



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, March 11, 2026

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed single-family residential project with attached 2-car garage and storage/mechanical room & 2nd floor deck on an 11,820 sq ft lot located at 2274 Dunstan St. The site is currently vacant.

Project Number: ADM26-00004

Assessor Parcel Number(s): 151-104-16-00

Contact Person: Jay Henningfeld

Email: jayhenningfeld@gmail.com

Zoning: RE-B

Land Use: EB-R

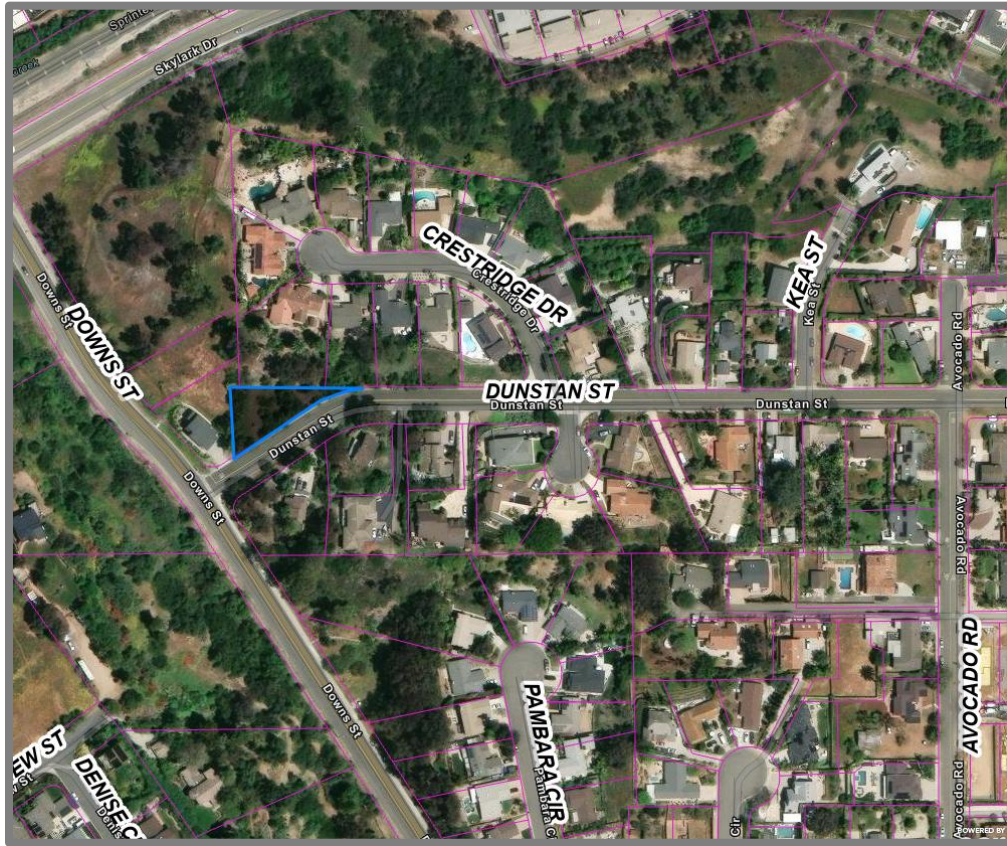
Neighborhood Area: Fire Mountain

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: N/A

** 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





Development Services Department – Planning Division
300 North Coast Highway | Oceanside, CA 92054 | (760) 435-3520

Project Number:
ADM -

Developer’s Conference Application

General Information

Applicant Name:

Applicant Address:

Applicant Email Address:

Applicant Phone:

Property Owner Name:

Property Owner Address:

Property Owner Email Address:

Property Owner Phone:

To be completed if Applicant is not 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)

Property Information

Property Address:

Assessor’s Parcel Number (APN):

Lot Size:

Existing Use:

Brief Description of Project Proposal:

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 Traffic Solid Waste Other

Required Documents *(Attach to application or email to planneroftheday@oceansideca.org)*

