



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | 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, November 05, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed 23-unit mixed-use, stacking, very low income, middle income and ADU bonus programs as well as SB79. Proposed project is a 5,168 sq ft site located at 1002 S. Tremont St.

Project Number: ADM25-00026

Assessor Parcel Number(s): 152-011-21-00

Contact Person: Daniel Steele

Email: dstele10@gmail.com

Zoning: C2

Land Use: C-GC

Neighborhood Area: Townsite

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed project contains about 15,000 SF Training Facility for the Oceanside Police Dept., including an Arrested Control Training Room (ARCON) and classroom, as well as a 50-yard Training Range with support space including a Ready Room, Armory, Weapons Maintenance room, and storage. Project is proposed on a 30.09-acre site located at 4925 Oceanside Blvd.

Project Number: ADM25-00062

Assessor Parcel Number(s): 161-501-07-00

Contact Person: Mia Fietze

Email: mfietze@lpadesignstudios.com

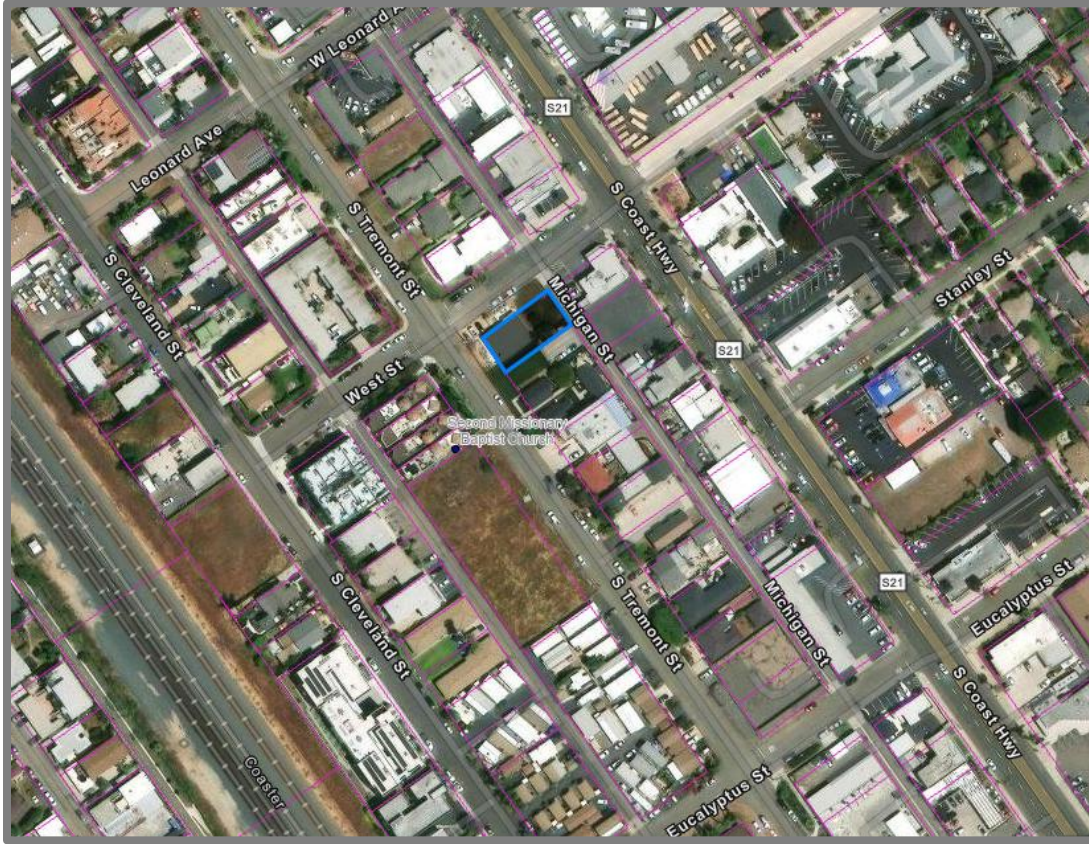
Zoning: IL,CG

Land Use: LI

Neighborhood Area: Peacock

** 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:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

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

2nd choice date: 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:

- 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:

Time:

Assigned Project Planner:

ABBREVIATIONS

A.B.	ANCHOR BOLT	JAN	JANITOR
ABV.	ABOVE	JST.	JOIST
A.C.	AIR CONDITIONING	JT	JOINT
ACOUS.	ACOUSTIC	LAM	LAMINATE
A.I.S.C.	AMERICAN INSTITUTE FOR STEEL CONSTRUCTION	LAV.	LAVATORY
AFIF	ABOVE FINISHED FLOOR	LT	LINE CL. LINEN CLOSET
ALUM.	ALUMINIUM	LUM. CLG	LUMINOUS CEILING
ALT.	ALTERNATE	LVR.	LOUVER
AS-BLT	AS-BUILT	MAT.	MATERIAL
A.S.T.M.	AMERICA SOCIETY FOR TESTING MATERIALS	MAX.	MAXIMUM
BLDG.	BUILDING	M.B.	MACHINE BOLT
BL'KG	BLOCK OR BLOCKING	M.C.	MEDICINE CABINET
BM	BEAM	MECH.	MECHANICAL
B.O.W.	BOTTOM OF WALL	MFR.	MANUFACTURER
BRD.	BOARD	MIN.	MINIMUM
BRG	BEARING	MIR.	MIRROR
B.T.U.	BRITISH THERMAL UNIT	MTD	MOUNTED
CAB	CABINET	MTL	METAL
CER	CERAMIC	MUL	MULLION
C.F.M.	CUBIC FEET PER AIR MINUTE	(N)	NEW
C.I.	CAST IRON	N.E.C.	NATIONAL ELECTRIC CODE
C.J.	CONSTRUCTION JOINT	NIC	NOT IN CONTRACT
CLG	CENTER LINE	NO. (#)	NUMBER
CLKG	CEILING	NOM.	NOMINAL
CLO	CLOSET	NTS.	NOT TO SCALE
CLR	CLEAR	OJ	OVER
C.O.	CLEANOUT	OA	OVERALL
COL	COLUMN	O.C.	ON CENTER
COM	CENTERLINE OF MULLION	OD	OUTER DIMENSION
CONC	CONCRETE	O.D.	OUTSIDE DIAMETER
CONT	CONTINUOUS	O.F.I.	OR OVERFLOW DRAIN
CORR	CORROSION	O.F.I.	OWNER FURNISHED, OWNER INSTALLED
CNTR	COUNTER	OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED
C.S.I.	CONSTRUCTION SPECIFICATION INSTITUTE	P.L.	PROPERTY LINE
C.T.	CERAMIC TILE	PLAM.	PLASTIC LAMINATE
CTR	CENTER	PLAS.	PLASTIC
C.U.F.T.	CUBIC FEET	PLBG.	PLUMBING
CU.IN.	CUBIC INCH	PLYWD	PLYWOOD
C.U.YD.	CUBIC YARD	PNT.	PAINT
D	DRYER	P.S.F.	POUNDS PER SQUARE FOOT
DBL	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DEMO	DEMOLITION	PTD	PAPER TOWEL DISPENSER
DET.	DETAIL	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIA.	DIAMETER	PTN	PARTITION
DIM.	DIMENSION	QT	QUARRY TILE
DF	DRINKING FOUNTAIN	R	RISER
DISP	DISPENSER	R.A.	RETURN AIR
DS	DOWNSPOUT	RAD.	RADIUS
DWR	DRAWER	RAFT.	RAFTER
DWG.	DRAWING	R.B.	RUBBER BASE
EA	EACH	RD	ROOF DRAIN
EJ	EXPANSION JOINT	RDWD.	REDWOOD
EL	ELEVATION	REF.	REFERENCE
ELEC	ELECTRICAL	REFRIG.	REFRIGERATOR
ELEV	ELEVATOR	REINF.	REINFORCING STEEL
E.N.	EDGE NAILING	REV.	REVISION
E.O.S	EDGE OF SLAB	RFG.	ROOFING
EP	ELECTRICAL PANEL	RM.	ROOM
EQ.	EQUAL	RO	ROOFING OPENING / ROUGH OPENING
EQPT	EQUIPMENT	R.S.	ROUGH SAWN
E.W.C.	ELECTRICAL WATER COOLER	S.A.	SUPPLY AIR
(E)	EXISTING	S & P.	SHIELD AND POLE
EXPO	EXPOSED	SC	SOLID CORE
EXT.	EXTERIOR	SCH.	SCHEDULE
FA	FIRE ALARM	SEC.	SECTION
F.A.U.	FORCED AIR UNIT	S.F.	SQUARE FEET
FD	FLOOR DRAIN, FIRE DAMPER	SH	SHOWER
FDN	FOUNDATION	SHR	SHOWER
FE(C)	FIRE EXTINGUISHER (CABINET)	SHT.	SHEET
F.F.	FINISH FLOOR	SHTG	SHEATHING
F.G.	FINISH GRADE / FUEL GAS / FIXED GLASS	SIM.	SIMILAR
FIN.	FINISH	SL DR.	SLIDING DOOR
F.J.	FLOOR JOISTS	SPEC'S	SPECIFICATIONS
FLR.	FLOOR	SQ.	SQUARE
FLSHG	FLASHING	S.S.	SELECT STRUC. / STAINLESS STL
FLUOR	FLORESCENT	SSS	STAINLESS STEEL SINK
FND.	FOUNDATION	STAG.	STAGGERED
F.N.D.	FEMININE NAPKIN DISPENSER	STD	STANDARD
FNW	FEMININE NAPKIN WASTE	STL.	STEEL
F.O.B	FACE OF BEAM	STOR	STORAGE
FOC	FACE OF COLUMN / CONCRETE	SUSP	SUSPENDED
FOF	FACE OF FINISH	S.V.	SHEET VINYL
FOM	FACE OF MULLION / MASONRY	S4S	SURFACE FOUR (4) SIDES
FOS	FACE OF STUD	T.	TREAD
FOW	FACE OF WALL	TB	TOWEL BAR
F.P.	FIREPLACE	TBS	TO BE SPECIFIED
FRMG	FRAMING	TEL	TELEPHONE
FFRF	FIREPROOF	TEMP.	TEMPERED
FT	FEET	T.O.C	TOP OF CURVE
FTG	FOOTING	T.O.F.	TOP OF FOOTING
FURR	FURRING	T.O.P	TOP OF PLYWOOD OR PARAPET
F.V.	FIELD VERIFY	T.O.W.	TOP OF WALL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV.	GALVANIZED	T & B	TOP AND BOTTOM
GB	GRAB BAR	TPD	TOILET PAPER DISPENSER
G.C.	GENERAL CONTRACTOR	TW	TOP OF WALL
GC	GLASSLINE TO CENTERLINE	TV	TYPICAL
G.I.	GALVANIZED IRON	U.B.C.	UNIFORM BUILDING CODE
GL	GLASS	U.M.C	UNIFORM MECHANICAL CODE
GLB.	GLASS BLOCK	UON	UNLESS OTHERWISE NOTED
GLU-LAM	GLUED PRESSURE-LAMINATED BEAM	U.P.C.	UNIFORM PLUMBING CODE
GPDW	GYPNUM DRYWALL	UR	URINAL
GR	GRADE	V.B.	VAPOR BARRIER
G.S.	GALVANIZED STEEL	V.C.T	VINYL COMPOSITE TILE
GWB.	GYPNUM DRYWALL	VERT.	VERTICAL
GR.	GRADE	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
G.S.	GALVANIZED STEEL	VI	VERIFY IN FIELD
GWB.	GYPNUM WALLBOARD	V.T.	VENT THROUGH ROOF
GYP	GYPNUM	V.T.W.	VENT THROUGH WALL
H.B.	HOSE BIB	W.	WASHER
HC	HOLLOW CORE	W	WITH
H'CAP	HANDICAPPED	W/O	WITHOUT
H.D.	HOLD DOWN	W.B.	WOOD BASE
HDR.	HEADER	WC	WATER CLOSET
HDW	HARDWARE	WD.	WOOD
HDWD.	HARDWOOD	WDW.	WINDOW
H.M.	HOLLOW METAL	W.H.	WATER HEATER
HORIZ	HORIZONTAL	W.I.	WROUGHT IRON
HT	HEIGHT	WT.	WEIGHT
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	W.W.F.	WELD WIRE FABRIC
ID	INSIDE DIMENSION		
I.E.	INVERT ELEVATION		
INS.	INSULATION		

PROJECT DATA

ADDRESS: 1002 S. TREMONT STREET, OCEANSIDE, CA 92054

APN: 152-011-21-00

GOVERNING AGENCY DESIGN CODE: CITY OF OCEANSIDE 2022 CALIFORNIA BUILDING CODE

ACREAGE: .114 ACRES

LOT SIZE: 5,168 SF

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS LOT 24 IN BLOCK 3 OF JARVIS ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 163, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1887

OCCUPANCY: R2 @ 21,186 SF
GARAGE: U @ 2806 SF
ACCESSORY B OCCUPANCY: B @ 527 SF
ACCESSORY ASSEMBLY: A3 @ 814 SF

TOTAL GROSS BUILDING AREA @ 25,333 SF

UNIT COUNT: FLOOR 1 @ COMMERCIAL UNIT
FLOOR 2 @ (5) 2 BR UNITS
FLOOR 3 @ (1) 2 BR UNIT
FLOOR 4 @ (4) 1 BR UNITS
FLOOR 5 @ (4) 1 BR UNITS
FLOOR 6 @ (4) 1 BR UNITS

TOTAL UNITS (1) COMMERCIAL UNIT
(6) 2 BEDROOM UNITS
(12) 1 BEDROOM UNITS
TOTAL UNIT COUNT = 19 UNITS

ZONE: C-2 -B COMMERCIAL, MIXED USE (COASTAL)

BUILDING HEIGHT ALLOWED C-2 BUILDING HEIGHT, 45 FEET

FRONT YARD/CORNER SETBACK: 10 FEET

SIDE YARD SETBACK: 0 FEET

REAR YARD/ALLEY SETBACK: 0 FEET

LOT COVERAGE: 4505 sf @ 87%

PROPOSED NUMBER OF STORIES: 5 STORIES OVER CONCRETE PARKING PODIUM
PROPOSED BUILDING HEIGHT: 70 FEET TO ELEVATOR TOWER

TYPE OF CONSTRUCTION: IIIA - 2HR RATED EXTERIOR WALLS
MAXIMUM NUMBER OF STORIES: 5 STORIES
MAXIMUM BUILDING HEIGHT: 75 FEET
ALLOWABLE AREA: 48,000 SF

SCOPE OF WORK

DEVELOPMENT APPLICATION FOR A NEW 6 STORY MIXED USE RESIDENTIAL BUILDING W/ ENCLOSED 2 HR CONCRETE PODIUM GARAGE ON AN EXISTING LOT. PROJECT WILL HAVE 5 FLOORS OF RESIDENTIAL UNITS OVER A 1 STORY CONCRETE PARKING PODIUM. PROJECT WILL UTILIZE THE STATE AFFORDABLE HOUSING COMPONENT AND STATE SB79 LAW EMPLOYING DENSITY BONUS AND CONCESSION RIGHTS FOR HEIGHT, SETBACK AND LANDSCAPE REQUIREMENTS. PROJECT WILL PROVIDE VERY LOW INCOME UNITS, MODERATE INCOME UNITS AND MARKET UNITS.

PROJECT DENSITY INCREASE CALCULATION
1 ACRE = 43560 SF
LOT SIZE SF = 5168 SF
DU'S/ACRE = 43.0
ALLOWED BASE DU'S = 5168/43560 = .118 X 43 UNITS = 5.074 ROUNDED TO 6 BASE UNITS.

