

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, November 24, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 11/23/2021.

1. 9:30 - 10:30 am

Proposed conversion of existing floor are on the second floor to classroom space for an existing charter school located at 4070 Mission Avenue. [ADM21-00069]

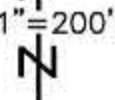
Zoning: PD-H
Land Use: PI
Neighborhood Area: San Luis Rey
Assessor Parcel Number(s): 158-070-54
Contact Person: Akiko Ozaki
Email: aozaki@satobrothers.com

2. 10:30 - 11:30 am

Proposed food production operation and eco-tourism campus on approximately 3 acres of an 18-acre site located at 550 Wilshire Drive. [ADM21-00071]

Zoning: A
Land Use: A
Neighborhood Area: Morro Hills
Assessor Parcel Number(s): 122-030-08 & 1220305400
Contact Person: Randy Smith
Email: maynardg@earthlink.net

¹ *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.*



158-7

5
SHT 1

6

ES
9-2-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 158 PAGE 07

- A N0°24'10"E 30
- B N44°37'15"W 16.97
- C S45°24'10"W 16.97
- D S0°24'10"W 56.99
- E S44°35'50"E 16.97
- F S45°24'10"W 24.04
- G N89°35'50"W 10
- H N0°24'10"E 2.50
- I S89°35'50"E 10
- J S44°35'50"E 24.04
- K S45°24'10"W 16.97
- L S0°24'10"W 51.33
- M S44°35'50"E 16.97
- N S0°24'10"W 11.29
- P N88°23'25"W 78.07
- Q N72°58'20"W 61.75
- R N84°56'45"W 62.29

PROJECT SITE

VIA LOS PADRES

MAP 16269-VILLA STORIA-PLANNING AREA 4B
 MAP 16268-VILLA STORIA-PLANNING AREA 4A
 MAP 16180-VILLA STORIA-PLANNING AREA 3
 SEC 8-T11S-R4W-POR SE 1/4
 MAP 76-SAN LUIS REY
 PB 1, PG 18-MISSION LANDS OF SAN LUIS REY
 LS 203, ROS 14075, 16513,22341

CHANGES

BLK	OLD	NEW	YR	CUT
070	26	28,29	66	5310
	11	30,31	68	4943
	9,10	32,33	70	2336
	1	34,0P	71	2678
	23,18	32,35		
	34	32,35	72	1372
		34,35		
	35	36,37	72	6580
	29,31,33	PG. A	75	2543
	15,24	32,35	77	4579
	12,23	32,35	77	4059
	36,37	39	82	1216
	PK-UP	01-01-09	93	4313
	PK-UP	07-01-09	93	4354
	PK-UP	07-01-10	93	4416
	PK-UP	07-10	94	4100
	15,16	40,41,42	97	1220
	38&P	42-46	08	1006
	42&44	47&48	14	1072
	17,21,22	49-52	16	1601
	24,38,40	&41		
	17,21,22	49-53	16	1601
	25	54&55	17	1234
	28&55	56	17	1315
	49,50	57-60	17	1329
	57&58	61-63	18	22
	61	64&65	18	504
	53	PG 10	18	12
		SHT 2		
	64&65	64&65	18	563
	59&60	66-69	18	18
	59&60	67-70	19	18
	68&70	71-93	19	524
	71-81	SIDS	20	520
	83-92	SIDS	20	511

- *1 CONDO
1-16 PEPPER TREE
DOC17-0123753
DOC17-0434213
(SEE SHT 2)
- *2 PRIVATE STREET
- *3 CONDO
PALOMAR
DOC18-0506210
(SEE SHT 3)
- *4 CONDO
VELA
DOC18-0506225
DOC19-0165369
(SEE SHT 3)
- *5 COMMON AREA