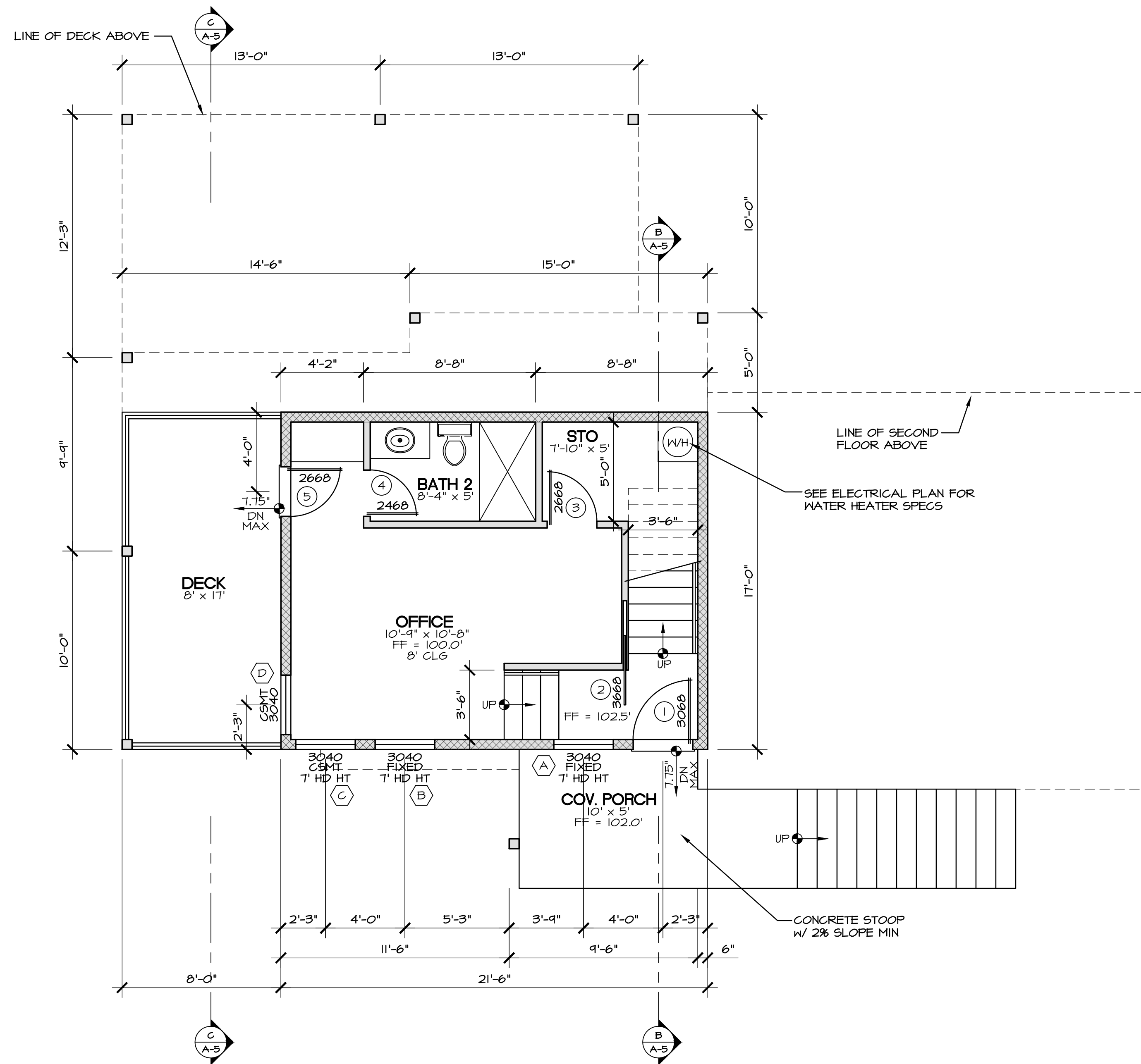
Project Description Letter Vicinity Map (Aerial Image) Conceptual Site Plan & Elevations

To be completed by City Staff

Assigned Meeting Date:

Time:

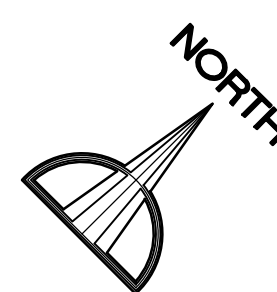
Assigned Project Planner:



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

- NEW 2x4 WOOD FRAMED WALL
- NEW 2x6 WOOD FRAMED WALL



FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS W/ BACK FLOW PREVENTION DEVICES. PROVIDE HOSE BIBS WITH VACUUM BREAKERS.
2. PROVIDE SAFETY GLAZING IN HAZARDOUS AREAS SUCH AS GLASS IN DOORS & GLAZING ADJACENT TO SUCH DOORS AS WELL AS GLAZING ADJACENT TO WALKING SURFACES. ALL NEW GLAZINGS WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
3. ALL WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 24".
4. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC SECTION 412.7.
5. SEE SHEET A-8, SECTION 4.303 FOR ALL WATER CONSERVATION MEASURES INCLUDING FLOW RATES FOR ALL INTERIOR PLUMBING FIXTURES.
6. GLAZING @ SHOWER & TUB ENCLOSURES SHALL BE OF TEMPERED GLASS, LAMINATED OR APPROVED PLASTICS. VERIFY TYPE WITH OWNER.
7. THE WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION AS FOLLOWS: 2x4 WOOD STUDS @ 16" O.C. W/ (1) ONE LAYER OF 5/8" GYPSUM WALLBOARD EACH SIDE.
8. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. CBC, SECTION 711.3
9. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
10. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. BOTTOM OF CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
11. THE PASSAGEWAY TO THE ATTIC FURNACE SHALL BE UNOBSTRUCTED NOT LESS THAN 30" HIGH AND 30" WIDE AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20" IN LENGTH THRU THE ATTIC.
12. FAU CLOSET OR ALCOVE MUST BE 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED PER UFG SECTION 304.7.
13. PROVIDE FIRESTOPS, VERTICAL AND HORIZONTAL, IN ENCLOSED SPACES AT 10'-0" INTERVALS MAXIMUM.
14. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UFG SECTION 501 AND TABLE 5-1.
15. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYP BD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANES IS NOT REQUIRED.
16. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHTS OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
17. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING.
18. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
19. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
20. ALL NEW RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, IN ACCORDANCE WITH SECTION 1602 OF THE CALIFORNIA PLUMBING CODE.
21. ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION). ADDITIONALLY, THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION.

