

**AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE**

**Wednesday, March 9, 2022**

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 3/8/2022.**

1. 9:30 - 10:30 am

Proposed zone change to develop 140-150 homes on the vacant lot located south of the Sprinter line just east of Olive Drive. There is a proposed community park at the entrance of the project off Olive Drive and a direct path to the College Boulevard Sprinter Station.  
[ADM22-00017]

**Zoning: RS**  
**Land Use: MDA-R**  
**Neighborhood Area: Mira Costa**  
**Assessor Parcel Number(s): 162-111-04**  
**Contact Person: Dan Niebaum**  
**Email: [dan@lightfootpg.com](mailto:dan@lightfootpg.com)**

2. 10:30 - 11:30 am

Proposed ~700 square foot addition to an existing gas station for a restaurant space with associated outdoor dining located at 1742 South Coast Highway. The site will continue to operate as a gas station in addition to the restaurant.  
[ADM22-00018]

**Zoning: C-2**  
**Land Use: C-GC**  
**Neighborhood Area: South O**  
**Assessor Parcel Number(s): 153-213-43**  
**Contact Person: Michael Rafo**  
**Email: [Michael.rafo@icloud.com](mailto:Michael.rafo@icloud.com)**

# ITEM 1



To be completed by City staff

Project Number: ADM 22 - 00017



# 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: Vacant land

Assessor's Parcel Number: 162-111-04-00

Lot Area (acres or SF): 43.5

Existing Use: vacant land

Brief Description of Proposal:

develop property to residential or multi family housing

## Property Owner & Applicant Information

Owner Name: Oceanside Trolley Place, LLC

Phone Number & E-Mail Address: 6195481589

greg@stoneimpressions.com

Applicant Name: Tiffiney Welles

Phone Number & E-Mail Address: 6199778433

tw@tenaxrealestate.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:

DocuSigned by:

*Greg Smith*

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

1<sup>st</sup> choice date: 1/13/2022      Time preference:  9:30 am     10:30 am     either

2<sup>nd</sup> choice date: 1/27/2022      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: 3-9-22      Time: 9:30

Assigned Project Planner: Rob Dmohowsky



THE  
LIGHTFOOT  
PLANNING  
GROUP

# Oceanside Trolley Place Residential Development

## Project Description

March 9, 2022

**Property Owner:** Oceanside Trolley Place LLC

**Applicant:** Greg Smith

**Applicant's Representative:** Dan Niebaum | The Lightfoot Planning Group

**Project Location:** West terminus of Olive Drive (approximately 1,000' west of College Blvd.)

**APN:** 162-111-04-00

**Parcel Size:** +/- 47.7 acres (+/-20.2 developable acres for density purposes)

*(Excludes +/-9.5 acres of steep slopes, wetland and road easement areas; also excludes +/-18ac biological corrective action area as noted in City Subarea Plan - resolution to be identified and confirmed in conjunction with formal project application and updated biological study for the site)*

**Current General Plan Designation:** Medium Density A - Residential (MDA-R)

**Current Zoning Designation:** Single Family Residential (RS)

### Property Surroundings

The site is located at the western terminus of Olive Drive with single-family subdivisions in the RS zone located to the east and south. The subdivision to the south is located at a much higher elevation than the proposed development site with existing homes along Wooster Drive backing to the top of steep slopes located in the southern portion of the subject parcel. Vacant land with areas designated as light industrial and open space as part of the Rancho Del Oro Specific Plan area is located to the west. The Sprinter light rail transit line and Loma Alta Creek border the site along its northern boundary. The College Boulevard Sprinter Station is located directly northeast of the property. Light industrial and commercial uses are also located north of the site situated along the south side of Oceanside Boulevard.

The area surrounding the College Sprinter Station is designated as a Smart Growth Opportunity Area (SGOA) - Community Center (OC-6) by the San Diego Association of Governments shown by Exhibit B. SGOAs are identified to promote higher density development in key areas near public transit. SGOA Community Centers are recognized as areas which incorporate the following elements:

- Housing within walking / biking distance of transit stations
- Feature low- to mid-rise residential, office, and commercial buildings
- Draw from nearby communities and neighborhoods
- Are served by high-frequency transit

5900 Pasteur Court  
Suite 110  
Carlsbad, CA 92008  
(760) 692-1924  
lightfootpg.com

Recognizing the site's location directly southwest of the College Sprinter Station, the proposed development is designed to provide a direct pedestrian connection to the station - affording the existing and future neighborhood residents improved access and the opportunity to take advantage of available light rail transit options. The Sprinter line serves 15 stations along its route between transit centers in Escondido and Oceanside. The Oceanside Transit Center provides connections to the NCTD Coaster, L.A. Metrolink, and Amtrak train services. Bus service is also readily available with stops located in close proximity to the site.

### **Proposed Development**

The proposed project concept is to develop a portion of the currently vacant site with a low to medium density residential community that will provide workforce housing on an ideally situated site with direct access to light rail transit via the existing College Boulevard Sprinter Station. The project will feature single-family homes in a traditional lotting pattern integrated with a mix of townhome lots, zero lot-line and similar small lot configurations consistent with the medium density MDA-R land use designation.

The community concept is for development of between 140 – 150 homes on an approximate 8.5-acre net pad area located in the central and northwest portions of the larger 47.7-acre parcel. With the developable area of the parcel calculated at approximately 17 acres this results in a project density ranging from 6.9 du/ac to 7.4 du/ac.

The project site would extend from the existing terminus of Olive Drive with a small community park to be located at the western edge of the site providing a buffer for existing homes on Olive Drive. The park site will be an amenity for the existing and proposed neighborhood and will also contain the pedestrian path connecting directly to the sprinter station.

Traditional single-family lots 4,000 sf – 5,000 sf in size are planned in the eastern portion of the site to transition from the existing homes on Olive. These lots will be double-loaded along the extension of Olive Drive and are envisioned for two-story homes ranging from approximately 1,600 sf – 2,100 sf.

Smaller single-family lot configurations approximately 2,500 sf – 4,000 sf in size are planned to be developed in the western portions of the community. The smaller lot areas are anticipated to feature two and three-story detached homes or townhomes ranging in size from approximately 2,000 sf– 2,500 sf.

The proposed homes will incorporate several floorplans with multiple elevation & color scheme options displaying a variety of facades and a diverse street scene for the project. Community amenities, landscape areas and pedestrian paths will also be designed to connect through all portions of the planned development.

### **Project Entitlements**

Two entitlement scenarios are presented for review as part of this Developers Conference application, although the ultimate development plan will be determined in conjunction with a formal discretionary application submittal. Under each scenario a Zone Amendment, Tentative Map and Development Plan would be incorporated into the application. However, a General Plan Amendment would not be proposed under either entitlement option as the single-family residential unit types proposed would be consistent with those as designated under General Plan policies for the MDA-R land use designation:

- SUC (Single Unit Conventional) Single-family detached (5,000 sf lot min.)
- SUV (Single Unit Variable) Single-family detached (small lot development)
- MP (Multi-plex) Single-family attached (townhomes)

### **Entitlement Scenario A – Residential Medium A (RM-A) Zoning:**

The project application would incorporate a Zone Amendment from the existing Single-Family Residential (RS) zone to the Residential Medium A (RM-A) residential zoning designation consistent the existing land use designation of Medium Density A - Residential – A (MDA-R) which provides for a density of 6 – 9.9 du/ac on this site.

The development would incorporate established RM-A zoning regulations and minimum lot sizes (5,000 sf minimum for single-family lots). A Conditional Use Permit would be required to increase project density (proposed at 8.2 – 8.2 du/ac) above the MDA-R base density of 6.0 du/ac.

### **Entitlement Scenario B – Planned Development (PD) Zoning:**

The discretionary application would incorporate a Zone Amendment to establish a Planned Development (PD) Zone on the site with the project density consistent with the MDA-R land use. A PD Plan document would be developed as part of the discretionary application to establish project specific development regulations and lot sizes, design guidelines, and primary infrastructure components that will direct residential development within the PD Plan area. The PD Zone and Plan would allow for greater development flexibility than strict adherence to the established RM-A zoning standards.

A Conditional Use Permit would also be required in conjunction with the PD zoning to increase overall project density (proposed at 8.2 – 8.2 du/ac) above the MDA-R base density of 6.0 du/ac.

### **Density Bonus Application**

Either scenario could propose a Density Bonus application to integrate income-restricted homes as part of the development. Utilizing State Density Bonus Law (SDBL) would allow for a potential increase in the overall number of market rate units within the project. SDBL also entitles projects to certain development incentives or concessions and provides for waivers from development standards that would

physically preclude the project at the density proposed. Density bonus quantities and affordability levels would be determined in detail as part of the project discretionary development application.

### **Development Constraint Areas**

Areas considered as “Undevelopable Lands” (slopes in excess of 40% with a minimum elevation differential of 25 feet, riparian corridors and associated vegetation) are avoided by the proposed development area and have not been included in density calculations. The community design will preserve the significant riparian areas and sensitive habitats as found throughout this parcel. These areas will generally be designated as open space in conjunction with the future entitlement proposal. Project grading is avoided in these areas that are proposed as open space.

Wetland/Riparian area – Loma Alta Creek and adjacent riparian areas are located in the northwestern portion of the site. The proposed development pad area and related slope grading avoids these areas and associated 50’ biological and 50’ planning buffers as required by the City’s Sub-Area Plan.

Habitat areas - Various habitat areas have also been identified across the southern and western portions of this parcel. The proposed project development area is designed to avoid existing habitat and riparian areas to the greatest extent possible. An updated Biological Report will be prepared in conjunction with any discretionary application for this site. (See Exhibit C)

Slope areas – The proposed development also avoids significant slope areas occupying the southern portions of the lot. Approximately 7.04 acres of this area is comprised of slopes greater than 40% with more than a 25’ change in elevation. As such, these slope areas are considered undevelopable land and have not been included in density calculations for the proposed development.

### **Access & Circulation & Parking**

The project would extend Olive Drive from its existing terminus at the eastern edge of this parcel and would provide for the following minimum roadways:

- 28’ minimum roads to meet fire emergency access requirements;
- 32’ wide minimum where single-sided on street parking is proposed and 36’ wide where double-sided parking is proposed within development area.
- 24’ wide private drives less than 150’ in length may be designed to provide direct access to individual homes offset from the main project roadway.
- A gated secondary 24’ wide paved emergency access route will connect from the near the midpoint of the development pad area, running along the project’s northern boundary, ultimately connecting to the College Boulevard right-of-way via a panhandle that extends from the main portion of this lot.

- Each home is planned with a 2-car garage and individual driveway parking will be available.
- Community guest parking areas would be incorporated as part of specific project site designs.
- Pedestrian walkways will be incorporated as part of the specific project roadway design.
- Direct pedestrian access is provided to the sprinter station and to the adjacent commercial center on the north via the station platform connections.