10
SHT 1

09/10/19 ARS

ST SAN LUIS REY
 POR BLK 9
 BLK 10
 TCT 3
 NO 2
 TRACT 4
 POR 43

POR LOT 7

TCT 1
40
45
10.14 AC

MISSION
 XI-30-1954
 BRANCHO DR
 AVE HWY 76

SE COR OF
W 1/2 OF SE 1/4

S88°25'E

070

8

4

10
SHT 2

10

CHANGES

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	PK-UP	07-10	94	4100
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	38&P	42-46	08	1006
	42&44	47&48	14	1072
	17,21,22	49-52	16	1601
	24,38,40	&41		
	17,21,22	49-53	16	1601
	25	54&55	17	1234
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 BRANCHO DR
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SE COR OF
W 1/2 OF SE 1/4

S88°25'E

070

8

4

10
SHT 2

10



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: 4070 Mission Ave, Oceanside, CA 92057

Assessor's Parcel Number: 158-070-54-00

Lot Area (acres or SF): 12.00 AC

Existing Use: Meeting Space

Brief Description of Proposal:

Owner intends to use selected second floor rooms as classrooms at (E) Building 002, Parish Center.

Property Owner & Applicant Information

Owner Name: Mission San Luis Rey Parish

Phone Number & E-Mail Address: gwyn@sanluisrey.org, 760-231-8403

Applicant Name: Akiko Ozaki, Satoh Brothers International, Inc.

Phone Number & E-Mail Address: 310.768.2700

aozaki@satohbrothers.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:

Kevin Grimes

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

1st choice date: 10-27-2021 Time preference: 9:30 am 10:30 am either

2nd choice date: 11-10-2021 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 Planning Dept.

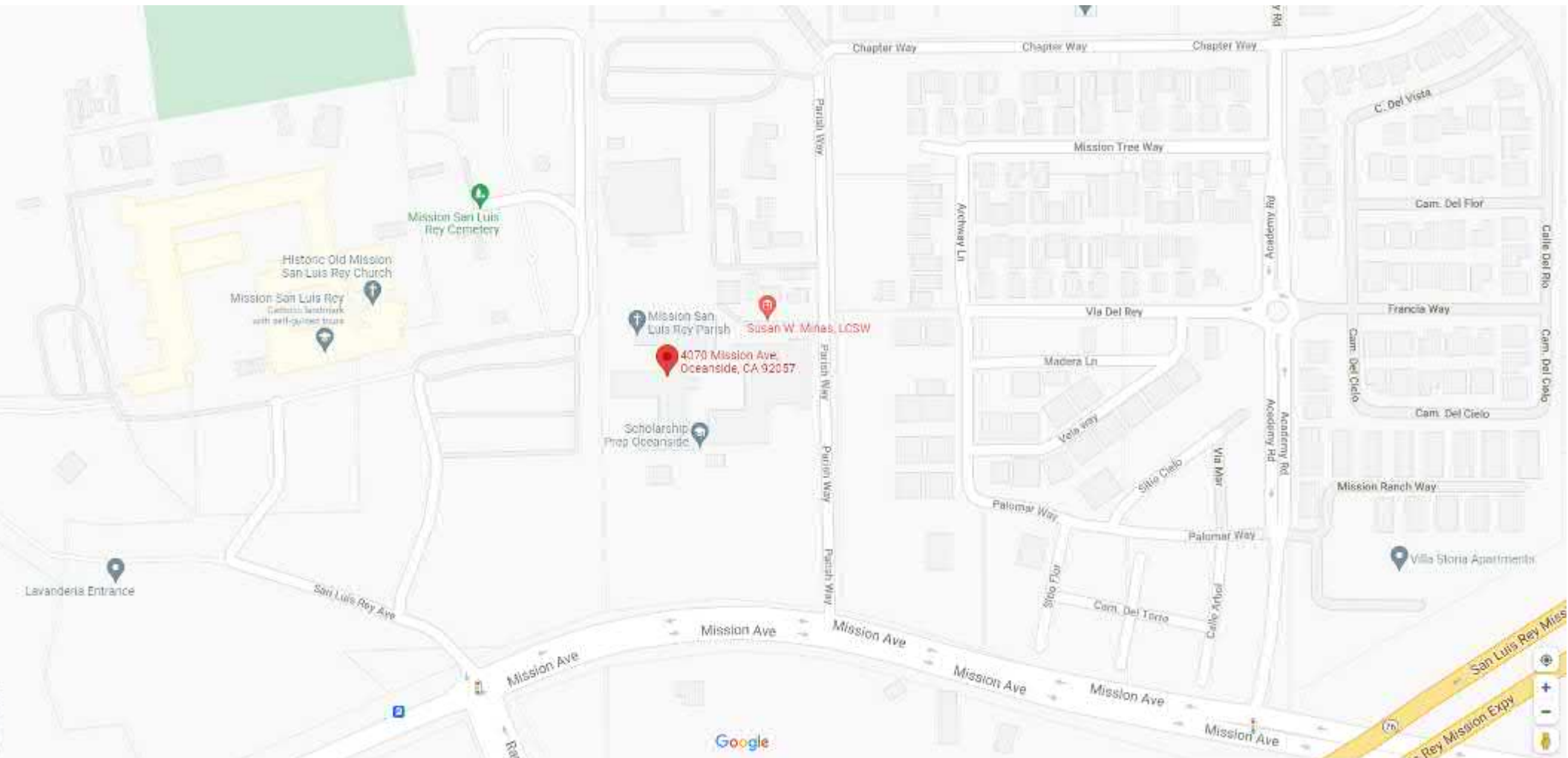
Email the following documents in PDF to Sergio Madera, smadera@oceansideca.org

