

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, April 28, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 4/27/2021.

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

Proposed private dog park on a 0.21 acre project site, located at 222 S Coast Highway.
[ADM21-00023]

Zoning: C-2

Land Use: C-GC

Neighborhood Area: Townsite

Assessor Parcel Number(s): 150-051-04 & 150-051-05

Contact Person: Ryan Gary

Email: ryangary321@gmail.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.*

150-56, 10, 11

147
19

147
28

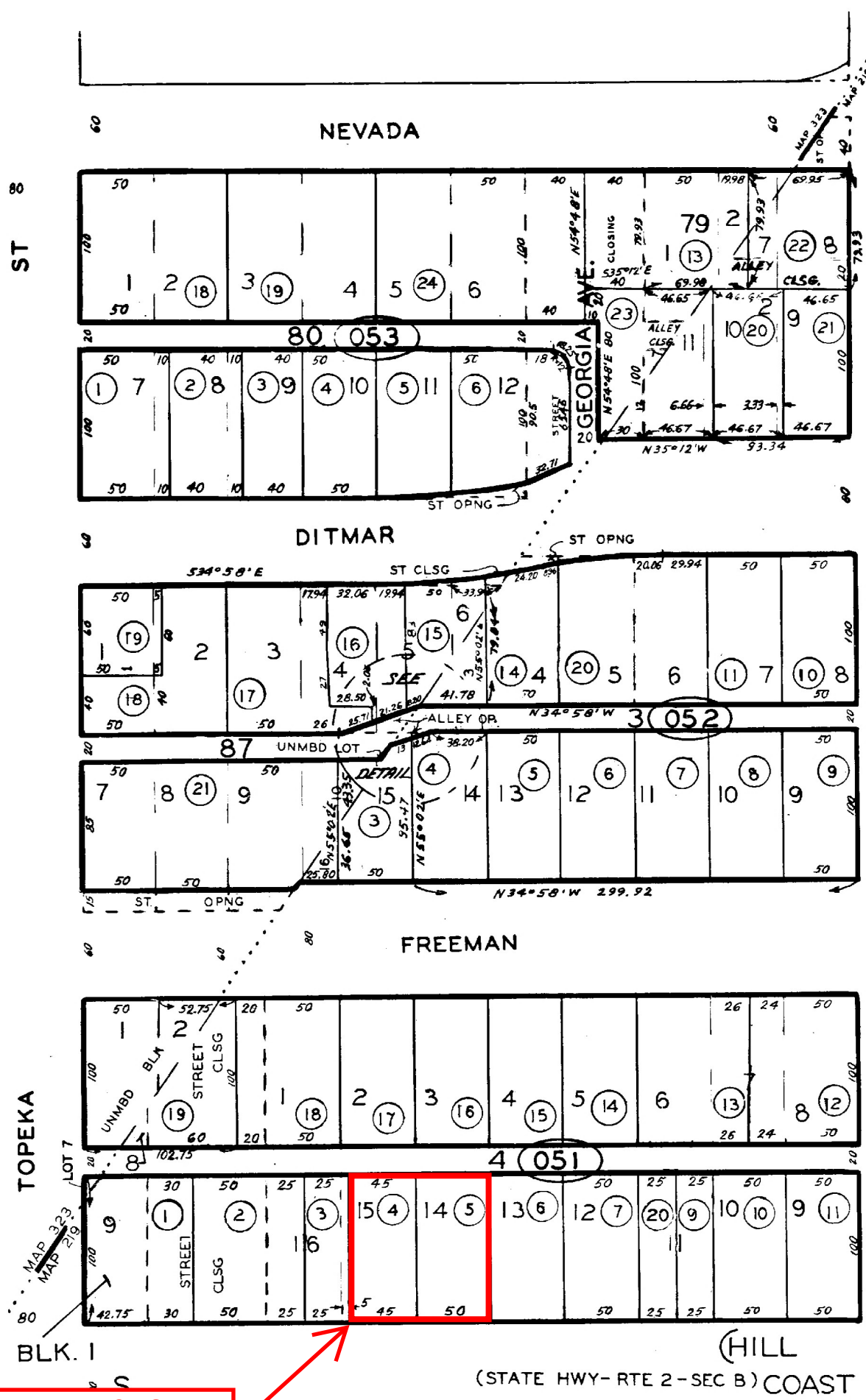
ES
7-29-69

MAP 323

323 BLK 88

MAP 89

BLK 12



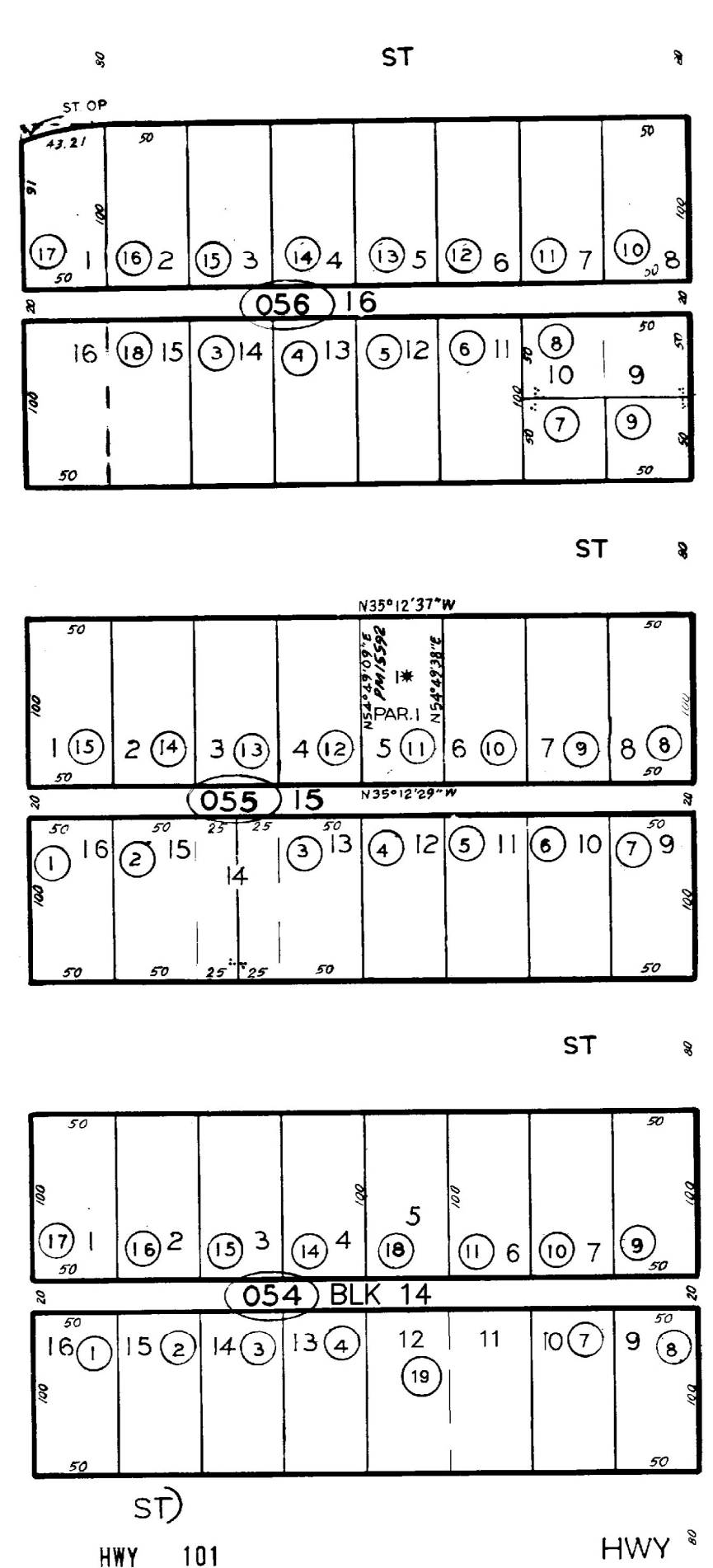
6

AVE.

