

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, January 21, 2026**

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed construction of five (5) attached townhome units on Lot 2 of the approved small-lot subdivision. Each home will be approximately 1,500 – 1,750 sqft of livable floor area, with individual entries and private garages accessed from the internal drive aisle shared across the subdivision. Development is being processed under the SB 1123 Small-Lot Housing provision on a .23-acre site located at Willowbrook Dr. & Randrock Ct.

**Project Number:** ADM25-00073

**Assessor Parcel Number(s):** 159-410-26-00

**Contact Person:** Brad Nguyen

**Email:** [brad@keystonedcs.com](mailto:brad@keystonedcs.com)

**Zoning:** RE-B-SP

**Land Use:** EB-R

**Neighborhood Area:** Guajome

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**Meeting 2:** 10:30 a.m. – 11:30 a.m.

**Project Description:** Proposing to build eight (8) Single-Family Residential units and a 5,000 sq ft commercial building for offices on a 1.3-acre site located at 5283 Village Dr.

**Project Number:** ADM25-00074

**Assessor Parcel Number(s):** 122-520-30-00 & 122-520-28-00

**Contact Person:** Joseph Philip

**Email:** [precisepropjoe@gmail.com](mailto:precisepropjoe@gmail.com)

**Zoning:** CL-MP-1

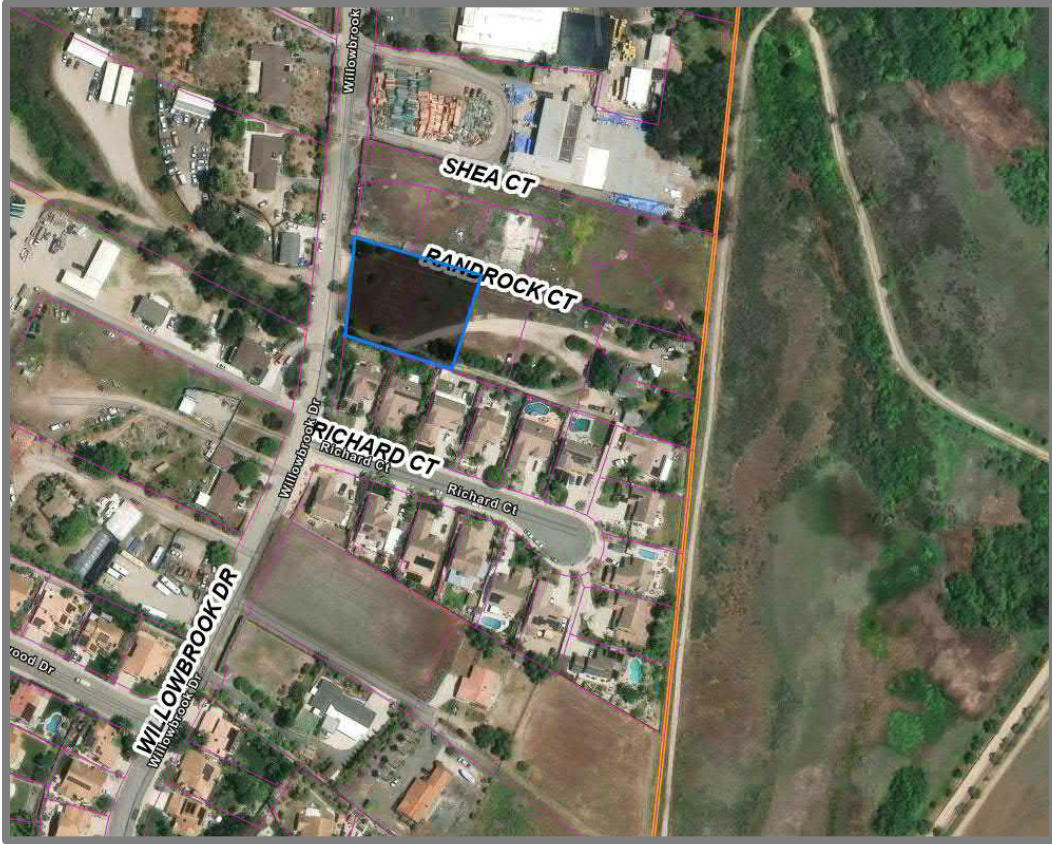
**Land Use:** MP-1-96 (GC)

**Neighborhood Area:** North Valley

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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:

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)

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

2<sup>nd</sup> 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](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: January 21, 2026      Time: 09:30am

Assigned Project Planner:    Nathalie Vazquez

# INDEX OF DRAWING

- A.00 COVER SHEET
- A.01 FLOOR PLANS
- A.02 ELEVATIONS / SECTIONS
- A.03 3D VIEW
- A.04 PHOTO MONTAGE

# PROJECT INFORMATION

OWNER:  
CONTACT:  
ADDRESS:  
PHONE:

DESIGNER:  
CONTACT:  
ADDRESS:  
PHONE:

CIVIL ENGINEER:  
ADDRESS:  
PHONE:  
EMAIL:

ACONS INTERNATIONAL LLC.  
TIMOTHY NGUYEN  
11770 WARNER AVE SUITE 224, FOUNTAIN VALLEY, CA 92708  
714-883-6001

TIMOTHY NGUYEN  
11770 WARNER AVE SUITE 224, FOUNTAIN VALLEY, CA 92708  
714-883-6001  
NGUYENSEA@GMAIL.COM

# PROJECT DATA

SCOPE OF WORK: NEW MULTI DWELLING UNIT (4 UNITS)

JURISDICTION AUTHORITY: OCEANSIDE, CA 92056

ASSESSORS PARCEL NO.APN: 159-410-25

IN FLOOD ZONE FEMA SHFA'S: FLOOD ZONE "X"

CONSTRUCTION TYPE: V-B

ZONING: RE-B-SP

OCCUPANCY GROUP: R-2

SPRINKLERS FIRE: YES

NUMBER OF STORIES: 3-STORY

BUILDING MAX HEIGHT: 36-FT

REQUIRED SETBACK:  
FRONT: 10'-0"  
REAR: 4'-0"  
SIDE: 4'-0"

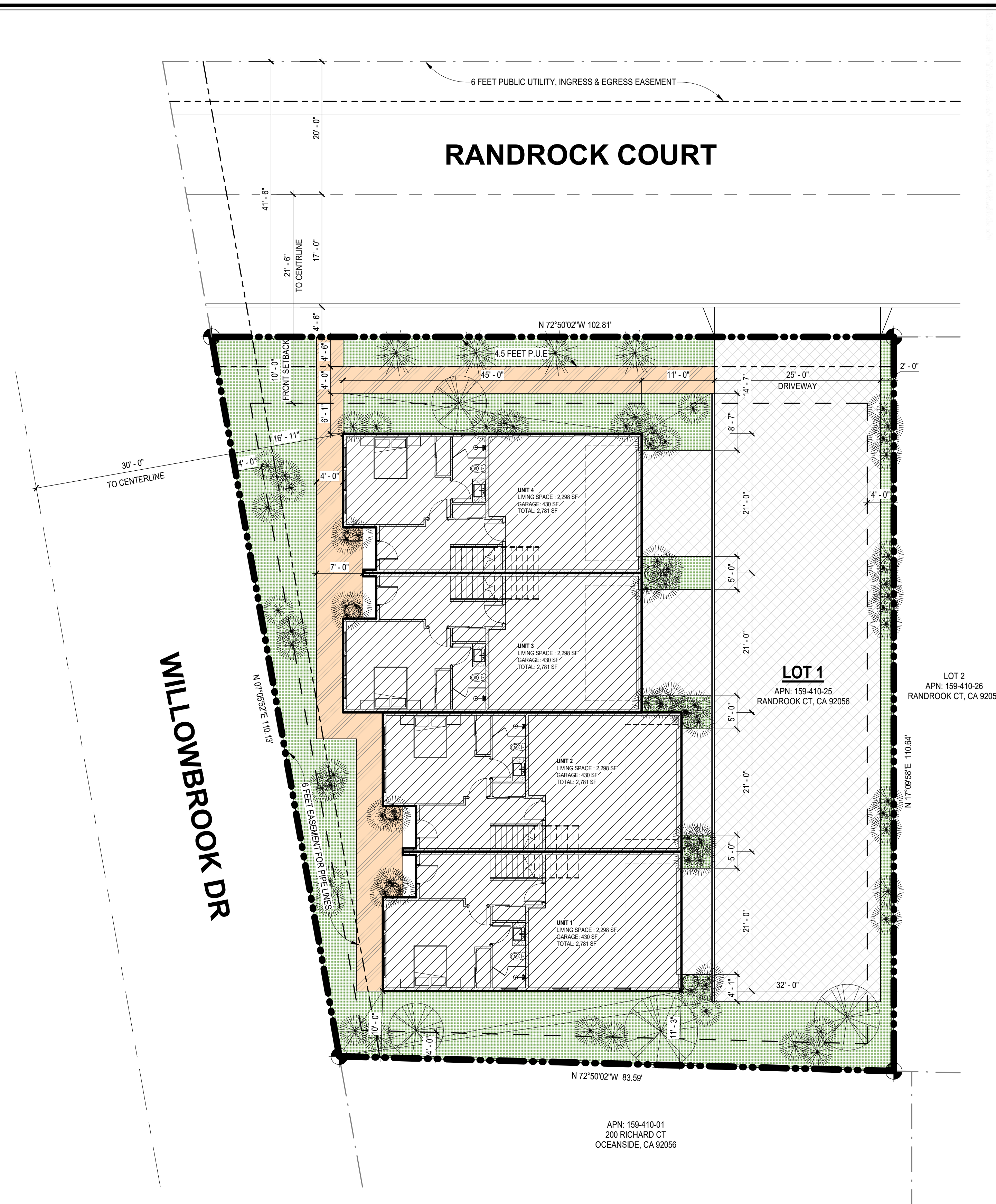
LOT SIZE: 10,104-SF (0.23-ACRES)

## BUILDING AREA TABLE

UNIT NUMBER	1ST FLOOR			2ND FLOOR		3RD FLOOR	TOTAL BUILDING AREA
	LIVING FLOOR	GARAGE	PORCH	LIVING FLOOR	BALCONY		
UNIT 1	482	430	13	925	910	40	950
UNIT 2	482	430	13	925	910	40	950
UNIT 3	482	430	13	925	910	40	950
UNIT 4	482	430	13	925	910	40	950
TOTAL BUILDING FOOTPRINT				3,700			
TOTAL BUILDING AREA							11,124

