



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto:PlanningStaff@OceansideCA.org)

*Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.*

## OCEANSIDE DEVELOPER'S CONFERENCE\* AGENDA

**Wednesday, January 24, 2024**

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** SB-9 Proposal to remodel 1,188 sq ft home to create duplex, each unit being 2 bed/2 bath. These units will serve as the primary properties. Applicant also proposes to add a retaining wall on front slope to create room to add two (2) - 2 bed/2 bath ADU's. The ADU's will be approx. 700 sq ft and mirror style of the front units. Site is .356 acres located at 2250 Oceanside Blvd.

**Project Number:** ADM24-00001

**Assessor Parcel Number(s):** 149-360-21-00

**Contact Person:** Bill Larson

**Email:** [blarson@hdgroupca.com](mailto:blarson@hdgroupca.com)

**Zoning:** RS

**Land Use:** SFD-R

**Neighborhood Area:** Loma Alta

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**Meeting 2:** 10:30 a.m. – 11:30 a.m.

**Project Description:** Proposed demo of existing former Mimi's Café building and construct new Raising Cane's restaurant with double drive-thru, outdoor seating area, associated parking including 6 EV charging stations, grading and utility service extensions. Site is 1.7-acres and located at 2177 Vista Way.

**Project Number:** ADM23-00050

**Assessor Parcel Number(s):** 154-130-37-00

**Contact Person:** Jay Higgins & Bob Superneau

**Email:** [jayd@higginsland.com](mailto:jayd@higginsland.com)

**Zoning:** CS-HO

**Land Use:** SC

**Neighborhood Area:** Fire Mountain

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*\* 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.*

# 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: 2250 Oceanside Blvd.

Assessor's Parcel Number: 149-360-21-00 Lot Area (acres or SF): 0.356

Existing Use: Single family

Brief Description of Proposal:  
Split existing house into duplex (SB-9), add additional 2 ADU units

## Property Owner & Applicant Information

Owner Name: William Larson

Phone Number & E-Mail Address: 760-703-7600 Blarson@hdgroupca.com

Applicant Name: - SAME -

Phone Number & E-Mail Address: \_\_\_\_\_

### **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: 1/10/2024 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 1/10/2024 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 \_\_\_\_\_

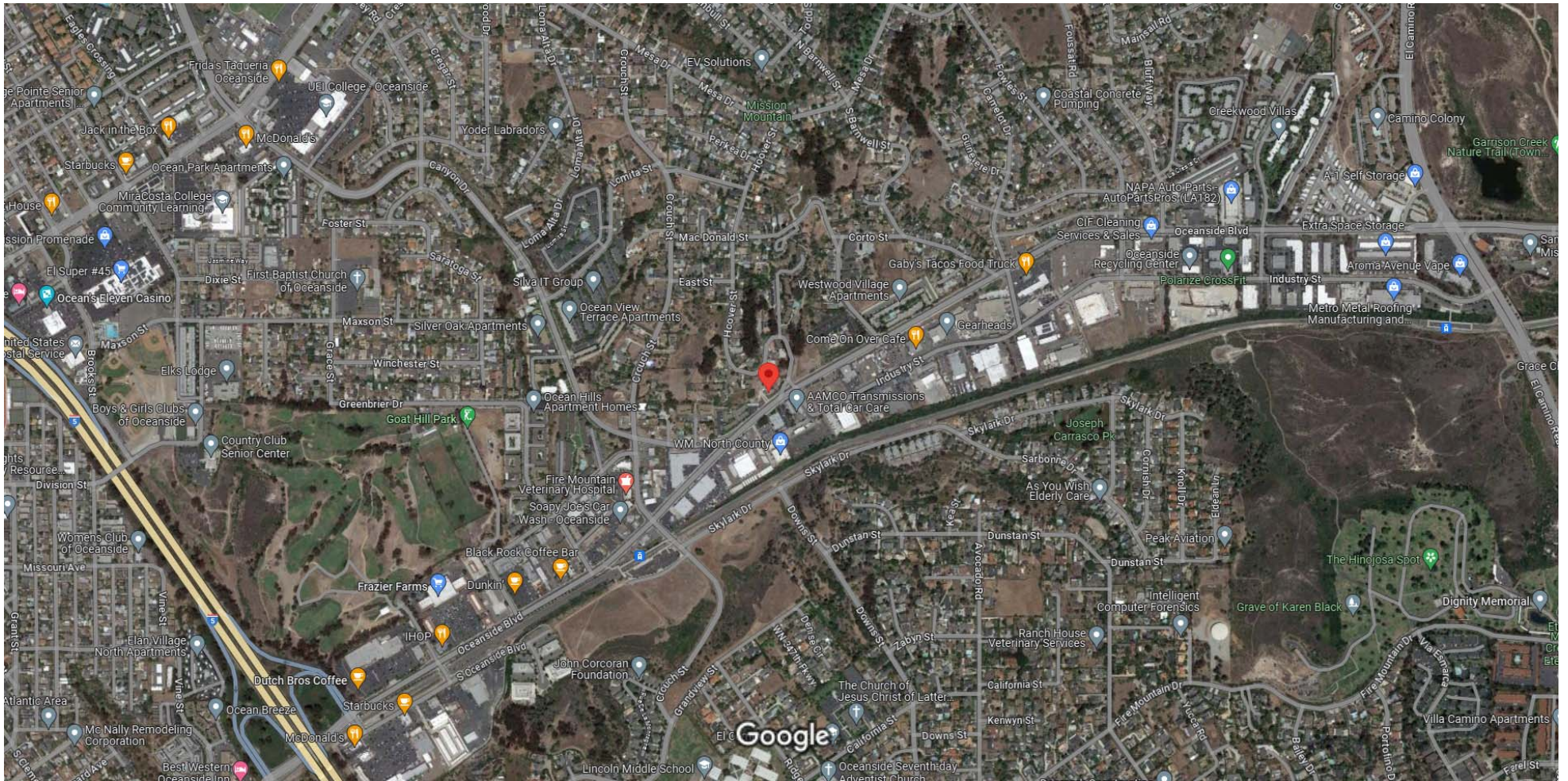
### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