**Grading and Utilities**

The proposed project development pad area is designed connect to existing grade where Olive Drive meets the site with a gradual slope descending to the west. A bio-filtration and hydromodification basin designed at the western end of the development area to accommodate specific project designs.

Landslide areas are noted to exist in the steep slopes along the southern portion of this parcel. The proposed overall pad areas and grading design would allow for repair of ancient landslide slopes and protection of properties to the south at higher elevations along Wooster Drive.

The project proposes a water and sewer easement to extend from west edge of the pad area and connect to existing water and sewer mains within easements located in the western portions of the pad area. The project would also connect to the existing water main in Olive Drive to the east to provide for a loop water system design.

**Additional Questions/Comments:**

1. Which entitlement option would staff be more likely to support; the RM-A standard zoning; or the proposed PD zoning scenario?
2. Does staff have any concerns with incorporating a small lot single-family detached or attached product types in this development?
3. Will the City support habitat mitigation/restoration on site?
4. Are there any transportation concerns with the proposed extension of Olive Road as the main roadway to serve the site?
5. Are there any noted transportation concerns related to increases in ADT from project traffic at the College / Olive intersection?

6. Please comment on the capacity of Olive Drive to handle the two entitlement options proposed.
7. Please comment on any needed intersection improvements at Olive Drive and College Boulevard and the projects projected VMT based on adjacency to transit and commercial.
8. The project proposed an EVA route from the development area connecting to College Blvd. as shown. Will fire staff support this secondary connection design?
9. The project proposes connections to water and sewer lines in easements located in the western portion of the site and connection to existing water line in Olive Drive. Does water utilities staff have any concerns with this design?
10. Does water utilities staff have any concerns with water and sewer line capacities in this area?

### **Exhibits Included**

**Exhibit A: Regional and Vicinity maps**

**Exhibit B: Smart Growth Opportunity Areas – Community Centers**

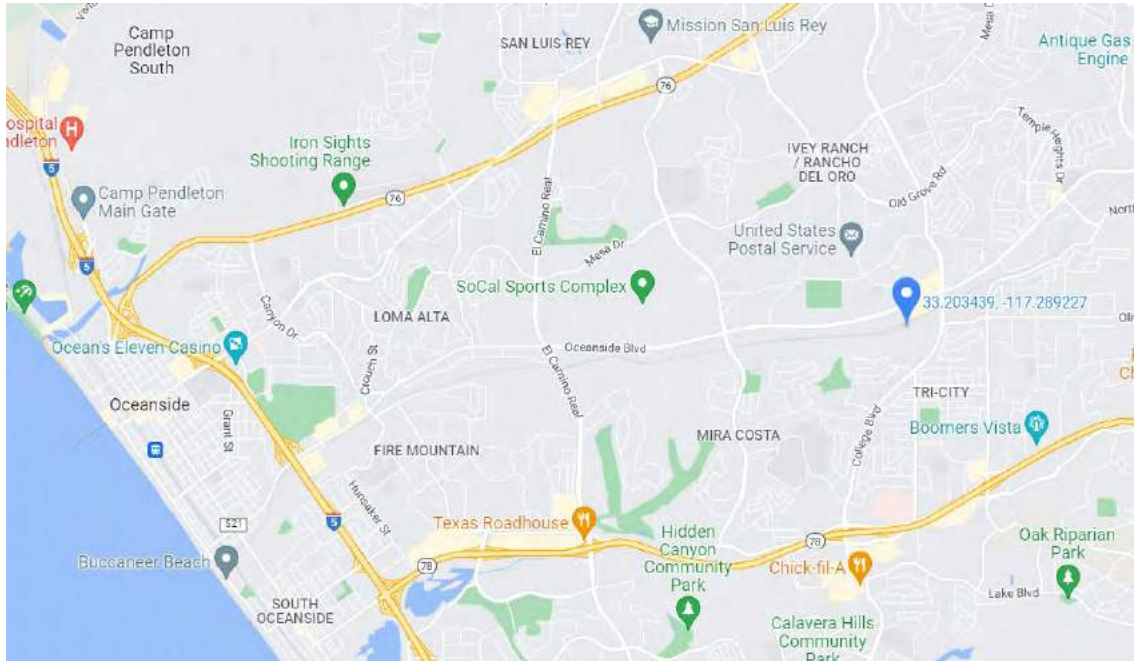
**Exhibit C: Habitat Areas**

**Exhibit D: Slope Areas**

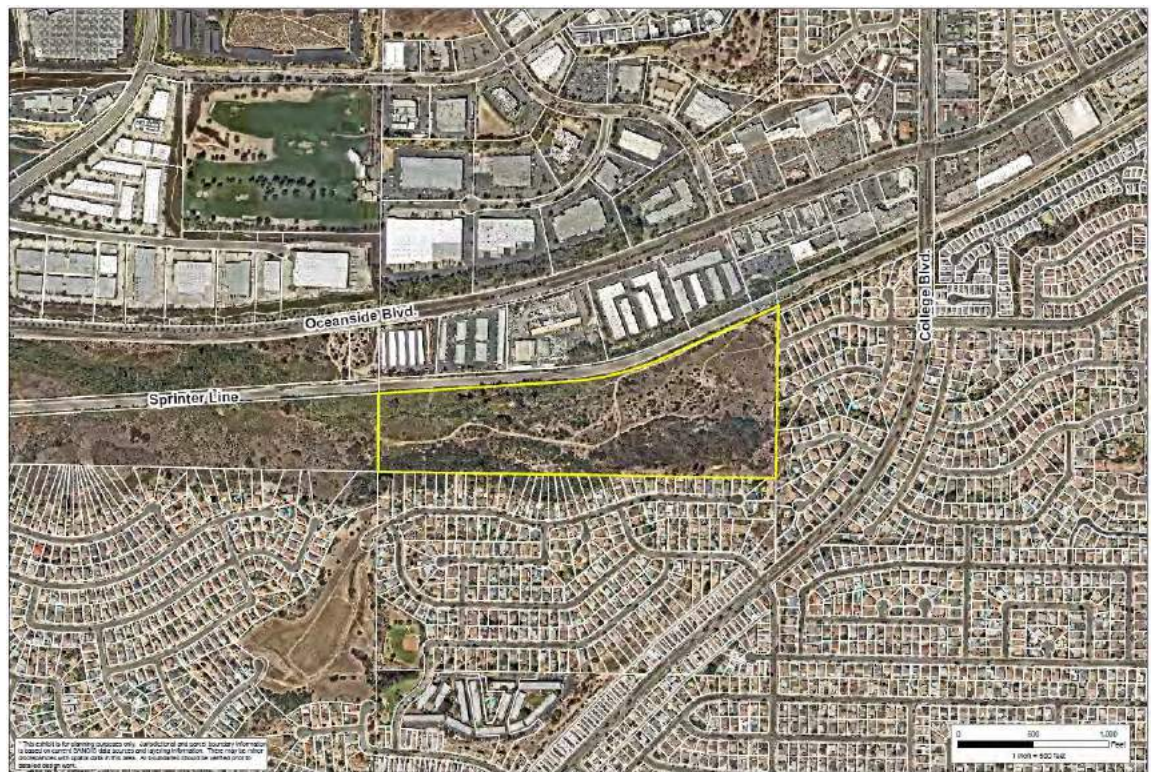
**Exhibit E: Project Development Plan Concept**

**Exhibit F: Architectural Imagery**

## Exhibit A: Regional Map



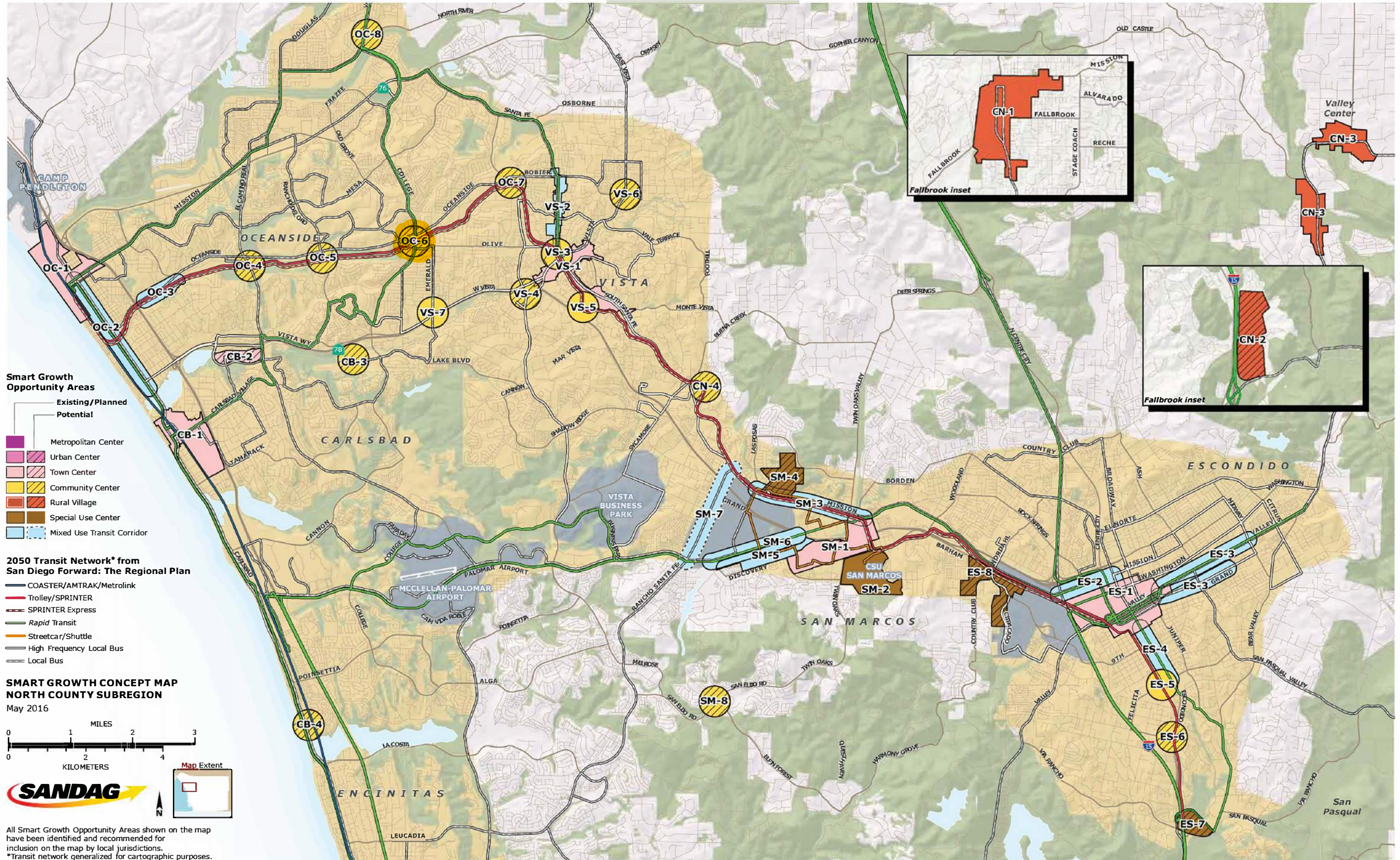
## Vicinity Map



**Exhibit B:  
Smart Growth Opportunity Areas – Community Centers Map**

**(Exhibit on Following Page)**

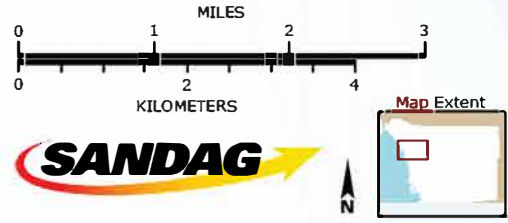
# NORTH COUNTY SUBREGIONAL MAP



- Smart Growth Opportunity Areas**
- Existing/Planned
  - Potential
  - Metropolitan Center
  - Urban Center
  - Town Center
  - Community Center
  - Rural Village
  - Special Use Center
  - Mixed Use Transit Corridor

