

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, September 9, 2020

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 9/8/20.

1. 9:30- 10:30 am SKYPE teleconference

Proposed 720 SF outdoor patio dining area, 1,050 SF rooftop dining area accessed via an interior stairway and an exterior stairway (as secondary access) for the Blade 1936 restaurant located at 401 Seagaze Drive [ADM20-00056]

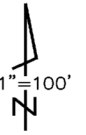
Zoning: C2 (Coastal General Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-272-17
Contact Person: Jerry (Gerald) Garapich
Email: jerryg@pacdesignconcepts.com

Attachments:

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

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.*

147-27
SHT 1 OF 2



10/15/2019 DJS

CHANGES

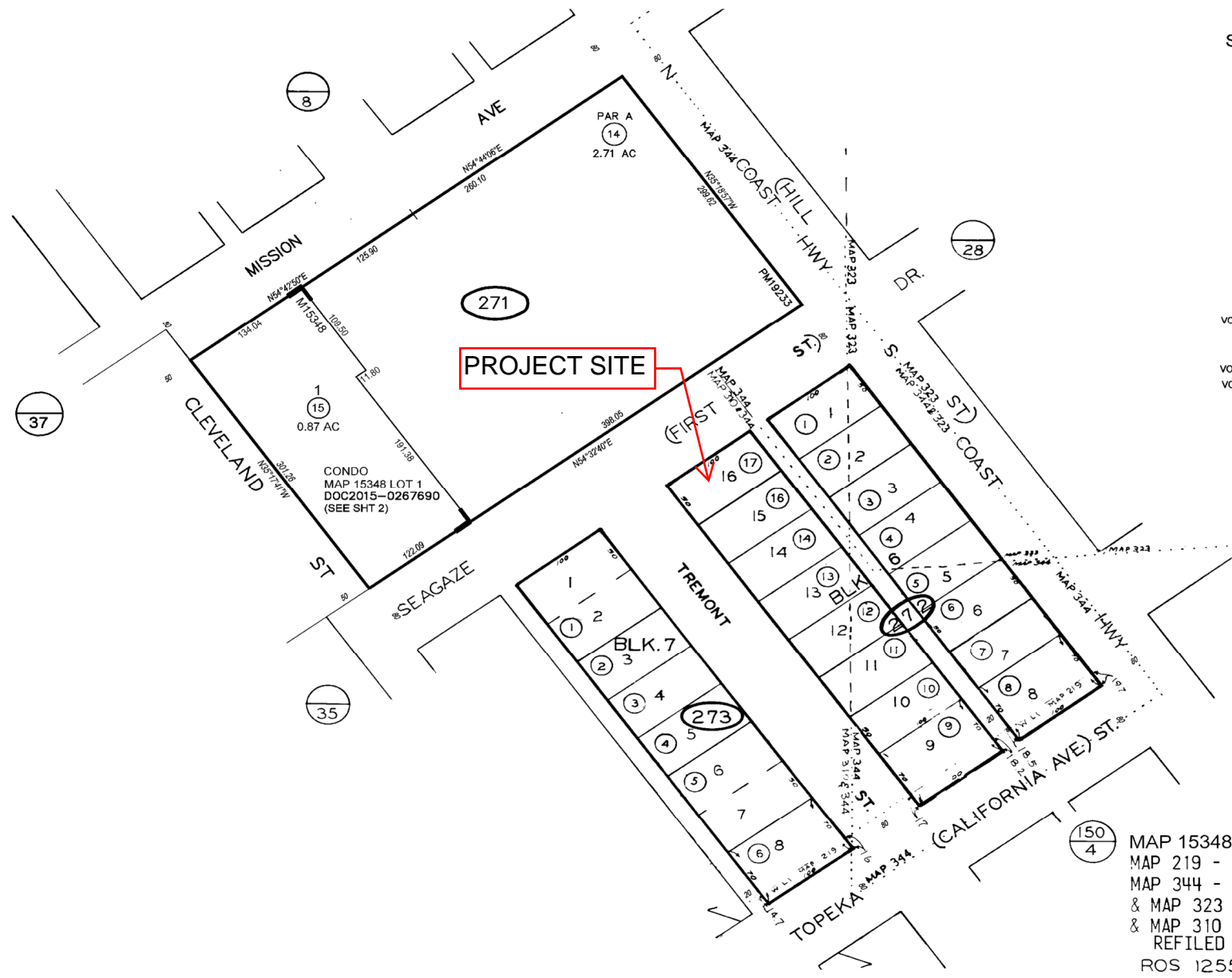
BLK	OLD	NEW	YR	CUT
273	10/11	13	79	2510
273	2/13	7/25	84	3404
271	1-6 & 7			
VOID	274	1-10	14&15	00-1155
		-271-		
		1-6,11-13		
271	274	14&15	00	1155
VOID	271	14,15&16&17	02	1301
VOID	271	14&16	16&17	02
		16&17	KILL	02
		15	SAME CONDO	09
		271	15	528
		272	15	16&17
				1128
				1271

07

147-27

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.