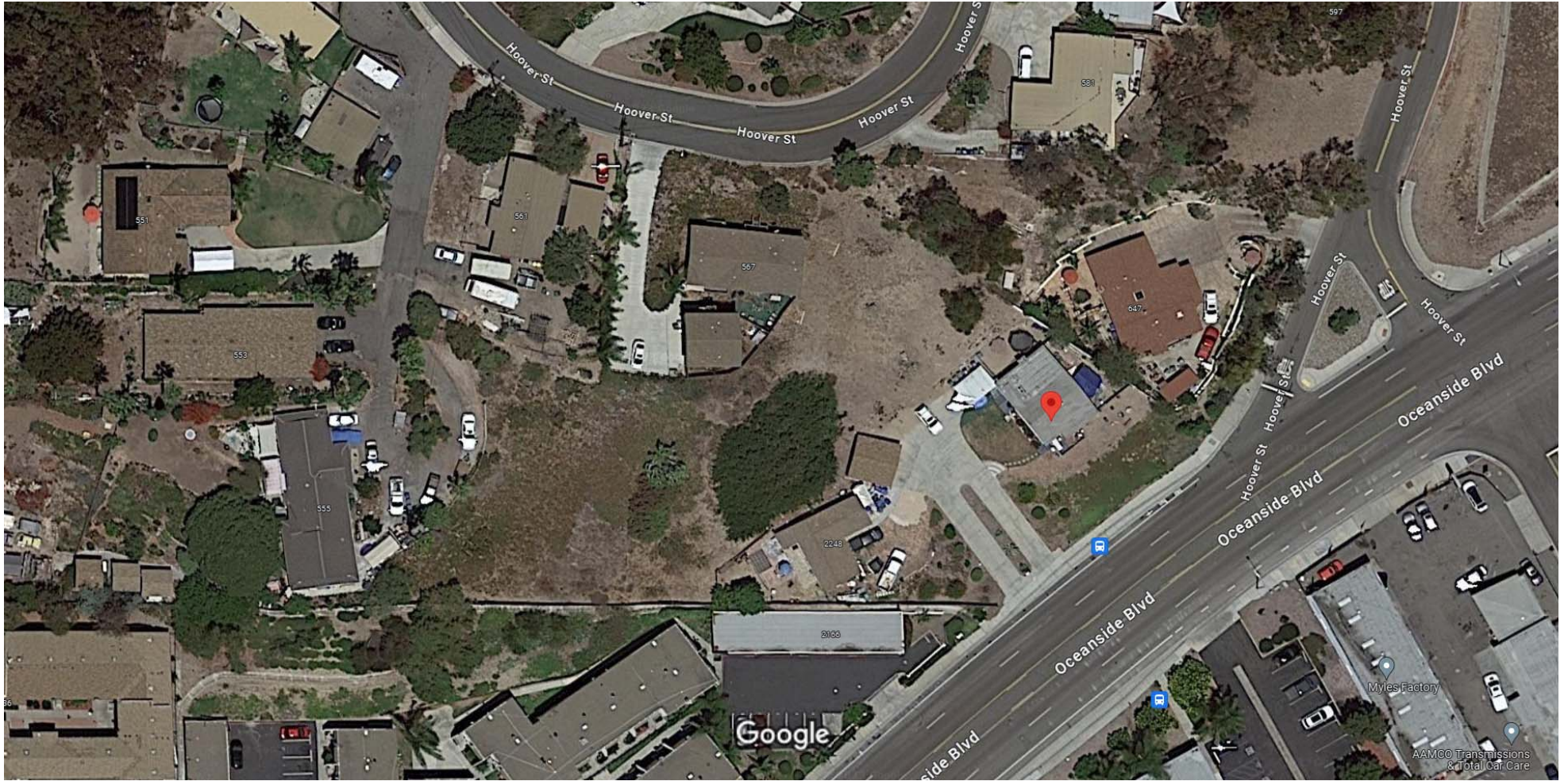
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