- 2050 Transit Network\* from San Diego Forward: The Regional Plan**
- COASTER/AMTRAK/Metrolink
  - Trolley/SPRINTER
  - SPRINTER Express
  - Rapid Transit
  - Streetcar/Shuttle
  - High Frequency Local Bus
  - Local Bus

**SMART GROWTH CONCEPT MAP**  
**NORTH COUNTY SUBREGION**  
 May 2016



All Smart Growth Opportunity Areas shown on the map have been identified and recommended for inclusion on the map by local jurisdictions.  
 \*Transit network generalized for cartographic purposes.

All Smart Growth Opportunity Areas shown on the map have been identified and recommended for inclusion on the map by local jurisdictions.

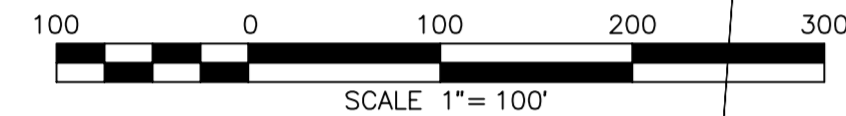
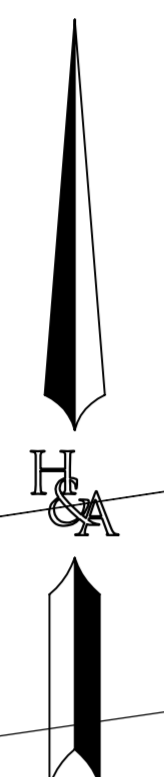
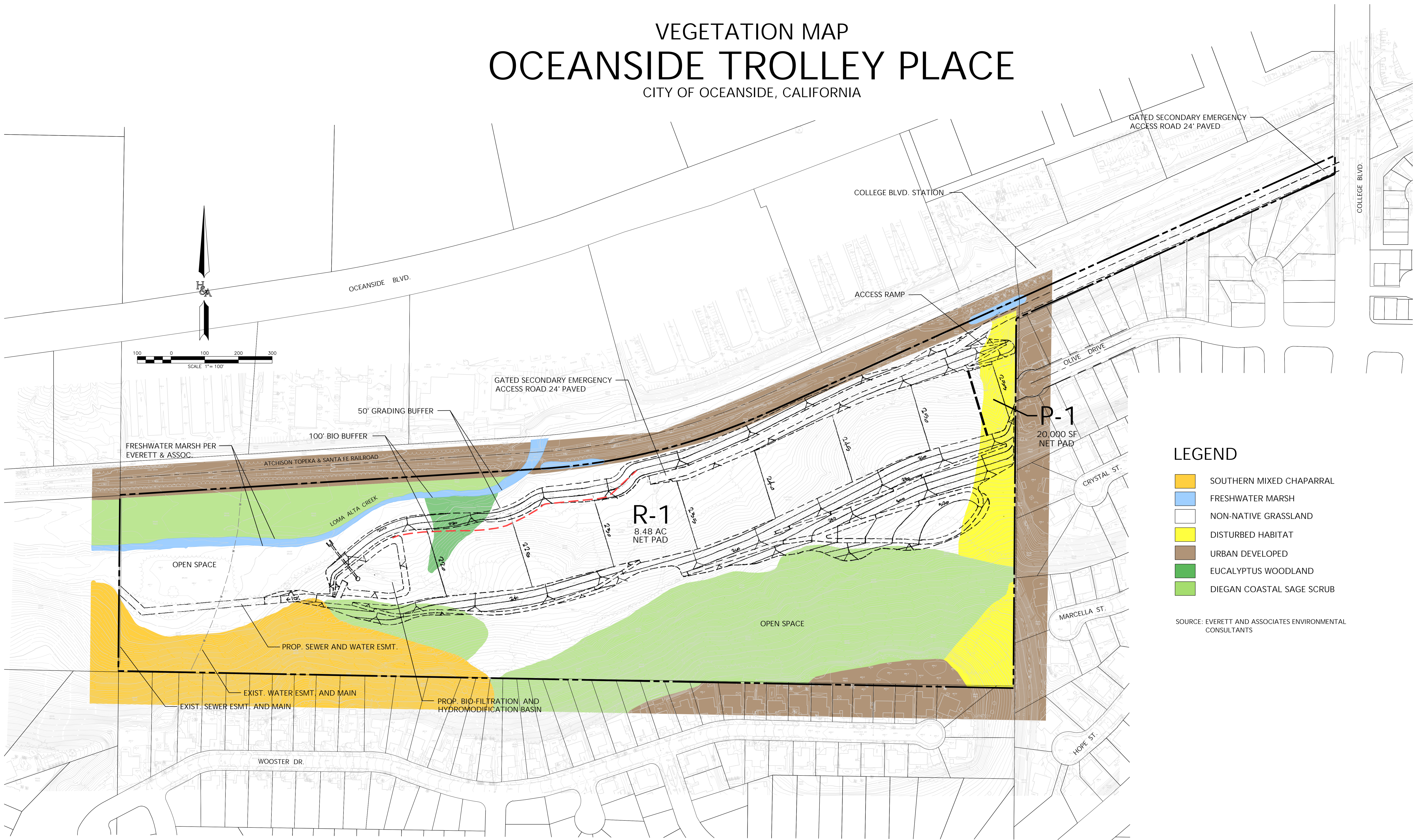
**Exhibit C:  
Habitat Areas**

**(Exhibit on Following Page)**

# VEGETATION MAP

## OCEANSIDE TROLLEY PLACE

CITY OF OCEANSIDE, CALIFORNIA



### LEGEND

- SOUTHERN MIXED CHAPARRAL
- FRESHWATER MARSH
- NON-NATIVE GRASSLAND
- DISTURBED HABITAT
- URBAN DEVELOPED
- EUCALYPTUS WOODLAND
- DIEGAN COASTAL SAGE SCRUB

SOURCE: EVERETT AND ASSOCIATES ENVIRONMENTAL CONSULTANTS

NOTE:  
DIGITAL TOPOGRAPHIC MAPPING PROVIDED BY CLIENT AND HAS NOT BEEN VERIFIED BY H&A. DIGITAL BOUNDARY AND EASEMENTS PROVIDED BY CLIENT AND HAVE NOT BEEN PLOTTED OR VERIFIED BY H&A. WORK PRODUCT SHOWN IS CONCEPTUAL AND BASED ON PRELIMINARY BASE MAP INFORMATION SUPPLIED BY CLIENT.

FEBRUARY 22, 2022



PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(619)558-4500 - FX(619)558-1414

