



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, December 17, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposing the subdivision into multiple parcels and new construction of four 1,600 sf three-story dwelling units, for a total of four residential units on a vacant 7,561 sf lot located at 0000 Saratoga Ave. Project being pursued under CA SB 1123

Project Number: ADM25-00068

Assessor Parcel Number(s): 148-320-07-00

Contact Person: David Loseke

Email: davidloseke@gmail.com

Zoning: RS

Land Use: SFD-R

Neighborhood Area: Loma Alta

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposing to construct a two-story single-family residence and site improvements (e.g. hardscape, landscape, fences, etc.) on a vacant .183 acre site located at 74 St Malo Beach.

Project Number: ADM25-00070

Assessor Parcel Number(s): 155-102-37-00

Contact Person: John Sneed

Email: jsneed@bokalandsneed.com

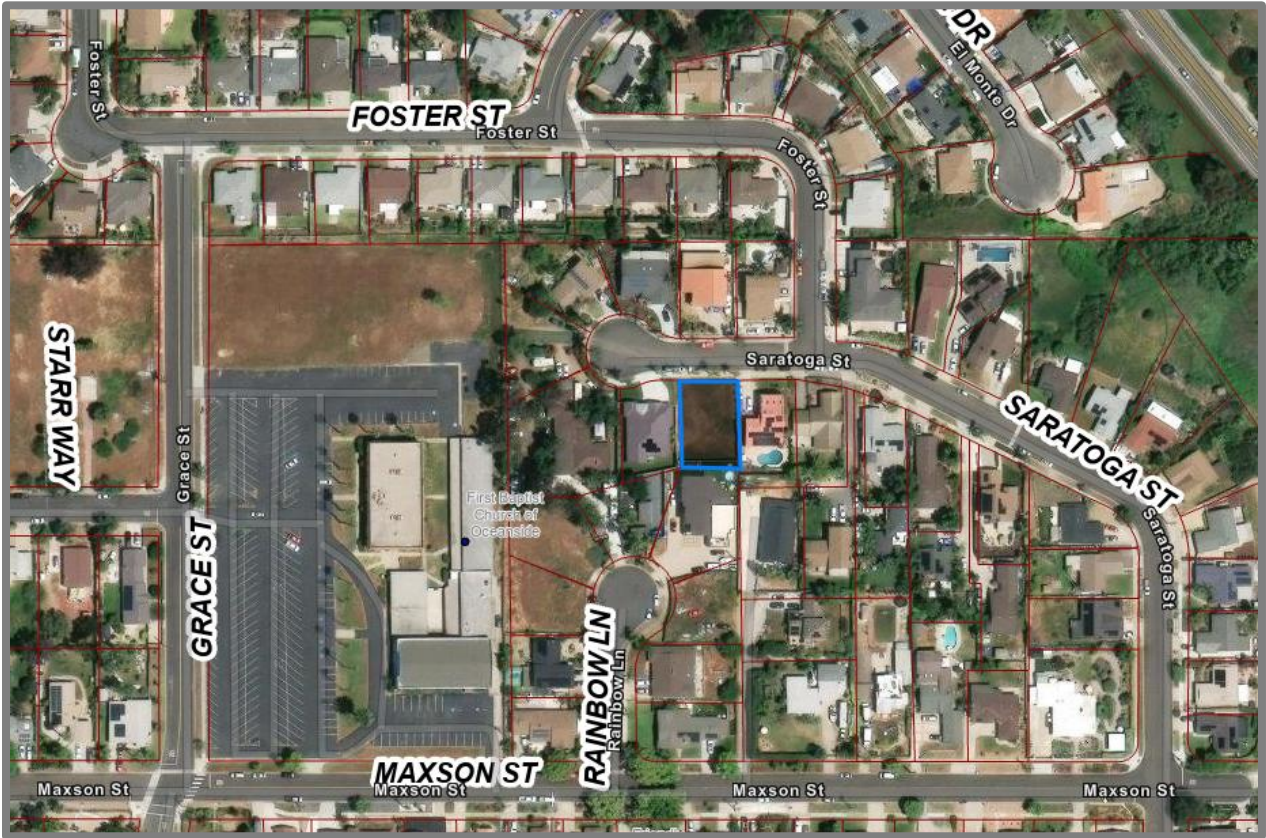
Zoning: R1,O

Land Use: C-RL

Neighborhood Area: South Oceanside

** 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: 0 Saratoga, Oceanside, CA 92054

Assessor's Parcel Number: 1483200700 Lot Area (acres or SF): 7,561

Existing Use: vacant parcel

Brief Description of Proposal:
Build four townhomes for rent and/or sale

Property Owner & Applicant Information

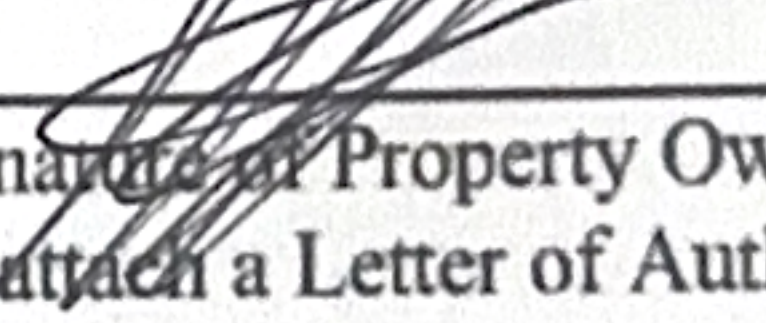
Owner Name: RIINA CAVALLCANTE

Phone Number & E-Mail Address: 619-481-7738 RIINAJAR@GMAIL.COM

Applicant Name: David Loseke

Phone Number & E-Mail Address: 619-318-9191 davidloseke@gmail.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)

1st choice date: 12/3/25 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: December 17, 2025 Time: 09:30 AM

Assigned Project Planner: Lydia Grego

Project Description Letter

0000 Saratoga Ave (Parcel Number: 1483200700)

The buyer of 0000 Saratoga Avenue (vacant lot) proposes the subdivision into multiple parcels and new construction of four 1,600 square foot three-story dwelling units, for a total of four residential units. The total building height would be approximately 35 feet.

The project is being pursued under California Senate Bill 1123, with subdivision of the vacant lot designated local zoning RS (Single-Family Residential). The proposed development will meet the RS zone's height limit ($\leq 36'$) while utilizing SB 1123 for ministerial consideration of setbacks and development density. All applicable SB 1123 development standards, Oceanside's adopted objective design standards, and building, fire, and engineering codes & requirements will be met.

A combination of a two-car and single-car garages will be provided for a total of six on-site spaces. The property is not within a walkable path of less than 0.5 miles to a qualifying major transit stop, and will provide one off-street parking space per unit.

The existing parcel is not in the housing element, has not been tenant-occupied within the last five years, and is not subject to rent control. As such, the required density will be at least 66% of the greater of (a) maximum local density or (b) default density of Gov. Code §65583.2(c)(3)(B).

The new development will provide small-scale infill housing consistent with state housing goals and local neighborhood character. Roof decks, if included, will comply with the City's height measurement standards.

