

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 14, 2015, 8:30 a.m.  
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion to construct five single-family detached residential homes located on Dixie Street.

**Zoning: RS (Residential Single-Family)**  
**Land Use: SFD-R (Single-Family Detach Residential)**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 148-272-37, 19**  
**Contact Person: A. Jaquelyn Schon**  
**Tel.: 619-208-4631**  
**Email: [jackyschon@avezta.com](mailto:jackyschon@avezta.com)**

2. 9:30 a.m. - 10:30 a.m. Discussion to demolish an existing two-story restaurant and construct a new three-story restaurant located at 314 Harbor Drive.

**Zoning: Harbor**  
**Land Use: Harbor**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 143-010-31-00**  
**Contact Person: Todd Huntington**  
**Tel.: 330-572-2207**  
**Email: [thuntington@gpdgroup.com](mailto:thuntington@gpdgroup.com)**

Attachments:

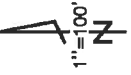
1. Maps
2. Project Description Letter
3. Proposed Elevations

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<sup>1</sup> The developer 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.

CHANGES	BLK	OLD	NEW	CUT
271	056	124	11	NEAT
272	"	"	31	"
271	520	31-33	80	2209
272	81	31-33	80	2209
272	174	34	81	1857
271	64	7	11	82
272	10-13	35	88	1309
272	34	34	87	1135
272	36	30-41	90	1523
272	36	84	9	1648
271	38	4	08	76

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.

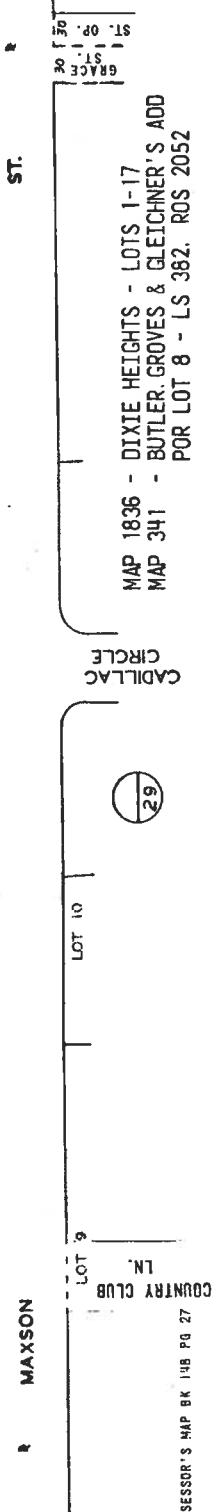
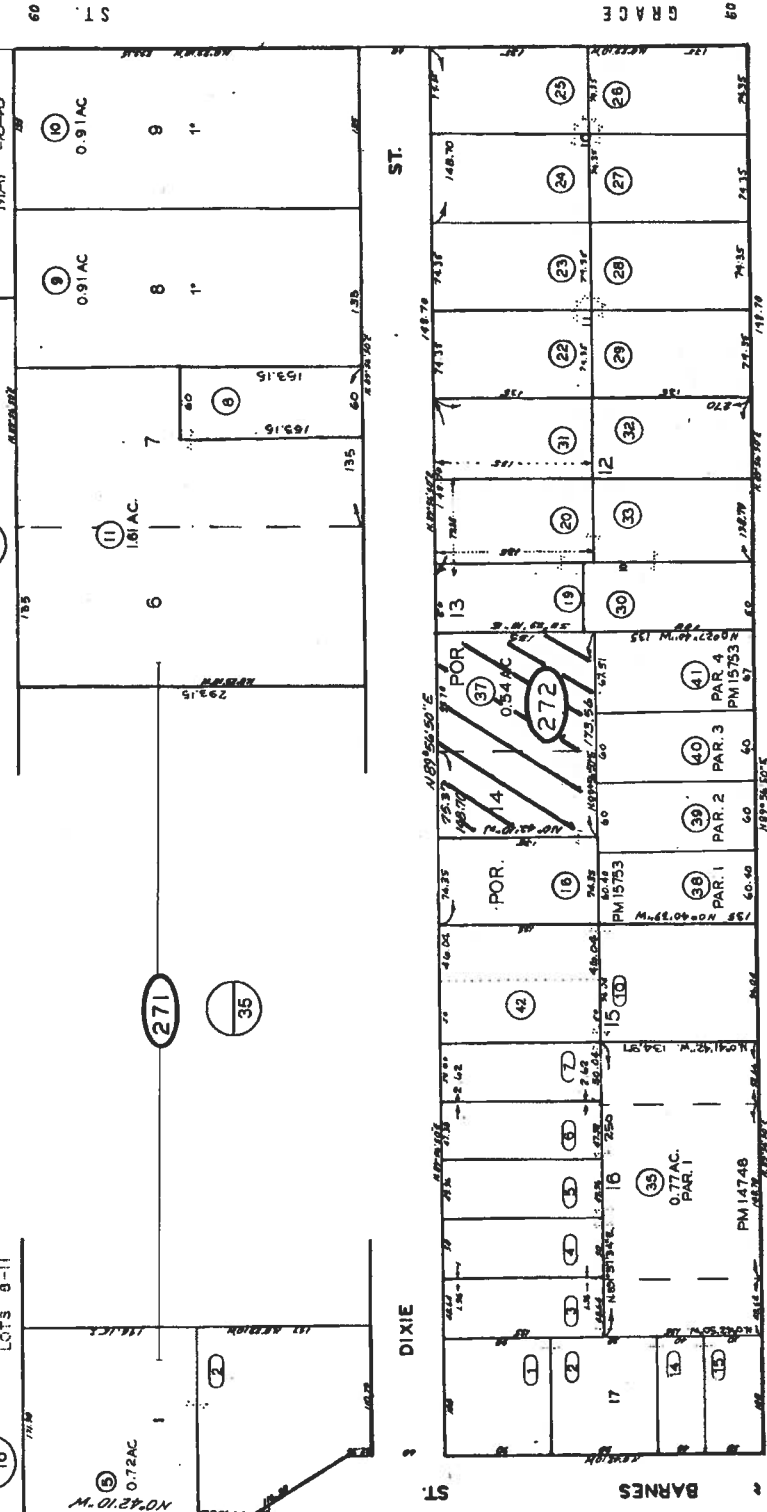


148-27

1" CTRL. #0289  
NSP  
RED POINT HOMES-DIXIE STREET

MAP 341  
BUTLER, GROVES & GLEICHNER ADD.

MISSION PARK TCT NO 3  
MAP 4048



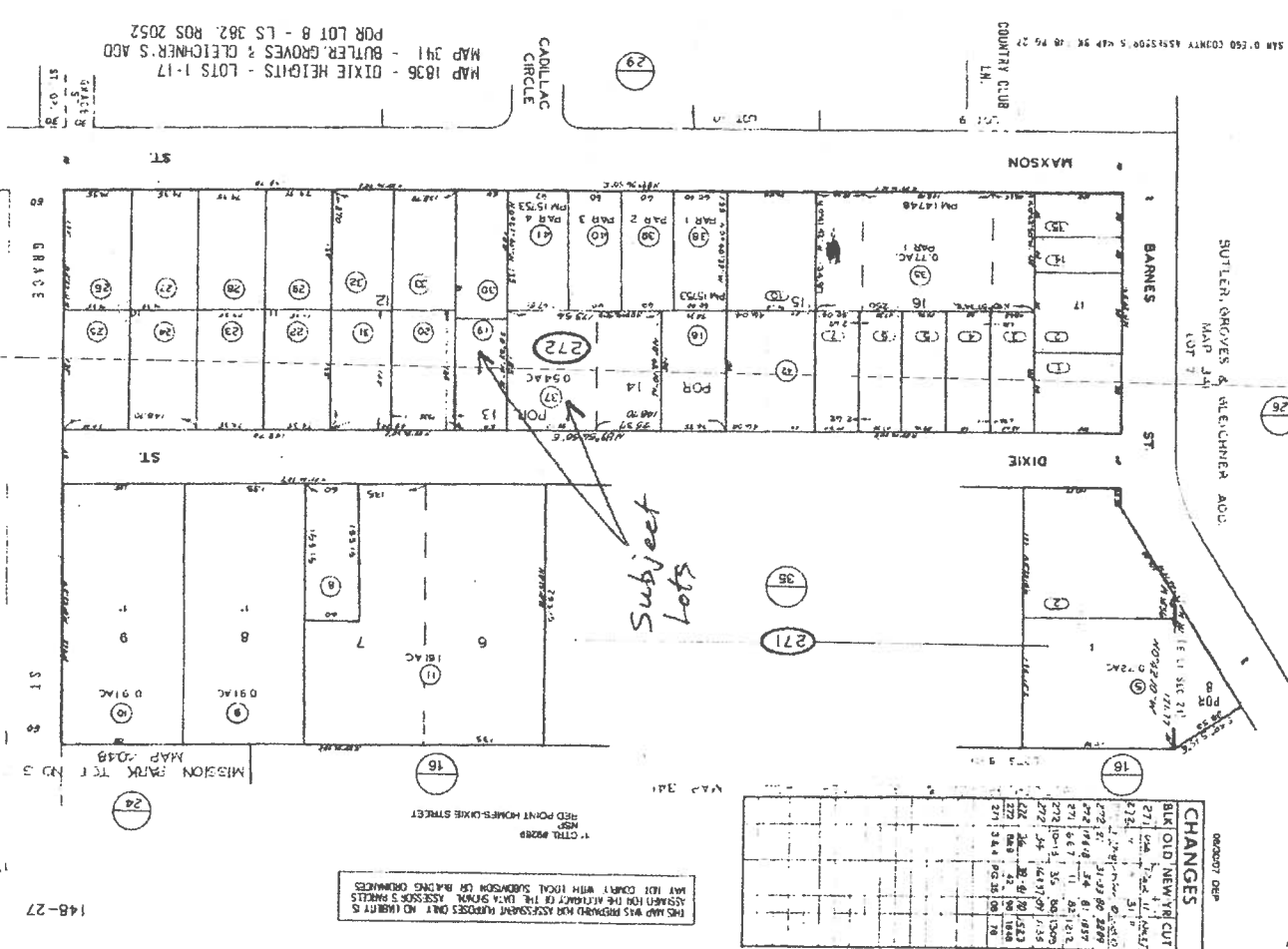
MAP 1836 - DIXIE HEIGHTS - LOTS 1-17  
MAP 341 - BUTLER, GROVES & GLEICHNER'S ADD  
FOR LOT 8 - LS 362, ROS 2052