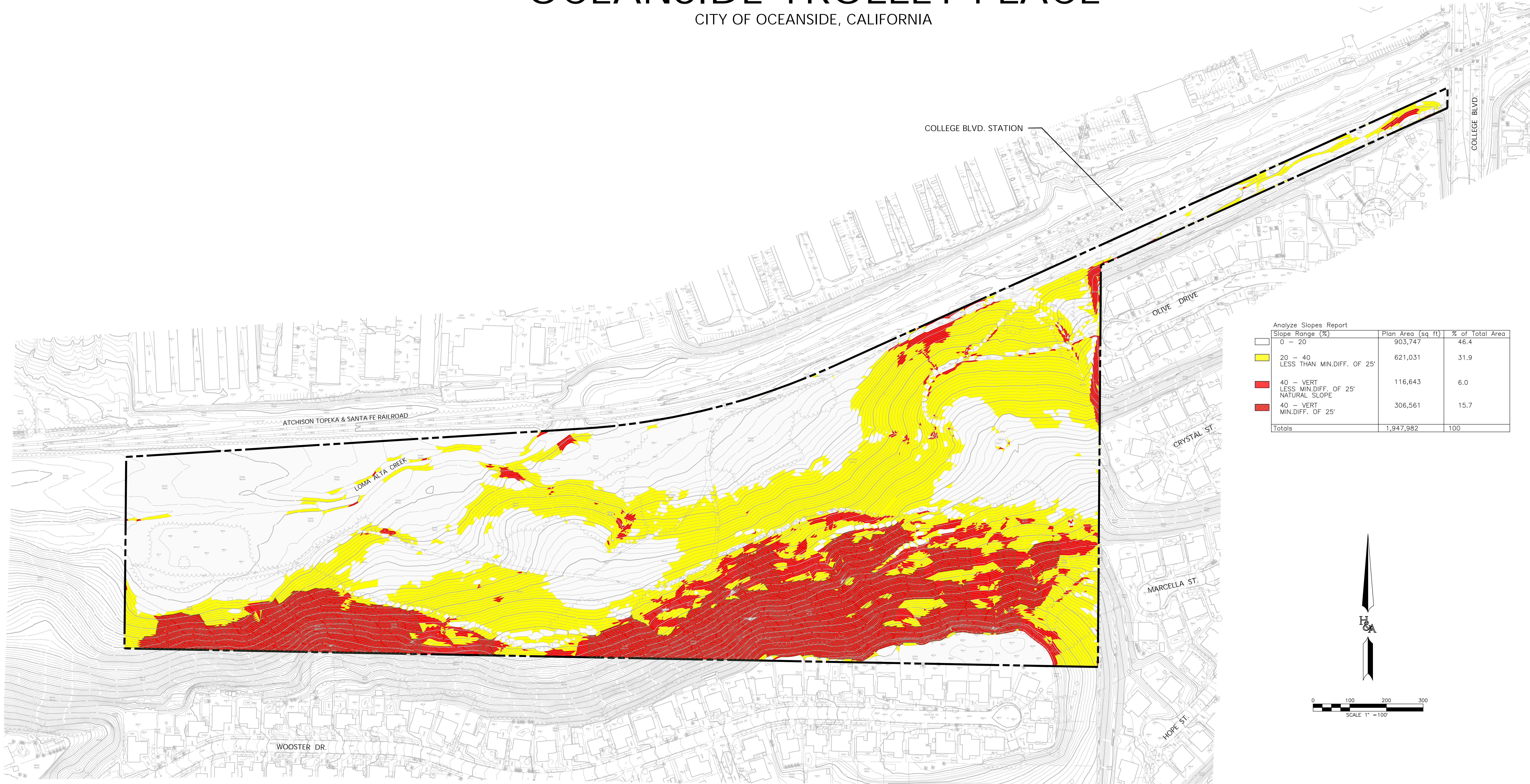
**Exhibit D:  
Slope Analysis**

**(Exhibit on Following Page)**

# SLOPE ANALYSIS

# OCEANSIDE TROLLEY PLACE

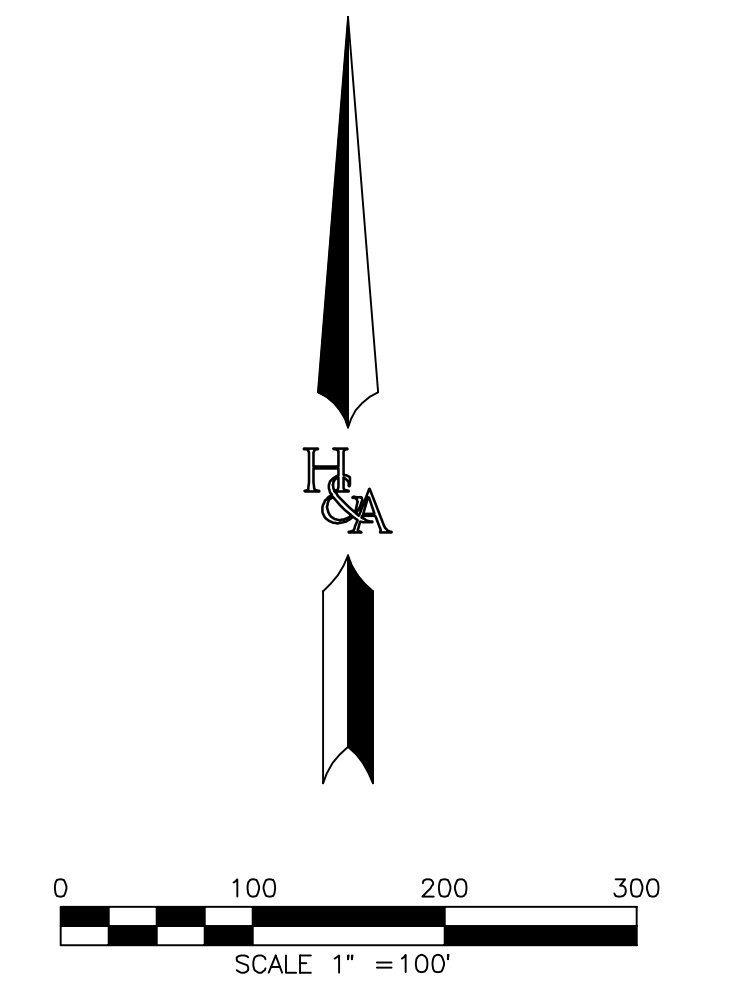
CITY OF OCEANSIDE, CALIFORNIA



COLLEGE BLVD. STATION

Analyze Slopes Report

Slope Range (%)	Plan Area (sq ft)	% of Total Area
0 - 20	903,747	46.4
20 - 40 LESS THAN MIN.DIFF. OF 25'	621,031	31.9
40 - VERT LESS MIN.DIFF. OF 25' NATURAL SLOPE	116,643	6.0
40 - VERT MIN.DIFF. OF 25'	306,561	15.7
Totals	1,947,982	100



FEBRUARY 23, 2022

NOTE:  
DIGITAL TOPOGRAPHIC MAPPING PROVIDED BY CLIENT AND HAS NOT BEEN VERIFIED BY H&A. DIGITAL BOUNDARY AND EASEMENTS PROVIDED BY CLIENT AND HAVE NOT BEEN PLOTTED OR VERIFIED BY H&A. WORK PRODUCT SHOWN IS CONCEPTUAL AND BASED ON PRELIMINARY BASE MAP INFORMATION SUPPLIED BY CLIENT.

**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

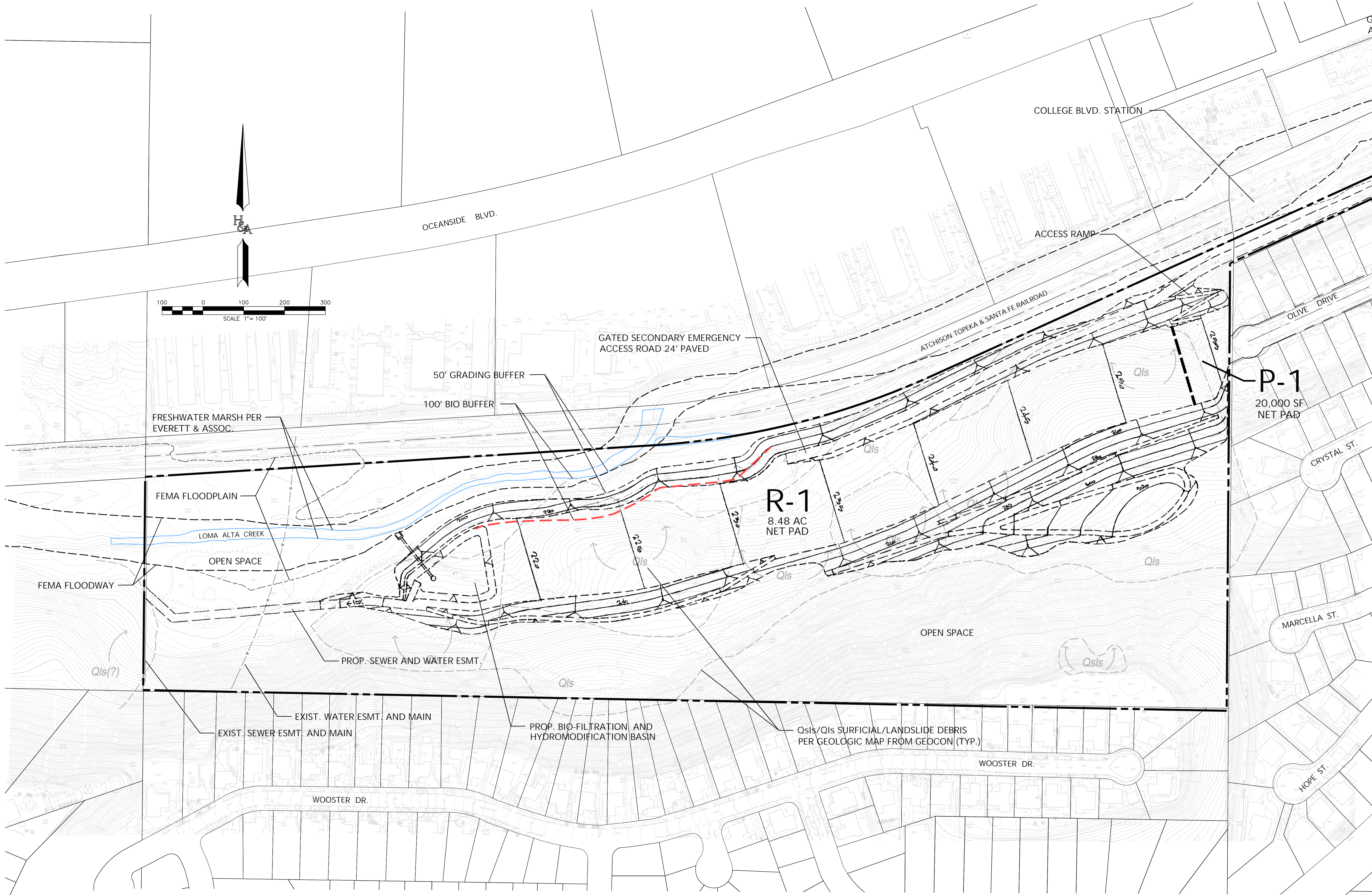
PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(619)558-4500 FX(619)558-1414

**Exhibit E:  
Project Development Plan Concept**

**(Exhibit on Following Page)**

# CONCEPTUAL LAND USE PLAN OCEANSIDE TROLLEY PLACE

CITY OF OCEANSIDE, CALIFORNIA



## PROJECT SUMMARY

GROSS AREA: 47.7 AC  
 P-1 NET PAD: 20,000 SF  
 R-1 NET PAD: 8.48 AC

FEBRUARY 22, 2022

NOTE:  
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PLANNING 9707 Waples Street  
 ENGINEERING San Diego, Ca 92121  
 SURVEYING PH(858)558-4500 - FX(858)558-1414

**Exhibit F:  
Architectural Imagery**



Source: KB Home



Source: KB Home



Source: KB Home



Source: Lennar



Source: Lennar



Source: Lennar



Source: Lennar



Source: Lennar

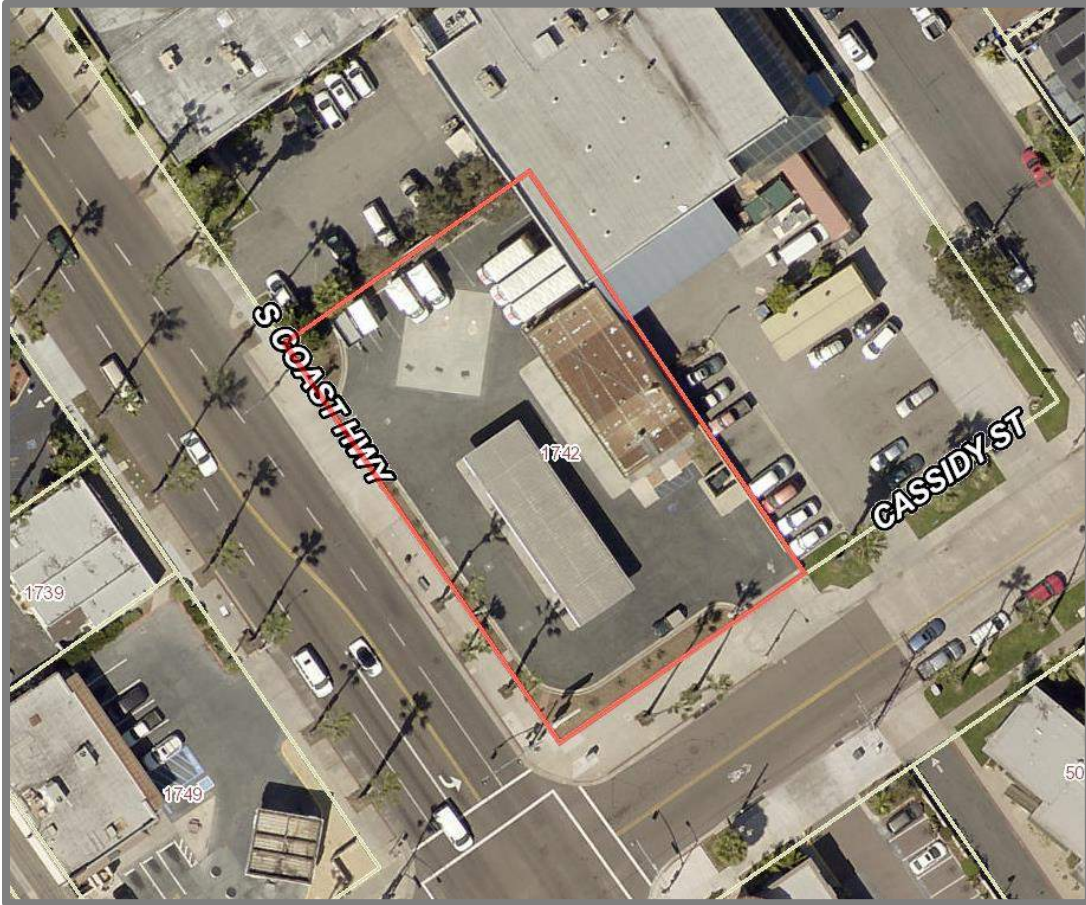


Source: Lennar



Source: Shea Homes

# ITEM 2





# 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: 1742 So. Coast Highway, Oceanside, CA 92054

Assessor's Parcel Number: 153-213-43 Lot Area (acres or SF): 19,800 SF (approx.)

