



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, June 28, 2023**

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed Clinical manufacturing facility for Gilead Sciences with warehouse, office and adjacent parking lot on Lots 18 & 19 of the Ocean Ranch Master Development Plan. Site is 14.14 acres located on Ocean Ranch Blvd. APN#160-571-27-00.

**Project Number:** ADM23-00025

**Assessor Parcel Number(s):** 160-571-27-00

**Contact Person:** John Klein

**Email:** [john.klein@gilead.com](mailto:john.klein@gilead.com)

**Zoning:** SP-1-84

**Land Use:** LI

**Neighborhood Area:** Ivey Ranch Rancho Del Oro

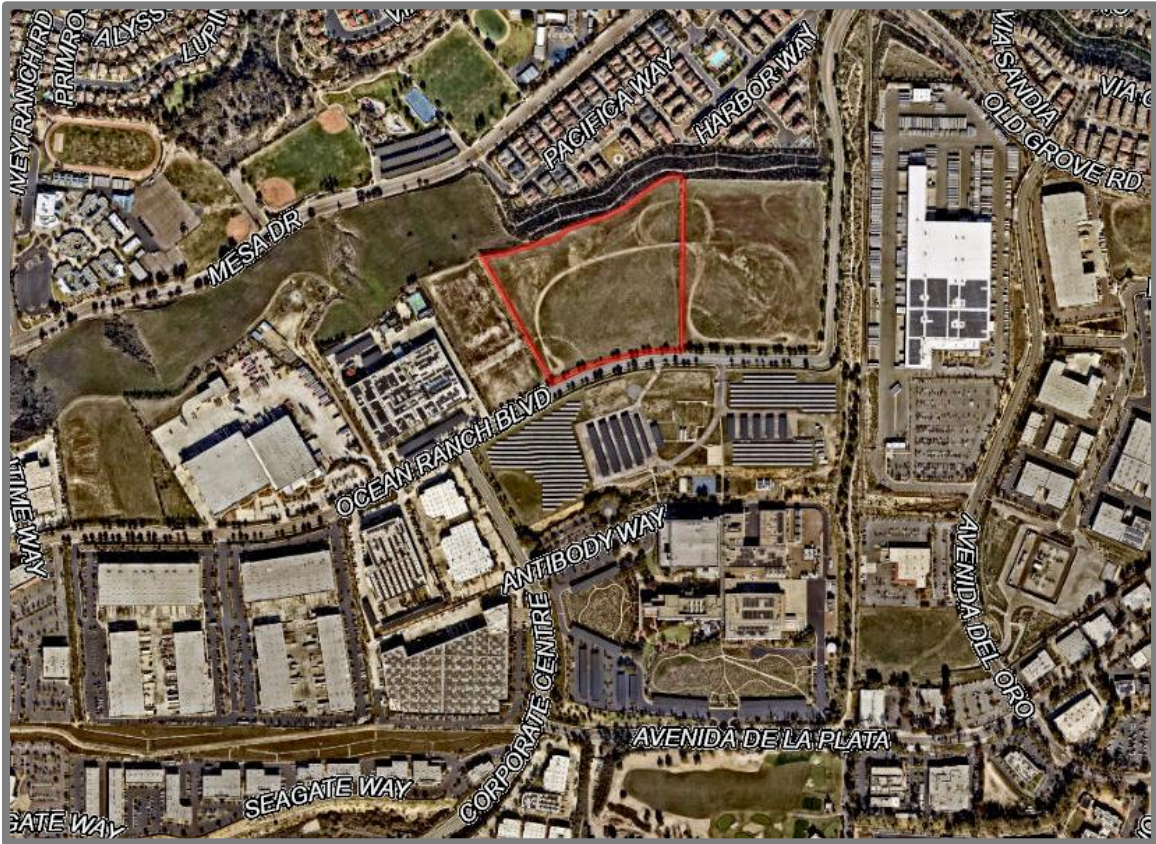
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**Meeting 2:** N/A

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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: Lots 18 and 19 of Ocean Ranch Master Development

Assessor's Parcel Number: 160-571-27-00 Lot Area (acres or SF): 14.14 Acres

Existing Use: Empty lot

Brief Description of Proposal:

Clinical manufacturing facility with a warehouse, office, and adjacent parking lot

## Property Owner & Applicant Information

Owner Name: Gilead Sciences, Inc.

Phone Number & E-Mail Address: 717-917-6744 john.klein@gilead.com

Applicant Name: Clark, Richardson and Biskup Consulting Engineers, Inc

Phone Number & E-Mail Address: 415-592-4561 chase.ronge@crbgroup.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)

1<sup>st</sup> choice date: June 28 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: July 12 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: June 28, 2023 Time: 09:30 a.m.

Assigned Project Planner: Dane Thompson



June 10, 2023

City of Oceanside  
Planning Division  
Development Services Department  
Oceanside Civic Center  
300 North Coast Highway  
Oceanside, CA 92054

Re: Project Description Letter

The proposed project is for the construction of a new clinical manufacturing facility located on Lot 19 of the Ocean Ranch Master Development (APN: 160-571-27-00) and an adjacent parking lot on Lot 18 (APN: 160-571-32-00). CRB is the architect/engineer and is submitting the developer's conference application documents on behalf of the owner, Gilead Sciences, Inc.

The manufacturing space will contain two fully segregated process suites and will assist the development and production of Gilead's portfolio of recombinant protein products. It will be supported by a warehouse, office, quality control laboratory, and central utility plant. The office will be cast-in-place concrete while the manufacturing, warehouse, and utility plant will be steel-framed structure. The total scope for the project is 189,000 square feet of building footprint and 634,000 square feet of site improvements. Site work will include vehicular circulation, parking, landscaped amenities, and fire access. This project intends to achieve LEED Gold, follow the Oceanside Climate Action Plan, and meet Gilead's corporate sustainability standards.

The construction will be broken into multiple phases:

**Phase 0:**

- Construction of a parking lot with photovoltaic carports on Lot 18
- Site improvements on Lot 18

**Phase 1:**

- Construction and startup of the manufacturing suites, warehouse, utility plant, and primary office

**Phase 2:**

- Office building expansion to the north of the primary office
- Additional site improvements

We look forward to working with the planning division in the Developer's Conference and throughout our development process. Do not hesitate to reach out in the meantime.