PROVIDING VERY LOW INCOME @ .15%
PROVIDING VERY LOW INCOME UNITS (6 BASE UNITS X .15) = 1 AFFORDABLE UNIT REQUIRED
ALLOWED DENSITY INCREASE OVER BASE DU'S = 50% (5 X 6 BASE) = 3 UNITS INCREASE

PROVIDING MODERATE INCOME UNITS @ .15%
PROVIDING MODERATE INCOME UNITS (6 BASE UNITS X .15) = 1 AFFORDABLE UNIT REQUIRED.
ALLOWED DENSITY INCREASE OVER BASE DU'S = 10% (1 X 6 BASE) = 1 UNIT INCREASE

ADU'S (POST CONSTRUCTION) = .25 OF BASE DENSITY
ADU UNITS ALLOWED = .25 X 6 BASE) = 2 UNIT INCREASE 3 UNITS

TOTAL REVISED ALLOWED UNITS (INCLUDING 2 ADU UNITS AND 2 AFFORDABLE UNITS) = 12 UNITS ALLOWED

SB79 DENSITY INCREASE
2,168 FEET TO TIER 1 OCEANSIDE TRANSIT CENTER = 2,168 FT / 43,560 FT = .49 MILES
FOR A TRANSIT ORIENTATED DEVELOPMENT FURTHER THAN 1/4 MILE BUT LESS THAN 1/2 MILE FROM A TIER 1 TRANSIT ORIENTED STOP.
A. MINIMUM BUILDING HEIGHT IS 65 FEET
B. MINIMUM DENSITY IS 100 DUS/ACRE

REVISED MAXIMUM BASE DU'S/ACRE = 100 DUS
SB 29 REVISED BASE DENSITY = 5168/43560 = .118 X100 = 11.8 ROUNDED TO 12 BASE UNITS.

PROVIDING VERY LOW INCOME @ .15%
PROVIDING VERY LOW INCOME UNITS (12 BASE UNITS X .15) = 1.8 ROUNDED UP = 2 AFFORDABLE UNITS REQUIRED
ALLOWED DENSITY INCREASE OVER BASE DU'S = 50% (5 X 12 BASE) = 6 UNITS INCREASE

PROVIDING MODERATE INCOME UNITS @ .15%
PROVIDING MODERATE INCOME UNITS (12 BASE UNITS X .15) = 2 AFFORDABLE UNITS REQUIRED.
ALLOWED DENSITY INCREASE OVER BASE DU'S = 10% (1 X 12 BASE) = 2 UNIT INCREASE

ADU'S (POST CONSTRUCTION) = .25 OF BASE DENSITY
ADU UNITS ALLOWED = .25 X 12 BASE) = 3 UNIT INCREASE.

TOTAL REVISED ALLOWED UNITS (INCLUDING 3 ADU UNITS AND 4 AFFORDABLE UNITS) = 23 UNITS ALLOWED

PROJECT PROVIDES 18 RESIDENTIAL UNITS PLUS 1 COMMERCIAL UNIT FOR A TOTAL OF 19 UNITS.

CONCESSIONS EARNED
3 CONCESSIONS FOR 15% VERY LOW INCOME
1 CONCESSION FOR 10% MODERATE INCOME
TOTAL EARNED 4 CONCESSIONS

CONCESSION REQUESTED
REDUCTION IN REQUIRED LANDSCAPE COVERAGE
REDUCTION IN REQUIRED ON-SITE PARKING
REDUCTION IN REQUIRED BUILDING SETBACKS

DRAWING LIST

- T-1 TITLE SHEET
- T-2 GROSS BUILDING AREAS
- T-3 GROSS BUILDING AREAS
- T-5 PERSPECTIVE
- A1-FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 FIFTH FLOOR PLAN
- A-6 SIXTH FLOOR PLAN
- A-7 ROOF PLAN
- A-10 ELEVATIONS
- A-11 ELEVATIONS
- A-12 COMPOSIT ELEVATIONS
- CIVIL PRELIMINARY GRADING PLAN

PROJECT DIRECTORY

OWNER: DANIEL STEELE
14064 RIDGE CANYON ROAD
VALLEY CENTER, CA 92082
EMAIL: DSTEELE10@GMAIL.COM
PH: 1858-386-9857

ARCHITECT: MAA ARCHITECTS, INC
CONTACT: RICCARDO FERUGSON
EMAIL: RICCARDO@MAAARCHITECTS.COM

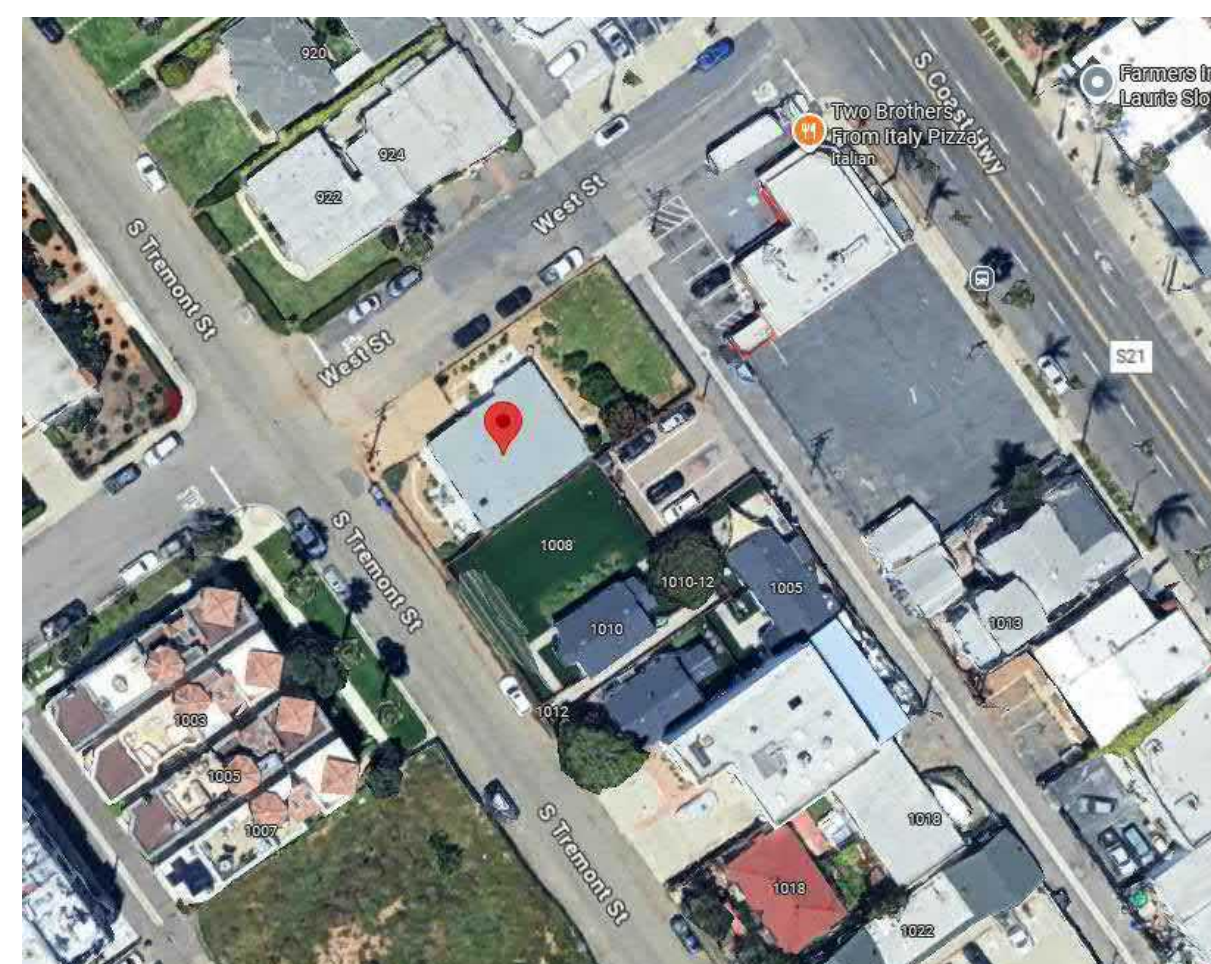
STRUCTURAL ENGINEER: TO BE DETERMINED

MECH/PLUMB.ENGINEER: TO BE DETERMINED

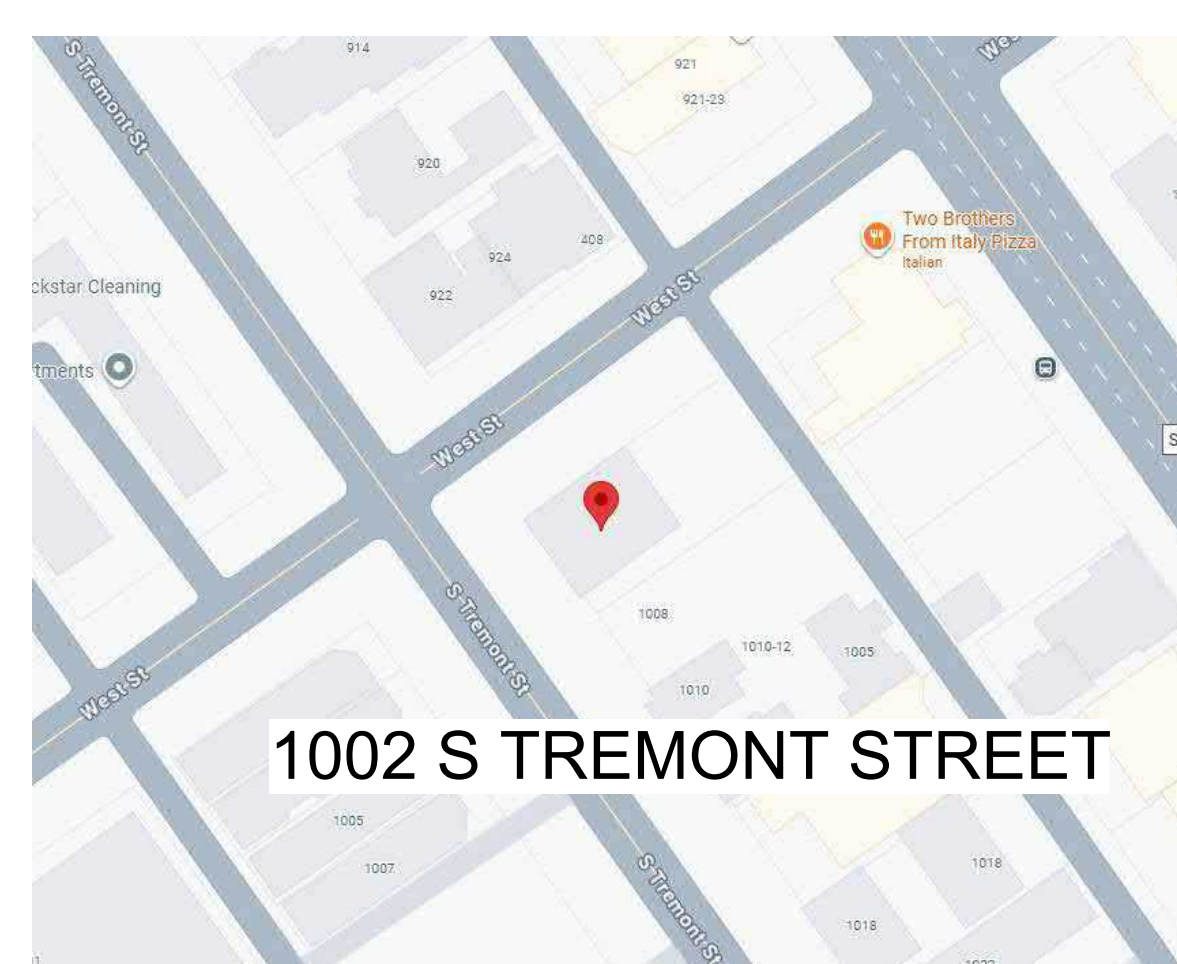
ELECTRICAL ENGINEER: TO BE DETERMINED

CIVIL ENGINEER: SEAN C. ENGLERT
COASTAL LAND SOLUTIONS INC
191 CALLE MAGDELENA, SUITE 270
ENCINITAS, CA 92024
SEAN@COASTAL-LAND-SOLUTIONS.COM

AERIAL MAP



VICINITY MAP



2022 Building Codes and Regulations

Informational Bulletin

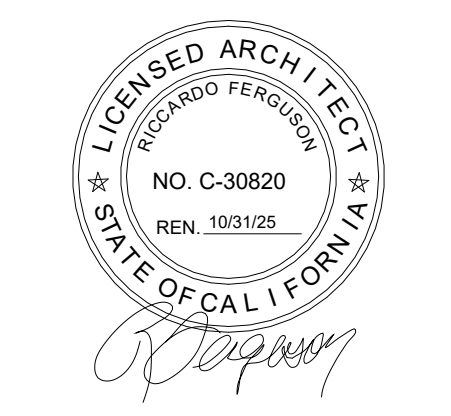
2022 Triennial Edition of California Code of Regulations (CCR), Title 24

The 2022 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2023, and remains in effect until the effective date of the 2022 triennial edition which will be January 1, 2025. The California Building Standards Commission website at <http://www.bsc.ca.gov/codes.aspx> has links to where the codes can be viewed online as well as information on where the codes can be purchased; Parts 6, 11, and 12 can be directly downloaded for free. There are 12 parts to Title 24 and the applicable parts for most Building Division permit applications are listed below.

- Part 2: The 2022 California Building Code (CBC).
- Part 2.5: The 2022 California Residential Code (CRC).
- Part 3: The 2022 California Electrical Code (CEC).
- Part 4: The 2022 California Mechanical Code (CMC).
- Part 5: The 2022 California Plumbing Code (CPC).
- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.
- Amendments to the City of Oceanside Administrative Code for Building Regulations



1002 South Tremont Street
MIXED USE
 OCEANSIDE, CALIFORNIA



TITLE SHEET

DATE _____

PROJECT # _____

REVISIONS _____

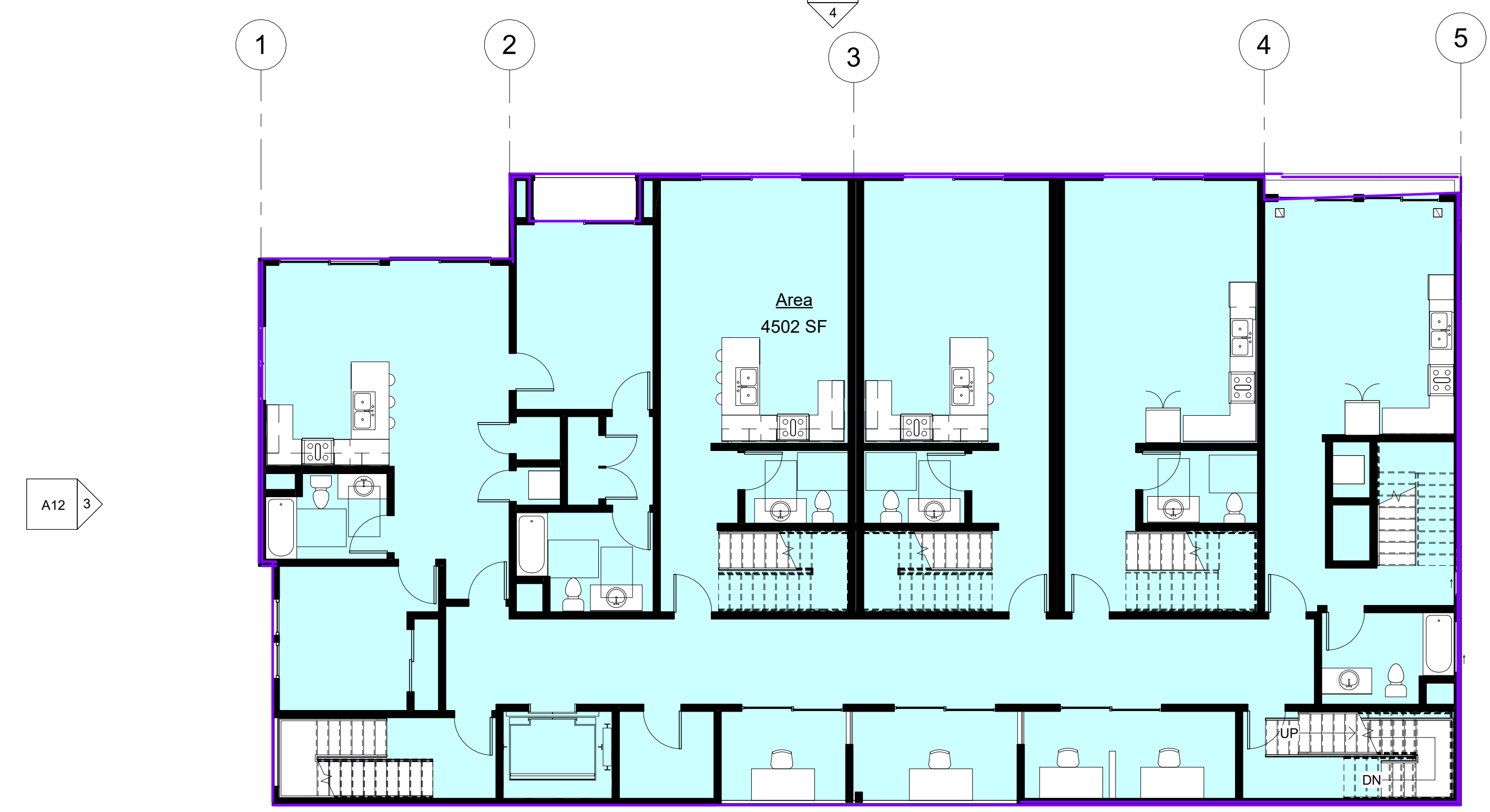
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GROSS BUILDING AREAS