WM
7-11-69
SAN DIEGO COUNTY
ASSESSORS MAP
BOOK 147 PAGE 27



MAP 15348 - OCEANSIDE PIER VIEW
MAP 219 - BRYANS ADD - BLKS 6 & 7
MAP 344 - A. J. MYERS ADD
& MAP 323 - HORNES ADD
& MAP 310 - OCEANSIDE LOCKLING
REFILED BLKS 5-8
ROS 12553,13183

Pacific Design Concepts
Architecture and Planning
2312 Thayer Ave, Henderson, Nv. 89074
Gerald Garapich, Principal Architect 702-454-5842 c; 702-204-9398
Jerryg@pacdesignconcepts.com

09/01/2020

Tiffany Chen, Planner II
City of Oceanside Planning Division
300 N Coast Highway
Oceanside, CA 92054
tchen@oceansideca.org

RE: Request and Justification letter, Blade 1936 Restaurante

SCOPE OF REQUESTED WORK

- 1) To allow an outdoor patio dining area approximately 12'x 60' (720 sf.)
- 2) Create a roof top dining area accessed from the inside via stairway.
- 3) Design of a decorative exterior stairway access from the outdoor patio to the roof as a second access.

We are requesting this project submittal allow us to first gain approval for the Exterior dining patio. We are requesting this to help the restaurant achieve it's Customer base due to the separations required because of Covid 19. As with most businesses, and especially restaurants, the ability to operate with these separations has greatly affected the bottom line and ability to successfully operate.


The same reasoning is why we are requesting the addition of the roof top dining. This is not a music or dance / nightclub venue. It is an attractive outdoor space. We will institute low level lighting, bar service via a portable cart, and again, access to the street side patio below.

Oceanside is an outdoor tourist mecca much like all of southern California. The Tourists that visit are expecting that kind of feel and atmosphere especially during the summer seasons. We feel justified that the design and implementation of these improvements will definitely enhance South Tremont street and hopefully spread through that area to get other businesses to do the same.

The attached drawings will hopefully represent our intent to keep the character of the Blade 1936 restaurant intact and true to it's historical roots. The north façade is a beautiful representation of the architecture of that period. The west façade is very plain and Uninspired. Our intent is to change that look with the addition of the stairs (extremely Decorative and designed to match the existing architecture) and the outdoor patio.

We hope you will agree, and I look forward to our meeting on the 9th. Thank you for your consideration.

