

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Wednesday, September 22, 2021**

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 9/21/2021.

1. 9:30 a.m. - 10:30 a.m.      A new stainless steel landmark sign suspended over the intersection of Pier View and North Tremont Street. [ADM21-00060]

**Zoning:** Subdistrict D-9 (Commercial/Residential)  
**Land Use:** DT (Downtown)  
**Neighborhood Area:** Townsite  
**Assessor Parcel Number:** NA Intersection of Pier View and N. Tremont  
**Contact Person:** Main Street Oceanside/Gumaro Escarcega  
**Tel.:** 760-754-4512

2. 10:30 a.m. - 11:30 a.m.      Farm worker housing and dining facility to accommodate up to 480 seasonal workers located at 5780 Mission Ave. [ADM21-00059]

**Zoning:** Agriculture with an Equestrian Overlay (A-EQ)  
**Land Use:** Estate B Residential (EB-R)  
**Neighborhood Area:** Guajome  
**Assessor Parcel Number:** 157-150-63-00  
**Contact Person:** West Coast Tomato Growers, Inc.  
**Tel.:** 760-305-5337

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

*The developer 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.*



# 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: Intersection of Pier View Way and Tremont Street

Assessor's Parcel Number: n/a Lot Area (acres or SF): n/a

Existing Use: Existing Intersection

Brief Description of Proposal:  
A new stainless steel landmark sign suspended over the intersection of Pier View Way & Tremont Street.

## Property Owner & Applicant Information

Owner Name: Main Street Oceanside / Gumaro Escarcega

Phone Number & E-Mail Address: 760.754.4512 gumaro@mainstreetoceanside.com

Applicant Name: Ann Worth

Phone Number & E-Mail Address: 617.416.8266 ann@object-projects.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: *Sergio Madera*  
Signature of Property Owner Applicant  
(or attach a Letter of Authorization)

### Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1<sup>st</sup> choice date: 09.15.2021 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 09.22.2021 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 documents in PDF to Sergio Madera, [smadera@oceansideca.org](mailto:smadera@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:

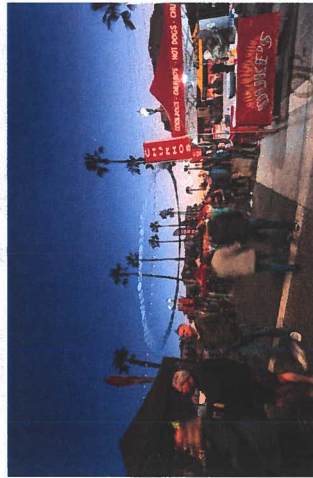
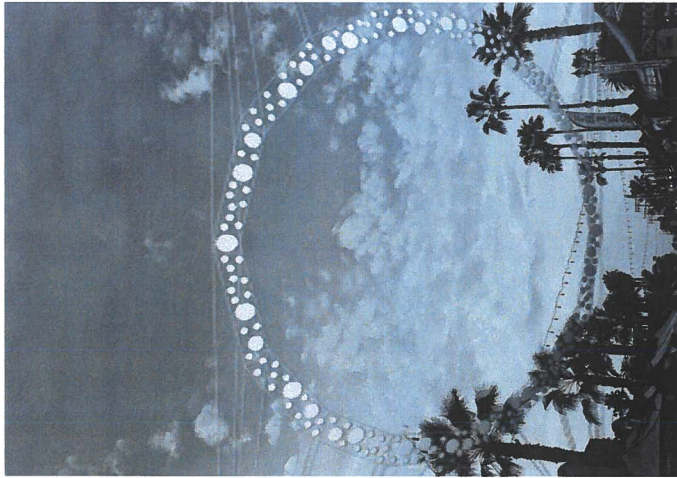
Assigned meeting date: \_\_\_\_\_ Time: \_\_\_\_\_

Assigned Project Planner: \_\_\_\_\_



# Oceanside "O"

Pier View Way & Tremont Street, Oceanside, CA 92054



## PROJECT INFORMATION

**Location:**  
Intersection of Pier View Way and Tremont Street  
Oceanside CA 92054

**Description:**  
The "O" is a stainless steel sculpture suspended above the intersection of Pier View Way and Tremont Street in Downtown Oceanside. The "O" is placed at the heart of this bustling cultural and commercial center, commemorating the location of this city's famed westside Sunset Market. The sculpture is a large, circular structure composed of four stainless steel "O" over the streetscape by a series of stainless steel cables and four new steel columns. Several of the discs also include integrated LED lighting.

## PROJECT TEAM

**Client:**  
MainStreet Oceanside  
Gumaro Escarrega  
Main Street Program Manager  
Pier View Way  
Oceanside, CA 92054  
gumaro@mainstreetoceanside.com  
780.754.4512 office

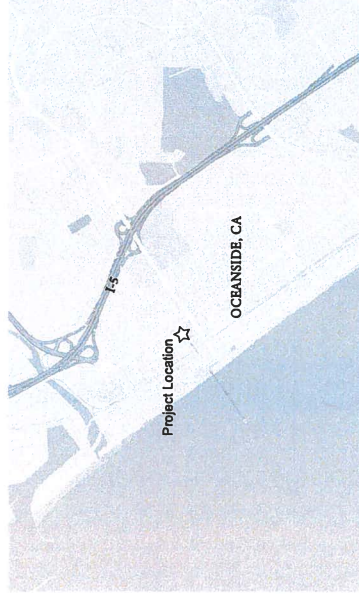
**Architect/Artist:**  
Ann Worth, AIA  
Sarah Hirschman  
Object Projects, LLP  
San Diego, CA / Oceanside, CA  
ann@objectprojects.com  
617.418.8266 cell

**Structural Engineer:**  
Sam Lee, PE  
KPF  
3131 Camino Del Rio N # 1080  
San Diego, CA 92108  
Sam.Lee@kpf.com  
858.952.9655 cell

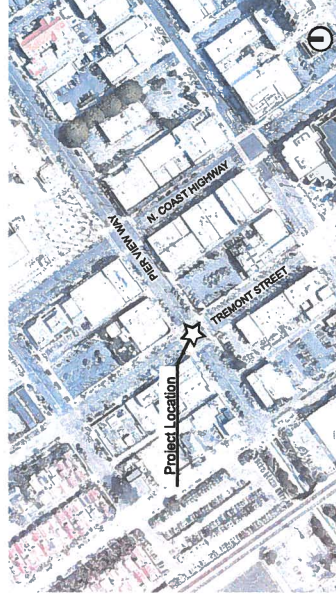
**General Contractor:**  
Evan Pencea, President  
Pencea Building Ent., Inc.  
Oceanside, CA  
780.487.4577 - Cell  
penceabuilding@gmail.com

**Weld Fabricator:**  
FireWire Welding & Fabrication  
James Grogol, Owner  
612 Foussett Rd.  
Oceanside, CA 92054  
Call: 780.234.5274  
james@firenewelds.com

## REGIONAL LOCATION



## SITE VICINITY



## DRAWING LIST

G001 Title Sheet  
G100 Site Plan

No.	Description	Date	Drawn by





# 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: 5780 Mission Avenue

Assessor's Parcel Number: 157-150-63-00

Lot Area (acres or SF): 19.72

Existing Use: Excess land on the grounds of owner's packing plant.

Brief Description of Proposal:

Farm worker housing and dining facility to accomodate up to 480 seasonal workers.

## Property Owner & Applicant Information

Owner Name: West Coast Tomato Growers, Inc.

Phone Number & E-Mail Address: 760.305.5337

brad@westcoastvineripe.com

Applicant Name: West Coast Tomato Growers, Inc.

Phone Number & E-Mail Address: 760.305.5337

brad@westcoastvineripe.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)** - reference the Developer's Conference calendar for dates

1<sup>st</sup> choice date: 9/22/21 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 documents in PDF to Sergio Madera, smadera@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: \_\_\_\_\_



# Plowden & Company

Via e-mail delivery: [smadera@oceansideca.org](mailto:smadera@oceansideca.org)  
[snightengale@oceansideca.org](mailto:snightengale@oceansideca.org)

September 9, 2021

Mr. Sergio Madera  
Mr. Scott Nightingale  
City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

Re: West Coast Tomato Growers, Inc.  
Proposed Farm Worker Housing  
5780 Mission Avenue-APN 157-150-63-00

Dear Sergio and Scott,

As you may recall, West Coast Tomato Growers, Inc. (WCTG or Applicant) had a Pre-Application Developer's Conference on June 9, 2021 for a proposed farm worker housing project to support agricultural operations on APN 122-130-32, a site on the south side of North River Road. During that conference we learned from Bryan Kallenbaugh with Water Utilities that the 15" sewer main in North River Road was owned and maintained by the Rainbow Municipal Water District (RMWD). Following the conference, we contacted RMWD and learned that the 15" sewer main was impacted during the rainy season, and that a sewer capacity study would be required to determine if RMWD could serve our project. The sewer study was completed in early August, and we were informed by RMWD later that month that they could not serve our site without significant upgrades to the 15" line at WCTG's expense. The cost of these upgrades was prohibitive which made development on the North River Road site financially infeasible.

We have since identified an alternate location on the grounds of Applicant's 20 acre packing facility property located at 5780 Mission Avenue. Please see aerial photo of the site attached to the Pre-Application Request form. This 4-acre site has been used by Applicant as a storage yard for vehicles and equipment used in connection with its farming operations.

As reflected on the schematic site plan attached to the Pre-Application Request form, Applicant is proposing 8 two-story buildings, 4,800 SF each to accommodate up to 480 seasonal farm workers. This is a reduction from the 600 beds previously proposed. Each building will include 60 beds and ADA compliant bathrooms, storage and laundry areas. Three additional single-story buildings of approximately 2,000 SF each are reflected on the site plan. One of these buildings will house a kitchen

and small convenience store for the workers, another will house a dining hall and the third building will include an office, storage and laundry facilities. Typical elevations and floor plans have been attached for the sleeping quarters buildings. In addition, floor plans for the kitchen, dining hall and office/storage/laundry buildings have also been attached to the Pre-Application Request form.

As none of the seasonal workers at this location will have vehicles, daily transportation to and from the fields will be provided by Applicant's privately-owned buses, which is the current arrangement. Furthermore, this housing is seasonal and will only be occupied approximately nine months of the year.

This property is located in the A District, which permits agricultural uses including farm worker housing in excess of 36 beds with a use permit. It is important to note that we are not seeking streamlined ministerial processing under Health & Safety Code section 17021.8. We thoroughly investigated this option earlier and determined it will not be possible for WCTG to comply with all of the requirements of this code section.

We understand a Conditional Use Permit and development plan approval will be required. Please advise as to what technical reports will be required. In addition, we will be submitting grading and improvement plans for approval. Given the time sensitive nature of the need for this proposed housing, please provide us with an anticipated processing schedule assuming accelerated (overtime) review.

If at all possible, we'd like the same team of reviewers that provided comments during the June 9<sup>th</sup> Pre-Application conference including Rob Dmohowski-Planning, John Gomez-Building, Bryan Kallenbaugh-Water Utilities, Michael Strizic-Engineering, Tim Rise-Fire, Teala Cotter-traffic and Annika Anderson-Solid Waste.

If you have any questions, please contact me at 619.840.3341.

Sincerely,



Terry R. Plowden

cc: Harry Singh, Jr., President, West Coast Tomato Growers, Inc.  
Priya Singh, General Manager, West Coast Tomato Growers, Inc.  
Brad Ebright, CFO, West Coast Tomato Growers, Inc.



Housing Site for  
480 Farm Workers

5780 MISSION AVE  
APN: 157-150-63

Mission Ave

Mission Ave

Mission Ave

76

76

76

Aerial

+

-

Melrose Dr

Melrose Dr

Mission Ave

4

Wagon Wheel Dr

Ranch View Rd

Surrey Ct

Chaparra Way

Saddle Way

Boon Way

Keam Way

Boon Way

Keam Way

Boon Way

Keam Way

Boon Way

Keam Way

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Keam Way

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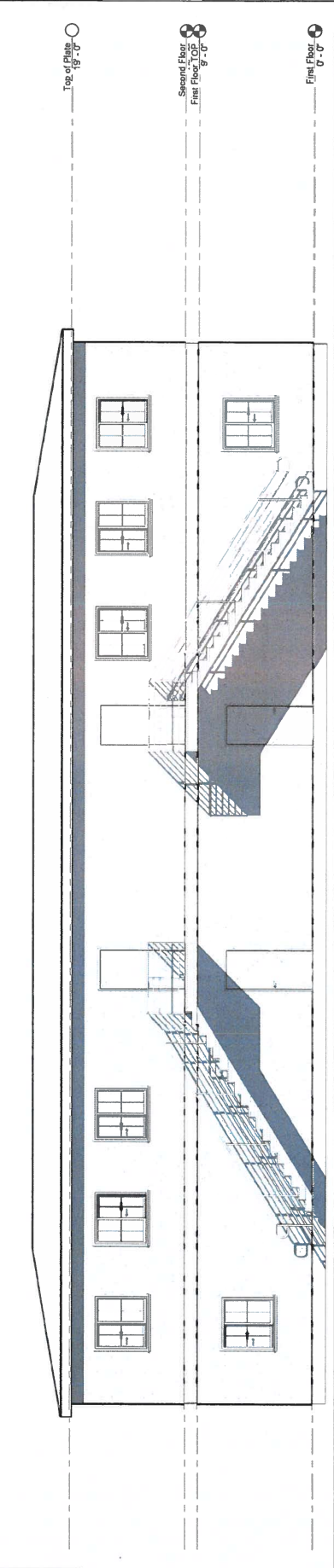




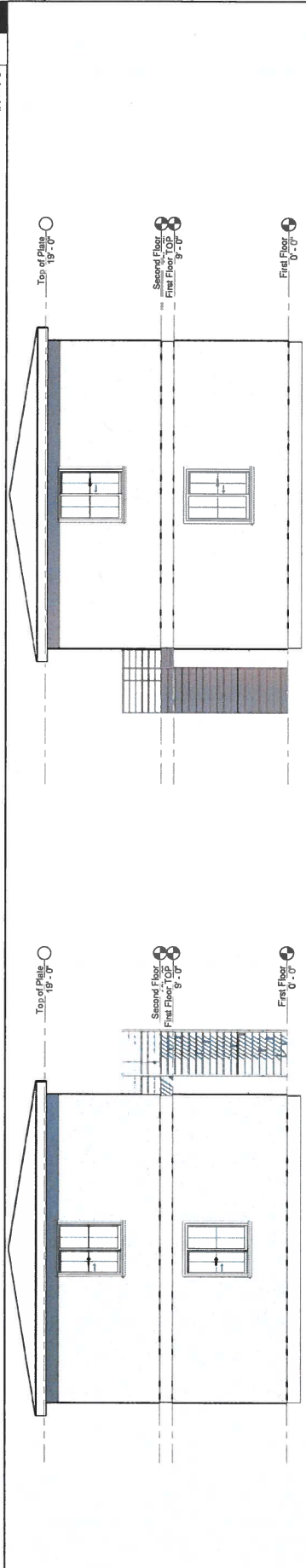






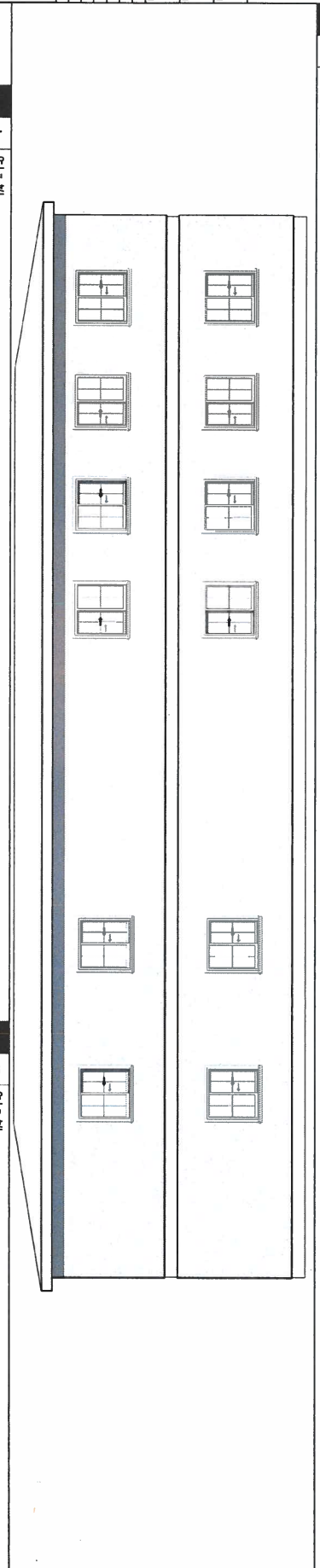


**Front Elevation**  
1/4" = 1'-0"



**Left Elevation**  
1/4" = 1'-0"

**Right Elevation**  
1/4" = 1'-0"



**Rear Elevation**  
1/4" = 1'-0"