Existing Use: Gas Station+Convenience Store

Brief Description of Proposal:

Addition of a take-out fast food facility of approx. 712 SF specializing in Mediterranean Grilled food such as Kebab & Gyro.

## Property Owner & Applicant Information

Owner Name: Marc Gas LLC, Auday Salem, Principle Michael Rafo, Officer


Phone Number & E-Mail Address: (619)933-2644 Michael R <michael.rafo@icloud.com>

Applicant Name: Michael Rafo

Phone Number & E-Mail Address: Same as above

### **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)

1<sup>st</sup> choice date: Feb. 9, 2022 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: Feb. 23, 2022 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 PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@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: 3-9-22 Time: 10:30

Assigned Project Planner: Dane Thompson

## **Project Description Letter**

**Location:** 1742 So. Coast Highway, Oceanside, CA 92054

**APN:** 153-213-43

**Date:** 2/1/22

The project proposes addition of a take-out food facility at existing gas station and convenience store. The new facility specializes in Mediterranean style fast-food such as Kabobs and Gyros. The total area of the proposed addition is 712 SF (24'x28.5'). The new addition's elevations are designed to be compatible with the existing convenience store (designed by the same architect), and all new exterior materials and colors are to match those of existing building (please see attached elevations and 3-D rendering, sheet A3 of the Design Set). All new roof-top equipment will be screened by 48" high parapet walls (please see attached Section A-A, sheet A2).

The hours of operation will be from 11:00 a.m. to 9:00 p.m.

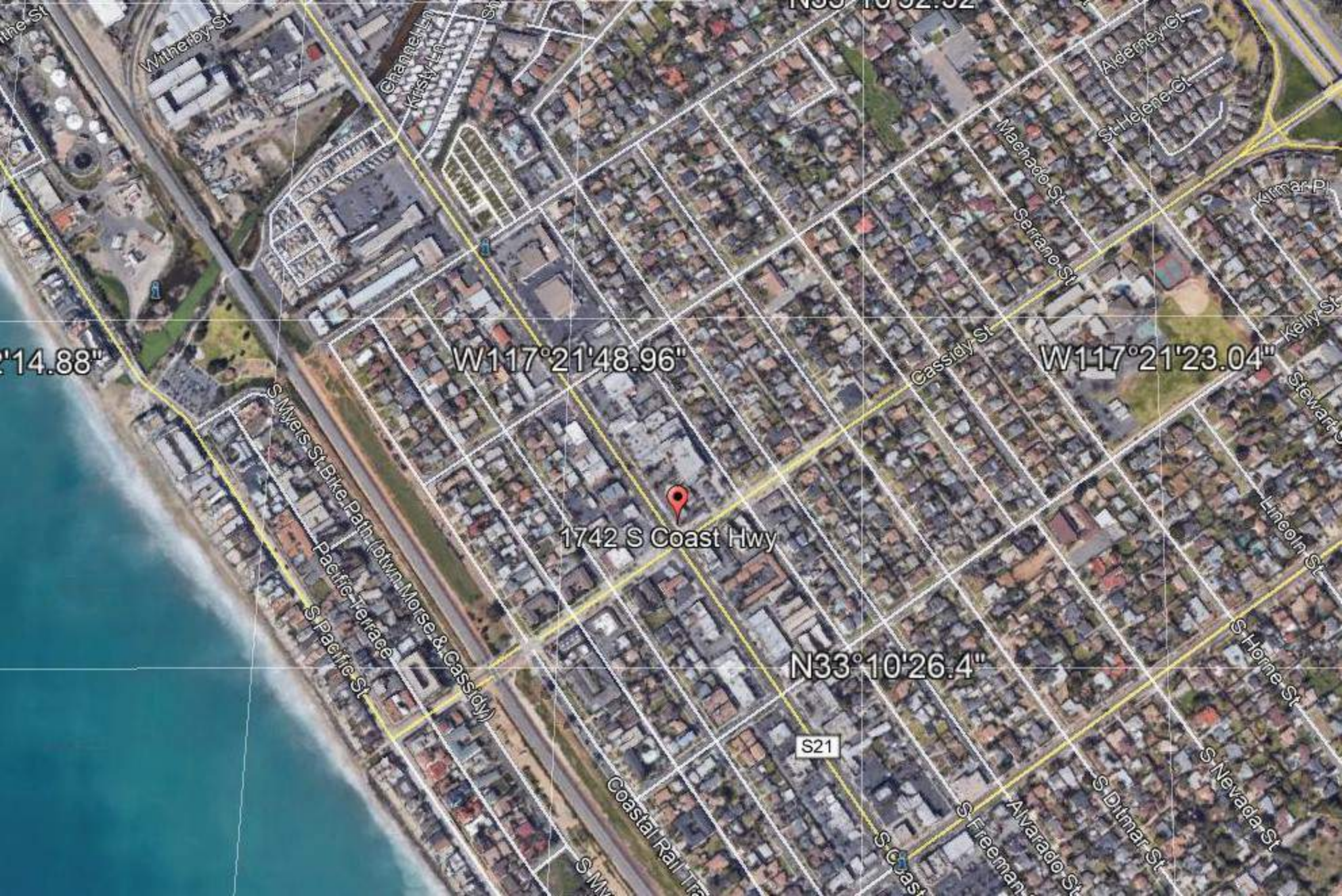
There will be a maximum of 2-employees to operate the new facility.

Parking is based on 4-spaces per 1000 SF gross area for the combined convenience store and the proposed addition. 2-additional spaces are provided for the gas station per City requirements. With permission to use the spaces next to fuel pumps as required parking, the project meets the number of required spaces plus one extra space (please see attached Site Plan, sheet A1, and Project Data sheet TS).

No bathrooms are proposed inside the new addition, but two existing accessible bathrooms inside the convenience store are available for use by customers and employees of the new addition.



Prepared by: Paris Hagman, Architect



'14.88"

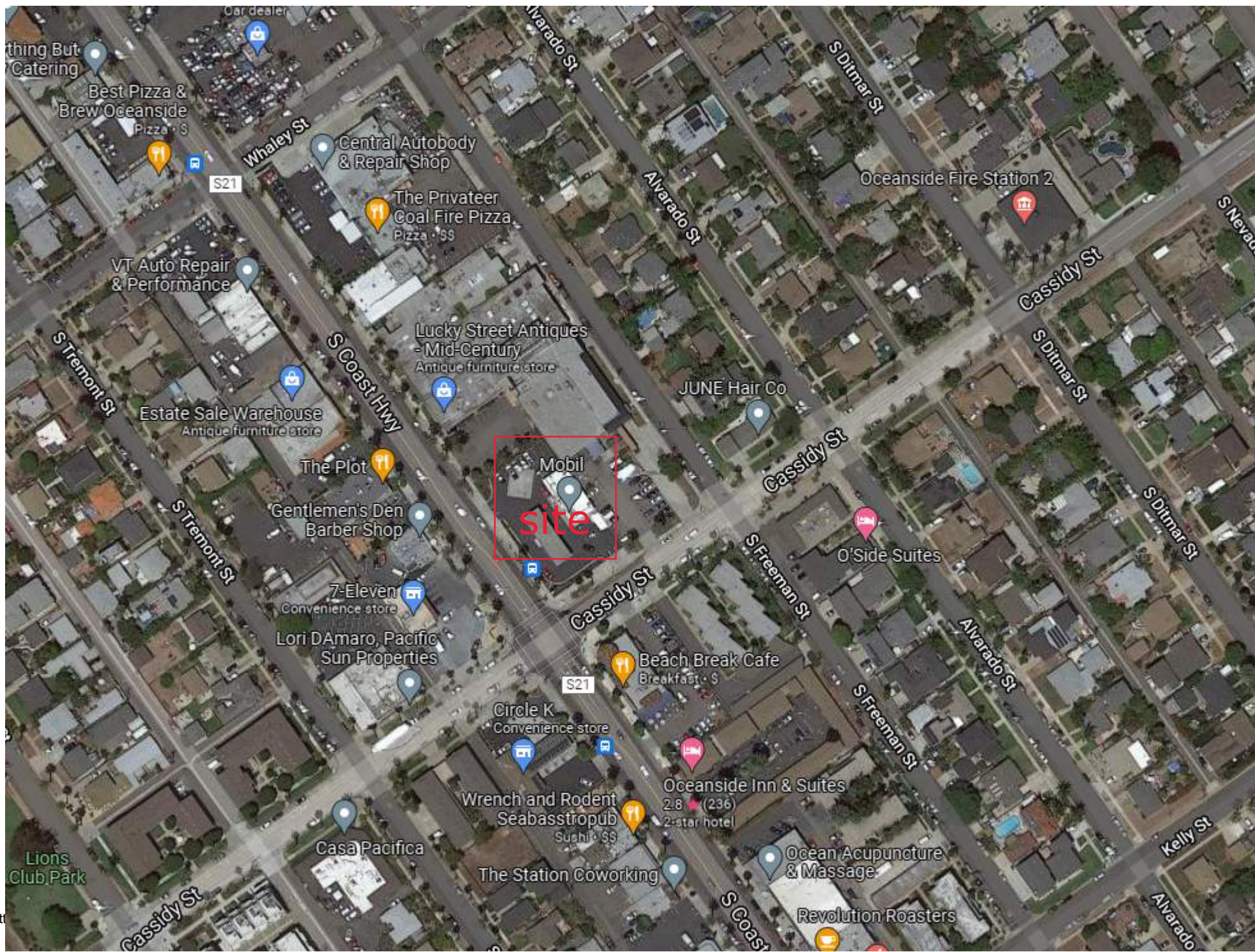
W117°21'48.96"