80

MICHIGAN

4



ITEM #1 150 - 05

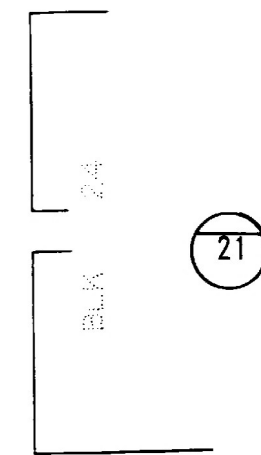
1" = 100'
5/22/98 SM

80
AVE.

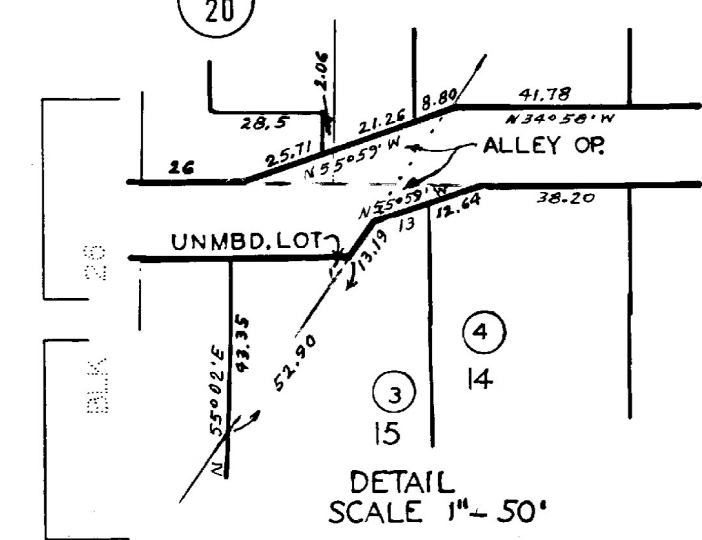
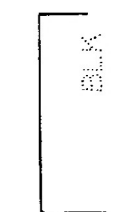
80

MISSOURI

HWY 80



*(CONDM PEND)
PAR 1, PM15592
DOC92-566820



CHANGES				
BLK	OLD	NEW	YR	CUT
056	142	18	70	2801
052	12-13	20	71	693
052	142	21	72	1248
053	14, 15	24	72	3766
054	12, 13	18	75	2539
051	8	20	77	1457
054	5&6	19	99	1044

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.



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: 222 S Coast Hwy Oceanside, CA 92054

Assessor's Parcel Number: APN 150-51-04-00 & 150-51-04 Lot Area (acres or SF): .02 Acres

Existing Use: Was a used car lot. It's empty now

Brief Description of Proposal:

Private Dog Park with the existing trailer converted into a walkup bar and food truck on site

Property Owner & Applicant Information

Owner Name: Dixon Properties

Phone Number & E-Mail Address: 949-300-1922

Dixonproperties@cox.net

Applicant Name: Ryan Gary

Phone Number & E-Mail Address: 925-324-1976

ryangary321@gmail.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: APRIL 14 Time preference: 9:30 am 10:30 am either

2nd choice date: APRIL 28 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:

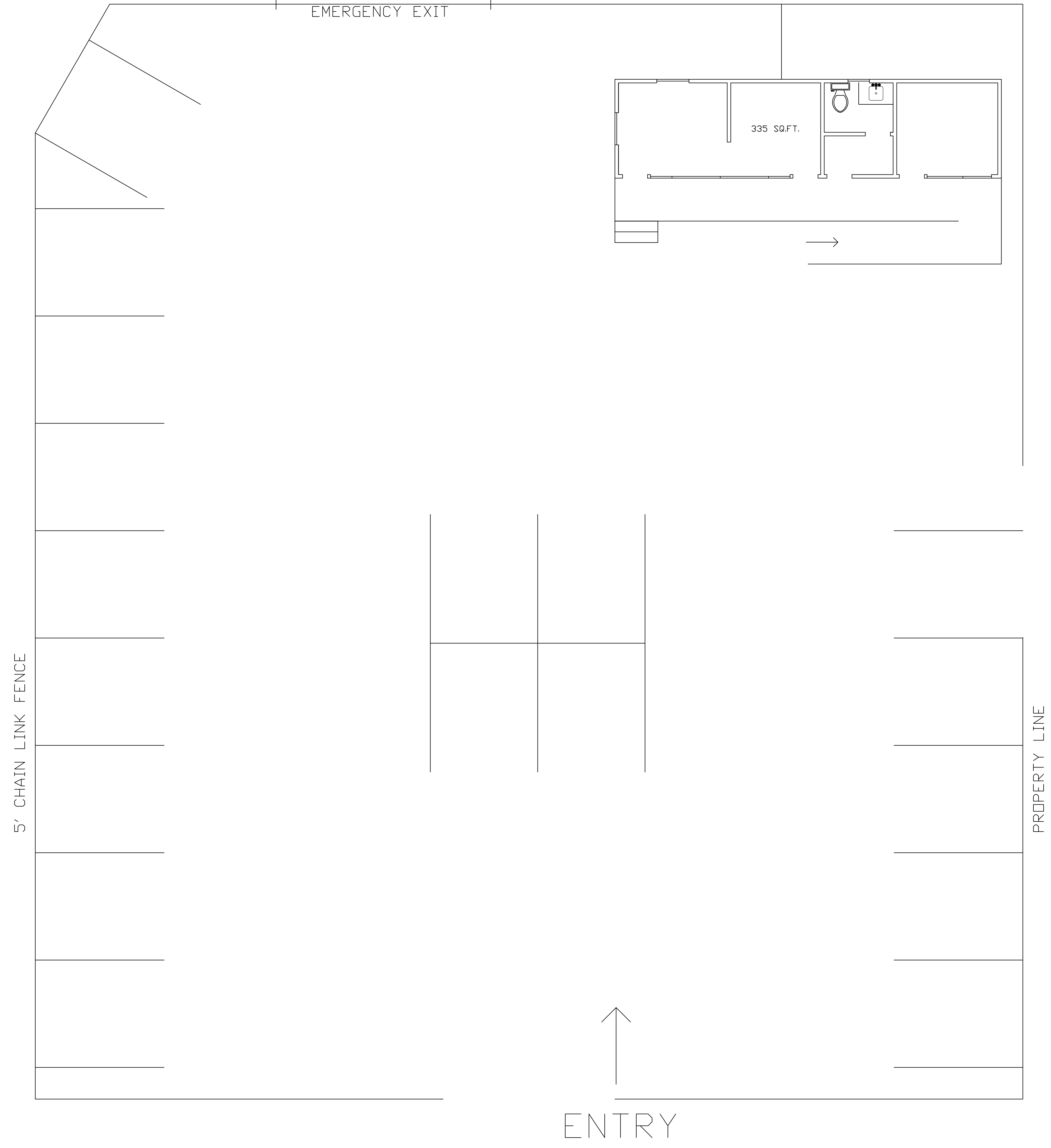
Assigned meeting date: April 28, 2021

Time: 9:30

Assigned Project Planner:

Project Description:

This project will convert all the parking spaces into a play area of dogs. We will cover all parking spaces with artificial pet turf. The existing office will be converted into a walk-up bar to order drinks, and we will convert one of the office spaces into an ADA bathroom, totaling two bathrooms. We will have a food truck on site to the left of the newly converted bar. We will place fencing around the perimeter of the property to keep the dogs in, with the entrance having two gates to enter to ensure dog and people safety.



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Interim Revisions

DESIGNER:
JOHN BLACK (760)401-4962
56984 WARREN WAY
YUCCA VALLEY CA.92284

OWNER:
RYAN GARY
(925)324-1976
222 N. COAST HWY. OCEANSIDE CA. 92054

As Built
Approved
Submission
Design OK'd
Start
Drawn

EXISTING PLAN

D2-J