- 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: November 24, 2021 Time: 9:30

Assigned Project Planner: _____



Historic Old Mission
San Luis Rey Church

Mission San Luis
Rey Cemetery

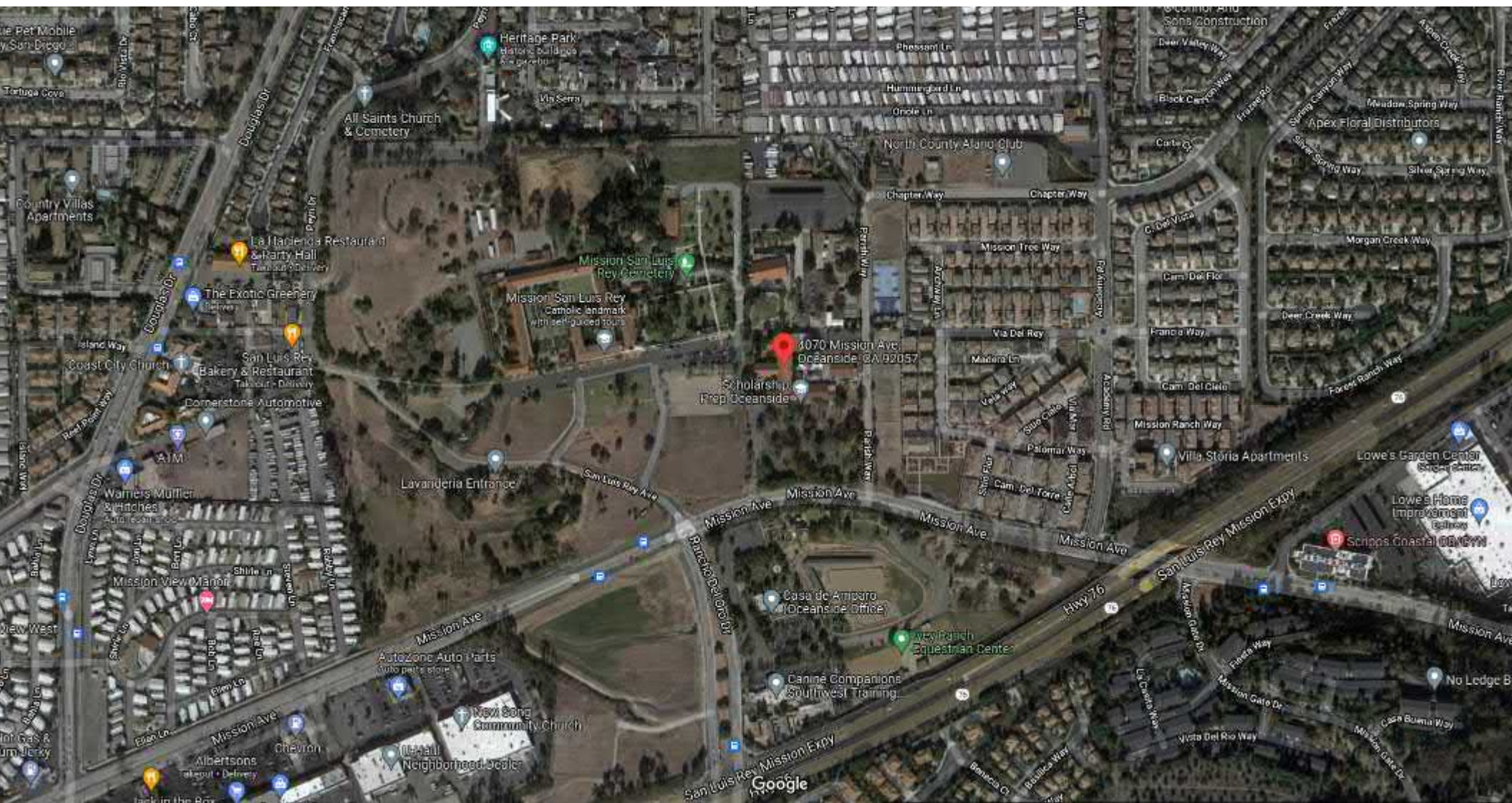
Mission San
Luis Rey Parish
Susan W. Mines, LCSW
4070 Mission Ave,
Oceanside, CA 92057