DOOR / WINDOW NOTES:

SEE SHEET A-4 FOR DOOR AND WINDOW SCHEDULES

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NIMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR OPENINGS ARE TO BE FULLY WEATHERSTRIPPED, CAULKED AND SEALED.
4. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE TEMPERED GLASS.
5. WINDOWS ARE TO BE FIBERGLASS FRAMED, DUAL GLAZED, CLEAR GLASS, U.N.O.
6. FOR WINDOWS AND EXTERIOR GLASS DOORS, U-FACTOR = X : SHGC = X
7. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATION.
8. DOOR THRESHOLDS SHALL NOT BE MORE THAN 1.5" BELOW THRESHOLD FOR SLIDING AND SWINGING DOORS. EXCEPTION : FOR EXTERIOR DOORS SWINGING INWARD THE ALLOWABLE THRESHOLD MAY BE 1.75".
9. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DATE	REVISIONS
9.17.25	PROJECT START
10.20.25 thru 10.21.25	DESIGN REVIEW
10.28.25	CIVIL ENG BASES
12.15.25 thru 12.17.25	REDESIGN
1.28.26	DEVELOPMENT MEETING

STRUCTURAL ENGINEERING BY:
PCSD Engineering Corporation
 Paul Christensen
 3523 Coakley Ct.
 Carlsbad, CA 92010
 Ph: (760) 267-1885
 paul@pcsdengine.com

PLANS PREPARED BY:
Stephanie Lupton
 P.O. BOX 2216
 San Marcos, CA 92079
 Ph: (760) 224-9104
 sl@draftingdigital.com