W117°21'23.04"

1742 S Coast Hwy

N33°10'26.4"

S21





# BOB'S GAS

## NEW FAST FOOD TAKE OUT ADDITION

1742 SO. COAST HIGHWAY  
OCEANSIDE, CA. 92054

### PROJECT DATA

PROJECT NAME: BOB'S GAS  
 PROJECT ADDRESS: 1742 SO. COAST HIGHWAY OCEANSIDE, CA. 92054  
 APN: 153-213-43-00  
 LEGAL DESC. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 Parcel A:  
 LOT(S) "T, U AND V", BLOCK 24 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 7, 1890.  
 ALSO THAT PORTION OF THE SOUTHWESTERLY HALF OF THE ALLEY ADJOINING SAID LOTS ON THE NORTHEAST AS VACATED.  
 OWNER: MICHAEL RAFO @ MARC GAS, LLC 3560 ASHFORD STREET SAN DIEGO, CALIFORNIA 92111  
 ARCHITECT: HAGMAN & ASSOCIATES 1516 W. REDWOOD ST. # 205 SAN DIEGO, CA. 92101 TEL: (619) 298-8058 PARIS HAGMAN, ARCHITECT  
 ZONING: GENERAL COMMERCIAL (C2):  
 GENERAL PLAN: COASTAL GENERAL COMMERCIAL  
 EXISTING USE: GAS STATION, MECHANIC SHOP, U-HAUL RENTAL, CONVENIENCE STORE  
 PROPOSED USE: GAS STATION, CONVENIENCE STORE (NO MECH. SHOP, NO U-HAUL RENTAL)  
 TYPE OF CONSTRUCTION: RETAIL STORE: VB NON-SPRINKLERED, NO ALARM CANOPY: II-B  
 OCCUPANCY: RETAIL STORE: M CANOPY: M  
 OCCUPANT LOAD: 19  
 SETBACKS: AS SHOWN ON SITE PLAN  
 HOURS OF OPERATION: 6:00 AM TO 10:00 PM M-SAT 7:00 AM TO 9:00 PM SUNDAY, 24HR. GAS STATION  
 AREAS:  
 LOT AREA: 19,800 SF (APPROX.)  
 EXISTING CONVENIENCE STORE 1,815 SF  
 PROPOSED TAKE-OUT FACILITY 712 SF  
 TOTAL AREA (NEW AND EXISTING) 2,527 SF  
 EXISTING CANOPY AREA: 2,028 SF  
 NUMBER OF STORIES: ONE  
 OFF STREET PARKING:  
 REQUIRED PARKING FOR RETAIL (C-STORE)=1815X4/1000=7  
 REQUIRED PARKING FOR TAKE OUT FACILITY=712X4/1000 =3  
 REQUIRED PARKING FOR GAS STATION 2  
 TOTAL REQUIRED SPACES 12  
 PROVIDED:  
 4-STANDARD+ 1 H.C.+8 PUMP STATIONS =13 SPACES  
 F.A.R. 2527 SF+2028/ 19800 SF = 0.23  
 MAX. HT. STORE & TAKE OUT: 14'-0" CANOPIES: 18'-0"  
 LANDSCAPE AREA: PROVIDED: 2,750 SF(13.7% OF LOT AREA)

### SCOPE OF WORK UNDER THIS PERMIT

#### PROJECT PUBLIC UTILITIES

WATER & SEWER	CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT (760) 435-3900
GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC (800) 227-2600
TELEPHONE	A T & T (800) 750-2355
CABLE	COX COMMUNICATION CENTER (800)

- ADDITION OF A NEW TAKE-OUT FAST FOOD FACILITY (712 SF TOTAL NEW ADDITION).
- ELIMINATION OF 4-PARKING SPACES AND SUBSTITUTION BY COUNTING THE 8-PUMP STATIONS AS REQUIRED PARKING.

#### OCCUPANCY AREA CALCULATION

SPACE	AREA (SF)	O.L. FACTOR	OCCUPANT LOAD
CUSTOMER AREA	720	60	12
CASHIER AREA	166		2
BATH1 & BATH2	96		2
BACKROOM	120	200	1
WALK-IN COOLER	450	200	2

TOTAL OCCUPANT LOAD FOR FOOD MART 19

#### UNDER SEPARATE PERMIT

#### PROJECT TEAM

ARCHITECT: HAGMAN & ASSOCIATES 1516 W. REDWOOD ST. # 205 SAN DIEGO, CA. 92101 TEL: (619) 298-8058 PARIS HAGMAN, ARCHITECT  
 STRUCTURAL ENGINEER: NARAGHI ENGINEERING 16340 CHAPARRAL WAY, BLDG. B POWAY, CA. 92064 TEL: (858) 455-6090 FAX: (858) 695-8964 CONTACT : TOM NARAGHI, P.E.  
 MECHANICAL/ PLUMBING ELECTRICAL ENGINEER/T-24: MARK SHOUKRY TWA ENGINEERING GROUP 1761 S. ESCONDIDO, CA. 92025 TEL: (858) 304-2090 CONTACT : MARK SHOUKRY, PHD

#### DEFERRED SUBMITTALS

NO DEFERRED SUBMITTAL IS PROPOSED FOR THIS PROJECT.

DEFERRED SUBMITTALS PACKAGES, SHALL BE SUBMITTED FOR PLAN REVIEW BY THE PROFESSIONAL OR SUB-CONTRACTOR RESPONSIBLE FOR THEIR PREPARATION.  
 DEFERRED SUBMITTALS PACKAGES, IN ADDITION TO THE SEAL OF RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD AND GENERAL CONTRACTOR ON EACH SHEET.  
 PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.  
 DEFERRED SUBMITTALS ITEMS MY NOT BE FABRICATED PRIOR TO APPROVAL  
 I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

#### PLAN-CHECK CORRECTION NOTES

#### VICINITY MAP



#### ALLOWABLE AREA PER CBC TABLE 506.2

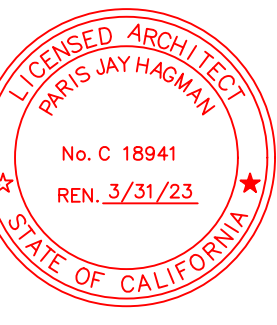
AREA ALLOWED BY TABLE 506.2 FOR OCCUPANCY CLASSIFICATION M & B, & TYPE 'VB' CONSTRUCTION IS 9,000 SF FOR NON-SPRINKLERED BUILDINGS

#### DRAWING INDEX

- ARCHITECTURAL
- TS TITLE SHEET
  - A1 SITE PLAN
  - A2 PROPOSED FLOOR PLAN, SECTION, & ROOF PLAN
  - A3 ELEVATIONS, 3-D IMAGE

REVISIONS BY

**HAGMAN & ASSOCIATES**  
 ARCHITECTURE & PLANNING  
 1516 W. Redwood St., San Diego, Ca. 92101  
 (619) 298-8058

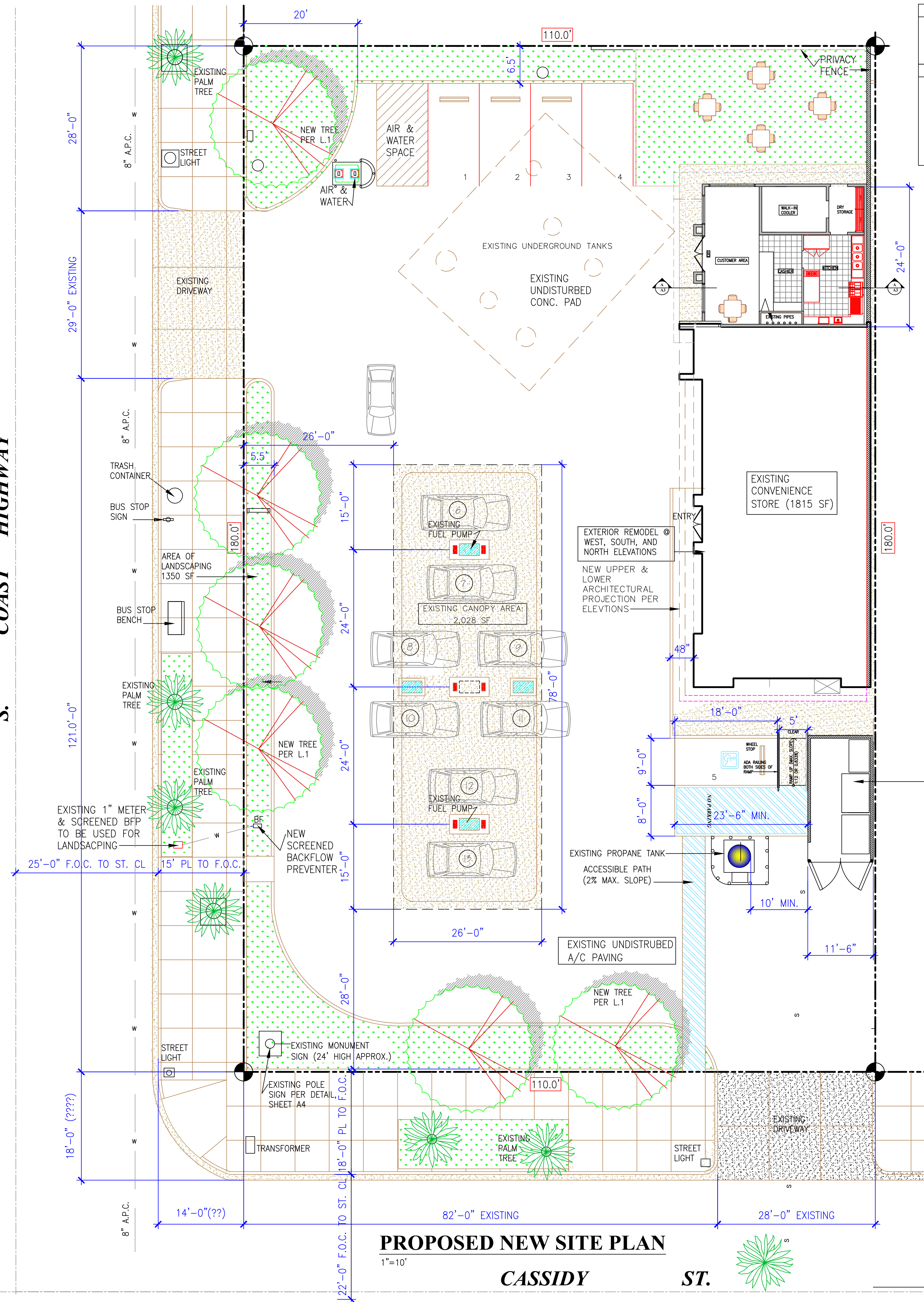


**Bob's Gas**  
 FAST FOOD TAKE-OUT ADDITION  
 1742 So. Coast Highway, Oceanside, CA. 92054

Scale  
 Drawn  
 Job

**TS**

**S. COAST HIGHWAY**



**PROPOSED NEW SITE PLAN**  
1"=10'

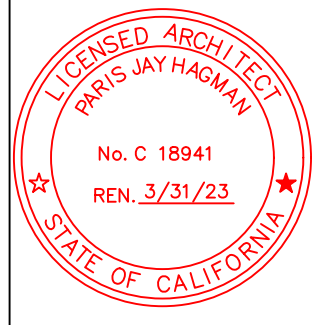
**CASSIDY ST.**

**SIGN NOTE:**  
ALL SIGNS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE UNDER SEPARATE PERMIT, AND SHALL COMPLY WITH THE CITY SIGN REGULATIONS AND THE CCPDO.