Exhibits here within for demonstration and consideration include:

- Location & Vicinity of streets & neighborhood
- Conceptual Site Plan with Subdivision
- Conceptual Unit Floor Plans
- Conceptual Elevation

12.04.2025



Project Description Letter

0000 Saratoga Ave (Parcel Number: 1483200700)

Project Data Table

Item	City of Oceanside	SB 1123
Parcel Size	7,595 sq. ft. (0.174 ac)	--
Base Zoning	RS Single Family Residential	Single Family - Vacant
Base Height Limit	36'	n/a
Lot Coverage	≤ 45%	cannot preclude units allowed by density
Setbacks - Front	20'	--
Setbacks - Side	7.5'	4'
Setbacks - Rear	15'	4'
Minimum Lot Area	6,000 sq. ft.	1,200 sq. ft.
Max. Potential Density (site area / unit)	1 Unit (6,000 sq. ft. / unit)	6 Units (1,200 sq. ft. / unit)
Minimum Required Density (66% of local zoning)	--	4 Units
Unit Sizes	--	1,750 sq. ft. avg. max. (net habitable)
Parking (off-street)	Two-car garage	1 space per unit

12.04.2025



Project Description Letter

0000 Saratoga Ave (Parcel Number: 1483200700)

SB 1123 Implementation

The purpose of this memorandum is to outline how California Senate Bill 1123 applies to the subject parcel, to identify which Oceanside zoning standards remain in effect, and which are preempted by SB 1123 for a multi-unit residential project on an RS-zoned vacant lot.

SB 1123 **does not** impact City of Oceanside standards for:

- Building Code Standards, including Building Code, structural, Fire access, and life safety
- Building height limit adjacent to single-family residential development
- Design manual standards (where not physically precluding development)
- Easement and Utility constraints
- Impact fees

SB 1123 **does** impact City of Oceanside standards for:

- Allowable dwelling unit typologies
- Off-street Parking Requirement
- Minimum requirement of lot size, width, depth, or dimensions of individual parcels
- Setbacks, lot coverage, and parking shall not physically preclude the development of a project built to specified densities
- Minimum requirement for frontage of individual parcel
- Maximum allowable residential density
- Ministerial approval without Review board or Planning Commission

Items for Discussion

- Setbacks under SB 1123 (min for rear, side, front).
- Subdivision parcel map
- Addition of second driveway Curb Cut, following Subdivision
- Minimum allowable separation between units
- Individual water meters for each unit
- Confirm height measurement, given grade across site
- Roof deck requirements and maximum height
- On-site parking requirements under SB 1123
- SDGE Utility Easement, Requesting Variance

12.04.2025



Dec 04, 2025

© 2025 Cedar Build Inc.

0000 Saratoga Ave

Parcel Number: 1483200700

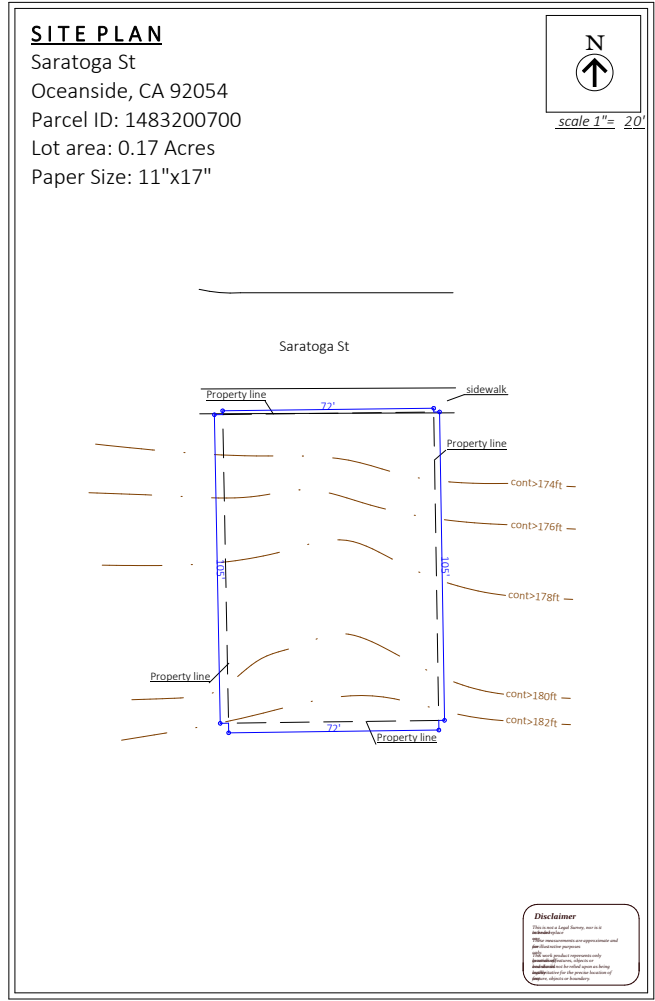
SB 1123 Implementation

Prepared for

Developer's Conference

Confidential.





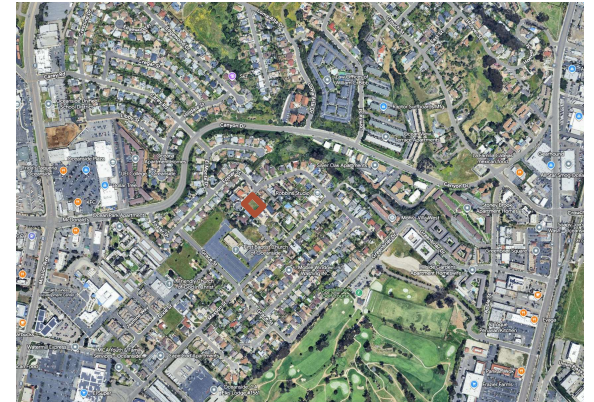


Immediate neighborhood context

Site Context
0000 Saratoga Ave (Parcel Number: 1483200700)



Street view of parcel



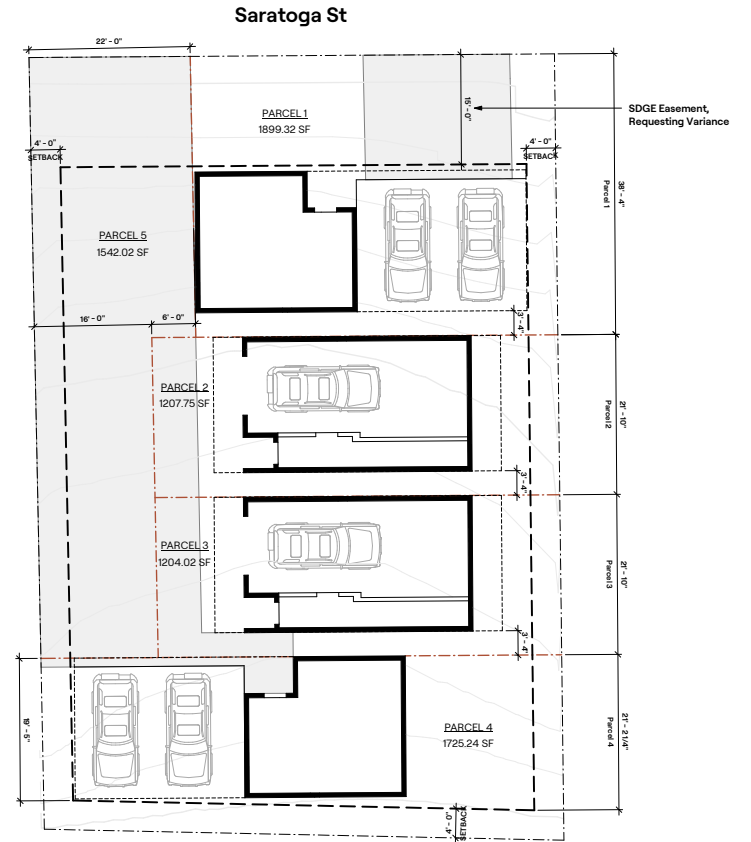
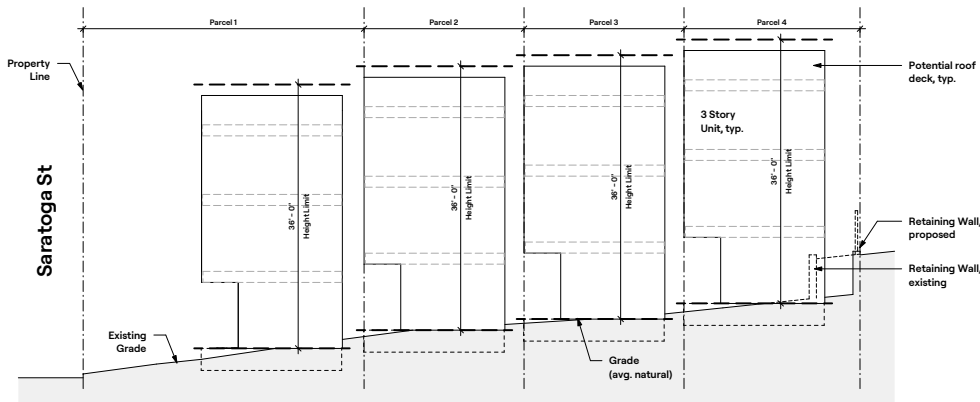
Broad neighborhood context