Henningfeld Residence
2274 Dunstan Rd
Oceanside, CA 92054

FIRST FLOOR PLAN

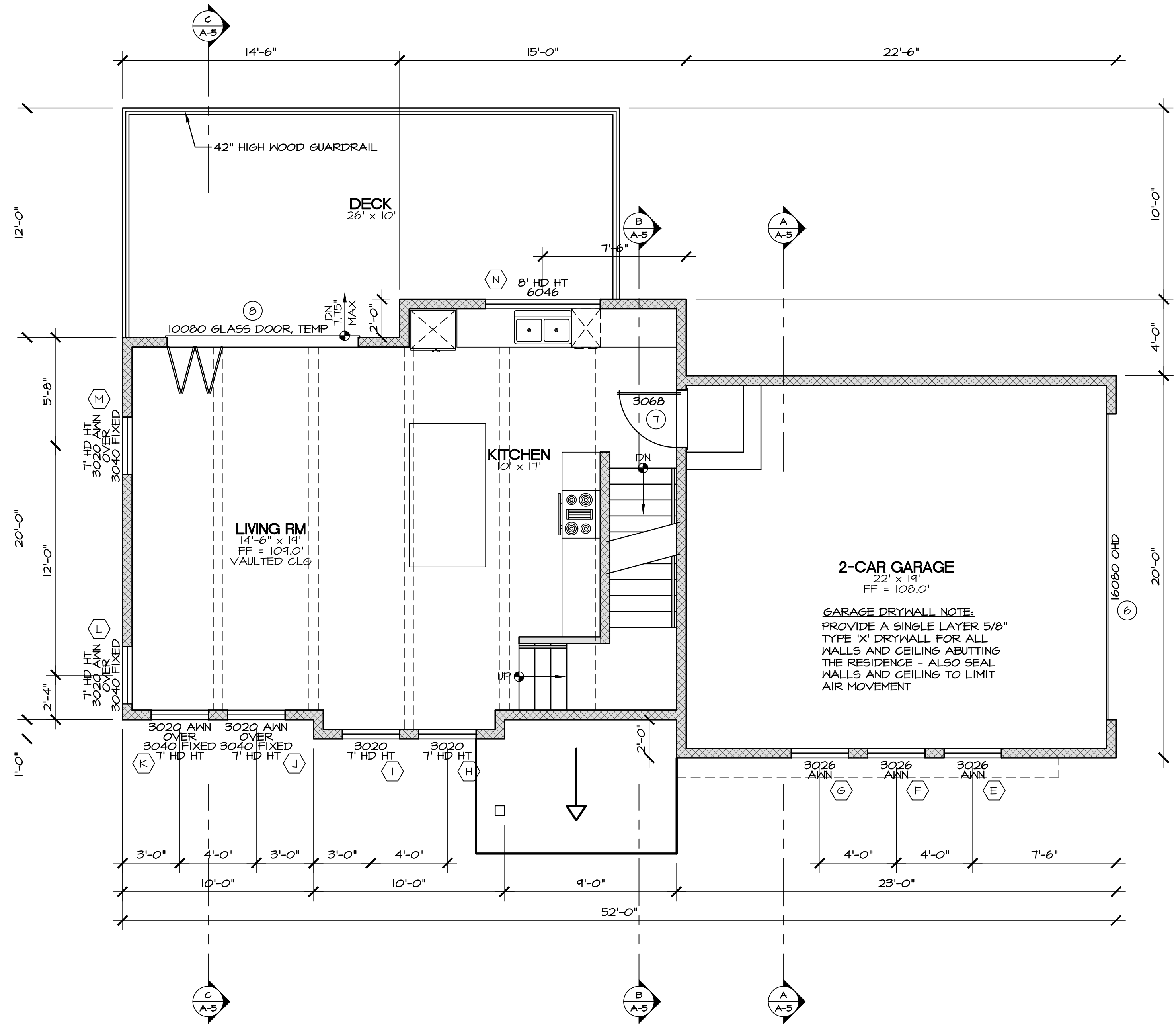
A-2

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0.28.25	CIVIL ENG BASES
12.15.25 thru 12.17.25	REDESIGN
1.28.26	DEVELOPMENT MEETING

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PCSD Engineering Corporation
 Paul Christensen
 3523 Coastview Ct.
 Carlsbad, CA 92008
 Ph: (760) 201-1885
 paulpcsd@gmail.com

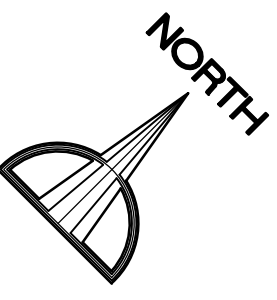
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 San Marcos, CA 92079
 Ph: (760) 224-9104
 sljdrafting@gmail.com

Henningfield Residence
 2274 Dunstan Rd
 Oceanside, CA 92054



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
 ——— NEW 2x4 WOOD FRAMED WALL
 ——— NEW 2x6 WOOD FRAMED WALL



SECOND FLOOR PLAN

A-3

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1.28.26	DEVELOPMENT MEETING

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PCSD Engineering Corporation
 Paul Christenson
 3523 Coastview Ct
 Carlsbad, CA 92010
 Ph: (760) 267-1885
 paul@pcsdengineer.com

PLANS PREPARED BY:
Stephanie Lupton
 P.O. BOX 2216
 San Marcos, CA 92079
 Ph: (760) 224-5104
 sjl@stratting.com

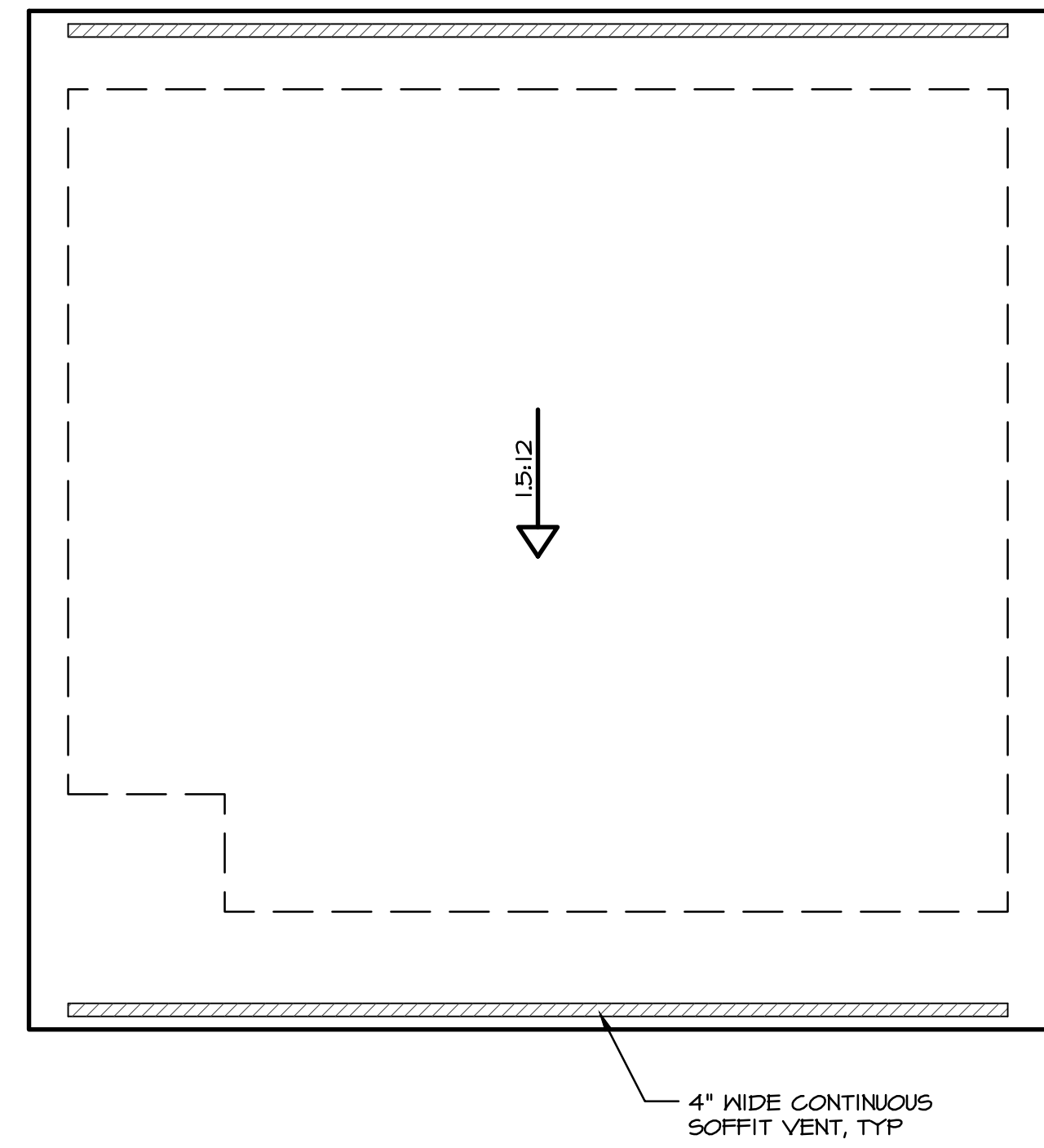
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THIRD FLOOR PLAN / ROOF PLAN