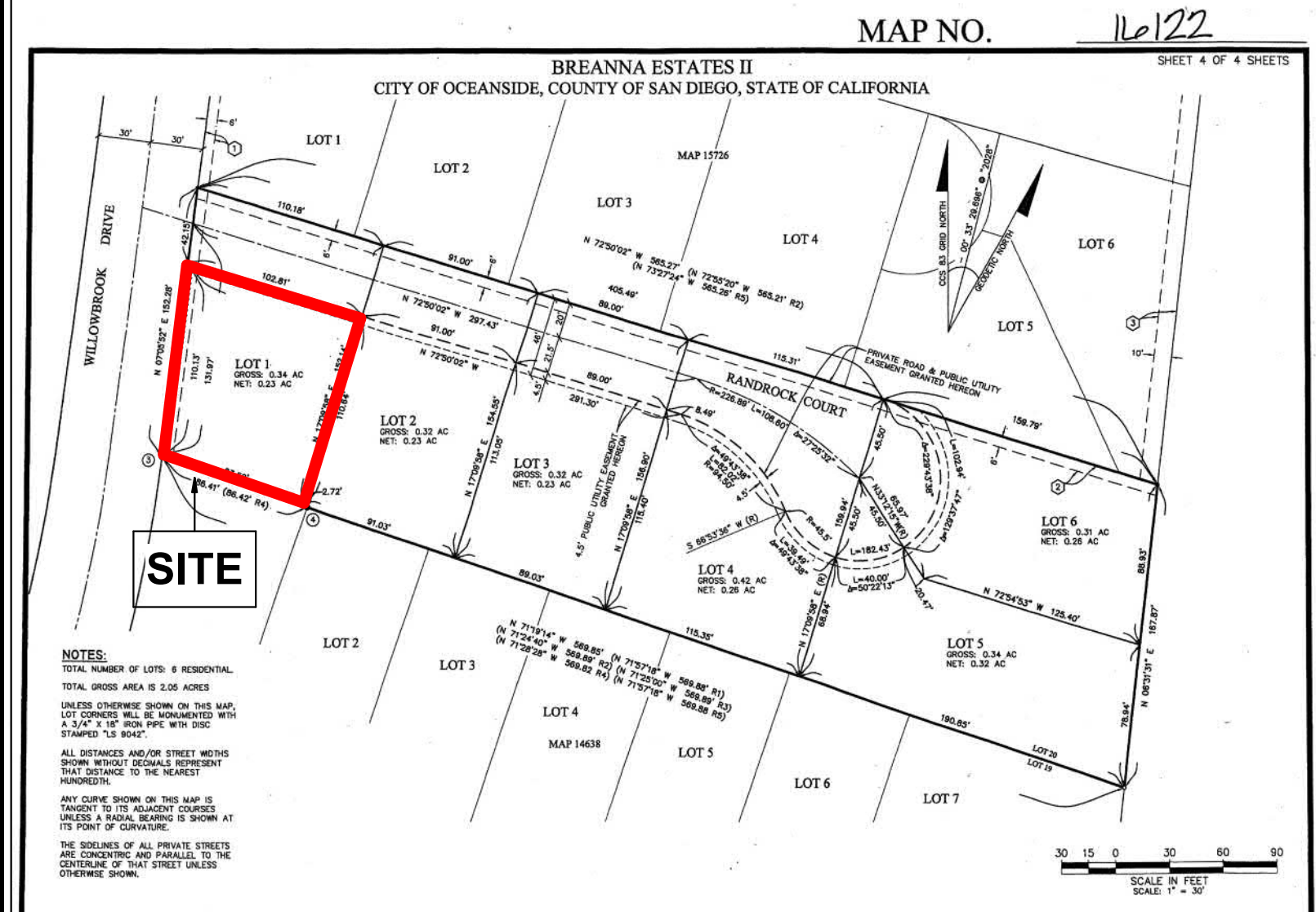
# LOT 1

## RANDROCK COURT, OCEANSIDE, CA 92056 TOWNHOUSE PROJECT

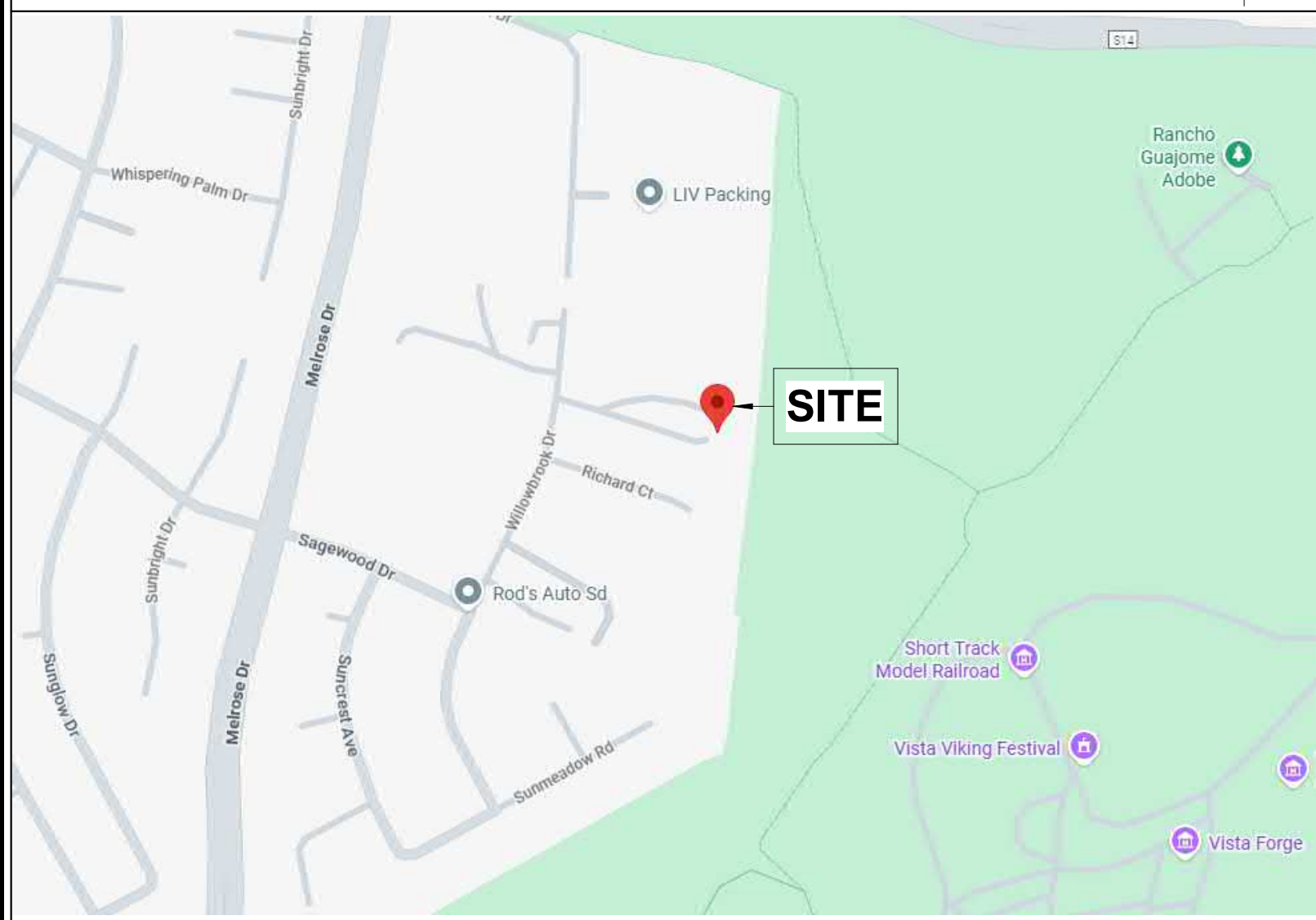


1 PROPOSED SITE PLAN  
1" = 10'-0"

# PARCEL MAP



# VICINITY MAP



# SYMBOL LEGEND

DESCRIPTION	AREA (SQ.FT)
LANDSCAPE	2,743.42
ASPHALT CONCRETE DRIVEWAY	2,984.69
WALKWAY	724.69

# APPLCABLE CODE

LEGAL JURISDICTION : CITY OF OCEANSIDE, CA 92056

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS

REGULATION OF THE STATE AND LOCAL FIRE MARSHALS & CITY ORDINANCE CITY OF OCEANSIDE MUNICIPAL CODE.



ACONS INTERNATIONAL LLC  
11770 Warner Ave, Suite 224  
Fountain Valley, CA 92708  
T: +1 714 804 6135  
www.acons.com

REVISION  
ID DATE BY

STAMP:



TOWNHOUSE PROJECT  
2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25

SCALE: AS SHOWN

DRAW BY:

COVER SHEET

JOB NO: #

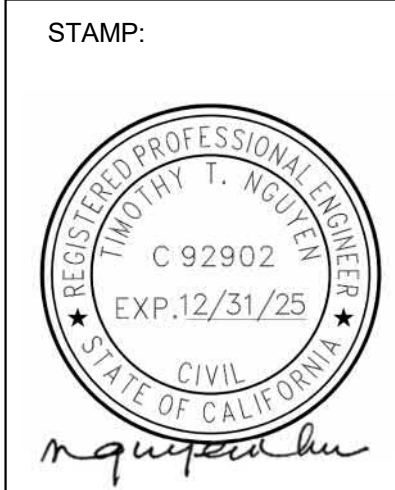
DRAWING NO:

A.00



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REVISION  
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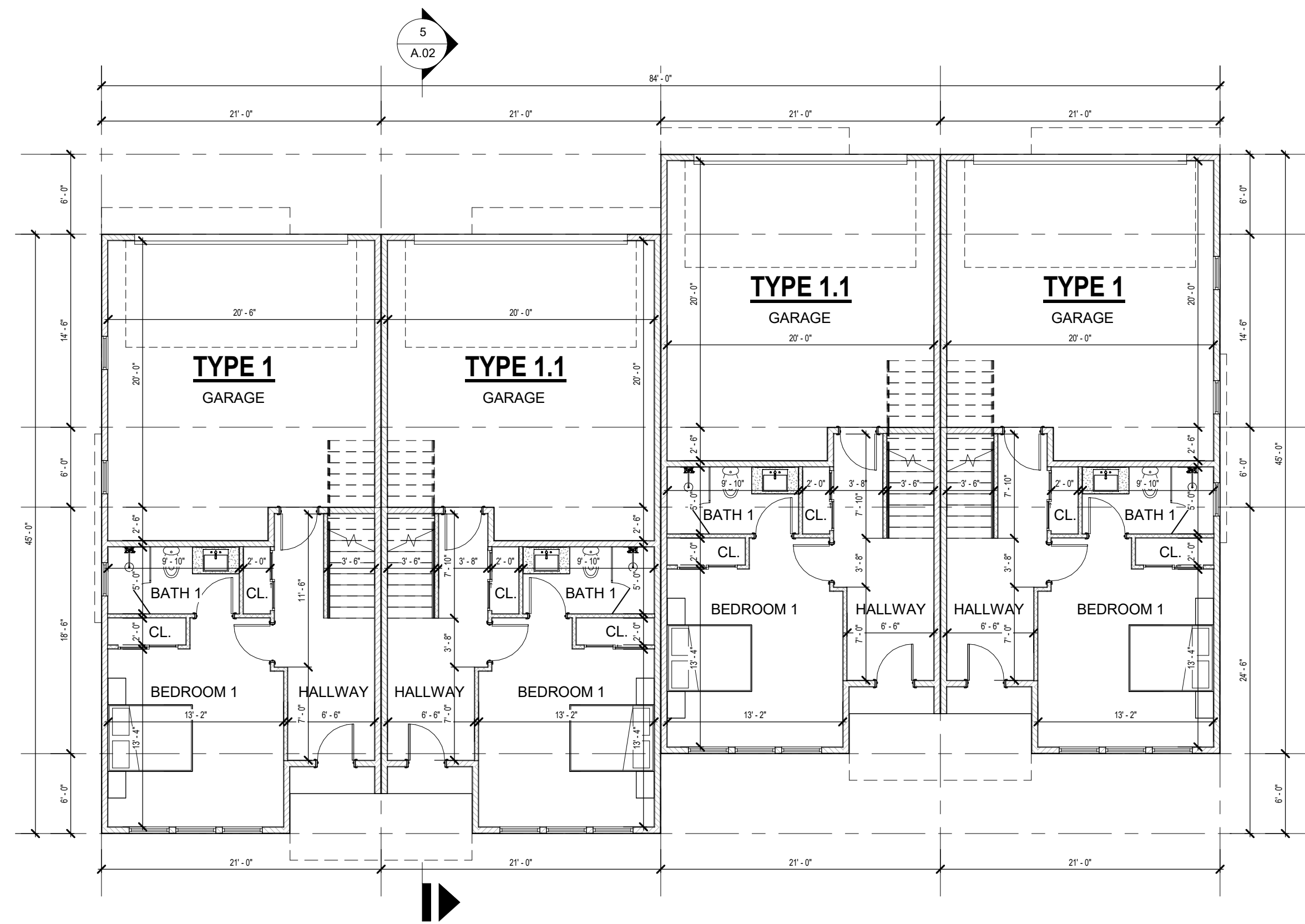
TOWNHOUSE PROJECT  
 2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25  
 SCALE: AS SHOWN  
 DRAW BY:

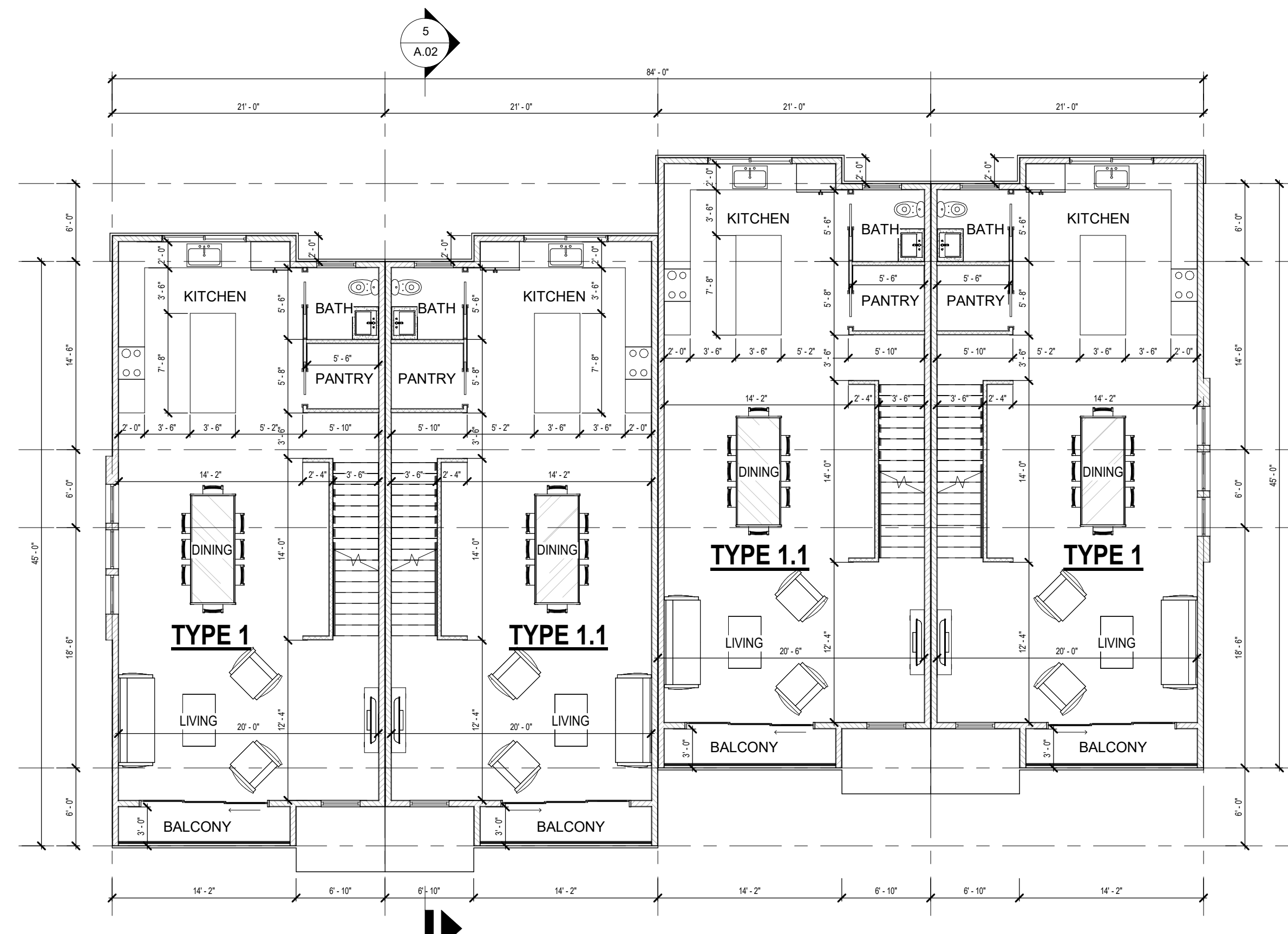
FLOOR PLANS

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 DRAWING NO:

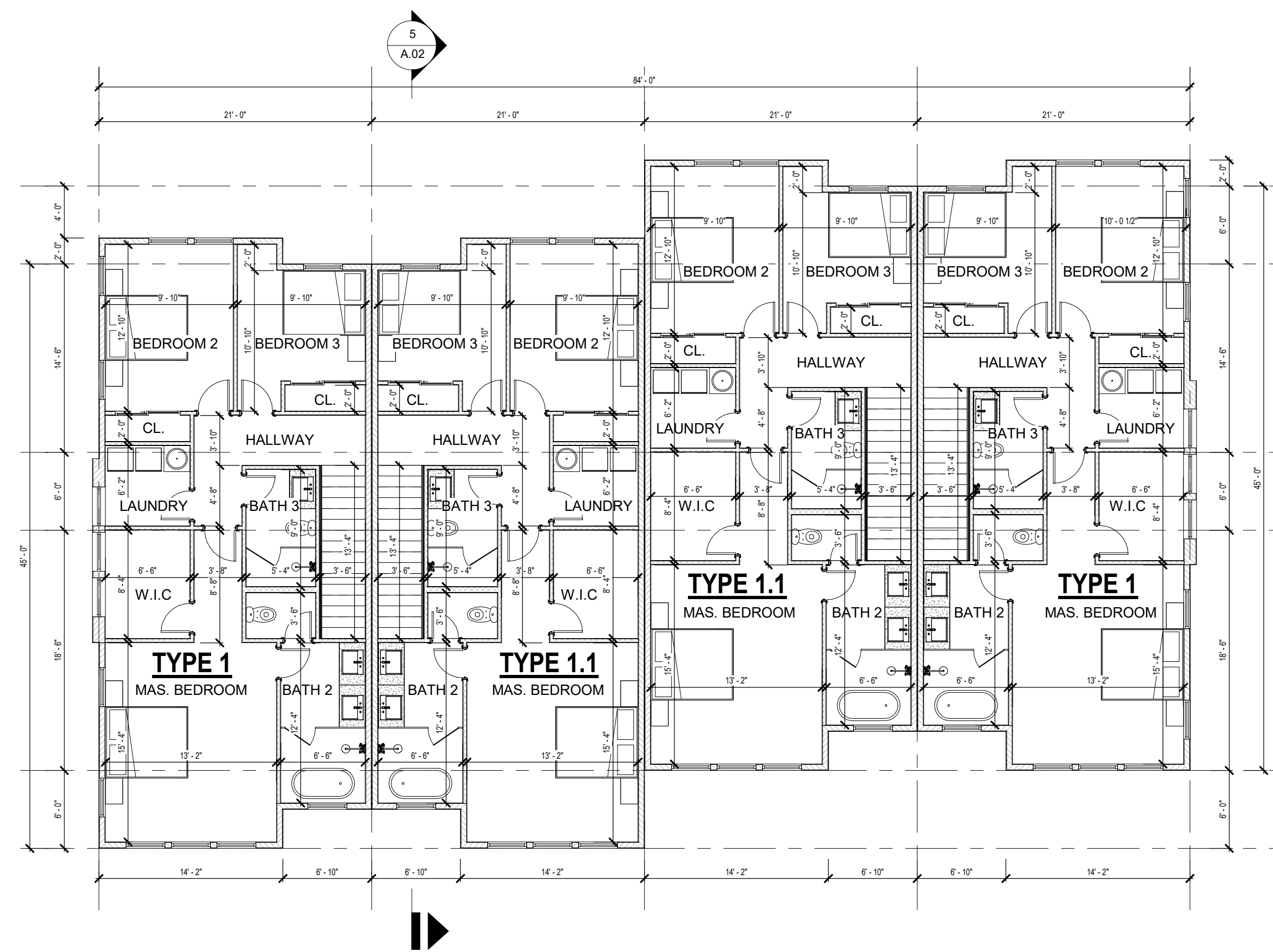
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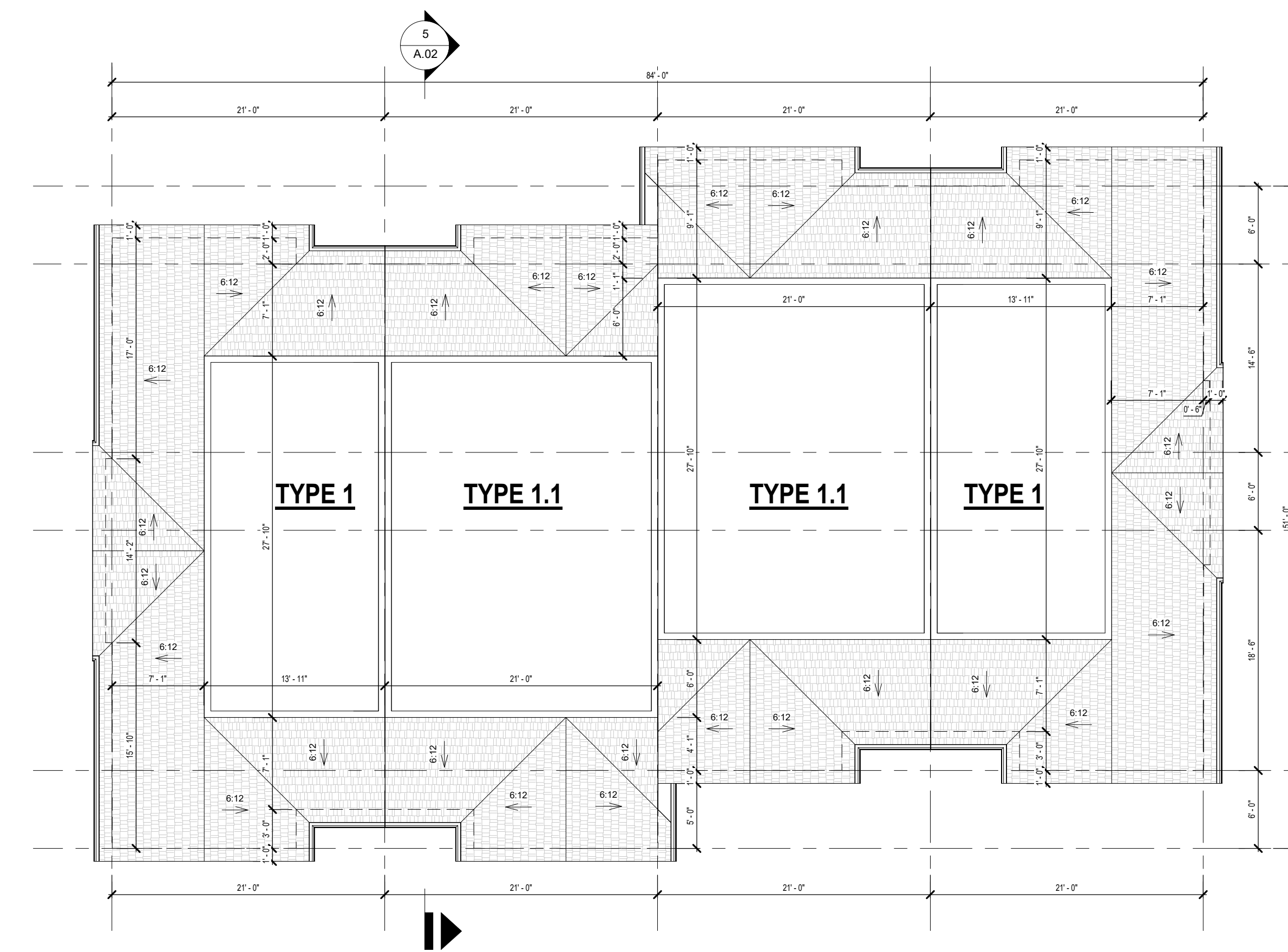
1 1ST FLOOR PLAN  
 1/8" = 1'-0"



2 2ND FLOOR PLAN  
 1/8" = 1'-0"



3 3RD FLOOR PLAN  
 1/8" = 1'-0"



4 ROOF PLAN  
 1/8" = 1'-0"



1 LOT 1\_NORTH ELEVATION  
1/8" = 1'-0"



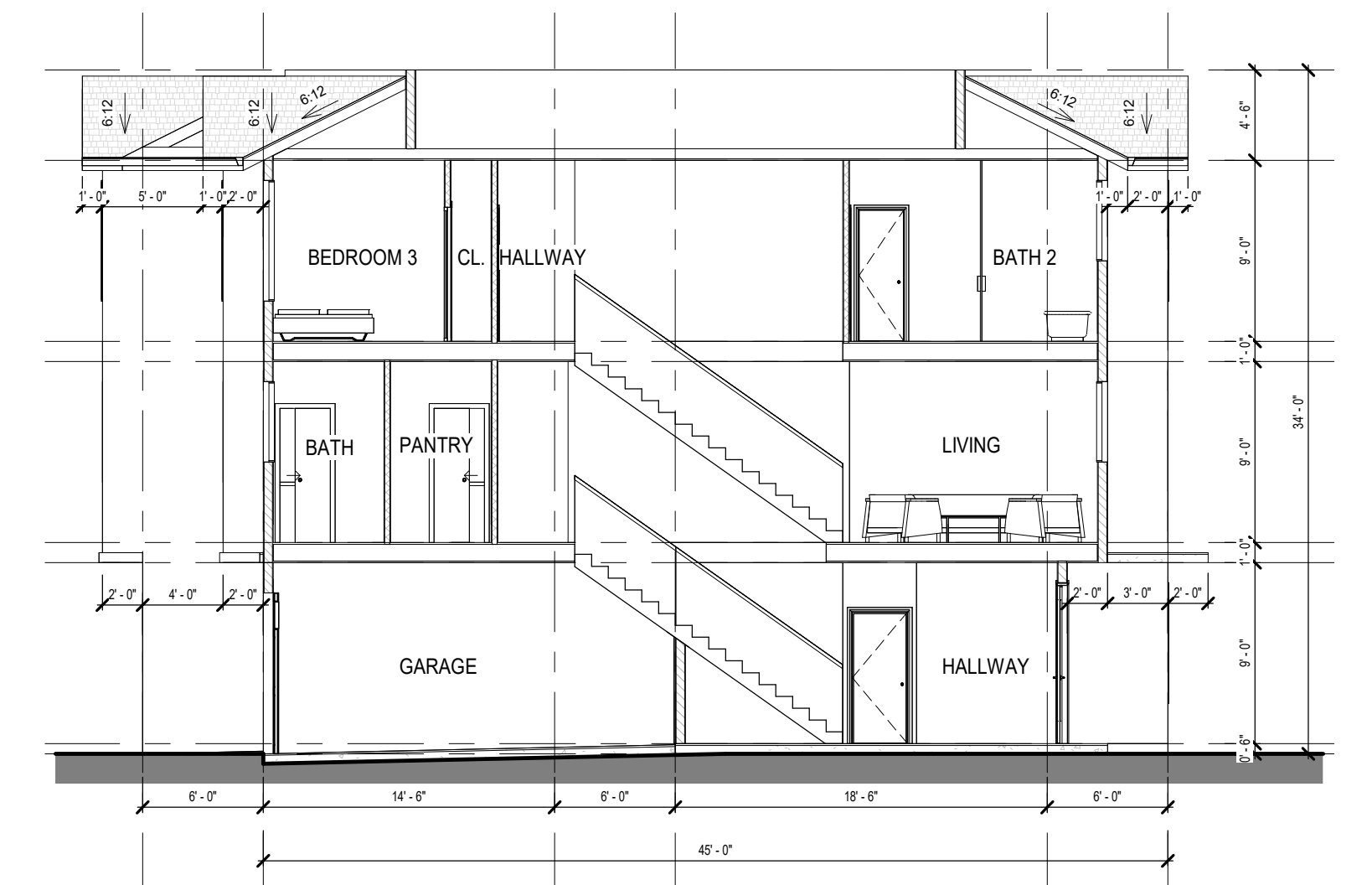
2 LOT 1\_EAST ELEVATION  
1/8" = 1'-0"