0000 Saratoga

Location: Oceanside, CA
 Zoning: RS (Single Family Residential)
 Entitlement Path: SB 1123 (vacant Single Family)
 Lot Area: 7,595sf

Program:
 Small infill residential project to permit 4 units (3 stories; 1,600sf average)
 with at least one on-site parking each

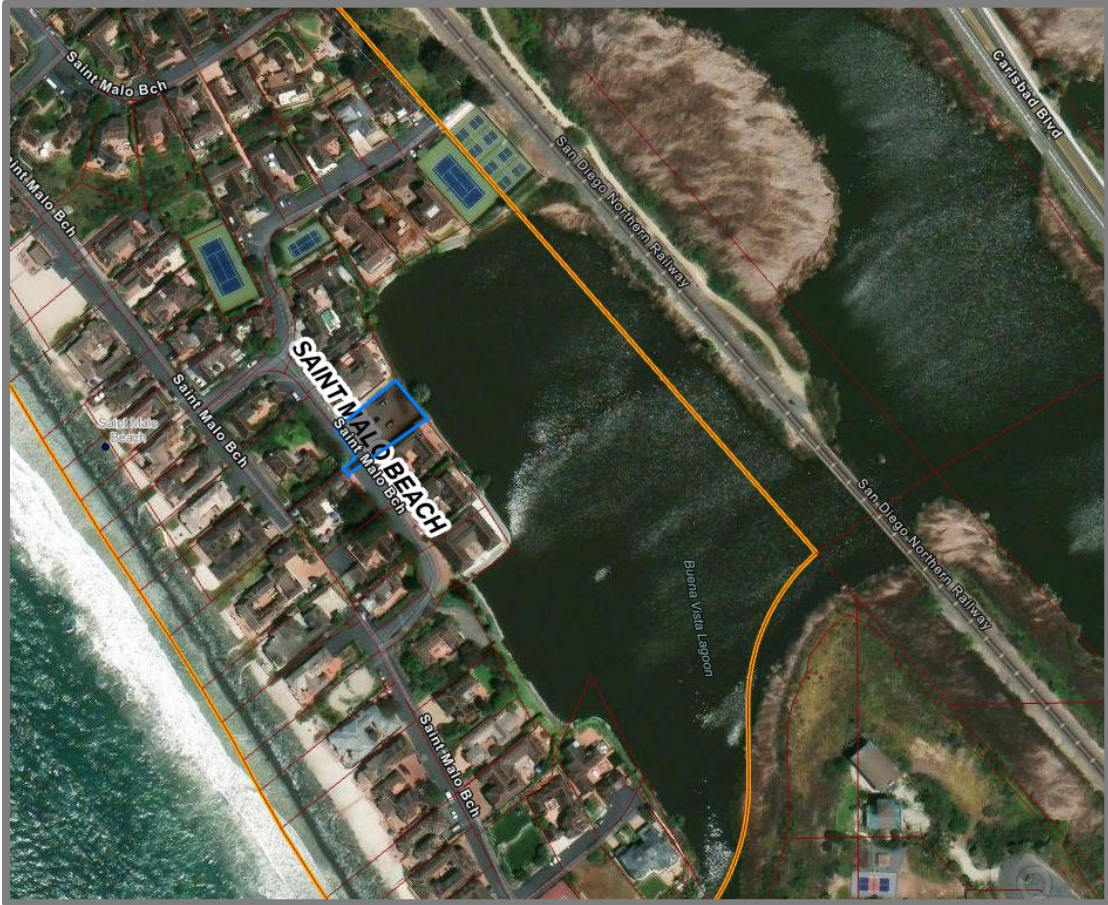
SDGE Easement Variance:
 Current Easement 25'; requesting 15' Variance



Drawing Scale:
 1/8" = 1'-0"

Confidential.

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: 74 Saint Malo Beach

Assessor's Parcel Number: 155-102-37-00

Lot Area (acres or SF): 0.183 acre

Existing Use: Single-family Residential

Brief Description of Proposal:

Construct a two-story single-family residence on a vacant parcel. (CDP)

Property Owner & Applicant Information

Owner Name: Elisabeth A. Hellmann & John R. Montague

Phone Number & E-Mail Address: 619.840.2640 (Elisabeth)

lhrgostanford@gmail.com (Elisabeth)

Applicant Name: Bokal & Sneed Architects

Phone Number & E-Mail Address: 858.481.8244

jsneed@bokalandsneed.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:

John R. Montague
Elisabeth Hellmann

Signature of Property Owner

(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 11/10/25

Time preference:

9:30 am

10:30 am

either

2nd choice date: 11/11/25

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@oceasideca.org:

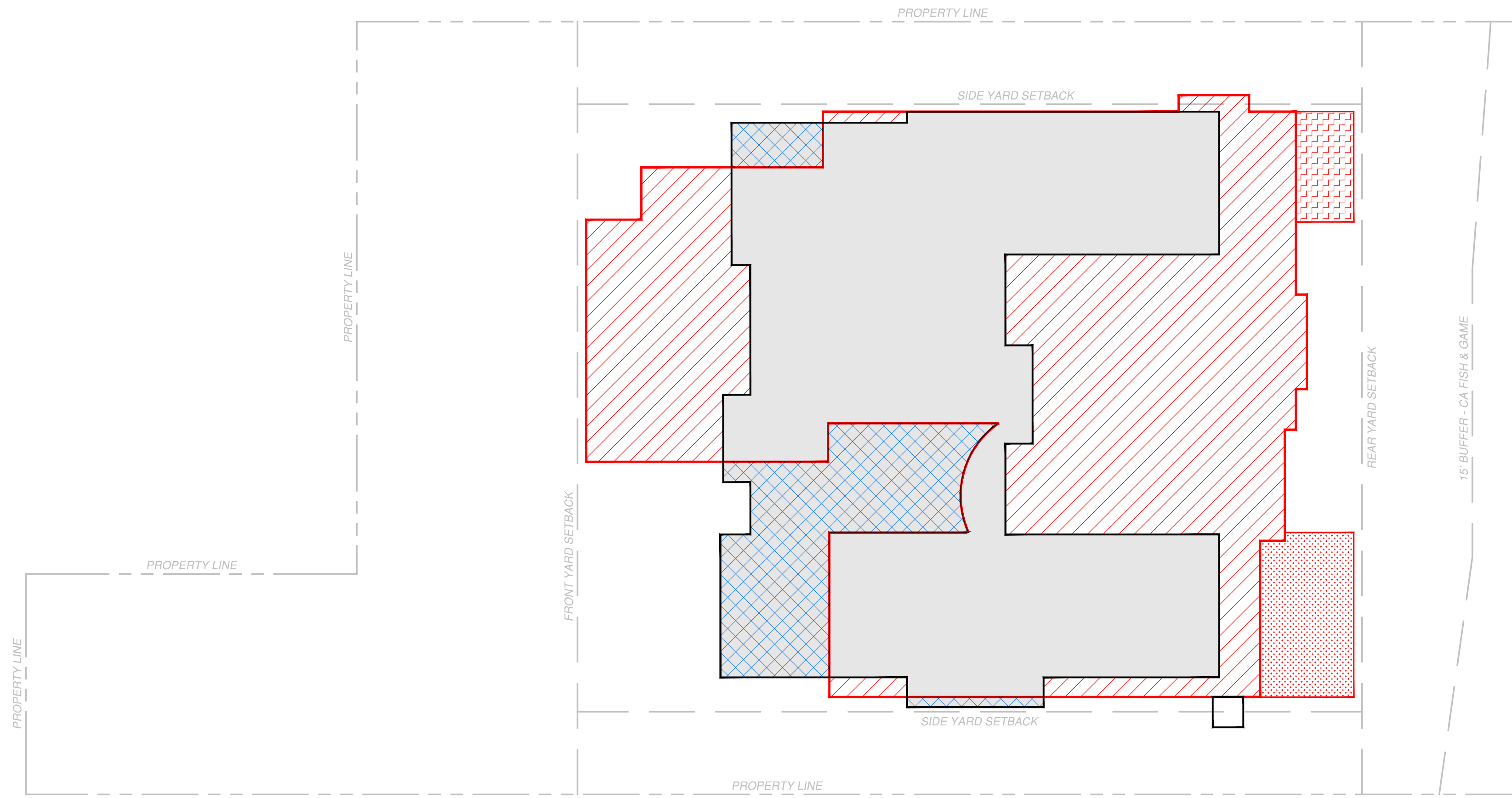
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

