

City of Oceanside

Development Services Department

Memorandum

DATE: January 25, 2017

TO: Downtown Advisory Committee

FROM: Scott Nightingale, Senior Planner

SUBJECT: Consideration of a Development Plan (RD16-00003), Conditional Use Permit (RCUP16-00002), and Regular Coastal Permit (RRP16-00004) to demolish an existing drive-thru restaurant to enable the construction of a 3,720-square-foot commercial retail complex with a drive-thru coffee shop located at 624 North Coast Highway – 624 N. Coast Commercial – Applicant: Bart Pebbles

Location & Background

The project site is located at 624 North Coast Highway within the non-appealable jurisdiction of the Local Coastal Program. The property has a zoning designation of (D) Downtown Sub-district 9, which permits commercial retail and residential uses where appropriate. An existing 1,019-square-foot fast food drive-thru restaurant known as Wienerschnitzel exists on the 20,004 square foot site. The site has been utilized by several different eating and drinking establishments over the years, such as a Frosty Freeze in 1965, a sandwich shop in 1968, and the Wienerschnitzel fast food restaurant for a majority of the building's existence. The building holds no historical significance as per the State of California Records of surveys.

Project Description

The applicant has requested a Development Plan (RD16-00003), a Conditional Use Permit (RCUP16-00002), and Regular Coastal Permit (RRP16-00004) as described below:

Development Plan (RD16-00003) represents a request for the following:

The demolition of the existing 1,019-square-foot drive-thru fast-food restaurant on a 0.46-acre property located at 624 North Coast Highway, to enable the construction of a single-story 3,720-square-foot multi-tenant commercial building. Approximately 1,800-square-feet of the proposed building would be dedicated to a drive-thru Starbucks business, 1,804-square-feet would be dedicated for future retail users and the remaining 116-square-feet would be dedicated to the electrical room.

Conditional Use Permit (RCUP16-00002): Article 4 Section 450(H2) & Article 1220 of the "D" Downtown District Zoning Ordinance requires a Conditional Use Permit for espresso stands and drive-thru coffee establishments. The applicant is proposing to operate a drive-thru Starbucks coffee shop within a portion of the multi-tenant commercial building.

Regular Coastal Permit (RRP16-00004): This project is situated within the Coastal Zone and requires a Regular Coastal Permit. The Local Coastal Plan designates the project site as General Commercial. The General Commercial category allows for a variety of retail, restaurants, service and office uses, and the proposed use is consistent with this category.

Analysis

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Downtown. The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element I

Goal 1.11 **Balanced Land Use**

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy A: The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land uses so as to foster a sense of neighborhood, community, and regional identity.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

This project is sited within an existing commercial fast-food restaurant site, along a major regional transportation corridor, known as North Coast Highway. The construction and operation of the proposed multi-tenant building with a drive-thru Starbucks would be an appropriate land use given the site's location and land use designation. The proposed project complements the existing mix of land uses along North Coast Highway and provides an additional food service to the community.

The project would include the development of a multi-tenant building featuring a contemporary design that includes a mix of materials that are consistent with the surrounding buildings along Coast Highway. The proposed building would consist of composite wood sidings, plaster finishes, metal wall coverings, metal canopies, open lattice patio coverings, and clear glazed windows. The building exhibits several off-setting wall planes and articulation that breaks up the building massing and enhances the overall design. The exterior paint scheme incorporates a variety of colors consisting of white stucco and grey metal wall finishes, with complimenting wood composite decorative wall coverings.

The project has been designed to ensure minimal impacts to the surrounding area, by the use of the proposed landscaping acting as a sound and physical buffer. The location of the proposed building has been specifically placed towards the northwestern portion of the site and away from the residential areas to mitigate potential impacts to the neighboring residential area to the east. The design of the drive-through facilities ensures that vehicle queuing would not impede traffic circulation within the neighborhood.

2. Zoning Ordinance Compliance

This project is located in the Downtown (D9) zone district, which permits commercial, residential, and mixed-use developments. The following table summarizes the proposed and applicable development standards for the project site:

	REQUIRED	PROPOSED
Minimum Lot Size	5,000 sq. ft.	0.46 acres (Existing)
Front-Yard Setback	10-ft.	13.2-ft.
Side-Yard Setback	N/A	100+-ft.
Corner Side-Yard Setback	10-ft.	12-ft.
Rear-Yard Setback	N/A	18-ft.
Lot Width	50-ft.	99+-ft
Building Height	45-ft.	20 – 31 -ft.
Parking	24 stalls	24 stalls
Landscaping	15%	19%

The proposed project meets all applicable requirements of the OZO and the project as proposed is compatible with existing and potential commercial developments on the adjoining properties or in the surrounding neighborhood. The existing 0.46-acre property includes three existing parcels with the larger approximate 10,000-square-foot parcel being developed with the single-story 3,720-square-foot multi-tenant commercial building the proposed, and the remaining two 5,000-square foot lots being developed with the associated parking and landscaping. The three existing parcels would meet the required development regulations and lot size requirements of the OZO.

The proposed single-story multi-tenant commercial building with parking would be situated within the north western half of the property, and the associated trash enclosure, landscaping and parking would be developed towards the eastern and southern portions of the site. The proposed Starbucks drive-thru would be constructed within the north western portion of the multi-tenant building with the drive-up window being situated on the east building elevation. The drive-thru would be accessed from the alley and would provide stacking for ten vehicles. The Starbucks building would provide indoor seating for as many as 40 patrons, while outdoor tables and chairs on the north-facing elevation would provide for an additional 16 patrons. The proposed hours-of-operation for the Starbucks use would be from 5:00 a.m. to 12:00 a.m., 7 days a week. The

drive-thru would be available 24-hours. The applicant has indicated that no more than four (4) employees are expected to be on-site during a regular shift.

The southern and eastern portions of the site would accommodate surface parking, landscaping, stormwater detention facilities, and a trash enclosure. The site would provide a total of 24 parking stalls access by the alley and additional driveway off of North Coast Highway. The 24 parking stalls would meet the 1986 Zoning Ordinance parking requirements for restaurants and retail establishments.

The proposed conceptual landscape plan includes a net increase in landscaping for the site. Currently the site exists with nine trees and limited ground cover landscaping. The site would be at least 19 percent landscaped with a total of ten new trees and full drought tolerant low-lined and ground covering landscaping. Additional drought tolerant landscaping would be provided at the property frontages and around the parking areas and the proposed building. The proposed landscaping would enhance the site; as well as, the property frontage along North Coast Highway and Windward Way.

Discussion

Staff's analysis focused on the compatibility of the project with the existing uses of the area and the project's consistency with the underlying Downtown Ordinance, and the Local Coastal Program.

Issue: Project Consistency with applicable development standards: The demolition of the existing 1,019-square-foot drive-thru fast-food restaurant to enable the construction of a 3,720-square-foot multi-tenant single story commercial building. Approximately 1,800-square-feet of the proposed building would be dedicated to a drive-thru Starbucks business, 1,804-square-feet would be dedicated for future retail users, and the remaining 116-square-feet would be dedicated to the electrical room on a 0.46-acre property located at 624 North Coast Highway, pursuant to Articles 12, 31, and 43 of the Downtown Zoning Ordinance.