Gerald Garapich, Principal Architect





**CITY OF OCEANSIDE
PLANNING DIVISION
APPLICATION – SIDEWALK CAFÉ / OUTDOOR EATING AREA PERMIT**

APPLICATION NO. _____ Processing Fee: _____

Business Name: Blade 1936	Date of Application:		
Business Address: 401 Seagaze Dr. Oceanside, CA 92054 Phone No. (858) 243-5777	Oceanside Business License No.:		
Business Mailing Address (if different than Business Address): 401 Seagaze Dr. Oceanside, CA 92054.	Business License Expiration Date:		
Business Owner Name: Yuhong (aka Donia) Ackard Phone No. (858) 243-5777 Joseph Mantize E-mail: donia@sandieguitoescrow.com	San Diego County Assessor's Parcel Number for Business Location: 147-272-17-00		
Contact Person (if other than owner): John Carlo Ferraiuolo / Mario Cassineri Phone No. (469) 450-3519, (760) 500-9982. E-mail: jc@blade1936.com; mariocassineri@gmail.com	Attachments to Application: <input type="checkbox"/> Sidewalk Café Encroachment Agreement <input type="checkbox"/> Site Plan and Elevation Drawings of Outdoor Eating Area (Exhibit A) <input type="checkbox"/> Assignment of sidewalk café ERA (Exhibit B) <input type="checkbox"/> Certificate of liability insurance for 1,000,000 <input type="checkbox"/> Justification Letter <input type="checkbox"/> Signature Authority <input type="checkbox"/> Fee Per Current Fee Schedule <input type="checkbox"/> Construction Certificate (When applicable) <input type="checkbox"/> Other: _____		
Property Owner (if different than Business Owner): Seagaze Properties, LLC Phone No. (858) 243-5777 E-mail: donia@sandieguitoescrow.com			
Property Owner Address: 519 Encinitas Blvd. Ste 108 Encinitas, CA 92024			
I, the undersigned Business Owner, certify that I have read the City of Oceanside Outdoor Eating Area Guidelines and agree to comply with them and any specific conditions applicable to the resultant permit, and if applicable, the Sidewalk Café Encroachment Permit and Removal Agreement, at all times.			
Signature: <i>[Signature]</i>	Date: 6/11/2020		
I, the undersigned Property Owner, have reviewed the accompanying sketch, justification letter, and if applicable, other documentation made a part of this application, related to the proposed Outdoor Eating Area and consent to the filing of this application by the Business Owner.			
Signature: <i>[Signature]</i>	Date: 6/11/2020		
Information Below for City Use Only			
Planning Approval date:	Denial date:	Reviewed By:	Comments:
Building Approval date:	Denial date:	Reviewed By:	Comments:

Untitled Map
Write a description for your map.

Oceanside

SUBJECT SITE

CLEVELAND

SEAGAZE

N COAST HIGHWAY

S TREMONT ST

BLADE 1936 RESTAURANT

Google Earth

© 2020 Google

500 ft





MAIN ENTRY

Blade 1936

ROOF TOP DINING AREA

OUTSIDE PATIO

Seagaze Dr

STOP

BLADE 1936 RESTAURANT

70 ft

Google Earth

© 2020 Google

Untitled Map

Write a description for your map.

