

**AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, April 27, 2022

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 4/26/2022.

1. 9:30 - 10:30 am

Proposed container selling ice cream within the Rising Co. parking lot located at 332 South Coast Highway.

[ADM22-00041]

Zoning: C-2

Land Use: C-GC

Neighborhood Area: Townsite

Assessor Parcel Number(s): 150-054-08

Contact Person: Rob Riese

Email: rob.riese@gmail.com

ITEM 1





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: 332 South Coast Hwy

Assessor's Parcel Number: _____ Lot Area (acres or SF): 8,000 sqft

Existing Use: Retail & Coffee Shop

Brief Description of Proposal:
Add container to property as Wynston's Ice Cream shop

Property Owner & Applicant Information

Owner Name: Rob Riese, Julie Ellis, Steve Blumkin

Phone Number & E-Mail Address: 513-317-6691 rob.riese@gmail.com julie@raisca.se

Applicant Name: Wynston's Ice-Cream

Phone Number & E-Mail Address: 760-626-6396 Sarah@the-wynns.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)

1st choice date: March 23 Time preference: 9:30 am 10:30 am either

2nd choice date: April 13 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:

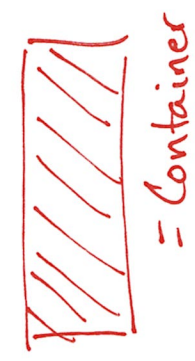
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: 4-27-22 Time: 9:30am

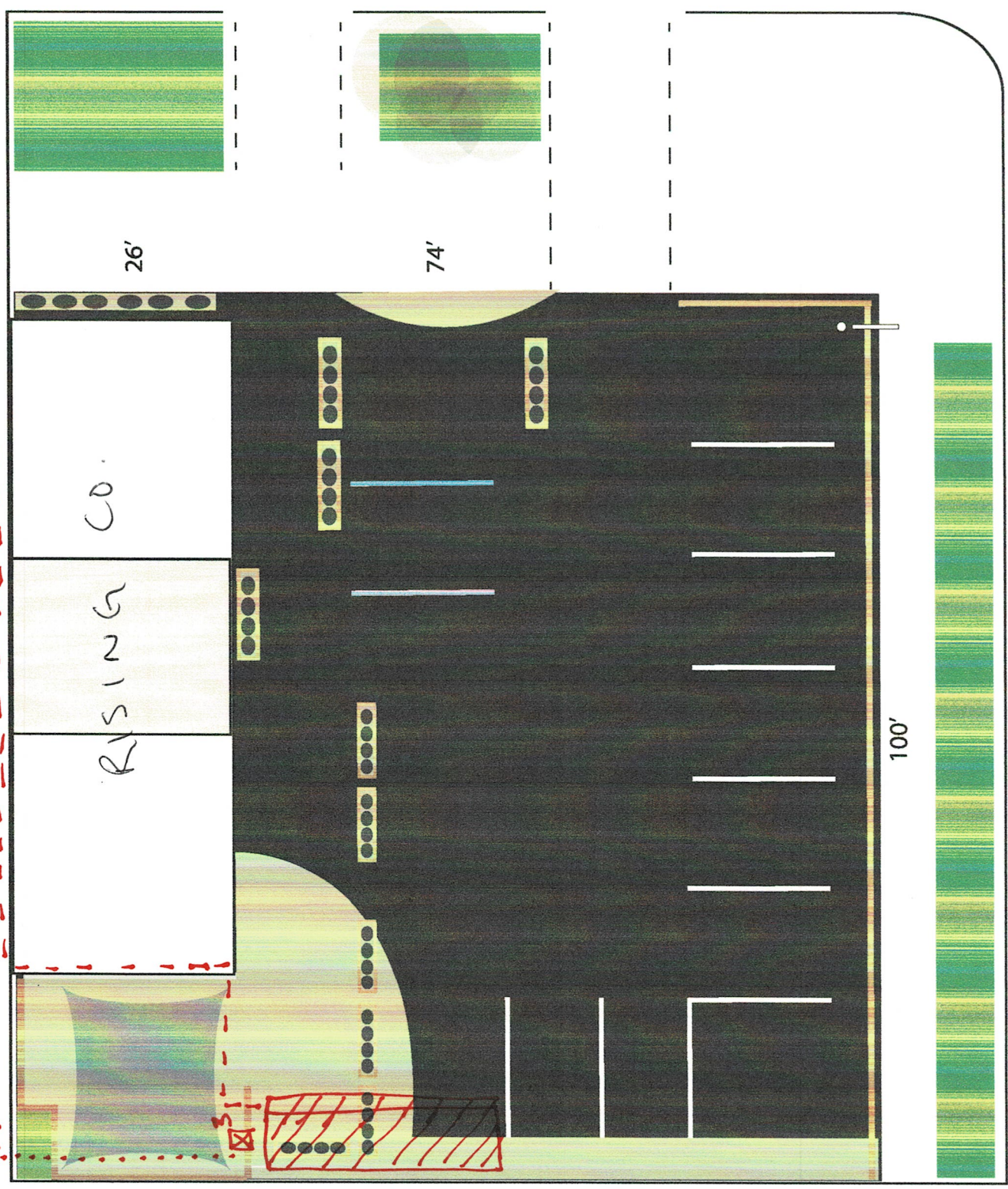
Assigned Project Planner: Dane Thompson

- KEY:
1. Power/Electric
 2. Sewer
 3. H₂O



MISSOURI AVE

RISING CO.
2



S. COAST HWY

A.

Wynston's Ice-Cream Co. & Rising Co. Oceanside Project Description

Wynston's Ice-Cream Co. to build and place a 30' container (one story elevation with 1-2 windows and a door) to the NE side of the parking lot at Rising Co. The container will be placed with it's back to the property line along the Diamonds & Loans SE facing wall.

Plan:

Once complete, we will be scooping and serving ice-cream to the Oceanside and Rising Co. community from our container.

Details:

Attachment A:

Water & sewer will be trenched and connected to the water in conceptual site plan Electricity to be run from the power source at Rising Co. around and to the container for shared power source. Estimated trench area in red on site plan A.

Attachment B:

Google Maps show the location of the container and surrounding area.

Attachment C:

Conceptual Site plan location of container

Attachment D:

Conceptual Site plan photos as examples of one story elevation and design.

*Estimated amp usage for the container and total will be estimated and brought to the meeting. Water fixture units estimated for the container and Rising Co. will be brought to the meeting. Estimated total will be under 30.
(Water fixture units usage for Rising Co. 12.5)

Attachments:

- A. RISING CO. site plan with H2O, sewer, electrical
- B. Google Maps Aerial
- C. Conceptual Site Plan
- D. Elevation examples









