

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, October 16, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed mixed-use development including six 4-story buildings with 290 residential units, 3,000 SF of retail, and 7,000 SF of amenities on a vacant approx. 12 acre site located adjacent to the Crouch Street Sprinter station, south of S. Oceanside Blvd and west of Crouch Street

Zoning: Community Commercial and Open Space (CC & OS)
Land Use: Community Commercial and Open Space
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 151-270-56
Contact Person: Joel Warsh
Email: joel.warsh@jpi.com

2. 10:30 - 11:30 a.m. Proposed retail of tobacco-related products (cigarettes, regulated e-cigarettes, premium cigars, pipe tobacco and supplies, traditional hookah tobacco supplies and apparel) within an existing commercial suite located at 1413 N. Coast Hwy

Zoning: D-6A (Visitor Serving Commercial)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 143-090-04
Contact Person: Terry Strom
Email: terrystrom@stromint.com

Attachments:

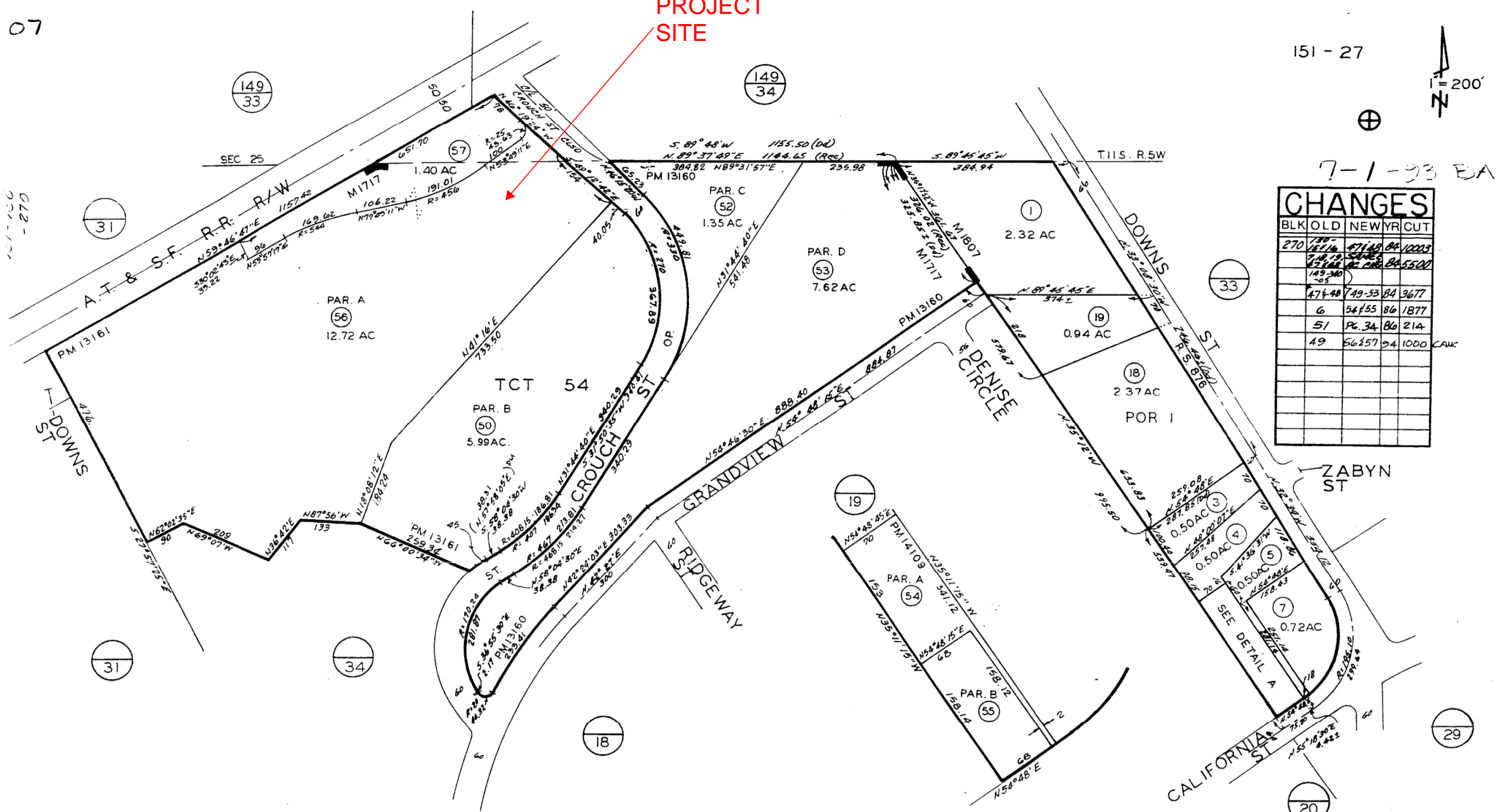
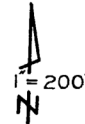
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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.*