ROOF TOP DINING

AREA OUTSIDE PATIO

BLADE 1936 RESTAURANT

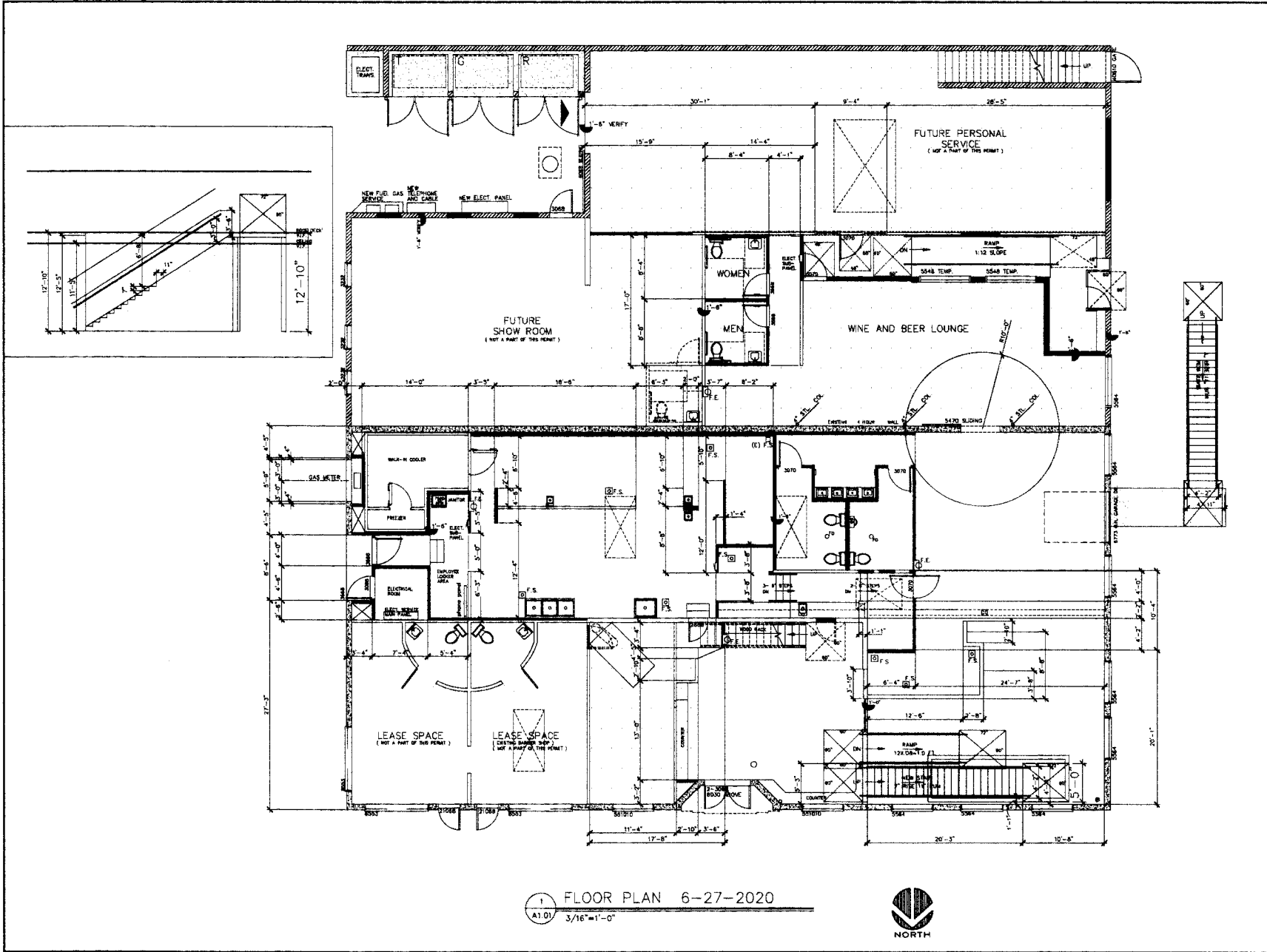
Google Earth

© 2020 Google

50 ft



D:\Users\20200\Bldg Plans\worksp\plans\LDG from Bldg\Arch\Arch\2020-11-20 - 6-27-2020 update Copy.dwg plotted: 6/27/2020 9:15 PM by: Bruce Vasquez



1 FLOOR PLAN 6-27-2020
A1.01 3/16"=1'-0"



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LAS VEGAS, NEVADA

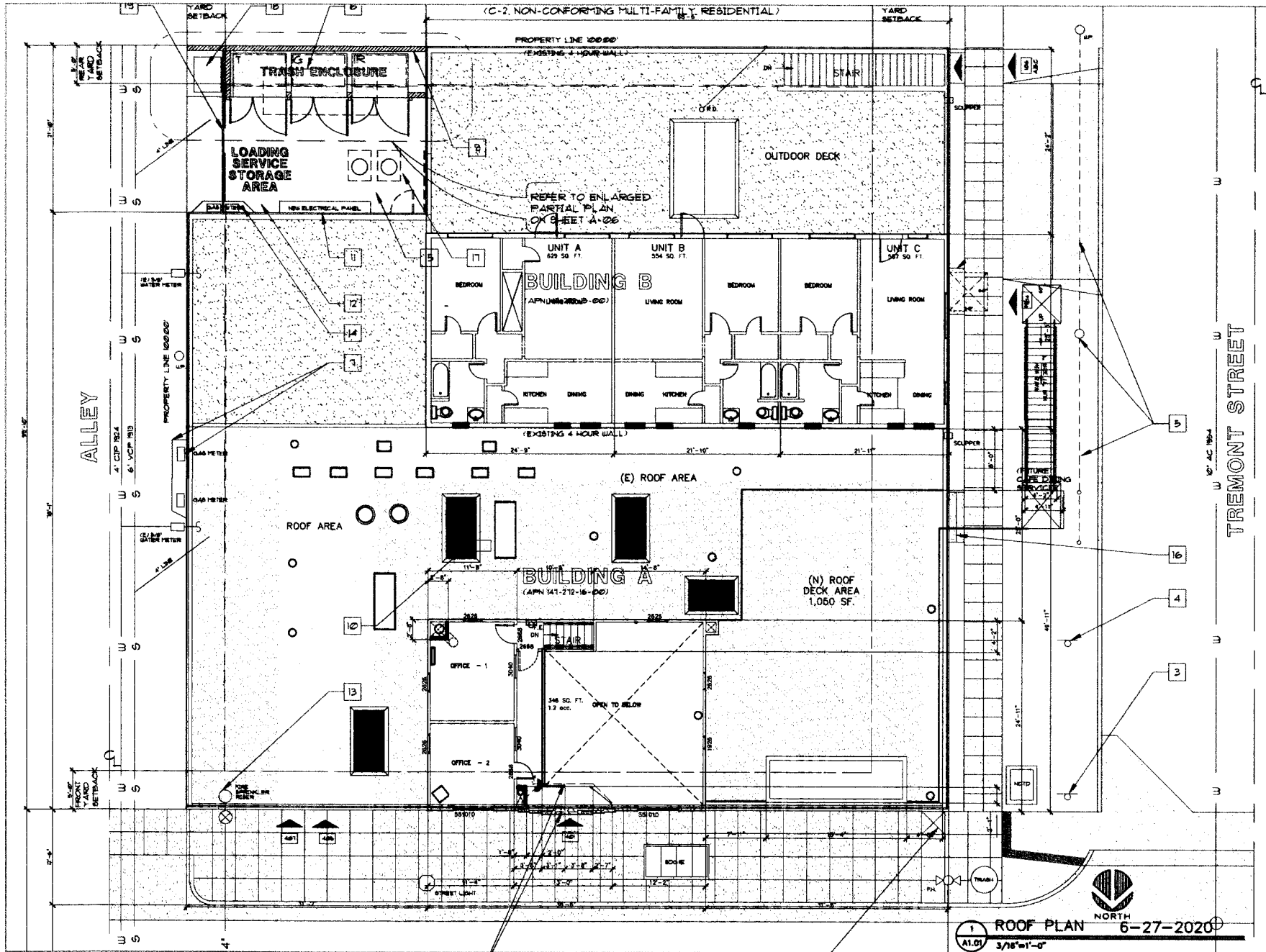
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pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
LAS VEGAS, NEVADA 89118
(702) 454-5842 fax (702) 454-7842