Scholarship
Prep Oceanside

Villa Storia Apartments

Google







Satoh Brothers International Inc.
architecture + construction

September 29, 2021

Mr. Sergio Madera
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

PROJECT DESCRIPTION LETTER

Tenant:

Scholarship Prep Public Schools
770 The City Drive South
Orange, CA 92868
Attn: Marisa Quintanar

Architect:

Satoh Brothers International, Inc. (SBI)
19750 S Vermont Ave, Suite 100
Torrance, CA 90502
Attn: Yoshio Satoh
President (#C-11264)

Project: **Scholarship Prep Oceanside –
Feasibility Study for Bldg. 002, Parish Center Second Floor Classrooms**

Project #: **2155SPC-D01**

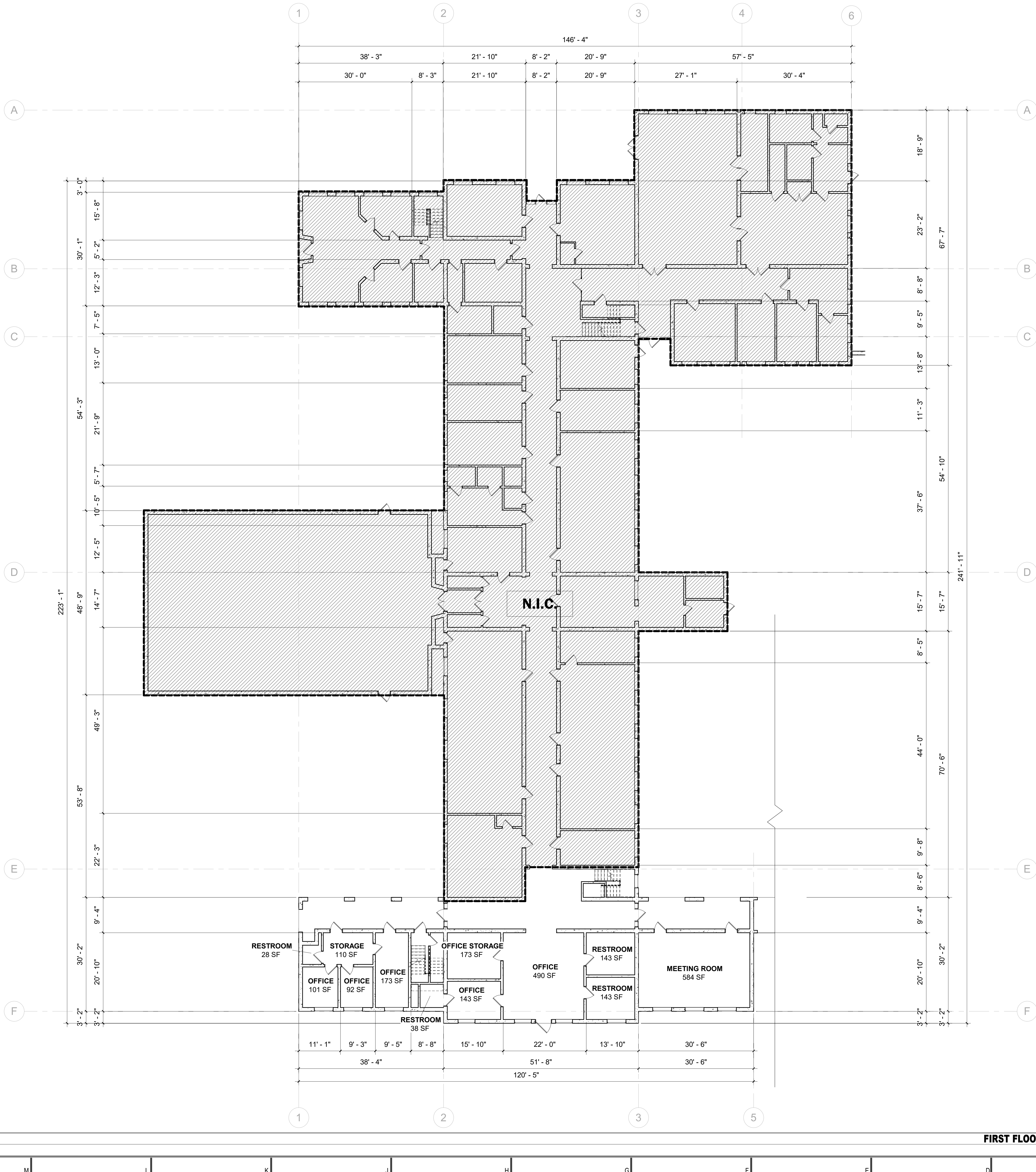
Project Address: **4070 Mission Ave, Oceanside, CA 92057** (Premises)

APN: **1580-705-400**