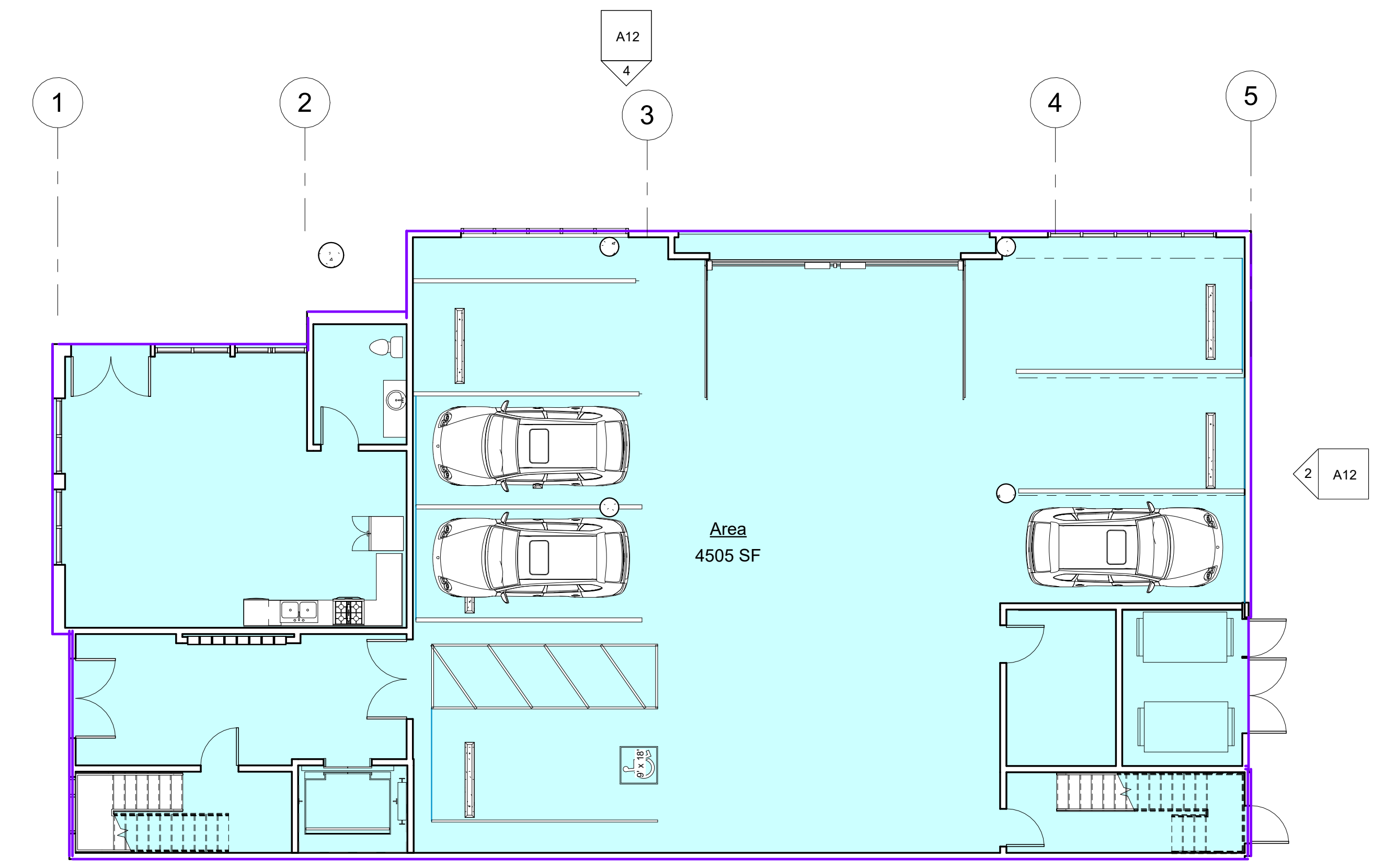
DATE _____
 PROJECT # _____
 REVISIONS _____

SHEET:
T-2



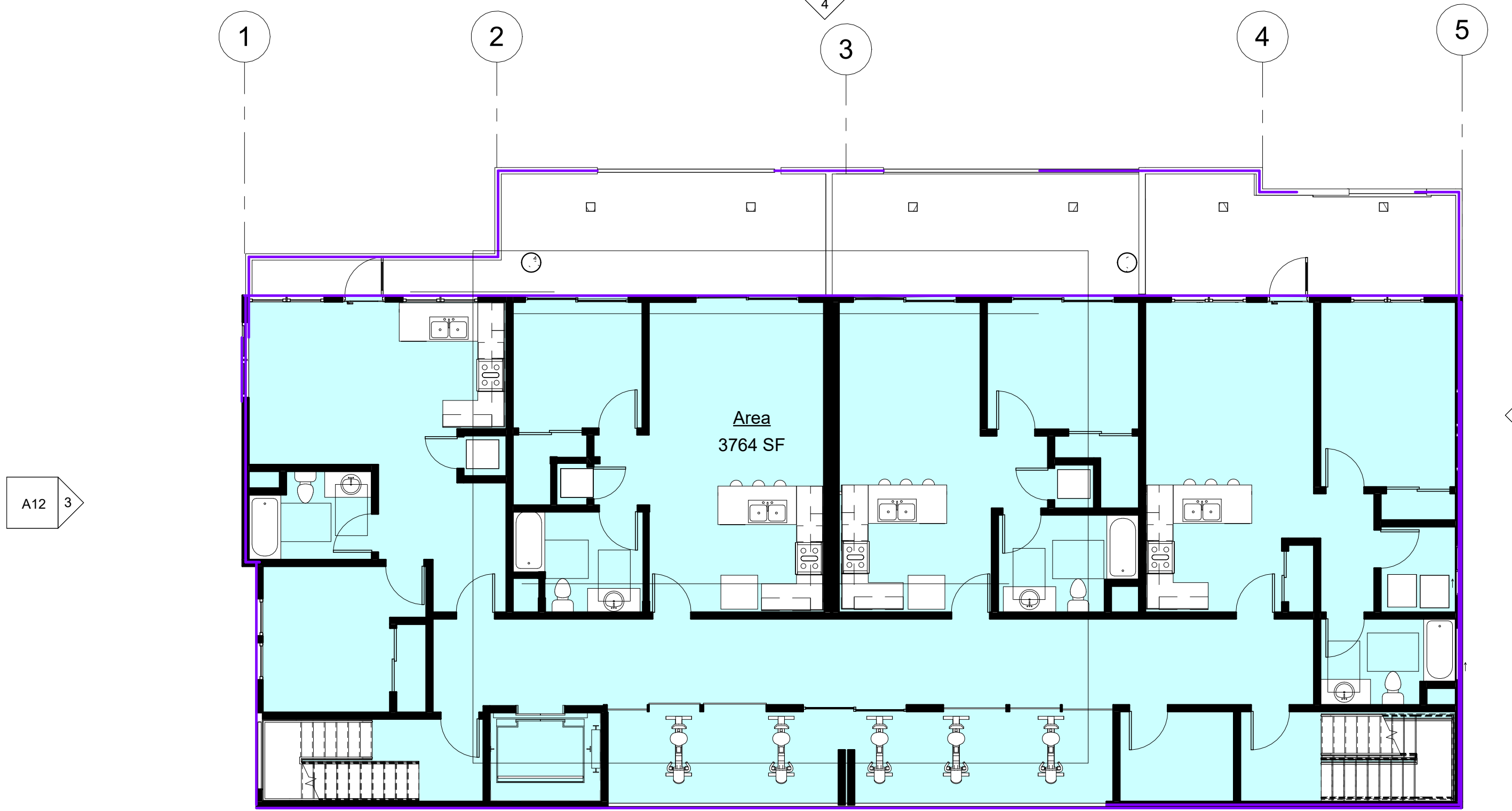
Building Area Legend

Gross Building Area
 1 Second Floor
 1/8" = 1'-0"



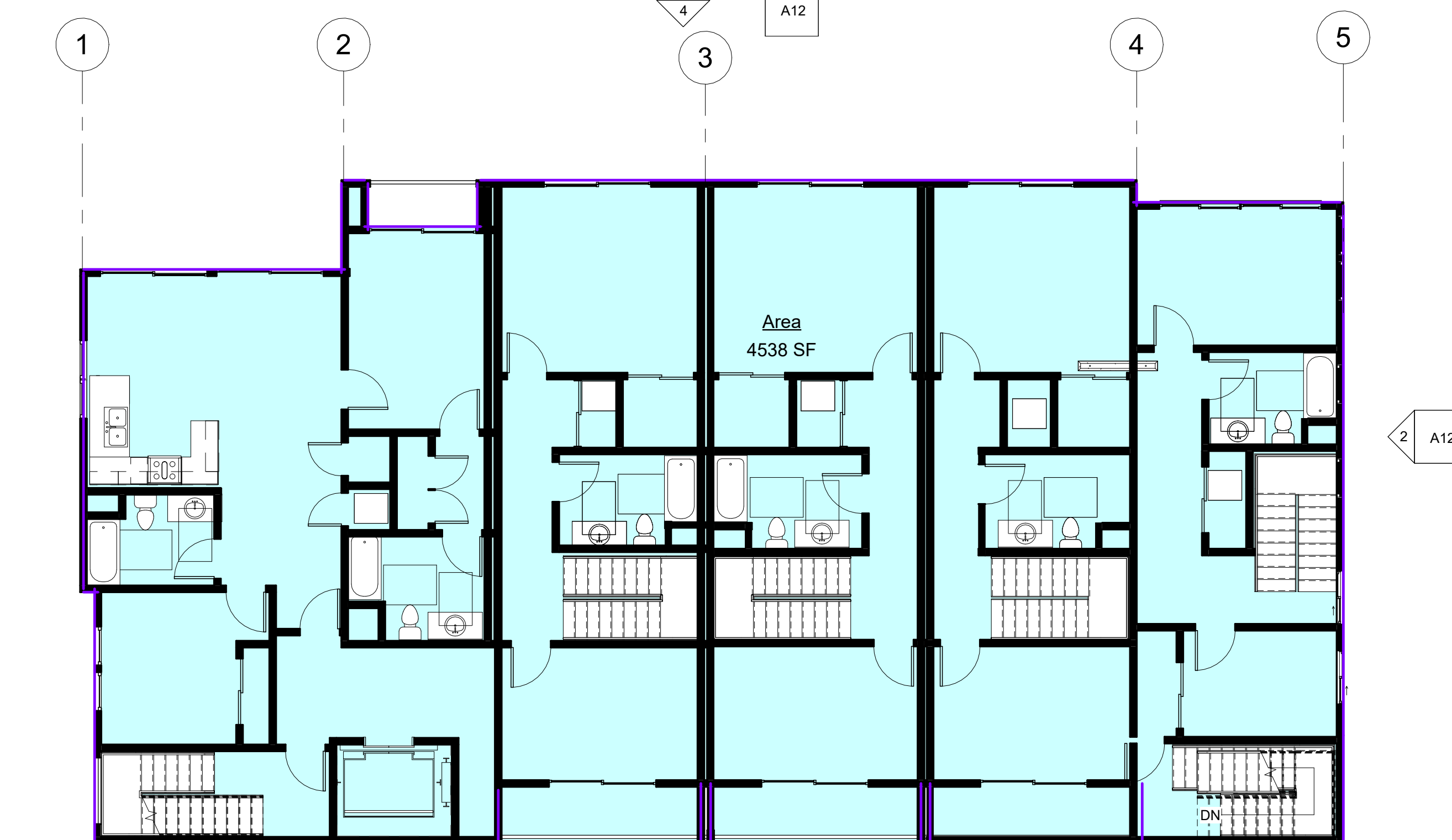
Building Area Legend

Gross Building Area
 5 First Floor
 1/8" = 1'-0"



Building Area Legend

Gross Building Area
 4 Fourth floor
 1/8" = 1'-0"



Building Area Legend

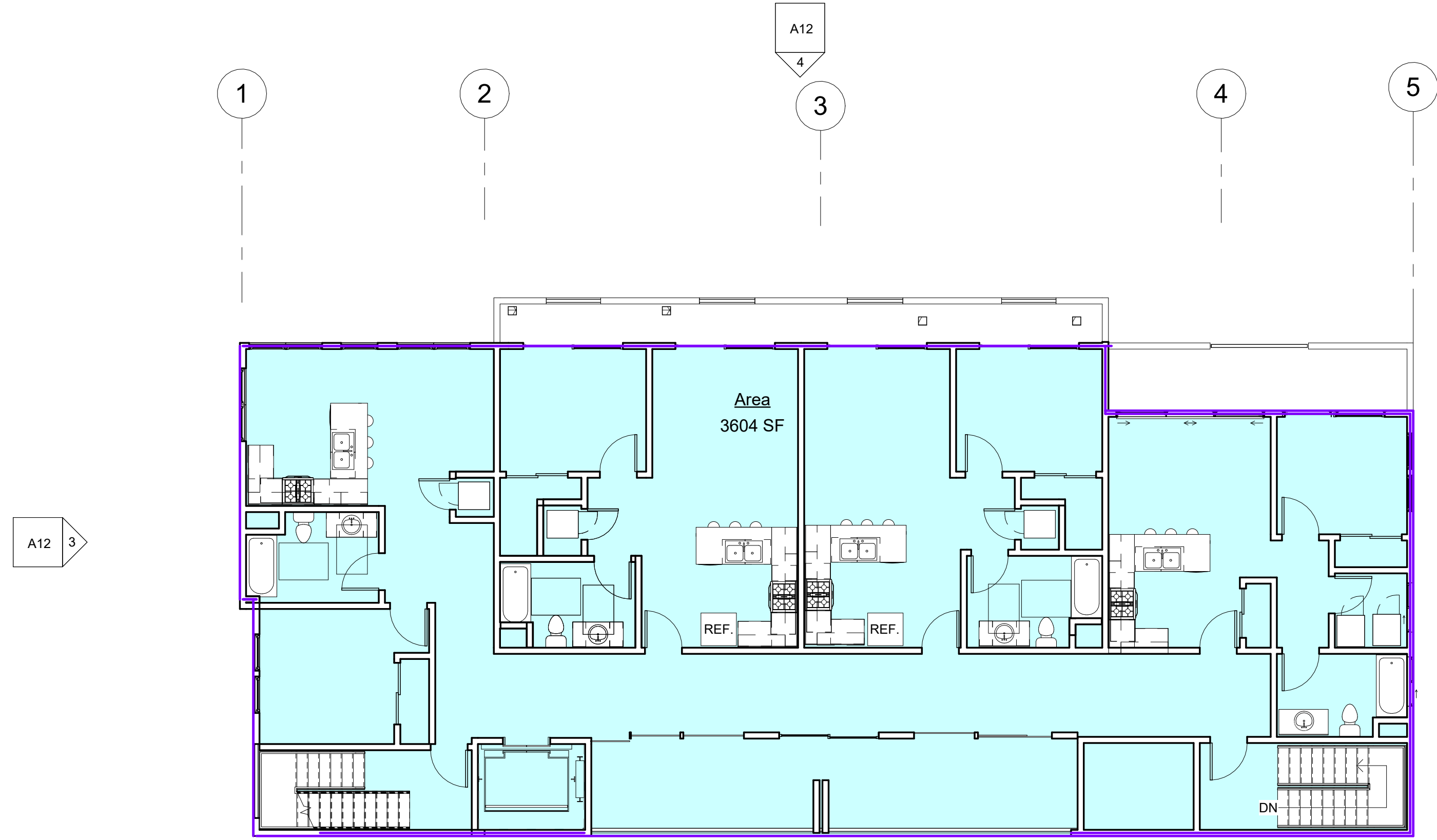
Gross Building Area
 3 Third Floor
 1/8" = 1'-0"