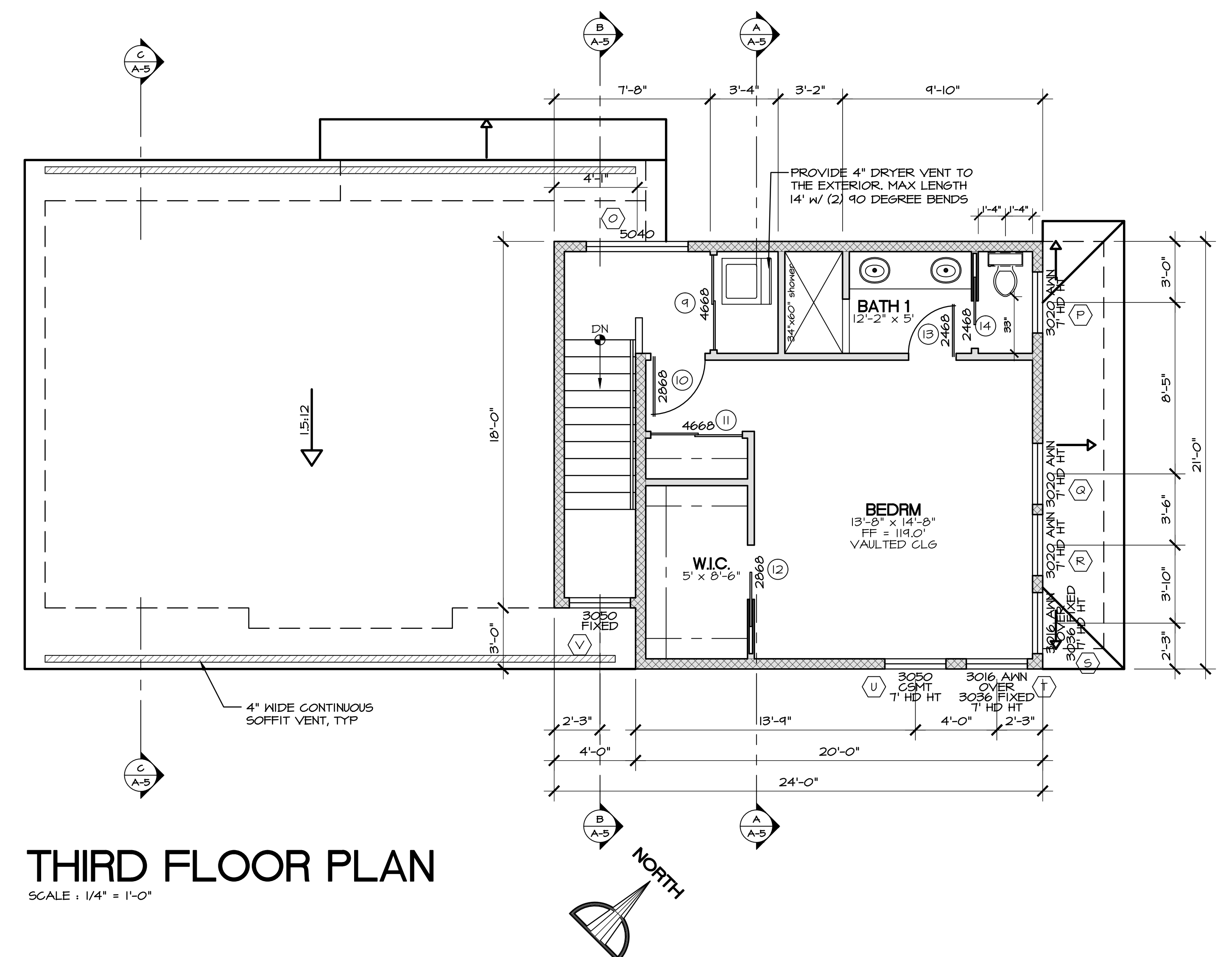
A-4

ROOF PLAN NOTES

- ROOF MATERIALS: INSTALL OVER SYNTHETIC OVERLAYMENT BY CERTAINTED, OR EQUAL
 A) MANUFACTURER: CUSTOM-BILT
 B) PRODUCT NAME/NUMBER: STANDING SEAM METAL ROOF SL-1750, OR EQUAL
 C) ICC APPROVAL NUMBER: ESR-2048
- PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/50 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS @ LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.
- PROVIDE GALVANIZED 26 GA. IRON ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS on/ EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