SAN DIEGO COUNTY ASSESSOR'S MAP BK 148 PG 27

ITEM # 1

# Exhibit A

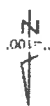


MAP 1036 - DIXIE HEIGHTS - LOTS 1-17  
 MAP 341 - BUTLER GROVES & CLEIGHNER'S ADD  
 PDR LOT 8 - LS 382, ROS 2052

CHANGES  
 BULK OLD NEW YR CUT

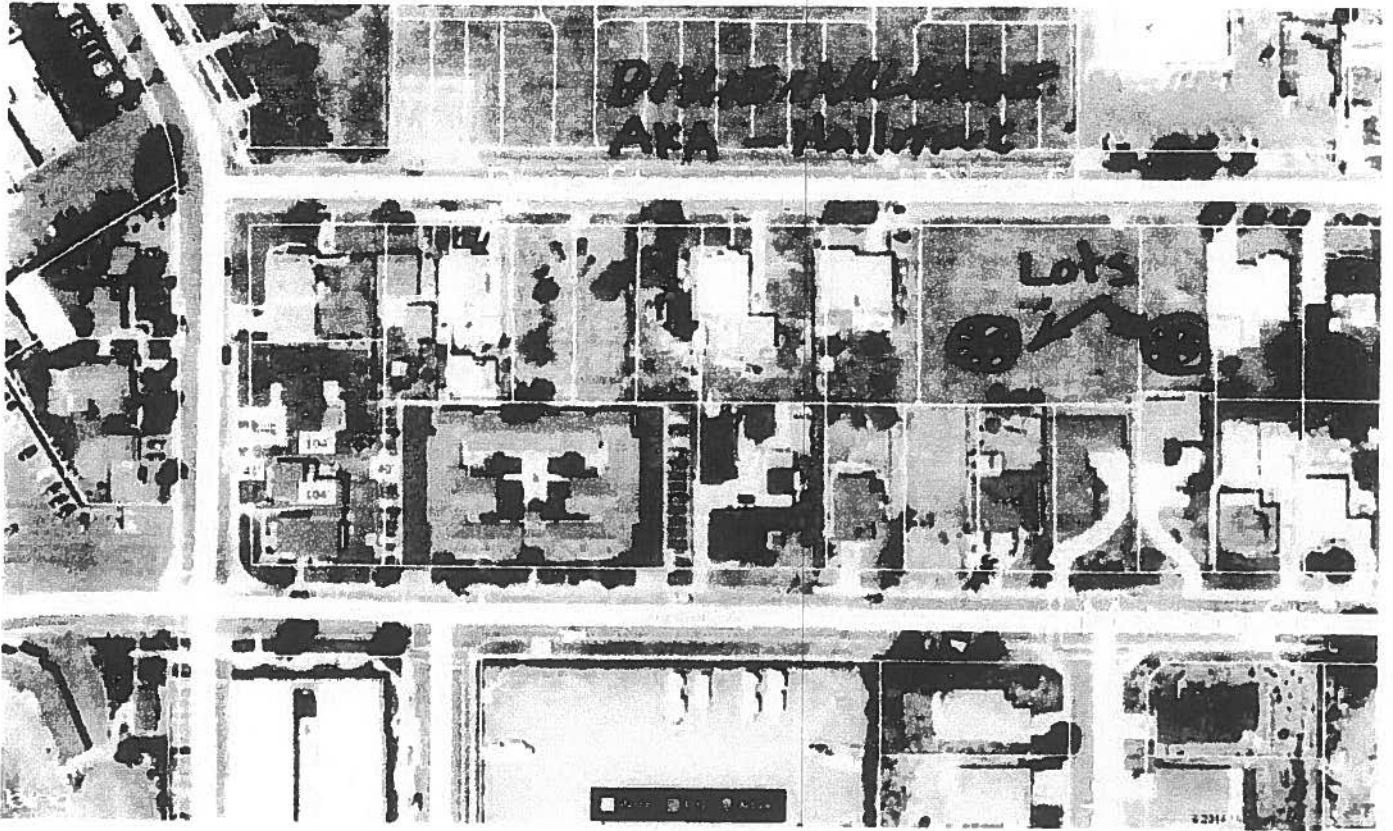
LOT	AREA	ACRES	PERCENT
271	1.00	1.00	100.00
272	1.00	1.00	100.00
273	1.00	1.00	100.00
274	1.00	1.00	100.00
275	1.00	1.00	100.00
276	1.00	1.00	100.00
277	1.00	1.00	100.00
278	1.00	1.00	100.00
279	1.00	1.00	100.00
280	1.00	1.00	100.00
281	1.00	1.00	100.00
282	1.00	1.00	100.00
283	1.00	1.00	100.00
284	1.00	1.00	100.00
285	1.00	1.00	100.00
286	1.00	1.00	100.00
287	1.00	1.00	100.00
288	1.00	1.00	100.00
289	1.00	1.00	100.00
290	1.00	1.00	100.00
291	1.00	1.00	100.00
292	1.00	1.00	100.00
293	1.00	1.00	100.00
294	1.00	1.00	100.00
295	1.00	1.00	100.00
296	1.00	1.00	100.00
297	1.00	1.00	100.00
298	1.00	1.00	100.00
299	1.00	1.00	100.00
300	1.00	1.00	100.00

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148-27

# Exhibit B



\* subject lots

Vida Murrell  
Administrative Secretary  
Development Services Department  
Planning Division  
City of Oceanside

April 2, 2015

**Regarding: Project Description Letter for Developer's Conference--Vacant Lots Owned by Friendly Church on Dixie Street (148-272-37 and 148-272-19).**

Dear Ms. Murrell,

Per the City's request, we are providing this letter describing our proposed project on Dixie Street. The lots are currently owned by the Friendly Church and is under contract to be sold to Rockledge by the Sea, LLC. The Parcel numbers for these lots are as follows: 148-272-37 and 148-272-19. The attachments reflecting the location and configuration of these existing lots shall be sent to you shortly.

**Proposed Project:**

The existing zoning for the property is RS with no overlay districts. We are proposing building "for sale" single family detached residential homes with guest homes ("granny flats") per lot. As reflected in Exhibit D attached hereto, we are requesting to subdivide the existing parcels into 5 separate lots. The minimum 6,000 square foot lot size requirement shall be met. However, pursuant to the lot dimensions, a variance is required for the lot width and side yard setbacks.

**Justification for Variance Request:**

According to the existing characteristics of the neighborhood, a small frontage is the norm. In fact, immediately in front of this proposed request, there is a 35 home development known as Dixie Village. All of the homes in Dixie Village have a significantly smaller lot width and side yard setbacks than our proposed setbacks.

The following are some examples of existing properties on the block with smaller widths than what our variance is requesting. Moreover, these examples illustrate the existing characteristics of the neighborhood surrounding the Dixie Lots:

- APN 148-272-03                      48.64' wide
- APN 148-272-04                      50.00' wide
- APN 148-272-05                      49.96' wide
- APN 148-272-06                      47.38' wide
- APN 148-272-07                      50.00' wide

Moreover, the far western end of this block along Barnes Street are multi-family properties. APN's 148- 272- 1,14,15, 35,10 are all multi-family units. On the north side of Dixie Street (the Hallmark project) are small lots which are 28 feet in width and have zero side yard set-backs on one side.

We believe a variance (reduced lot width and side yard setback) is warranted due to the hardship that would be created if the variance is not granted. If not granted, these lots would end up being very large lots (over 11,000 square feet). Large and expensive homes would be out of character as compared to the Hallmark project to the north, as compared to the smaller single family lots (see APN's above) to the immediate west, and as compared to the Multi- family properties at the corner of Dixie and Barnes Street. Large and expensive homes would also be out of character with the run-down single family homes on the east and south sides of this property as well. This disparity and incompatibility is the hardship and is the justification for the variance.