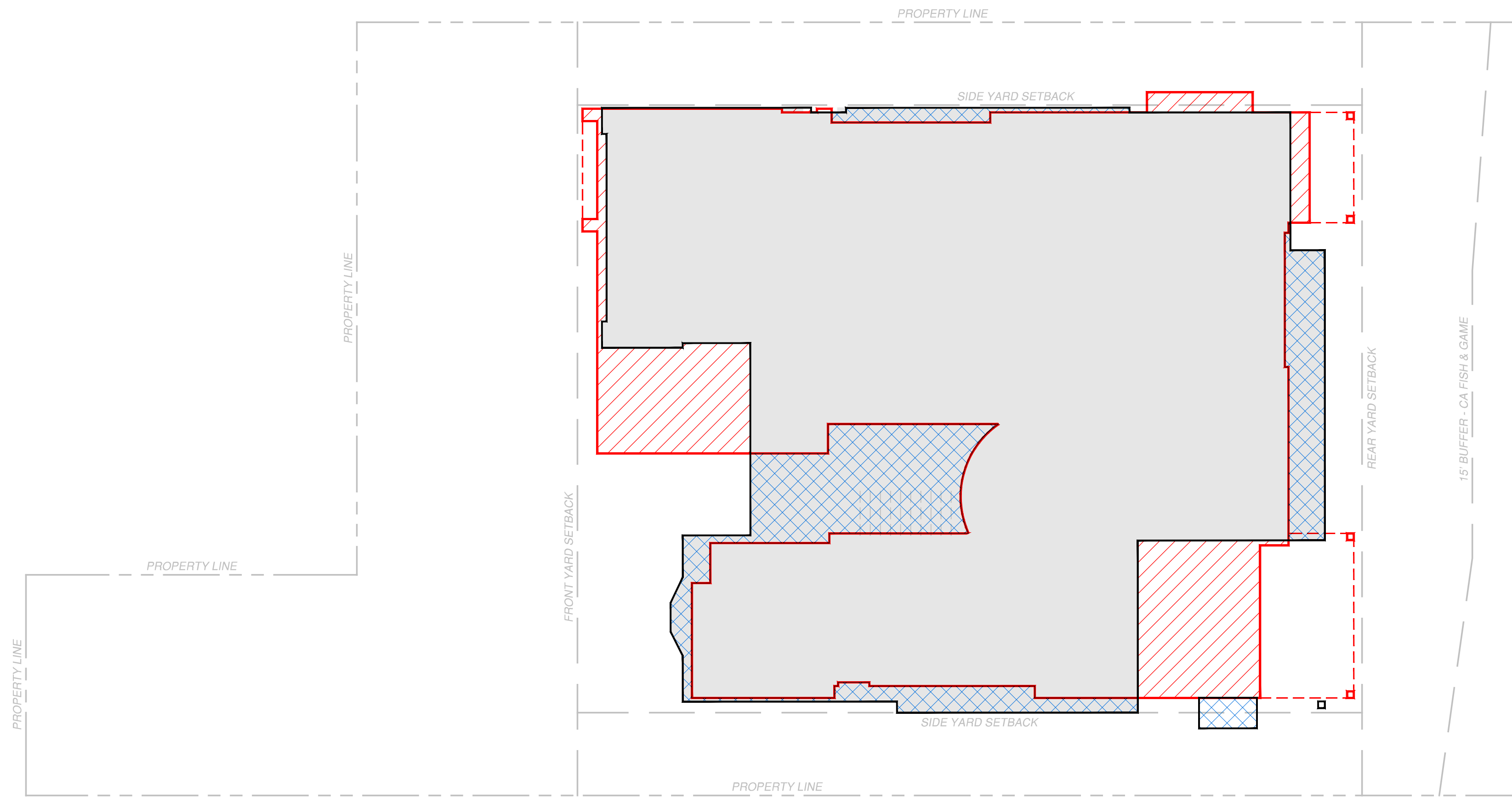
Assigned meeting date: December 17, 2025

Time: 10:30am

Assigned Project Planner: Mario Carbajal


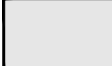


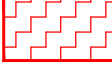

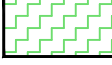


UPPER LEVEL FOOTPRINT COMPARISON
Scale: 1/8"=1'-0"



LOWER LEVEL FOOTPRINT COMPARISON
Scale: 1/8"=1'-0"

LEGEND

-  FOOTPRINT OF APPROVED RESIDENCE (INTERIOR AREA)
-  FOOTPRINT OF PROPOSED RESIDENCE (INTERIOR AREA)
-  APPROVED INTERIOR AREA OUTSIDE OF PROPOSED FOOTPRINT
-  PROPOSED INTERIOR AREA OUTSIDE OF APPROVED FOOTPRINT
-  COVERED EXTERIOR DECK/PATIO AREA OF APPROVED RESIDENCE
-  UNCOVERED EXTERIOR DECK/PATIO AREA OF APPROVED RESIDENCE
-  COVERED EXTERIOR DECK/PATIO AREA OF PROPOSED RESIDENCE

MONTAGUE-HELLMANN RESIDENCE

74 Saint Malo Beach
Oceanside, CA 92054

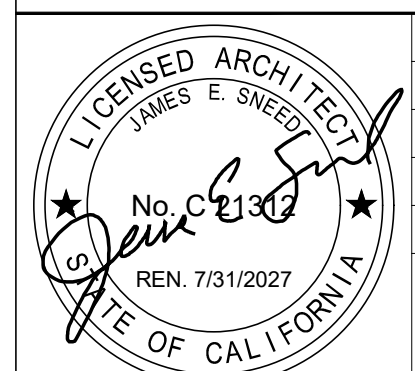
BOKAL & SNEED ARCHITECTS
244 Ninth Street
Del Mar, California 92014
(858) 481-8244
Fax (858) 481-8364

All ideas, designs, and arrangements indicated on these drawings are the property of Bokal & Sneed Architects and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of Bokal & Sneed Architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of Bokal & Sneed Architects.