**DRAINAGE NOTE:**  
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET GUTTER OR STORM DRAIN SYSTEM

EXISTING TRASH ENCLOSURE PER CITY OF OCEANSIDE WASTE MANAGEMENT GUIDELINES AND REGULATIONS (BLACK, BLUE, & GREEN BINS).

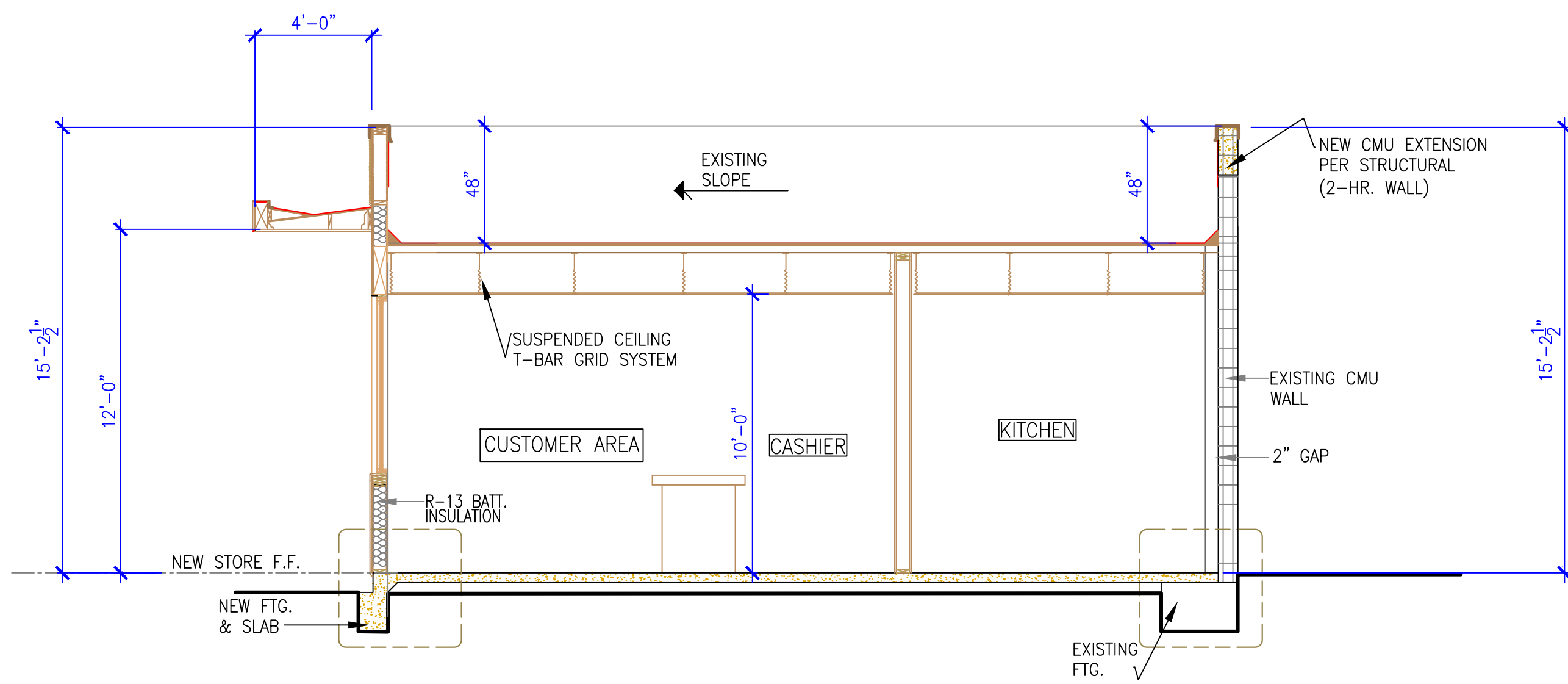
**HAGMAN & ASSOCIATES**  
ARCHITECTURE & PLANNING  
1516 W. Redwood St., San Diego, Ca. 92101  
(619) 298-8085



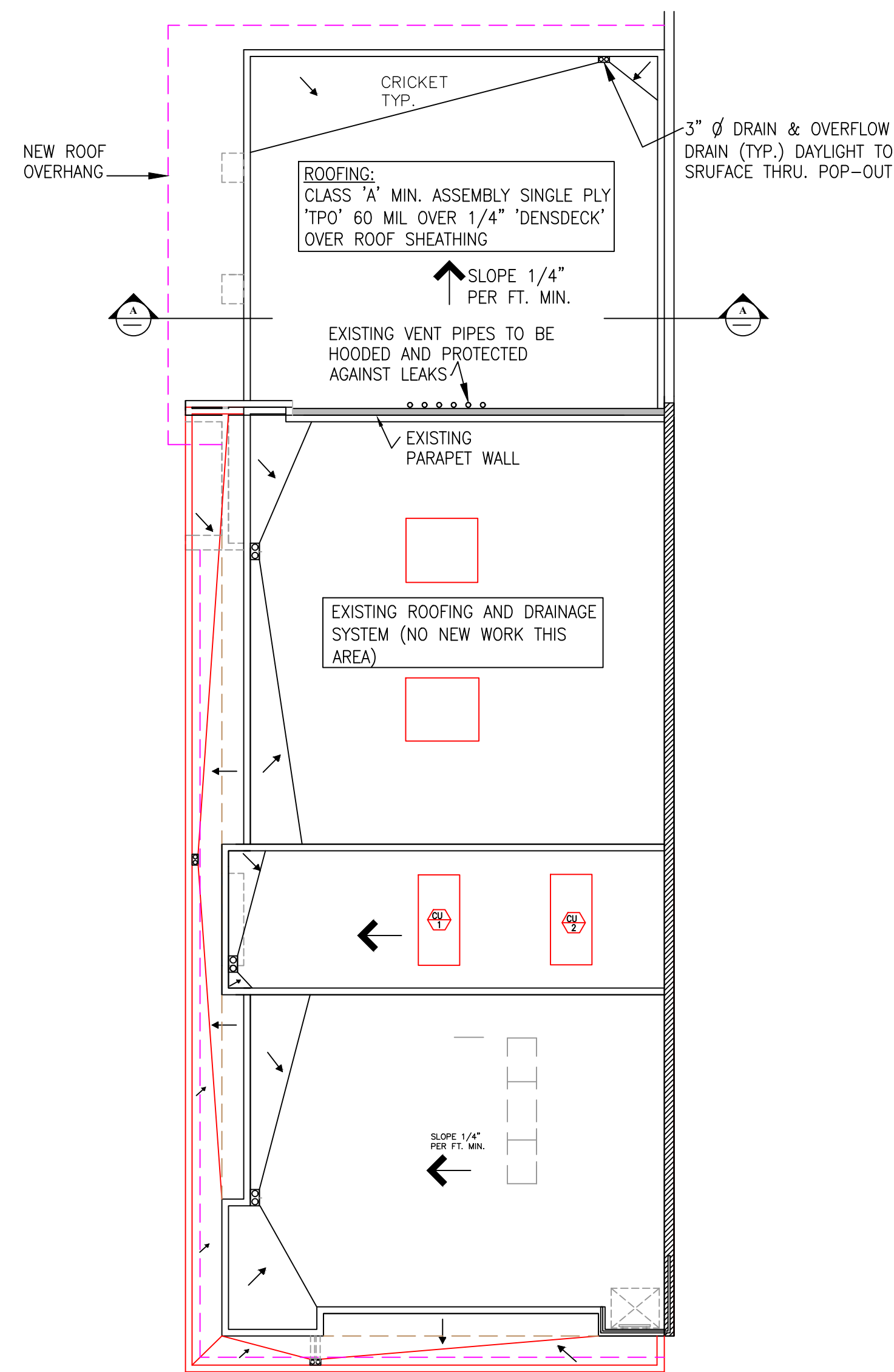
**Bob's Gas**  
FAST FOOD TAKE-OUT ADDITION  
1742 So. Coast Highway, Oceanside, CA. 92054