### **To be completed by City staff:**

Assigned meeting date: January 24, 2024 Time: 09:30 am

Assigned Project Planner: Nathalie Vazquez









**Development Strategy**





 (760) 205-3295

 [info@covecapitalinc.com](mailto:info@covecapitalinc.com)

 430 Tamarack Ave., Carlsbad  
CA 92008

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## 2250 Oceanside Blvd., Oceanside Ca Proposed Project Description

Our proposal is a fairly straightforward approach. Utilizing SB-9 we plan to remodel the interior of the existing 1188 sf home and add approx. 300sf to create an upscale duplex, with each unit being 2 bed/2 bath. These two units will serve as the primary properties. We propose to add a small retaining wall on the front slope to create room to add 2 - 2bed/2bath ADU's. These units will be approximately 700sf and will mirror the 2 bed/2 bath style of the front units.

At Cove Capital we pride ourselves on building beautiful upscale small multi-family, with up to date finishes. We aim for the renters to be very long term and stable by offering something uncommon in the market currently. Our exteriors here will be a clean beach aesthetic, and the interiors will be custom high-end.

# 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: 2177 Vista Way, Oceanside, CA 92054

Assessor's Parcel Number: 154-130-73-00 Lot Area (acres or SF): 1.70 ac

Existing Use: Restaurant

Brief Description of Proposal:

Demolition of existing onsite improvements. Construction of new drive-thru restaurant with outdoor seating and associated parking, grading and utilities.

## Property Owner & Applicant Information

Owner Name: Mahalah PCP Pad D LLC (by Benjamin White, Manager)

Phone Number & E-Mail Address: \_\_\_\_\_ ben.white@sestantecapital.com

Applicant Name: Jay Higgins - Raising Cane's Property Development Manager

Phone Number & E-Mail Address: 805.637.6670 jayd@higginsland.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:

Ben White, Manager  
Signature of Property Owner  
(or attach a Letter of Authorization)

### Requested Meeting Date/Time (please provide 2 options)

1<sup>st</sup> choice date: Jan. 3, 2024 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: Jan. 10, 2024 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 Police

### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

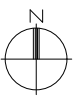
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