BUILDING GROSS SF.	
FIRST FLOOR	= 4505
SECOND FLOOR	= 4502
THIRD FLOOR	= 4538
FOURTH FLOOR	= 3764
FIFTH FLOOR	= 3604
SIXTH FLOOR	= 3606
TOTAL	= 24,519 sf
ROOF DECK	= 814



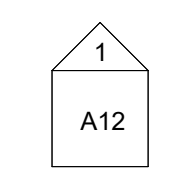
GROSS BUILDING AREAS

DATE _____
 PROJECT # _____
 REVISIONS _____



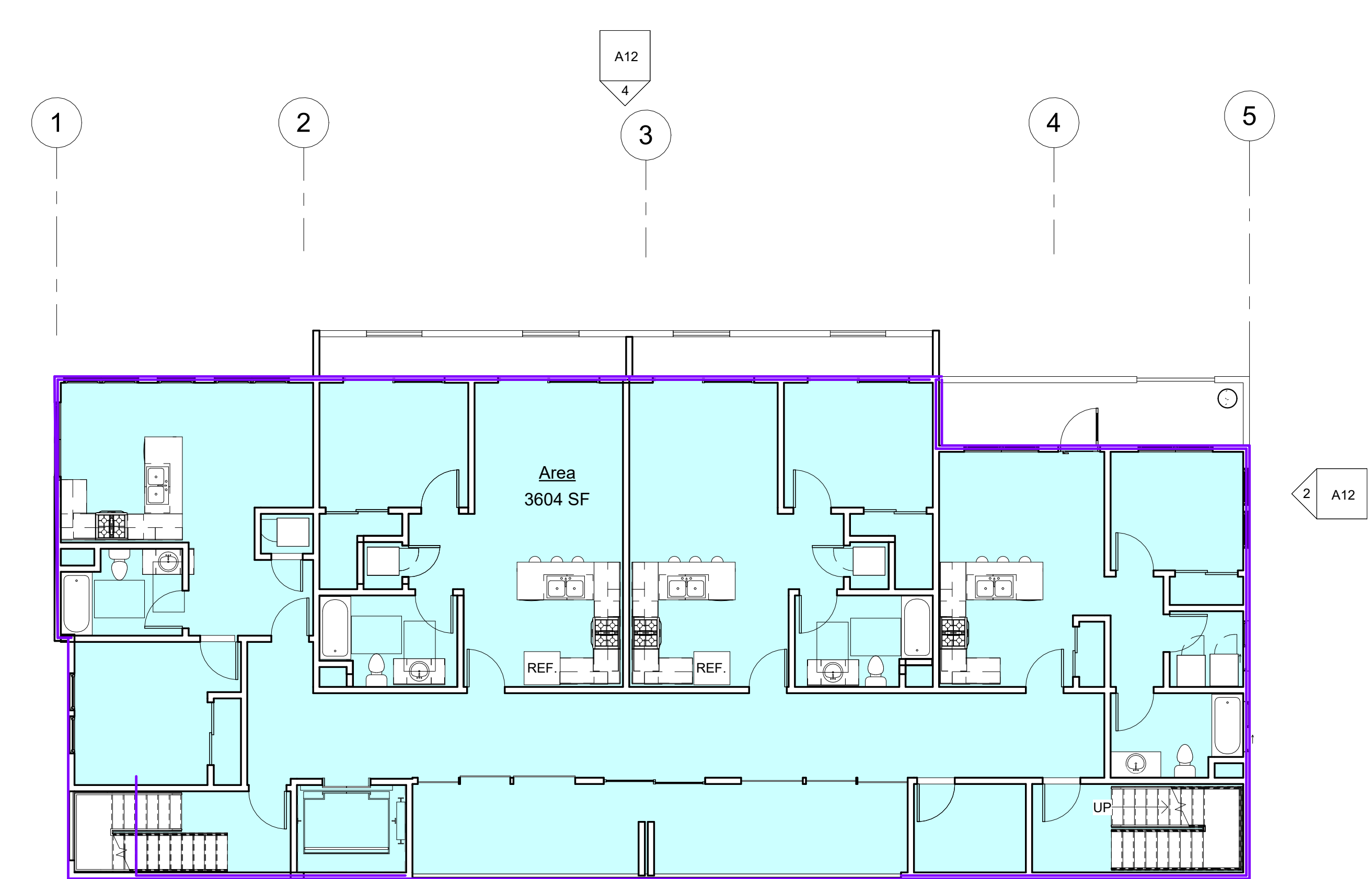
Building Area Legend

Gross Building Area



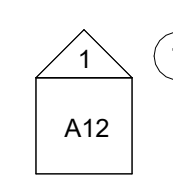
② Sixth floor
 1/8" = 1'-0"

BUILDING GROSS SF.	
FIRST FLOOR	= 4505
SECOND FLOOR	= 4502
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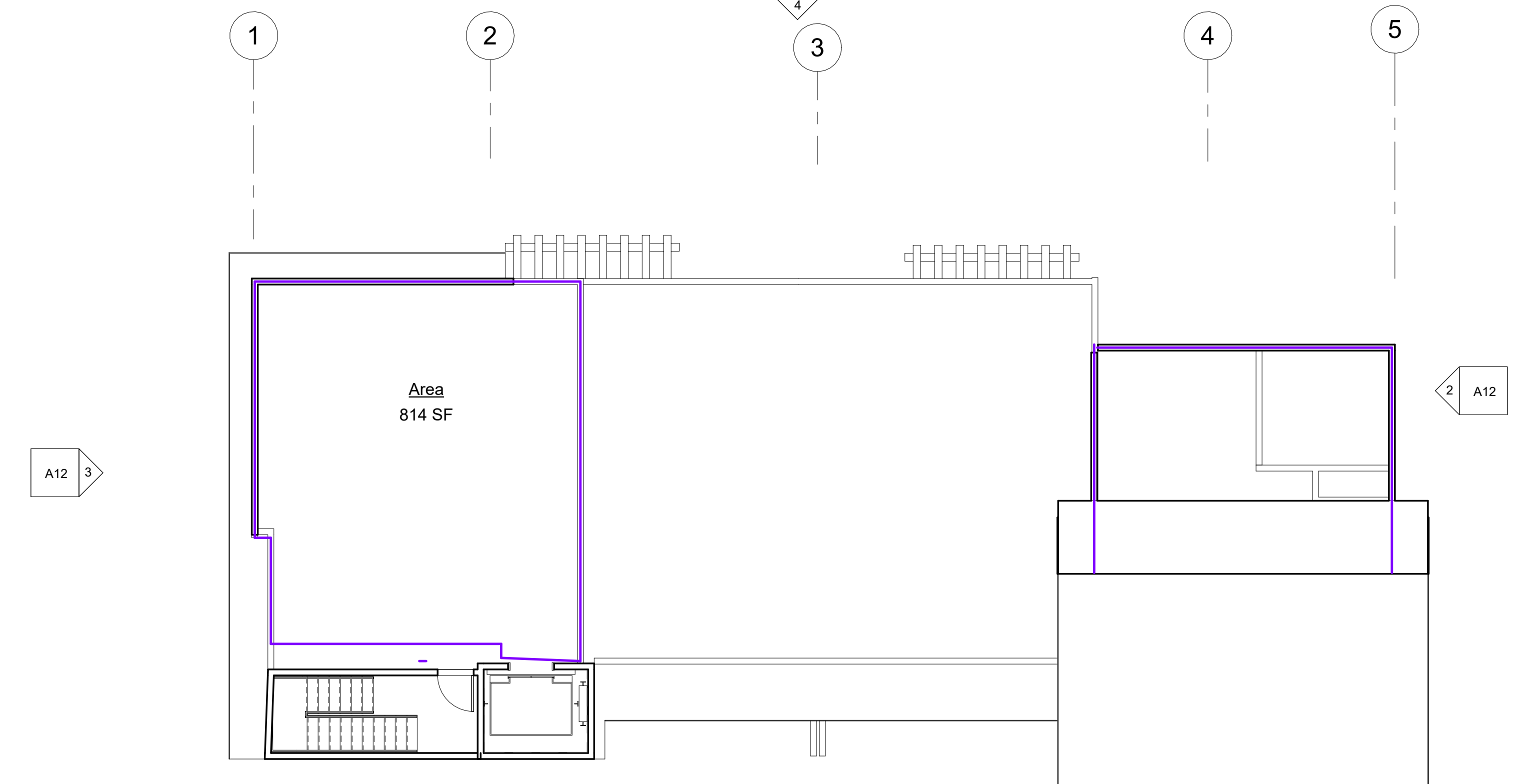


Building Area Legend

Gross Building Area

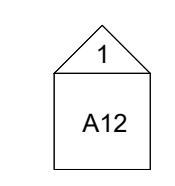


① Fifth floor
 1/8" = 1'-0"



Building Area Legend

Exterior Area

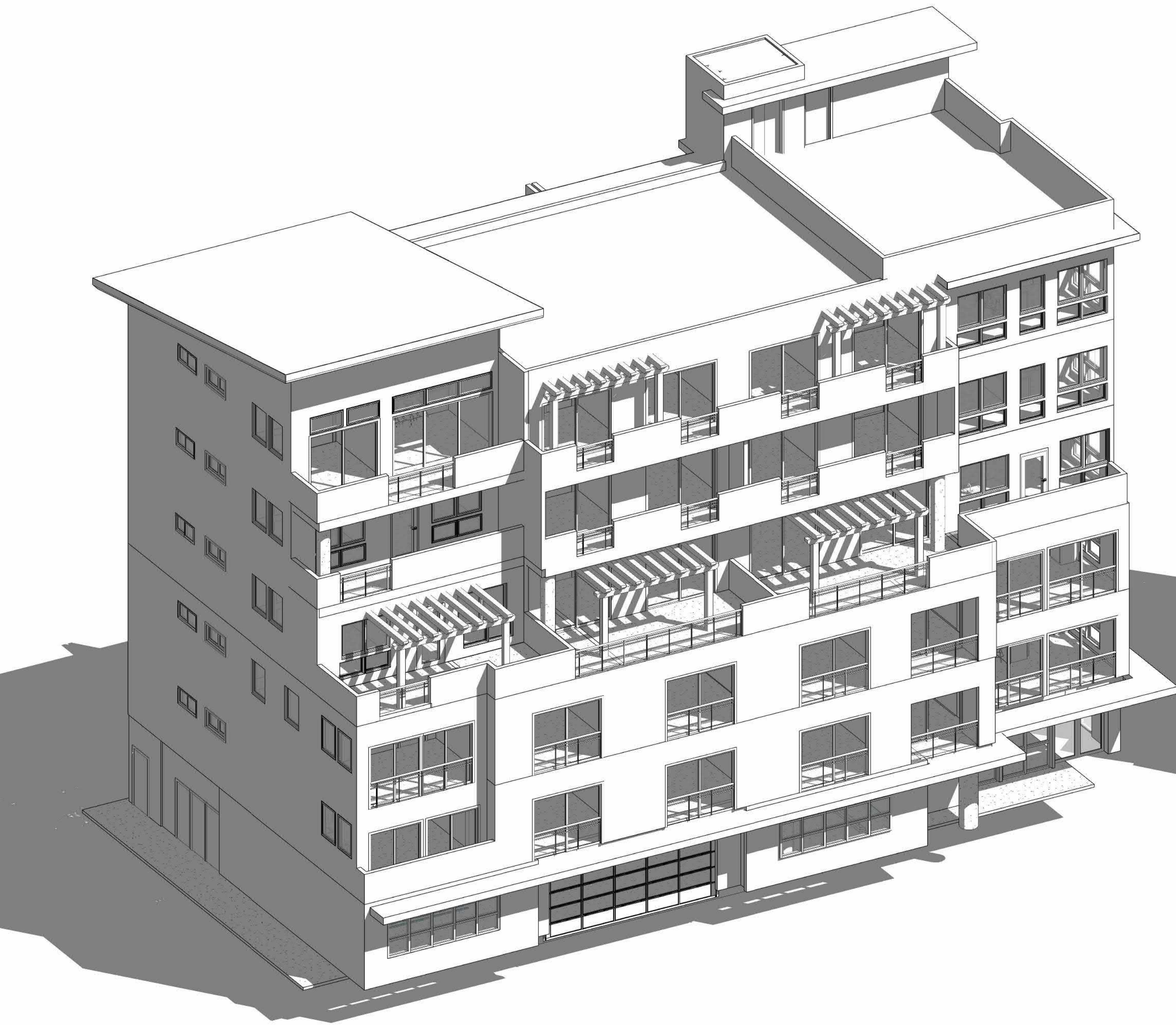


③ roof
 1/8" = 1'-0"



MAA Architects
 Riccardo Ferguson Architect
 3133 Tiber Run Ct, Suite 109
 Calabasas, California 92010
 c: 760-845-8278

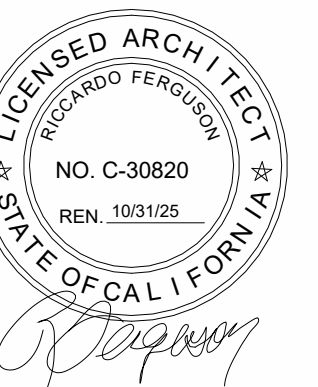
1002 South Tremont Street
 MIXED USE
 OCEANSIDE, CALIFORNIA



② PERSPECTIVE 2



① PERSPECTIVE 1



PERSPECTIVE VIEWS

DATE _____
 PROJECT # _____
 REVISIONS _____

SHEET:

T-5



MAA Architects
 Riccardo Ferguson Architect
 3133 Tiger Run Ct, Suite 109
 Carlsbad, California 92010
 c: 760-845-8278

