*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, August 10, 2022

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed 78,000 Square Foot Ultimate 5 Soccer complex with clubhouse located directly west of 3549 Mission Avenue.

**Project Number:** ADM22-00054

**Assessor Parcel Number(s):** 160-291-12-00
**Contact Person:** Kevin Rose
**Email:** ultimate5soccer.sandiego@gmail.com
**Zoning:** CG
**Land Use:** GC/Caltrans Right of Way
**Neighborhood Area:** Loma Alta

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

**Project Description:** Proposed New 140,000 – 160,000 square feet manufacturing building for Hydranautics located at 401 Jones Road. There are two options provided in the materials.

**Project Number:** ADM22-00057

**Assessor Parcel Number(s):** 146-090-26-00
**Contact Person:** Gibran Mursalin
**Email:** Gibran.mursalin@nitto.com
**Zoning:** IL
**Land Use:** LI
**Neighborhood Area:** Airport

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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

HYATT AVE
MAYFAIR
MISSION AVE
STATE ROUTE 76 WB
STATE ROUTE 76 EB
OCEAN PT
HACIENDA DR
EL CAMINO REAL
S EL CAMINO REAL

*To be completed by City staff* **Project Number**: ADM 22-00054

# 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: Land next to 3549 Mission Avenue

Assessor's Parcel Number: _____ Lot Area (acres or SF): 78 000

Existing Use: Land

Brief Description of Proposal:
Soccer complex with small soccer field (5vs5 players) with a clubhouse

## Property Owner & Applicant Information

Owner Name: Kevin Mansour

Phone Number & E-Mail Address: 619-861-3426 / kevin@oramholdings.com

Applicant Name: Kevin Rose - Ultimate 5 Soccer

Phone Number & E-Mail Address: 619 902 5011Text ultimate5soccer.sandiego@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: June 22 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: July 13 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:* August 10, 2022 *Time:* 9:30 a.m.

*Assigned Project Planner:* Dane Thompson

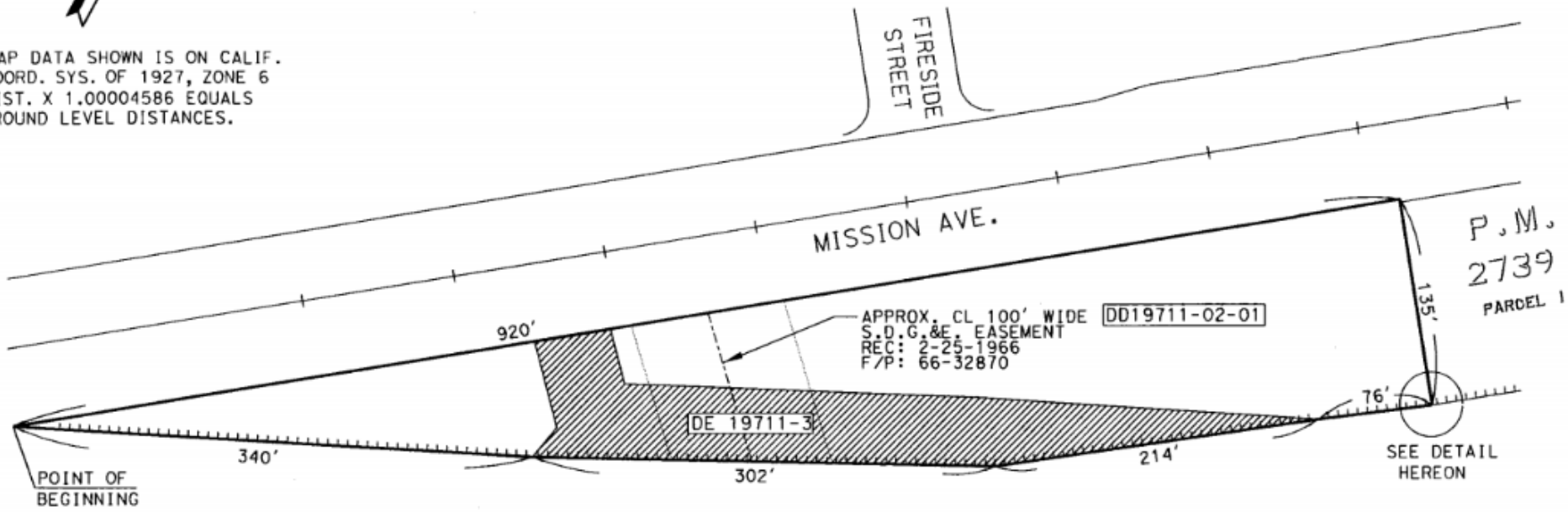
EXHIBIT "B"

# CITY OF OCEANSIDE

## T.11S., R.4W., S.B.M.

SEC. 18, E 1/2

MAP DATA SHOWN IS ON CALIF. COORD. SYS. OF 1927, ZONE 6 DIST. X 1.00004586 EQUALS GROUND LEVEL DISTANCES.

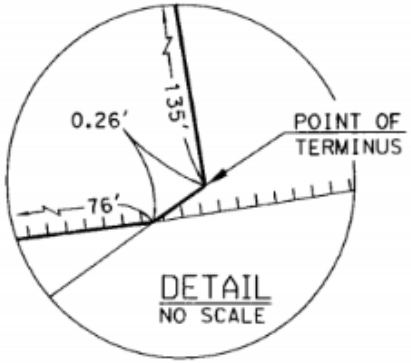


LEGEND

ACCESS CONTROLLED RIGHT-OF-WAY

DD19711-02-01
AREA=1.8 ACRES MORE OR LESS

DE 19711-3
DRAINAGE EASEMENT
TO: CITY OF OCEANSIDE
DATE: 03/04/2003
DOC: 2003-0239273
AREA=19,827 SQ.FT.

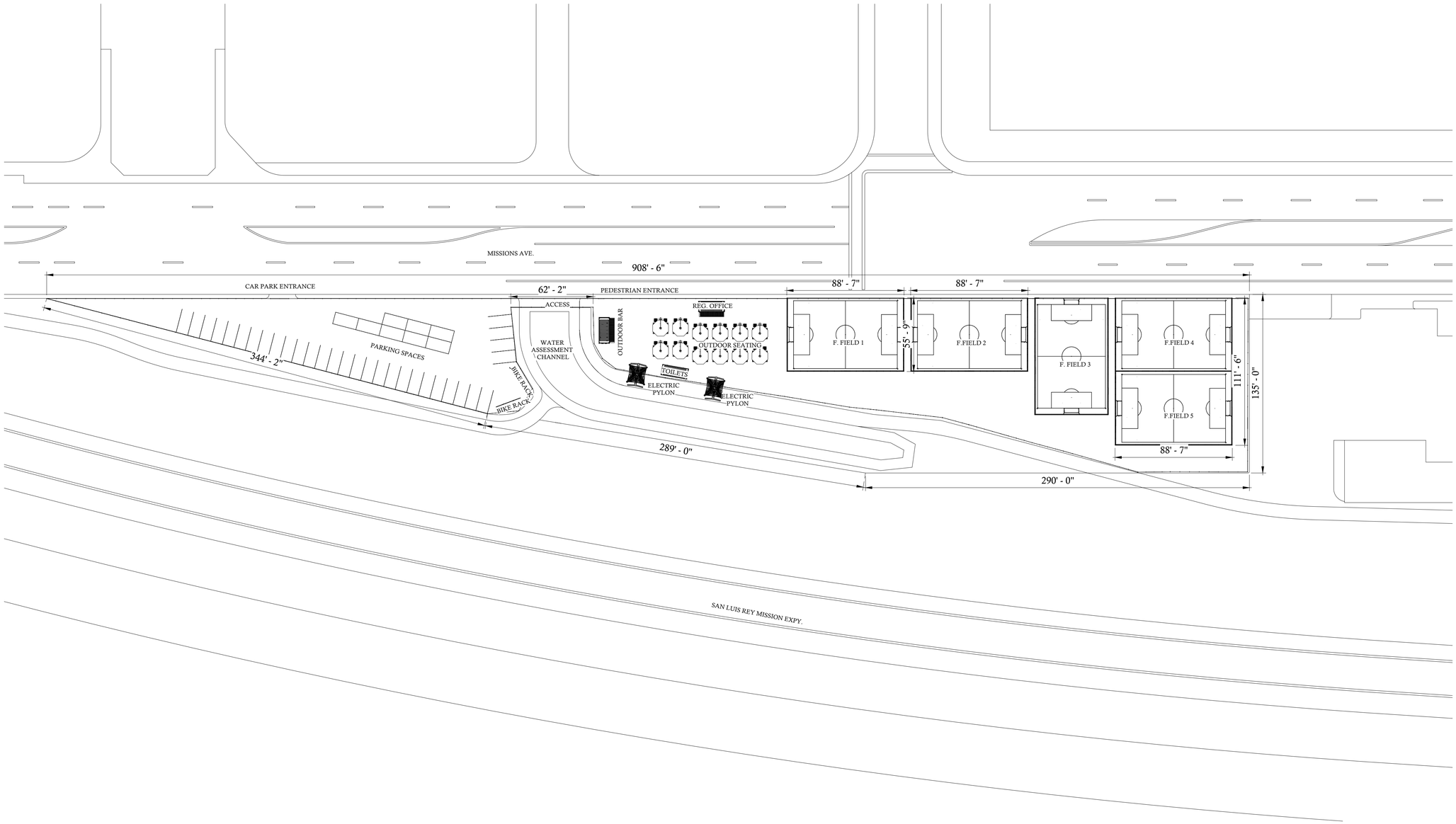



STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
**DEPARTMENT OF TRANSPORTATION**
DISTRICT 11

DIRECTOR'S DEED MAP
DD19711-02-01

| RIGHT OF WAY MAP NO. | Por.25001.12 | | |
|---|---|---|---|
| COUNTY | ROUTE | POST MILES | SCALE |
| SD | 76 | 3.1 | 1"=100' |
| | | | SHEET 2 OF 2 |

E.A.0R0002




1 **SITE PLAN**
1 : 500

| Rev | Description | Date |
|---|---|---|
| | | |

PROJECT

CLUB HOUSE AND SOCCER COMPLEX

TITLE

SITE PLAN

CLIENT

KEVIN ROSE

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| ISSABELLA | ISSABELLA | MAY, 2022 |

| SCALE (@ A1) | PROJECT NUMBER |
|---|---|
| 1 : 500 | 01 |

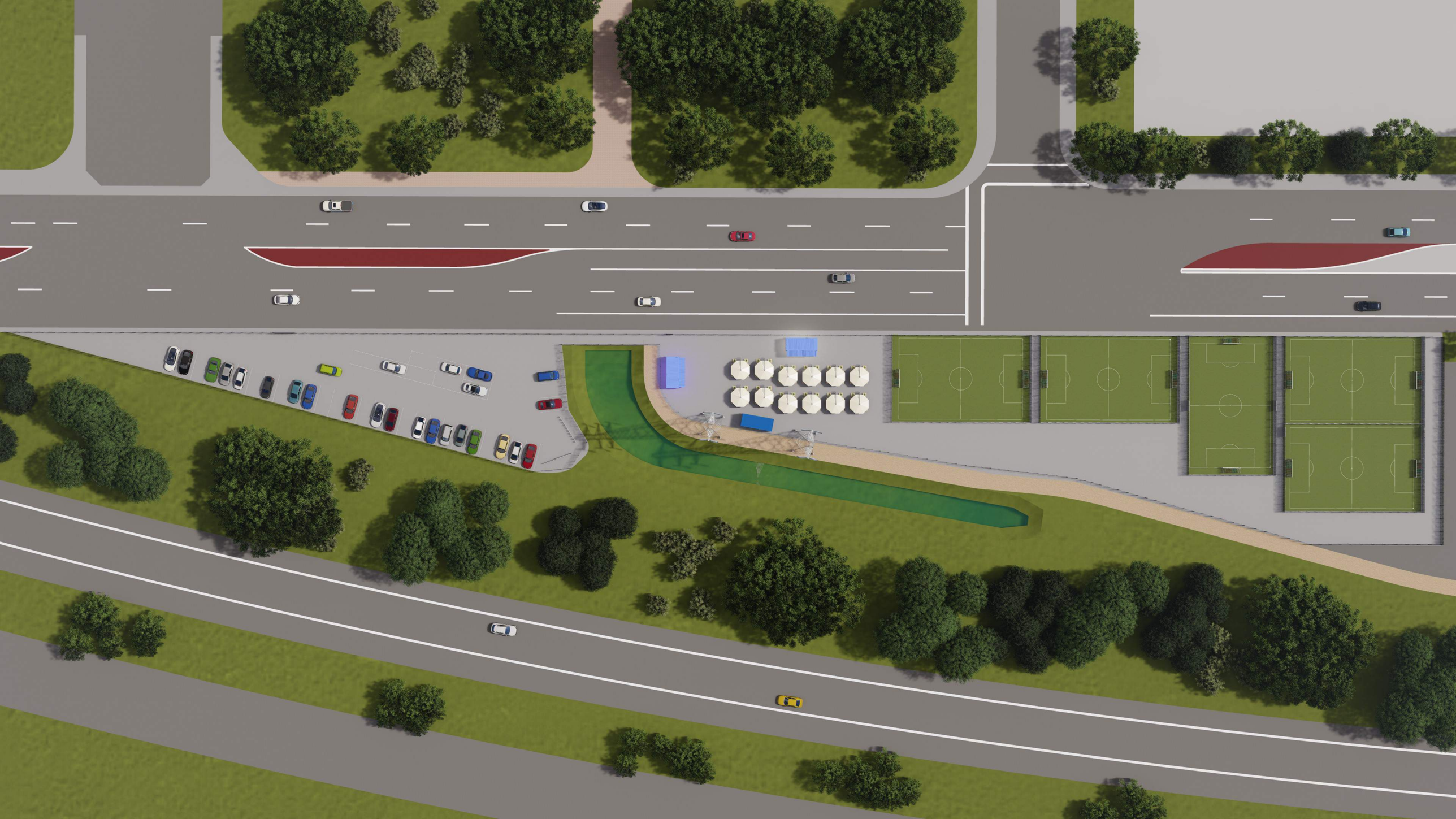
DRAWING NUMBER

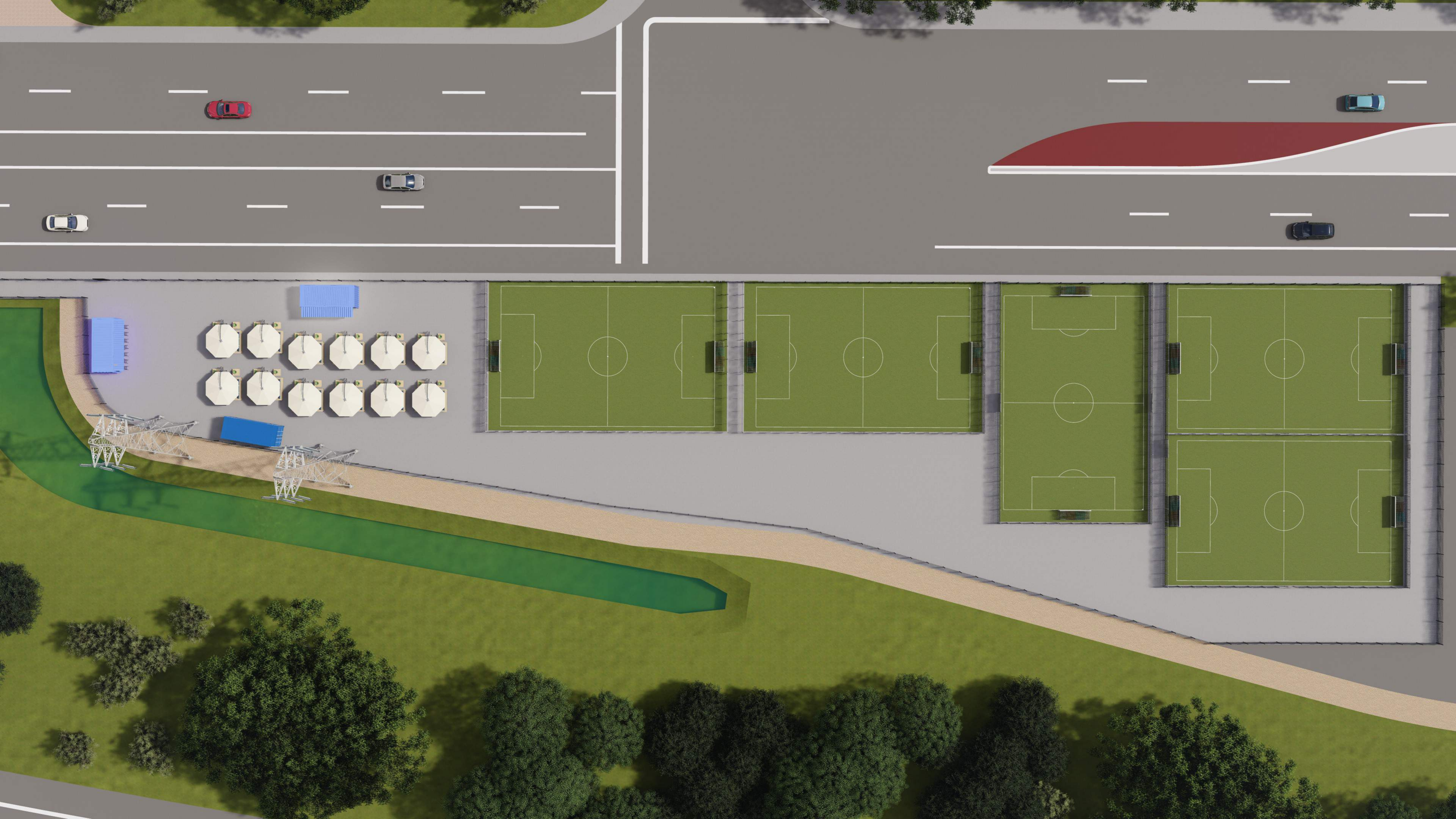
DISCO

DRINKS
HOT
EXTRAS
COLDER

RESTROOM

Heritag
Fireside St
StorAmerica Oceanside
Ruffner Transmission
Garage automobile
3549 Mission Ave,
Oceanside, CA 92058
San Luis Rey Mission Expy
San Luis Rey Mission Expy
Mission Ave





ULTIMATE 5

SOCCER

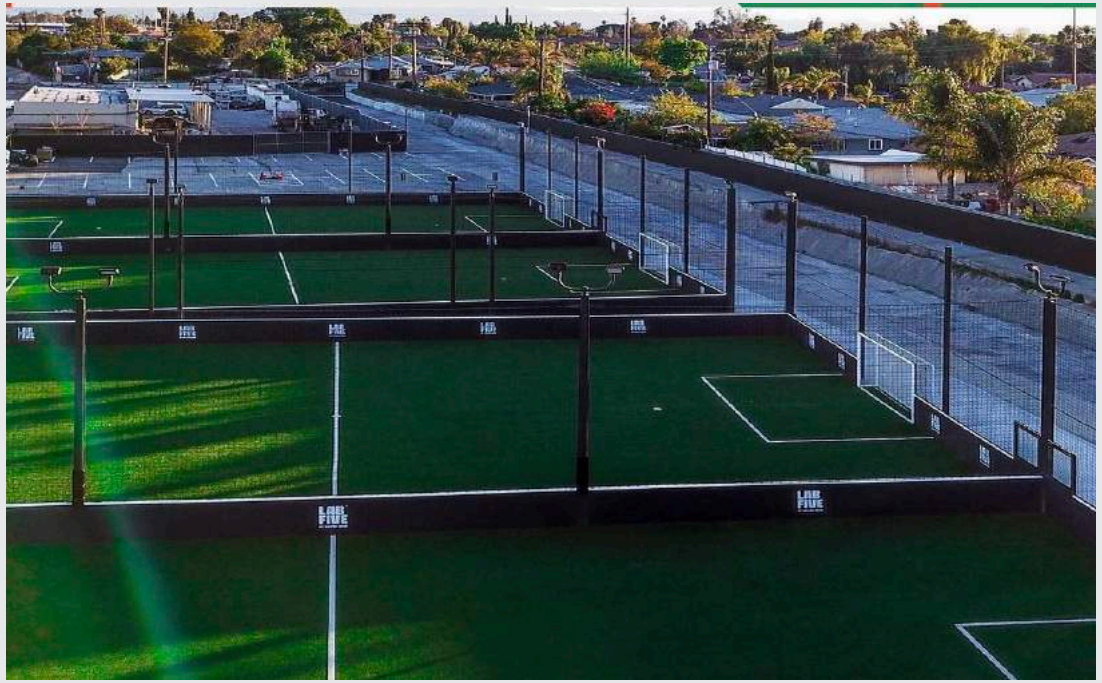
SAN DIEGO

# Ultimate 5 Soccer play

## What is Ultimate 5 Soccer

Ultimate 5 Soccer is a new type of sport complex where soccer fans can rent fields (not only soccer) and play with their friends, family, or strangers. The concept comes directly from Europe, where it has already been a complete success.

A 5 player soccer game requires a smaller field that results in a faster, more intense and fun game.
Two teams, composed of 5 players (1 goalkeeper + 4 players).

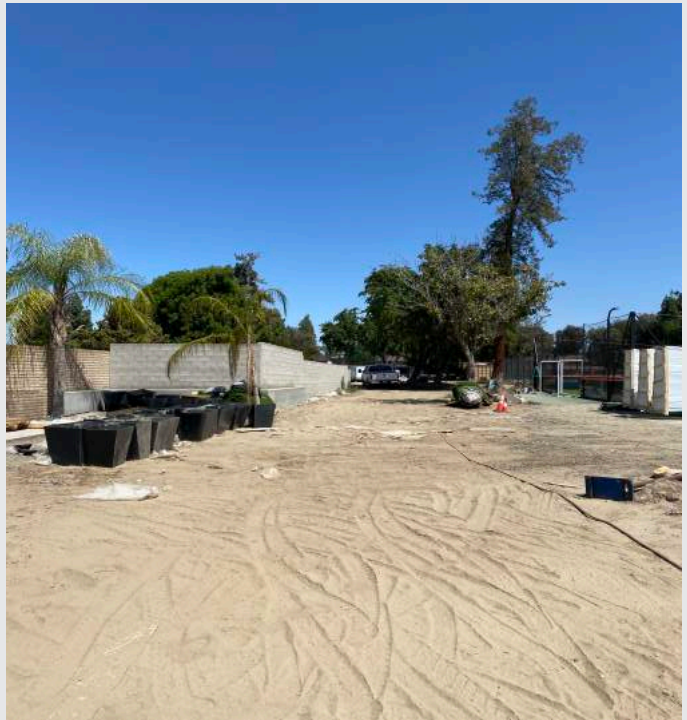


Games are played indoors or outdoors, on an artificial turf field that is enclosed within a boarded barrier to prevent the ball from leaving the playing area.

## Ultimate 5 Soccer fields ////////////////////////////////////////////

Ultimate 5 Soccer uses only portable artificial fields which are completely transportable and will be completely displaced once the lease expires.
No need to have heavy construction on site.

Portable model with roof net



## Ultimate 5 Soccer in your community ////////////////////////////////////////////////

What Ultimate 5 Soccer will bring to your city :

- The U5 Soccer Academy will give an opportunity to children to engage in a healthy, new activity.
- The pick up game by U5 Soccer will give access to a fun sport to people of all ages at a low cost.
- Our clubhouse will bring people together, providing opportunites for social interaction.

In addition to improving mental health and physical health, having one of our soccer centers will also create more job opportunities in your city.

## Ultimate 5 Soccer Games List ////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////////

- Hourly field rental, Monday through Sunday 10am to 12pm, from $70/ field (10 players), $7/player

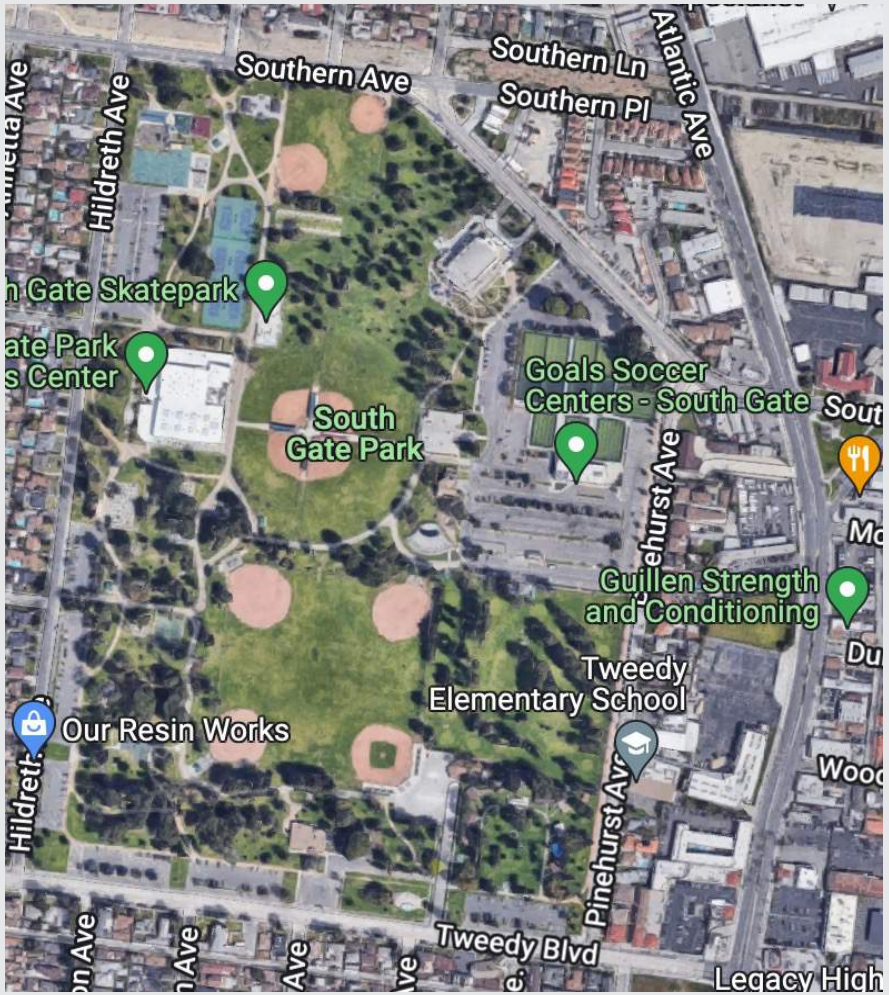
- The pick up game by U5 Soccer, Monday through Sunday 7pm to 10pm, from $5/player for 3h.

- Tournaments, leagues, coporate events, fundraising events.

- Academy from 5 years old, Monday through Sunday 4pm to 7pm.

# Ultimate 5 Soccer in your city

# Goals Soccer Center – South Gate Park



Kevin Rose

+1 619 902 5011
ultimate5soccer.sandiego@gmail.com

# ITEM 2

BENET RD
VIA DEL MONTE
JONES RD
655
656
649
502
501
401
503
2848

*To be completed by City staff* **Project Number**: ADM 22 - 00057

# 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: 401 Jones Road, Oceanside CA 92058

Assessor's Parcel Number: 1460902600 Lot Area (acres or SF): _____

Existing Use: Manufacturing of Reverse Osmosis membranes

Brief Description of Proposal:

Option 1: 3 story, 160,000 sf building w/parking structure. Option 2: 1 story, 140,000 sf building w/parking structure

## Property Owner & Applicant Information

Owner Name: Hydranautics

Phone Number & E-Mail Address: 760-901-2505 gibran.mursalin@nitto.com

Applicant Name: Hydranautics

Phone Number & E-Mail Address: 760-901-2505 gibran.mursalin@nitto.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: 8/10/22 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: 8/24/22 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 _____

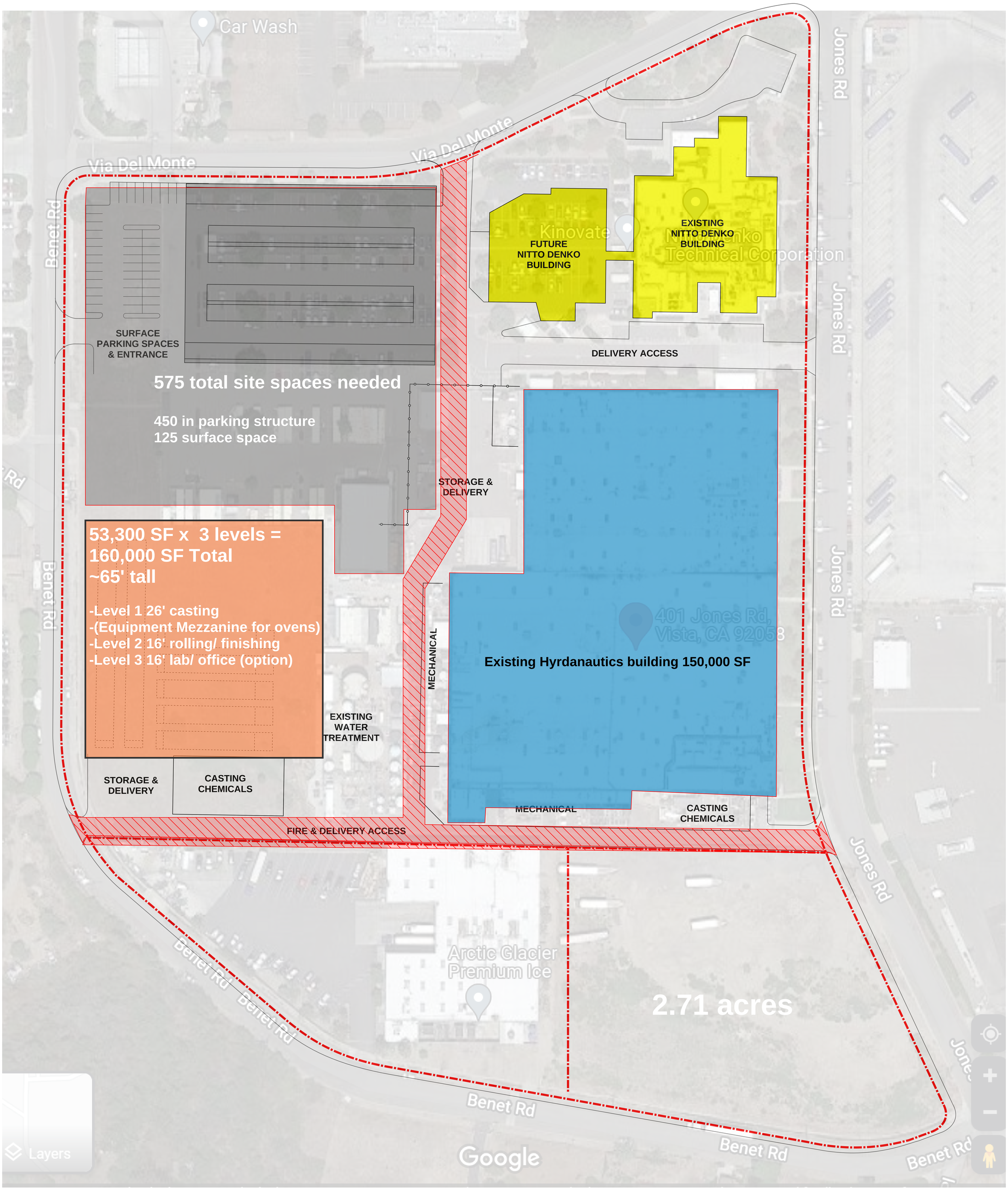
## Email the following PDF documents to PlanningStaff@oceansideca.org:

- 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:* August 10, 2022 *Time:* 10:30 a.m.

*Assigned Project Planner:* Rob Dmohowski

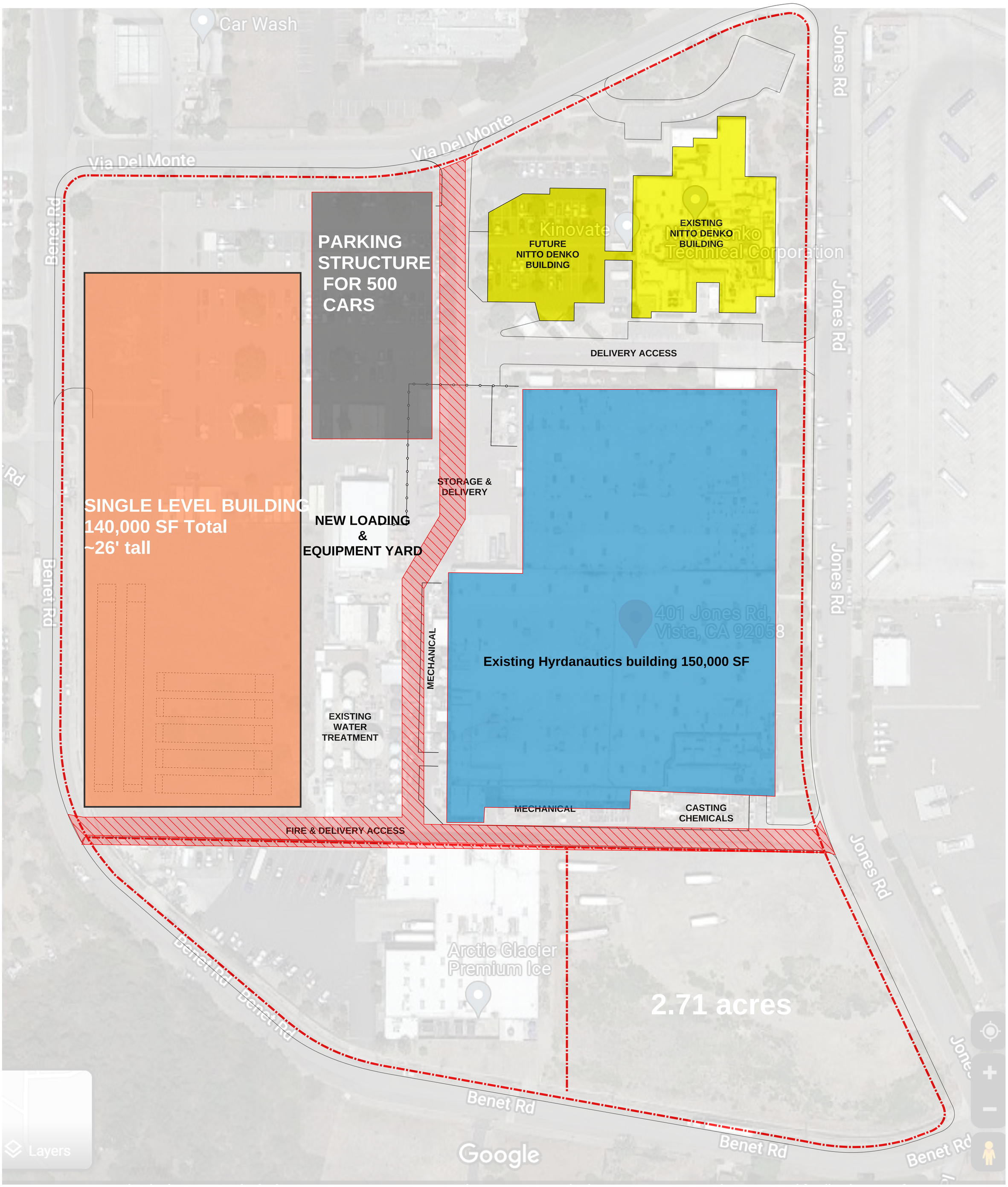



**OPTION 1**

**HYDRANAUTICS SITE PLAN** Scale: 1" = 40'-0"

07/26/22

delawie
Architecture • Experience • Integrity




**OPTION 2**

**HYDRANAUTICS SITE PLAN** Scale: 1" = 40'-0"

07/26/22

delawie
Architecture • Experience • Integrity