



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, October 11, 2023

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposal to re-purpose existing “The Guest House” located on The Rosicrucian Fellowship to a 45-60 bed Assisted Living Facility within a 7.5 acre re-development zone located at 2222 Mission Avenue.

Project Number: ADM23-00039

Assessor Parcel Number(s): 145-170-24-00

Contact Person: Jean de Galzan

Email: zsunnysky@gmail.com

Zoning: PS

Land Use: PI

Neighborhood Area: Eastside Capistrano

Meeting 2: 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





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: 2222 Mission Ave, Oceanside CA 92058

Assessor's Parcel Number: 145-170-24-00 Lot Area (acres or SF):

Existing Use: Church/Retreat Center/healing

Brief Description of Proposal:

Re-purpose of The Guest House to RCFE (Assisted Living Facility)

Property Owner & Applicant Information

Owner Name: Rosicrucian Fellowship / Jean de Galzan - President

Phone Number & E-Mail Address: 760-672-0737 trfcorporate@gmail.com

Applicant Name: Jean de Galzan

Phone Number & E-Mail Address: 760-672-0737 zsunnysky@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:

Jean de Galzan
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Wed Sep 27 Time preference: 9:30 am 10:30 am either

2nd choice date: Wed Oct 11 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: October 11, 2023 Time: 9:30 am

Assigned Project Planner: Rob Dmohowski

Jean de Galzan
The Rosicrucian Fellowship
2222 Mission Ave
Oceanside, CA 92058
zsunnysky@gmail.com
(760) 757-6600
9/14/2023

City of Oceanside, CA
Planning Department

Dear Planning Department,

I am writing to provide a project description for the proposed assisted living facility concept at The Rosicrucian Fellowship. This project aims to align with the church's mission of compassion, spirituality, healing, and community service while addressing the growing need for senior care services in our city.

Project Overview:

1. Project Location:

The proposed assisted living facility will be situated within the existing grounds of The Rosicrucian Fellowship, maintaining the harmony of the surrounding area.

2. Facility Type:

The facility will operate as an assisted living community catering to seniors who require assistance with daily activities while promoting their overall well-being.

3. Building Considerations: One key aspect under consideration is the condition of the existing church building. We are currently exploring three options:

- **Earthquake Retrofitting:** We are examining the feasibility of retrofitting the existing building to ensure it meets seismic safety standards. This option aims to preserve the historical and cultural significance of the church structure.
- **Demolition:** In the event that retrofitting proves impractical or cost-prohibitive, we are open to considering the demolition of the existing building.
- **New Construction:** Should the church be demolished, we are prepared to design and construct a new building that complements the aesthetics and values of The Rosicrucian Fellowship.

4. Capacity:

The facility is planned to accommodate 45 – 60 beds, with a variety of room options to suit different preferences and care needs.

5. Services:

The assisted living facility will offer a range of services, including but not limited to:

- Assistance with daily living activities (e.g., dressing, bathing, medication management)
- Nutritious dining options
- Recreational programs
- Access to medical care and therapy services
- Community engagement activities

6. Staffing:

The facility will employ qualified and compassionate staff, including, caregivers, and support personnel, to ensure residents receive the highest quality of care.

7. Traffic and Parking: A traffic impact assessment will be conducted to evaluate any potential impacts on traffic flow in the area. Adequate on-site parking will be provided to accommodate staff, residents, and visitors.

8. Zoning and Compliance:

The project will adhere to all local zoning regulations and land use policies, with a particular focus on preserving the character of the neighborhood and respecting any historical or cultural significance of the church.

Community Benefits:

This assisted living facility project at The Rosicrucian Fellowship nonprofit church is anticipated to bring several significant benefits to our city and its residents:

- Meeting the growing demand for senior care services.
- Enhancing the mission of The Rosicrucian Fellowship by providing compassionate care.
- Contributing to local job creation and economic growth.
- Fostering a sense of community through planned events and activities.
- Supporting families in Oceanside by offering a local option for senior care.

We are committed to working closely with the City of Oceanside throughout the review and approval process. We believe that this project will not only enhance the lives of our seniors but also align with the values and goals of our community.

We look forward to your guidance and input as we proceed with this important initiative. Please feel free to contact us for any additional information or to schedule meetings to discuss this proposal further.

Thank you for your attention and consideration of this project. We are excited about the opportunity to work together to create a facility that benefits our community and honors the spirit of The Rosicrucian Fellowship.

Sincerely,

Jean de Galzan - President
The Rosicrucian Fellowship



THE ROSICRUCIAN FELLOWSHIP

2222 MISSION AVE,
OCEANSIDE CA, 92054

(760) 757-6600

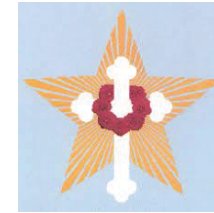
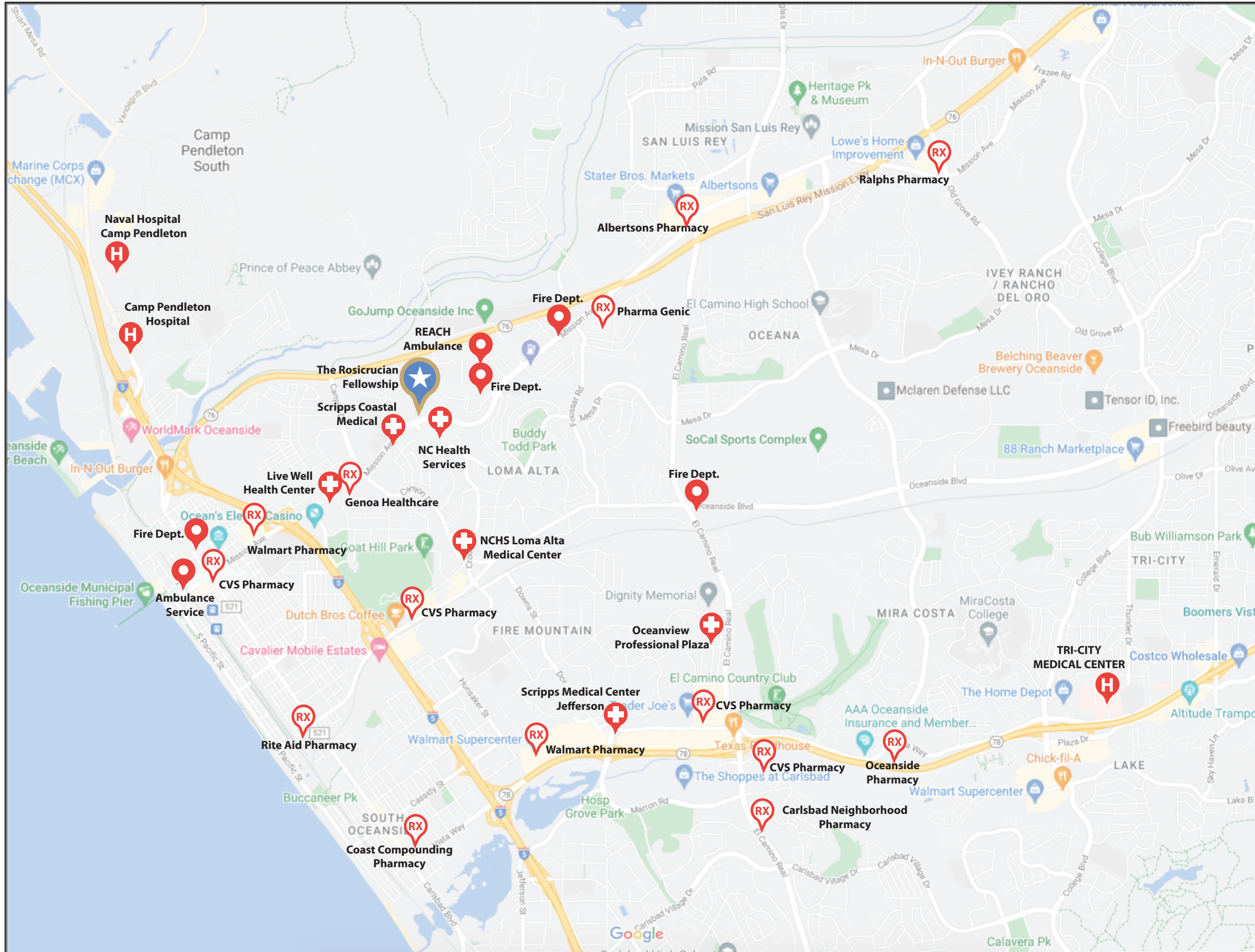
trfcorporate@gmail.com

www.rosicrucianfellowship.org

Vicinity Map of TRF

Proposed Zone

- 7.5 Acre Redevelopment Zone for Senior Assisted Living (RCFE)
- Guest House / 2 story / 14,800 sqft
 - Earthquake Retrofit or Demolish
 - Repurpose to RCFE
- Church Residential Housing
- Church Buildings
- Property Line



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Oceanside Regional Map Healthcare Facilities

-  Ambulance / Fire Dept.
-  Hospitals
-  Medical Center
-  Pharmacies



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The Guest House Current Condition

- 2 story / 14,800 sqft
- Earthquake Retrofit or Demolish
- Repurpose to 45 - 60 bed RCFE

Photos: June 2023

Front Entrance - 1st Floor



Coffee Lounge - 1st Floor



North Wing - 1st Floor



Facing Front Entrance



Reception - 2nd Floor



Main Hallway - 2nd Floor



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The Guest House Current Condition Inside

- 2 story / 14,800 sqft
- Earthquake Retrofit or Demolish
- Extensive Water Damage & Mold
- Repurpose to 45 - 60 bed RCFE

Photos: August 2023