07

PROJECT SITE

151 - 27



7-1-93 EAC

CHANGES			
BLK	OLD	NEW	CUT
270	179-181	171-181	10005
	182-184	182-184	10005
	185-187	185-187	10005
	188-190	188-190	10005
	191-193	191-193	10005
	194-196	194-196	10005
	197-199	197-199	10005
	200-202	200-202	10005
	203-205	203-205	10005
	206-208	206-208	10005
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	416-418	416-418	10005
	419-421	419-421	10005
	422-424	422-424	10005
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	539-541	539-541	10005
	542-544	542-544	10005
	545-547	545-547	10005
	548-550	548-550	10005

DETAIL A - 1"=100'

SEC. 25 - T11S-R5W - POR.
 MAP 1807 - NORTH CARLSBAD
 MAP 1717 - HOTELING LANDS
 R.O.S 5197

M.E. HONAN
 G. B. B.S.

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 151... PAGE 27...
 MAPPED FOR ASSESSMENT PURPOSES ONLY

JEFFERSON - OCEANSIDE



PARCEL ID # 1512705600

PROJECT DESCRIPTION: THE PROPOSED PROJECT IS A MULTI-FAMILY MIXED USE DEVELOPMENT ON A SITE WITH APPROX. 9.16 ACRES THAT IS DIRECTLY ADJACENT TO THE SPRINTER AND ALONG S.OCEANSIDE BLVD. AS CURRENTLY DESIGNED THE PROPOSED PROJECT WOULD CONSIST OF SIX 4-STORY TYPE-VA BUILDINGS FOR A TOTAL OF 290 RESIDENTIAL UNITS. IN ADDITION TO THE RESIDENTIAL UNITS THERE WILL BE APPROX. 3,000 SF OF RETAIL AND 7,000 SF OF AMENITIES.







PROJECT SUMMARY

- GROSS SITE AREA: +/- 12.67 ACRES
- NET PAD SITE AREA : +/- 9.16 ACRES
- TOTAL UNITS: 290 DU
- NET DENSITY: 31.6 DU/AC
- BUILDING TYPE: 4-STORY TUCK-UNDER
- LEASING & AMENITIES: +/- 7,000 S.F. (DBL. VOL.)
- RETAIL: +/- 3,000 S.F. (DBL. VOL.)
- NET RENTABLE: +/- 257,384 S.F.
- AVE. UNIT S.F.: +/- 887 S.F.

UNIT SUMMARY

1BR + 1BA	(+/-)	713 S.F.	156 UNITS	(54%)
2BR + 2BA	(+/-)	1048 S.F.	94 UNITS	(32%)
2BR + 2BA	(+/-)	1138 S.F.	28 UNITS	(10%)
3BR + 2BA	(+/-)	1315 S.F.	12 UNITS	(4%)
TOTAL:			290 UNITS	(100%)

PARKING SUMMARY

PARKING REQUIRED PER SB1818 (AFFORDABLE)

1 BR:	1 SPACE	156
2 & 3 BR:	2 SPACES	268
TOTAL REQ'D:		424

PARKING PROVIDED:

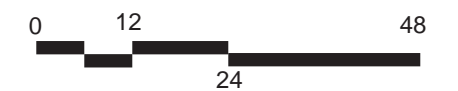
UNCOVERED:	144 SPACES
UNCOVERED DRIVEWAYS:	26 SPACES
COVERED (GARAGE):	80 SPACES
COVERED (CARPORT):	210 SPACES

TOTAL UNCOVERED:	170 SPACES
TOTAL COVERED:	290 SPACES
GRAND TOTAL:	460 SPACES
RATIO:	1.58

DRIVE AISLES:	24' WIDE
FIRE ACCESS LANES:	35' WIDE (MIN. 20' AWAY FROM BLDG.)
PARKING STALLS:	8.5' X 18'

MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FIBER CEMENTITIOUS HORIZONTAL SIDING
- 4 PAINTED METAL MESH GUARDRAIL
- 5 METAL CLAD AWNING
- 6 STOREFRONT SYSTEM
- 7 HORIZONTAL PANEL GUARDRAIL
- 8 STONE VENEER
- 9 CMU BLOCK, BURNISHED FINISH



1413 N. Coast Highway Project and Business Operation Description

Description for the project includes interior and exterior improvements including new flooring, remodeling of walls, installation of security cameras, addition of retail counter space, and improvements. All counters and spacing will adhere to ADA requirements.

The proposed business operations will consist of the following: Retail sales of cigarette, regulated e-cigarette, premium cigar, pipe tobacco and supplies, traditional hookah tobacco and supplies, and apparel.