Sincerely,

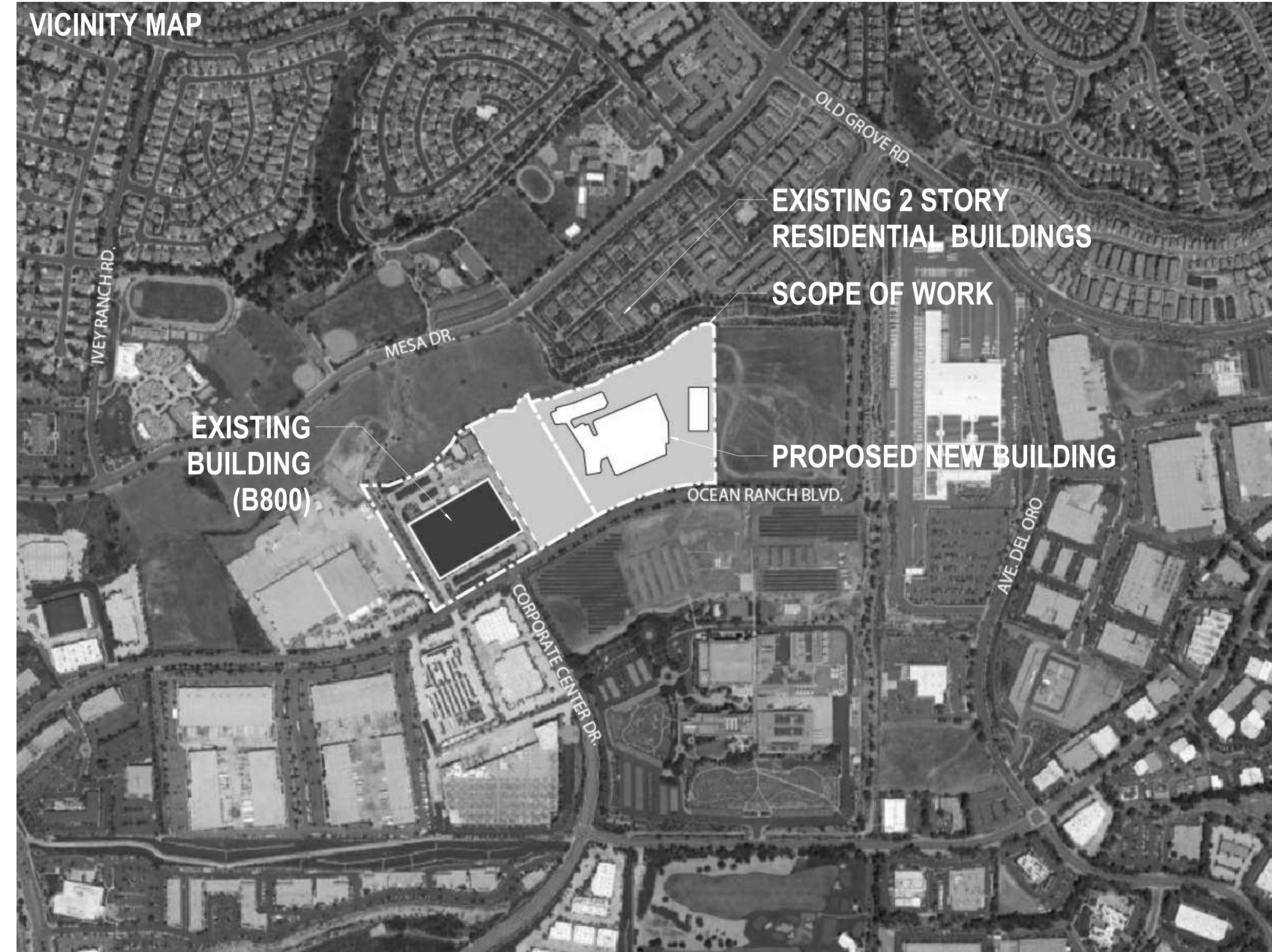
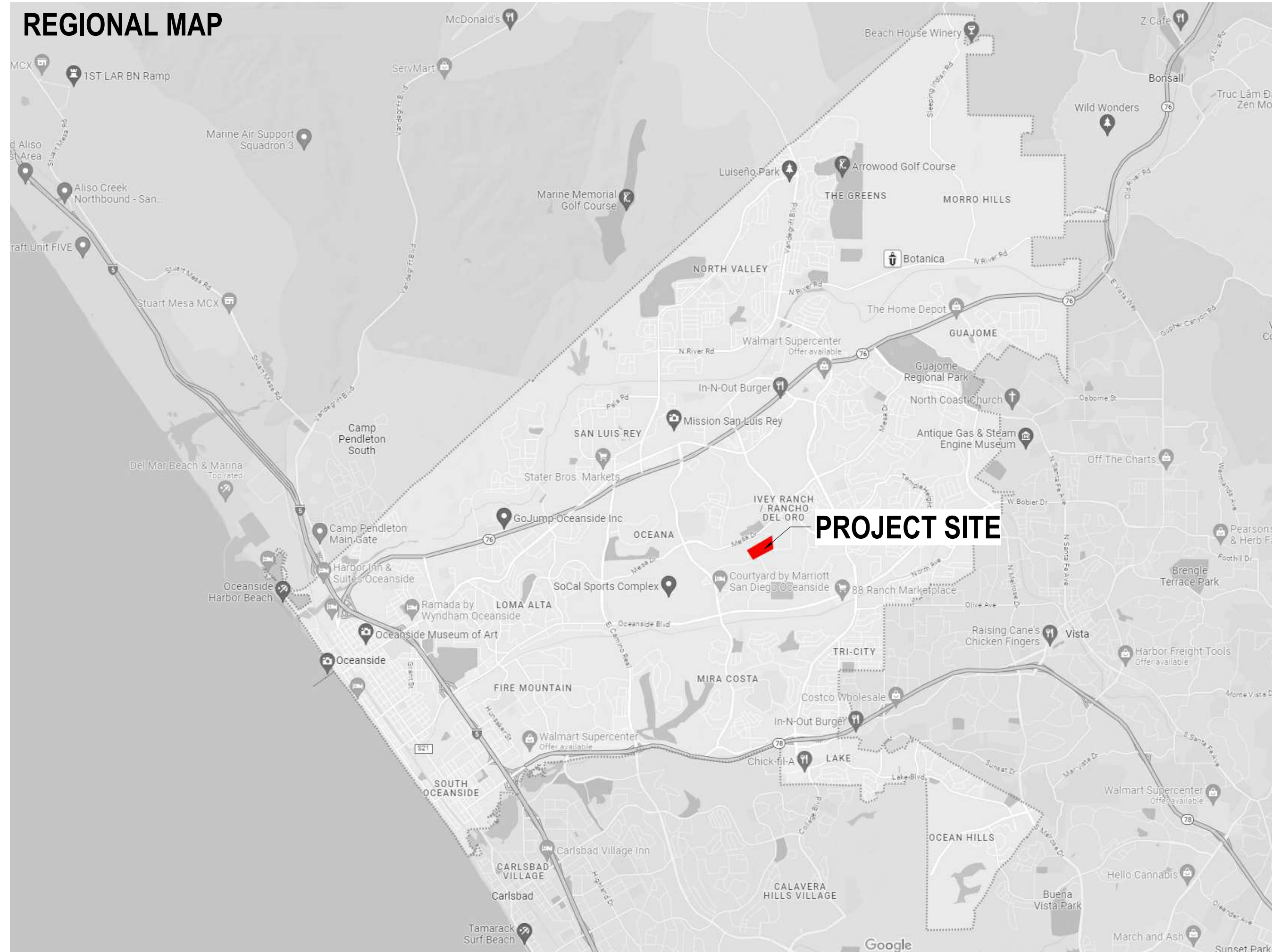
Clark, Richardson and Biskup Consulting Engineers, Inc.

Chase Rongé

Project Director

A handwritten signature in black ink, appearing to read 'Chase Rongé', is written over a horizontal line. The signature is fluid and cursive.

Clark, Richardson and Biskup Consulting Engineers, Inc.  
3207 Grey Hawk Court, Suite 150, Carlsbad, CA 92010



CONSULTING ARCHITECT/ENGINEER  
**CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.**  
 CRB ARCHITECTS P.C.  
 3207 GREY HAWK COURT  
 SUITE 150  
 CARLSBAD, CA 92010  
 PHONE: 760-496-3714  
 FAX: 760-496-3711

DATE OF PREPARATION:  
 13JUN23  
 NAME, ADDRESS AND PHONE NUMBER OF APPLICANT:  
 GILEAD SCIENCES, INC  
 PROJECT TITLE AND ADDRESS OF PROJECT:  
 GILEAD OCEANSIDE CAMPUS OCEAN RANCH BLVD OCEANSIDE CA, 92056

PROJECT TITLE  
**GILEAD OCEANSIDE CAMPUS**

REV	BY	DATE	DESCRIPTION
A	MW	13JUN23	ISSUED FOR DEVELOPER CONFERENCE

LICENSEE

INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED, OR DISCLOSED IN WHOLE OR PART WITHOUT THE PRIOR WRITTEN PERMISSION OF GILEAD SCIENCES, INC.

PROJ. NO. 217097	DESIGNED BY: TW
SCALE: NOT TO SCALE	CHECKED BY: TB
SHEET SIZE: 24x36	APPROVED BY: MW

DRAWING TITLE  
**ARCHITECTURAL REGIONAL MAP AND VICINITY MAP**

DRAWING NUMBER  
**A01-11**

4/28/2023 10:58 AM C:\Users\mhwang\OneDrive\Documents\Projects\217097\A01-11.dwg  
 13JUN23 10:58 AM C:\Users\mhwang\OneDrive\Documents\Projects\217097\A01-11.dwg

### SITE PHASING LEGEND

- PHASE 0: INITIAL BUILD OUT**
  - CONSTRUCTION OF PARKING LOT WITH PHOTOVOLTAIC CARPORTS ON LOT 18
  - SITE IMPROVEMENTS ON LOT 18
- PHASE 1: INITIAL BUILD OUT**
  - CONSTRUCTION AND START UP OF THE MANUFACTURING SUITES, WAREHOUSE, UTILITY PLANT, AND PRIMARY OFFICE
  - SITE IMPROVEMENTS IN SOUTHERN PORTION OF LOT 19
- PHASE 2: FULL BUILD OUT**
  - ADDITIONAL OFFICE BUILDING (A11) TO THE NORTH OF THE PRIMARY OFFICE (A10)
  - ADDITIONAL SITE IMPROVEMENTS IN NORTHERN PORTION OF LOT 19

### GENERAL NOTES

#### SITE PLAN LEGEND

- EXISTING LOT 18 CAMPUS (NOT IN SCOPE)
- LANDSCAPING
- EXISTING B800 BUILDING (NOT IN SCOPE)
- LOT 19 BUILDING PHASE 1 - INITIAL BUILD OUT
- LOT 19 BUILDING PHASE 2 - FULL BUILD OUT
- PROPERTY LINE
- LOT SETBACK
- MAIN ENTRANCE



CLIENT  
 CONSULTING ARCHITECT/ENGINEER  
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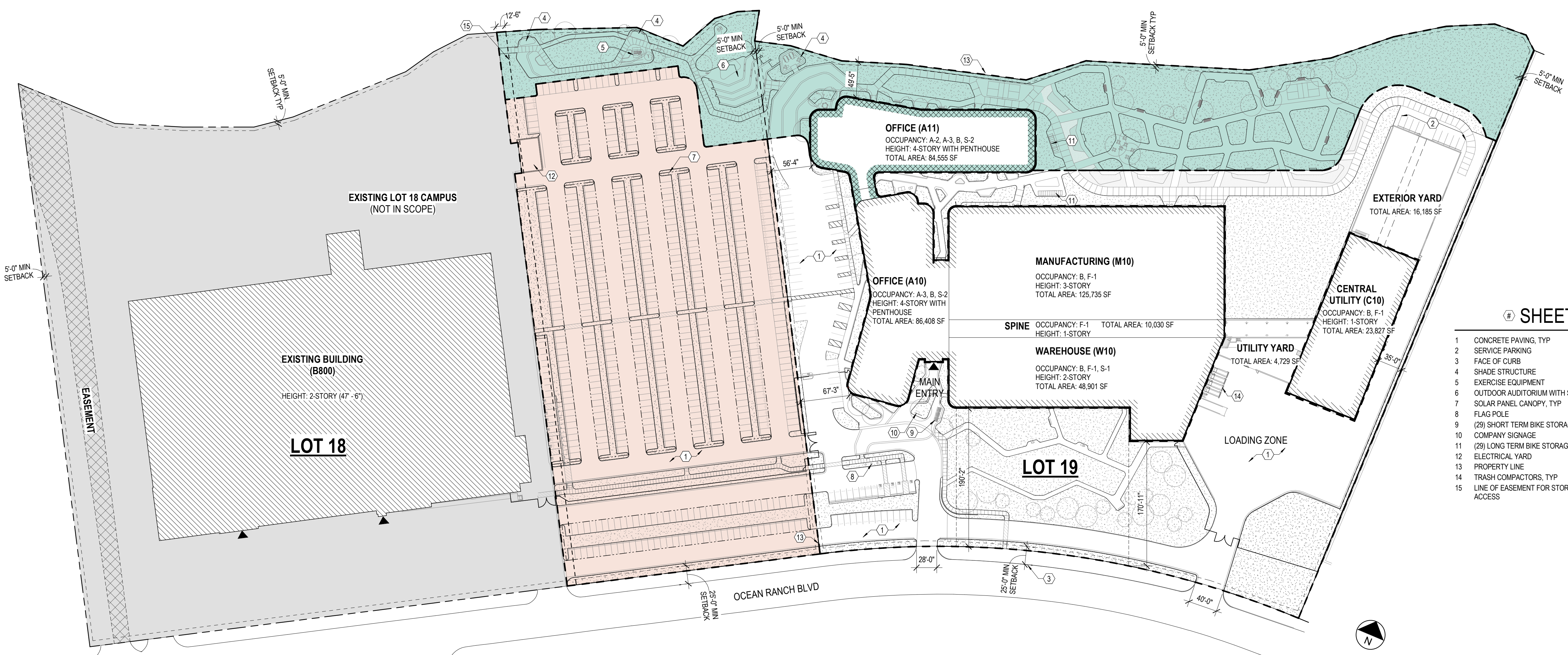
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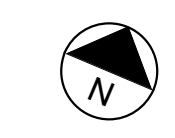
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**ARCHITECTURAL SITE PLAN LOTS 18 AND 19**