- PROVIDE PLYWOOD CRICKETS and G.I. FLASHING @ ANY and ALL PREGARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" /FT. MIN. @ VALLEYS.
- ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.
- A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED.



ROOF PLAN
 SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

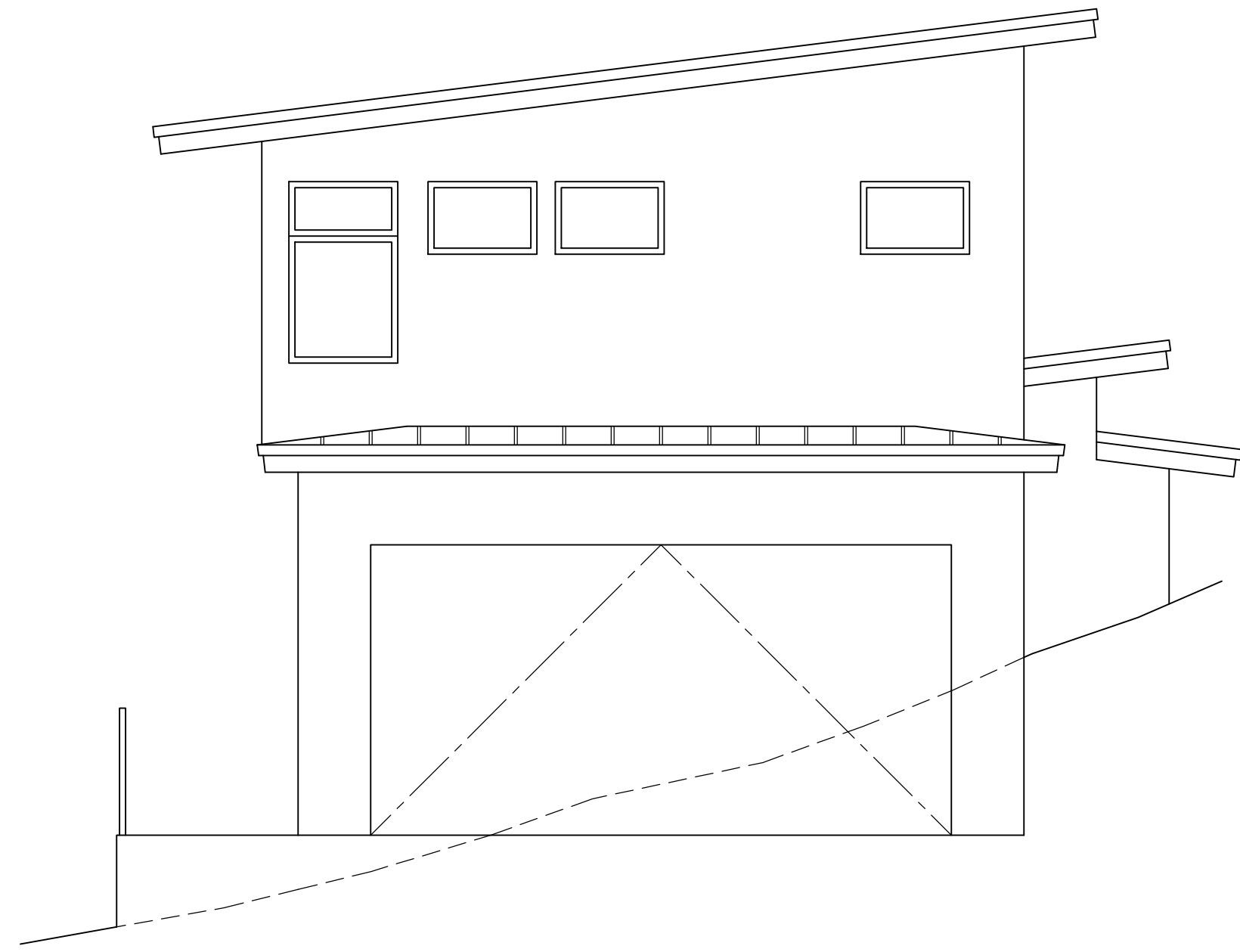
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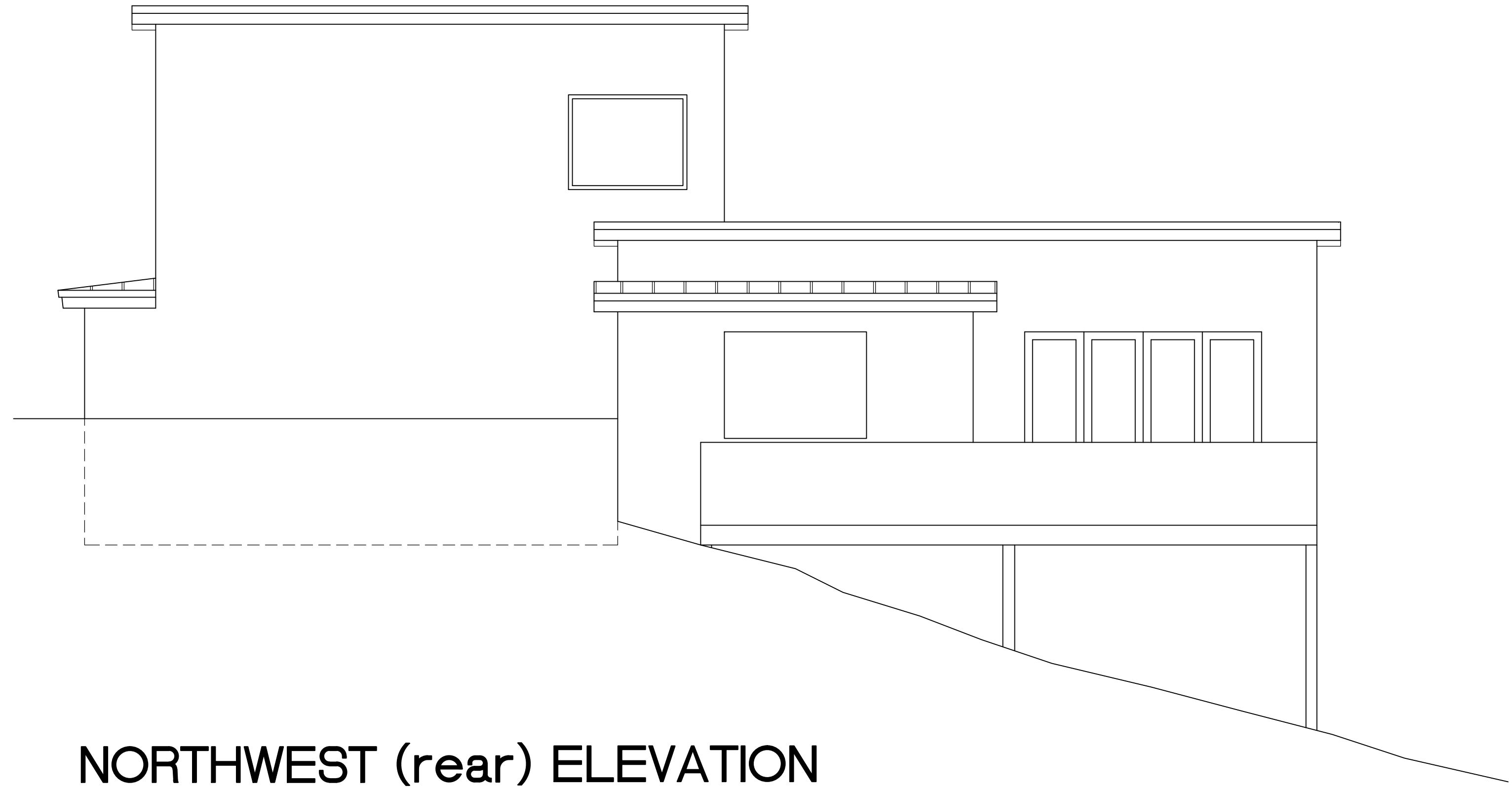
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EXTERIOR ELEVATIONS