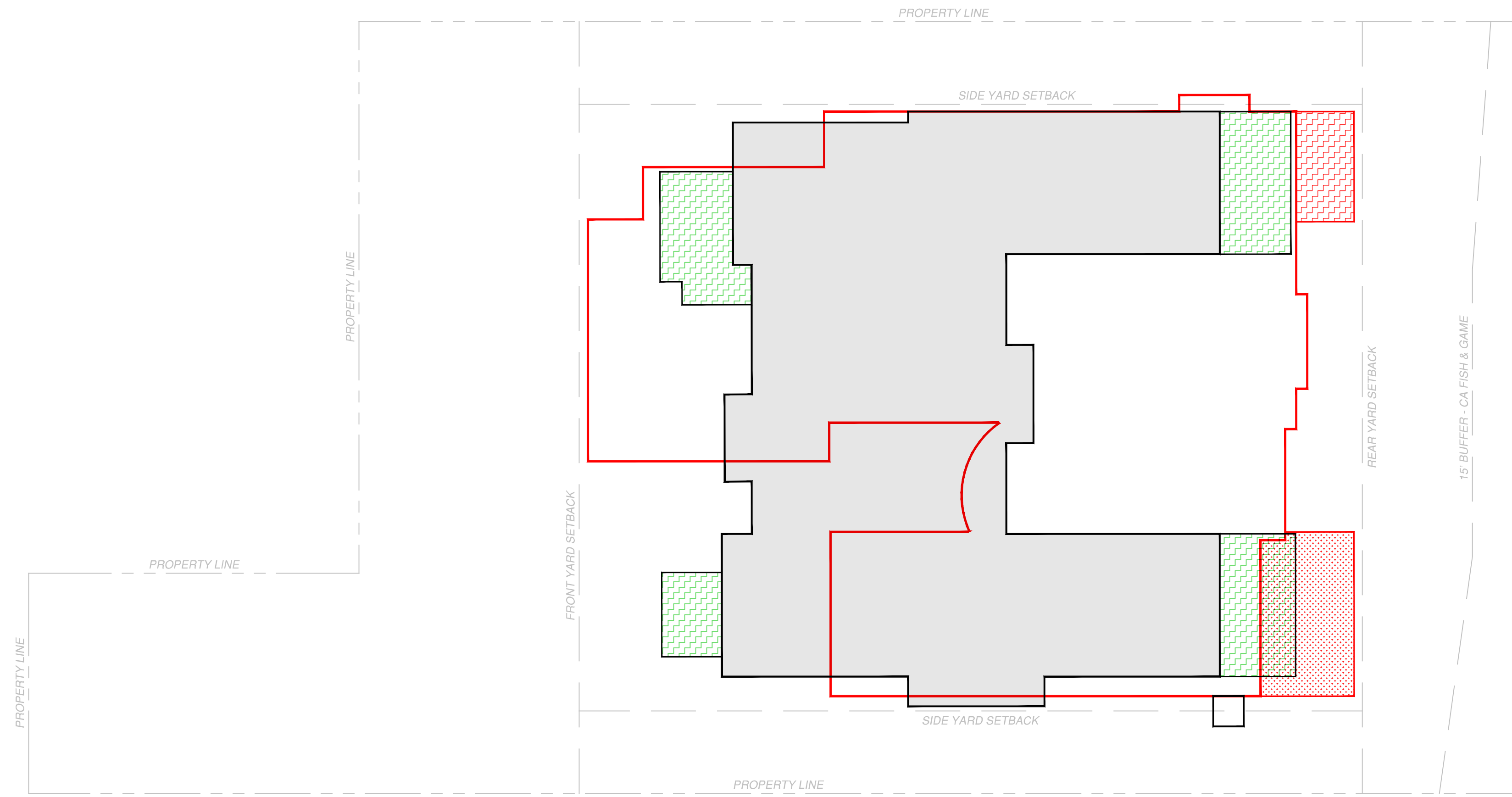
DETERMINATION OF SUBSTANTIAL CONFORMITY

Sheet Title
FOOTPRINT COMPARISON

Scale	NOTED
Date	9-17-25
Drawn	MRN
Checked	JES
Job No.	2501



SC-1.2



UPPER LEVEL PATIO / DECK COMPARISON
Scale: 1/8"=1'-0"



LOWER LEVEL PATIO / DECK COMPARISON
Scale: 1/8"=1'-0"

LEGEND

- FOOTPRINT OF APPROVED RESIDENCE (INTERIOR AREA)
- FOOTPRINT OF PROPOSED RESIDENCE (INTERIOR AREA)
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MONTAGUE-HELLMANN RESIDENCE

74 Saint Malo Beach
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BOKAL & SNEED ARCHITECTS

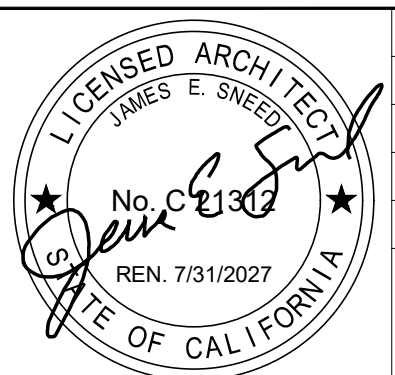
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DETERMINATION OF SUBSTANTIAL CONFORMITY