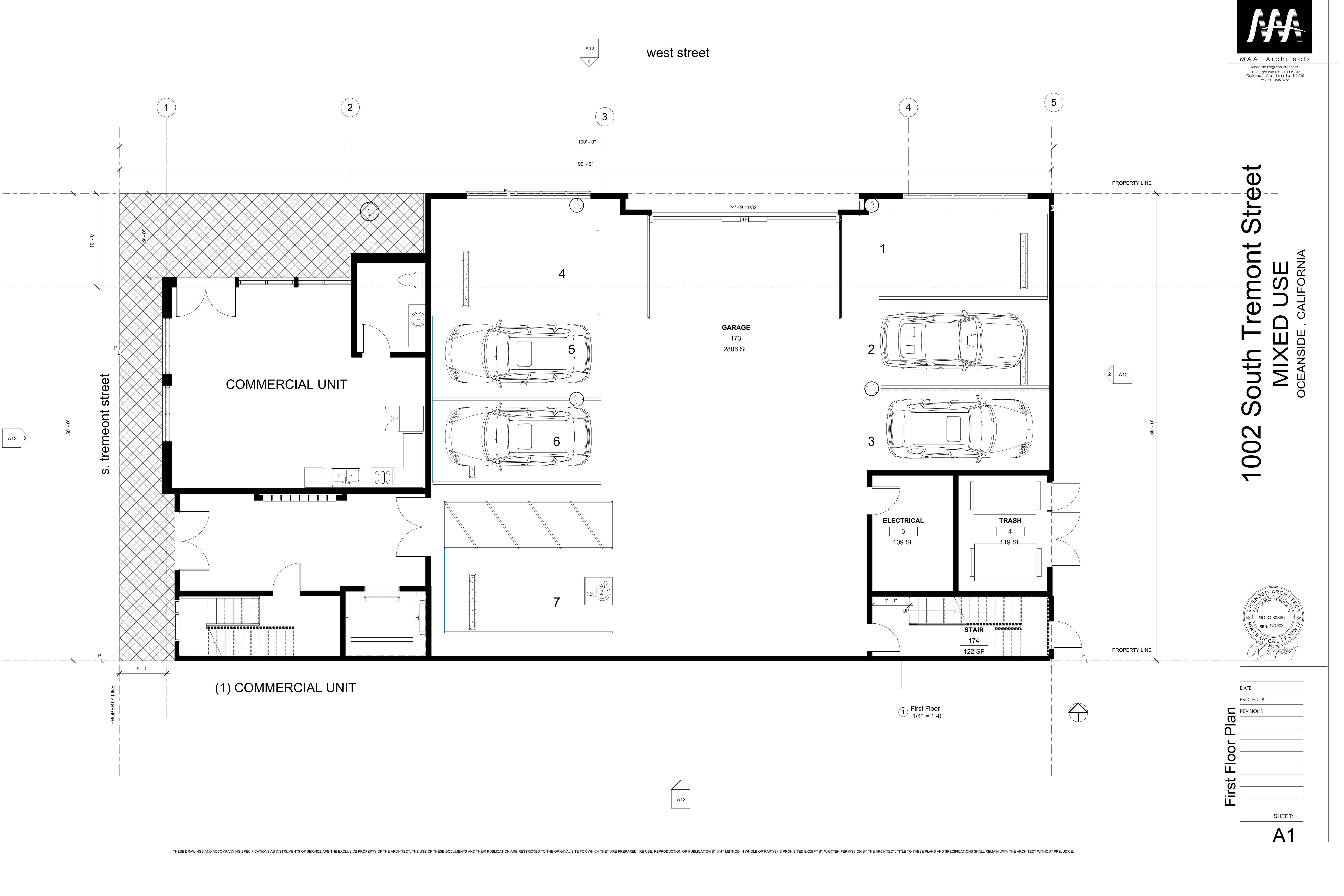
1002 South Tremont Street
 MIXED USE
 OCEANSIDE, CALIFORNIA



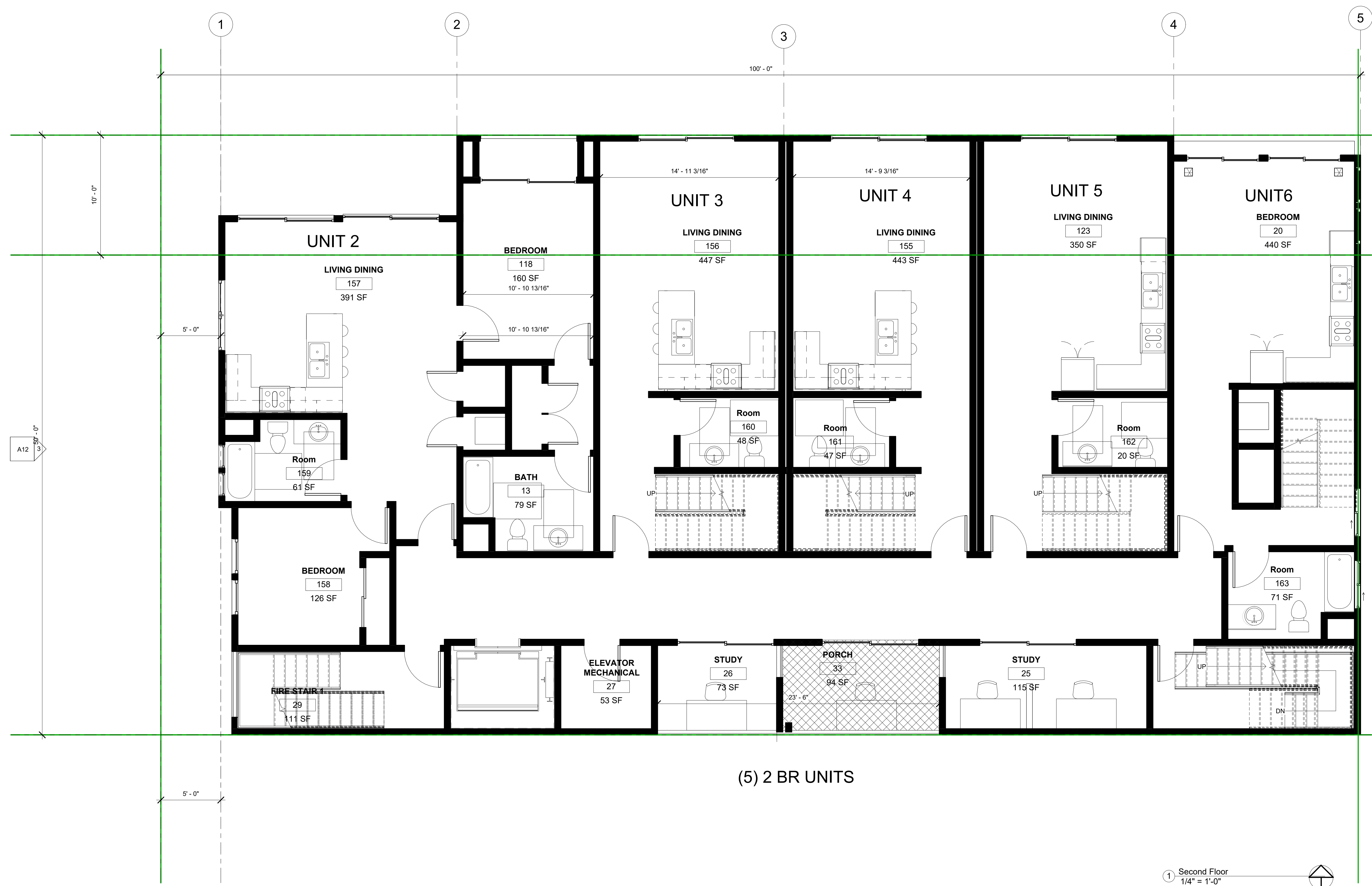
First Floor Plan

DATE _____
 PROJECT # _____
 REVISIONS _____

 SHEET: **A1**



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1002 South Tremont Street
MIXED USE
 OCEANSIDE, CALIFORNIA

(5) 2 BR UNITS



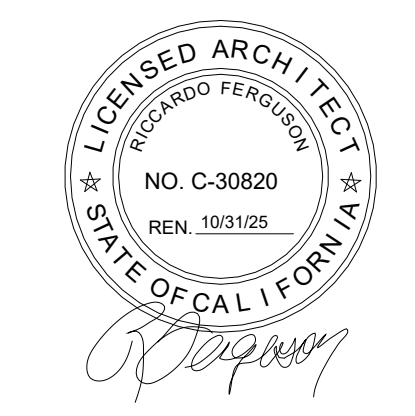
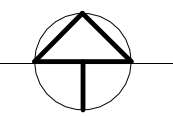
DATE _____
 PROJECT # _____
 REVISIONS _____

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(1) 2 BR UNIT

① Third Floor
 1/4" = 1'-0"

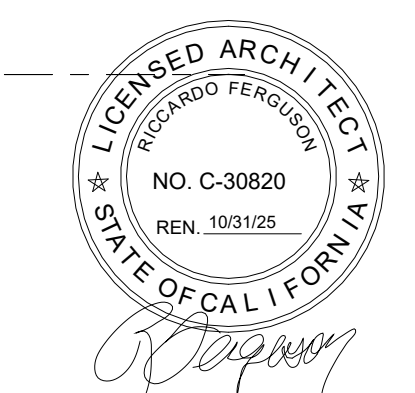


Third Floor Plan

DATE	PROJECT #	REVISIONS

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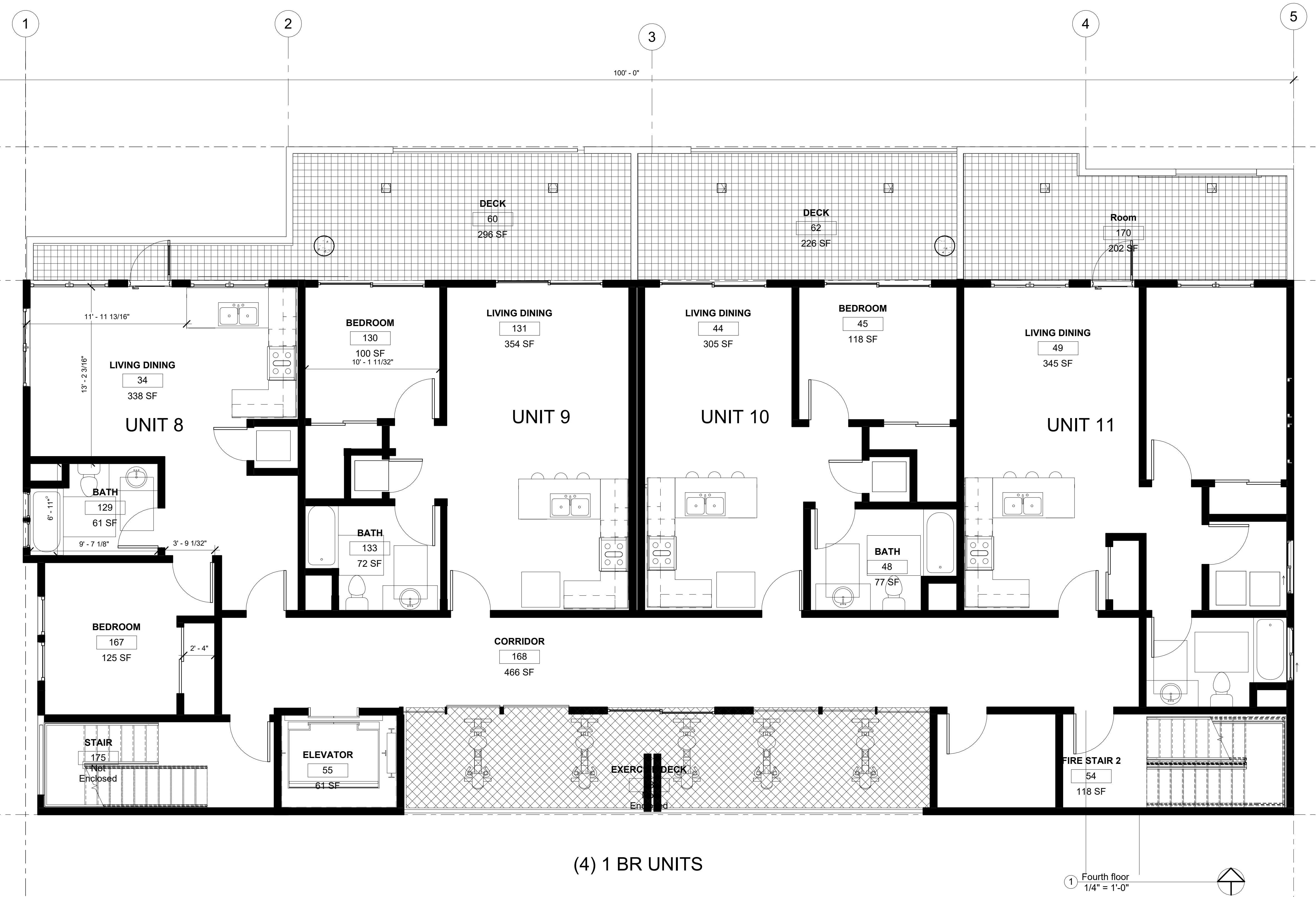
1002 South Tremont Street
MIXED USE
 OCEANSIDE, CALIFORNIA



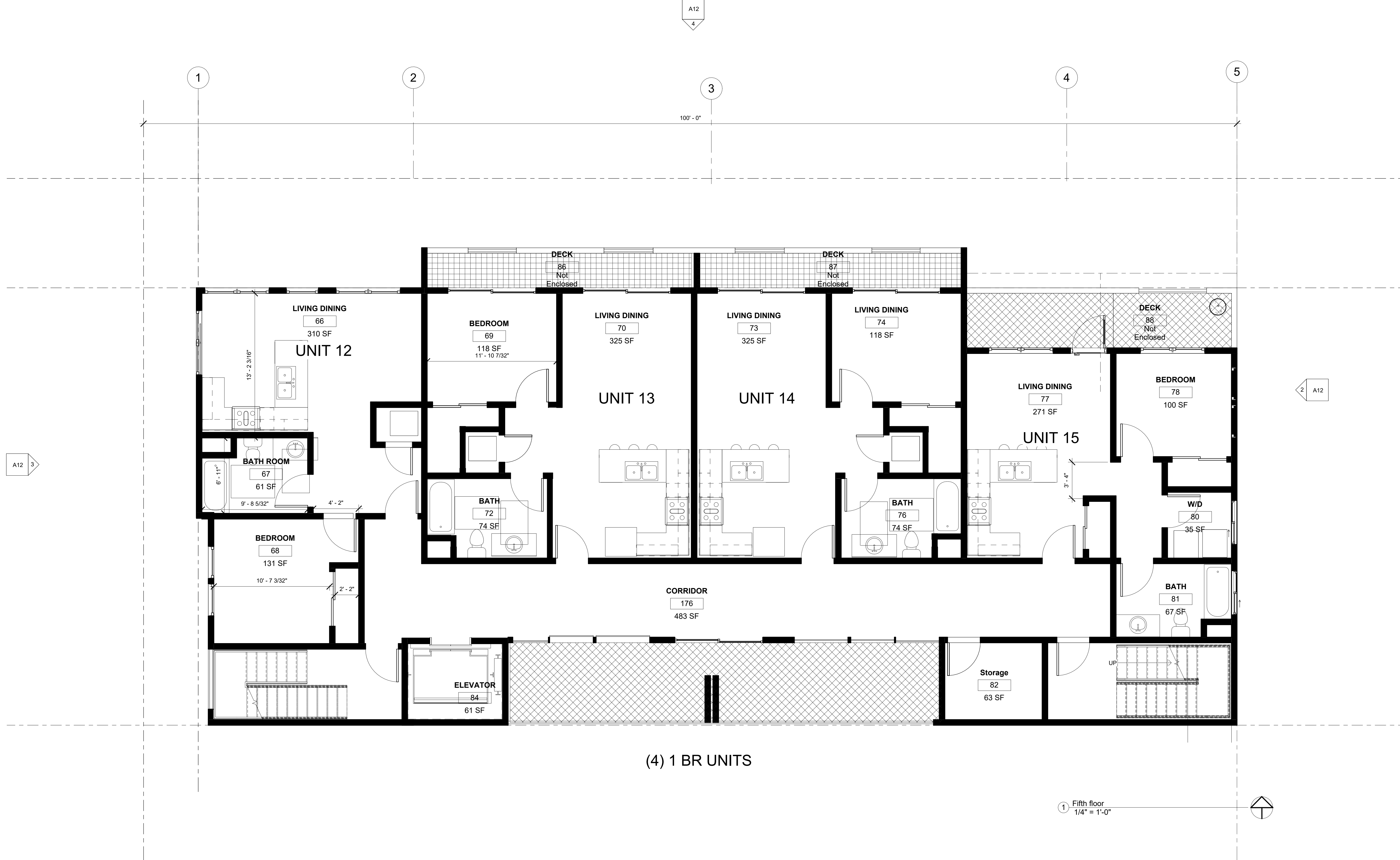
DATE _____
 PROJECT # _____
 REVISIONS _____