**Alternative to the Variance Request:**

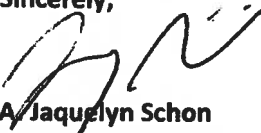
Our first preference is to obtain approvals for the variance. Should that not be possible, we would like to propose having one of the guest homes be deemed an affordable unit pursuant to Government Code Section 65912. Per said section, we would be requesting concessions on the development standards for the lots widths and side yard set-backs for all 5 lots.

**Proposed Architecture:**

We are proposing the construction of 5 single family dwellings no more than two stories averaging 1450 square feet and 5 guest homes averaging 650 square feet. The architectural style will be a combination of Craftsman and Bungalow style.

Thank you for scheduling the Developers Conference for the September 30th we are looking forward to the response.

Sincerely,



A. Jaquelyn Schon  
 Managing Director,  
 Avezta Equity, Inc.



300 WEST 190th AVENUE DR  
SUITE 100  
DUBLINO CA 94568  
916 790 3488  
WWW.TREARCHITECT.COM

8. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES AND HAS RECEIVED ALL NECESSARY APPROVALS FROM THE LOCAL AGENCIES. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES AND HAS RECEIVED ALL NECESSARY APPROVALS FROM THE LOCAL AGENCIES.

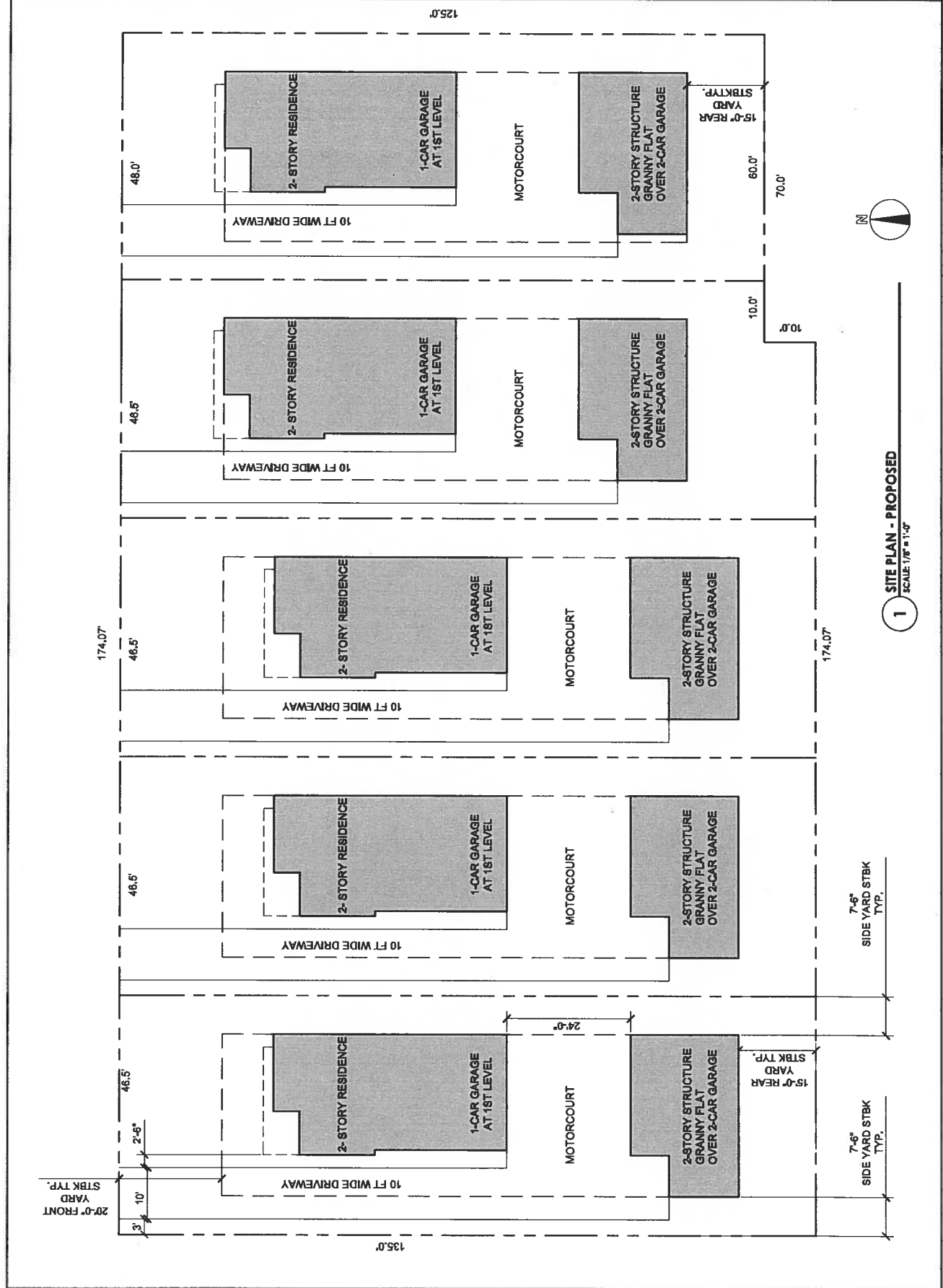


**DIXIE RESIDENCES**  
OCEANSIDE, CALIFORNIA  
DEVELOPER'S CONFERENCE

TA 1803  
4/11/18 SUBMITTAL

SEE PLAN  
PROPOSED

**A1.1**



**1 SITE PLAN - PROPOSED**  
SCALE: 1/8" = 1'-0"

# Exhibit C

Dixie Street

30'

174.07'

60'

APN:  
148-272-19

125'

600'

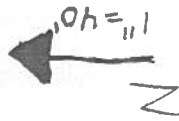
10'

174.07'

APN

148-272-37

135'





3000 CALIFORNIA AVENUE, SUITE 100  
 OAKLAND, CALIFORNIA 94612  
 PHONE: 510.838.8000  
 FAX: 510.838.8187  
 WWW.TRANSPIRENT.COM

ARCHITECT  
 1177 THE UNIVERSITY AVENUE  
 BERKELEY, CALIFORNIA 94702  
 PHONE: 415.848.1000  
 FAX: 415.848.1001  
 WWW.ARTISTSANDARCHITECTS.COM



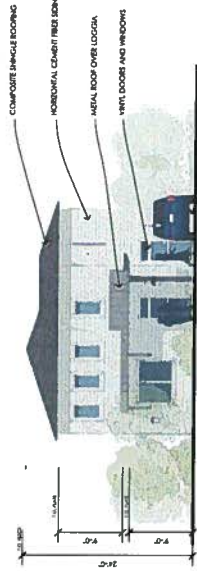
**DIXIE RESIDENCES**  
 OCEANSIDE, CALIFORNIA  
 DEVELOPER'S CONFERENCE

TA 1503

WHEELER SUBMITTAL

EXTERIOR ELEVATIONS

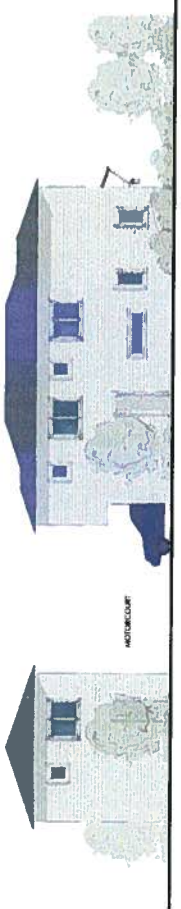
**A3.1**



**1** EXTERIOR ELEVATION - NORTH (FRONT)  
 SCALE: 1/8" = 1'-0"



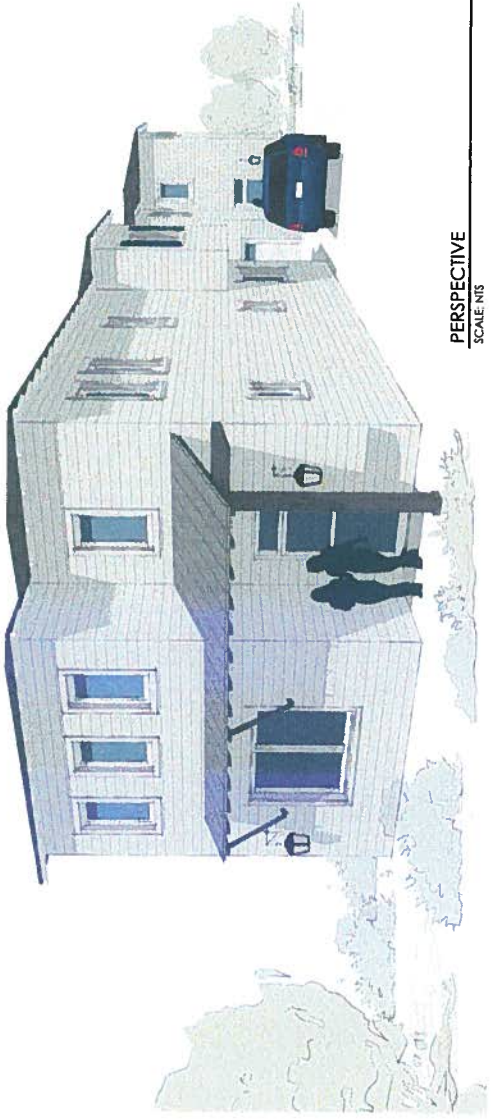
**3** EXTERIOR ELEVATION - SOUTH (REAR)  
 SCALE: 1/8" = 1'-0"



**2** EXTERIOR ELEVATION - NORTH  
 SCALE: 1/8" = 1'-0"



**4** EXTERIOR ELEVATION - WEST  
 SCALE: 1/8" = 1'-0"



PERSPECTIVE  
 SCALE: NTS

ELEVATIONS ARE TYPICAL.  
 DIFFERENT COLOR SCHEMES AMONG  
 THE 5 UNITS TO BE DEVELOPED.