3 LOT 1\_SOUTH ELEVATION  
1/8" = 1'-0"



4 LOT 1\_WEST ELEVATION  
1/8" = 1'-0"



5 LOT 1\_SECTION 1  
1/8" = 1'-0"

ELEVATION & MATERIAL BOARD	
1	STUCCO, PAINT AND MATERIAL COLOR: WHITE MANUFACTURE: OWNER'S CHOSSE
2	STUCCO, PAINT AND MATERIAL COLOR: GRAY MANUFACTURE: OWNER'S CHOSSE
3	5" VERTICAL EXTERIOR WOOD CLADDING MANUFACTURE: OWNER'S CHOSSE
4	5" VERTICAL EXTERIOR WOOD CLADDING MANUFACTURE: OWNER'S CHOSSE
5	40" HIGH GLASS GUARDRAIL MANUFACTURE: OWNER'S CHOSSE
	WINDOW: VINYL WINDOW COLOR FRAME: BLACK MANUFACTURE: OWNER'S CHOSSE
	DOOR: VINYL DOOR, TEMPERED GLASS COLOR FRAME: BLACK MANUFACTURE: OWNER'S CHOSSE



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2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25

SCALE: AS SHOWN

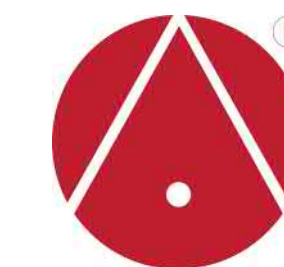
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ELEVATIONS/ SECTIONS

JOB NO: #

DRAWING NO:

A.02

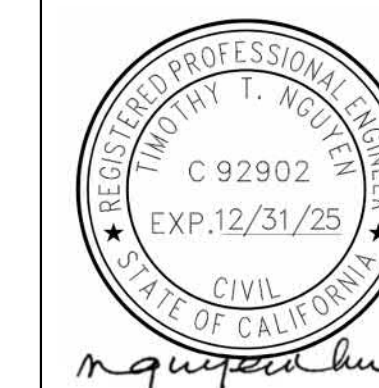


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TOWNHOUSE PROJECT

2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25

SCALE: AS SHOWN

DRAW BY:

3D VIEW

JOB NO: #

DRAWING NO:

A.03



# INDEX OF DRAWING

- A.00 COVER SHEET
- A.01 FLOOR PLANS
- A.02 ELEVATIONS / SECTIONS
- A.03 3D VIEW
- A.04 PHOTO MONTAGE

# PROJECT INFORMATION

OWNER:  
CONTACT:  
ADDRESS:  
PHONE:

DESIGNER: ACONS INTERNATIONAL LLC.  
CONTACT: TIMOTHY NGUYEN  
ADDRESS: 11770 WARNER AVE SUITE 224, FOUNTAIN VALLEY, CA 92708  
PHONE: 714-883-6001

CIVIL ENGINEER: TIMOTHY NGUYEN  
ADDRESS: 11770 WARNER AVE SUITE 224, FOUNTAIN VALLEY, CA 92708  
PHONE: 714-883-6001  
EMAIL: NGUYENSEA@GMAIL.COM

# PROJECT DATA

SCOPE OF WORK: NEW MULTI DWELLING UNIT (5 UNITS)

JURISDICTION AUTHORITY: OCEANSIDE, CA 92056  
ASSESSORS PARCEL NO APN: 159-410-26  
IN FLOOD ZONE FEMA SHFAS: FLOOD ZONE "X"  
CONSTRUCTION TYPE: V-B  
ZONING: RE-B-SP  
OCCUPANCY GROUP: R-2  
SPRINKLERS FIRE: YES  
NUMBER OF STORIES: 3-STORY  
BUILDING MAX HEIGHT: 36-FT  
REQUIRED SETBACK:  
FRONT: 10'-0"  
REAR: 4'-0"  
SIDE: 4'-0"

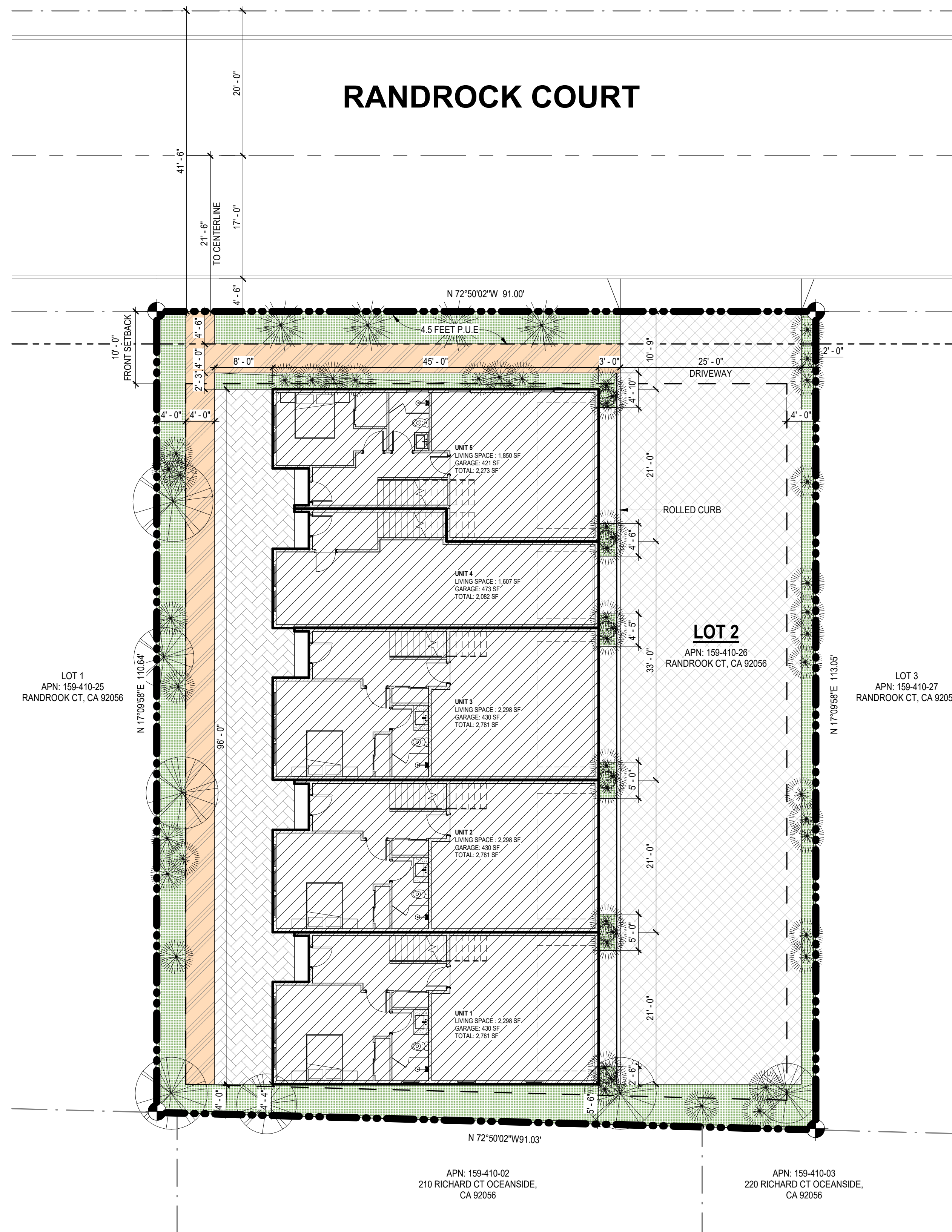
LOT SIZE: 10,178-SF (0.23-ACRES)

## BUILDING AREA TABLE

UNIT NUMBER	1ST FLOOR			2ND FLOOR			3RD FLOOR	TOTAL BUILDING AREA		
	LIVING FLOOR	GARAGE	PORCH	TOTAL 1ST FLOOR	LIVING FLOOR	BALCONY	TOTAL 2ND FLOOR		LIVING FLOOR	
UNIT 1	482	430	13	925	910	40	950	906	2,781	
UNIT 2	482	430	13	925	910	40	950	906	2,781	
UNIT 3	482	430	13	925	910	40	950	906	2,781	
UNIT 4	147	473	10	630	715	30	745	707	2,082	
UNIT 5	390	421	10	821	715	30	745	707	2,273	
TOTAL BUILDING FOOTPRINT				4,226						
TOTAL BUILDING AREA									12,698	

