



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, December 18, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: N/A

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: 2,200 sq ft. single-story steel building for light industrial (IL) use: for surfboard shaping workshop and support space including warehouse and research and development on a .46-acre site located at 0 Benet Rd.

Project Number: ADM24-00061

Assessor Parcel Number(s): 146-100-42-00 & 146-100-43-00

Contact Person: Mark Mehran

Email: markmehr92058oceanside@gmail.com

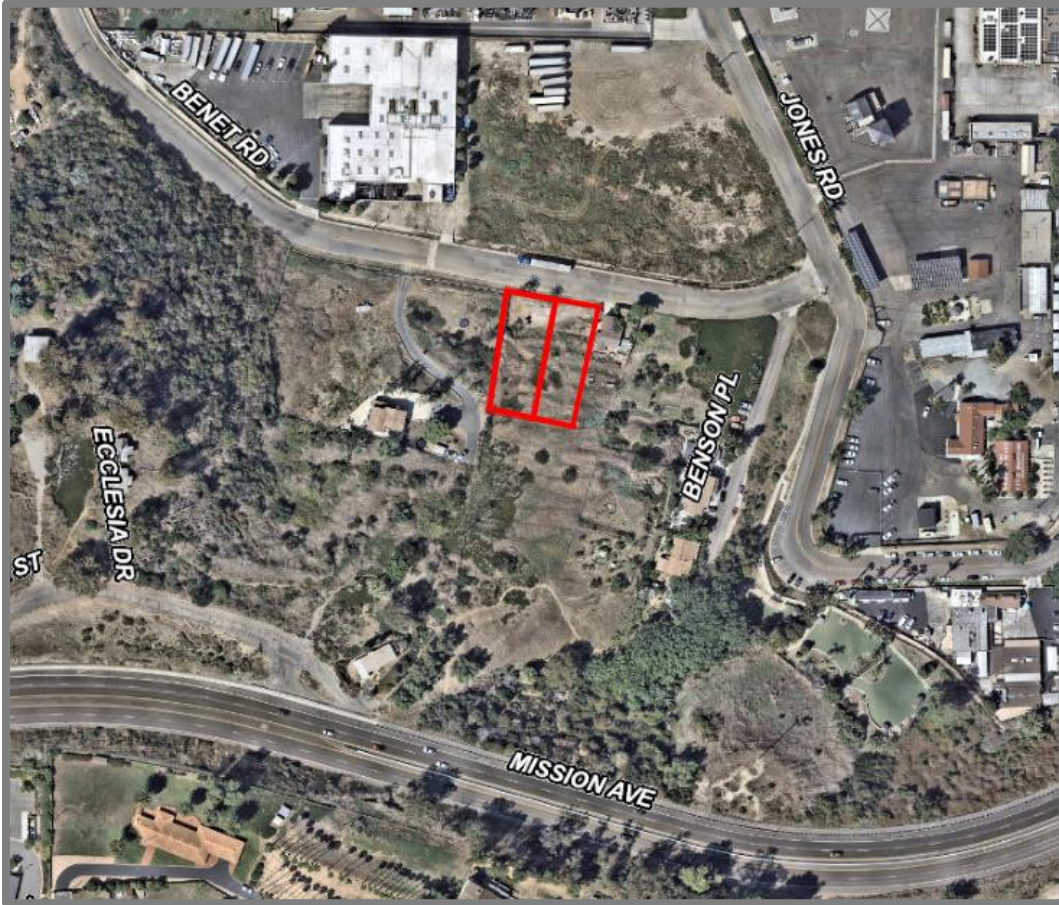
Zoning: IL

Land Use: LI

Neighborhood Area: Eastside Capistrano

** 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: 0 Benet Rd / APN 146-100-42-00 & 146-100-43-00

Assessor's Parcel Number: 146-100-42-00 & 146-100-43-00 Lot Area (acres or SF): 0.46 acres

Existing Use: vacant land

Brief Description of Proposal:

2,200 sq. ft. single story steel building for light industrial 'IL' use; for surfboard shaping workshop and support space including warehousing and research and development.

Property Owner & Applicant Information

Owner Name: Mark Whitney Mehran

Phone Number & E-Mail Address: (858) 337-2345 markmehr92058oceanside@gmail.com

Applicant Name: Mark Mehran

Phone Number & E-Mail Address: (858) 337-2345 markmehr92058oceanside@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: n/a
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Dec 18, 2024 Time preference: 9:30 am 10:30 am either

2nd choice date: Dec 20, 2024 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 _____

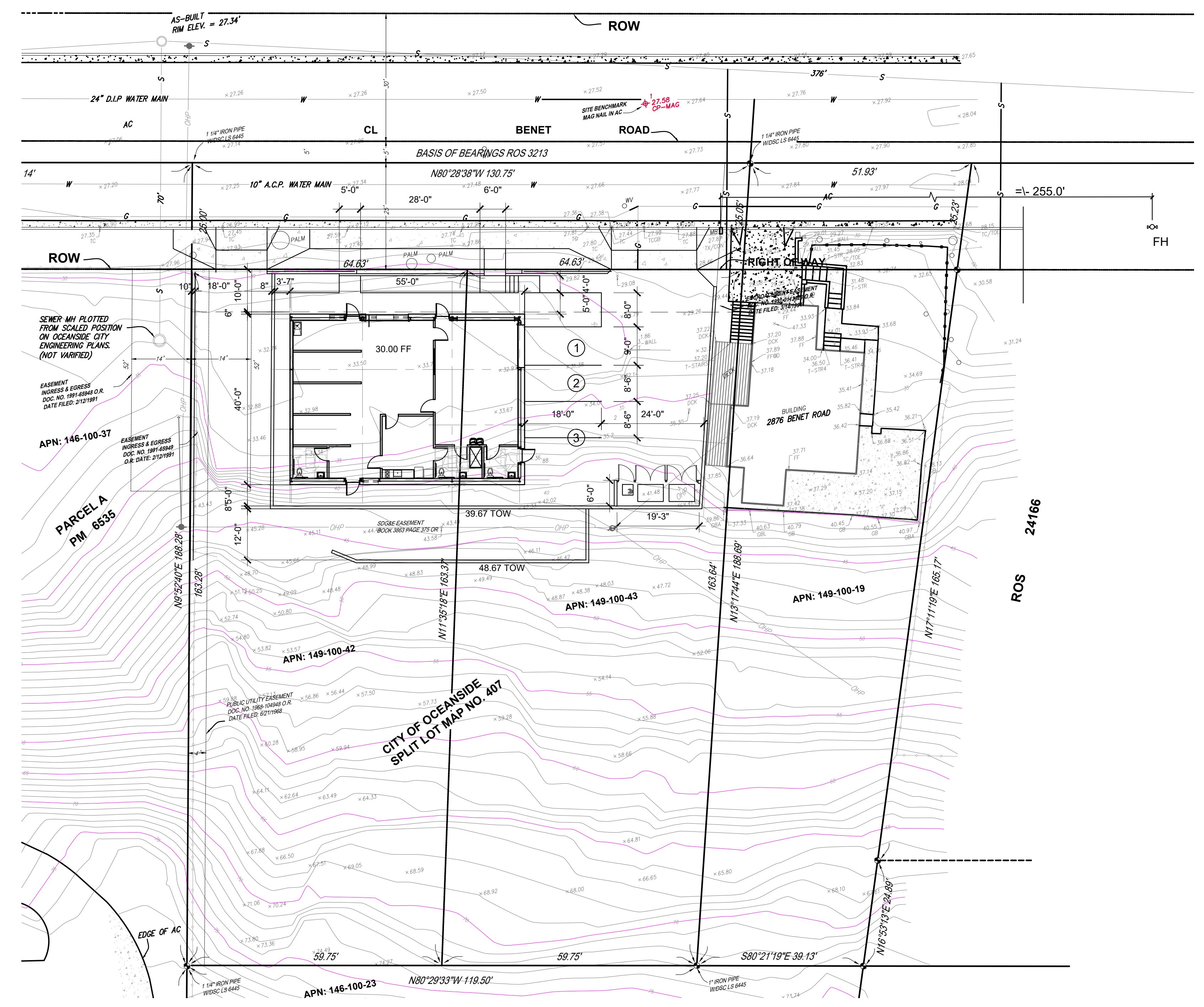
Email the following PDF documents to PlanningStaff@oceansideca.org:

- 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: December 18, 2024 Time: 10:30am

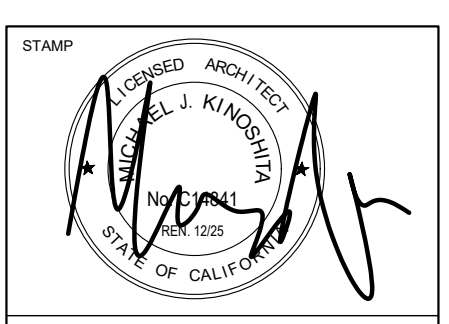
Assigned Project Planner: Dane Thompson



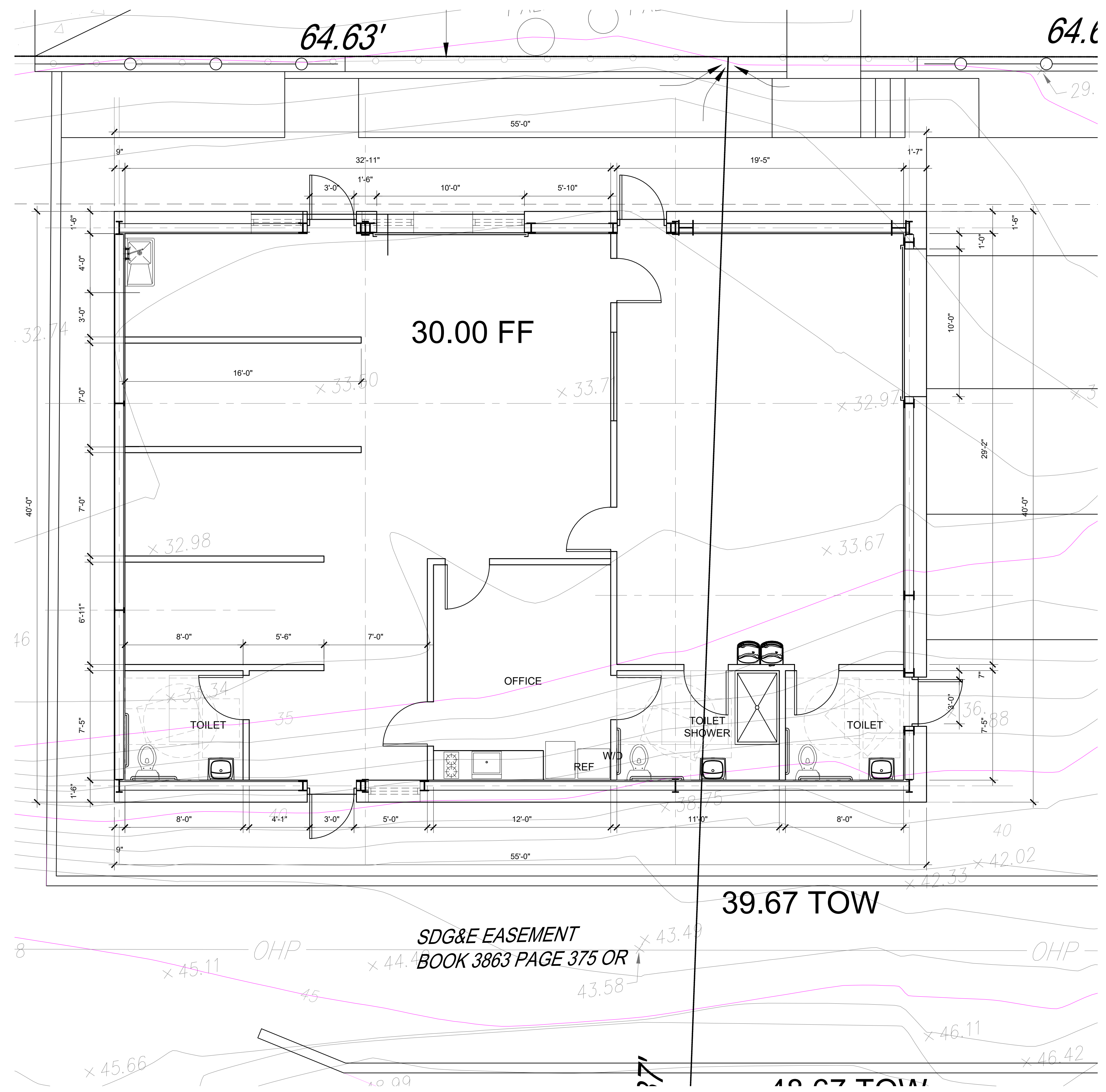
SITE PLAN
 SCALE: 1/16" = 1'-0"
 0 4 8 16 32

SITE DATA

BUILDING AREA:	2,200 SF
PARKING REQUIRED:	3 SPACES 2,200SF/750 = 3 SPACES
PER OMC 3103 USE: LOADING SCHEDULE:	17/50SF INDUSTRY, LIMITED GROUP 1
PARKING PROVIDED:	3 SPACES

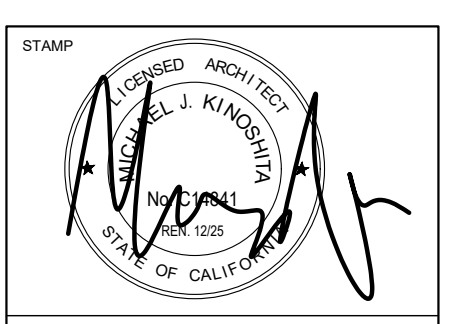


STAMP	APPROVED ARCHITECT MICHAEL J. KINOSHITA 12555 STATE OF CALIFORNIA
SUBMITTAL PHASE	
DRAWING TITLE	SITE PLAN
PLANS DATE	12/3/2024
REVISIONS	
SHEET NUMBER	



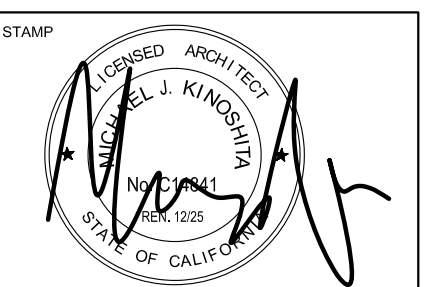
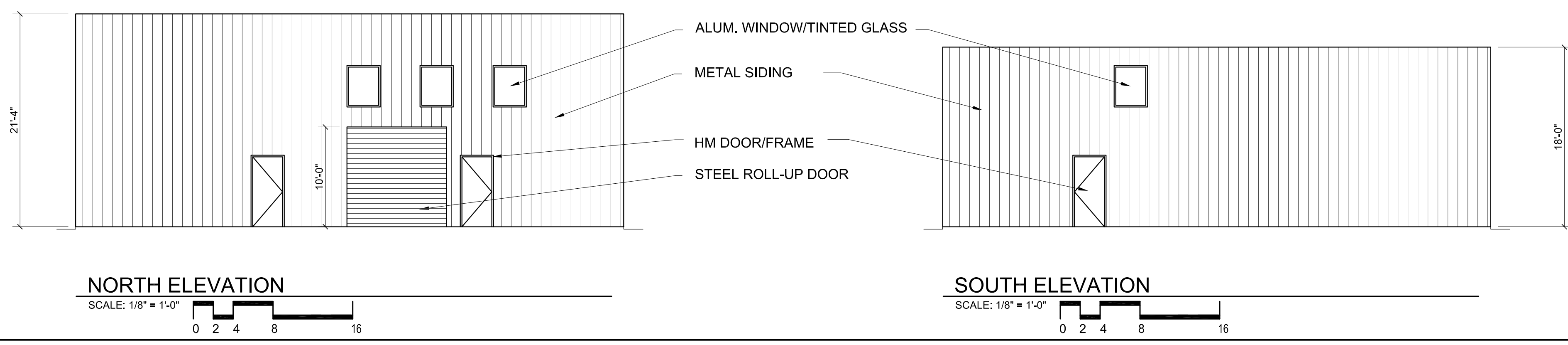
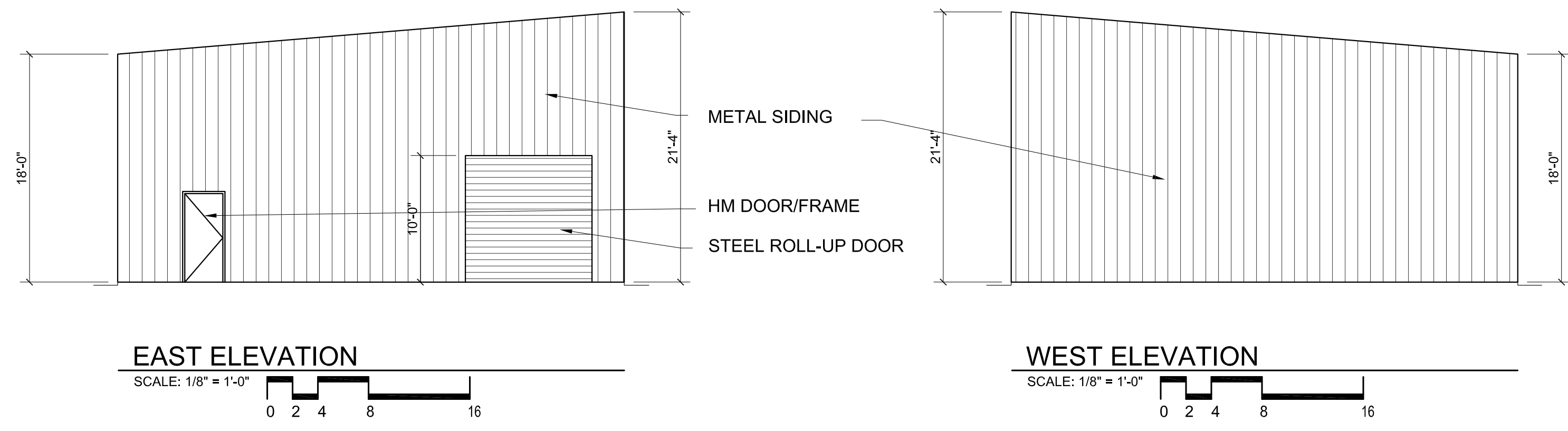
FLOOR PLAN

SCALE: 1/4" = 1'-0"
 0 1 2 4 8



STAMP
SUBMITTAL PHASE
DRAWING TITLE FLOOR PLAN
PLANS DATE 12/3/2024
REVISIONS
SHEET NUMBER

A1.1



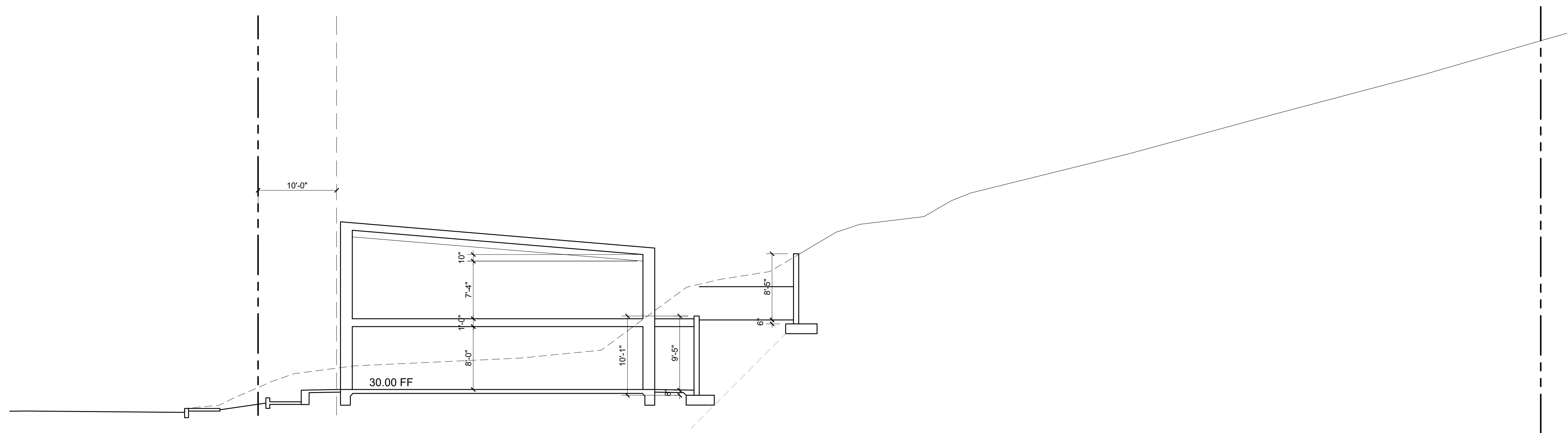
STAMP
SUBMITTAL PHASE
DRAWING TITLE EXTERIOR ELEVATIONS
PLANS DATE 12/3/2024
REVISIONS
SHEET NUMBER A2.1

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All rights reserved. All measurements indicated on these drawings are the property of Michael Kinoshita Associates, Inc. and are subject to change without notice. No part of these drawings shall be used for any purpose, whatsoever without written consent of the architect. These drawings are the intellectual property of the architect and shall remain the property of the architect.

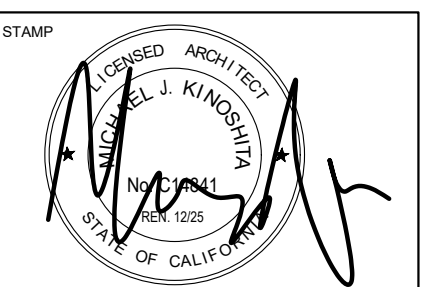
MKA
ARCHITECTURE
&
PLANNING

◆ **michael kinoshita associates, inc.** ◆
7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/266-8176 - FAX: 858/724-1556

NEW STEEL BUILDING FOR:
MARK WHITNEY MEHRAN
28XX BENET ROAD
OCEANSIDE, CA 92058



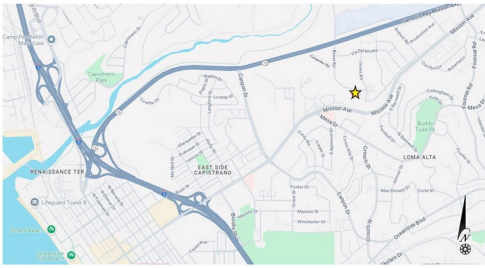
SITE SECTION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



SUBMITTAL PHASE
DRAWING TITLE SITE SECTION
PLANS DATE 12/3/2024
REVISIONS
SHEET NUMBER A3.1

SITE CONTEXT IMAGES

Project Vicinity Map
MEHRAN STEEL BUILDING PROJECT



LEGEND
★ Project Location

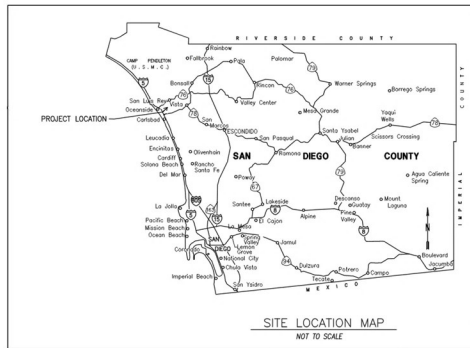
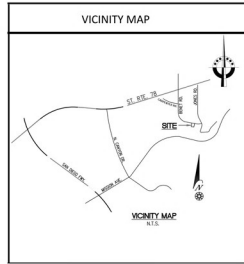
AERIAL STREET VIEW



MEHRAN STEEL BUILDING PROJECT - 0 Benet Rd.

AERIAL VIEW

Project Vicinity Map
MEHRAN STEEL BUILDING PROJECT



PROPERTY IMAGE AERIAL VIEWS



Google Earth Image (01)



Google Earth Image with APN (01)

NTS



Google Earth Image (02)

200 m



Google Earth Image with APN (02)

200 m

PROPERTY IMAGES



Property Image - South



Property Image - Northeast



Property Image - South



Interior Property Image Northwest



Property Image - East



Property Image - Southwest



Interior Property Image West



Interior Property Image East

DATE ISSUED

#	DATE	REVISION	BY

PROJECT NAME:
MEHRAN STEEL BUILDING PROJECT
0 BENET ROAD - OCEANSIDE, CA 92038
APN 146-104-008 & 146-104-030

NOT FOR CONSTRUCTION

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

PREPARED FOR:
MARK WHITNEY MEHRAN

SHEET TITLE
SITE CONTEXT IMAGES

SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
START DATE: _____
JOB NO: _____

SHEET NUMBER
G2

MARK WHITNEY MEHRAN

3657 INGRAHAM STREET, SAN DIEGO, CA 92109 P: (858) 337-2345 EMAIL- MARKMEHRAN92058OCEANSIDE@GMAIL.COM

From: Mark Whitney Mehran
3657 Ingraham Street
San Diego, CA 92109
(858) 337-2345
markmehr92058oceanside@gmail.com

December 1, 2024

To: City of Oceanside Planning Department

Re: Mehran Steel Building Project
Project Description

To Whom It May Concern,

I am a local San Diego artist and owner of vacant land, parcels APN 146-100-42 & 43, located on Benet Road in the light industrial district of the City of Oceanside. I am seeking to develop my property in accordance with the current required specifications of the County of San Diego and City of Oceanside land use designation and entitlements. Project plans consist of installation of a pre-fabricated industrial single story 2,200 sq. ft. steel building to be used for workshop, research and development, product warehousing, and associated support space. The space would further and support current and growing needs of my family run small business. My business, Hot Rod Surf, was started in 1996 and is currently focused on designing and shaping high end custom surfboards and surfboard fins. The space generated by this project suits the current needs of my business activities as well as furthering future growth opportunities. Hot Rod Surf business activities will be an addition to the well established and thriving surfboard industry footprint in the region, and specifically the existing use of the light industrial area of the City of Oceanside which is home to a multitude of surfboard and sports equipment manufacturers, and related support businesses.

The growth generated by my project will provide additional job opportunities and tax base within the community and add stability to a problematic section of Benet Road which currently consists of a patch work of various undeveloped vacant land lots often overrun with sporadic waste dumping, displaced persons, and crime. The Project site is located in the 'IL,' limited industrial zone of the East Capistrano neighborhood and development will include a new pedestrian sidewalk along the Benet Road property site street frontage, onsite parking, and associated landscaping and bioretention. The project will develop a vacant overgrown field with an aesthetically modern utilitarian building design similar to those currently located in the neighboring municipal airport and industrial park. The building and overall project design aesthetic is compatible with the height, scale, color, and form of the surrounding

neighborhood. Project landscaping will be diverse and plentiful largely consisting of mixed drought resistant plants including native Californian plant species as well as fruit trees with root barriers. Landscaping design will provide buffering to neighboring properties as needed and eliminate issues with seasonal brush remediation. The site will have two access points; one for off-street parking located at the northeast portion of the property, and rear property access located on the northwest portion of the property off Benet Road.

From a construction standpoint the project is fairly minimal and is forecasted to consist of; 1) tapping into existing accessible utility services; 2) grading and excavation; 3) retaining walls, fence work, and concrete foundation; 4) erection of a pre-fabricated steel building; 5) interior build-out and landscaping.

The projects incorporated new pedestrian sidewalk will enhance pedestrian right-of-way and safety along the south side of Benet Road as well as adding two curb cuts. The first curb cut, located on the northeast side of the property along Benet Road, will provide access for parking entrance and required waste management area consisting of the three way dumpster waste disposal and recycling system. The second curb cut, located on the northwest side of the property along Benet Road, will provide for rear property access.

Decorative metal fencing will be installed along the front of the property and cement CMU wall will surround the perimeter of the property for aesthetics and security. The steel building measures 40' by 55' and is pre-fabricated offsite and erected onsite minimizing onsite construction activity.

Per Development Plan Section 4306 of the Zoning Ordinance:

a. The project is an addition to the current limited industrial 'IL' business area and will provide jobs and strengthen the city's economic base and matches the pre existing sports equipment/surfboard manufacturing ecosystem. The project is located in an industrial zone, and it will provide aesthetic interest and create a more desirable view from public streets. The project will not have any significant increase in noise or pollution and will not require unreasonable increases in public service demands.

b. The project conforms to the General Plan, specifically:

- Land Use Element Sections:
 - o 1.23 Architecture
 - o 2.12 Light Industrial
- Noise Element
- Public Safety Element

c. The project will not have any unreasonable or inconvenient increase in utilities. All utilities are nearby and can be adequately, reasonably and conveniently served by existing public services, utilities, and public facilities.

d. The exterior design compliments and elevates the appearance of the area and surrounding site. The development cleans up an overgrown field of vacant land adjacent to a roadway and adds new landscaping more visual appealing to the surrounding neighborhood. The project is compatible with existing potential development from a building, utilities, and construction standpoint.

e. Section 1.24 & 1.25 of the Land Use Element of the General Plan does not apply.

- Per Section 1.24 of the Land Element of the General Plan, this project is on a gently sloping land and does not require significant grading. The land is without canyons and/or watercourses; significant rock outcroppings, trees, and native vegetation. There are no significant natural topographical features on the site area. Minimum elevation difference of the building location is less than (50) feet. Site drainage design will accommodate any potential hazards of flooding, erosion and or sedimentation and be accommodated accordingly. The amount of impervious surfacing shall be designed to support the natural drainage system and the site disturbance will be limited to the minimum area necessary as construction proceeds. Ground cover will be re-established as early as possible and top soil from excavated areas shall be stockpiled for reuse on the site where appropriate.

- Per Section 1.25 of the Land Element of the General Plan, this project is on developable land. Section 1.25 is for "Undevelopable Lands." The proposed development site area is compatible with surrounding developments within the same land use designation.

- Per section 3039 of the Zoning Code, this project is not on a hillside. The project maintains an environmental equilibrium consistent with existing vegetation, soils and geology. The project will require a modest amount of grading. There are no significant natural topographical features on the site area. The structure will not be near the top of hilltops.

This project is not located in the coastal zone. The project conforms to the Land Use Plan and zoning as limited industrial use building serving business needs. The Project conforms to the Local Coastal Plan by enhancing the general development and bringing positive change and growth to a largely undeveloped area of Benet Road.

Please feel free to contact me for further questions or inquiry,



Mark Whitney Mehran

12/01/2024