03/19/15

**Joe's Crab Shack – Description Letter  
Scrape & Rebuild of Existing Joe's Crab Shack Restaurant  
314 Harbor Drive S., Oceanside, CA  
APN: 1430103100**

This project consists of a scrape & rebuild of the existing Joe's Crab Shack restaurant (JCS) located at 314 Harbor Drive S., in Oceanside, CA (within the Oceanside Harbor). The existing two-story JCS restaurant will be demolished, and a new three-story JCS will be constructed in the same location.

The new JCS building will no longer cantilever over the harbor, and will be confined to a more rectilinear footprint rather than the triangular footprint that exists today. In order to accommodate the new footprint, the curb cut to the north of the building will be relocated approximately 25 LF to the north. As a result of this curb cut shift, two (2) parking stalls will be removed on the north side of the building. However, we are able to add two (2) parking stalls along the south side of the building. Therefore, the total parking stall count available will not be affected as a result of this development.

The new three-story building will consist of the following:

- Level 1 –
  - deliveries, dry storage, screened mechanical area, freezer/coolers, trash, elevators, and utility room
- Level 2 –
  - Main dining room, main kitchen, restrooms, and small bar
- Level 3 –
  - Interior seating, exterior rooftop seating, small bar, raw bar, restrooms, storage area, and unused roof space for utilities/vents/fans/etc.

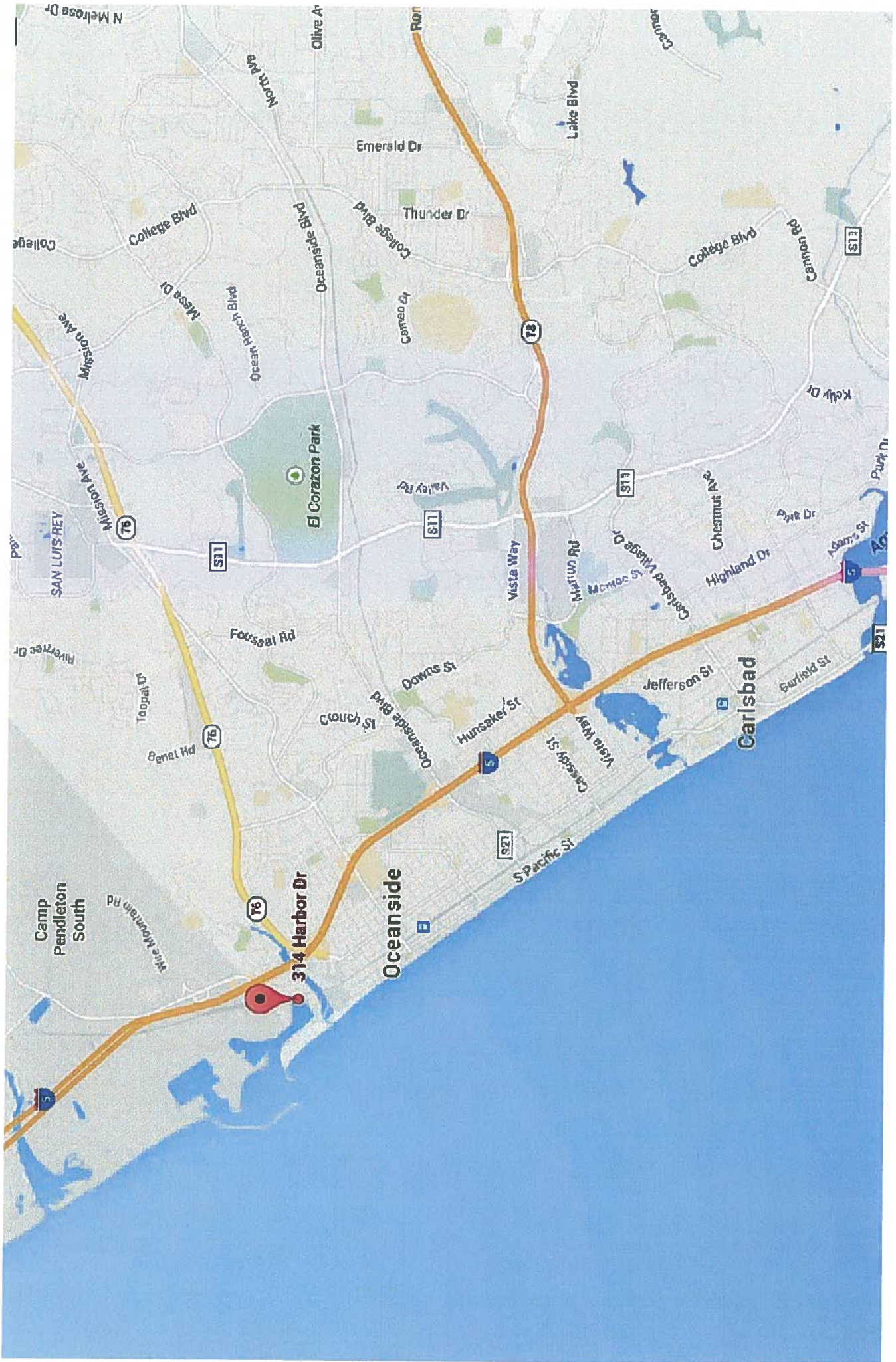
The building will be designed with high quality materials that are durable and will withstand the elements, while providing a high quality look that is aesthetically consistent with the Harbor.

The existing Joe's Crab Shack is a successful restaurant that has been in operation for several years, but due to the condition of the building, it is not cost effective or feasible to remodel the building, which is why a new building is proposed. A concept design package is included with this submittal.

Please direct any questions or comments to Todd Huntington with GPD Group. I can be reached directly at 330-572-2207, or email at [thuntington@gpdco.com](mailto:thuntington@gpdco.com).