Fourth Floor

SHEET:
A4

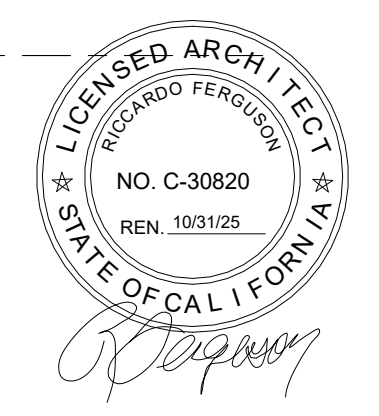


1002 South Tremont Street
MIXED USE
 OCEANSIDE, CALIFORNIA



(4) 1 BR UNITS

1 Fifth floor
 1/4" = 1'-0"



DATE _____
 PROJECT # _____
 REVISIONS _____

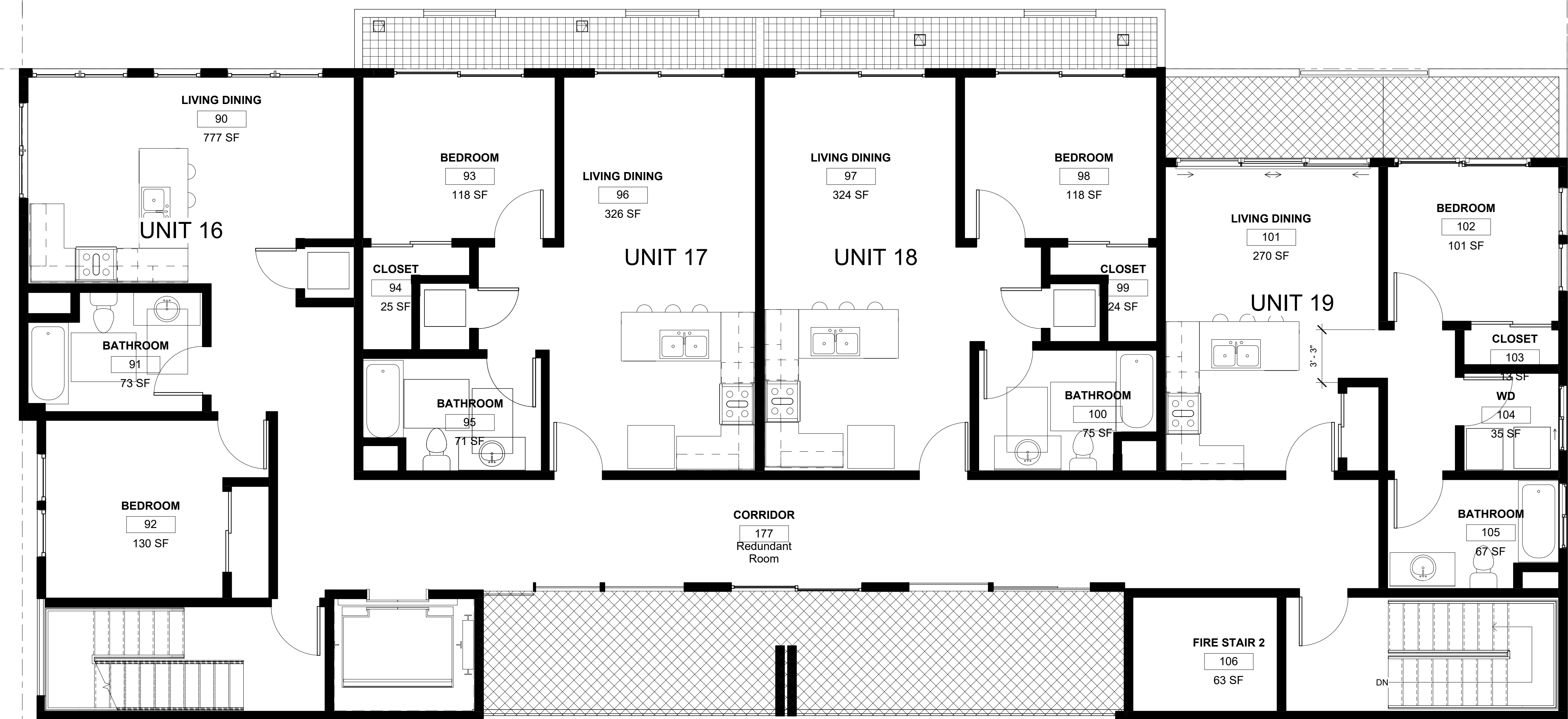
Fifth Floor

SHEET:
A5

1002 South Tremont Street
MIXED USE
 OCEANSIDE, CALIFORNIA

1 2 3 4 5

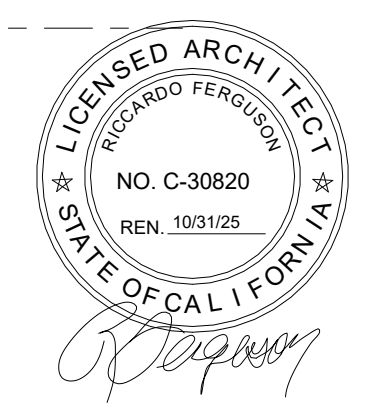
100'-0"



50'-0"

(4) 1 BR UNITS

① Sixth floor
 1/4" = 1'-0"



DATE _____
 PROJECT # _____
 REVISIONS _____

Sixth Floor

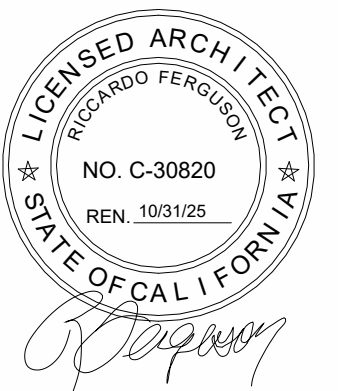
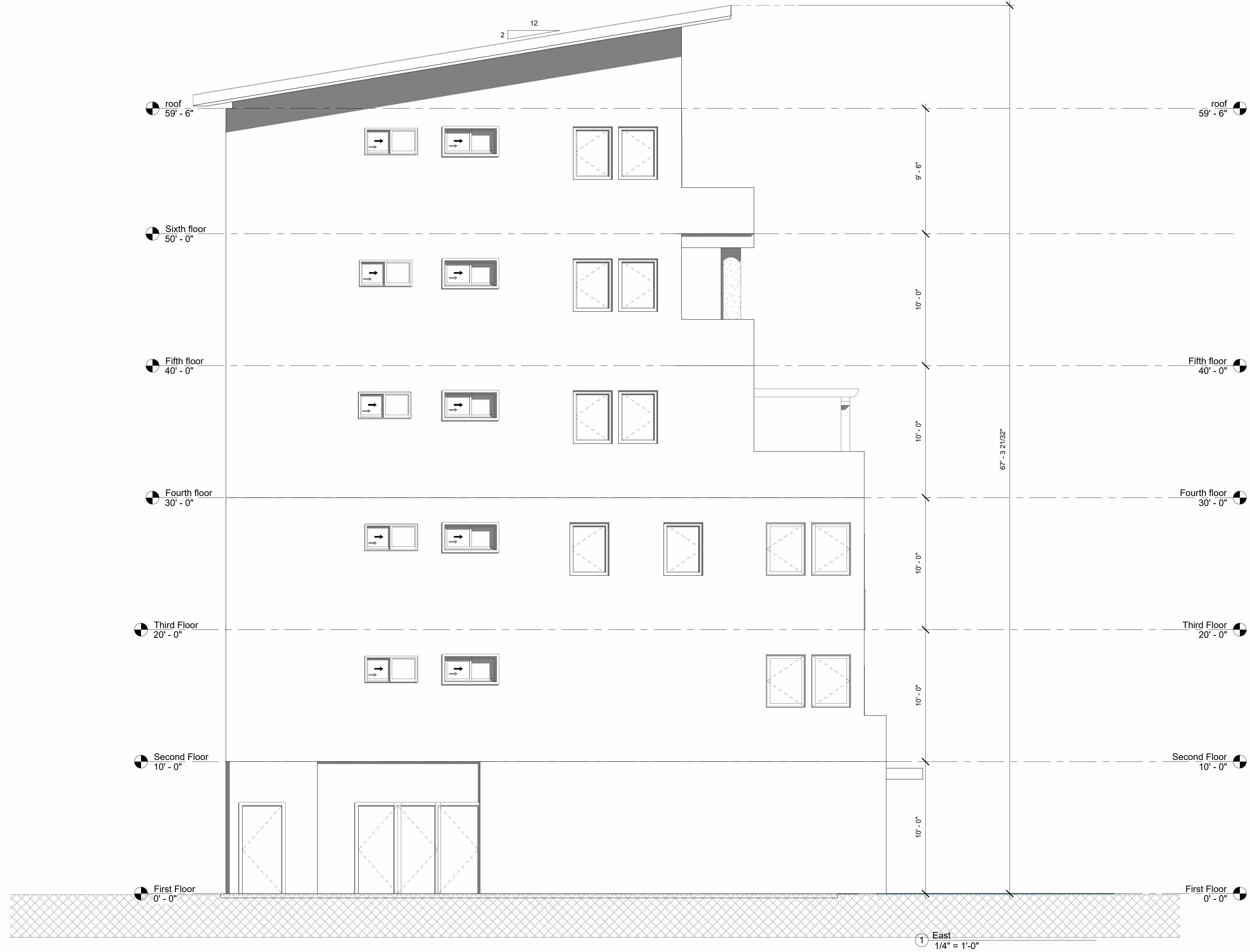
SHEET:

A6



MAA Architects
 Riccardo Ferguson Architect
 3133 Tilden Ave. Cl. 3 Suite 109
 Colton, CA 92010
 c: 760-845-8278

1002 South Tremont Street
 MIXED USE
 OCEANSIDE, CALIFORNIA



DATE _____
 PROJECT # _____
 REVISIONS _____

ELEVATIONS

SHEET:

A11

1002 South Tremont Street
MIXED USE
 OCEANSIDE, CALIFORNIA



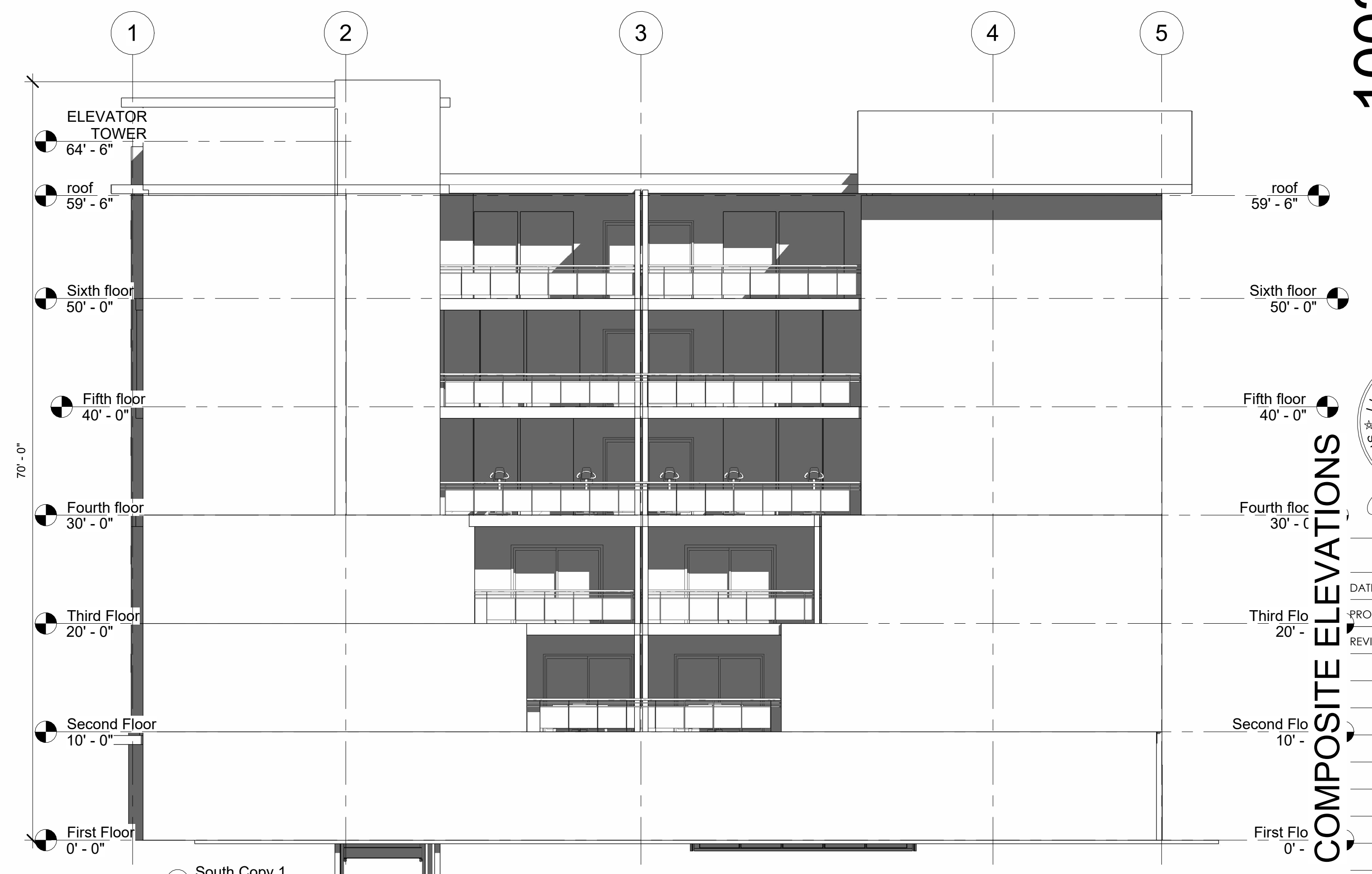
2 East Copy 1
 1/8" = 1'-0"



4 North Copy 1
 1/8" = 1'-0"



3 West Copy 1
 1/8" = 1'-0"



1 South Copy 1
 1/8" = 1'-0"

COMPOSITE ELEVATIONS

DATE _____
 PROJECT # _____
 REVISIONS _____

SHEET:



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ENCUMBRANCES:
NO ENCUMBRANCES WERE LISTED PER A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED MAY 17, 2022 AS ORDER NO. 79722004705

PRELIMINARY GRADING PLAN 1002 S. TREMONT STREET, APN 152-011-21

GRADING SHOWS HEREBY IS CONCEPTUAL ONLY. FINAL GRADING PLANS WILL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.