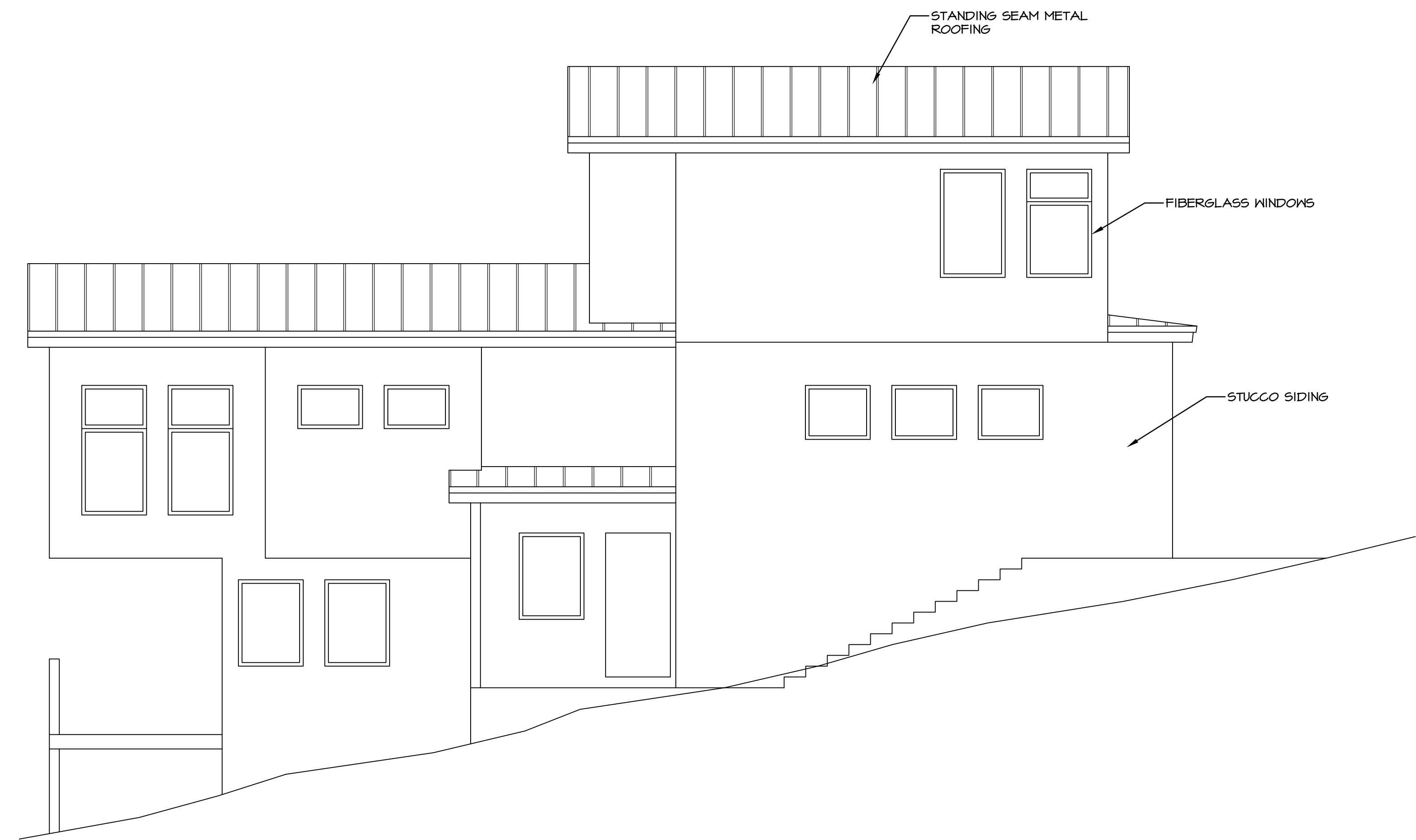
NORTHEAST (right) ELEVATION
 SCALE : 1/4" = 1'-0"