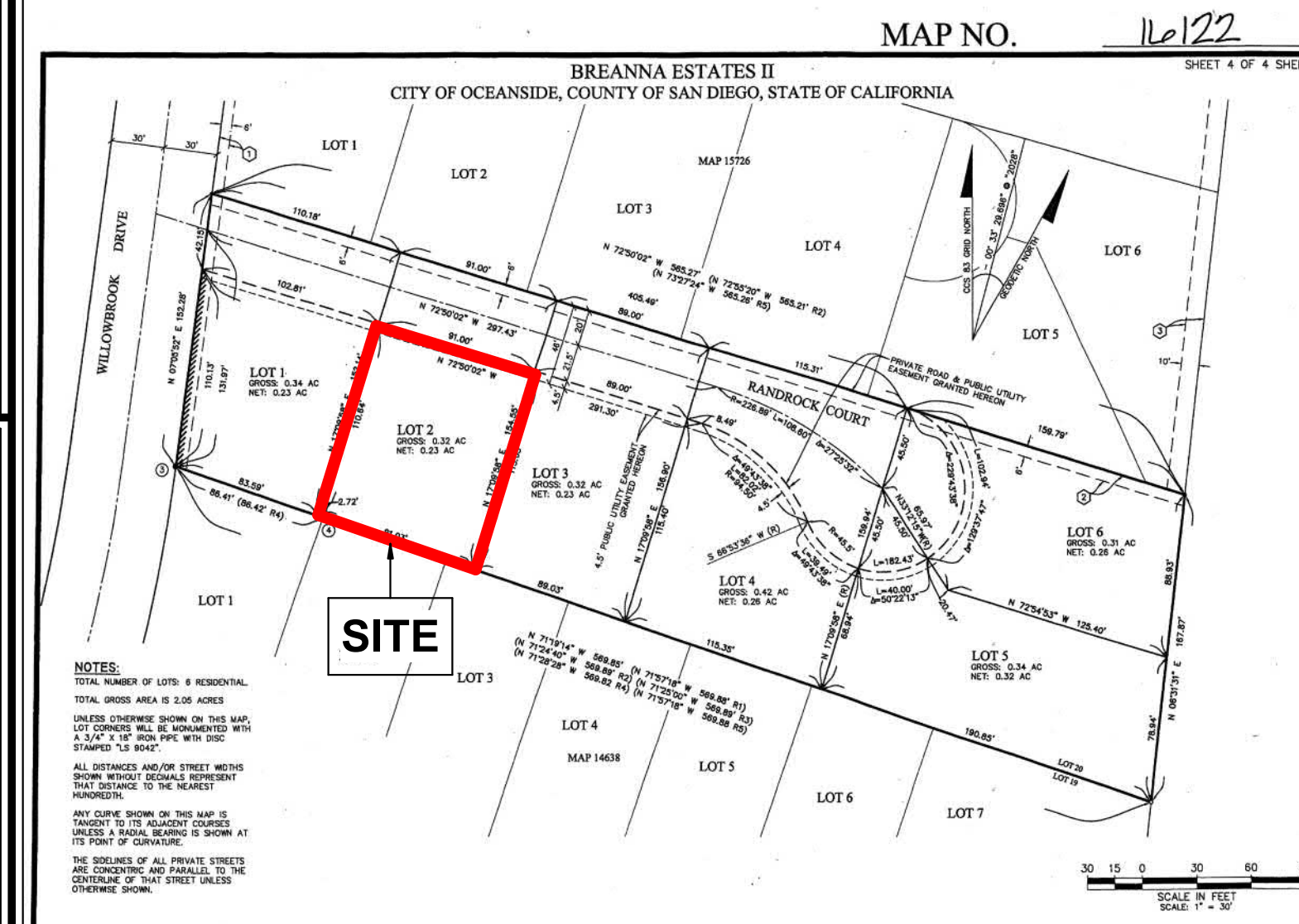
# LOT 2

## RANDROCK COURT, OCEANSIDE, CA 92056 TOWNHOUSE PROJECT

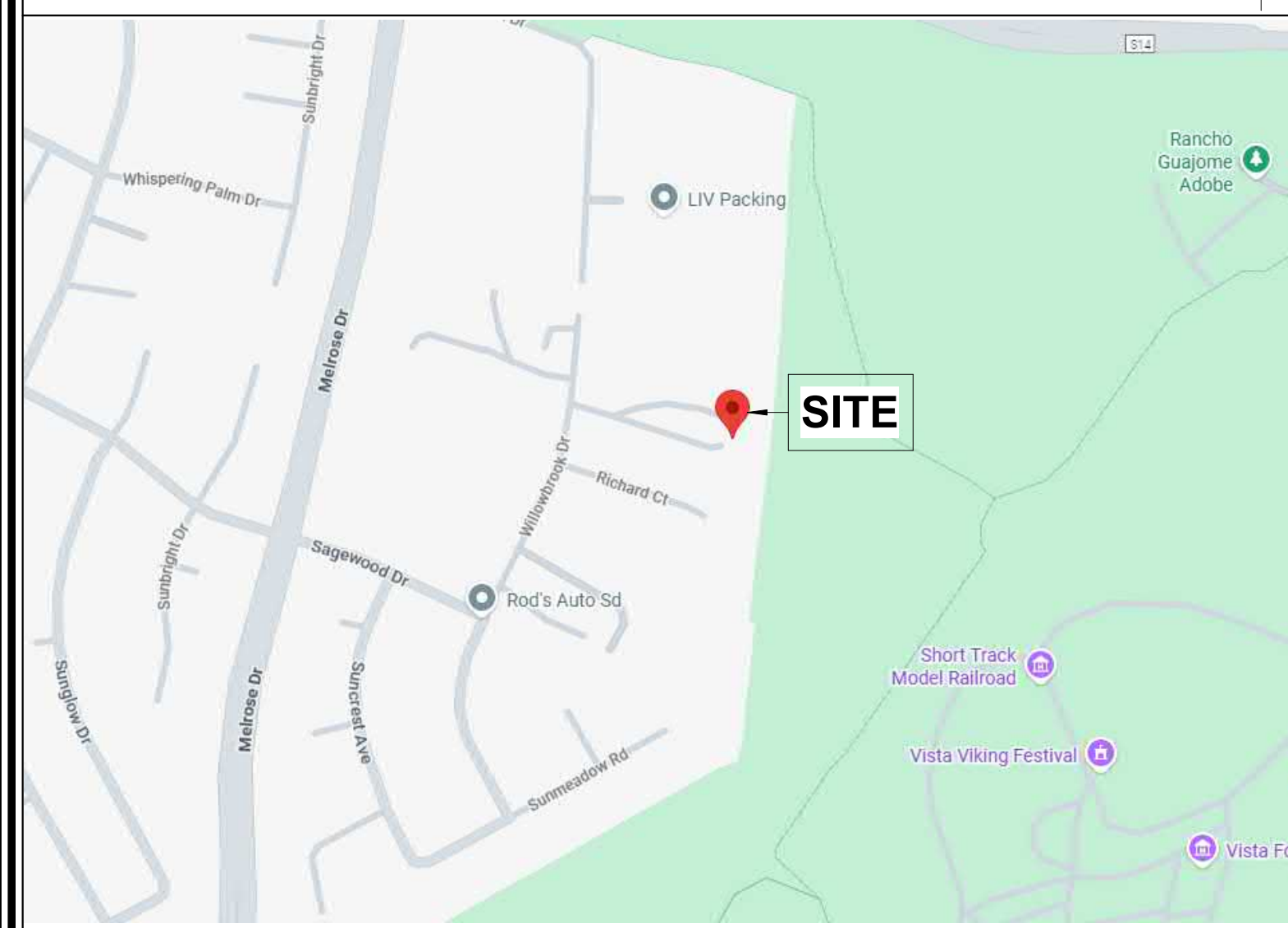


1 PROPOSED SITE PLAN  
1" = 10'-0"

# PARCEL MAP



# VICINITY MAP



# SYMBOL LEGEND

SYMBOL	DESCRIPTION	AREA (SQ.FT)
(Symbol)	PROPERTY LINE CORNER	
(Symbol)	PROPERTY LINE	
(Symbol)	LOT LINE	
(Symbol)	EASEMENT LINE	
(Symbol)	SETBACK LINE	
(Symbol)	LANDSCAPE	1,541.18
(Symbol)	ASPHALT CONCRETE DRIVEWAY	2,848.61
(Symbol)	WALKWAY	650.98
(Symbol)	PAVER YARD	768.00

# APPLCABLE CODE

LEGAL JURISDICTION : CITY OF OCEANSIDE, CA 92056

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
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REVISION			
ID	DATE	BY	DESCRIPTION

STAMP: ET

TOWNHOUSE PROJECT  
2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25  
SCALE: AS SHOWN  
DRAW BY:

STAMP:  
COVER SHEET

JOB NO: #  
DRAWING NO:

A.00

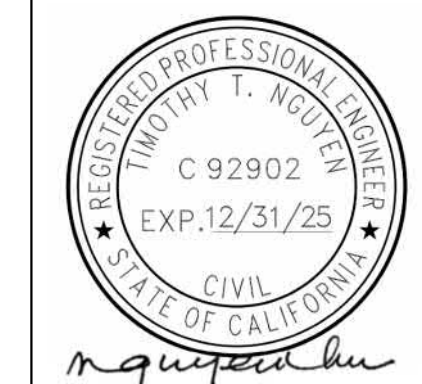


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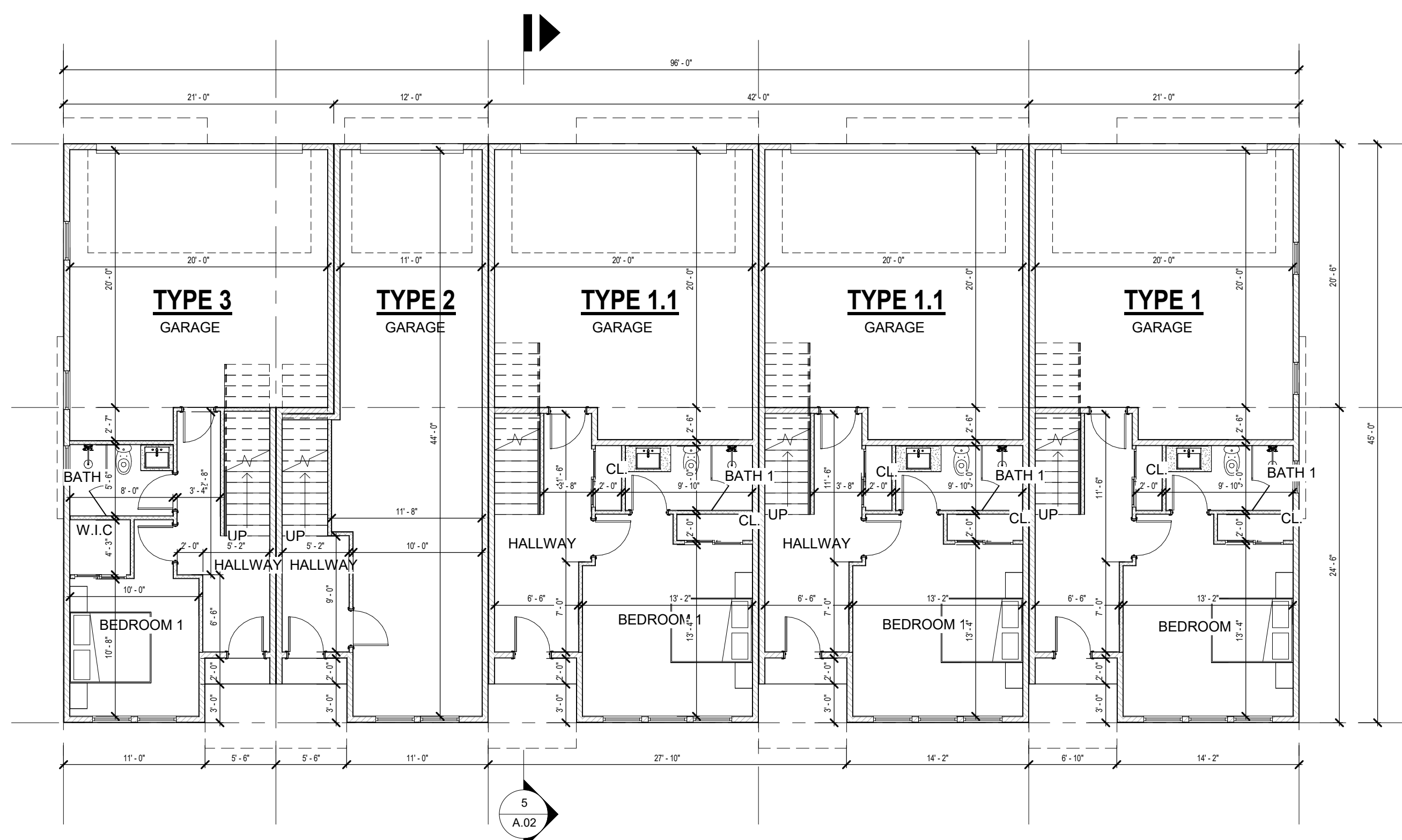
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FLOOR PLANS