Respectfully,

Todd Huntington, P.E., LEED AP  
Project Manager  
GPD Group



N Melrose Dr

Norn Ave

Olive Ar

Emerald Dr

Lake Blvd

College Blvd

Ocean Side Blvd

College Blvd

College Blvd

Mesa Dr

Ocean Beach Blvd

Cameo Dr

Thunder Dr

Mission Ave

El Corazon Park

Valley Rd

Vista Way

Marion Rd

Chestnut Ave

Rivercree Dr

Topack Dr

Foussal Rd

Downs St

Carlsbad Village Dr

Highland Dr

Camp Pendleton South

W. Korman Rd

314 Harbor Dr

Oceanside

Ocean Side Blvd

Munsaker St

Jefferson St

Carlsbad

S Pacific St

Vera Way

Earlsfield St

Adams St

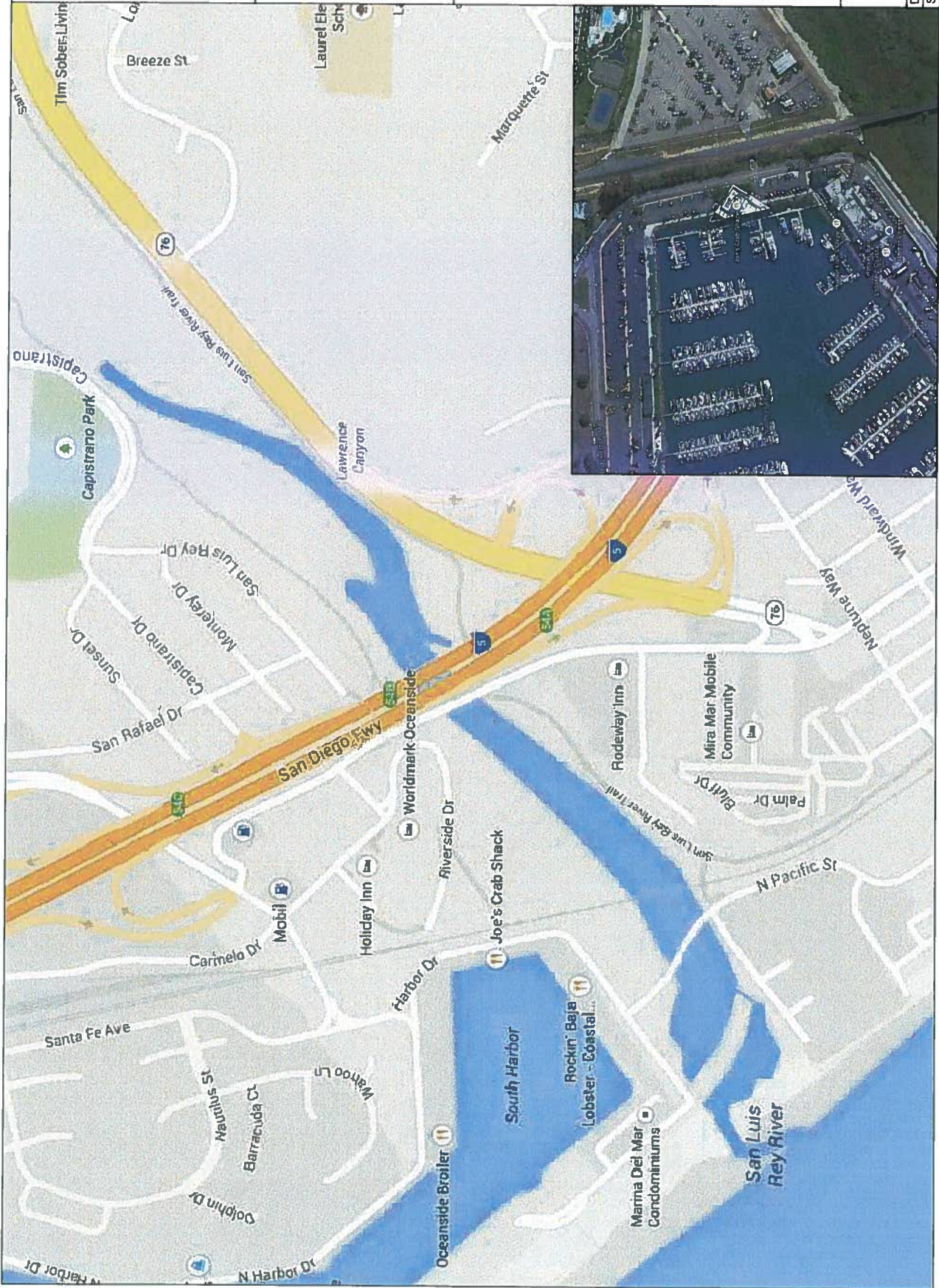
Park Dr



# Joe's Crab Shack Oceanside, CA

## SITE LOCATION

Date: 18 February, 2015  
Scale: NTS





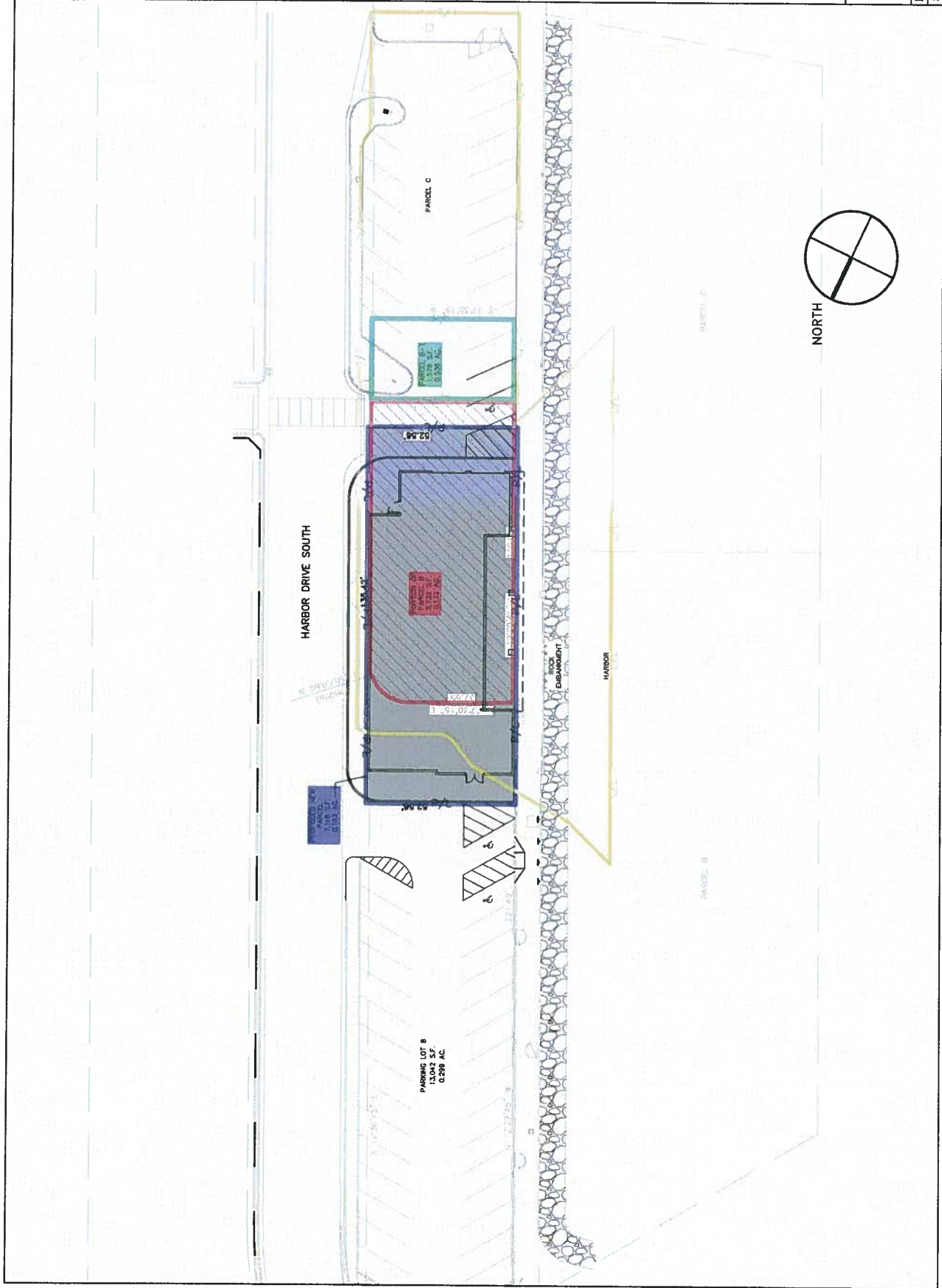


**GPD GROUP**  
 123 South Main Street  
 Ocean, CA 94953  
 Phone: 707-463-1111  
 Fax: 707-463-1112  
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Joe's Crab Shack  
 Oceanside, CA.

**PARCEL PLAN**

Date: 20 February, 2015  
 Scale: 1/32" = 1'-0"



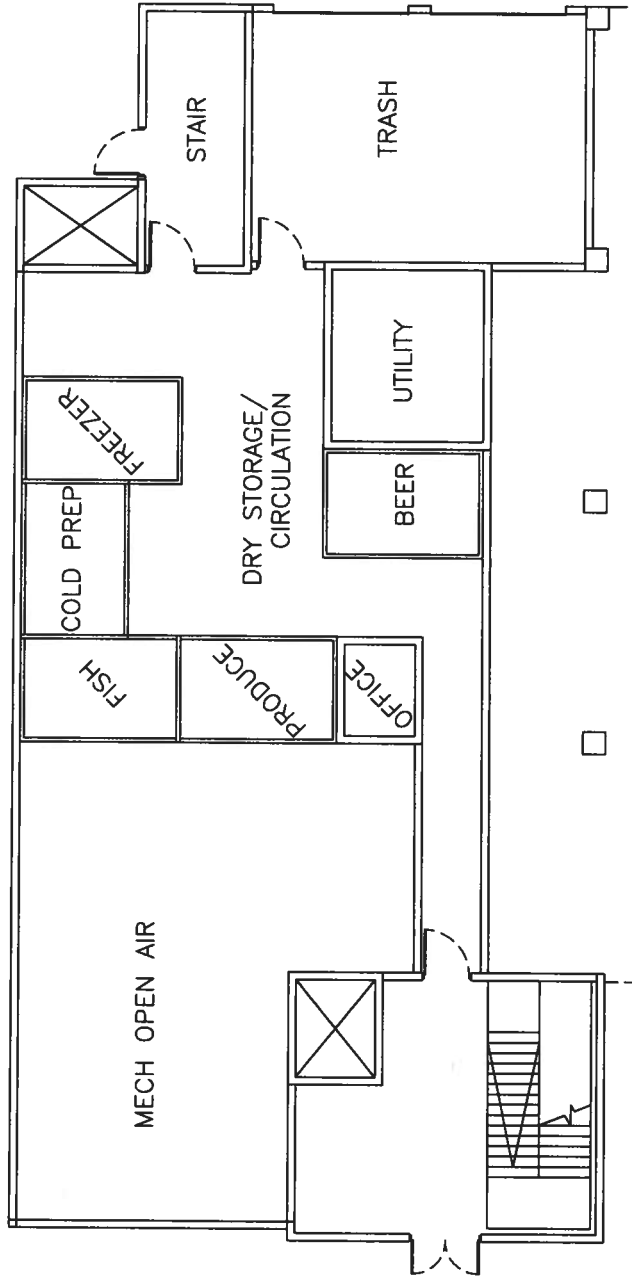




Joe's Crab Shack  
Oceanside, CA

1ST FL.  
PLAN

Date: 18 February, 2015  
Scale: 3/32" = 1'-0"



**BUILDING SIZE**

FIRST FLR. 4,915 S.F.