Retail will adhere to all local, state, and federal laws. Employees are currently trained and retrained regularly to follow all previously mentioned laws and business policies.





RESTROOM

STOCK ROOM

CENTER DISPLAY COUNTER

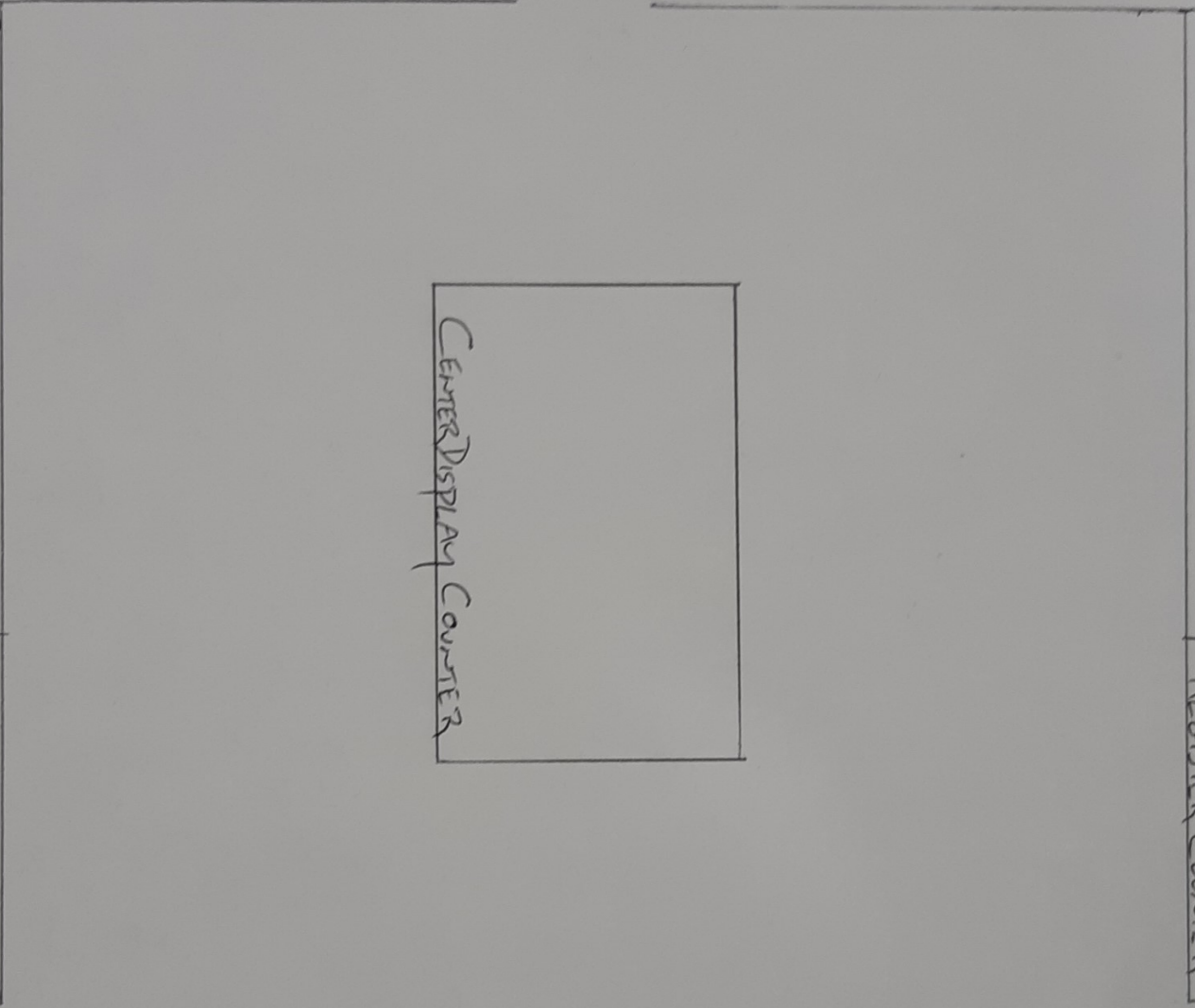
REGISTER COUNTER

CIGAR ROOM

DISPLAY SHELVING

ENTRANCE

FRONT





Oceanside retail - FOR SALE

1409-1413 N. Coast Hwy., Oceanside, CA 92054



David Baker

Inco Commercial
3333 Michelson Dr. #680, Irvine, CA 91612
dab.notary@gmail.com
(714) 240-3053
License: #01434714