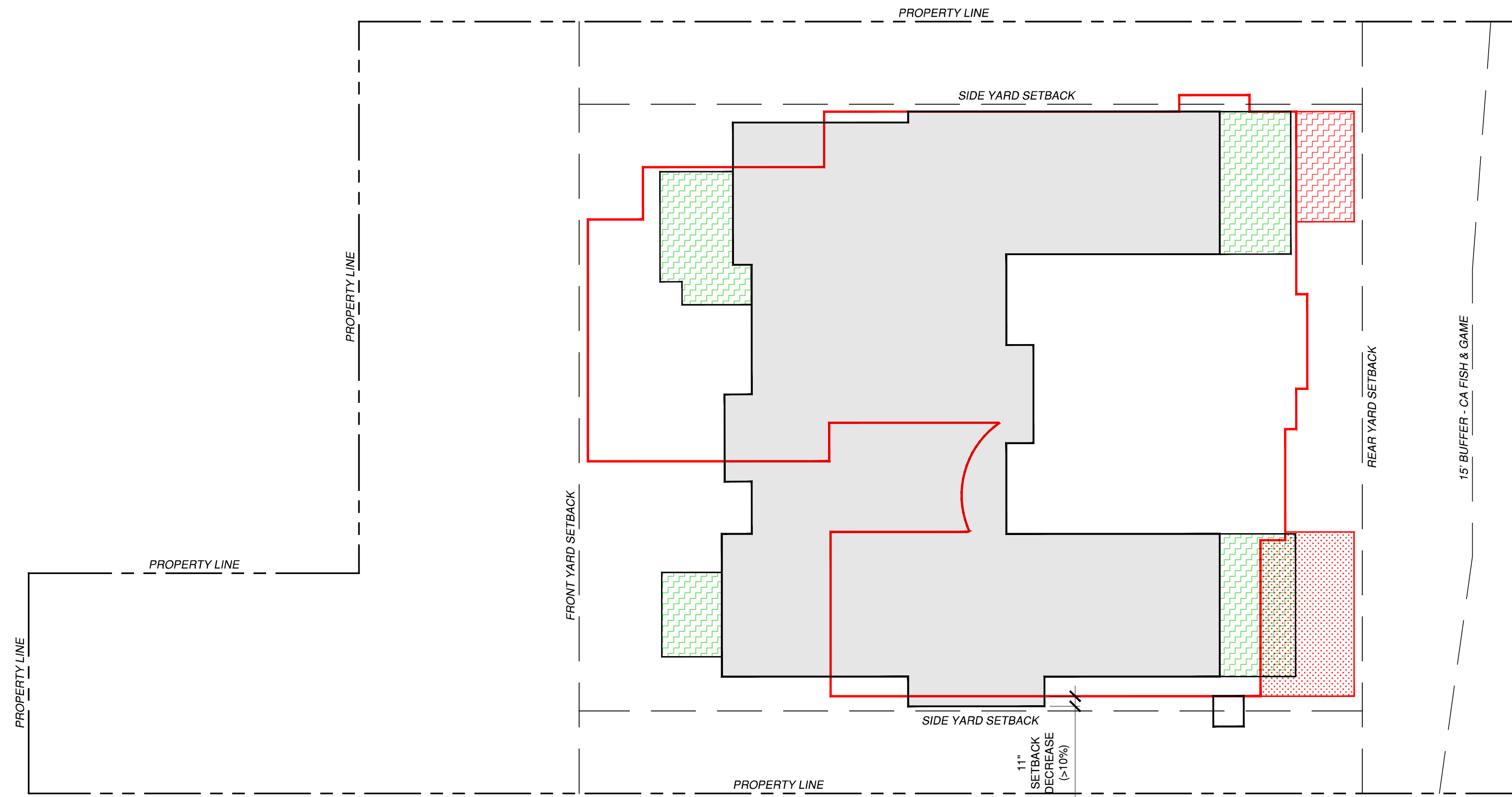
Sheet Title

PATIO / DECK COMPARISON

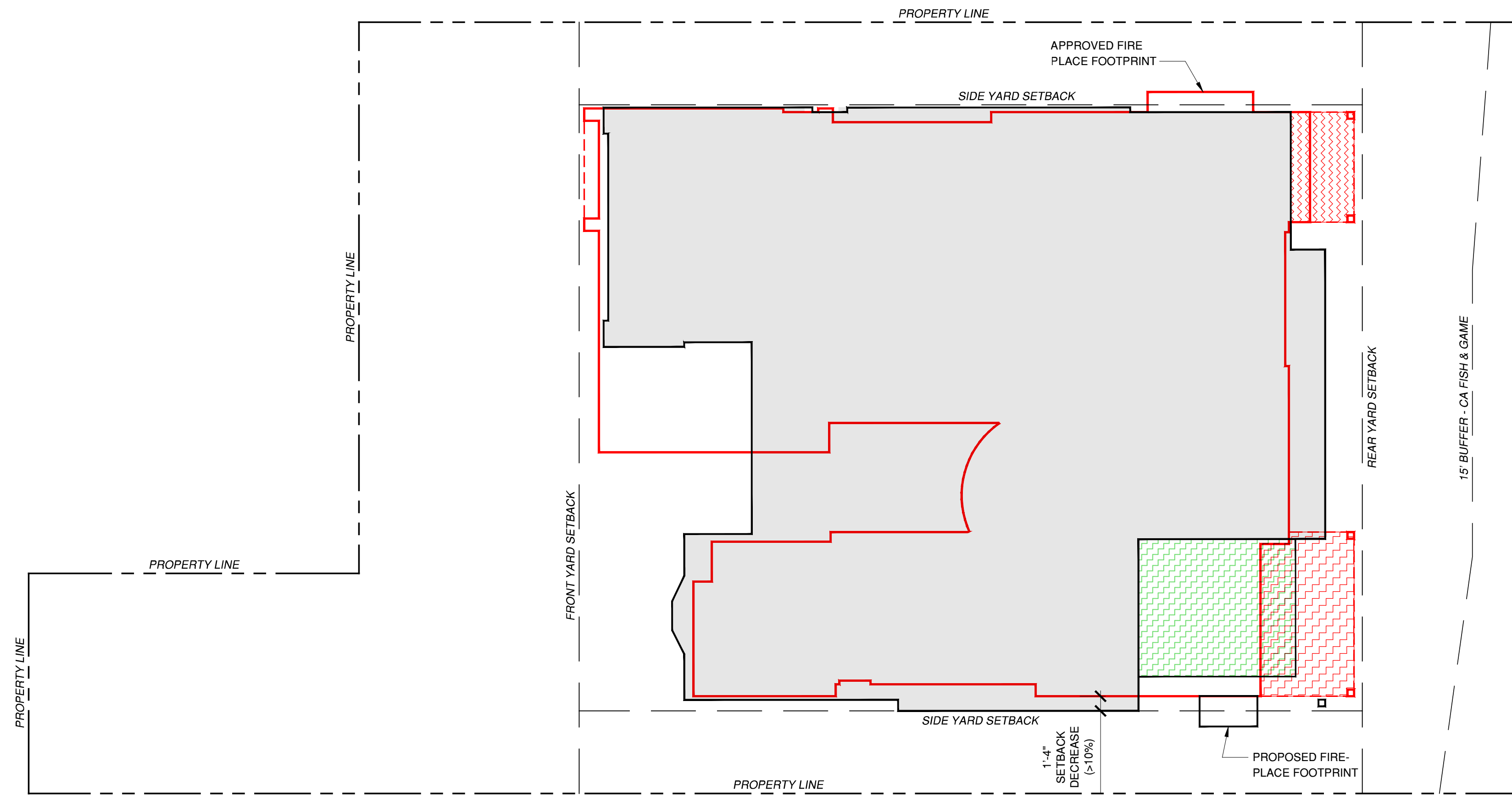


Scale	NOTED
Date	9-17-25
Drawn	MRN
Checked	JES
Job No.	2501

SC-1.3



UPPER LEVEL SETBACKS COMPARISON
Scale: 1/8"=1'-0"



LOWER LEVEL SETBACKS COMPARISON
Scale: 1/8"=1'-0"

LEGEND

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- FOOTPRINT OF PROPOSED RESIDENCE (INTERIOR AREA)
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MONTAGUE-HELLMANN RESIDENCE

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DETERMINATION OF SUBSTANTIAL CONFORMITY

Sheet Title

SETBACKS COMPARISON

	Scale	NOTED
	Date	9-17-25
	Drawn	MRN
	Checked	JES
	Job No.	2501
		SC-1.4



LOWER FLOOR PLAN - Scheme 2 (2,192 sf Living + 671 sf Garage = 2,863 sf) (2,807 sf Approved)
 Scale: 1/4"=1'-0"

**MONTAGUE-HELLMANN
 RESIDENCE**

74 Saint Malo Beach
 Oceanside, CA 92054

**BOKAL
 & SNEED
 ARCHITECTS**

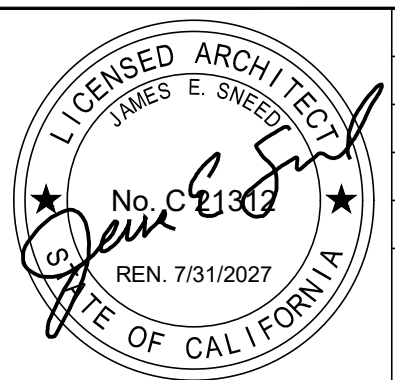
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**DETERMINATION OF SUBSTANTIAL
 CONFORMITY**