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1 ROOF PLAN
A1.01 3/16"=1'-0"
NORTH
6-27-2020

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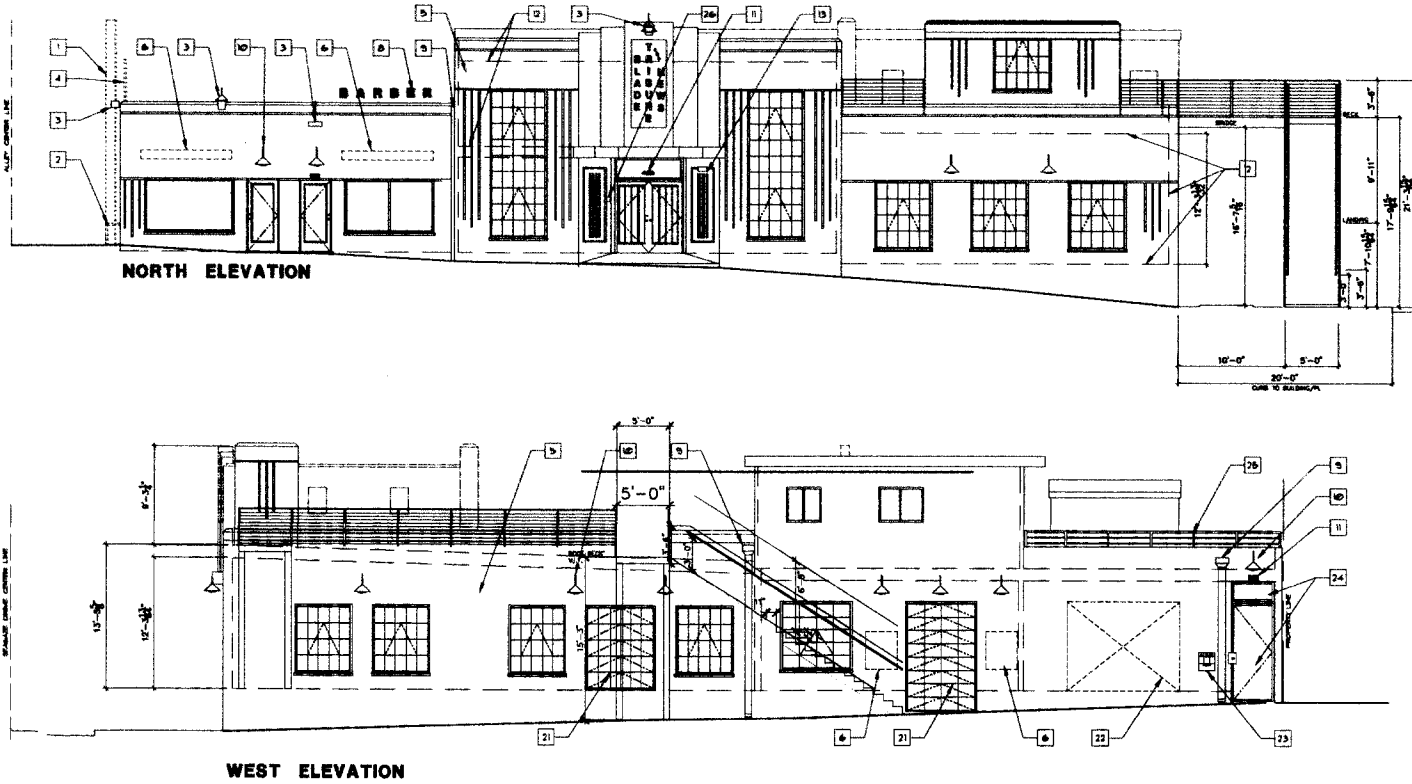
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NORTH ELEVATION