DATE: 12-10-21  
Scale  
Drawn  
Job

**A1**

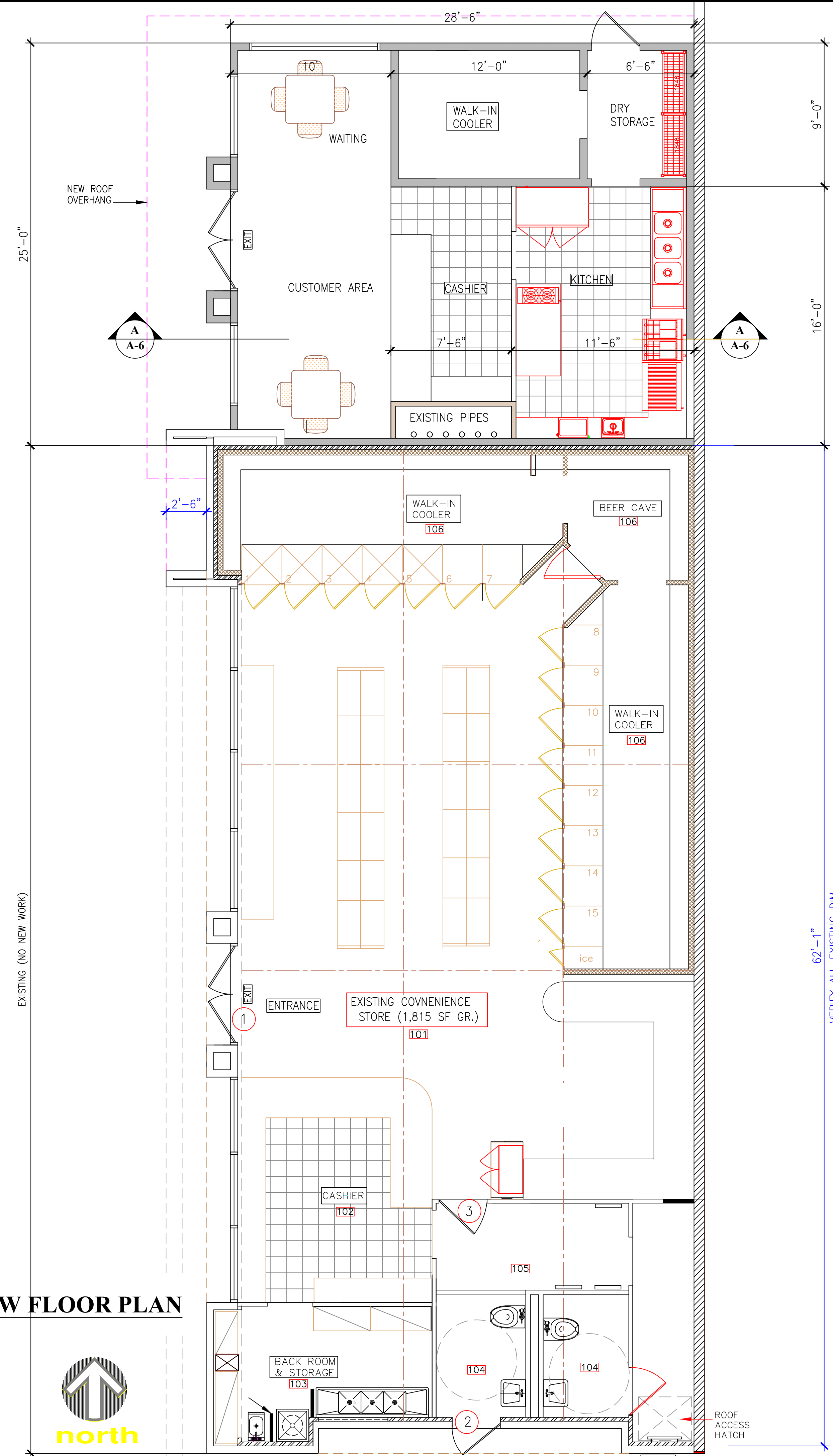


**NEW SECTION A-A**  
1/4" = 1'-0"



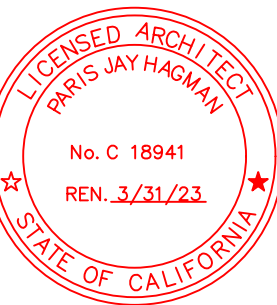
**ROOF PLAN**  
1/8" = 1'-0"

**EXIST'G. & NEW FLOOR PLAN**  
1/4" = 1'-0"



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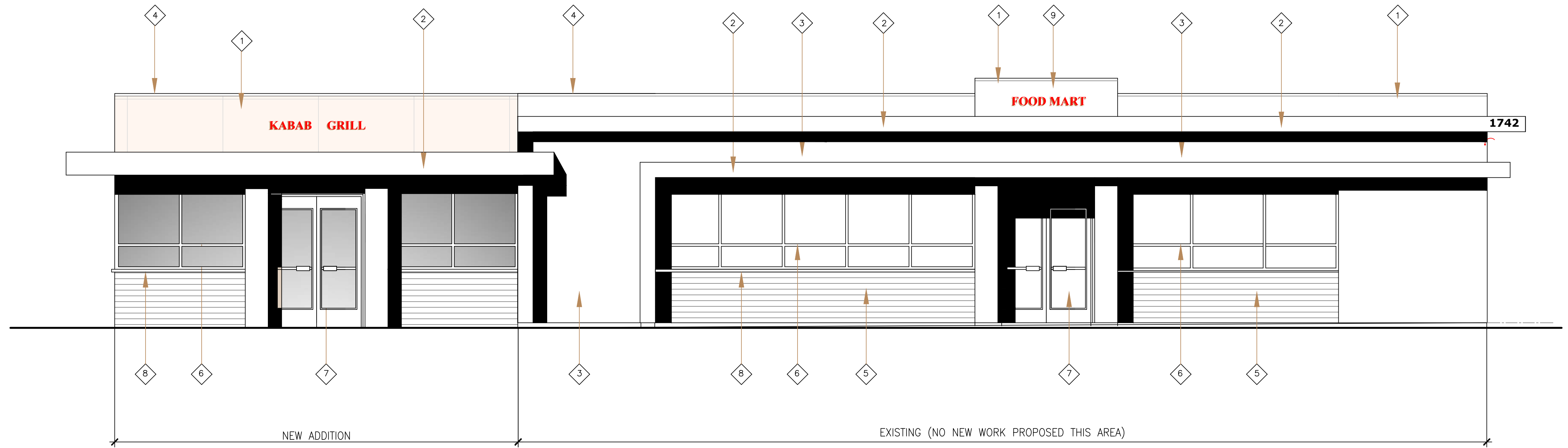
**Bob's Gas**  
FAST FOOD TAKE-OUT ADDITION  
1742 So. Coast Highway, Oceanside, CA. 92054

Scale  
Drawn

**A2**

ELEVATION KEY NOTES

- 1 INTEGRAL COLORED STUCCO-EXPO STUCCO PRODUCTS -51 PANAMA IVORY W. MTL. REVEAL AS SHOWN
- 2 INTEGRAL COLOR-EXPO STUCCO PRODUCTS -METALIC GRAY
- 3 INTEGRAL COLOR-EXPO STUCCO PRODUCTS -COBALT RED
- 4 MTL. CAP, PAINT TO MATCH WALL COLOR 1
- 5 STONE VENEER OR STUCCO STONE
- 6 STOREFRONT WINDOW, POWDER FINISH, CUSTOM COLOR TO MATCH 'FRAZEE' COLOR # 7721W LIGHT HONEY
- 7 STOREFRONT ENTRY DOOR & WINDOW
- 8 STONE VENEER CAP
- 9 BACKLIT SIGNAGE
- 10 SIGN BY OTHERS
- 11 ALUM. TRIM



**FRONT (WEST) ELEVATION**

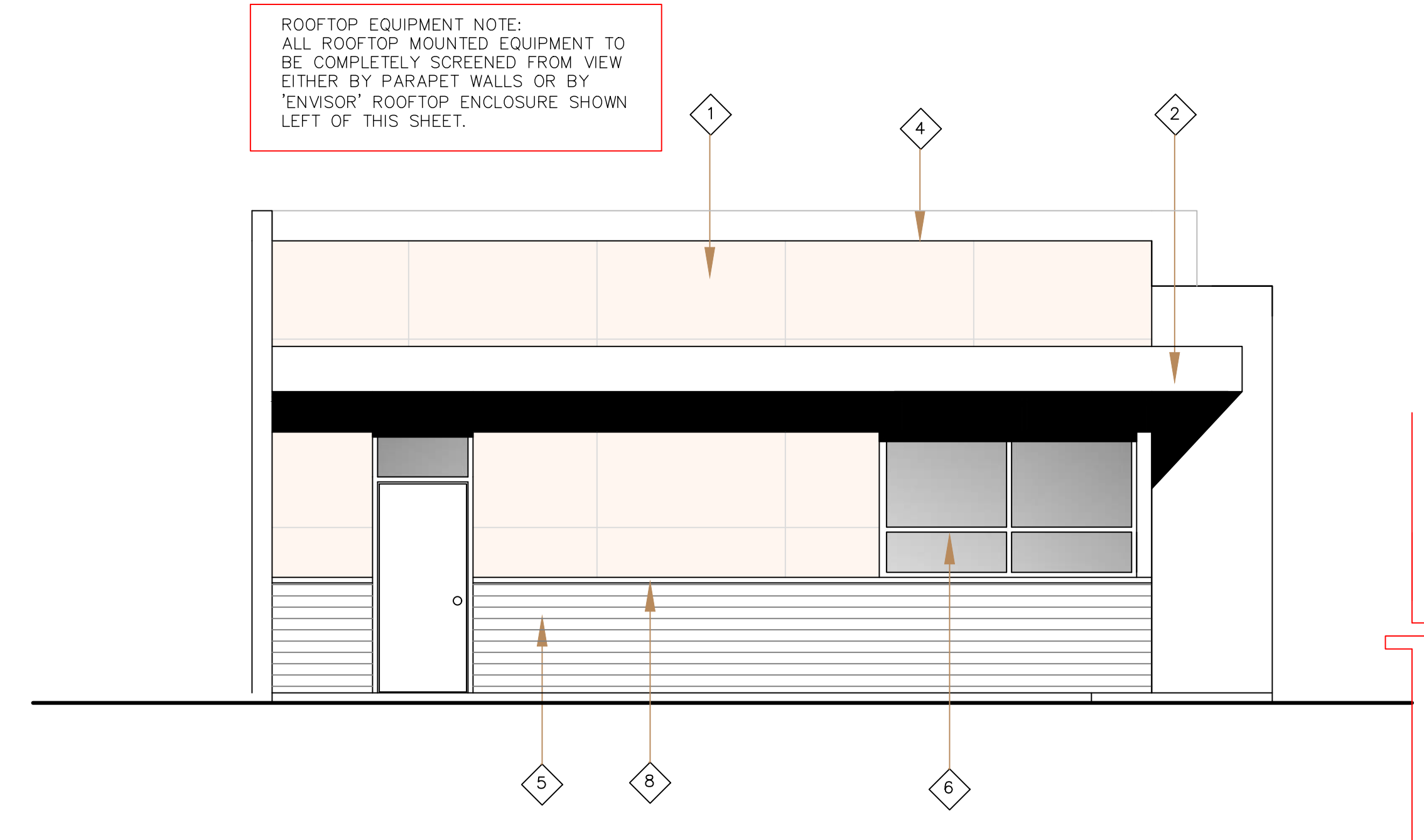
1/4"=1'-0"

ROOFTOP EQUIPMENT NOTE:  
ALL ROOFTOP MOUNTED EQUIPMENT TO BE COMPLETELY SCREENED FROM VIEW EITHER BY PARAPET WALLS OR BY 'ENVISOR' ROOFTOP ENCLOSURE SHOWN LEFT OF SHEET A5.



**PERSPECTIVE (VIEWED FROM SOUTH-EAST CORNER)**

NO SCALE

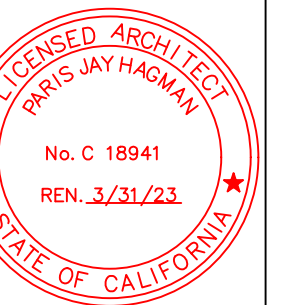


**LEFT SIDE (NORTH) ELEVATION**

1/4"=1'-0"

REVISIONS	BY
2-15-20	PH

**HAGMAN & ASSOCIATES**  
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(619) 298-8085



**Bob's Gas**  
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1742 So. Coast Highway, Oceanside, CA. 92054

Scale  
Drawn  
Job

**A3**