### **To be completed by City staff:**

Assigned meeting date: January 24, 2024 Time: 10:30am

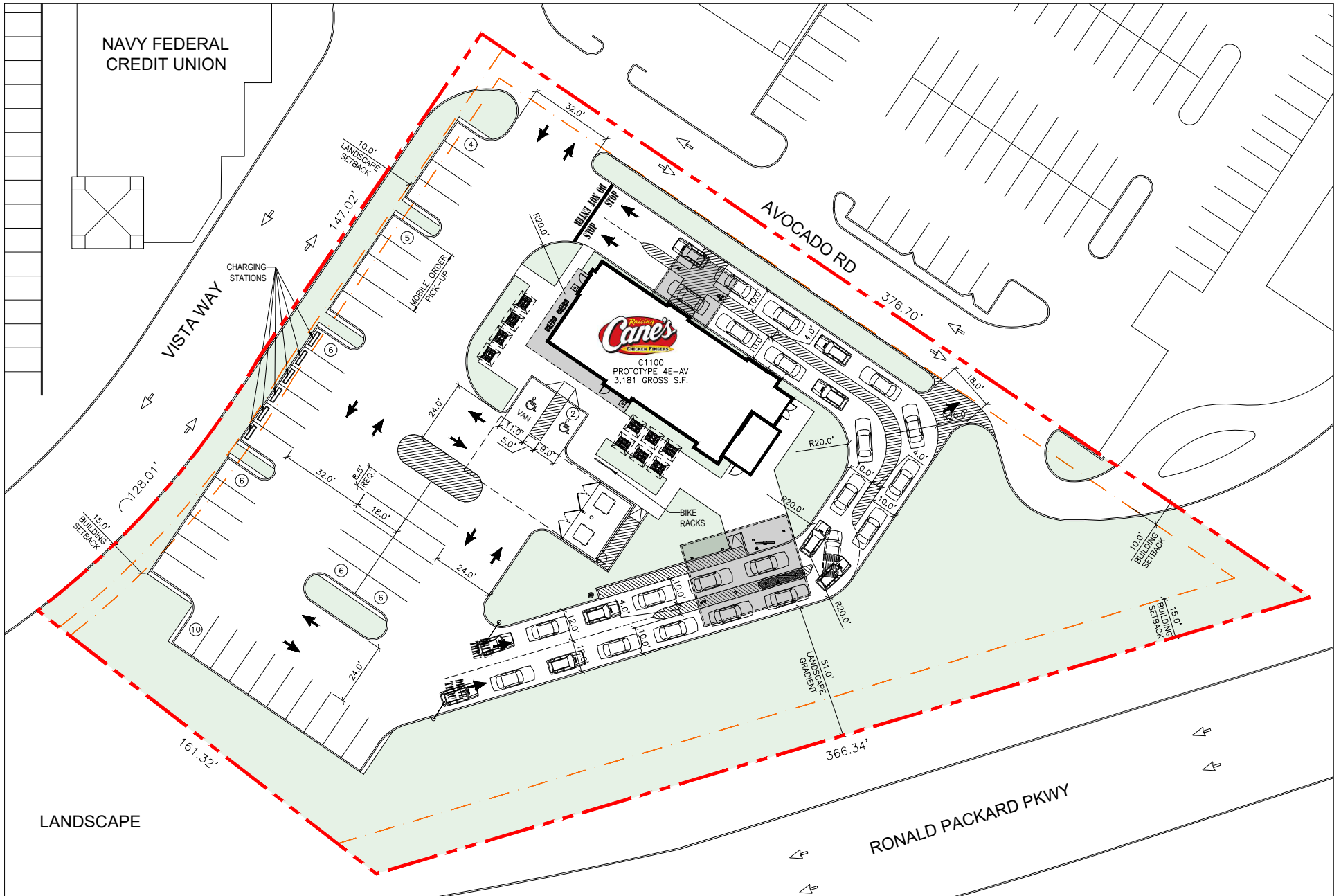
Assigned Project Planner: Dane Thompson

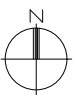


	TOTAL SITE AREA	73884	1.70ac
	PARKING STALLS	45 PROV.	37 REQ.
	SHARED PARKING	AVAILABLE	
	D/T CAR COUNT	29	

C1100 VISTA & JEFFERSON, OCEANSIDE, CA		
PROTOTYPE: P4E-AV	DA: AA DRAWN BY: VS	VERSION: SITE AERIAL#7.1
AREA: 3,181 SF	REM: RC DM: JW	09/26/2023





	TOTAL SITE AREA	73884	1.70ac
	PARKING STALLS	45 PROV.	37 REQ.
	SHARED PARKING	AVAILABLE	
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C1100 VISTA & JEFFERSON, OCEANSIDE, CA		
PROTOTYPE: P4E-AV	DA: AA DRAWN BY: VS	VERSION: SITE PLAN#7.1
AREA: 3,181 SF	REM: RC DM: JW	09/26/2023





FRONT ENTRY ELEVATION



DRIVE THRU ELEVATION



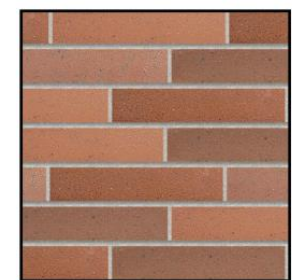
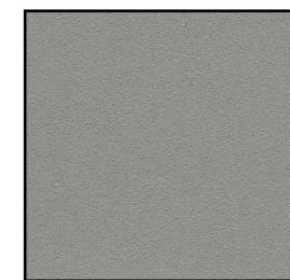

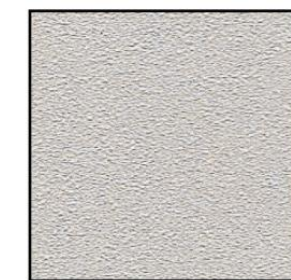
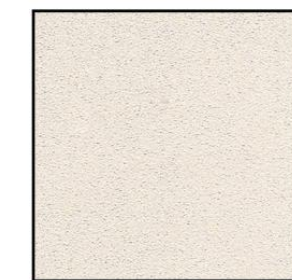