NORTHWEST (rear) ELEVATION
 SCALE : 1/4" = 1'-0"



SOUTHWEST (left) ELEVATION
 SCALE : 1/4" = 1'-0"



SOUTHEAST (front) ELEVATION
 SCALE : 1/4" = 1'-0"

PROJECT DESCRIPTION LETTER

City of Oceanside – Developer’s Conference Application

Applicant: Jay Henningfeld

Property Address: 2274 Dunstan St., Oceanside, CA 92054

Assessor’s Parcel Number (APN): 151-104-16-00

Meeting Date: February 11th, 2026

To the Oceanside Planning Division,

We are requesting a Developer’s Conference to review our proposed single-family residential project located at the above address in Oceanside, CA. The intent of this meeting is to confirm development requirements, identify any site-specific constraints, and ensure our design approach aligns with the City’s zoning, engineering, fire, and building standards before advancing to full permit submittal.

Project Overview

We intend to construct a new single-family home that is appropriately scaled to the neighborhood and responsive to the natural grade of the parcel. The preliminary concept includes:

- A single-family residence
- 2-car garage and driveway access
- Outdoor living areas and landscaping
- Required utility connections
- Grading and retaining solutions appropriate for the site’s topography

Grading plans are still in development; however, a preliminary slope analysis has been completed to help guide building placement and massing. Conceptual site plans and elevations are included with this application for discussion purposes.

1. Setback Requirements

We are seeking confirmation of the applicable front setbacks for this parcel, including:

- How setbacks apply given the lot’s shape and street frontage
- Whether any averaging, exceptions, or modified setbacks apply
- How setbacks interact with any slope or retaining elements

2. Hillside Development Provisions

Because the parcel sits on a steeply sloped hillside, we are seeking clarity on how the City's hillside development provisions should be applied to this site. Specifically, we hope to review:

- Applicability of the City's hillside regulations to this parcel
- Maximum allowable grading and any limitations on cut/fill
- Height measurement methodology on sloped sites
- Expectations for stepped foundations or reduced massing
- Retaining wall allowances and constraints

Our goal is to ensure full compliance with all hillside standards and avoid any design decisions that conflict with Oceanside's expectations. The Developer's Conference will help validate our core assumptions so we can proceed confidently into detailed design and permit preparation. We appreciate the City's assistance and look forward to reviewing these items with the Planning team.

Sincerely,

Jay Henningfeld
jayhenningfeld@gmail.com
(760) 994-2911