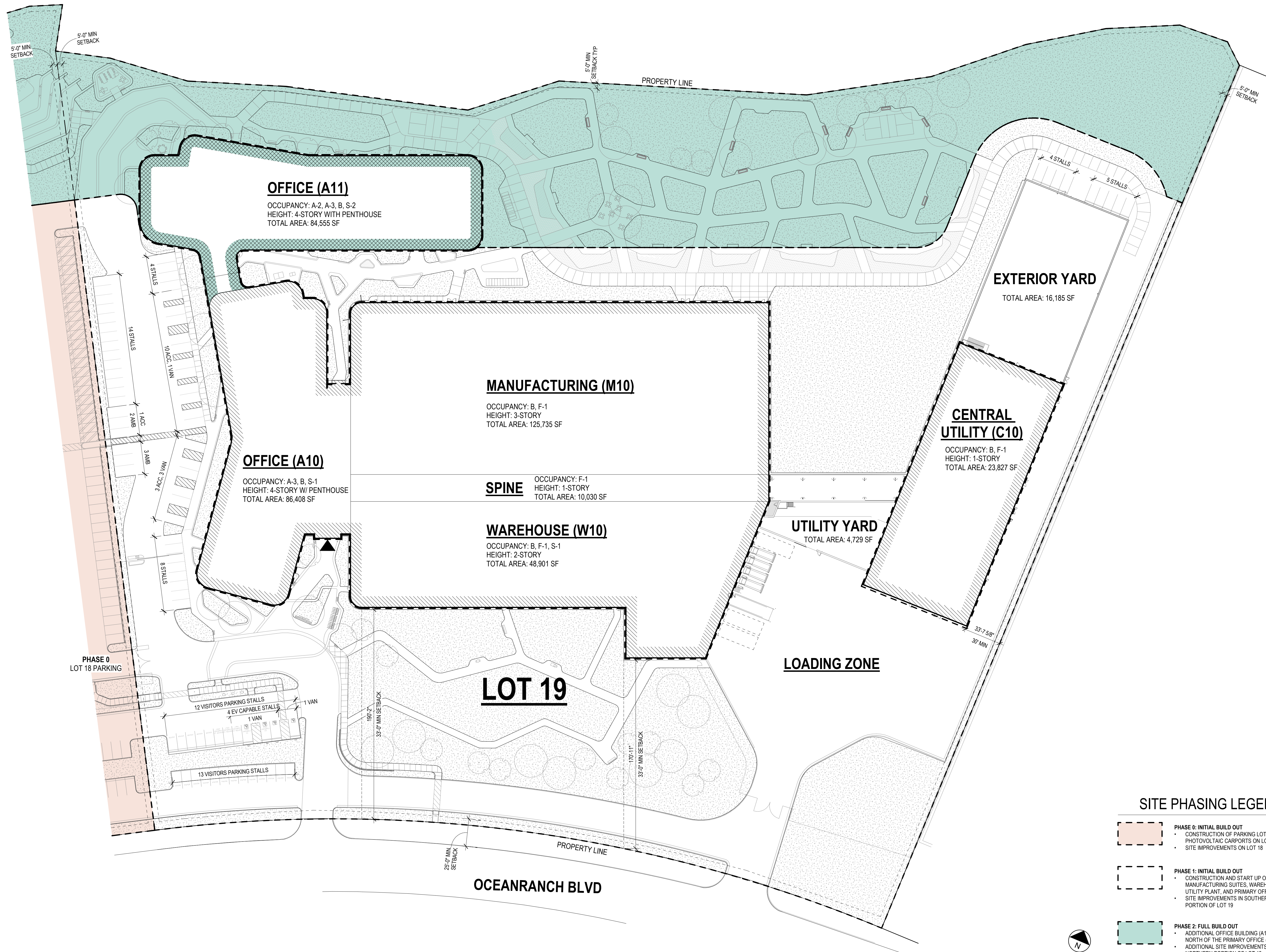
DRAWING NUMBER  
**A01-20**



### # SHEET NOTES

- CONCRETE PAVING, TYP
- SERVICE PARKING
- FACE OF CURB
- SHADE STRUCTURE
- EXERCISE EQUIPMENT
- OUTDOOR AUDITORIUM WITH SHADE STRUCTURE
- SOLAR PANEL CANOPY, TYP
- FLAG POLE
- (29) SHORT TERM BIKE STORAGE
- COMPANY SIGNAGE
- (29) LONG TERM BIKE STORAGE
- ELECTRICAL YARD
- PROPERTY LINE
- TRASH COMPACTORS, TYP
- LINE OF EASEMENT FOR STORMWATER BEST MANAGEMENT PRACTICE ACCESS





**OFFICE (A11)**

OCCUPANCY: A-2, A-3, B, S-2  
 HEIGHT: 4-STORY WITH PENTHOUSE  
 TOTAL AREA: 84,555 SF

**OFFICE (A10)**

OCCUPANCY: A-3, B, S-1  
 HEIGHT: 4-STORY W/ PENTHOUSE  
 TOTAL AREA: 86,408 SF

**MANUFACTURING (M10)**

OCCUPANCY: B, F-1  
 HEIGHT: 3-STORY  
 TOTAL AREA: 125,735 SF

**SPINE**

OCCUPANCY: F-1  
 HEIGHT: 1-STORY  
 TOTAL AREA: 10,030 SF

**WAREHOUSE (W10)**

OCCUPANCY: B, F-1, S-1  
 HEIGHT: 2-STORY  
 TOTAL AREA: 48,901 SF

**EXTERIOR YARD**

TOTAL AREA: 16,185 SF

**CENTRAL UTILITY (C10)**

OCCUPANCY: B, F-1  
 HEIGHT: 1-STORY  
 TOTAL AREA: 23,827 SF

**UTILITY YARD**

TOTAL AREA: 4,729 SF

**LOT 19**

**LOADING ZONE**

PHASE 0  
 LOT 18 PARKING

12 VISITORS PARKING STALLS  
 4 EV CAPABLE STALLS  
 1 VAN  
 13 VISITORS PARKING STALLS

**GENERAL NOTES**

**SITE PLAN LEGEND**

- NEW LANDSCAPING
- NEW LOT 19 BUILDING INITIAL BUILD OUT
- NEW LOT 19 BUILDING FULL BUILD OUT
- PROPERTY LINE
- LOT SETBACK
- MAIN ENTRANCE

CLIENT



CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKUP  
 CONSULTING ENGINEERS, INC.  
 CRB ARCHITECTS P.C.  
 3207 GREY HAWK COURT  
 SUITE 150  
 CARLSBAD, CA 92010  
 PHONE: 760-496-3714  
 FAX: 760-496-3711

DATE OF PREPARATION:  
 13JUN23

NAME, ADDRESS AND PHONE NUMBER OF APPLICANT:  
 GILEAD SCIENCES, INC

PROJECT TITLE AND ADDRESS OF PROJECT:  
 GILEAD OCEANSIDE CAMPUS OCEAN RANCH BLVD OCEANSIDE CA, 92056

PROJECT TITLE

GILEAD OCEANSIDE CAMPUS

REV	BY	DATE	DESCRIPTION
A	MW	13JUN23	ISSUED FOR DEVELOPER CONFERENCE

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DRAWING TITLE

ARCHITECTURAL  
 SITE PLAN  
 LOT 19

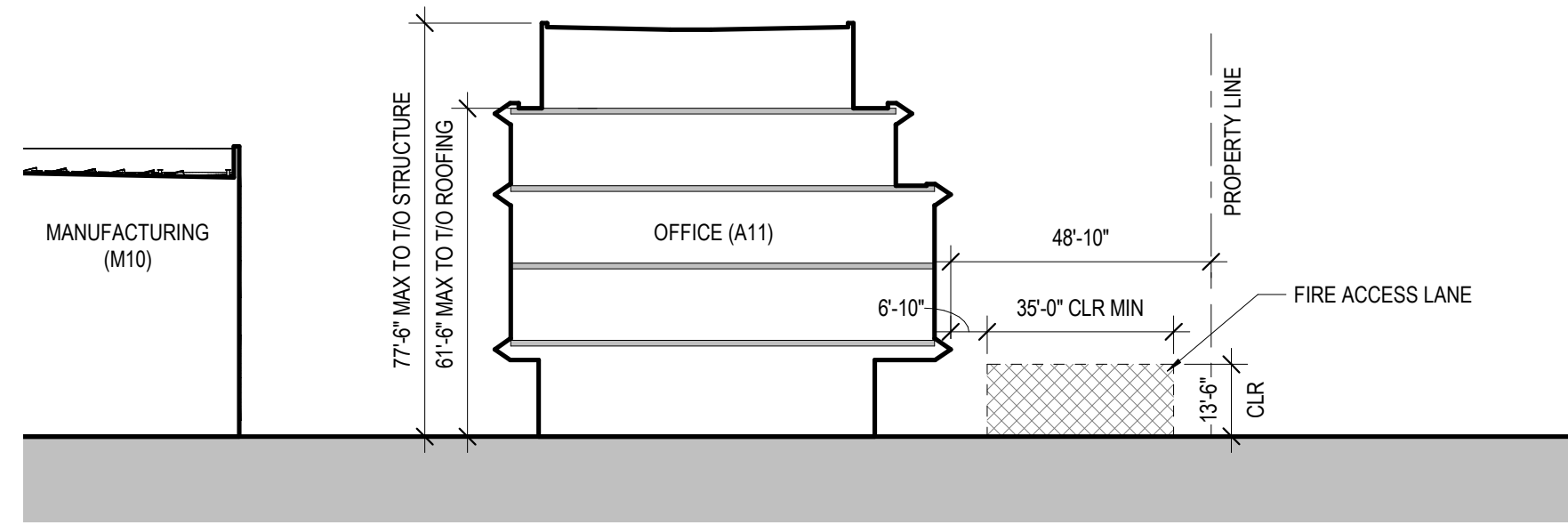
DRAWING NUMBER

A01-21

**SITE PHASING LEGEND**

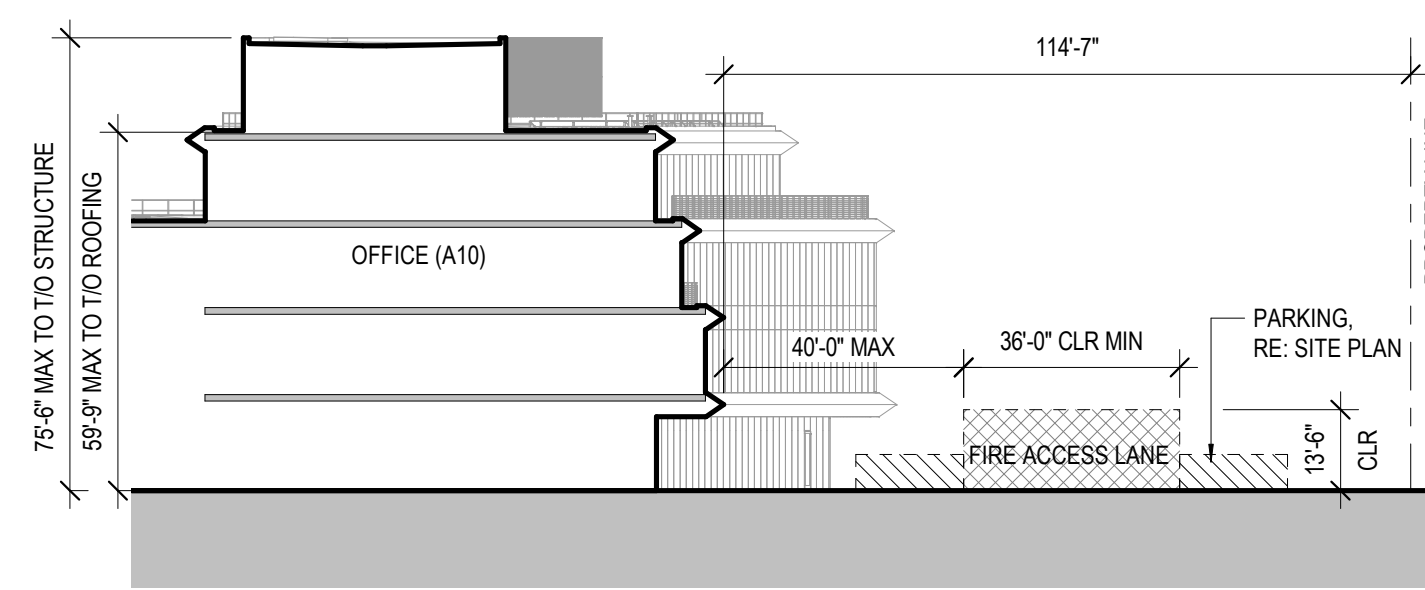
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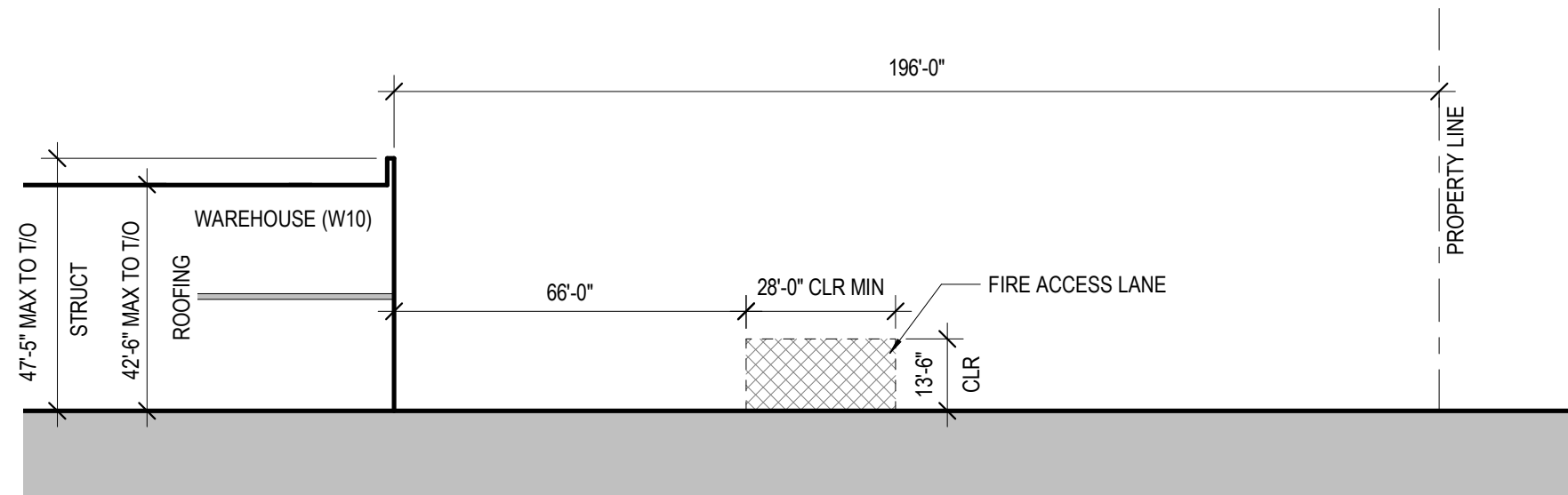
1 FIRE ACCESS SECTION - OFFICE (A11)

1/32" = 1'-0"



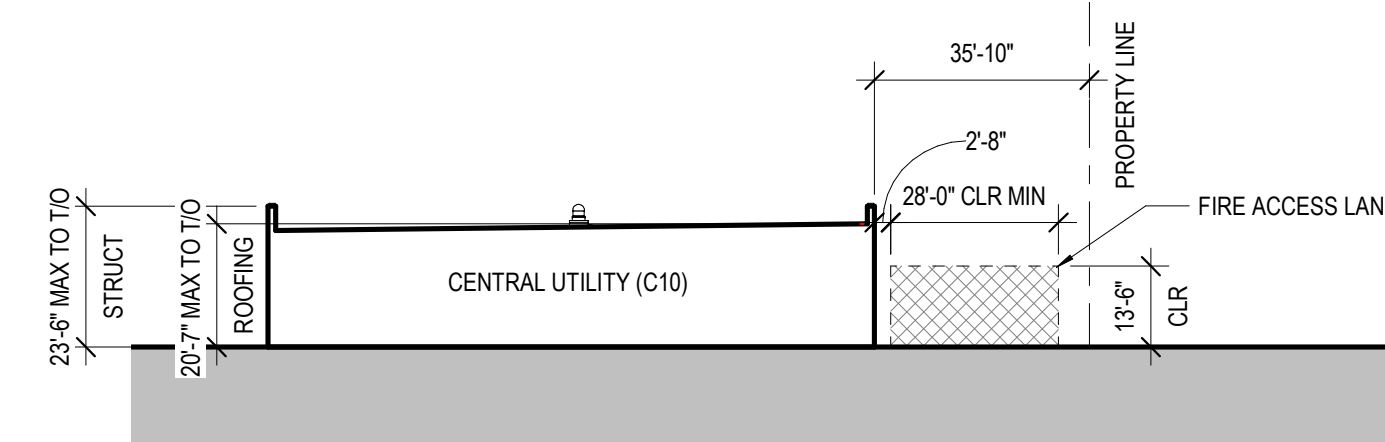
2 FIRE ACCESS SECTION - OFFICE (A10)

1/32" = 1'-0"



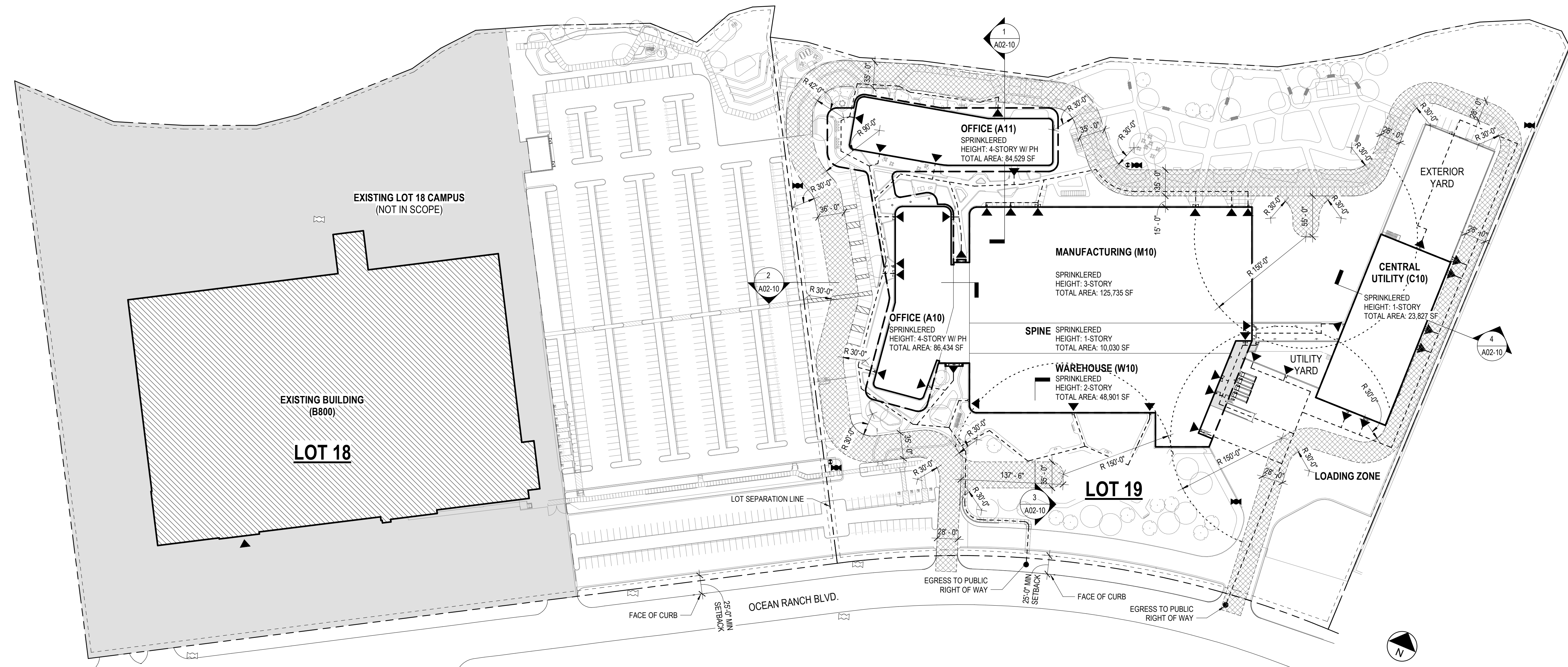
3 FIRE ACCESS SECTION - WAREHOUSE (W10)

1/32" = 1'-0"



4 FIRE ACCESS SECTION - CENTRAL UTILITY (C10)

1/32" = 1'-0"



5 FIRE ACCESS SITE PLAN - LOTS 18 AND 19 - FULL BUILD OUT

1" = 80'-0"

SITE PLAN LEGEND

- EXISTING LOT 18 CAMPUS (NOT IN SCOPE)
- EXISTING LOT 18 BUILDING
- LOT 19 BUILDING
- LOT 19 FIRE LANE
- PROPERTY LINE
- LOT SETBACK
- 150 FT HOSE PULL
- PATH OF EGRESS
- BUILDING EXITS
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- NEW POINT ISOLATION VALVE AND FIRE DEPARTMENT CONNECTION



CLIENT  
CONSULTING ARCHITECT/ENGINEER  
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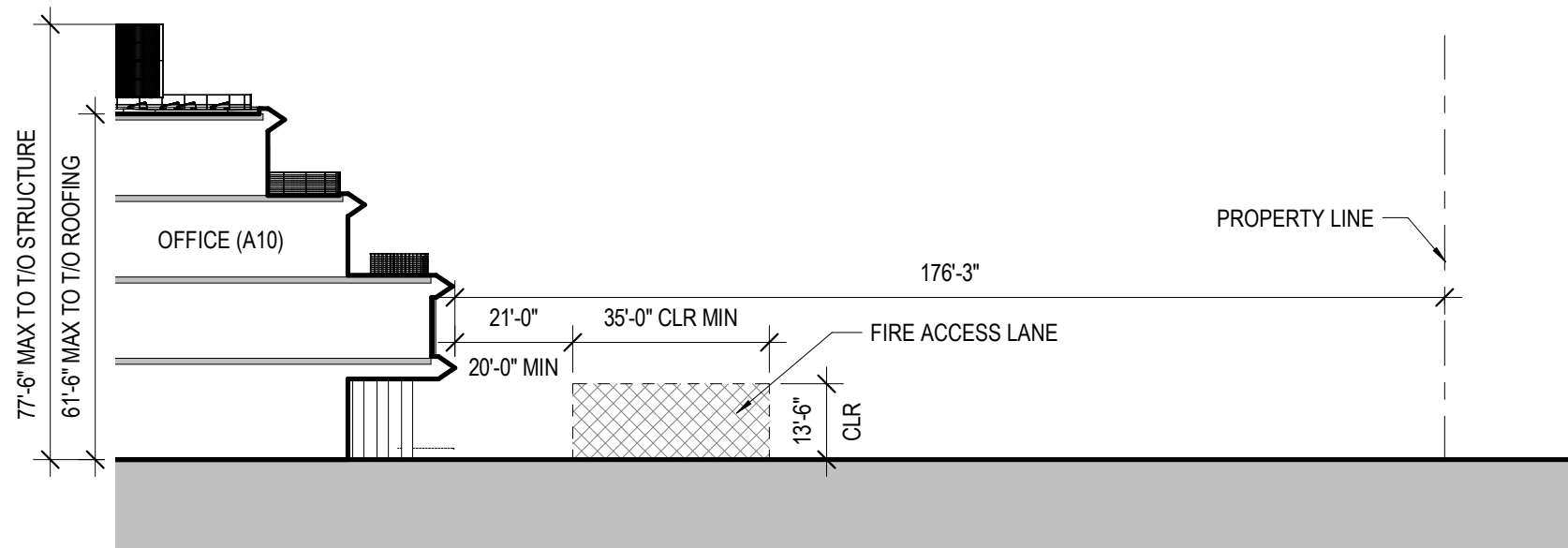
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SHEET SIZE: 24x36  
DESIGNED BY: TW  
CHECKED BY: TB  
APPROVED BY: MW

DRAWING TITLE  
ARCHITECTURAL  
FIRE ACCESS SITE PLAN  
LOT 18 AND 19 - FULL BUILD OUT

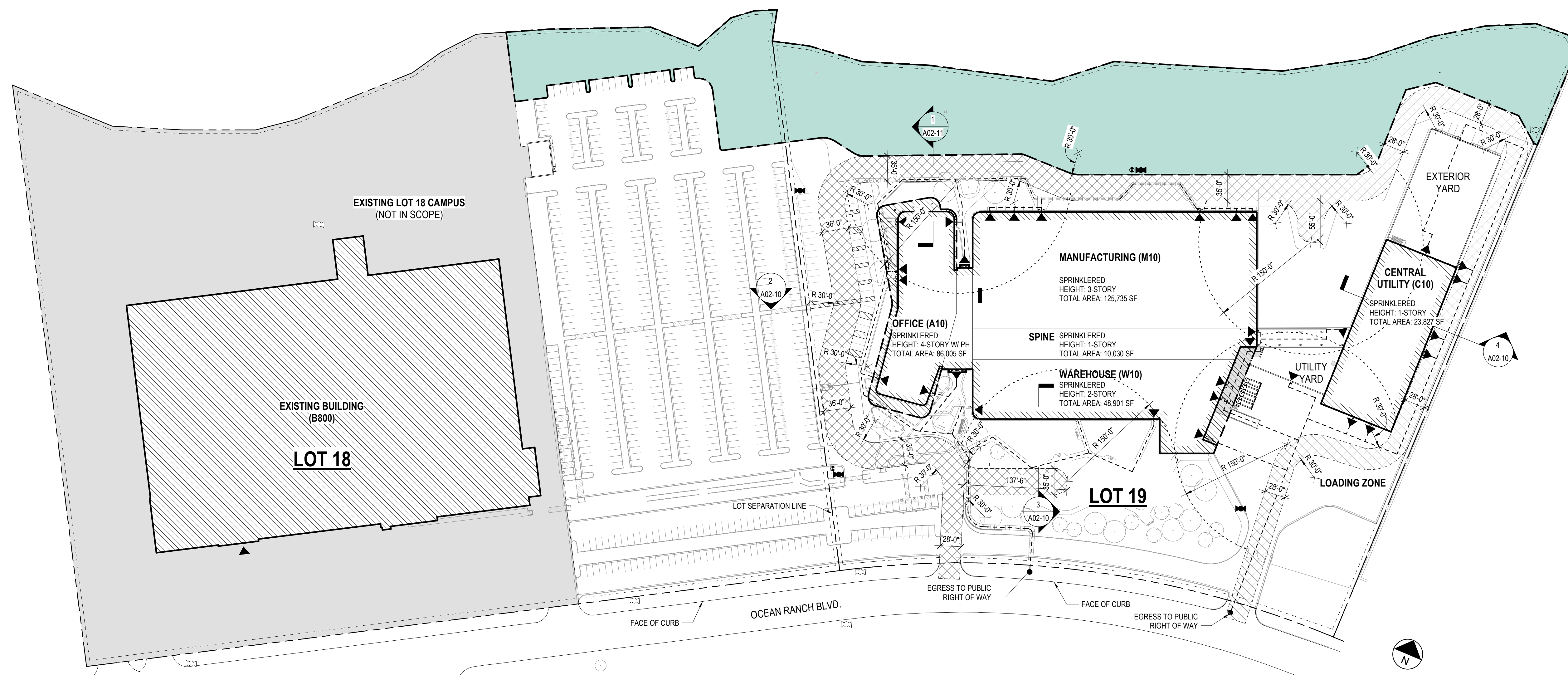
DRAWING NUMBER  
A02-10



1 FIRE ACCESS SECTION - OFFICE (A10) - INITIAL BUILD OUT  
1/32" = 1'-0"

SITE PLAN LEGEND

- EXISTING LOT 18 CAMPUS (NOT IN SCOPE)
- PHASE 2: FULL BUILD OUT ADDITIONAL SITE IMPROVEMENTS
- EXISTING LOT 18 BUILDING
- LOT 19 BUILDING
- LOT 19 FIRE LANE
- PROPERTY LINE
- LOT SETBACK
- 150 FT HOSE PULL
- PATH OF EGRESS
- BUILDING EXITS
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- NEW POINT ISOLATION VALVE AND FIRE DEPARTMENT CONNECTION



2 FIRE ACCESS SITE PLAN - LOTS 18 AND 19 - INITIAL BUILD OUT  
1" = 80'-0"



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 CONSULTING ARCHITECT/ENGINEER  
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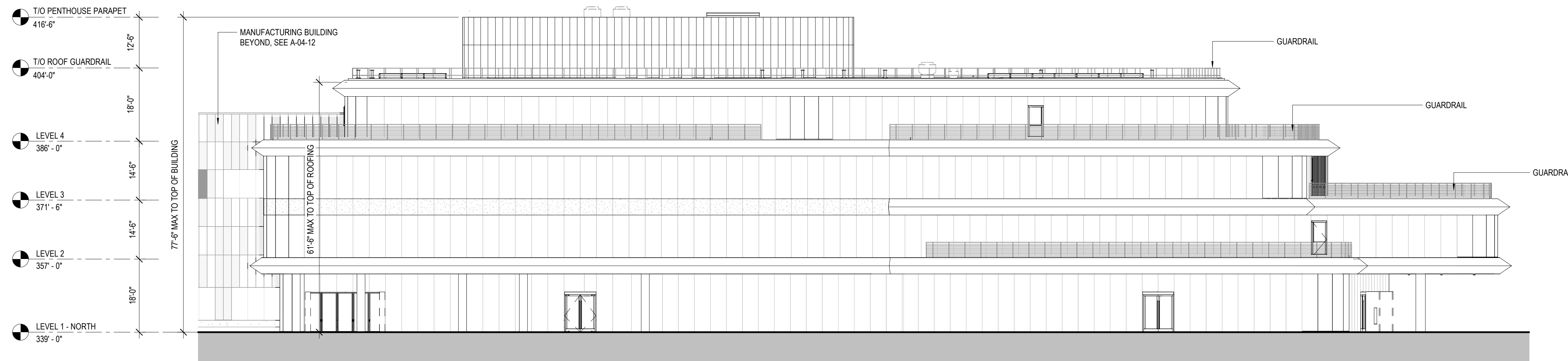
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 ARCHITECTURAL  
 FIRE ACCESS SITE PLAN  
 LOT 18 AND 19 - INITIAL BUILD OUT

DRAWING NUMBER  
 A02-11

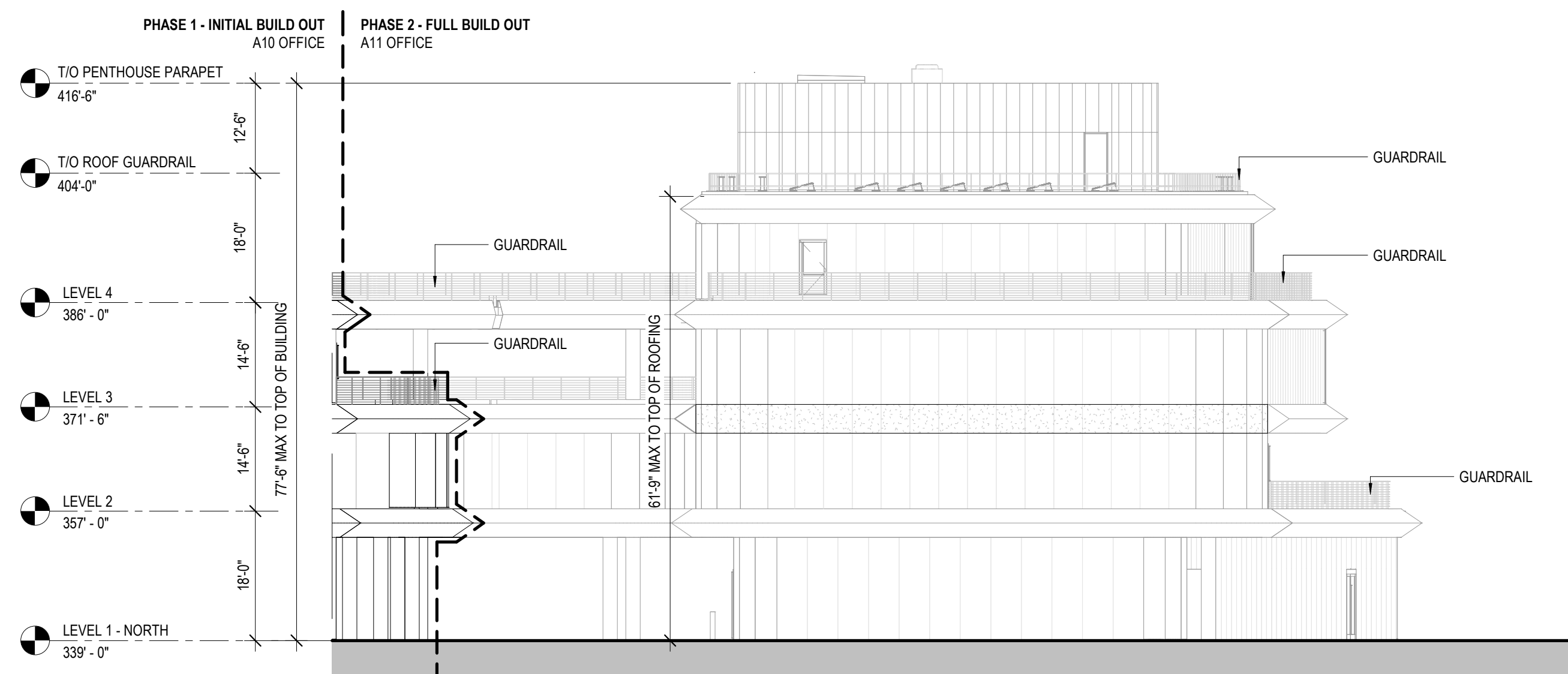
**CONCEPTUAL**

**ELEVATION LEGEND**

- UNITIZED CURTAIN WALL SYSTEM
- SEMI-UNITIZED CURTAIN WALL SYSTEM
- METAL PANEL RAINSCREEN SYSTEM FLAT (OFFICE)
- GLASS FIBER REINFORCED CONCRETE (GFRC) WALL PANEL SYSTEM
- METAL PANEL RAINSCREEN SYSTEM WITH TAPERED AND FLAT METAL PLATE PANEL SYSTEM
- METAL PANEL RAINSCREEN SYSTEM FLAT
- VERTICAL LOUVER ROOF SCREENING SYSTEM ON TUBE STEEL
- CMU WALL
- PAINTED STUCCO
- CAST STONE WALL BASE
- VISION GLAZING
- SPANDREL GLAZING



1 EXTERIOR ELEVATION - A11 OFFICE - NORTH  
1/16" = 1'-0"



2 EXTERIOR ELEVATION - A11 OFFICE - EAST  
1/16" = 1'-0"



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**ARCHITECTURAL EXTERIOR ELEVATIONS OFFICE**

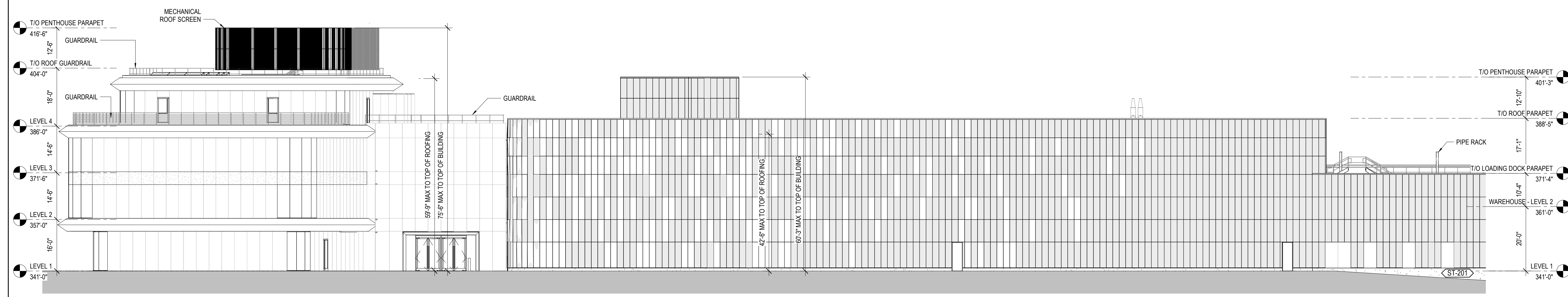
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ARCHITECT: CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC. 1500011311010  
 ENGINEER: CRB ARCHITECTS P.C. 1500011311010

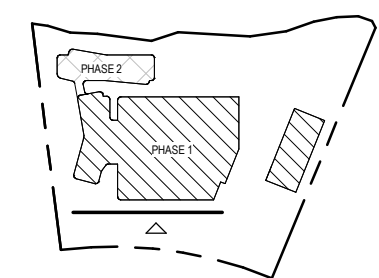
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- CMU WALL
- PAINTED STUCCO
- CAST STONE WALL BASE
- VISION GLAZING
- SPANDREL GLAZING



**1 EXTERIOR ELEVATION - OFFICE AND WAREHOUSE - SOUTH**  
1/16" = 1'-0"



CLIENT

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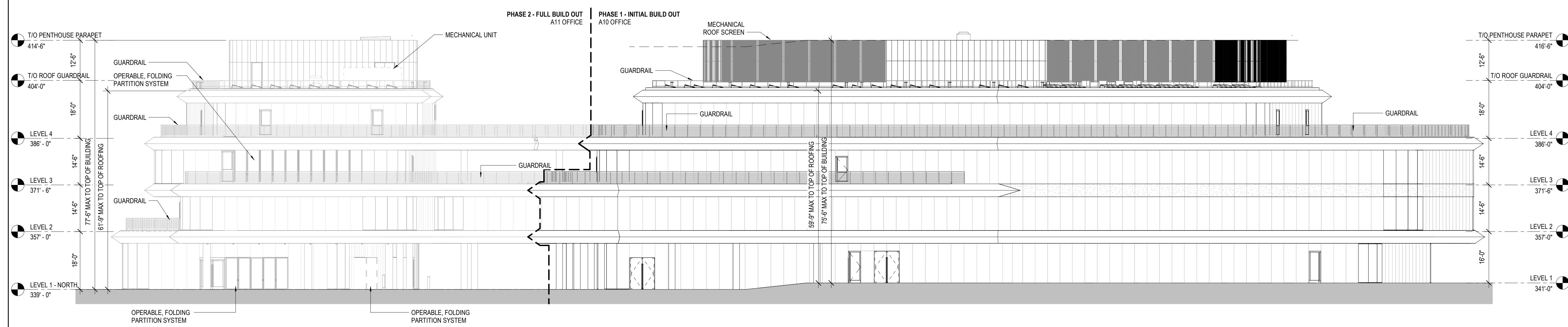
PROJ. NO.	217097	DESIGNED BY:	TW
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SHEET SIZE:	24x36	APPROVED BY:	MW

DRAWING TITLE

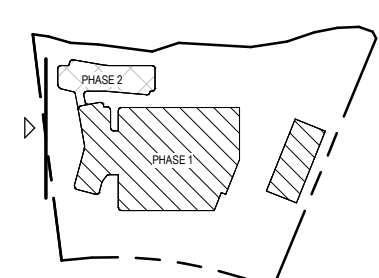
**ARCHITECTURAL  
EXTERIOR ELEVATIONS  
OFFICE AND WAREHOUSE**

DRAWING NUMBER

**A04-11**



**2 EXTERIOR ELEVATION - OFFICE - WEST**  
1/16" = 1'-0"

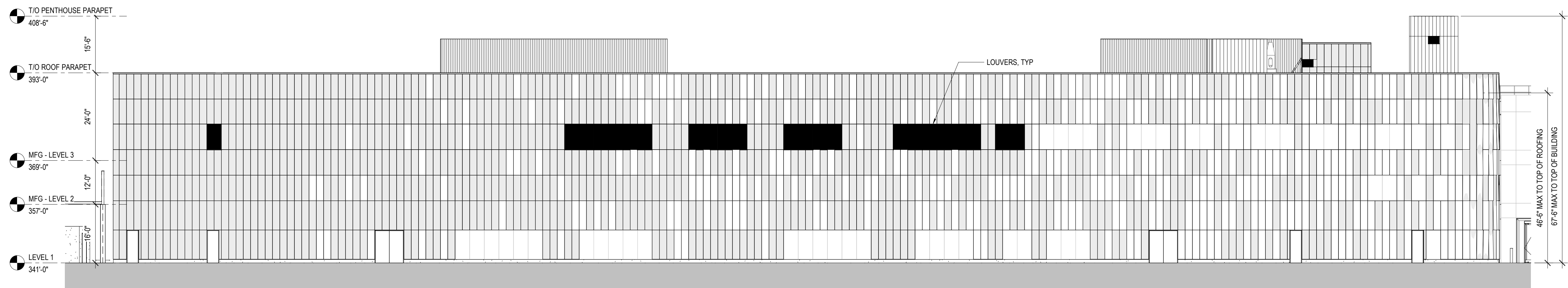


ARCHITECT: CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC. 13JUN23 10:48 AM  
 PROJECT: GILEAD OCEANSIDE CAMPUS OCEAN RANCH BLVD OCEANSIDE CA, 92056  
 SHEET: A04-11

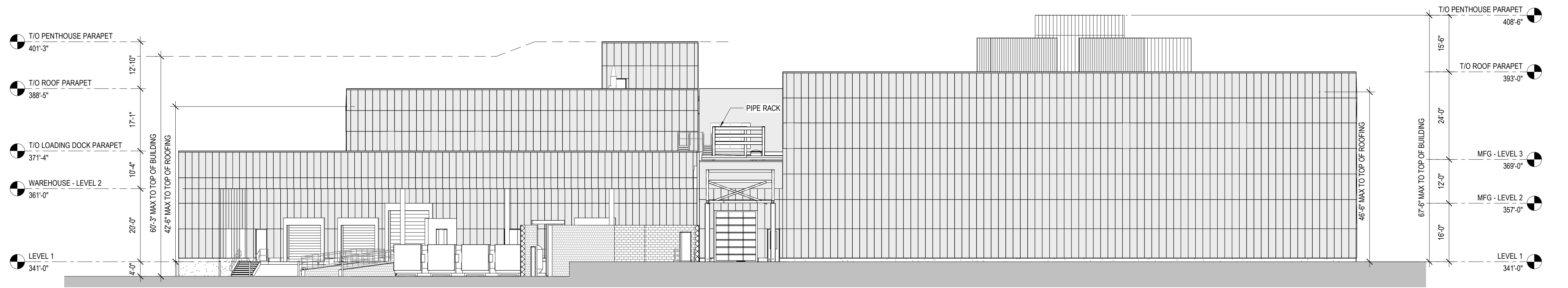
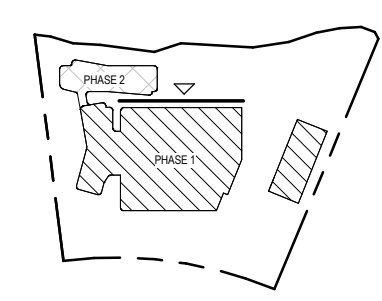
# CONCEPTUAL

## ELEVATION LEGEND

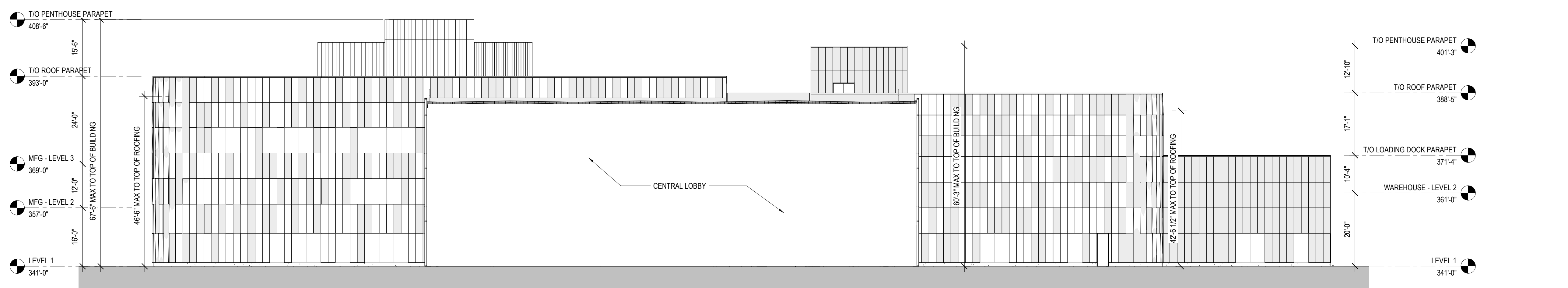
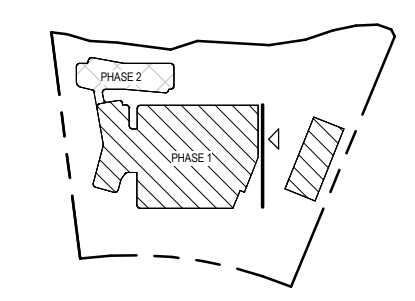
- UNITIZED CURTAIN WALL SYSTEM
- SEMI-UNITIZED CURTAIN WALL SYSTEM
- METAL PANEL RAINSCREEN SYSTEM FLAT (OFFICE)
- GLASS FIBER REINFORCED CONCRETE (GFRC) WALL PANEL SYSTEM
- METAL PANEL RAINSCREEN SYSTEM WITH TAPERED AND FLAT METAL PLATE PANEL SYSTEM
- METAL PANEL RAINSCREEN SYSTEM FLAT
- VERTICAL LOUVER ROOF SCREENING SYSTEM ON TUBE STEEL
- CMU WALL
- PAINTED STUCCO
- CAST STONE WALL BASE
- VISION GLAZING
- SPANDREL GLAZING