Recommendation: The underlying land use designation and zoning for the subject site – Commercial - is intended to provide opportunities for various types of commercial land uses including major tenant and restaurant uses. The overall site design and re-development of the commercial retail center meets or exceeds the development standards.

The project site is presently comprised of the existing 1,019-square-foot drive-thru fast-food restaurant and the demolition of the restaurant for a multi-tenant commercial building with a drive-thru Starbucks would require additional parking as existing on site.

Based on the off-street parking requirements contained with in Article 31, the 3,720-square-foot multi-tenant single story commercial building would be required to provide 18 parking spaces and five queued spaces for drive-thru and drive-up service. Per the proposed site plan, the project would provide 24 spaces, which results in an excess of parking.

The building's design has been specifically designed to accommodate general retail operations within commercial space. Based on these facts, it is unlikely that a subsequent use would result in an increase in parking demand. Therefore, staff concurs that the proposed 24 spaces would be sufficient to meet the demands for the commercial uses.

The proposed commercial development and anticipated commercial uses will not adversely impact the surrounding area. The proposed retail/commercial uses are intended to serve needs of nearby residential areas and provide additional revenue to the commercial site. Staff has determined that the project will help contribute to the economic development of the neighborhood, by providing a commercial use that will foster commercial activity to an under utilized area of North Coast Highway.

Environmental Determination

The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) because it qualifies for issuance of a Article 19, "In-Fill Development" exemption (CEQA Guidelines, Section (15332)). In the event the project is ultimately approved, the applicant will be issued a Notice of Exemption (NOE) for posting with the San Diego County Clerk-Recorder.

Recommendation

Staff recommends that the Downtown Advisory Committee (DAC) recommend approval of the Development Plan, Conditional Use Permit, and Regular Coastal Permit for the demolition of the existing 1,019-square-foot drive-thru fast-food restaurant to enable the construction of a 3,620-square-foot multi-tenant single story commercial building with 1,800-square-feet of the building being dedicated to a drive-thru coffee business to the Community Development Commission (CDC) for final approval. This entitlement would be considered by the CDC in March or April.

Developer Deposit Account



Application for Discretionary Permit

Development Services Department / Planning Division
 (760) 435-3520
 Oceanside Civic Center 300 North Coast Highway
 Oceanside, California 92054-2885

STAFF USE ONLY

ACCEPTED

RECEIVED

MAY 19 2016

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY

SN

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT BART PEBBLES 624 N. Coast Highway, LLC	2. STATUS DEVELOPER
3. ADDRESS 17682 Mitchell N., Suite 201, Irvine, CA 92614	4. PHONE/FAX/E-mail Ph: 949-725-0103 BPebbles@CaliberRetailProperties.co
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) FRANCIS CHU	
6. ADDRESS 14842 CANTERBURY AVE, TUSTIN, CA	7. PHONE/FAX/E-mail PH:714-875-6615 fchu@idconsulting.us

GPA

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL. *RD16-00003*

C.U.P. *RCU16-00002*

VARIANCE

COASTAL *RR16-00004*

PART II – PROPERTY DESCRIPTION

8. LOCATION 624 N Coast Hwy (SEC N Coast Hwy & Windward Way)			9. SIZE 0.46 acre (20,005 sf)
10. GENERAL PLAN Redevelopment Project Area	11. ZONING C-1; D (Downtown District) Sub District 9	12. LAND USE General Commercial	13. ASSESSOR'S PARCEL NUMBER 143-246-09 & 10
14. LATITUDE 33d11'56.17" N	15. LONGITUDE 117d22'55.90"W		

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
 Conditional Use Permit for a Coffee/Esspresso Drive-Through user; Regular Coastal Permit for projects located in the Coastal Zone; Development Plan Review for new development; Lot Merger of 2 lots (7 & 8) for APN #143-246-09

17. PROPOSED GENERAL PLAN Redevelopment Project Area	18. PROPOSED ZONING C-1; D (Downtown District) Sub District 9	19. PROPOSED LAND USE General Commercial	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE 3,720 SF	23. PARKING SPACES 24 Spaces	24. % LANDSCAPE 20%	25. % LOT COVERAGE or FAR 18.60%	

PART IV – ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION	27. LEGAL DESCRIPTION	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	30. ENVIRONMENTAL INFO FORM	31. PLOT PLANS
32. FLOOR PLANS AND ELEVATIONS	33. CERTIFICATION OF POSTING	34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print): <i>BART PEBBLES</i> <i>624 N. COAST HWY</i>	36. DATE <i>May 19 2016</i>	37. OWNER (Print): <i>Jo Anna Wendel</i>	38. DATE <i>5-12-16</i>
Sign: 	Sign: 		

• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
 • I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

624 N. COAST HIGHWAY PROJECT DESCRIPTION – REVISED 01/12/2017

EXISTING CONDITION:

Zoning: C-1 (Neighborhood Commercial) Subarea 9
Land Use: General Commercial
Neighborhood Area: D (Downtown District)
Local Coastal Zone
Assessor Parcel Numbers: 143-246-09 & 143-246-11 & 143-246-12

The existing site comprised of 4 lots in three parcels under three separate ownerships totaling ±0.46 acres at the southeast corner of N. Coast Highway and Windward Way. The existing development appears to have been completed in early 1980's consisting of a single story Der Wienerschnitzel Drive-Thru Restaurant with covered area of 1,019 sq.ft. and interior floor area of approximately 872 sq. ft. with fully improved asphalt paving, striped parking, landscaping and site lighting. A public alley is located contiguous east of the site.

The existing development provides 5 ft and 6 ft of building setback from property line on N. Coast Highway and Windward Way respectively, and approximately 1,351 sf (6.75%) of landscape area. Current site is accessed by two driveways on N. Coast Highway, one entry driveway and a separate exit driveway on Windward Way, and an ingress/egress access from the alley.

PROPOSED PROJECT:

The project proposes to completely demolish the existing restaurant and parking area, and develop a single multi-tenants one story structure with total floor area of 3,720 sq. ft and associated on-site improvement, contingent upon the merger of existing Lots 7 & 8. (See 'Lot Merger' below). The tenants include 1,800 sq. ft of Starbucks Coffee Drive-Thru, and 1,804 sq. ft of other future retail user, with remainder area for a utility service room. The project will be an architecturally enhanced modernist structure replacing the existing dated structure consistent with the goal of downtown development district design guidelines. The building is primarily 21 feet tall with an accent tower element of 31 feet tall.

Development Plans:

The project will be provided with 24 parking stalls at a 6.45/1000 parking ratio with a 0.186 FAR. The coffee shop will have interior seating area of approximately 750 sq.ft. Project access is provided with vehicular ingress/egress driveway from North Coast Highway, adjacent alley, and exit driveway to Windward Way. Improvement to City traffic circulation includes the proposed closure of the existing northern most of the two existing driveways on North Coast Highway, and removal of the entry driveway adjacent to the alley on Windward Way.

The Project will provide building setback of 13 ft and 12 ft from N Coast Highway and Windward Way respectively, exceeding city requirement of 10 ft, upgraded and increased landscape area of 3,800 sq. ft. (19%), improved water quality with Storm Water Mitigation Plan, and site amenities such as hand railing, bike racks, and benches for customer security and convenience.

