

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 24, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 2/23/2021.

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

Proposed development of a 50,000 sq. ft. industrial building on a 2.57 acre site, located at the southeast corner of North Avenue and Vista Pacific Drive. [ADM21-00008]

Zoning: IL

Land Use: LI

Neighborhood Area: Peacock

Assessor Parcel Number(s): 161-470-46, 161-470-47, 161-470-48

Contact Person: Vijay Pandurangadu

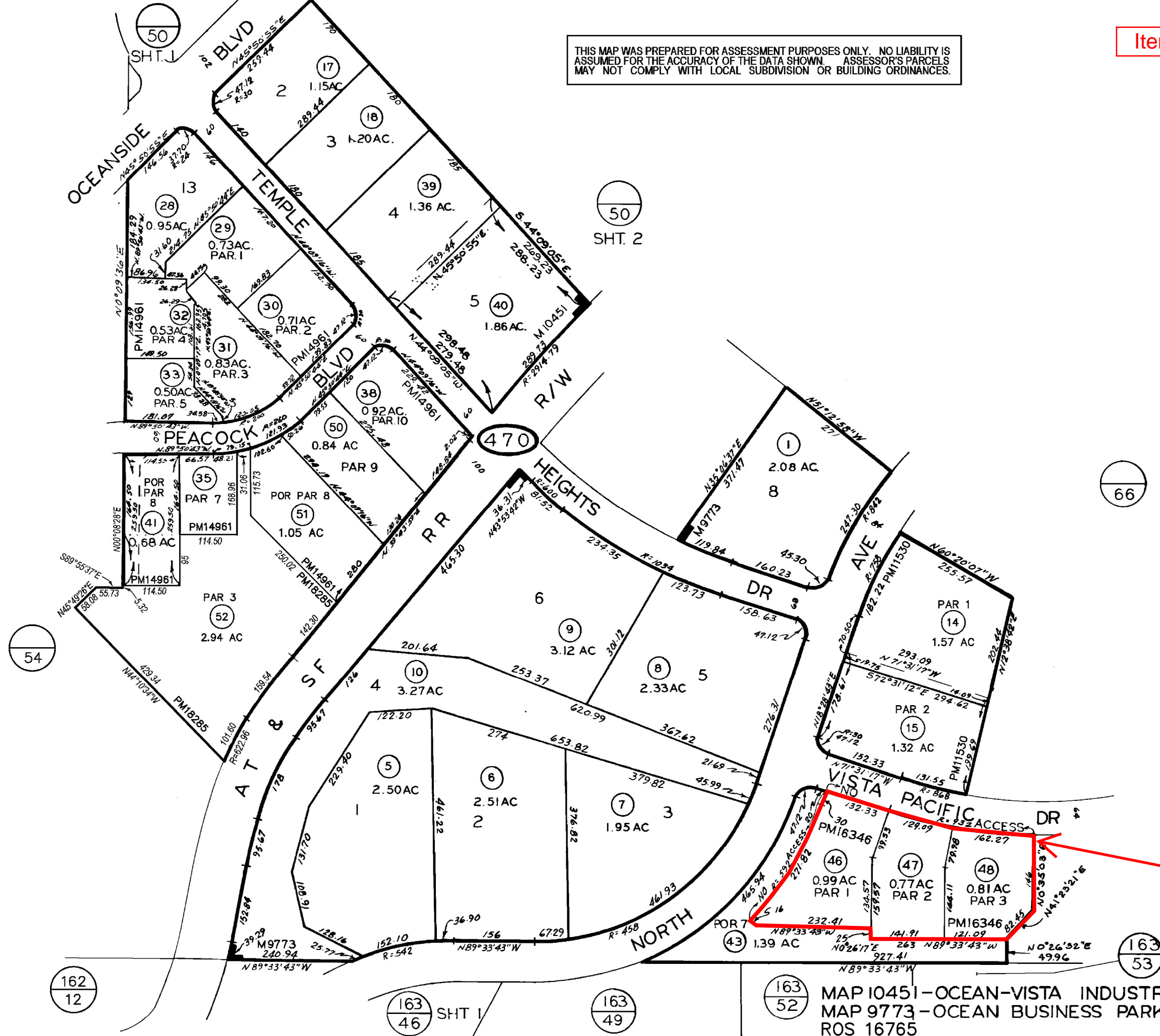
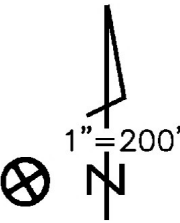
Email: vijaypandurangadu@mbk.com

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.*

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.