**SEATING**

FROM 2ND FLR. 185

FROM ROOFTOP 195

TOTAL SEATS 380

1 FIRST FLOOR PLAN

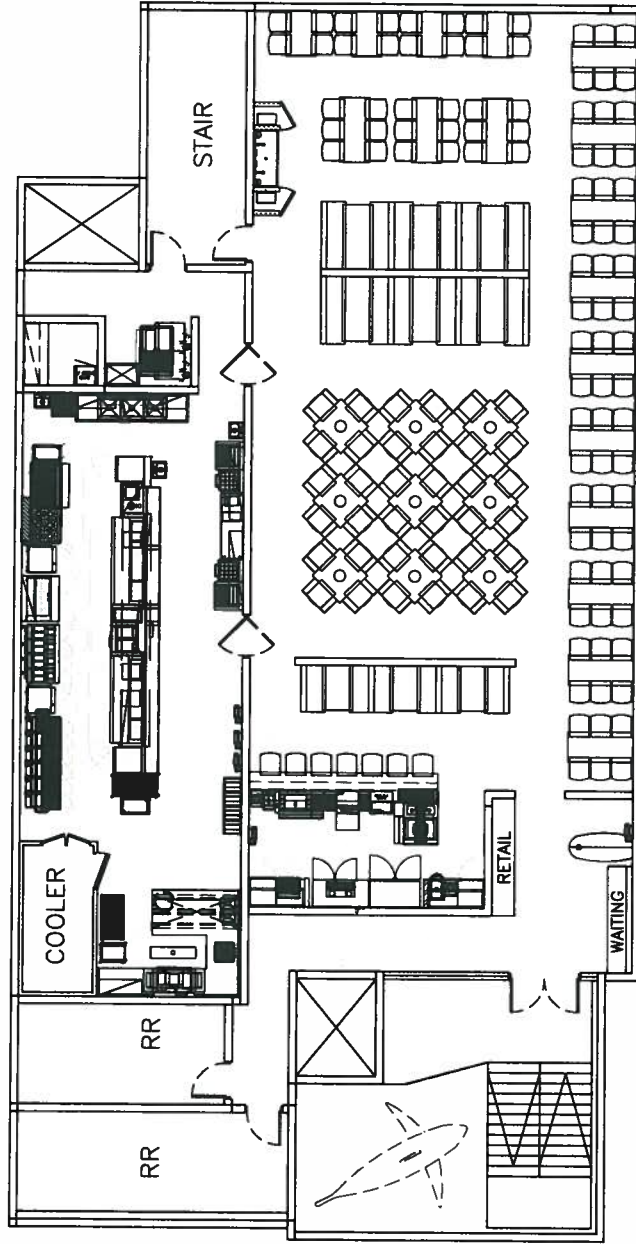
SCALE: 3/32" = 1'-0"



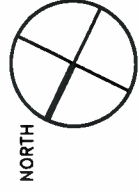
Joe's Crab Shack  
Oceanside, CA

2ND FL.  
PLAN

Date: 18 February, 2015  
Scale: 3/32" = 1'-0"



BUILDING SIZE	
SECOND FLR.	5,849 S.F.
SEATING	
INTERIOR	185
EXTERIOR	-
FROM ROOFTOP	195
TOTAL SEATS	380



1 SECOND FLOOR PLAN  
FP SCALE: 3/32" = 1'-0"

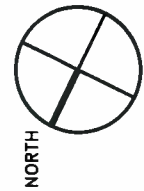
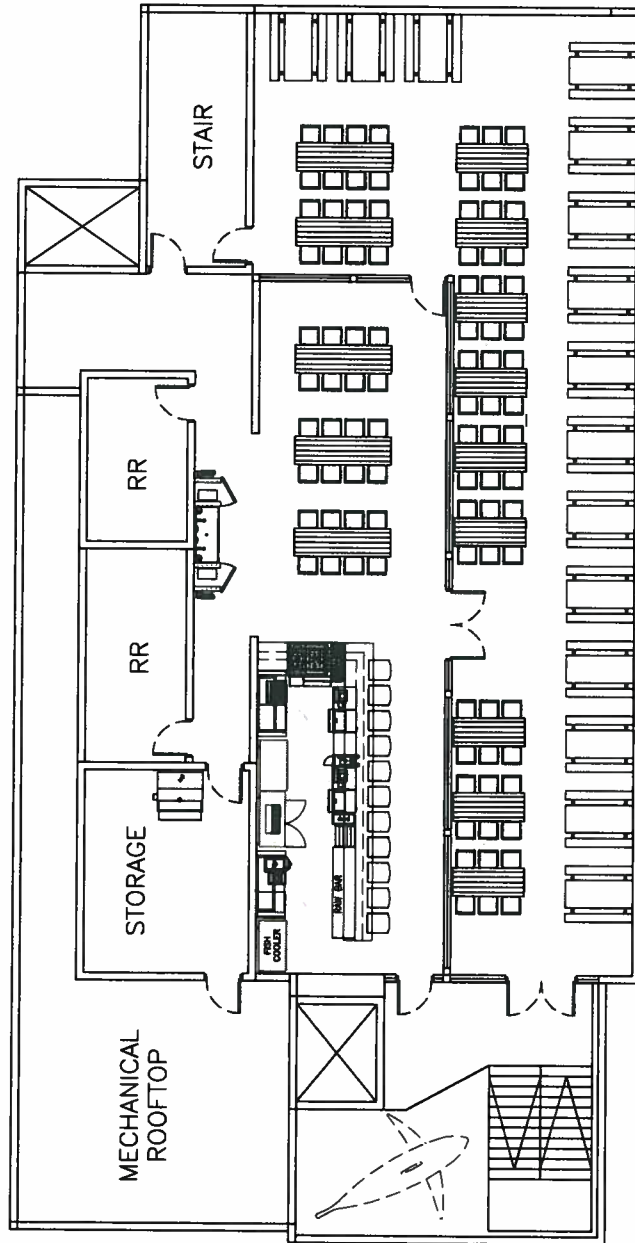


Joe's Crab Shack  
Oceanside, CA.

3RD FL.  
PLAN

Date: 18 February, 2015  
Scale: 3/32" = 1'-0"

BUILDING SIZE	
EXTERIOR	1,879 S.F.
INTERIOR	3,132 S.F.
TOTAL	5,011 S.F.
SEATING	
INTERIOR	35
EXTERIOR	160
FROM 2ND FLR.	185
TOTAL SEATS	380



1 THIRD FLOOR PLAN  
FP SCALE: 3/32" = 1'-0"





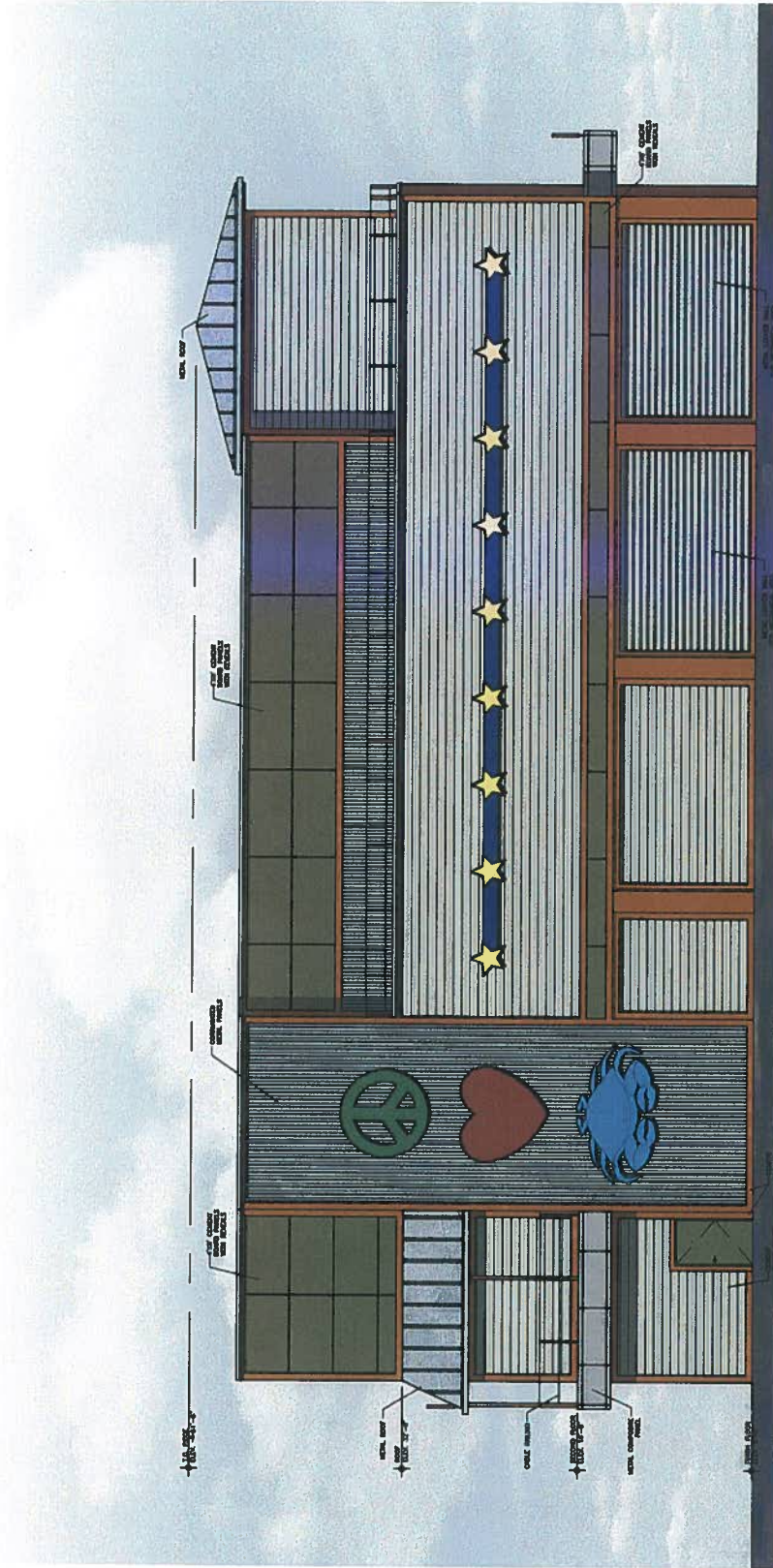


**GPD GROUP**  
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 Oceanside, CA 92054  
 Phone: 760.431.1111  
 Fax: 760.431.1112  
 www.gpdgroup.com

Joe's Crab Shack  
 Oceanside, CA.