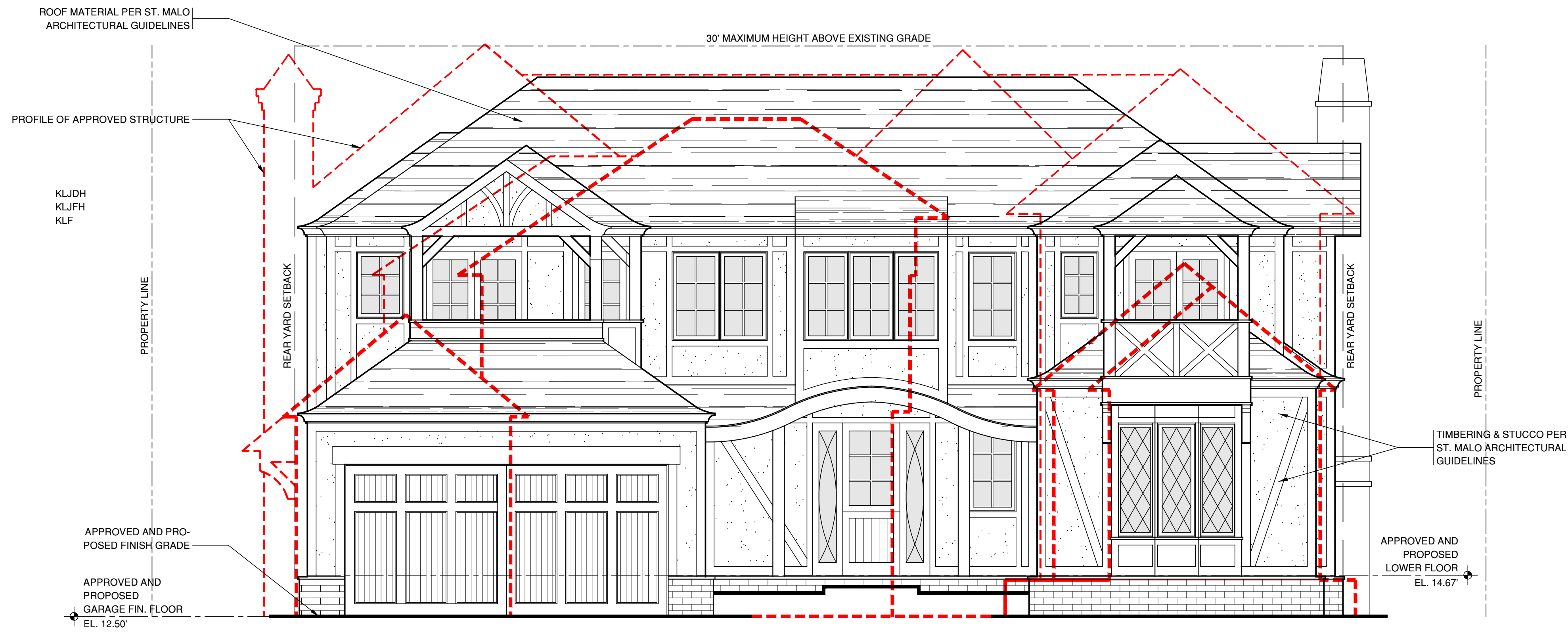
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LOWER FLOOR PLAN

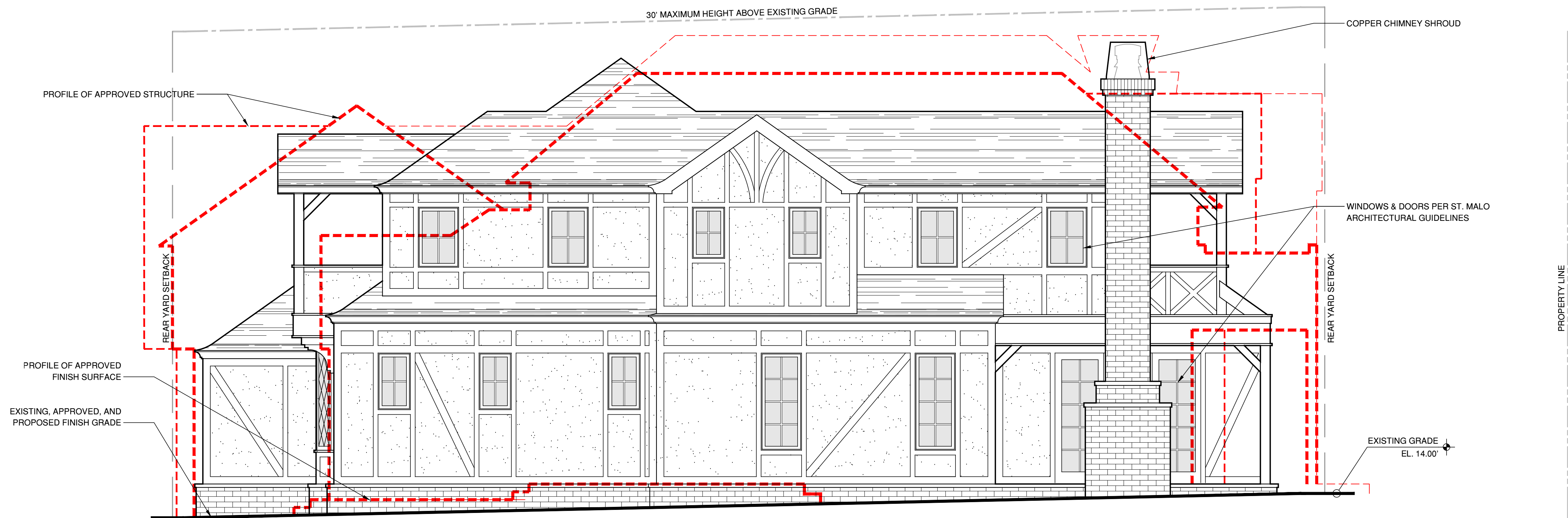


Scale	NOTED
Date	9-17-25
Drawn	MRN
Checked	JES
Job No.	2501

SC-2.1



WEST ELEVATION
Scale: 1/4"=1'-0"



SOUTH ELEVATION
Scale: 1/4"=1'-0"