The Owner of the Mission San Luis Rey property is the Archdiocese of San Diego. The tenant for this project will be Scholarship Prep Charter School, an educational organization with other active campuses in southern California. This portion of their project involves an existing building, the Parish Center (002). **The tenant intends to use selected existing second floor rooms as classrooms. The Owner has requested that the Architect, Satoh Brothers International, review feasibility of this intent and determine the city's requirements for doing so.**

Submitted for your review,

Robert S. Jamieson, Architect

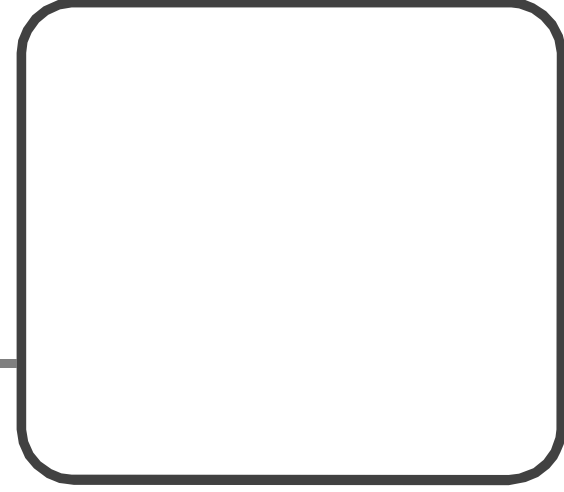


NO SCOPE OF WORK ON 1F

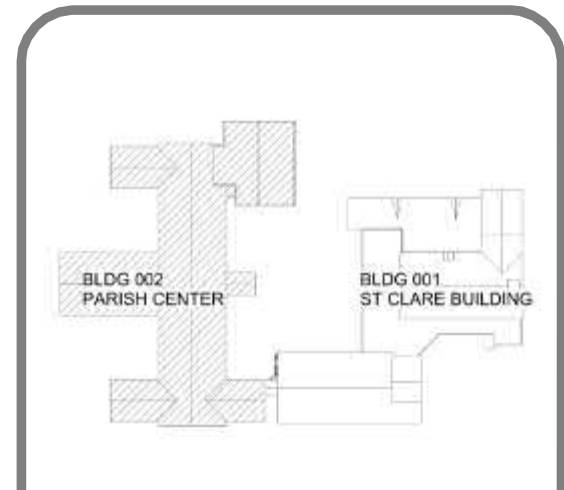
FIRST FLOOR PLAN A10
3/32" = 1'-0"

