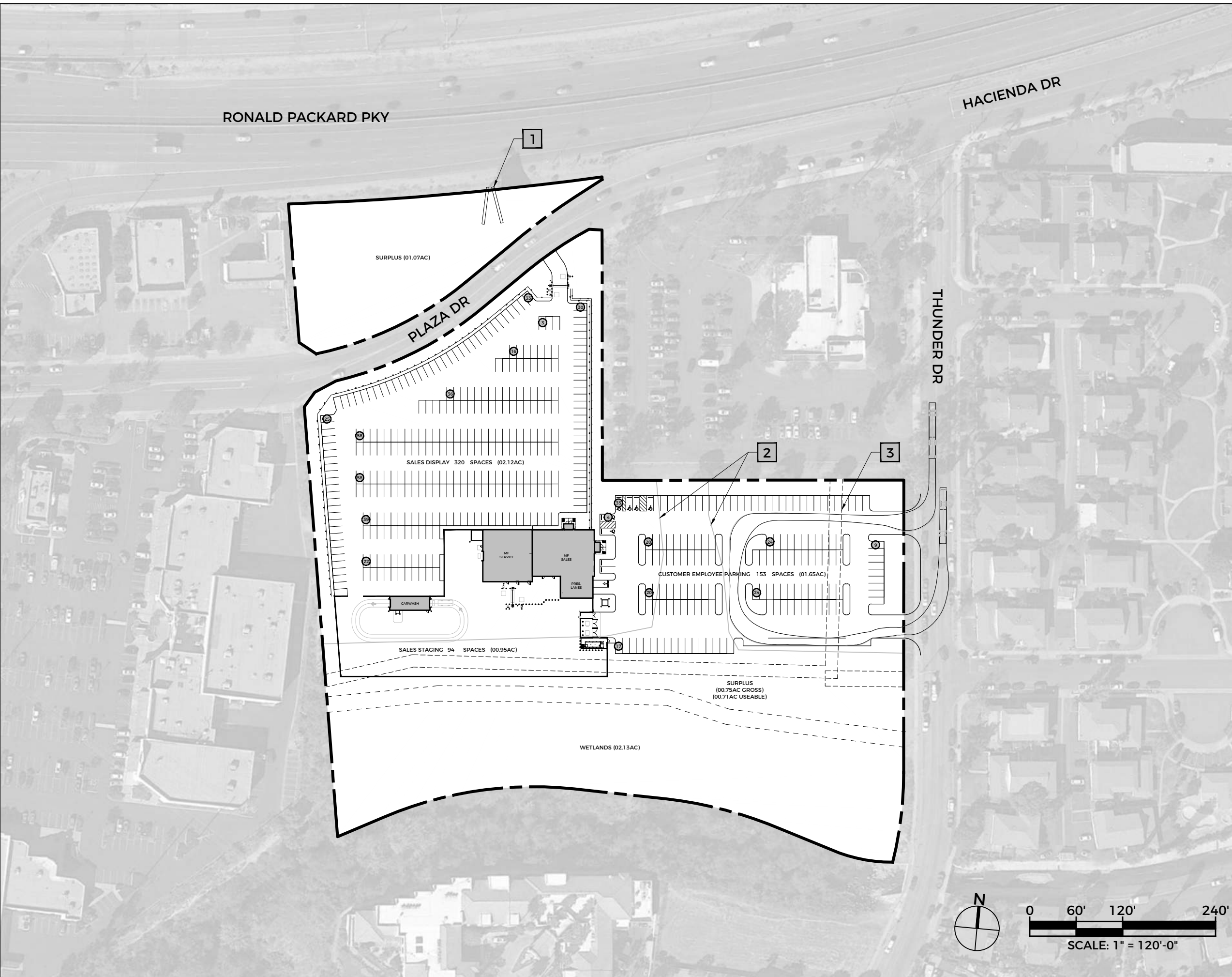
Proposed CarMax Oceanside Location

Google Earth

© 2018 Google

800 ft



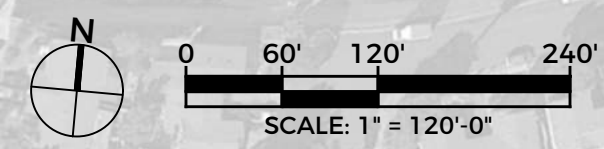


SITE INFORMATION	
DEVELOPED	6.33
DETENTION	0
WETLANDS	2.13
EASEMENTS	0
BUFFERS	0
EXPANSION	0
SURPLUS	1.82
TOTAL	10.28

BUILDING INFORMATION	
	"MFS"
SALES	5,005 SF
PRESENTATION	1,197 SF
RETAIL SERVICE	4,309 SF
PRODUCTION	0
CARWASH	936 SF
FQC	0
OTHER	0
TOTAL	11,447 SF

DESIGN BASIS

- NOTES**
- GENERAL**
- CLIMATE ZONE 3
- KEY**
- EXISTING BILLBOARD
 - APPROXIMATE TOP OF SLOPE
 - 16' SEWER EASEMENT





CARmax

service