WEST ELEVATION

ELEVATION NOTES,

1. EXISTING ABANDONED UTILITY POLE TO BE REMOVED BY THE UTILITY COMPANY CONTRACTOR TO COORDINATE.
2. EXISTING GAS METERS AND THE PROTECTIVE PIPE BARRIER TO BE REMOVED BY UTILITY COMPANY CONTRACTOR TO COORDINATE.
3. EXISTING AREA LIGHT TO BE REMOVED.
4. EXISTING OVER HEAD UTILITY LINES TO BE REMOVED.
5. EXISTING STUCCO FINISH TO BE REMOVED FROM THE EXISTING CONCRETE EXTERIOR WALLS. THE EXISTING WALL SHALL BE REPAIRED AND PAINTED, INCLUDING THE ORIGINAL ART DECO DETAILS.
6. FUTURE EXTERIOR SIGN, REFER TO THE ELECTRICAL DRAWINGS FOR POWER LOCATIONS AT THE INTERIOR OF THE BUILDING.
7. EXISTING ABANDONED ALARM TO BE REMOVED FROM ROOF.
8. EXISTING ELECTRICAL SIGN TO BE REMOVED FROM ROOF.
9. EXISTING GALVANIZED SHEET METAL DOWNSPOUT MATCH THE EXISTING SIZE STYLE AND FINISH. SEE G/D-02.
10. INSTALL A NEW DECORATIVE EXTERIOR DOWN LIGHT. REFER TO ELECTRICAL DRAWINGS.
11. NEW 6" HIGH STREET ADDRESS NUMBER.
12. DASHED LINES INDICATE LOCATION OF STRUCTURE.
13. EXISTING BRONZE PLAQUE TO REMAIN.
14. NEW TRASH ENCLOSURE SHOWN AS DASHED LINES. REFER TO DETAIL ON SHEET A-06 AND THE SITE PLAN.
15. EXTERIOR LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS.
16. NEW ELECTRICAL SERVICE CABINET. REFER TO ELECTRICAL DRAWINGS.
17. NEW LOCATION OF GAS METERS. CONTRACTOR PROVIDE METAL PIPE PROTECTIVE BARRIER.
18. EXISTING EXPOSED CONCRETE MASONRY WALL AT PROPERTY LINE REFER TO BUILDING MATERIALS SECTION G4D FOR SPALLING REPAIR.
19. EXISTING OPENING TO BE ENCLOSED AND A NEW SOLID CORE METAL DOOR TO BE ON THE NEW WALL. REFER TO THE FLOOR PLAN.
20. EXISTING WINDOWS TO BE MODIFIED TO FIXED WINDOWS AND SEALED. REFER TO BUILDING MATERIALS SECTION 07S.
21. NEW OVER HEAD GARAGE DOOR. REFER TO FLOOR PLAN.
22. EXISTING OPENING TO BE ENCLOSED. REFER TO THE FLOOR PLAN.
23. REMOVE THE EXISTING MAIL BOX. REPAIR THE EXISTING WALL SURFACE AND INSTALL A NEW APPROVED MAIL BOX.
24. REMOVE THE EXISTING SECURITY GATE. REPAIR THE EXISTING SURFACES. INSTALL A NEW SECURITY GATE WITH MATCHING FIXED PANEL ABOVE. REFER TO THE FLOOR PLAN.
25. METAL QUANDRRAIL ATOP THE EXISTING PARAPET. REFER TO DETAILS G.WD-02.
26. TACTILE ENTRY SIGN. REFER TO DETAIL A/D-02.

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