Item #1

161-47



02/13/2004 KJA

CHANGES				
BLK	OLD	NEW	YR	CUT
470		1-11	81	180
	2	12-13	82	1642
	12-13	14-15	83	2505
	161-501-5	16	83	10047
VOID		16	17-24	83 96
	16	17-28	83	96
	21-27	29-38	88	1685
	19-20	39-40	88	1990
	34-36	41-42	89	2200
	11	43-46	90	18
	42	44-45	91	1225
	4	46-48	91	2179
	37-44	49	95	1469
	49	50&51	97	1855
	45&POR-540-01	52	00	1389
	3	POR-660-45	04	1821

Project Site



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: Southeast corner of North Avenue and Vista Pacific Drive

Assessor's Parcel Number: 16147046, 16147047, 16147048 Lot Area (acres or SF): 2.57 acres

Existing Use: Vacant

Brief Description of Proposal:
Construction of a 50,000 sq. ft. concrete tilt-up building with 55 parking spaces.

Property Owner & Applicant Information

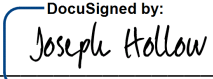
Owner Name: Joseph H. Hollow Family Trust dated March 9, 2001

Phone Number & E-Mail Address: jhollow1@san.rr.com jhollow1@san.rr.com

Applicant Name: Vijay Pandurangadu c/o Lindsay Ortega, Sagecrest Plannir

Phone Number & E-Mail Address: 949-789-8315 vijaypandurangadu@mbk.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: 
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: _____ Time preference: 9:30 am 10:30 am either

2nd choice date: _____ Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

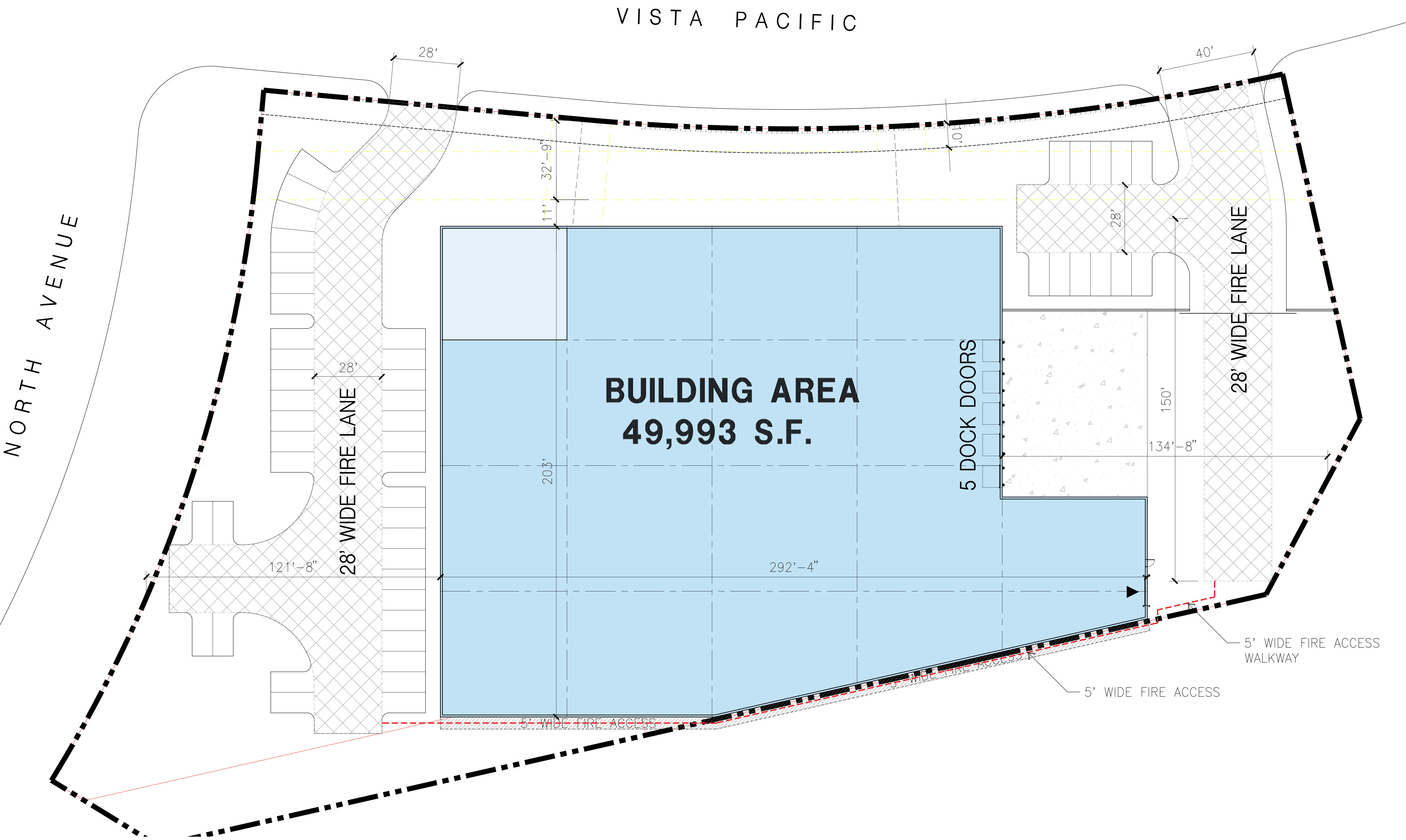
Email the following documents in PDF to Sergio Madera, smadera@oceansideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: 2/24/2021 Time: 9:30 am