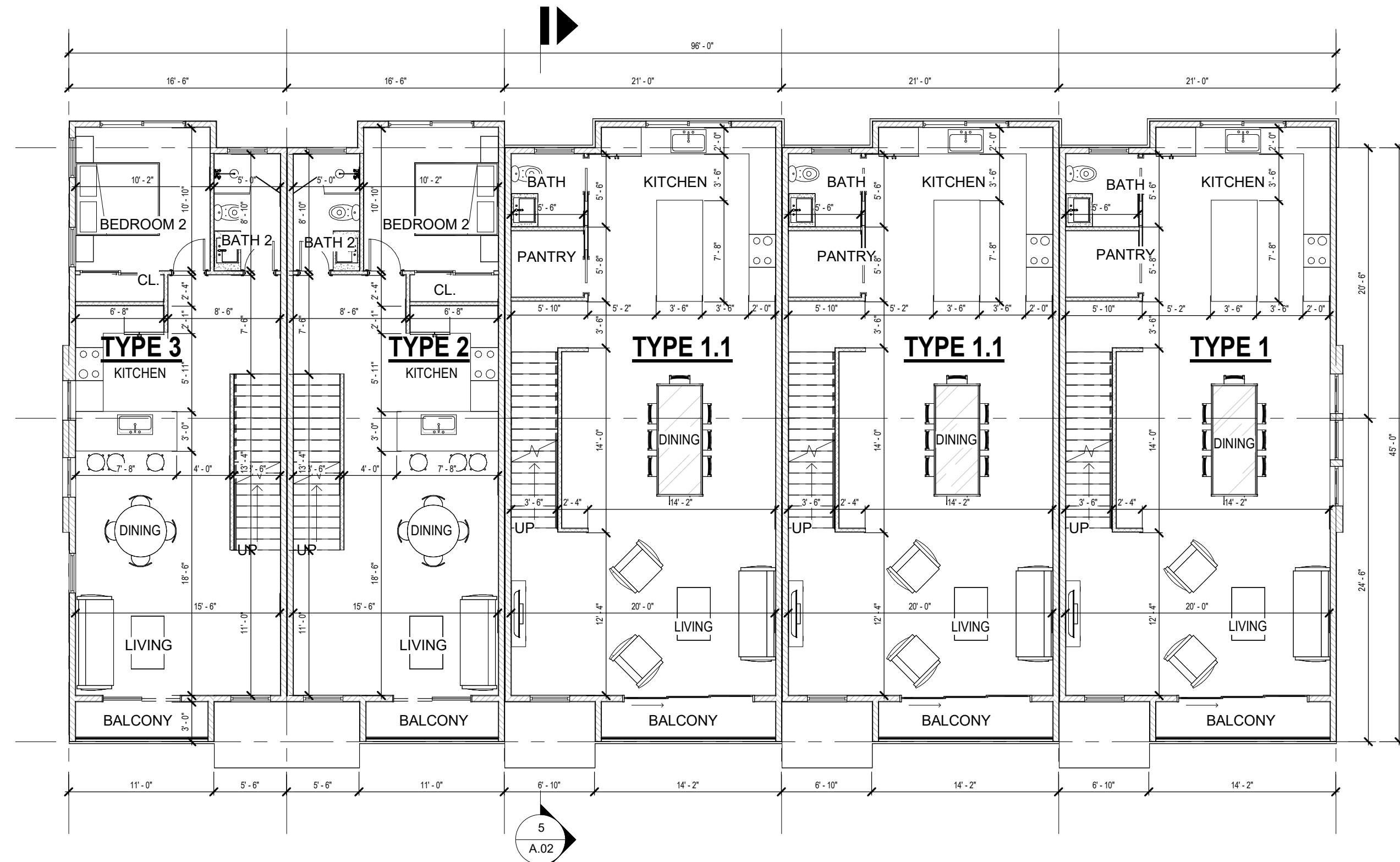
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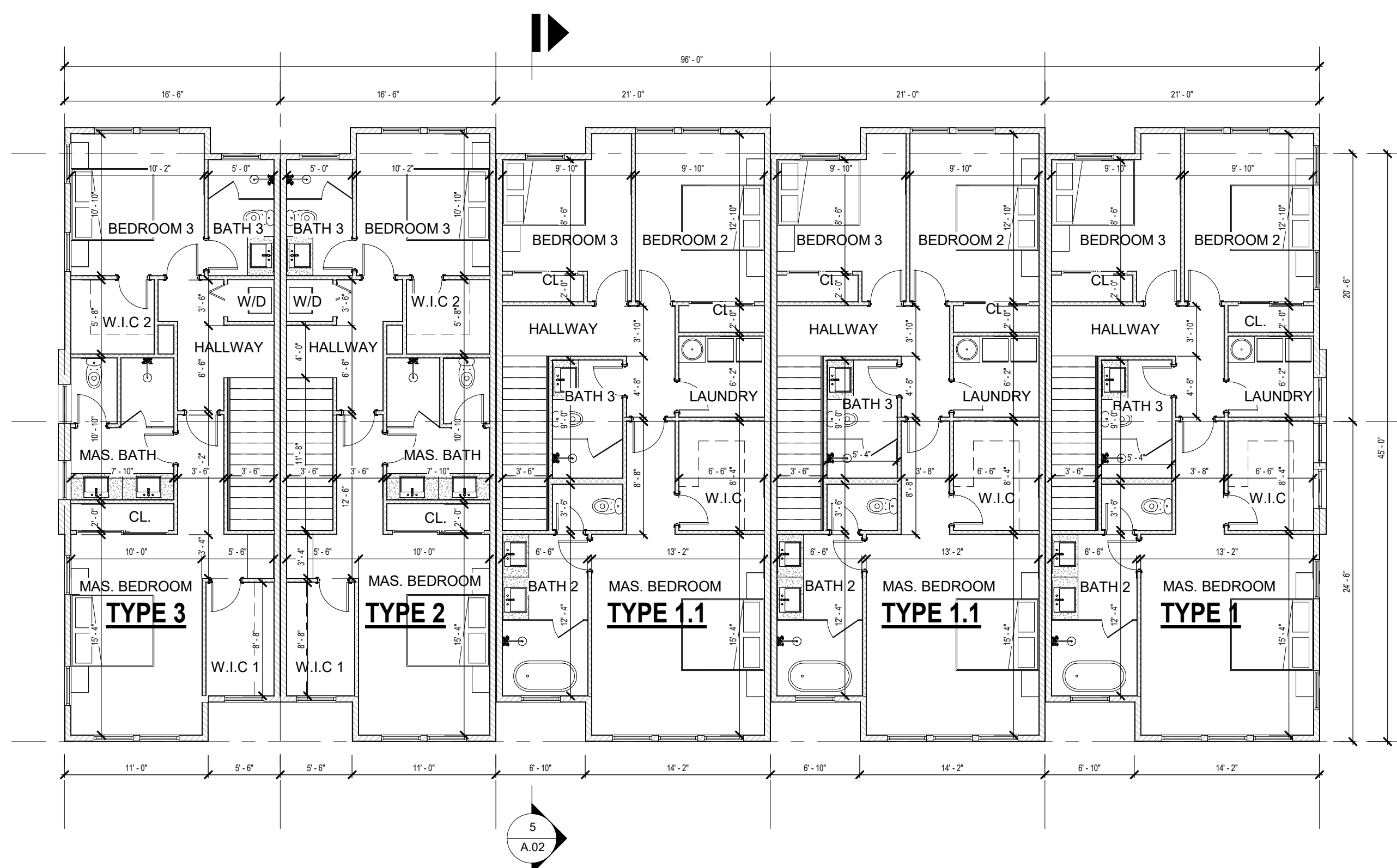
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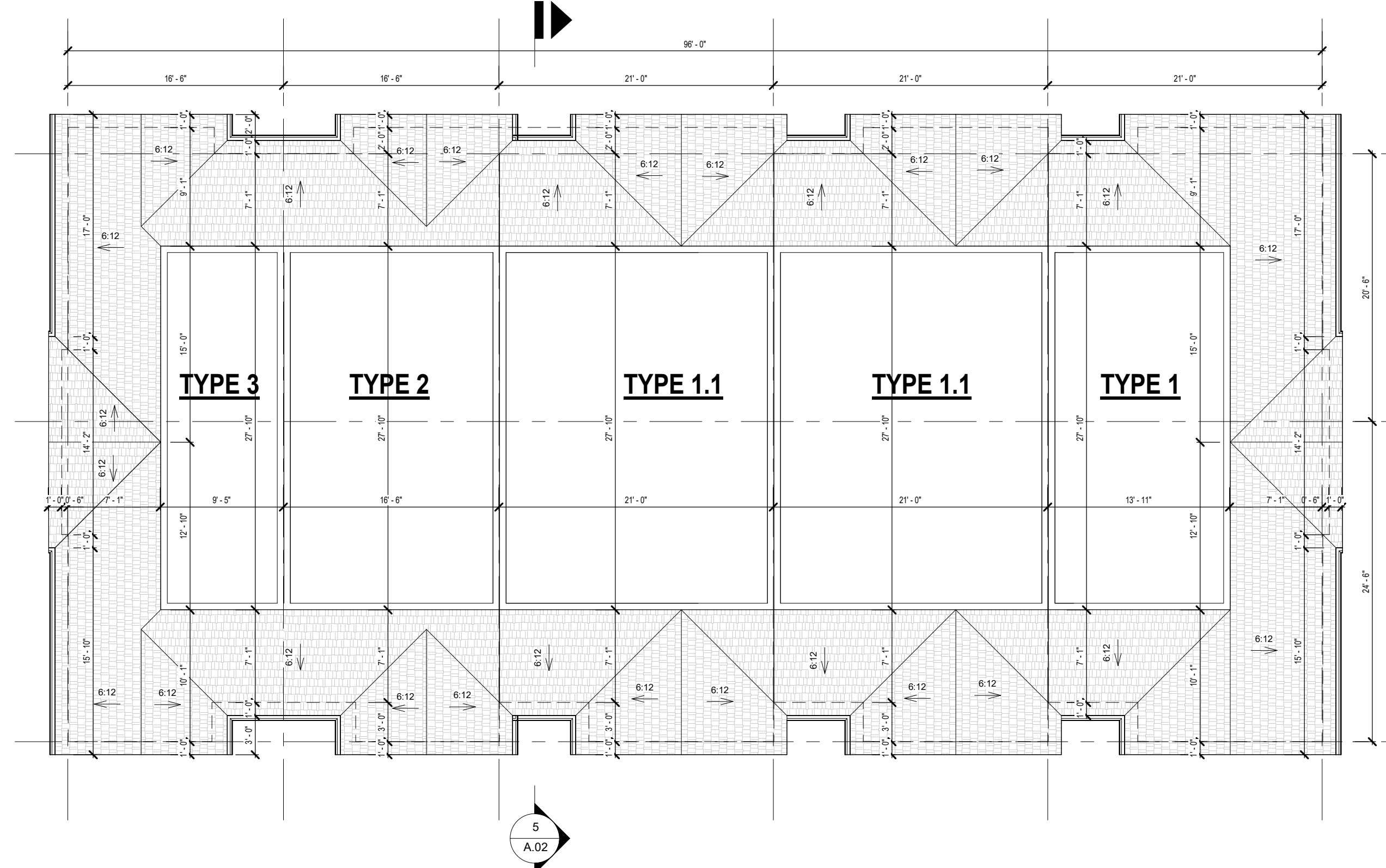
1 1ST FLOOR PLAN  
 1/8" = 1'-0"



2 2ND FLOOR PLAN  
 1/8" = 1'-0"



3 3RD FLOOR PLAN  
 1/8" = 1'-0"



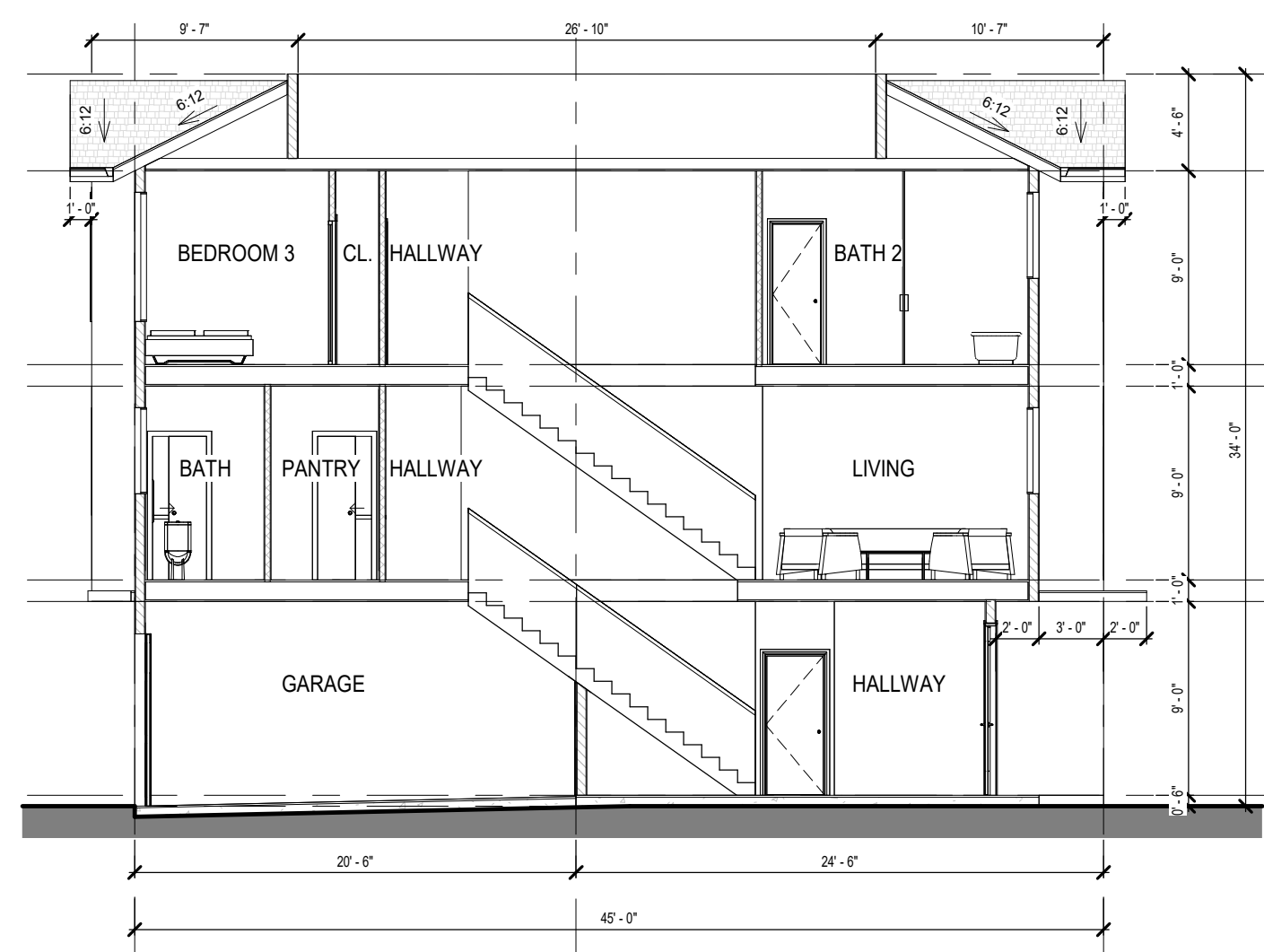
4 ROOF PLAN  
 1/8" = 1'-0"



1 LOT 2\_NORTH ELEVATION  
1/8" = 1'-0"



3 LOT 2\_SOUTH ELEVATION  
1/8" = 1'-0"



5 LOT 2\_SECTION 1  
1/8" = 1'-0"



2 LOT 2\_EAST ELEVATION  
1/8" = 1'-0"



4 LOT 2\_WEST ELEVATION  
1/8" = 1'-0"

ELEVATION & MATERIAL BOARD		
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REVISION

ID	DATE	BY

STAMP:



TOWNHOUSE PROJECT

2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25

SCALE: AS SHOWN

DRAW BY:

ELEVATIONS / SECTIONS

JOB NO: #

DRAWING NO:

A.02

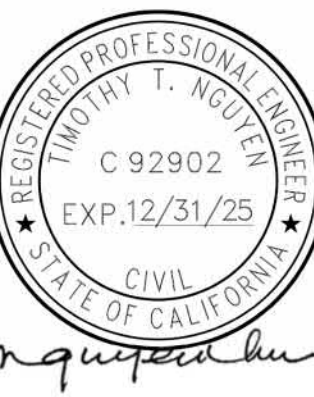


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TOWNHOUSE PROJECT

2119 WILLOWBROOK, OCEANSIDE, CA

DATE: 12/16/25

SCALE: AS SHOWN

DRAW BY:

3D VIEW

JOB NO: #

DRAWING NO:

A.03



**VIEW 1**



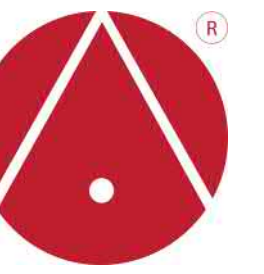
**VIEW 2**



**VIEW 3**



**VIEW 4**

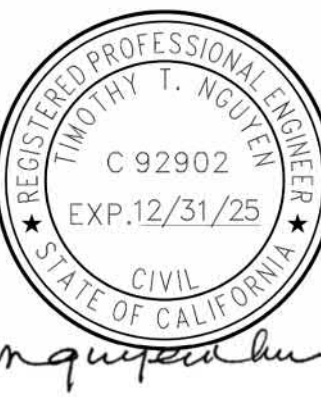


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**STAMP:**



**TOWNHOUSE PROJECT**  
**2119 WILLOWBROOK, OCEANSIDE, CA**

DATE: **12/16/25**

SCALE: AS SHOWN

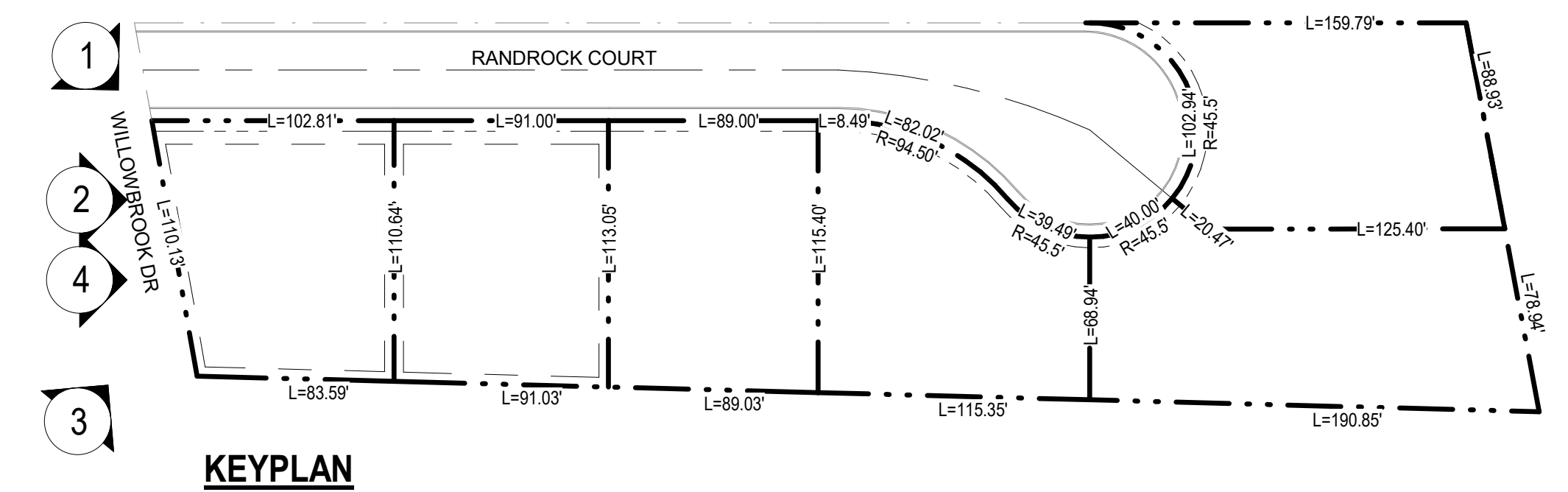
DRAW BY:

**PHOTO MONTAGE**

JOB NO: #

DRAWING NO:

**A.04**



## PROJECT DESCRIPTION LETTER

Lot 2 – 5-Unit Small-Lot Housing Development

Proposed under SB 1123 (Gov. Code § 65852.28)

Site Address: 159-410-26

Jurisdiction: City of Oceanside, California

### Project Overview

The applicant proposes the construction of five (5) attached townhome units on Lot 2 of the approved small-lot subdivision. This development is being processed under the SB 1123 Small-Lot Housing provisions (Gov. Code § 65852.28), which allow streamlined, ministerial approval for qualifying infill residential projects that meet the state’s density and unit-count criteria. Each home will be approximately 1,500 – 1,750 square feet of livable floor area, with individual entries and private garages accessed from the internal drive aisle shared across the subdivision. The design emphasizes compact, efficient urban housing consistent with the small-lot standards envisioned by SB 1123.

Lot 2 is one of six lots within the proposed SB 1123 subdivision. The site area is approximately 0.23 acres, located within a developed residential neighborhood. The parcel is designated for residential use under the City’s General Plan and is within a fully urbanized area served by public utilities and infrastructure. The project is not located within a Very High Fire Hazard Severity Zone, a hazardous waste site, a flood hazard area, or a designated historic district, and therefore qualifies for SB 1123 eligibility.

Feature	Description
Number of Units	5 primary townhome units
Density (Mullin Calculation)	~ 19.8 du/ac (minimum met)
Building Height	Approx. 30–35 ft (max 3 stories)
Unit Size Range	1,500 – 1,750 sq ft livable
Parking Provision	2-car garage per unit (minimum compliance with objective standards)
Setbacks	4 ft side and rear setbacks per SB 1123; front yard per local standard
Open Space	Private patios and rooftop decks; open space standards adjusted under SB 1123

(b)(3)(B) to avoid physical preclusion

Access

Via private drive shared with other lots in the subdivision

Architectural Character

Contemporary townhome form with individual entries and street-facing articulation

The proposed development complies fully with the provisions of SB 1123 (Gov. Code § 65852.28). The project meets the Mullin 66 percent minimum density requirement, achieving approximately 19.8 dwelling units per acre, consistent with the state threshold for metropolitan jurisdictions. It also conforms to the maximum limit of ten (10) units per lot permitted under SB 1123. All objective zoning, subdivision, and design standards have been applied only to the extent that they do not physically preclude construction of the proposed housing, pursuant to Government Code § 65852.28(b)(3)(B). Finally, the site satisfies environmental eligibility requirements, as it is fully urbanized and not located within a high fire hazard zone, hazardous materials site, flood hazard area, or designated historic district.

The proposed townhomes are designed to deliver for-sale, fee-simple ownership opportunities for middle-income households, providing a “missing-middle” housing type compatible with the surrounding neighborhood scale. Architecture emphasizes clean lines, durable materials, and human-scaled proportions.

The Lot 2 project fulfills the intent of SB 1123 by providing attainable small-lot ownership housing within a built-out urban area, consistent with state housing policy to increase gentle-density infill. The project meets all eligibility requirements and requests ministerial approval in accordance with Gov. Code § 65852.28.





Road Photo 03

400.00 ft

486.27 ft

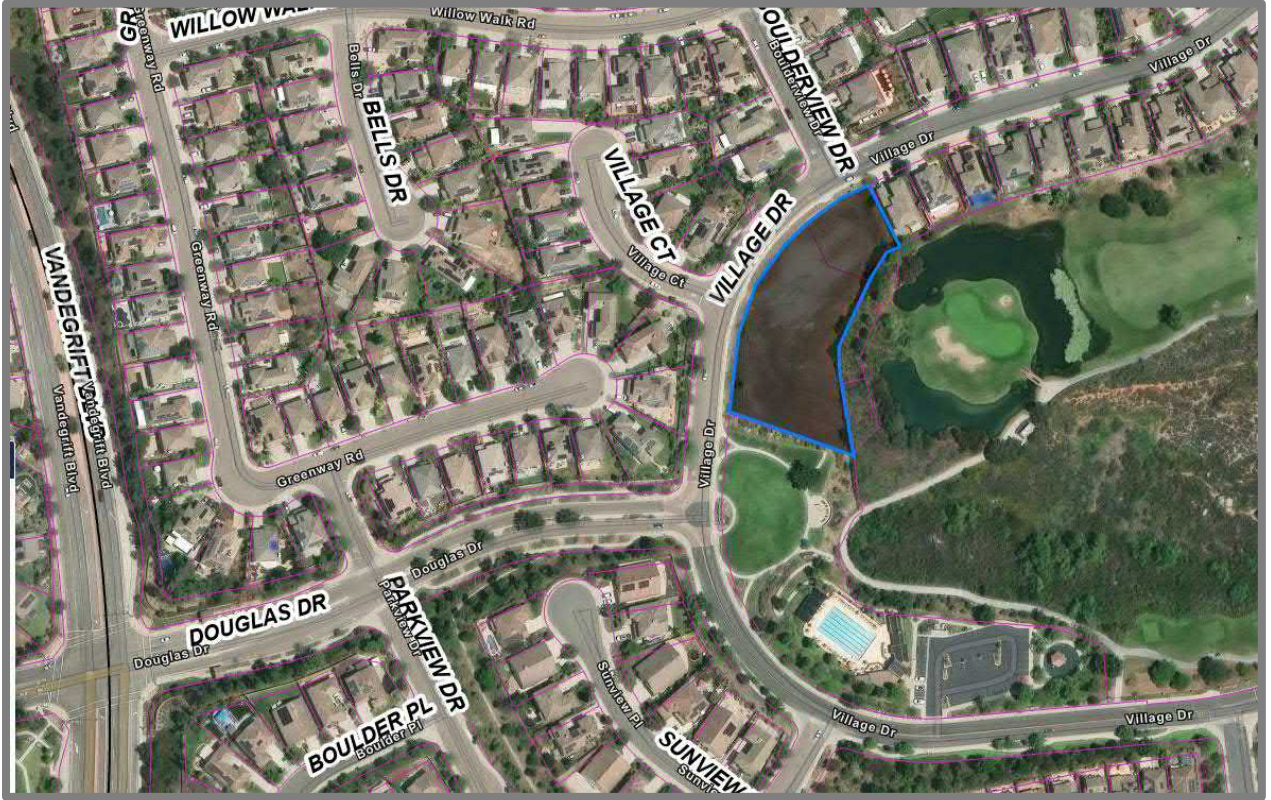
200.00 ft

Willowbrook Dr

owbrook Dr

Richard Ct

# 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: O Village Drive, Oceanside CA 92057

Assessor's Parcel Number: 122-520-30-00 Lot Area (acres or SF): APX. 1.3 ACRES

Existing Use: 122-520-29-00 (RAW LAND)

Brief Description of Proposal: (commercial / multi-family)  
To build 8 SFR units & a 5000 sq ft commercial building for small offices

### Property Owner & Applicant Information

Owner Name: Joseph Philip

Phone Number & E-Mail Address: (949) 433-3333 preciseproject@gmail.com

Applicant Name: SAME

Phone Number & E-Mail Address: SAME

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

### Requested Meeting Date/Time (please provide 2 options)

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

2<sup>nd</sup> choice date: ASAP 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

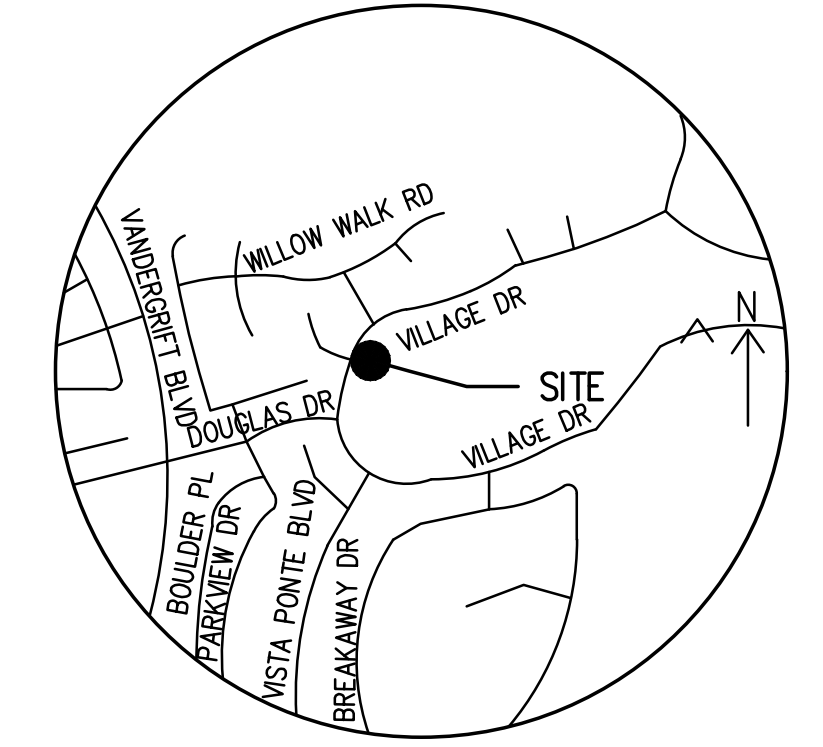
### Email the following PDF documents to PlanningStaff@oceansideca.org:

- 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: January 21, 2026 Time: 10:30am