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Satoh Brothers International, Inc.
 19750 S. VERMONT AVE. SUITE 100 TORRANCE, CA 90502
 TEL 310.768.2700 www.satohbrothers.com



SCHOLARSHIP PREP OCEANSIDE - CLASSROOM
 CONVERSION FEASIBILITY STUDY
 SCHOLARSHIP PREP SCHOOL - OCEANSIDE
 4070 MISSION AVE.
 OCEANSIDE, CA 92057

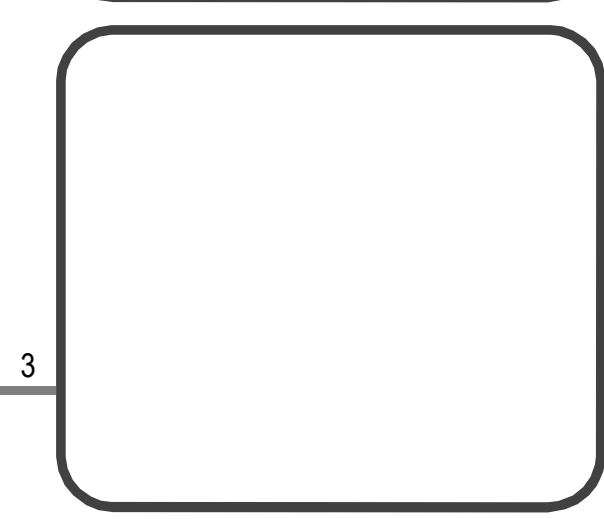


JOB NO.	2155SPO-D01
PM	A0
DATE	10/4/2021

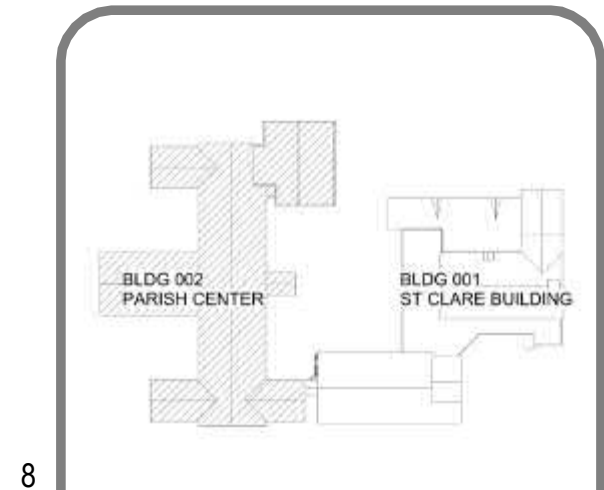
PARISH CENTER -
 FIRST FLOOR PLAN
 (FOR REFERENCE
 ONLY)

A101

**SCOPE OF WORK:
 CONVERSION OF (E) FIVE
 (5) ROOMS ON 2F INTO
 CLASSROOMS USE.**



SCHOLARSHIP PREP OCEANSIDE - CLASSROOM
 CONVERSION FEASIBILITY STUDY
 SCHOLARSHIP PREP SCHOOL - OCEANSIDE
 4070 MISSION AVE.
 OCEANSIDE, CA 92057



JOB NO.	2155SPO-D01
PM	A0
DATE	10/4/2021

PARISH CENTER -
 SECOND FLOOR
 PLAN



SECOND FLOOR PLAN A10
 3/32" = 1'-0"



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: 550 Wilshire Road and 550 1/2 Wilshire Road

Assessor's Parcel Number: 1220305400/1220300800 ¹²²⁰³⁰⁰⁸⁰⁰ ~~1220305800~~ Lot Area (acres or SF): 18 acres

Existing Use: Single family dwelling and mostly agricultural

Brief Description of Proposal:

Our intention is to develop this site for food production and eco-education.

Property Owner & Applicant Information

Owner Name: Johan Perslow, Randy Smith, Dail Croome

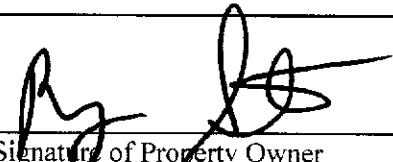
Phone Number & E-Mail Address: maynardg@earthlink.net 760 535-6649

Applicant Name: Randy Smith

Phone Number & E-Mail Address: maynardg@earthlink.net 760 535-6649

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)

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1st choice date: October 27th Time preference: 9:30 am 10:30 am either

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Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

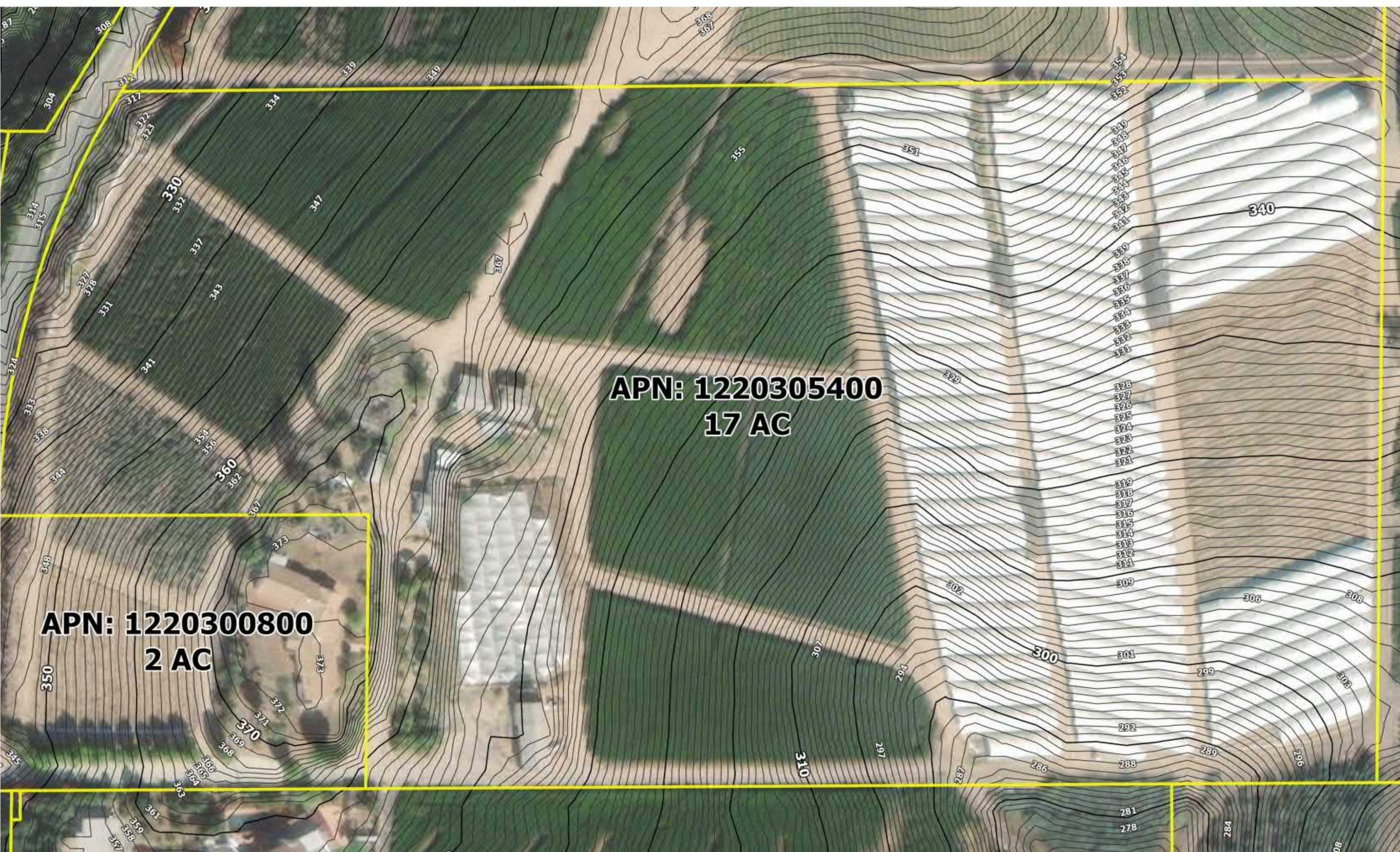
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To be completed by City staff:

Assigned meeting date: November 24, 2021 Time: 10:30

Assigned Project Planner: _____



ECO-CAMPUS - MORROW HILLS

550 WILSHIRE ROAD – 18 AC



DAIL CROOME – September 23, 2021

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Eco-tourism/Education	Error! Bookmark not defined.
Learning and Growth - Workshops and Retreats	3
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OVERVIEW

Where do families go on their free time to enjoy connection to nature, learn about food production and the importance of healthy eating as a part of the greater overall wholistic mind-body-spirit health strategy, enjoy live music and other arts events, and learn about the many parts of the interconnected ecosystems that we are all a part of??

Imagine all that is mentioned above within a circular economy:

- ✓ *Where decentralized food production research and development becomes a presentation center for eco-education and eco-tourism for schools and families.*
- ✓ *Where food production research generates millions in annual revenue.*
- ✓ *Where "education" is presented in dynamic, for-profit models, that encourage a lifelong approach to multi-generational cooperation to optimize learning and growth- individually and collectively.*

This can all be achieved on 18 acres of rolling agriculture land in Oceanside, California.

FOOD PRODUCTION

When we create a decentralized food production environment to continue to contribute to the evolution of food sciences, and of course the profound effects it has on human health, and then add the immense value of sharing our knowledge with students and families through eco-education and agritourism, all within a healthy profit model, we can truly experience the wonderful and multiple dimensions of circular economies in action.

Taking an active leadership role in micro food production, this community will grow several different protein sources and multiple plant foods using multiple technologies and processes.

GRAND SHRIMP

Grand Shrimp brings significant value to this vision. The first of many decentralized food production models to come, Grand Shrimp provides locally grown protein production in a profitable and competitive financial model.

Within a three-acre space, Grand Shrimp can build up to 16 quads which will produce approximately 1,000,000 pounds of shrimp per year, service the significant markets of Los Angeles and San Diego and all counties in between and will generate more than \$7M in annual EBITDA.

ECO-TOURISM/ECO-EDUCATION

The food production models that are being designed and created on this property, both plant and protein, are all leading-edge processes and technologies. This creates an ideal opportunity to share the learning from our R&D with several additional communities such as

schools and other education organizations and families through regular guided tours.

LEARNING AND GROWTH – WORKSHOP/LECTURE/RETREAT

Within the infinite opportunities that exist for learning and growth, this property becomes an important community, event space, facility, and resource for the plethora of experts, teachers, facilitators, leaders, and organizations committed to individual and collective learning and growth.

SUMMARY

It's a beautiful dream to create all this value for multiple "ecosystems", including Morrow Hills and the City of Oceanside, and the more macro community of humanity, all the while advocating a much more dynamic family learning and growth strategy which of course leads to overall healthier decisions and lifestyle.

- Adding significant value to community of Oceanside.
- Families learning and playing together.
- Making learning and growth a fun and forever part of families' lives.
- Providing lecture, workshop, and retreat event spaces.
- Developing greater purpose greater benefit AND ROI competitive financial models and circular economies.
- Creating "front page news" content and sharing the modeling of "next generation leadership!"
- Utilizing the latest technologies wherever possible in the supporting infrastructure design including zero waste, carbon neutral, water brilliant, renewable energy powered, etc.

This vision will be the first of many community serving spaces.