Assigned Project Planner: Sergio Madera, Principal Planner



Aerial Map



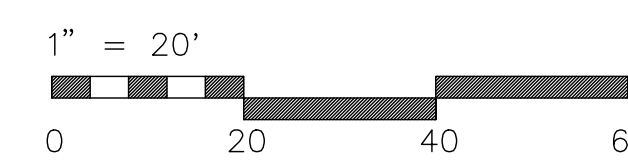
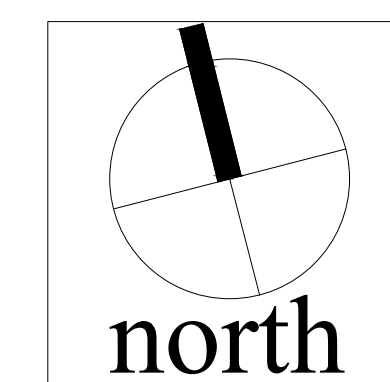
Tabulation

SITE AREA	
In s.f.	111,697 s.f.
In acres	2.56 ac
BUILDING AREA	
Future Office	1,500 s.f.
Mezzanine	1,000 s.f.
Warehouse	47,493 s.f.
TOTAL	49,993 s.f.
COVERAGE	
	44.8%
AUTO PARKING REQUIRED	
Offices: 1/200 s.f.	13 stalls
Warehouse: 1/2000 s.f.	24 stalls
TOTAL	36 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	47 stalls
Accessible Stalls (12'x18')	1 stalls
Accessible Stalls (9'x18')	1 stalls
TOTAL	49 stalls
BIKE SPACE REQUIRED	
Industrial - 5% of total Auto	2 spaces
BIKE SPACE PROVIDED	
Industrial	0 spaces
ZONING ORDINANCE FOR COUNTY	
Zoning Designation - Industrial (IL-MP-2_81)	
BUILDING CLEAR HEIGHT	
Clear Height Provided	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height :	80'
MAXIMUM FLOOR AREA RATIO	
FAR - 1.0	
LANDSCAPE REQUIREMENT	
Minimum Req.	12%
LANDSCAPE PROVIDED	
Percentage -	23%
In SF -	25,154 s.f.
SETBACKS	
Structure	
Front / Side / Corner side -	10'
Rear -	0'
Accessory Structure	
Front / Corner side -	10'
Side / Rear -	0'

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



Conceptual Site Plan

Vista Pacific Drive & North Ave.

Oceanside, CA