SIDE ENTRY ELEVATION



REAR ELEVATION

MATERIAL FINISHES

<p>EM-3</p> 	<p>EM-4</p> 	<p>EWF-1</p> 	<p>EWF-2</p> 	<p>EWF-4</p> 	<p>EWF-5</p> 	<p>EWF-6</p> 	<p>EWS-2</p> 
<p>POWDER COATED STEEL MATTE BLACK FINISH</p>	<p>RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF THE "I" ELEMENT ONLY</p>	<p>BELDEN NORMAN BRICK MASONRY MEDIUM RANGE. SMOOTH. IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS IO H. WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH</p>	<p>"SW 7669 SUMMIT GRAY" PORTLAND CEMENT STUCCO</p>	<p>BORAL: "ALAMO" QUEEN BRICK. MORTAR TO MATCH SOLOMON PRODUCTS IO H. LIGHT BUFF SACK RUB FINISH.</p>	<p>"132 MOUNTAIN FOG" PORTLAND CEMENT STUCCO</p>	<p>"456 OYSTER SHELL" CEMENT STUCCO</p>	<p>ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK</p>



October 31, 2023

City of Oceanside  
Development Services Department  
Planning Division  
Address: 300 N. Coast Hwy,  
Oceanside, CA 92054  
Phone #: (760) 435-4373

**RE: RAISING CANE'S C1100**

Project Address: 2177 Vista Way, Oceanside, CA 92054  
PMDG JOB NO.: RAC23013.0

This letter is being submitted by Bob Superneau of PM Design Group, Inc. on behalf of Raising Cane's Chicken Fingers with respect to 1.70 acres of a property located at 2177 Vista Way, Oceanside, CA 92054 - APN: 154-130-73-00; and zoned as CS-HO (Special Commercial Highway). The new 2,863 square foot Raising Cane's Chicken Fingers restaurant, a 318 square foot corral, and a 635 square foot outdoor covered patio with a maximum height of 21'4" will all be included in the proposed construction. A structure on the property that was formerly home to Mimi's Café will be torn down.

Site improvements will include a new menu preview board, menu order boards with speakers that will be located on the Northwest side of the building layout, as well as new landscaping around the perimeter of the parcel. There will be new site lighting and a new trash enclosure. The proposed trash enclosure will be designed per city standards and will have a man door, walls that extends 8'-8" in height and materials and colors that complement the Raising Cane's restaurant. Utility service extensions will be coordinated through the appropriate agencies during the design phase.

The new single-story building with alternating heights and elements is designed with contemporary architecture. The building's architectural features include standing seam metal awnings, a stucco finish on the building accented with the use of full modular brick. The roof top equipment will be screened from the public by stucco screen wall that matches the rest of the building. The project is also proposing a 12'-0" high steel canopy over the menu boards where the colors match the restaurant's metal awnings. Overall, the proposed building features are compatible with existing structures within the Shopping Center and is complementary to the surrounding Retail Commercial area.

This project will provide 38 parking spaces including 2 accessible stalls, 6 stalls with EV charging stations and 3 mobile order pick-up stalls. The double drive-thru lanes are designed to accommodate a combined total of approximately 39 cars.

There will be cameras on the outside of the building, parking lot lights are on overnight, outdoor accessed utilities, corral and trash enclosure are locked.

Operating hours for walk-in and drive-through service will be from 9am to 3:30am seven days per week. This drive-thru restaurant is expecting to serve 1,500 customers per day. Raising Cane's will employ approximately 45 to 50 full and part time employees with an average of 12 crew members per shift.

Attached with this letter is Raising Cane's Menu and Restaurant Operations, Traffic, Queuing and Speed of Service, Other Site and Building features, Community Involvement and Miscellaneous information.

About Raising Cane's Chicken Fingers

Raising Cane's was founded by Todd Graves in 1996 in Baton Rouge, LA. Raising Cane's is a restaurant company that has ONE LOVE – quality chicken finger meals. Cane's is known for its great crew, cool culture and active community involvement.

They provide the community with authentic food that is praised for its freshness. Cane's uses no microwaves and no heat lamps. Deliveries are made three times a week to always ensure a fresh menu. Cole slaw and lemonade are made fresh daily.

We trust that the aforementioned explains and justifies City approval of this project. Much detail has been provided to demonstrate the passion that Raising Cane's puts into every one of their projects. Not only is the design of the project unique in its quality, but the operation of a Cane's restaurant is all about quality and hospitality. This project will be an excellent addition to the City of Oceanside. Please do not hesitate to contact me with any question or require clarification.

Sincerely,

Respectfully,

Pedro McCracken DESIGN GROUP, INC.

BOB SUPERNEAU  
Program Manager