MONTAGUE-HELLMANN RESIDENCE

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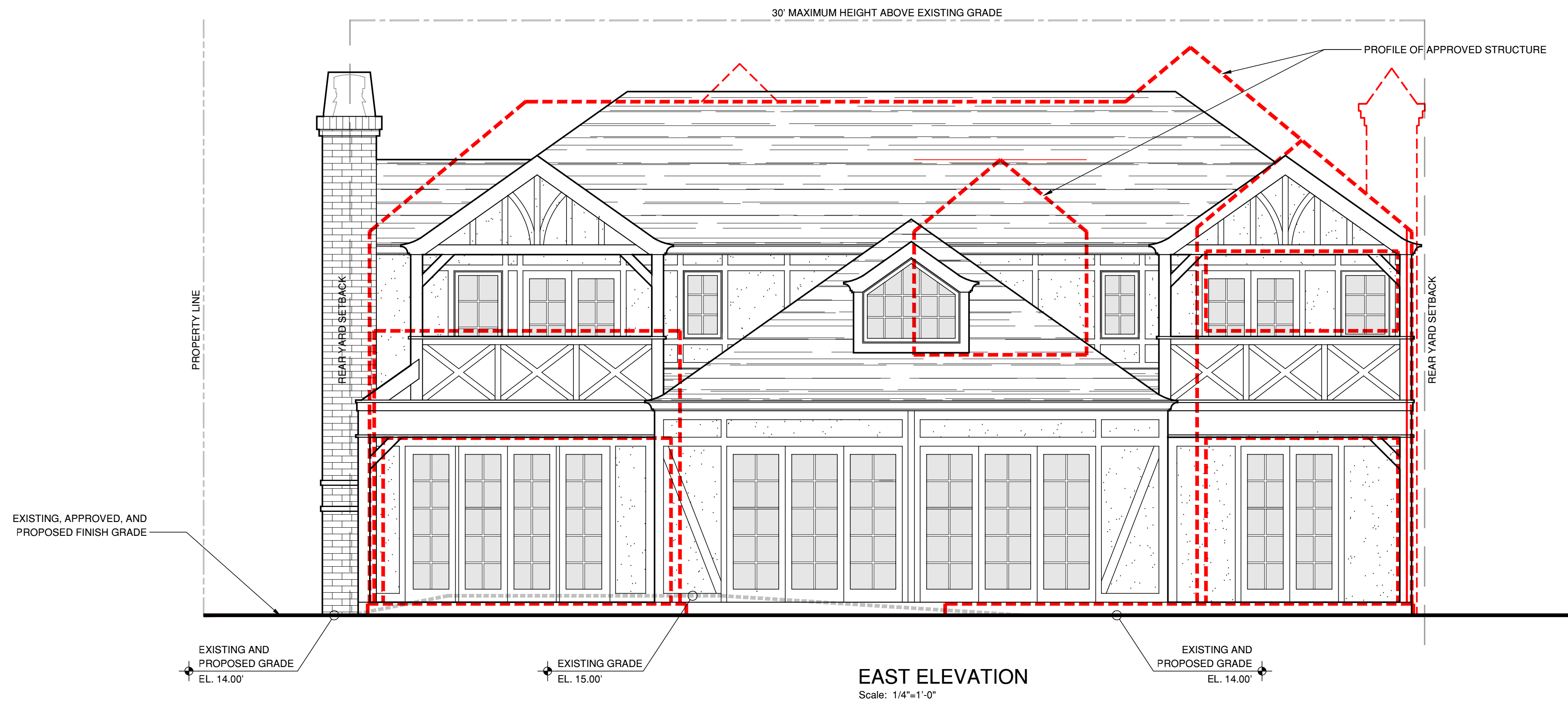
DETERMINATION OF SUBSTANTIAL CONFORMITY

Sheet Title

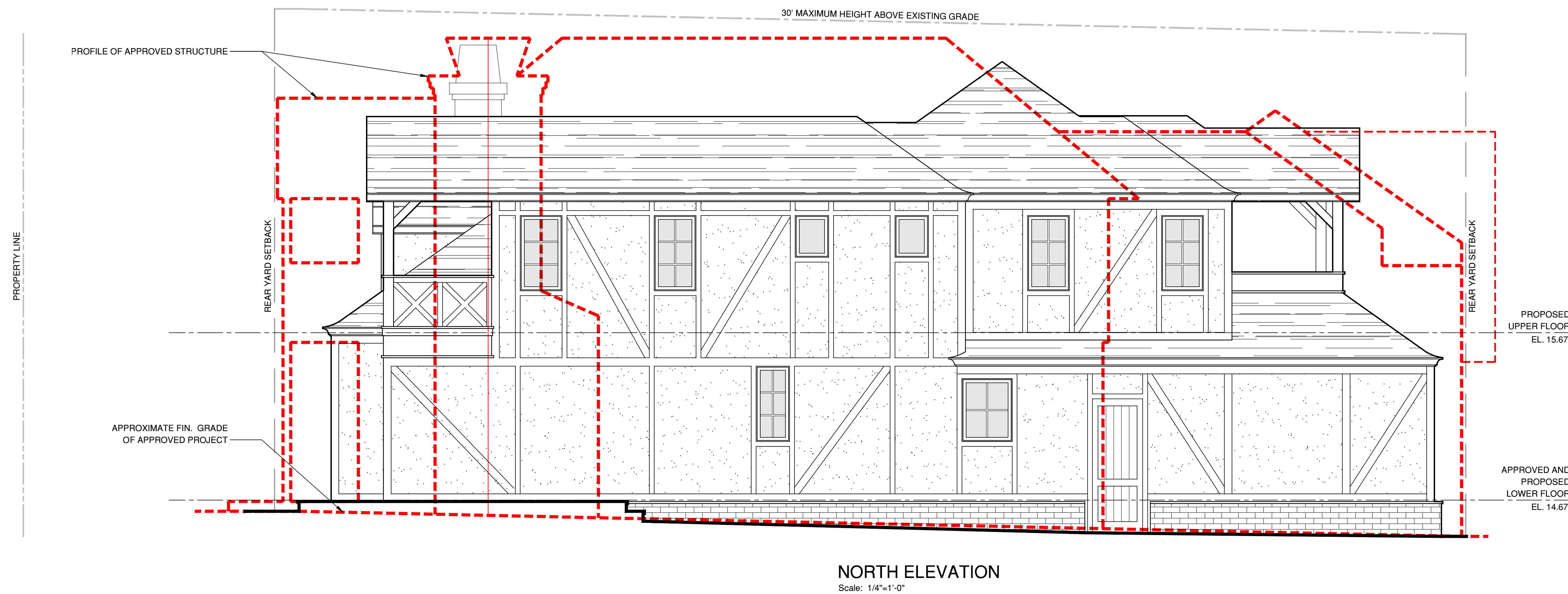
EXTERIOR ELEVATIONS

	Scale	NOTED
	Date	9-17-25
	Drawn	MRN
	Checked	JES
	Job No.	2501

SC-3.1



SEE SHEET A-5.1 FOR TYPICAL MATERIALS CALLOUTS



MONTAGUE-HELLMANN RESIDENCE

74 Saint Malo Beach
Oceanside, CA 92054

BOKAL & SNEED ARCHITECTS

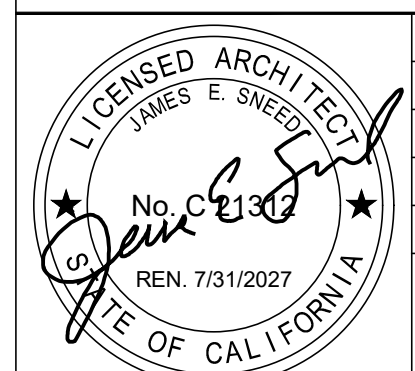
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DETERMINATION OF SUBSTANTIAL CONFORMITY

Sheet Title

EXTERIOR ELEVATIONS



Scale	NOTED
Date	9-11-25
Drawn	MRN
Checked	JES
Job No.	2501

SC-3.2

BOKAL
& SNEED
ARCHITECTS

November 6, 2025

City of Oceanside Development Services Department, Planning Division
300 N. Coast Highway
Oceanside, California 92054

Re: Project Description for Montague-Hellmann Residence
74 Saint Malo Beach
Oceanside, CA 92054

To Whom It May Concern:

The owners of the above-referenced property are proposing to construct a two-story single-family residence and site improvements (e.g. hardscape, landscape, fences, etc.) on an existing vacant parcel. The property is located within the Saint Malo HOA and subject to the Saint Malo Architectural Guidelines. The previous owner of the parcel had proposed a similar structure and secured all required Discretionary and Building Permits but did not pursue construction. Ultimately the permits expired and the property was acquired by our clients. Our office has received a copy of the construction drawings for that project approved under Planning Commission Resolution No. 2022-P18 (Application No. RC21-00010). We will bring that set for reference during our meeting.

Recently we applied for a Determination of Substantial Conformity (ProjectTRAK No.: SC25-00033) with our current proposal but were denied by Staff. Nathalie Vasquez has indicated that we must process a Coastal Development Permit Application. We would like to discuss some of her DSC findings (among other issues) to make sure we understand any potential implications they may have on our current design before we move forward with the CDP Application.

We are submitting with this letter the DSC package that contains the proposed plans and elevations. Please note that a Vicinity Map is provided on the cover sheet, SC-1.1.

Respectfully submitted,



James Sneed
Bokal & Sneed Architects