The proposed Starbucks Drive-thru request 24 hours operation, with dining room operation between 5:00 a.m. and 12:00 a.m. There would be 4-6 employees on site per shift, with 3 generally full-time shifts per day.

Lot Merger:

A lot merger was processed to merge existing lots 7 & 8 in Parcel A (APN 143-246-09) to allow for the building construction within Parcel A. The Grant Deed, Certificate of Compliance, and Notice of Lot Merger were all recorded by the San Diego County Recorder on September 7, 2016.

Lot Separation:

A lot separation was processed for lots 9 & 10, previously a single parcel. The project now contains 3 APNs: 143-246-09, 143-246-11, 143-246-12

The proposed project is consistent with the Land Use, Zoning, and General Plan within the Downtown District and in conformance with the development standards of the Downtown Zoning Ordinance in meeting or exceeding all of the applicable non-residential development standards. The project is consistent with the objective of the Local Coastal Program the Land Use Element of the General Plan.

PROPOSED PAD BUILDING

624 North Coast Highway, Oceanside, CA



INDEX SHEETS:

1. SITE PLAN
2. ALTA SURVEY
3. FLOOR PLAN
4. EXTERIOR COLORED ELEVATIONS
5. EXTERIOR B & W ELEVATIONS
6. TRASH ENCLOSURE & RAILING/FENCE DETAIL
7. ROOF PLAN
8. CONCEPTUAL LANDSCAPE PLAN
9. PRELIMINARY UTILITY PLAN
10. PRELIMINARY GRADING EXHIBIT
11. PRELIMINARY DMA EXHIBIT 1
12. PRELIMINARY DMA EXHIBIT 2

RECEIVED

OCT 24 2016

CITY OF OCEANSIDE
DEVELOPMENT SERVICES



CALIBER

RETAIL PROPERTIES GROUP

17682 Michell N. Suite 201 Irvine, CA
92614 949-725-0100



VICINITY MAP N.T.S.

SITE SUMMARY

PROJECT ENTITLEMENT: CUP; REGULAR COASTAL PERMIT;
DEVELOPMENT PLAN REVIEW: LOT MERGER

LAND:	AC ±0.46	±20,004 SF
BUILDING:		3,720 SF
LAND/BUILDING RATIO:	4.38/1	
BUILDING COVERAGE:		19.80 %

PARKING REQUIRED:	15 STALLS
STARBUCKS (1/50 SF OF SEATING AREA) - 750/50	9 STALLS
STARBUCKS (1/200) - 1,800/200	24 STALLS

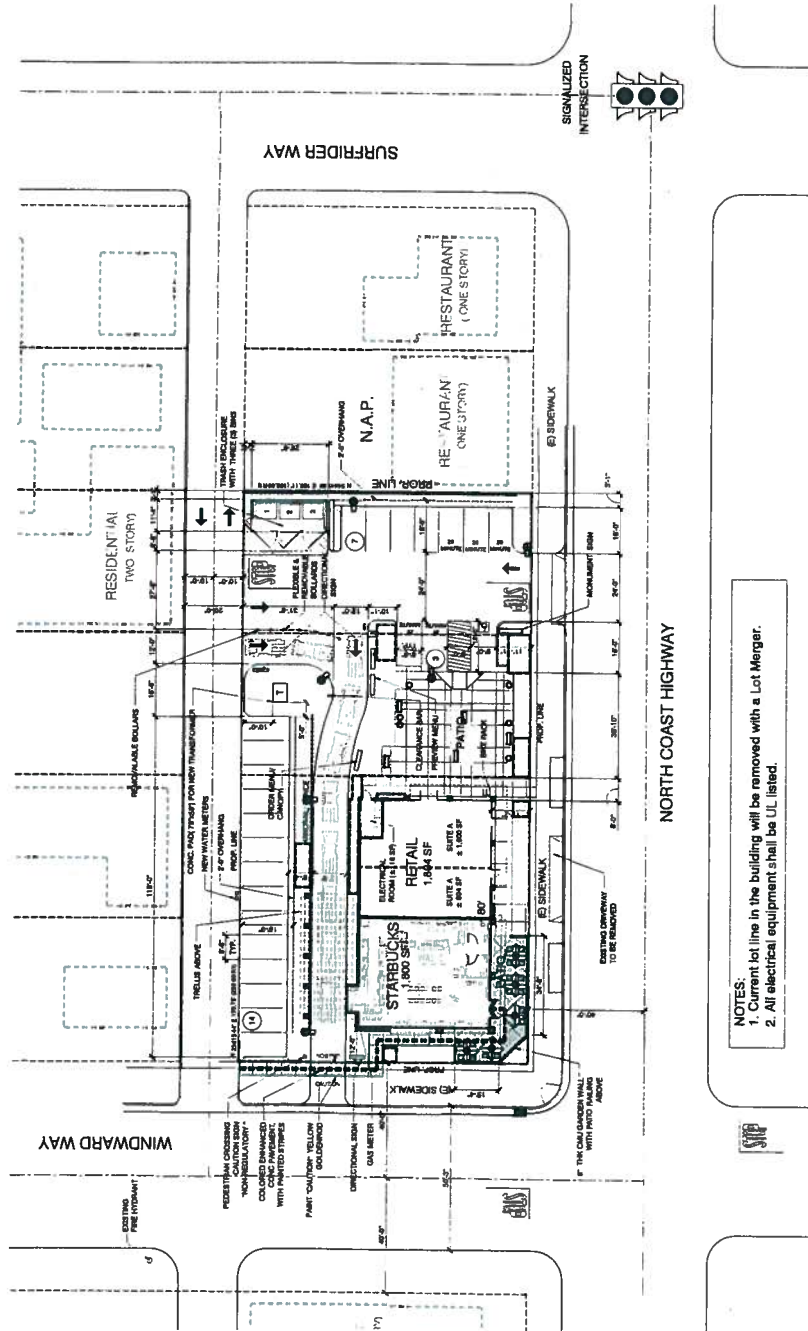
PARKING PROVIDED:	24 STALLS
OVERALL PARKING RATIO:	6.45/1,000
BICYCLE PARKING PROVIDED:	5% (24 STALLS) 2

SITE PAVING:
EXISTING CONDITIONS = 99 %
PROPOSED CONDITIONS = 74%

LANDSCAPING:
PROPOSED = 3,600 SF (18%)
EXISTING = 1,351 SF (6.75%)



111 Pacific, Suite 280
Irvine, California 92610
☎ 949.553.1117 ☎ 949.474.7056
mgarchitecture.com



NOTES:
1. Current lot line in the building will be removed with a Lot Merger.
2. All electrical equipment shall be UL listed.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 7, 8, 9 AND 10 IN BLOCK 38 OF MYERS AND McCOMBERS ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP NO. 332, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 30, 1885.

ASSESSOR'S PARCEL NUMBER:
COUNTY OF SAN DIEGO
APN: 143-246-09, 143-246-10

624 N. Coast Hwy
Oceanside, CA



SITE PLAN

DATE:	05-15-2016
MCS_JOB #:	15_154_02
DATE:	07-12-2018
DATE:	07-25-2018
DATE:	08-28-2018

REVISIONS
07-12-2018 created IAD and attached construction
07-25-2018 Update background color
08-28-2018 Planning Comments

IF ANY DISCREPANCIES ARE FOUND, ALL RIGHTS RESERVED TO THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

CALIBER
RETAIL PROPERTIES GROUP
17682 Mitchell N. Suite 201 Irvine, CA
92614 949-725-0103

FEMA:
FLOOD ZONE:
PER FEMA WEBSITE:
SAN DIEGO COUNTY, CA
AND INCORPORATED AREA
PANEL 784 OF 2875

CONTAINS:
OCEANSIDE
CITY OF SAN DIEGO COUNTY

MAP NUMBER 0607SC0754H
EFFECTIVE DATE: MAY 16, 2012

CORNER SIDE = 10'-0"

REAR = 0'-0"

FRONT = 10'-0"

NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

BUILDING SETBACKS:
ZONING: D (DOWNTOWN)
SETBACKS: FRONT = 10'-0"

REAR = 0'-0"

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CORNER SIDE = 10'-0"

SITE PAVING:
EXISTING CONDITIONS = 99 %
PROPOSED CONDITIONS = 74%

LANDSCAPING:
PROPOSED = 3,600 SF (18%)
EXISTING = 1,351 SF (6.75%)

CONTAINS:
OCEANSIDE
CITY OF SAN DIEGO COUNTY

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

CORNER SIDE = 10'-0"

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

REAR = 0'-0"

FRONT = 10'-0"

CORNER SIDE = 10'-0"

SITE PAVING:
EXISTING CONDITIONS = 99 %
PROPOSED CONDITIONS = 74%

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OCEANSIDE
CITY OF SAN DIEGO COUNTY

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

CORNER SIDE = 10'-0"

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CORNER SIDE = 10'-0"

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060284 0734 F
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CITY OF SAN DIEGO COUNTY

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

CORNER SIDE = 10'-0"

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

REAR = 0'-0"

FRONT = 10'-0"

CORNER SIDE = 10'-0"

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OCEANSIDE
CITY OF SAN DIEGO COUNTY

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

CORNER SIDE = 10'-0"

MAP NUMBER PANEL SUFFIX
060284 0734 F
060284 0734 F

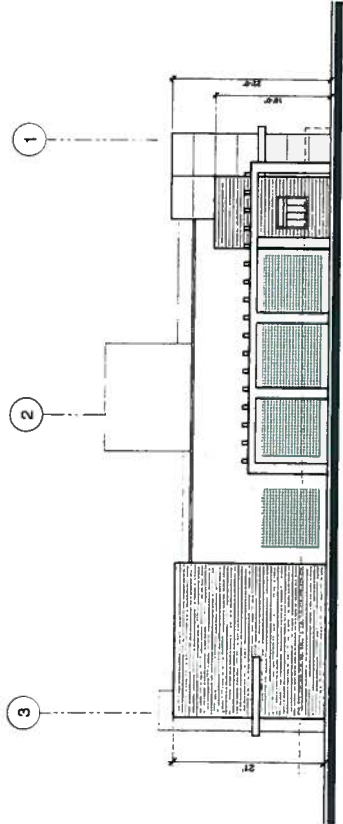
REAR = 0'-0"

FRONT = 10'-0"

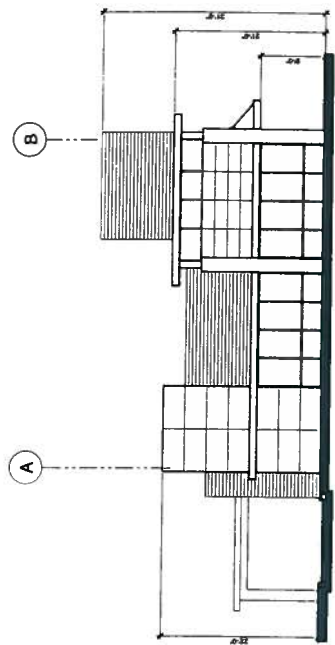
CORNER SIDE = 10'-0"

SITE PAVING:
EXISTING CONDITIONS = 99 %
PROPOSED CONDITIONS = 74%

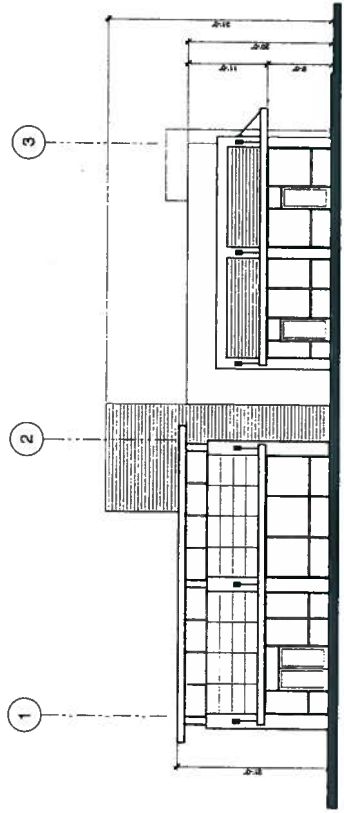
LANDSCAPING:
PROPOSED = 3,600 SF (18%)
EXISTING = 1,351 SF (6



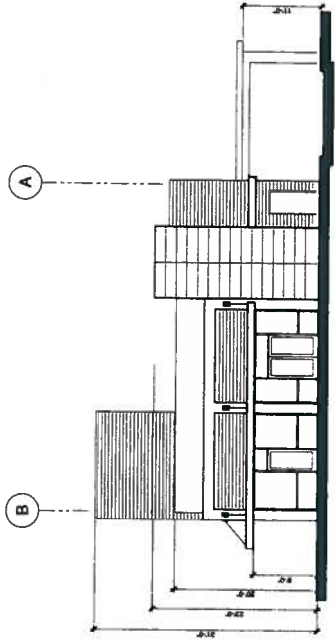
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

624 N. Coast Hwy
Oceanside, CA

EXTERIOR ELEVATIONS
SCALE: 1'-0" = 1/8"

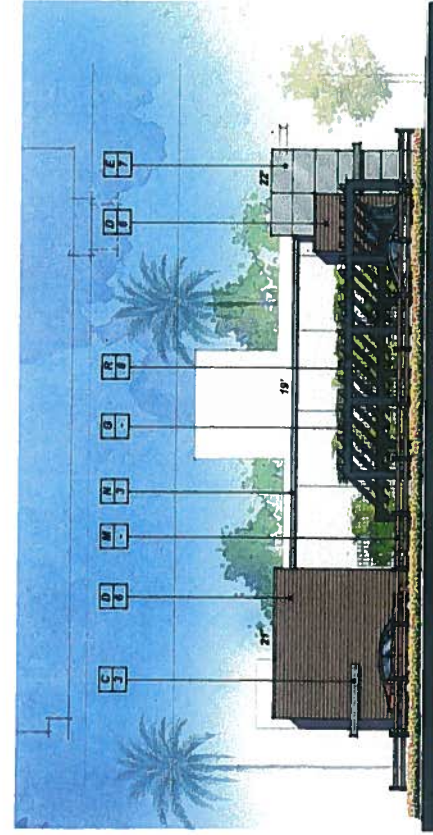
DATE	06-04-2016
MCB JOB #	15 154.02
DATE	07-21-2016
REVISIONS	Updated Starbucks elevation
DATE	08-28-2016
REVISIONS	Planning Comments

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CALIBER
RETAIL PROPERTIES GROUP
17682 Mitchell N. Suite 201 Irvine, CA
92614 949-725-0103



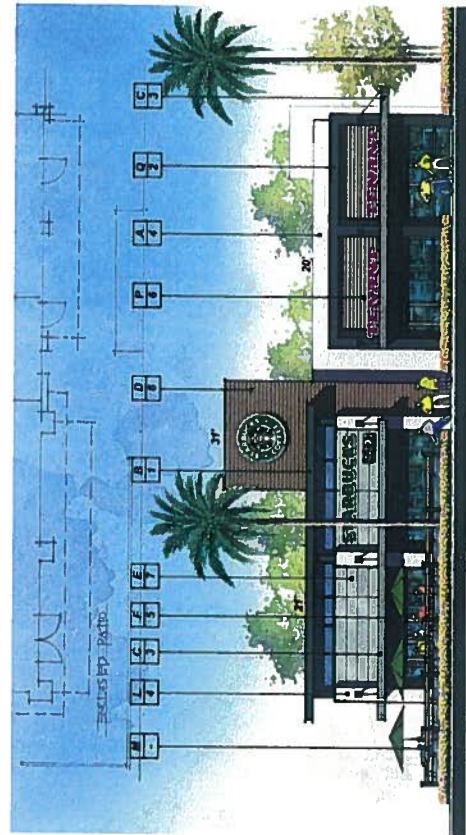
111 Pacific, Suite 200
Irvine, California 92618
© 949.553.1117 © 949.474.7056
mgarchitecture.com



NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

- FINISHES:**
- A EXTERIOR PLASTER FINISH
 - B C-CHANNEL FASCIA
 - C METAL CANOPY
 - D COMPOSITE WOOD SIDINGS
 - E METAL PANEL
 - F ALUMINUM STOREFRONT WITH CLEAR GLAZING
 - G WOOD TRELLIS
 - H METAL DOORFRAME
 - I SIGNAGE, BY TENANT
 - J PLASTER REVEAL LINES, TYP.
 - K COLOR TO MATCH ADJACENT WALL
 - L SIMULATED CONCRETE FINISH
 - M HANDRAIL/FENCE
 - N FOAM CORNICE
 - O FROSTED GLASS WITH BACK LIGHTING
 - P WOOD SLATS
 - Q BREAK METAL
 - R 28" X 8" (9) GREENSCREEN PANEL

- COLORS & MATERIALS:**
- 1 SW7076 "CYBERSPACE BY: SHERWIN WILLIAMS PAINT
 - 2 SW7067 CITYSPACE BY: SHERWIN WILLIAMS PAINT
 - 3 SW7049 SILVER PLATE BY: SHERWIN WILLIAMS PAINT
 - 4 SW7094 SNOWBOUND BY: SHERWIN WILLIAMS PAINT
 - 5 COLOR: 14 BY: KAWNEER
 - 6 COLOR: CS1 BY: RESYSTA
 - 7 COLOR: TXG3.6 TXG GRAY BY: ALPOLIC
 - 8 MATT TEXTURE BLACK BY: GREENSCREEN

**624 N. Coast Hwy
Oceanside, CA**

EXTERIOR ELEVATIONS
SCALE 1/4" = 1/8"

DATE: 05-04-2018
MCG JOB #: 15-154.02
DATE: REVISIONS

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This drawing is for informational purposes only. It is not intended for construction. Final construction shall be verified and checked. Final and as-built drawings are provided by the architect.

CALIBER
RETAIL PROPERTIES GROUP
17882 Mitchell N. Suite 201
Irvine, CA 92614
949-725-0103

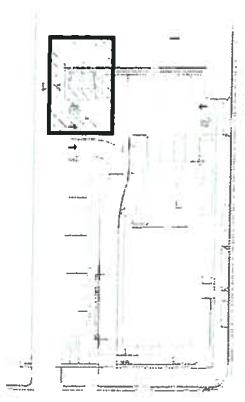
111 Pacifica, Suite 280
Irvine, California 92618
T 949.553.1117 F 949.474.7056
mgaarchitecture.com



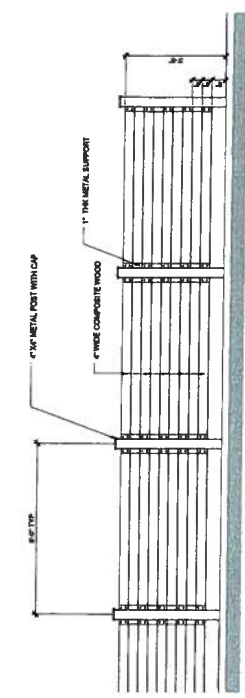


111 Pacific, Suite 280
Irvine, California 92618
☎ 949.583.1177 ☎ 949.474.7056
mogarchitect.com

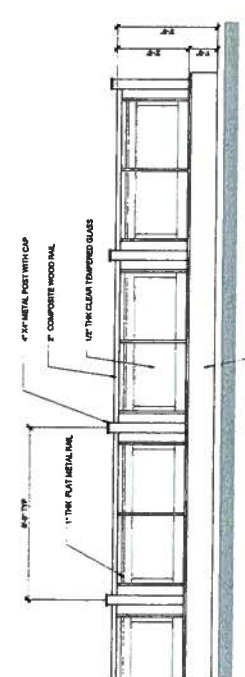
CALIBER
RETAIL PROPERTIES GROUP
17682 Mitchell N. Suite 201 Irvine, CA
92614 949-725-0103



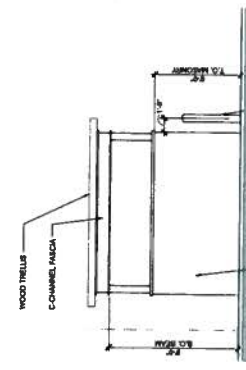
LOCATION PLAN N.T.S.



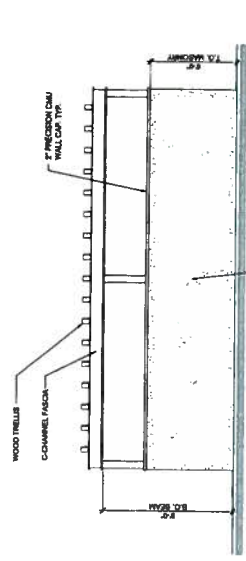
FENCE AT DRIVEWAY
SCALE: 1/4" = 1/2"



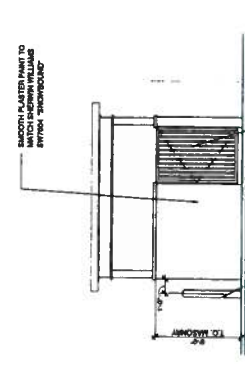
RAILING AT PATIO
SCALE: 1/4" = 1/2"



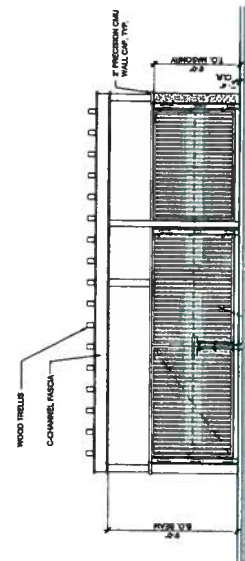
RIGHT SIDE ELEVATION



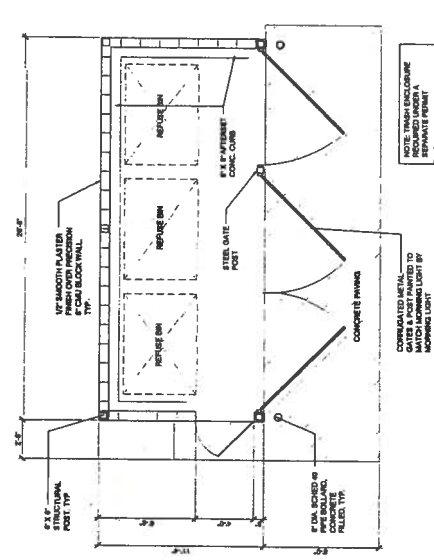
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN TRASH ENCLOSURE
SCALE: 1/4" = 1/4"

TRASH ENCLOSURE & RAILING/FENCE DETAIL

624 N. Coast Hwy
Oceanside, CA

DATE: 05-04-2018
MCQ JOB #: 15.154.02

DATE	REVISIONS
07-11-2018	UPDATED TRASH ENCL. DET.

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

EASTSIDE PAVED PLANTER



QUICKCURE WALKWAY PAVED



CHOCOLATE PAVER COLOR



PANO BENCH



COMFORT BENCH (METER 160)



PANO TABLE



COAST TO COAST METAL FINISHING CORP. RAMP (800) 210-1100

PANO UMBRELLA



TRACO PANO UMBRELLA | 1-800-543-1100

SMALL RECEPTION

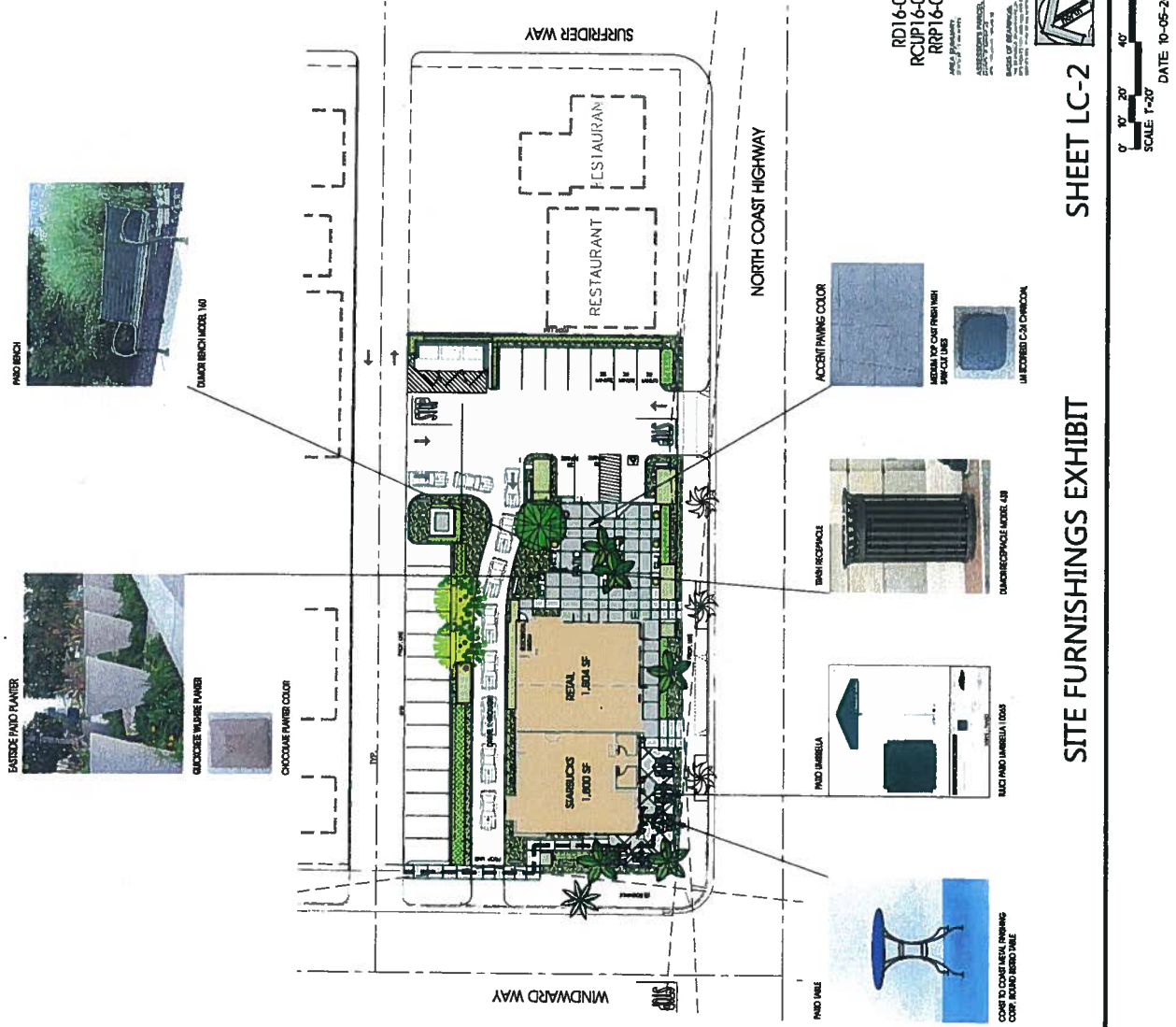


QUICKCURE WALKWAY (METER 100)

ACCENT PAVING COLOR



UNIFORM C&G CHECKER



RD 16-00003
 RCUP 16-00002
 RRP 16-00004

CONSTRUCTION SERVICES, INC. (C&G)
 1000 S. GARDEN AVENUE, SUITE 100
 OCEANSIDE, CA 92054
 TEL: 760-431-1100 FAX: 760-431-1101
 WWW.C&G.COM



SHEET LC-2

SCALE: 1"=20'
 DATE: 10-05-2016

VICINITY MAP



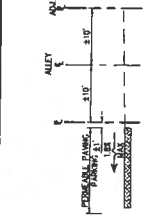
CONCEPTUAL DESIGN & ADMINISTRATION COMPANY
 3115 C. ALBERT LINDEN DR., SUITE 100, COSTA MESA, CA 92626
 TEL: 714-949-0270 FAX: 714-949-0282 WWW.CDFAC.COM
 6459 MARCO ROAD, ALHAMBRA, CA 91802
 TEL: 626-444-3185 FAX: 626-444-3204

CDFAC FORM: 84224

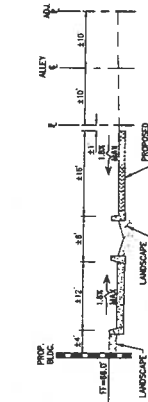


624 N. Coast Hwy
 Oceanside, CA

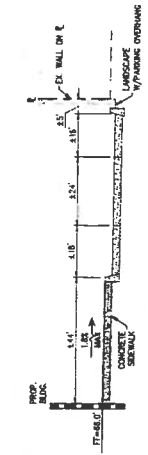
NOT FOR CONSTRUCTION



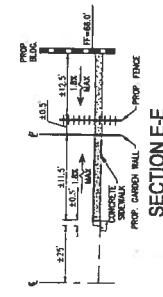
SECTION A-A
N.E.S.



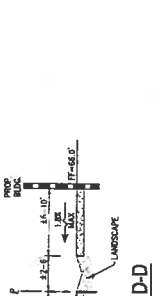
SECTION B-B
N.E.S.



SECTION C-C
N.E.S.



SECTION D-D
N.E.S.



SECTION E-E
N.E.S.



SECTION F-F
N.E.S.



SECTION G-G
N.E.S.

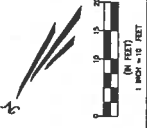
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NOT FOR CONSTRUCTION



PROJECT CONTACT INFORMATION

ENGINEER OF RECORD: SURVEYOR OF RECORD:
 UNIVERSITY OF CALIFORNIA, BERKELEY
 1000 UNIVERSITY AVENUE
 BERKELEY, CA 94720
 (415) 863-8100

OWNER:
 STARBUCKS DRIVE THRU & RETAIL
 201 N. PALMDALE DRIVE
 PALMDALE, CA 91708
 (818) 795-9100



ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, CABLES, OR OTHER STRUCTURES SHOWN ON THESE PLANS IS BASED ON THE SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE INFORMATION IS TRUE AND CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE HORIZONTAL LOCATION OF THESE UNDERGROUND UTILITIES TO BE USED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY PRIVATE UTILITIES, SHOWING OR NOT SHOWN HEREON. IF THE CONTRACTOR DISCOVERS ANY UTILITIES OR STRUCTURES NOT SHOWN ON THESE PLANS, WHICH BE BELIEVED UNDERGROUND, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR RE-STARTING THE WORK.

UNAUTHORIZED CHANGES & USES

UNAUTHORIZED CHANGES TO THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR. UNAUTHORIZED PREPARATION OF THESE PLANS FOR CONSTRUCTION SHALL BE PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, CABLES, OR OTHER STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY PRIVATE UTILITIES, SHOWING OR NOT SHOWN HEREON. IF THE CONTRACTOR DISCOVERS ANY UTILITIES OR STRUCTURES NOT SHOWN ON THESE PLANS, WHICH BE BELIEVED UNDERGROUND, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR RE-STARTING THE WORK.

IMPORTANT NOTICE

Section 18014.1 of the Government Code requires that all construction contracts for public works projects be awarded to the lowest responsible bidder. For more information, please call the Department of Industrial Relations at (916) 227-2300.

UNDERGROUND SERVICE ALERT

1-800-422-4133
 For Underground Locating
 2 Working Days before You Dig

LEGEND

PROPERTY LINE
 RIGHT OF WAY
 DRAINAGE MANAGEMENT AREA
 DRAINAGE AREA
 ADVEASE

EXISTING CONTOURS
 PROPOSED CONTOURS

STORM DRAINAGE PIPES TO REMAIN (PLAN)
 PROPOSED PAVEMENT
 UNIMPAVED PAVEMENT
 REPAVEMENT PAVEMENT (PROPOSED)
 ASPHALT PAVEMENT (PROPOSED)
 CONCRETE PAVEMENT (PROPOSED)

PROPOSED FLOW DIRECTION
 PROPOSED BRANCH CONTOUR
 EXISTING BRANCH CONTOUR

DMA EXHIBIT INFORMATION

UNSATURATED HYDROLOGIC SOIL GROUP: SO, SLOPE A
 APPROXIMATE COEFFICIENT OF PERMEABILITY: 0.1
 PROPOSED NATURAL HYDROLOGIC FEATURES: NONE
 PROPOSED SURFACE TREATMENTS: INFILTRATION, PERVIOUS PAVEMENT, FOOD SERVICE, TRASH AREA, AND PLASMA, BURNING, PERVIOUS LOT
 POTENTIAL POLLUTANT SOURCE AREAS: 1. TO MAINTAIN EXISTING COVER OF EXISTING DRAINAGE OPERATE (BOTH DRAINAGE TO PAVEMENT COVERING)
 2. AFTER ALLOWING SETTLEMENT ON EXISTING COVER (MAY)

INTERPOLATED 1% PERVIOUS 15
 EXISTING CONDITIONS 1/2 INCHES 16
 PROPOSED CONDITIONS 1/2 INCHES 17
 INTERPOLATED 1/2 INCHES 18
 PROPOSED CONDITIONS 1/2 INCHES 19
 INTERPOLATED 1/2 INCHES 20
 PROPOSED CONDITIONS 1/2 INCHES 21
 INTERPOLATED 1/2 INCHES 22
 PROPOSED CONDITIONS 1/2 INCHES 23

DMA EXHIBIT TABLE

SP	AC	CORRESPONDING MAP ID NO.	SP	AC	SIZE OF MAP (SQ FT)
A	100	0.04	1	PERVIOUS PAVEMENT	1728
B	200	0.08	6-1	REPAVEMENT PAVEMENT	88
C	300	0.07	6-1	REPAVEMENT PAVEMENT	72
D-1	80	0.02	6-1	REPAVEMENT PAVEMENT	14
D-2	80	0.02	6-1	REPAVEMENT PAVEMENT	88
E	300	0.08	6-1	REPAVEMENT PAVEMENT	88
F-1	300	0.08	6-1	REPAVEMENT PAVEMENT	88
F-2	300	0.08	6-1	REPAVEMENT PAVEMENT	88

TYPE	SP	AC
PERVIOUS	1	100
PERVIOUS	2	200
PERVIOUS	3	300
PERVIOUS	4	400
PERVIOUS	5	500
PERVIOUS	6	600
PERVIOUS	7	700
PERVIOUS	8	800
PERVIOUS	9	900
PERVIOUS	10	1000

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PRELIMINARY DMA EXHIBIT

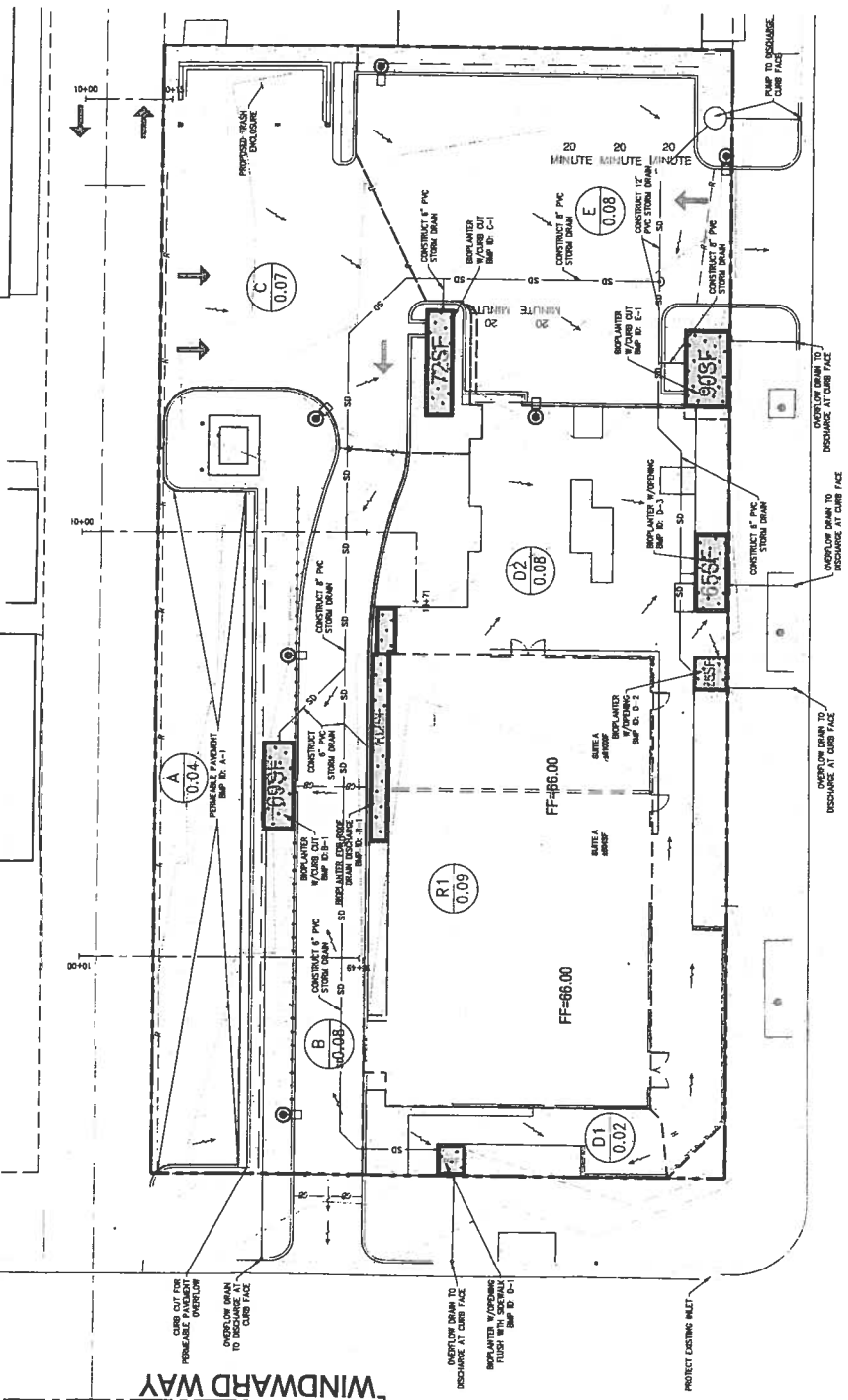
SEARBUCKS DRIVE THRU & RETAIL

781 N. PULVERER DRIVE
 SANTA ANA, CA 92705
 714.940.2111

TAIT

781 N. PULVERER DRIVE
 SANTA ANA, CA 92705
 714.940.2111

DATE: 7/25/2018
 DRAWN: J.W.
 CHECKED: J.W.
 JOB NO.: SP0240
 SHEET NO.: 1 OF 2



ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS MUST BE OBTAINED BY A REGISTERED PROFESSIONAL ENGINEER. THERE ARE NO EXISTING UTILITIES SHOWN AS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS.

IMPORTANT NOTICE

THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS. CONTRACTOR SHALL VERIFY THE HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES TO BE USED FOR THESE PLANS.

UNAUTHORIZED CHANGES & USES

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UNDERGROUND SERVICE ALERT

1-800-472-4133
 For Underground Location
 2 Working Days before "Dig Day"

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

UNAUTHORIZED CHANGES & USES

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UNAUTHORIZED CHANGES & USES

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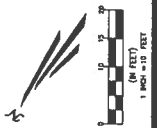
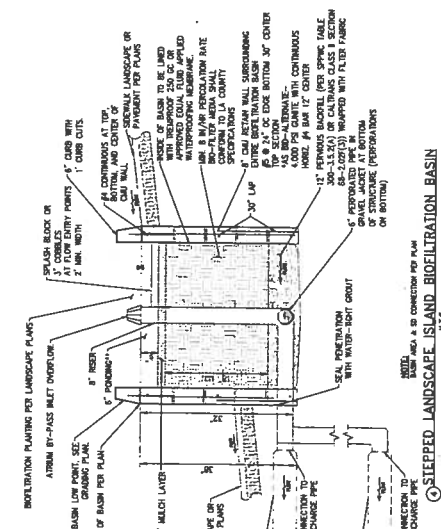
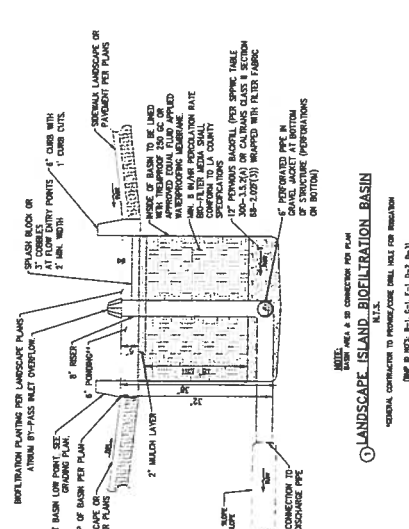
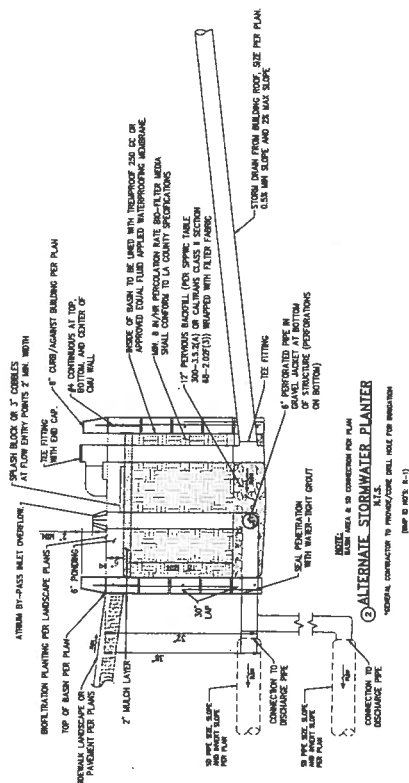
STARBUCKS DRIVE THRU & RETAIL
 2811 N. PULASKI DRIVE
 SANTA ANA, CA 92705
 PHONE: (714) 940-2000 FAX: (714) 940-2111

TAIT
 SINCE 1944
 140 AVENUE OF THE STARS
 COSTA MESA, CA 92626
 PHONE: (714) 440-1000 FAX: (714) 440-1111



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 7/25/2016
 DRAWN BY: J.V.
 CHECKED BY: J.V.
 PROJECT: PRELIMINARY DMA EXHIBIT



ENGINEER'S NOTE TO CONTRACTOR:
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