PREPARED FOR: D/S TREMONT DEV LLC
14064 RIDGE CANYON ROAD
VALLEY CENTER, CA 92082

SITE ADDRESS: 1002 S. TREMONT STREET
OCEANSIDE, CA 92054

APN: 152-011-21

BRIEF LEGAL DESCRIPTION:
LOT 24, BLOCK 3, MAP NO. 163

BENCHMARK:
ELEVATIONS ARE ALL RELATIVE TO CITY OF OCEANSIDE CONTROL NETWORK BENCHMARK #1007 PER R.O.S. NO. 21787

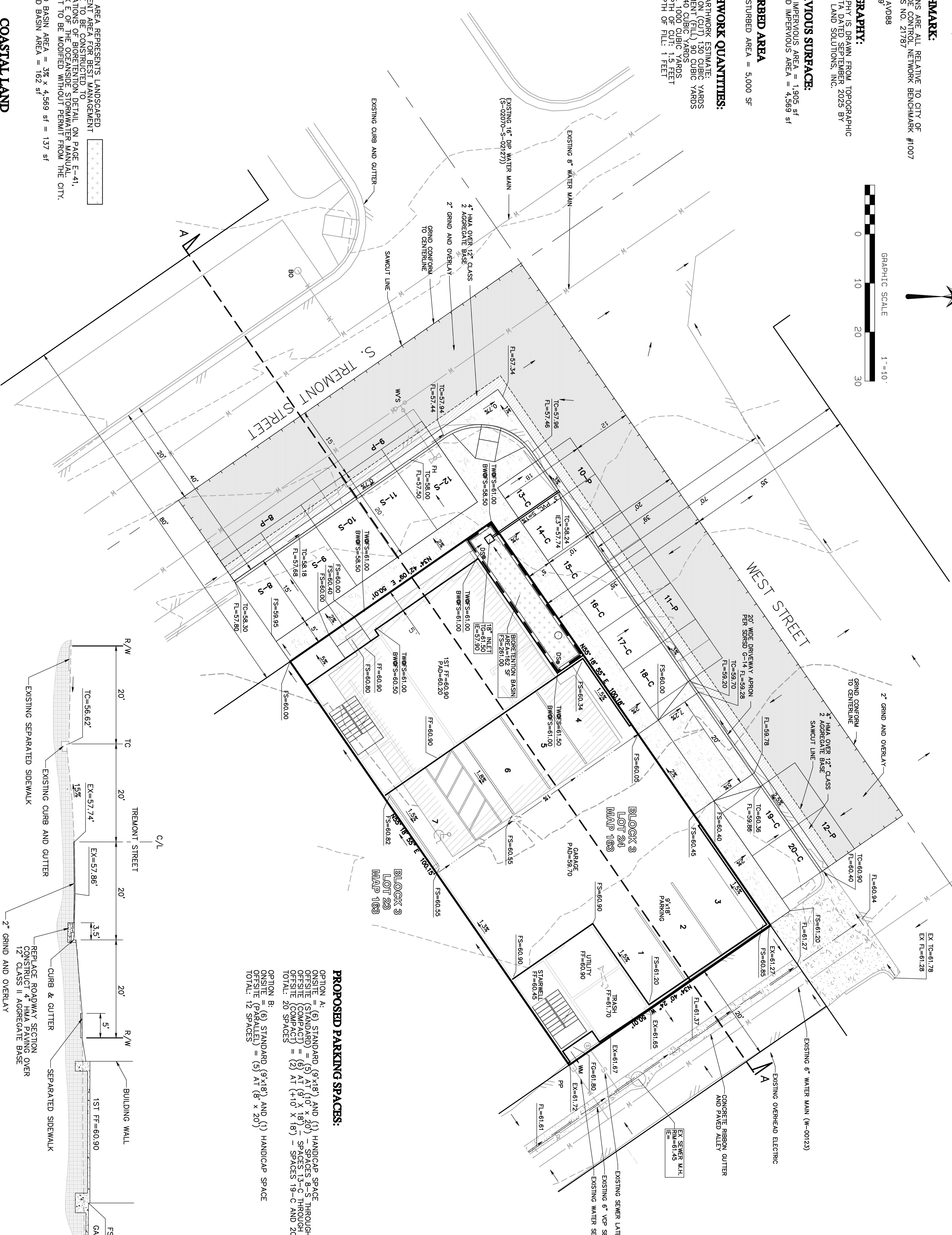
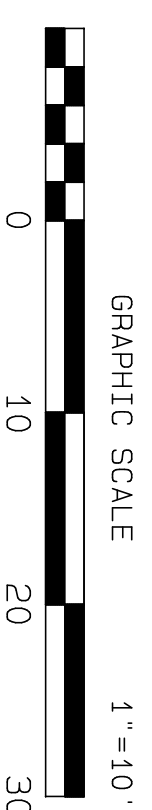
DATUM NAVD88
E.L.=82.69

TOPOGRAPHY:
TOPOGRAPHY IS DRAWN FROM TOPOGRAPHIC FIELD DATA DATED SEPTEMBER 2025 BY COASTAL LAND SOLUTIONS, INC.

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS AREA = 1,905 sf
PROPOSED IMPERVIOUS AREA = 4,569 sf

DISTURBED AREA
TOTAL DISTURBED AREA = 5,000 SF

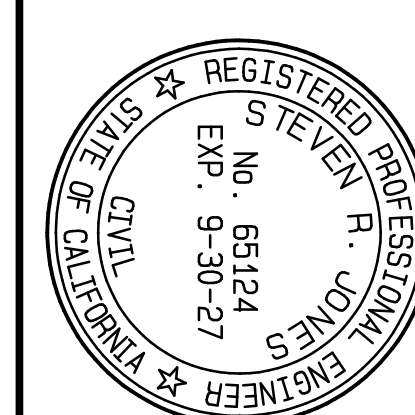
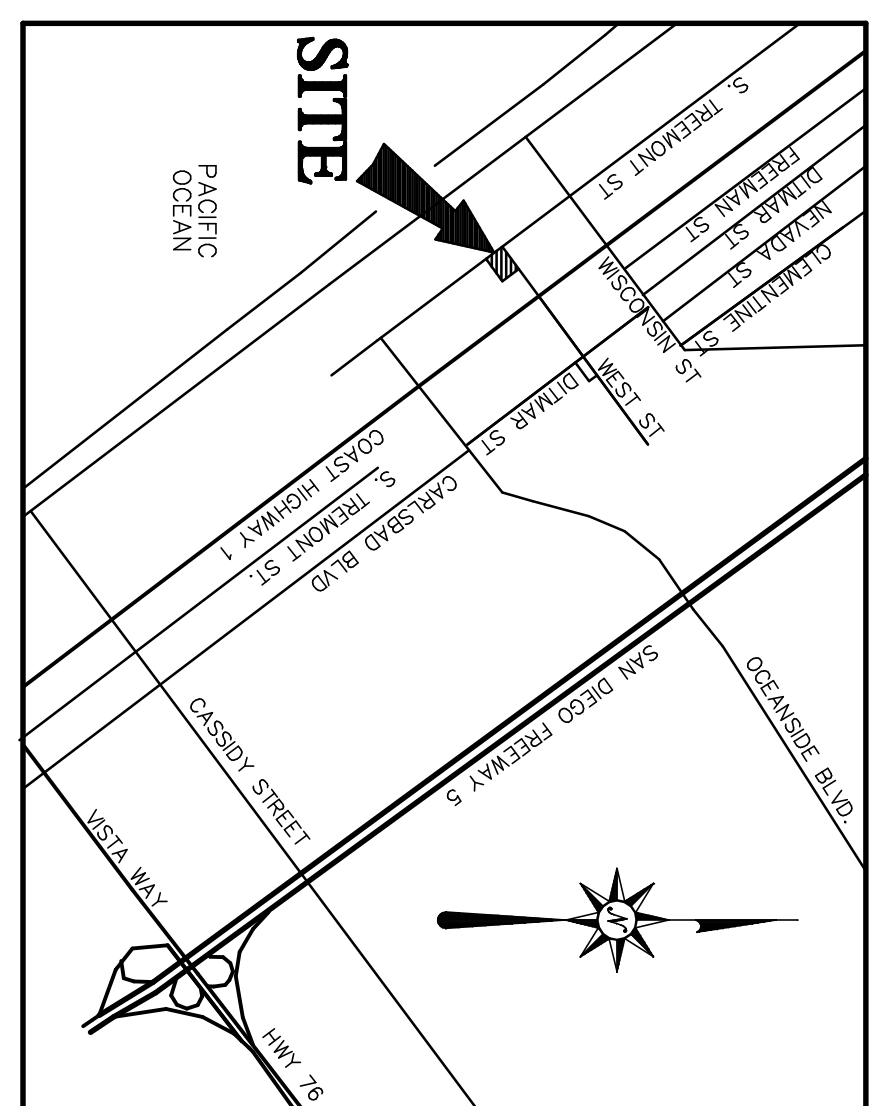
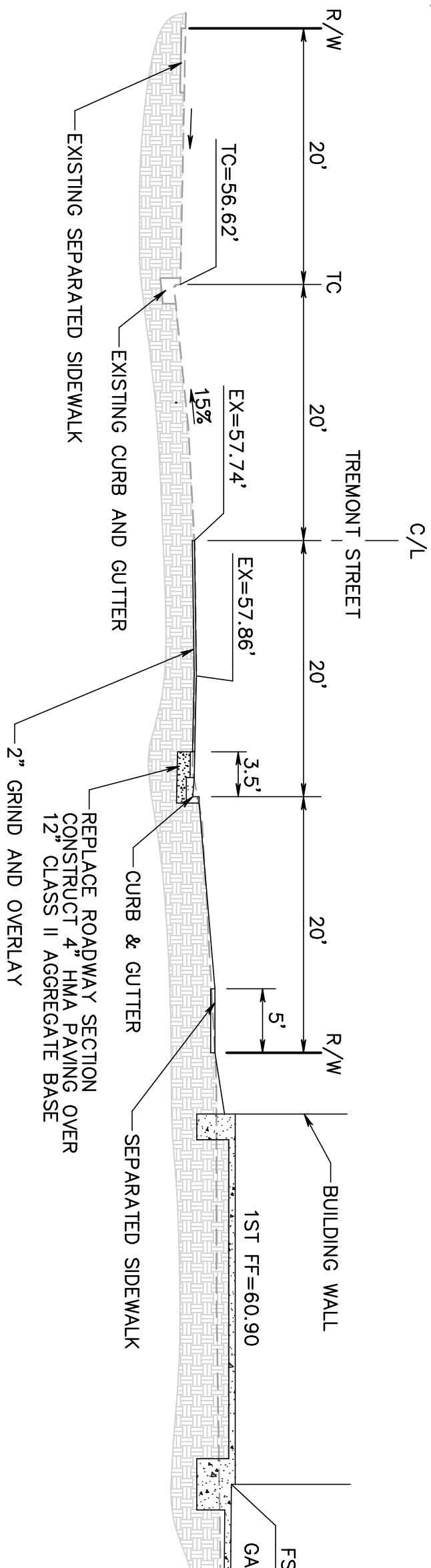
EARTHWORK QUANTITIES:
TOTAL EARTHWORK ESTIMATE:
EXCAVATION (CUT) 150 CUBIC YARDS
EMBANKMENT (FILL) 90 CUBIC YARDS
EXPORT 40 CUBIC YARDS
REMOVAL 100 CUBIC YARDS
NEW/REPLACEMENT CURB 1 FEET
MAX. DEPTH OF FILL: 1 FEET



PROPOSED PARKING SPACES:

OPTION A:
ON-SITE = (6) STANDARD (9'x18') AND (1) HANDICAP SPACE
OFF-SITE (STANDARD) = (5) AT (10' x 20') - SPACES 8-S THROUGH 12-S
OFF-SITE (COMPACT) = (6) AT (9' x 18') - SPACES 13-C THROUGH 18-C
OFF-SITE (COMPACT) = (2) AT (+10' x 18') - SPACES 19-C AND 20-C
TOTAL: 20 SPACES

OPTION B:
ON-SITE = (6) STANDARD (9'x18') AND (1) HANDICAP SPACE
OFF-SITE (PARALLEL) = (5) AT (8' x 20')
TOTAL: 12 SPACES



SHEET 1		GITY OF OCEANSIDE ENGINEERING DIVISION	
MINOR GRADING PLAN FOR:		SHEETS 1	
1002 S. TREMONT STREET PRELIMINARY GRADING PLAN			
APPROVED		DATE:	
City Engineer: Brian K. Thomas PE 60907	ENGINEERING OF WORK: PRELIMINARY 0-23-25	Reviewed By: XXX	PLAN NUMBER
STEVEN R. JONES P.E. 65124 DATE			

CLS
COASTAL LAND SOLUTIONS, INC.
191 CALLE WASHINGTON, SUITE 270
OCEANSIDE, CA 92054
PH (760) 230-0623
CLSH2008B

ITEM 2





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

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

2nd choice date: 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:

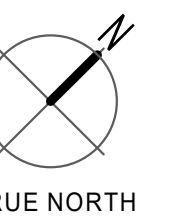
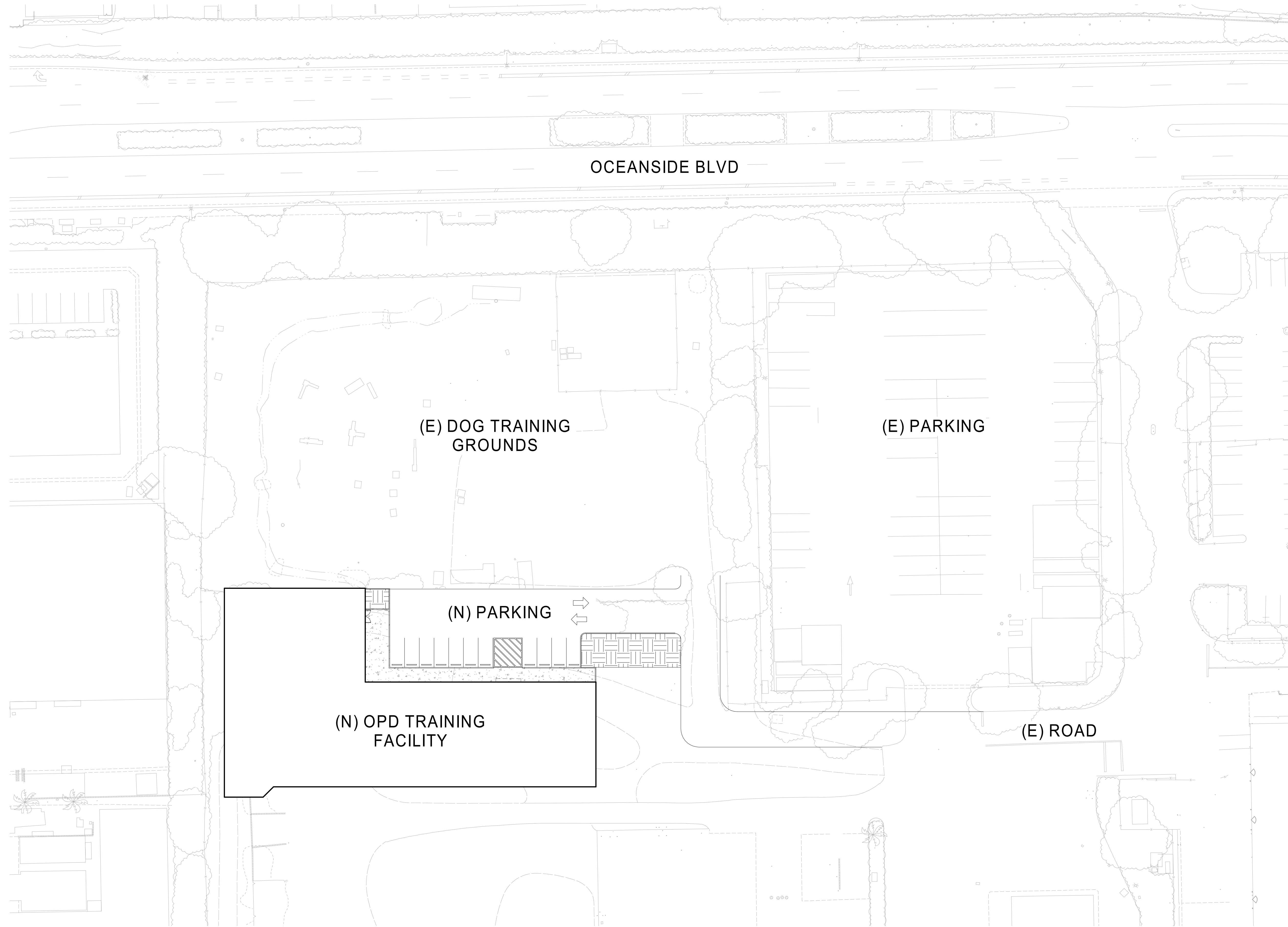
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner:



OCEANSIDE POLICE DEPARTMENT - TRAINING FACILITY

4925 Oceanside Blvd
Oceanside, CA 92056

Developed for
CITY OF OCEANSIDE DEVELOPERS CONFERENCE

Job Number	3022030
Scale	1" = 30'-0"