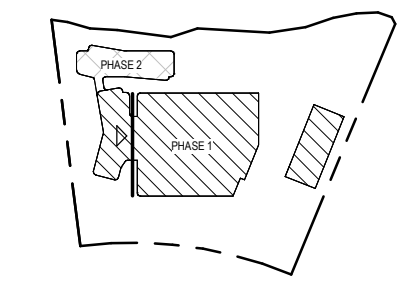
1 EXTERIOR ELEVATION - MANUFACTURING - NORTH  
1/16" = 1'-0"



2 EXTERIOR ELEVATION - MANUFACTURING AND WAREHOUSE - EAST  
1/16" = 1'-0"



3 EXTERIOR ELEVATION - MANUFACTURING AND WAREHOUSE - WEST  
1/16" = 1'-0"



CLIENT

CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKUP  
CONSULTING ENGINEERS, INC.  
CRB ARCHITECTS P.C.  
3207 GREY HAWK COURT  
SUITE 150  
CARLSBAD, CA 92010  
PHONE: 760-496-3714  
FAX: 760-496-3711

DATE OF PREPARATION:  
13JUN23  
NAME, ADDRESS AND PHONE NUMBER OF APPLICANT:  
GILEAD SCIENCES, INC  
PROJECT TITLE AND ADDRESS OF PROJECT:  
GILEAD OCEANSIDE CAMPUS OCEAN RANCH BLVD OCEANSIDE CA, 92056

PROJECT TITLE

GILEAD OCEANSIDE CAMPUS

REV	BY	DATE	DESCRIPTION
A	MW	13JUN23	ISSUED FOR DEVELOPER CONFERENCE

LICENSEE

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PROJ. NO. 217097	DESIGNED BY: TW
SCALE: AS INDICATED	CHECKED BY: TB
SHEET SIZE: 24x36	APPROVED BY: MW

DRAWING TITLE

ARCHITECTURAL  
EXTERIOR ELEVATIONS  
MANUFACTURING AND WAREHOUSE

DRAWING NUMBER

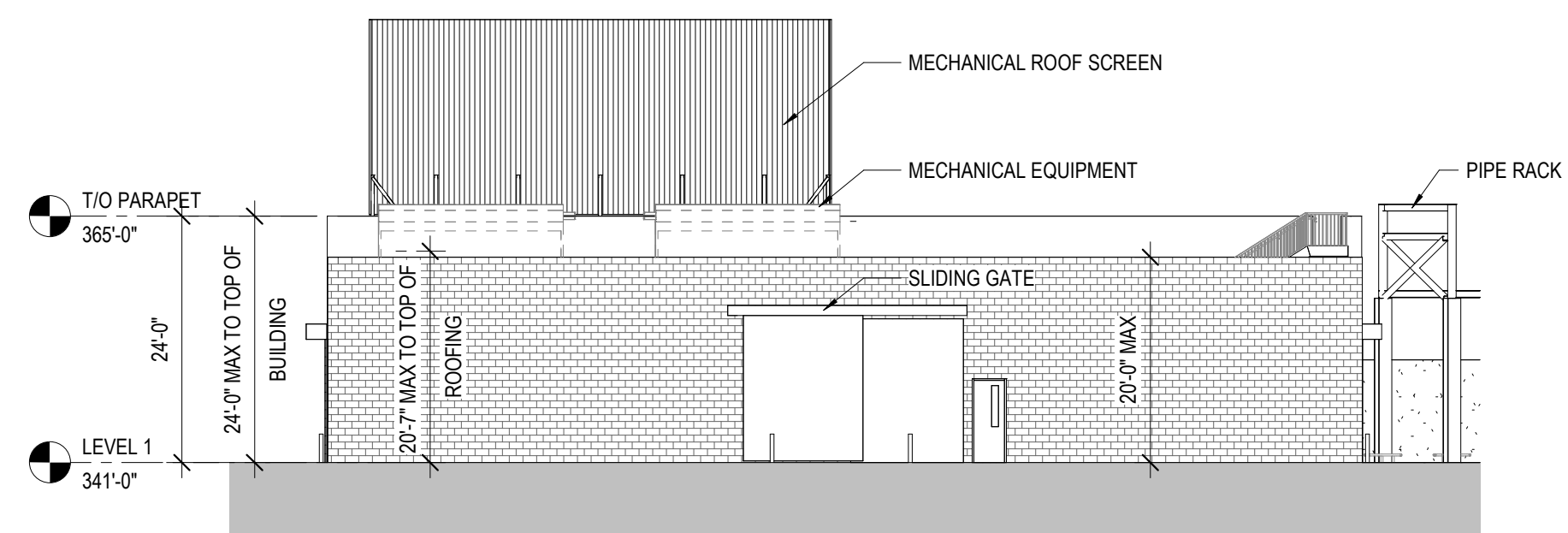
A04-12

ARCHITECT: CRB ARCHITECTS P.C. 15000 S. DIXIE BLVD. SUITE 100, CARLSBAD, CA 92008  
 ENGINEER: CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC. 3207 GREY HAWK COURT, SUITE 150, CARLSBAD, CA 92010

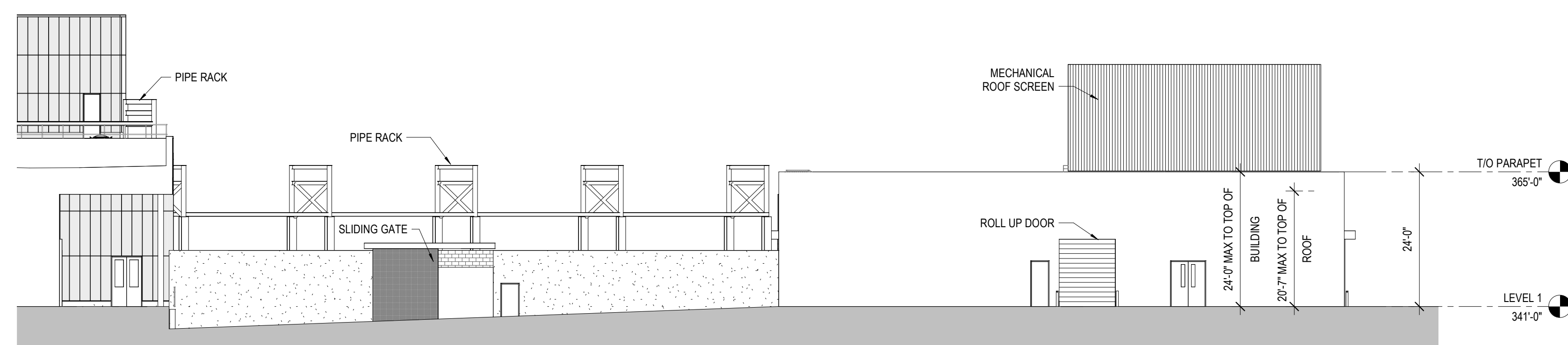
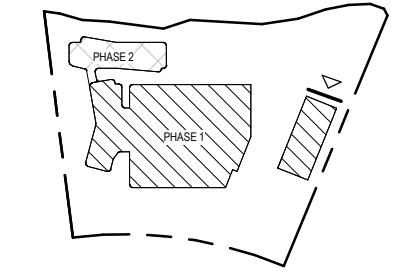
# CONCEPTUAL

## ELEVATION LEGEND

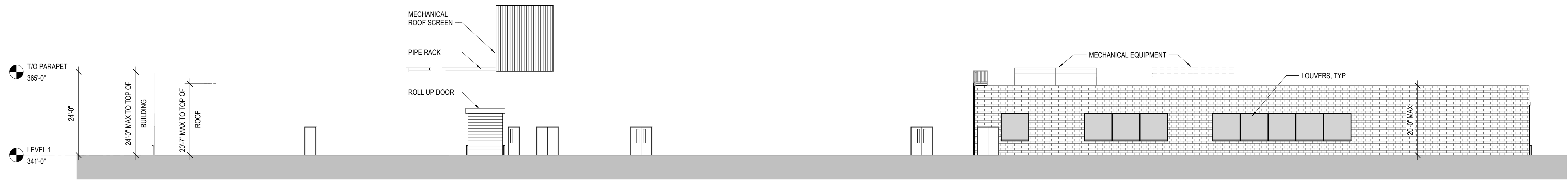
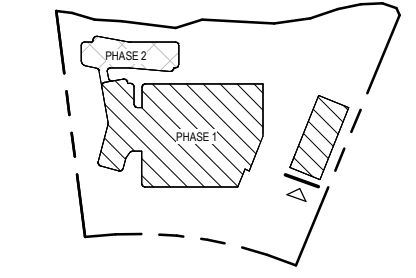
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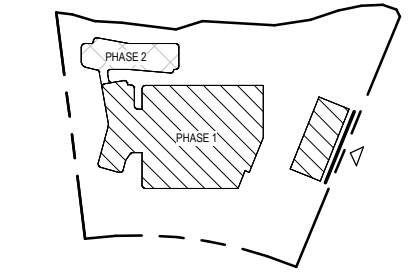
1 EXTERIOR ELEVATION - CUB - NORTH  
1/16" = 1'-0"



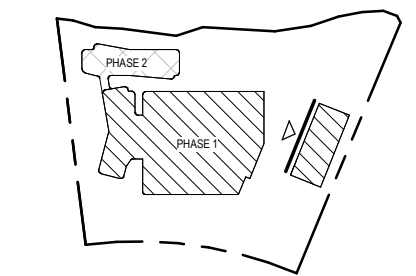
2 EXTERIOR ELEVATION - CUB - SOUTH  
1/16" = 1'-0"



3 EXTERIOR ELEVATION - CUB - EAST  
1/16" = 1'-0"



4 EXTERIOR ELEVATION - CUB - WEST  
1/16" = 1'-0"



CLIENT

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PROJECT TITLE  
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DRAWING TITLE  
**ARCHITECTURAL  
EXTERIOR ELEVATIONS  
CUB**

DRAWING NUMBER  
**A04-13**