Assigned Project Planner: Dane Thompson



VICINITY MAP  
NTS

**ZONING**  
CL-MP1

**SITE ADDRESS:**  
5283 VILLAGE DRIVE  
OCEANSIDE, CA, 92057

**APN:**  
122-520-3000 & 122-250-2300

**SITE DATA**

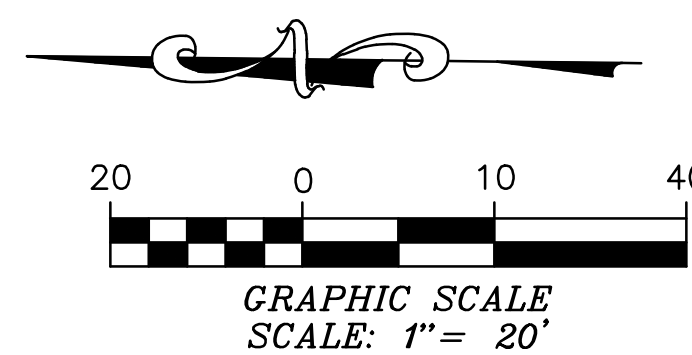
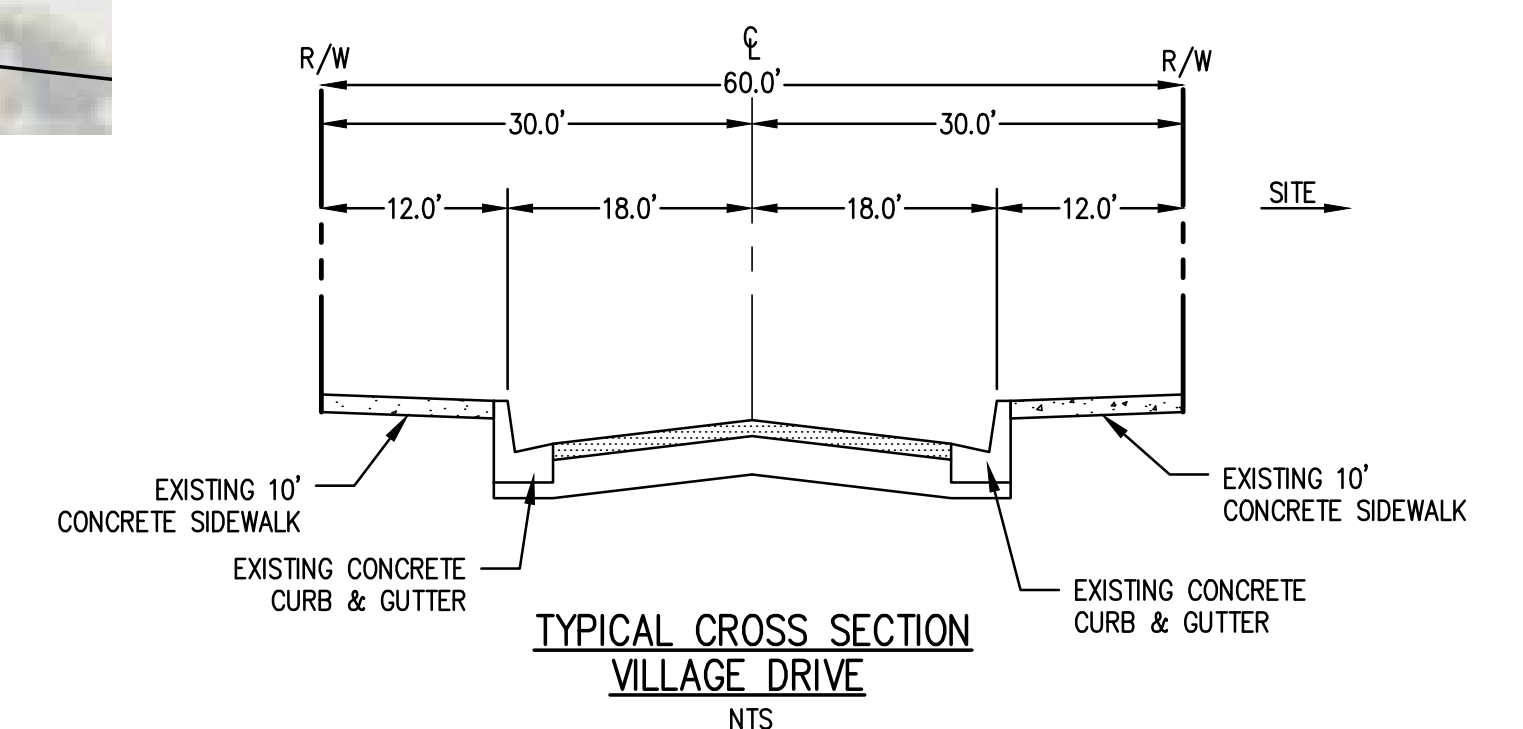
SITE AREAS:	59,413 SF (1,362 AC.)
EXISTING LOTS	2
PROPOSED RESIDENTIAL LOTS	8
PROPOSED COMMERCIAL LOTS	1
TOTAL PROPOSED LOTS	9

**EX. EASEMENT NOTES:**

- ① AN EASEMENT FOR PUBLIC UTILITIES

**LEGEND:**

PROPERTY BOUNDARY	---
RIGHT OF WAY	---
CENTERLINE	⊕---
EXISTING WATER LINE	— W —
EXISTING SEWER LINE	— S —



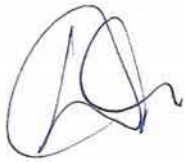
City of Oceanside  
Development Services  
300 N. Coast Highway  
Oceanside, CA 92054

**PROJECT:** Pre-Application meeting  
5283 Village Drive  
Oceanside, CA

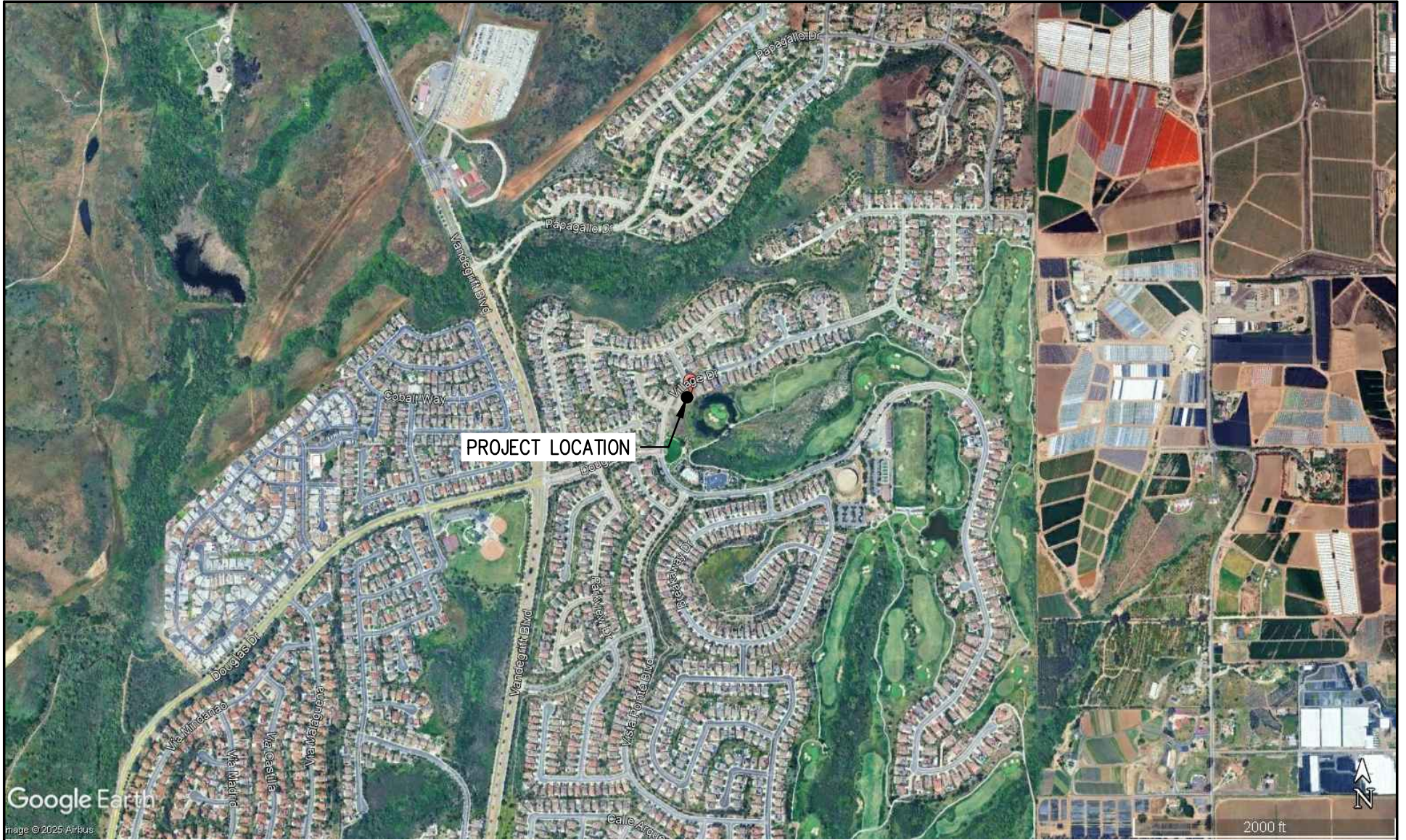
We are requesting a pre-application meeting for a potential project located at 5283 Village Drive, Oceanside, CA. The property is zoned as CL-MP1, and will propose a none lot subdivision. The project will be a mixed use residential and commercial, with eight residential lots and one commercial lot.

Should you have any questions please contact us.

**Civil Landworks Corp.**

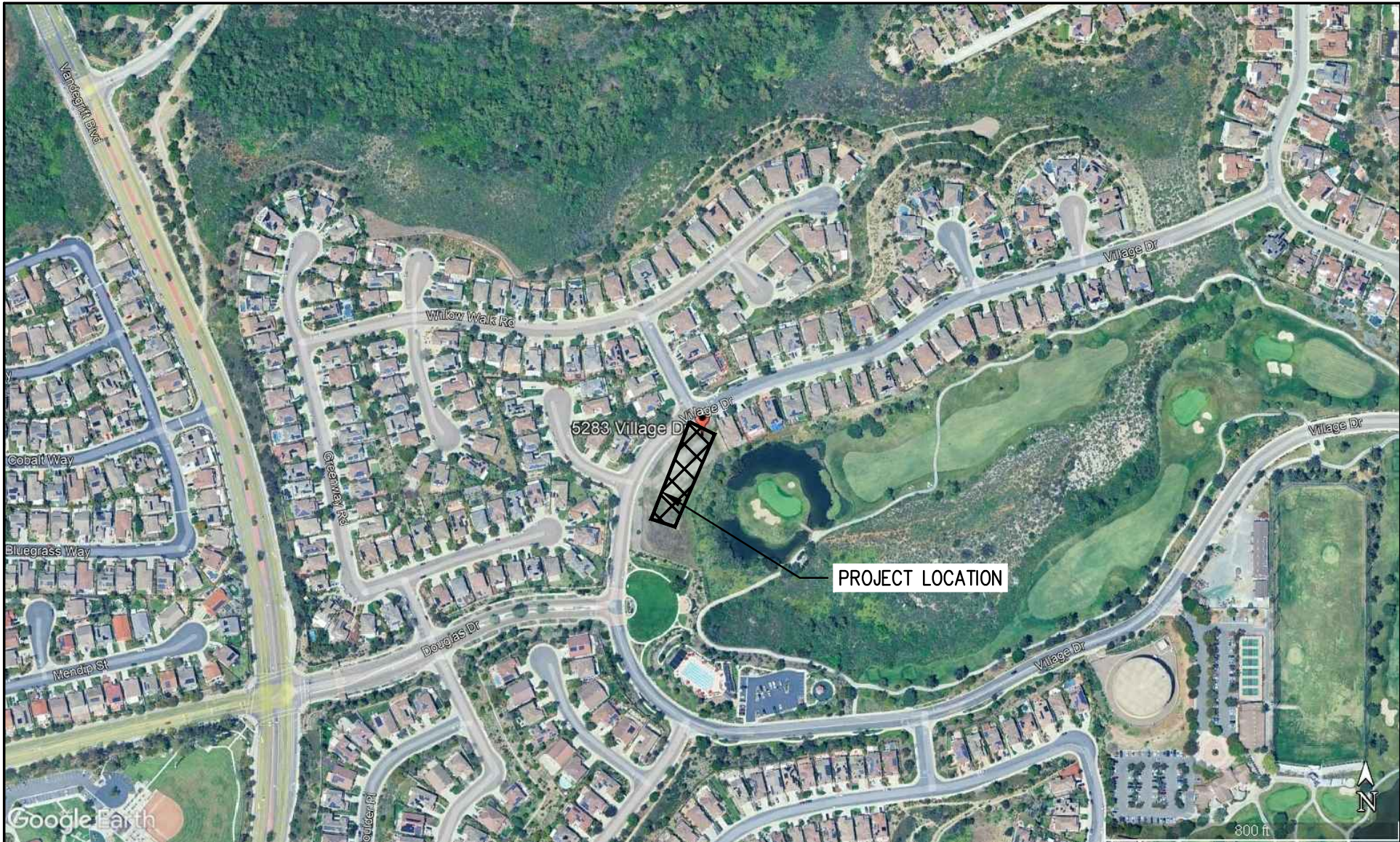


David Caron, PE  
Principal Engineer



Google Earth  
 Image © 2025 Airbus

<h2>SITE LOCATION MAP</h2>		
DATE:	11/24/25	<b>5283 VILLAGE DRIVE</b>
SCALE:	AS SHOWN	
		DRAWN BY: M. TOMAS



# SITE VICINITY MAP

DATE: 11/24/25

SCALE: AS SHOWN

**5283 VILLAGE DRIVE**

DRAWN BY: M. TOMAS