**LEFT ELEVATION**

Date: 18 February, 2015  
 Scale: 3/32" = 1'-0"



1 LEFT ELEVATION  
 EL SCALE: 3/32" = 1'-0"



**GPD GROUP**  
 CHAIRMAN, PRESIDENT, OWNER & ARCHITECT, INC.  
 10000 S. GARDEN HIGHWAY, SUITE 100  
 DOWNEY, CA 90241  
 (562) 442-1100  
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Joe's Crab Shack  
 Oceanside, CA

**REAR  
 ELEVATION**

Date: 18 February, 2015  
 Scale: 3/32" = 1'-0"



1 REAR ELEVATION  
 EL SCALE: 3/32" = 1'-0"

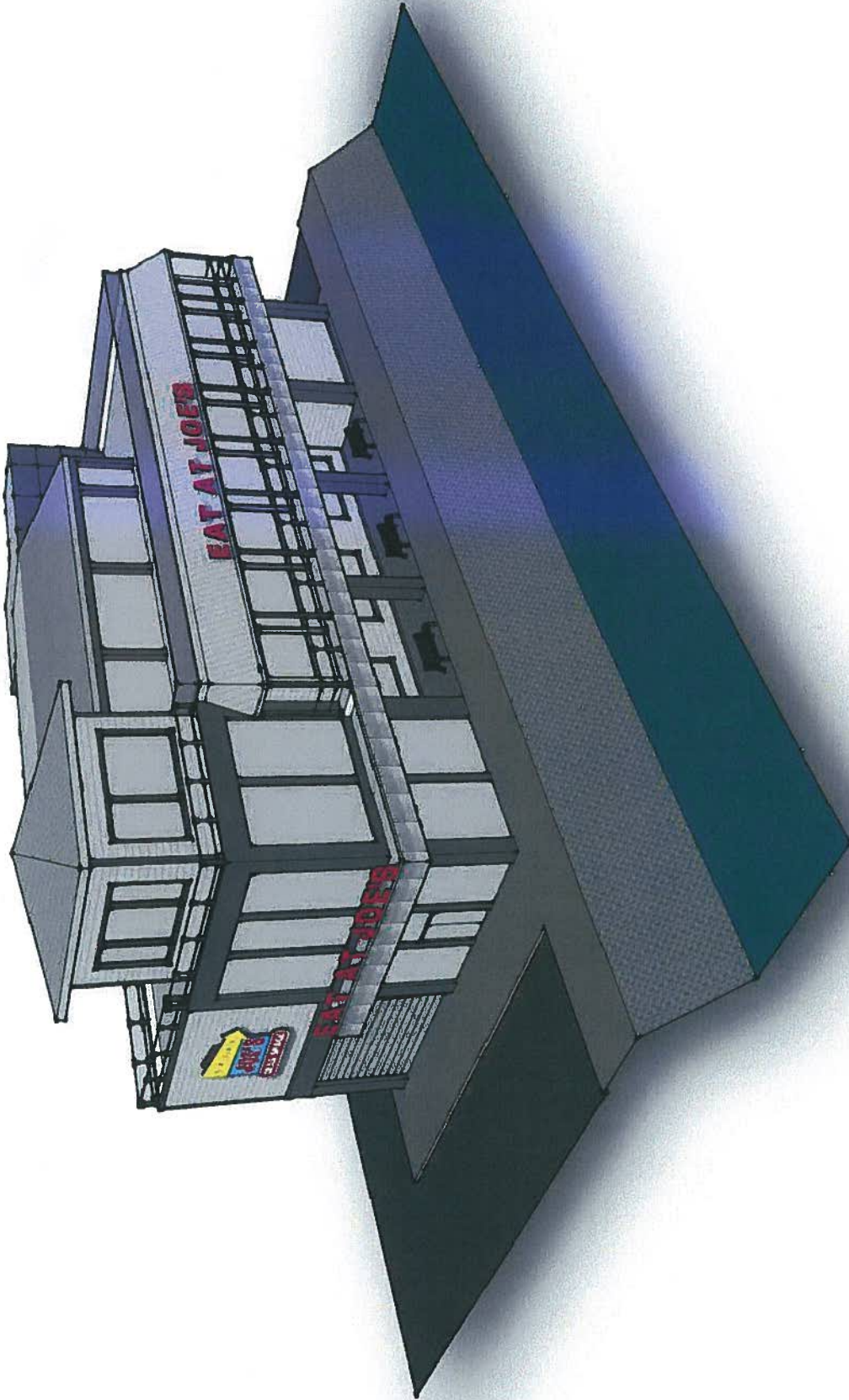


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 Oceanside, CA 92054  
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Joe's Crab Shack  
 Oceanside, CA.

FRONT  
 BAY

Date: 18 February, 2015  
 Scale: NTS



1 FRONT BAY PERSPECTIVE  
 PER SCALE: NTS

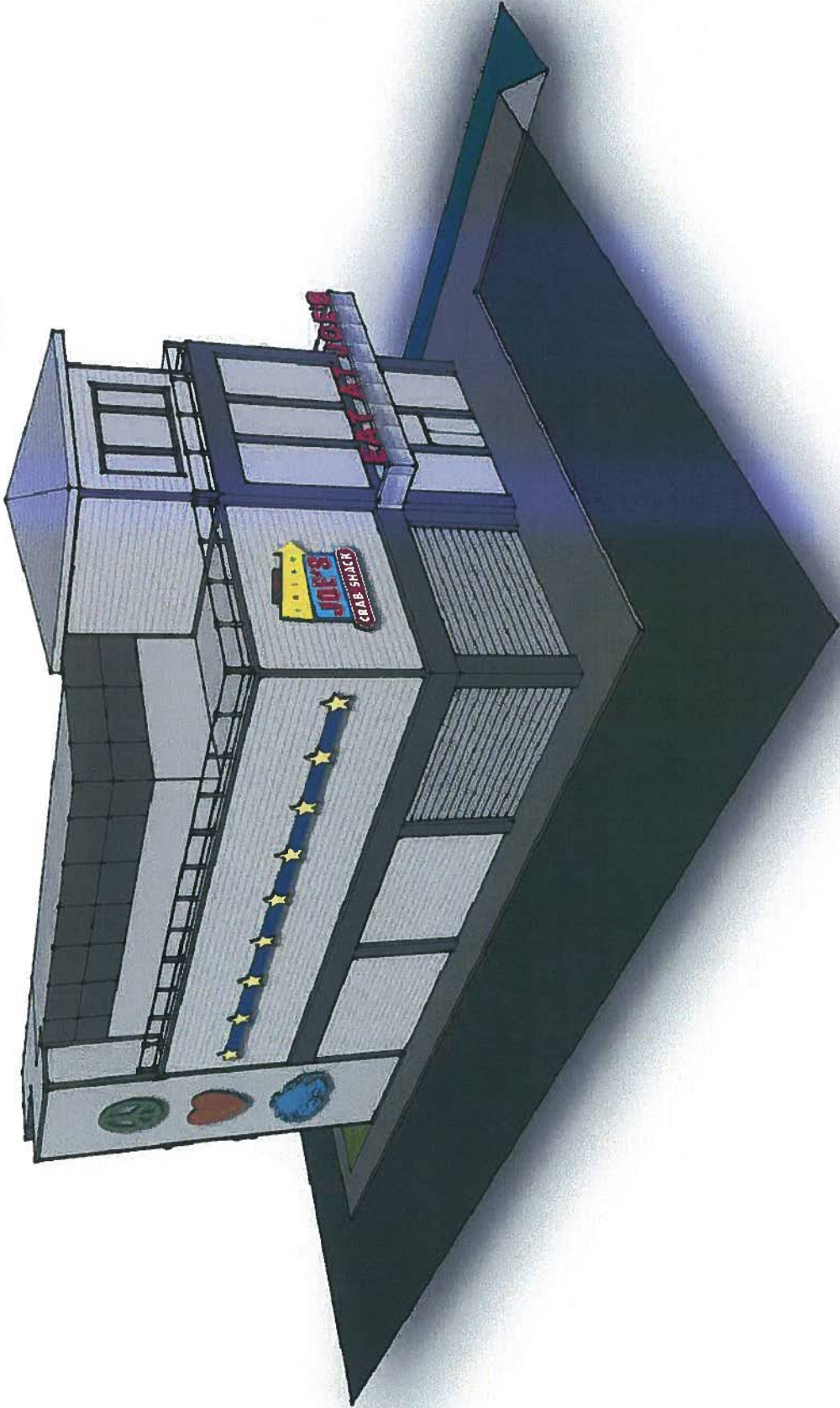


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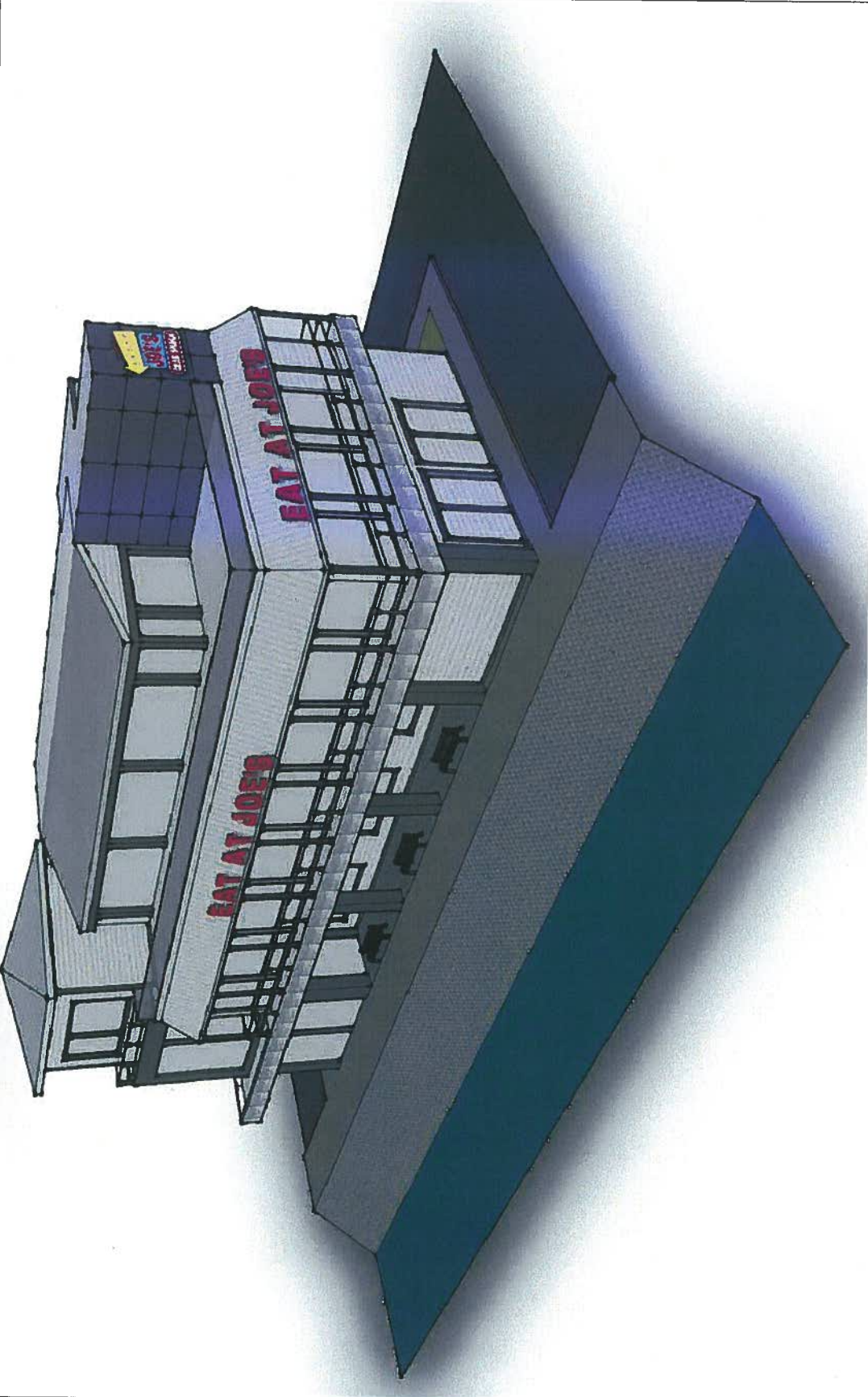
Joe's Crab Shack  
 Oceanside, CA.

**FRONT  
 STREET**

Date: 18 February, 2015  
 Scale: NTS



1 FRONT STREET PERSPECTIVE  
 PER SCALE: NTS



1 REAR BAY PERSPECTIVE  
 PER SCALE: NTS

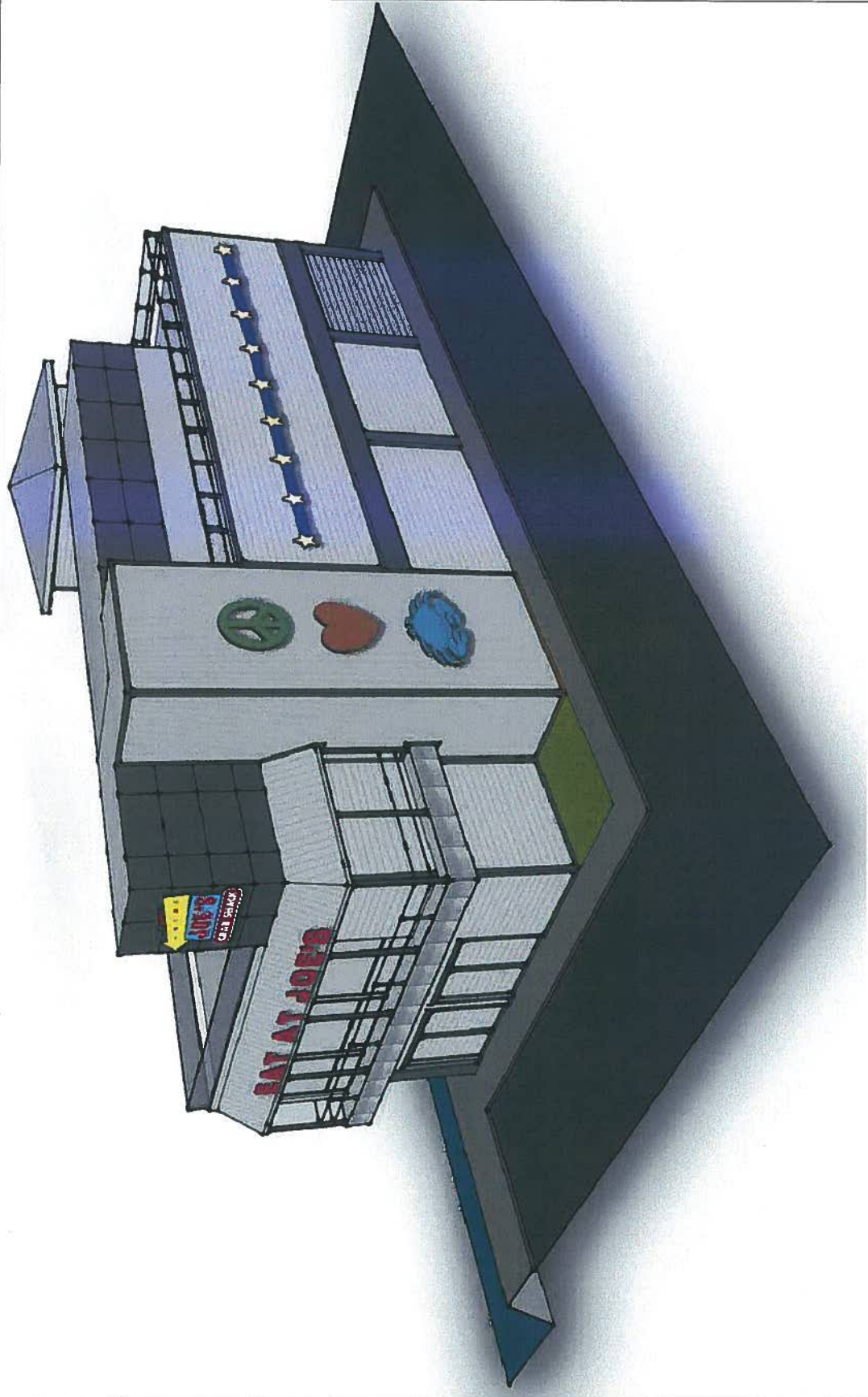


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 Oceanside, CA 92054  
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Joe's Crab Shack  
 Oceanside, CA.

REAR  
 BAY

Date: 18 February, 2015  
 Scale: NTS



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 Suite 1700, Oceanside, CA 92054-3111  
 760.433.2111  
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Joe's Crab Shack  
 Oceanside, CA.

REAR  
 STREET

Date: 18 February, 2015  
 Scale: NTS

1 REAR STREET PERSPECTIVE  
 PER SCALE: NTS