Oceanside retail - FOR SALE

\$985,000

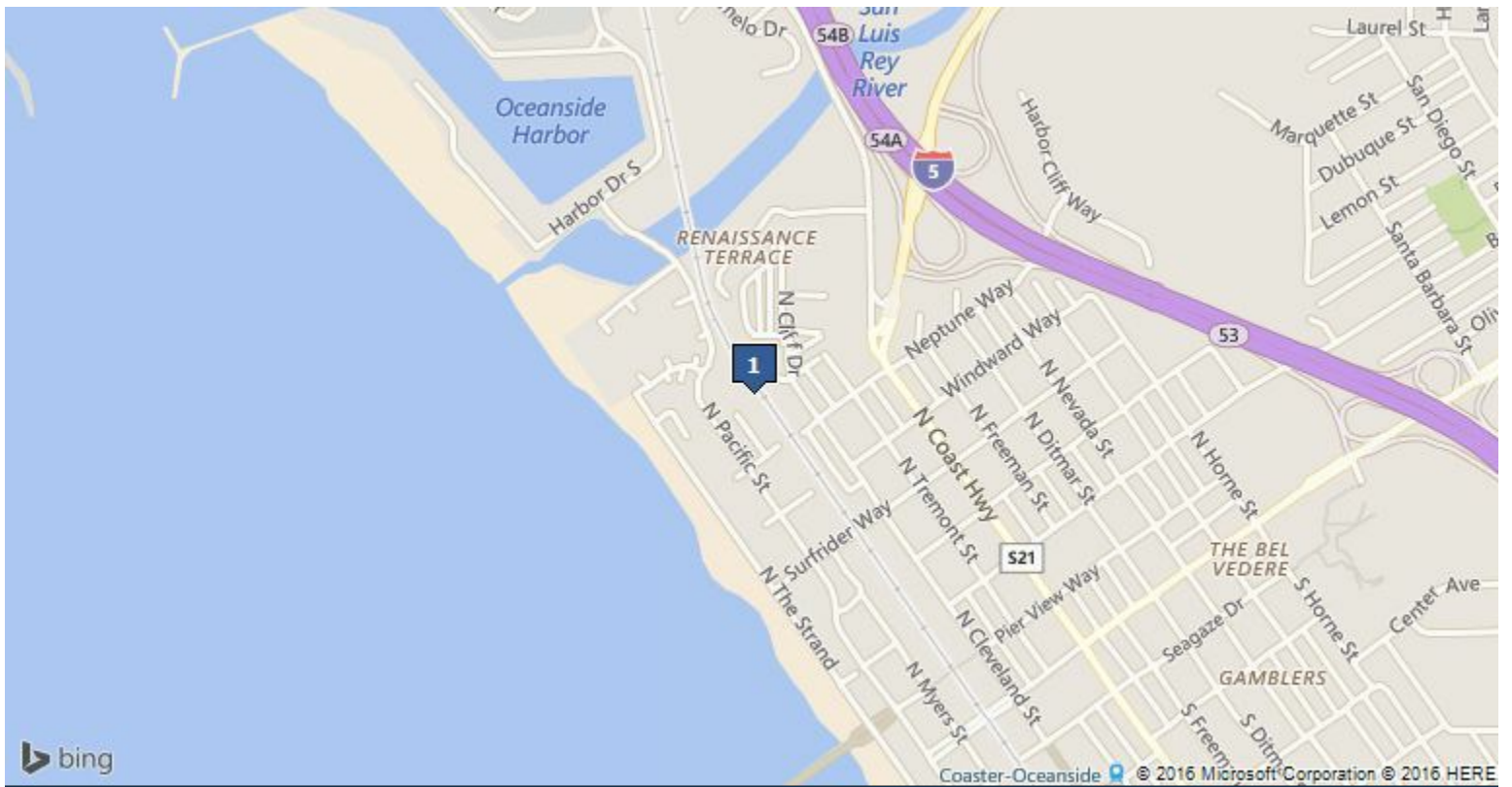
3 unit retail space, leased investment (approx. 1,500 sq. ft. each unit) on N. Coast Hwy with visibility on I-5
Solid tenants with 3+ years remaining on term / annual increases.

- Taxes - approximately \$8,776 annually
- Insurance - approximately \$ 2,100 annually



1409-1413 N. Coast Hwy. - Oceanside

Price:	\$985,000
Gross Leasable Area:	4,500 SF
Building Size:	4,500 SF
Price/SF:	\$218.89
Property Type:	Retail
Property Sub-type:	Strip Center
Property Use Type:	Modified Gross Lease Investment with 3 years + left on lease
Commission Split:	2.5%
Cap Rate:	6%
Occupancy:	100%



1409-1413 N. Coast Hwy., Oceanside, CA 92054

Across from Camp Pendleton Marine base, visibility by over 150,000 cars / day on I-5 freeway. Access road to the harbor of Oceanside, CA. 4500 Zoned CV - Visitor Commercial District



Property Photos