SITE PLAN

S1

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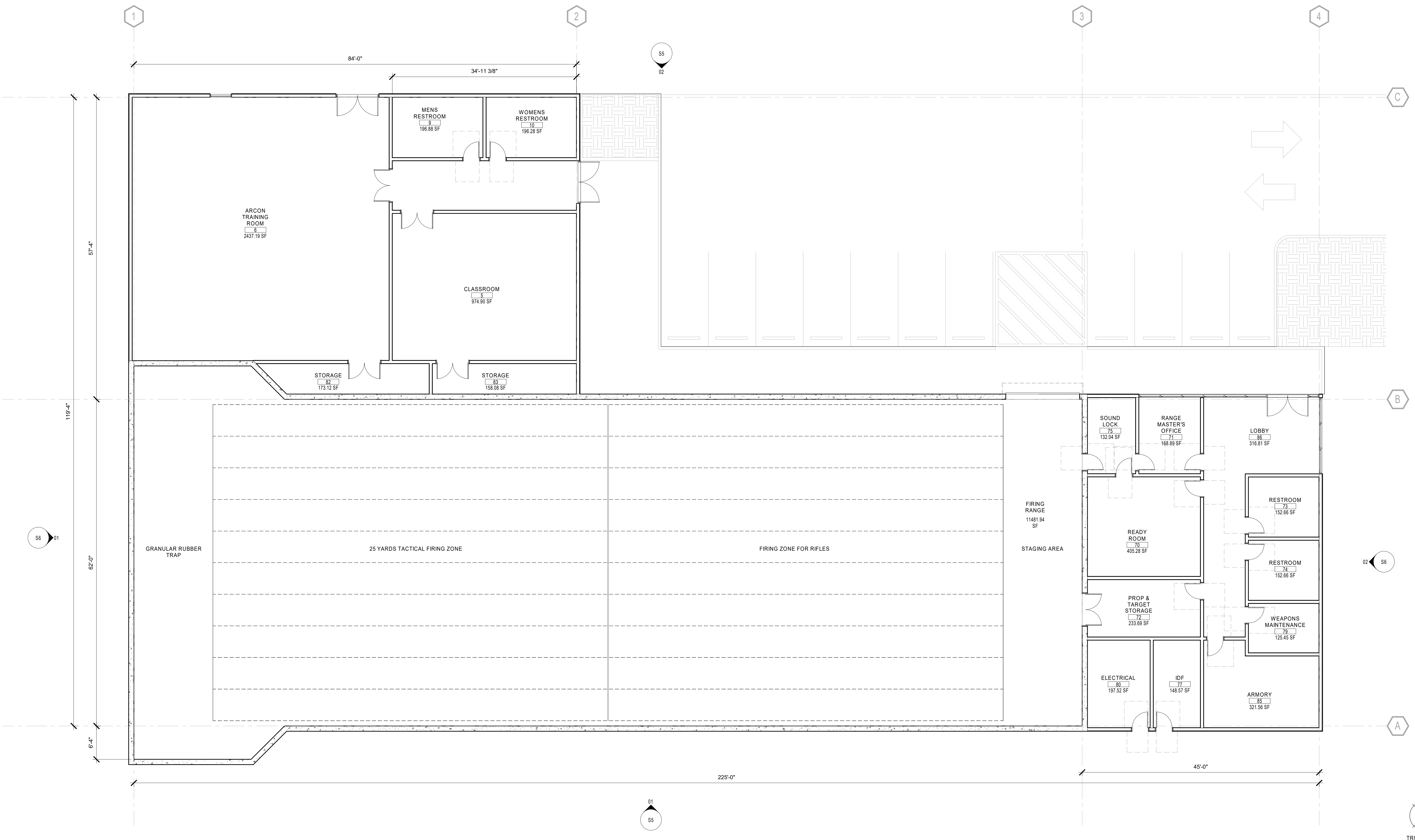
ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

LPADesignStudios.com

5301 California Avenue, Suite 100
Irvine, California 92617





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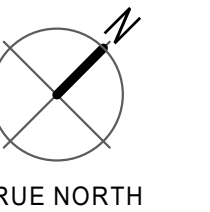
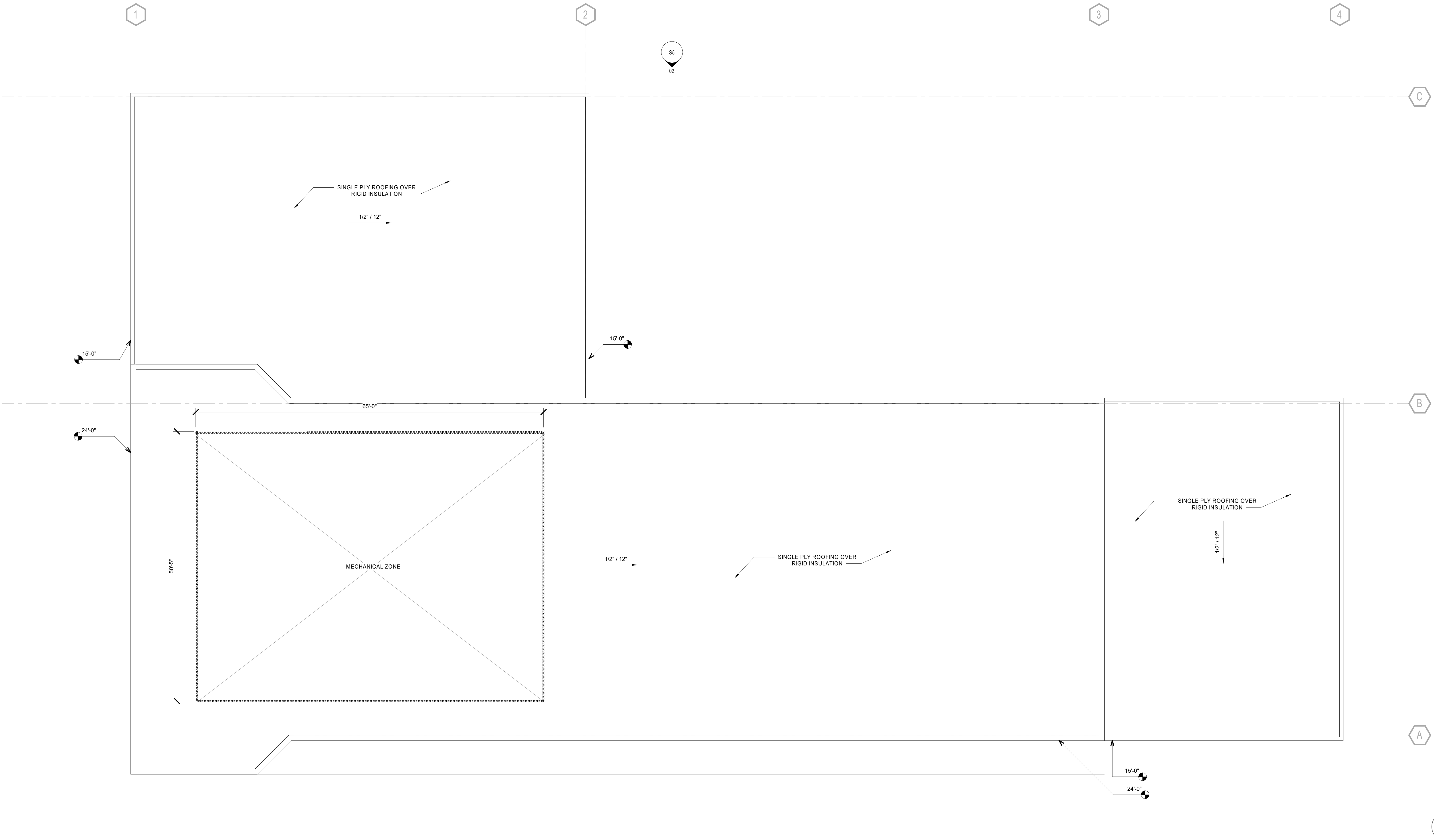
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Scale	1/8" = 1'-0"

FLOOR PLAN



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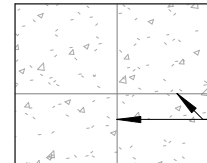
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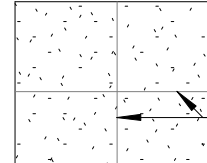
ROOF PLAN




LEGEND

- 

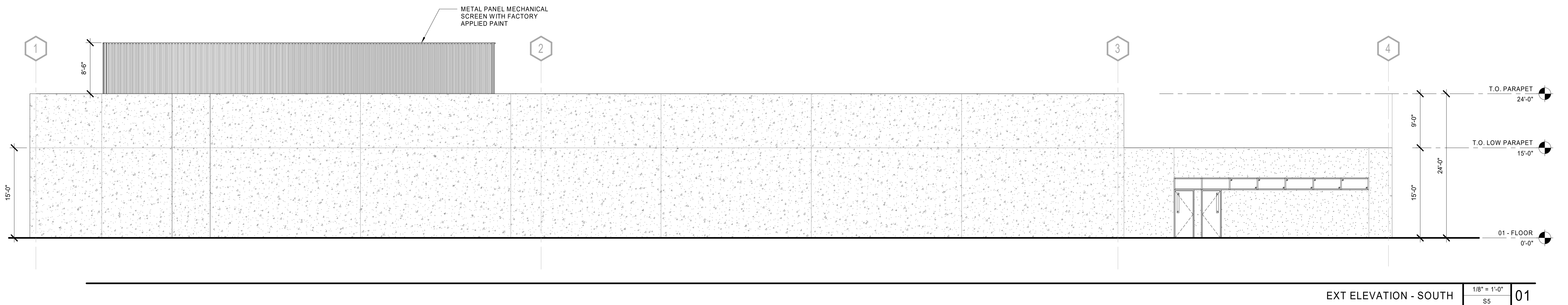
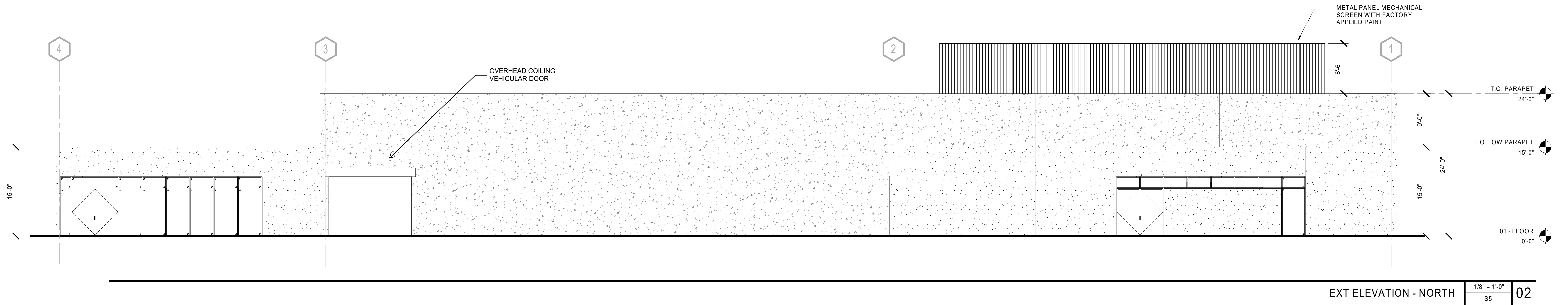
 TILT-UP CONCRETE PANEL WITH INTEGRAL COLOR
 DENOTES PANEL JOINT

- 

 EXTERIOR PLASTER
 DENOTES REVEAL

- 

 1" INSULATED GLAZING UNIT



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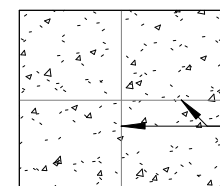
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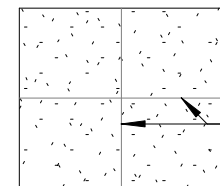
Job Number	3022030
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS


LEGEND

- 

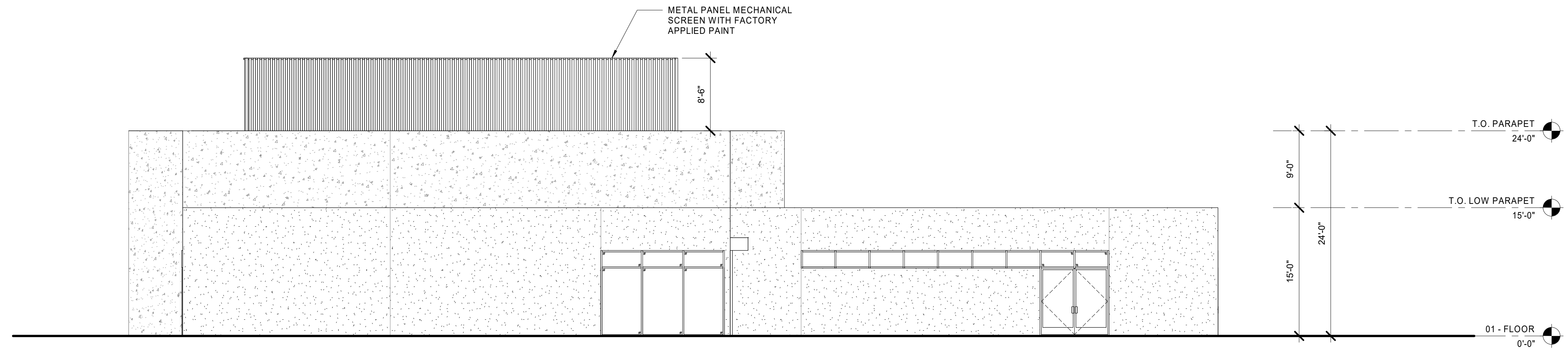
 TILT-UP CONCRETE PANEL WITH INTEGRAL COLOR
 DENOTES PANEL JOINT

- 

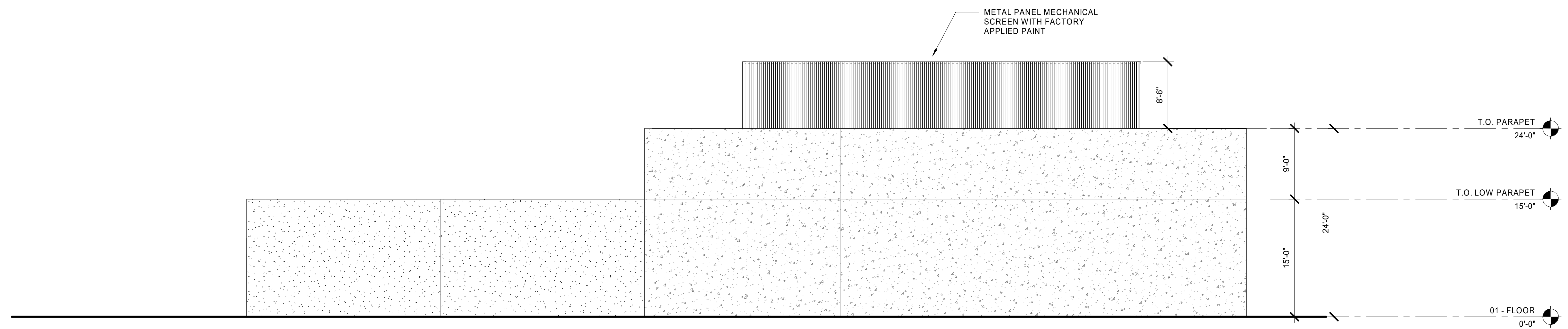
 EXTERIOR PLASTER
 DENOTES REVEAL

- 

 1" INSULATED GLAZING UNIT



EXT ELEVATION - EAST 1/8" = 1'-0"
S6 02



EXT ELEVATION - WEST 1/8" = 1'-0"
S6 01

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EXTERIOR ELEVATIONS



IRVINE • SACRAMENTO • SAN DIEGO • SAN JOSE • AUSTIN • DALLAS • SAN ANTONIO



VICINITY MAP



REGIONAL MAP

October 23, 2025

**CITY OF OCEANSIDE
PLANNING DIVISION**
City Hall South Building, 1st Floor
300 North Coast Highway
Oceanside, CA 92054

**Re: Oceanside Pd Training Facility
LPA Project No. 30220.30**

Dear Shannon Vitale:

Please find enclosed the conceptual site plan, floor plan, roof plan, and elevations for a new Training Facility for The Oceanside Police Department.

The proposed project contains about 15,000 SF of program, including an Arrested Control Training Room (ARCON) and classroom, as well as a 50-yard Training Range with support space including a Ready Room, Armory, Weapons Maintenance room, and storage. Site work will include new parking for the facility and associated utilities.

**Project Address: 4925 Oceanside Blvd, Oceanside, CA 92056
APN: 16150107000**

Sincerely,

Mia Fietze
Senior Project Manager
LPA, Inc.

cc: