

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, February 12, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed redevelopment of properties located at 414 & 416 S. The Strand. Demolition of old existing garages (and 2nd floor residential unit 414 only), remodel existing ground floor units for accessibility and add three (3)- new 2nd level residential units with parking on the ground level. Also, demo and replace existing wooden stairs to S. Pacific St. with new stairs giving both unit and private beach access. Lot area/SF is 8,910 SF.

Project Number: ADM25-00007

Assessor Parcel Number(s): 150-260-02-00 & 150-260-03-00

Contact Person: Jeffery Villa / Tomer Hendel

Email: jefferyvilla@gmail.com

tomershendel@tycapitalhk.com

Zoning: D-4A

Land Use: DT

Neighborhood Area: Townsite

Meeting 2: N/A

Project Description: N/A

Project Number: 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: 414 & 416 S. The Strand, Oceanside, California 92054

Assessor's Parcel Number: 150-260-02-00 & 150-260-03-00 Lot Area (acres or SF): 8910 sq.ft.

Existing Use: Vacant Residential

Brief Description of Proposal
Redevelop- Remodel Project (2) 4 Unit Rental Buildings

Property Owner & Applicant Information

Owner Name: Triumph Year Capital CA LLC

Phone Number & E-Mail Address: (310) 972-0056 tomerhendel@tycapitalhk.com & rosalyannlu@tycapitalhk.com

Applicant Name: Jeffery Villa

Phone Number & E-Mail Address: (760) 688-7430 jefferyvilla@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: 01/29/25 Time preference: 9:30 am 10:30 am either

2nd choice date: 02/12/25 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: February 12, 2025 Time: 09:30am

Assigned Project Planner: Lydia Grego



Map data ©2024, Map data ©2024 Google 20 ft



414 S The Strand

Building



Directions



Save



Nearby



Send to phone

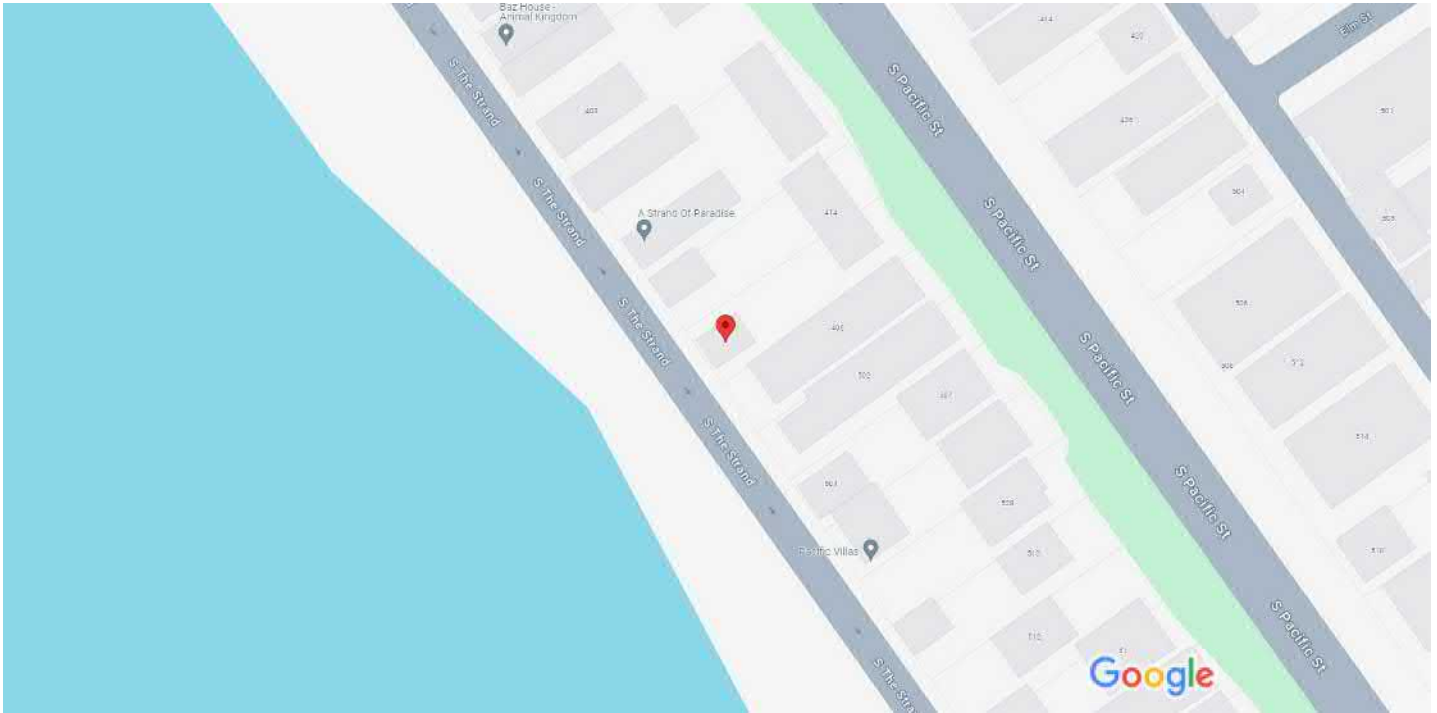


Share



414 S The Strand, Oceanside, CA 92054

Photos



Map data ©2024 Google 20 ft



416 S The Strand

Building



Directions



Save



Nearby



Send to
phone



Share



416 S The Strand, Oceanside, CA 92054

Photos

THE STRAND ATTACHED MULTI-FAMILY UNITS

414 & 416 S. THE STRAND, OCEANSIDE, CALIFORNIA 92054

GENERAL PLAN NOTES

THE DESIGNER SHALL BE ADVISED OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS, DETAILS, AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK, AND TO ADVISE THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND SITE CONDITIONS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL MATERIALS, WORKMANSHIP, AND METHODS OF CONSTRUCTION ARE IN STRICT CONFORMANCE WITH THE APPLICABLE EDITIONS OF THE UNIFORM BUILDING CODE, THE UNIFORM ELECTRICAL CODE, THE UNIFORM MECHANICAL CODE, THE UNIFORM PLUMBING CODE, THE UNIFORM FIRE CODE, AND THE NATIONAL ELECTRICAL CODE, AS WELL AS ALL APPLICABLE LAWS AND ORDINANCES OF THE LOCAL GOVERNING AGENCY AND BUILDING OFFICIAL.

DETAILS AND CONDITIONS NOTED AS "TYPICAL" SHALL BE CAREFULLY CONSIDERED PRIOR TO CONSTRUCTION, AND THE CONTRACTOR / SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY POTENTIAL CONFLICT.

ENCROACHMENT PERMITS FROM THE PROPER GOVERNING AGENCY ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY SUBSURFACE, SURFACE, OR OVERHEAD STRUCTURES IN THE PUBLIC RIGHT-OF-WAY. IT IS REQUIRED THAT THE ENCROACHMENT PERMITS BE APPROVED AND OBTAINED PRIOR TO THE ISSUANCE OF ANY GRADING AND/OR BUILDING PERMITS.

IT IS THE RESPONSIBILITY OF ALL SUB-CONTRACTORS INVOLVED WITH THE WORK TO PROPERLY COORDINATE WITH THE WORK OF OTHER TRADES, AND TO NOTIFY THE GENERAL CONTRACTOR OF ANY DEFECTS OR DEFICIENCIES IN PREVIOUS WORK BY OTHERS WHICH IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS OR WHICH ADVERSELY AFFECTS THE QUALITY OF SUBSEQUENT WORK.

THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE AT ALL TIMES IN COMPLIANCE WITH THE CONTRACTOR'S LICENSE LAW, AND SHALL MAINTAIN CURRENT LICENSES THROUGHOUT THE ENTIRE COURSE OF WORK.

THE CONTRACTOR SHALL PROVIDE THE OWNER UPON THE COMPLETION OF THE WORK, ALL APPLICABLE WARRANTIES, GUARANTIES, MANUALS, REGISTRATION FORMS, AND OPERATING INSTRUCTIONS FOR ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS ON THE JOB.

PREPARATION AND TREATMENT OF SOIL AT THE SITE SHALL BE AT THE DIRECTION OF A QUALIFIED GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE OWNER TO UNDERTAKE ALL SITEWORK, GRADING AND FOUNDATION PREPARATION IN CONFORMANCE WITH RECOMMENDATIONS OF PLANS.

GRADING OPERATIONS SHALL AT NO TIME ALLOW DRAINAGE TO FLOW TO ADJACENT PROPERTIES.

FINISH GRADE OF THE SITE, SUBSEQUENT TO COMPLETION OF ALL STRUCTURES, IMPROVEMENTS, AND LANDSCAPING, SHALL DIRECT SURFACE WATER AWAY FROM THE BUILDING FOUNDATIONS A MINIMUM DISTANCE OF FIVE FEET, THENCE, VIA SURFACE SWALES AND/OR UNDERGROUND DRAINS, TOWARD AND INTO APPROVED DRAINAGEWAYS.

ALL SITE PREPARATION AND GRADING SHALL BE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND CHAPTERS 18 AND 33 OF THE UNIFORM BUILDING CODE.

DESIGN CRITERIA

ZONE	D-4A
CONSTRUCTION TYPE	VB NON-SPRINKLED
OCCUPANCY	R3 / U
BUILDING SETBACKS	
FRONT	10'
INTERIOR SIDE	3'
EXTERIOR SIDE	3'
CORNER SIDE	10'
REAR	5'
MAX. ALLOWABLE BUILDING HEIGHT 35'	
CITY OF OCEANSIDE ZONING ORDINANCE	

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING COUNTY ADOPTED CODES AND AMENDMENTS:

2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE OR 2022 CBC
 2022 GREEN BUILDING STANDARD CODE (CALGREEN)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE CODE (CFC)
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

AREA TABULATIONS

LOT AREA: DISTURBED CONSTRUCTION AREA	
414 TABULATION	416 TABULATION
EXISTING MAIN 1 (to remain)	EXISTING MAIN (to remain)
EXISTING MAIN 2 (demo)	TOTAL EXIST. LIVING AREA
TOTAL EXIST. LIVING AREA	EXISTING GARAGES (demo)
EXISTING GARAGES (demo)	EXISTING ROOF DECK (demo)
PROPOSED RES. 1	PROPOSED RES. 1
PROPOSED RES. 2	PROPOSED RES. 2
PROPOSED RES. 3	PROPOSED RES. 3
TOTAL PROPOSED LIVING AREA	TOTAL PROPOSED LIVING AREA
PROPOSED RES 1 BALCONY	PROPOSED RES 1 BALCONY
PROPOSED RES 2 BALCONY	PROPOSED RES 2 BALCONY
PROPOSED RES 3 BALCONY	PROPOSED RES 3 BALCONY

LEGAL DESCRIPTIONS

TR 1044 BLK B*LOT 28*
 TR 1044 BLK B*LOT 29*

PROJECT INFORMATION

SITE
 414 S. THE STRAND & 416 S. THE STRAND
 OCEANSIDE, CA 92054

APN(S) 150-260-02-00
 150-260-03-00

OWNER
 TRIUMPH YEAR CAPITAL CA LLC
 6080 CENTER DRIVE STE 600
 LOS ANGELES, CA 90045
 310-972-0056
 TOMERHENDEL@TYCAPITALHK.COM
 ROSALYNLU@TYCAPITALHK.COM

DESIGNER

J. VILLA & COMPANY Inc.
 29433 COLE GRADE ROAD
 VALLEY CENTER, CALIF. 92028
 PH: (760)-688-7430
 E-MAIL: jefferyvilla@gmail.com
 JVillaCompany.com

CONTRACTOR

OWNER BUILDER

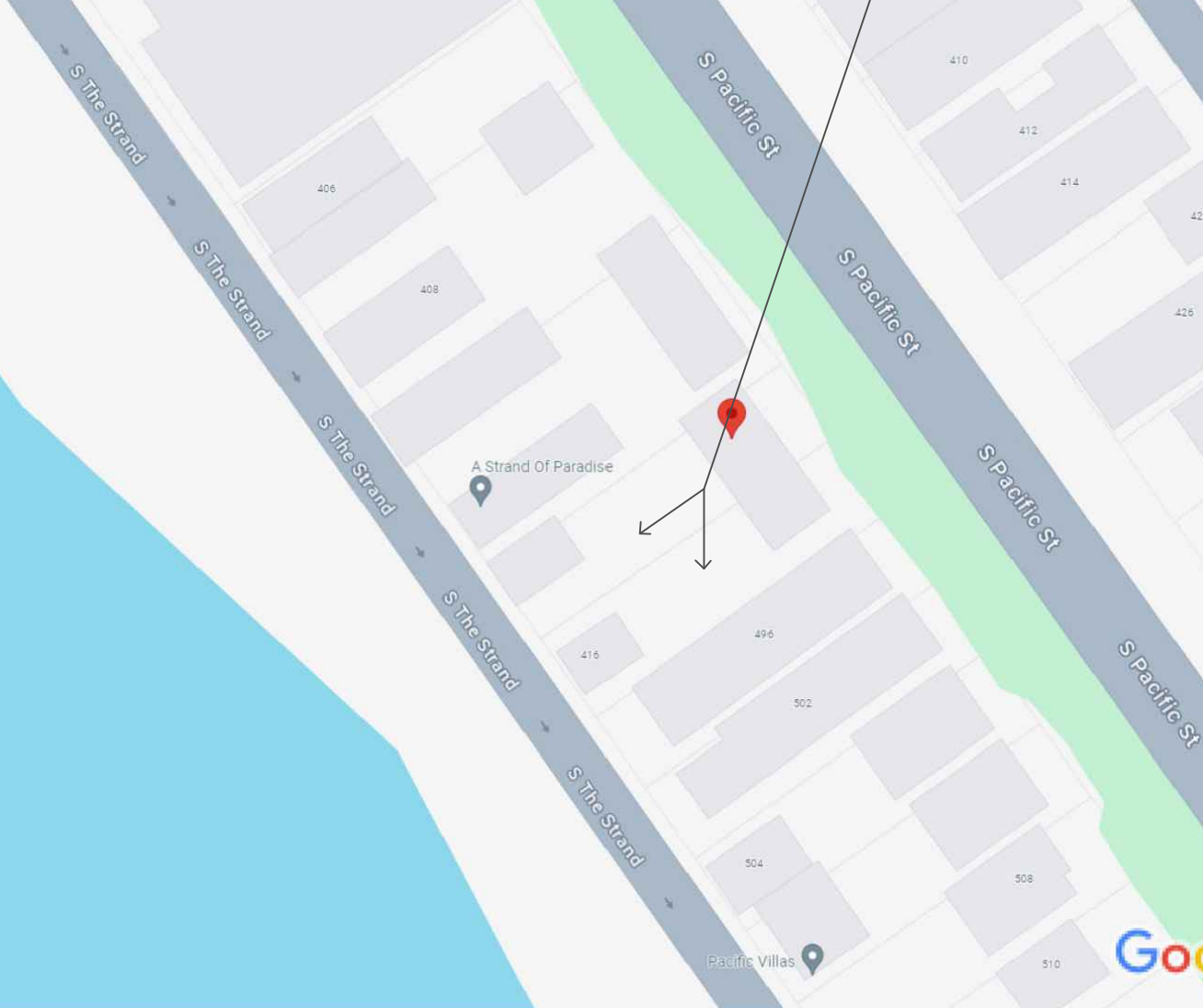
STRUCTURAL ENGINEER

Res Struct
 Tony Hranek, P.E.
 thranek@yahoo.com
 C64428

TITLE 24 ENERGY CALCULATION

CARSTAIRS ENERGY
 P.O. BOX 4736
 SAN LUIS OBISPO, CALIF. 93403
 PH: (805)904-9048

VICINITY MAP



PROPOSED 3D PERSPECTIVE



NOTE:

Contract Documents: These plans are the property of Jeffery N. Villa & Company. We reserve our common law copyrights in these plans. These plans are not to be reproduced or copied in any form or manner, nor are they to be assigned to any other party without obtaining the written consent of Jeff Villa. In the event of unauthorized use of these plans by an unassigned party, the unassigned party shall hold Jeff Villa & Company harmless.

Verification of Dimensions & Details: dimensions. Prior to commencement of construction, all dimensions to be verified and Villa to be notified of any discrepancies in dimensions or details PRIOR to proceeding with construction. Contractor is responsible for buildability of projects dimensions and details PRIOR to the commencement of construction.

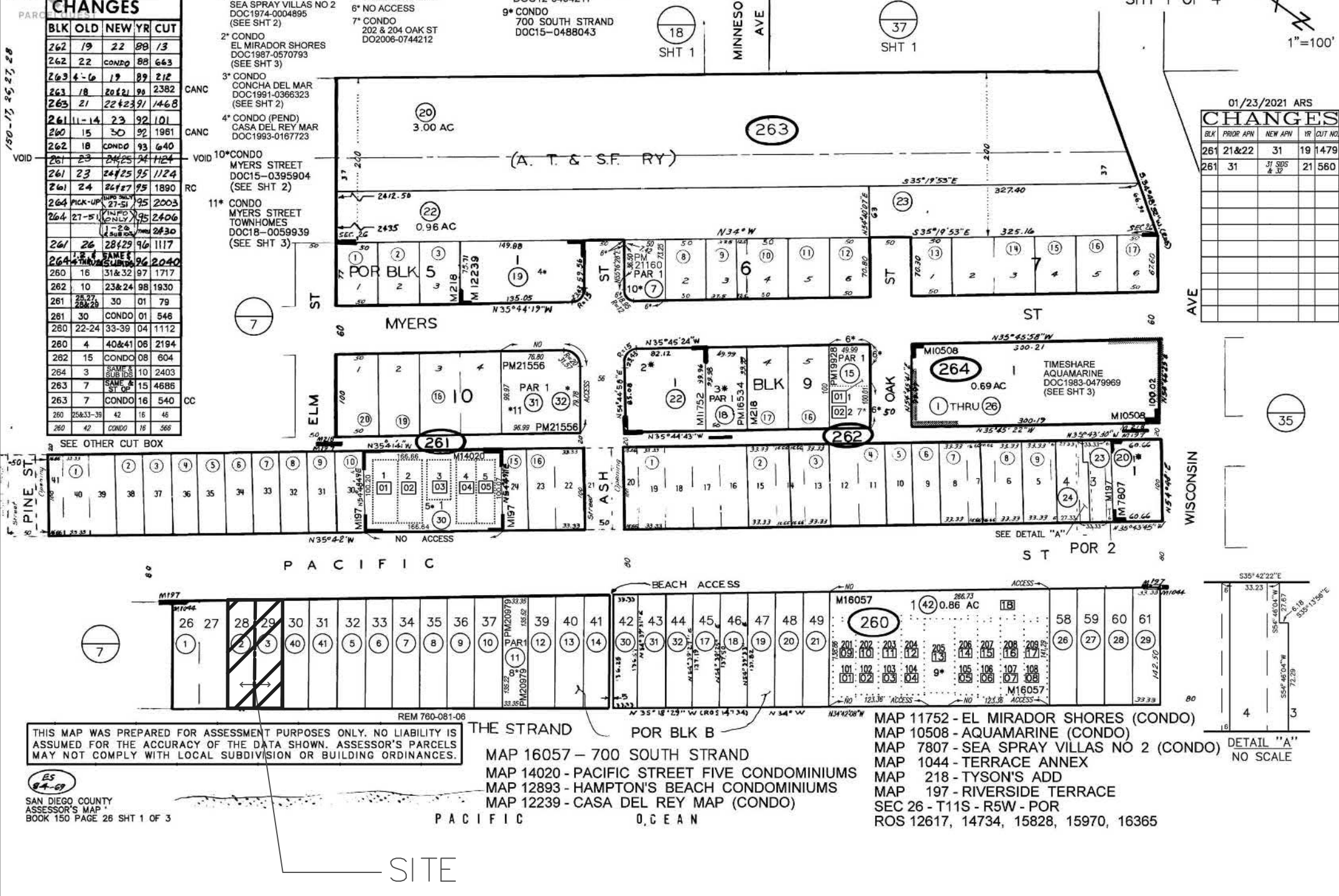
PROPERLY COMPLETED AND SIGNED INSTALLATION CERTIFICATES (CF2R) SHALL BE PROVIDED TO INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING "HERS" VERIFICATION AND/OR DIAGNOSTIC TESTING, THE CF2R FORMS MUST BE REGISTERED. FORMS ARE AVAILABLE AT sdcounty.ca.gov/DPLU/bldg/energy-stds.html

PROPERLY COMPLETED AND SIGNED INSTALLATION CERTIFICATES (CF3R) SHALL BE PROVIDED TO INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING "HERS" VERIFICATION AND/OR DIAGNOSTIC TESTING, THE CF3R FORMS MUST BE REGISTERED. FORMS ARE AVAILABLE AT sdcounty.ca.gov/DPLU/bldg/energy-stds.html

HERS TESTING REQUIREMENTS

REQUIRE SPECIAL FEATURES TBD

A.P.N. 150-260-02-00 & 150-260-03-00



SCOPE OF WORK

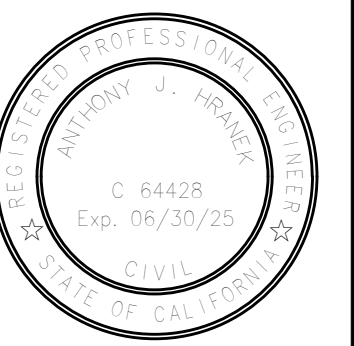
PROPOSING:
 AT 414 S. THE STRAND
 3 NEW RESIDENCES

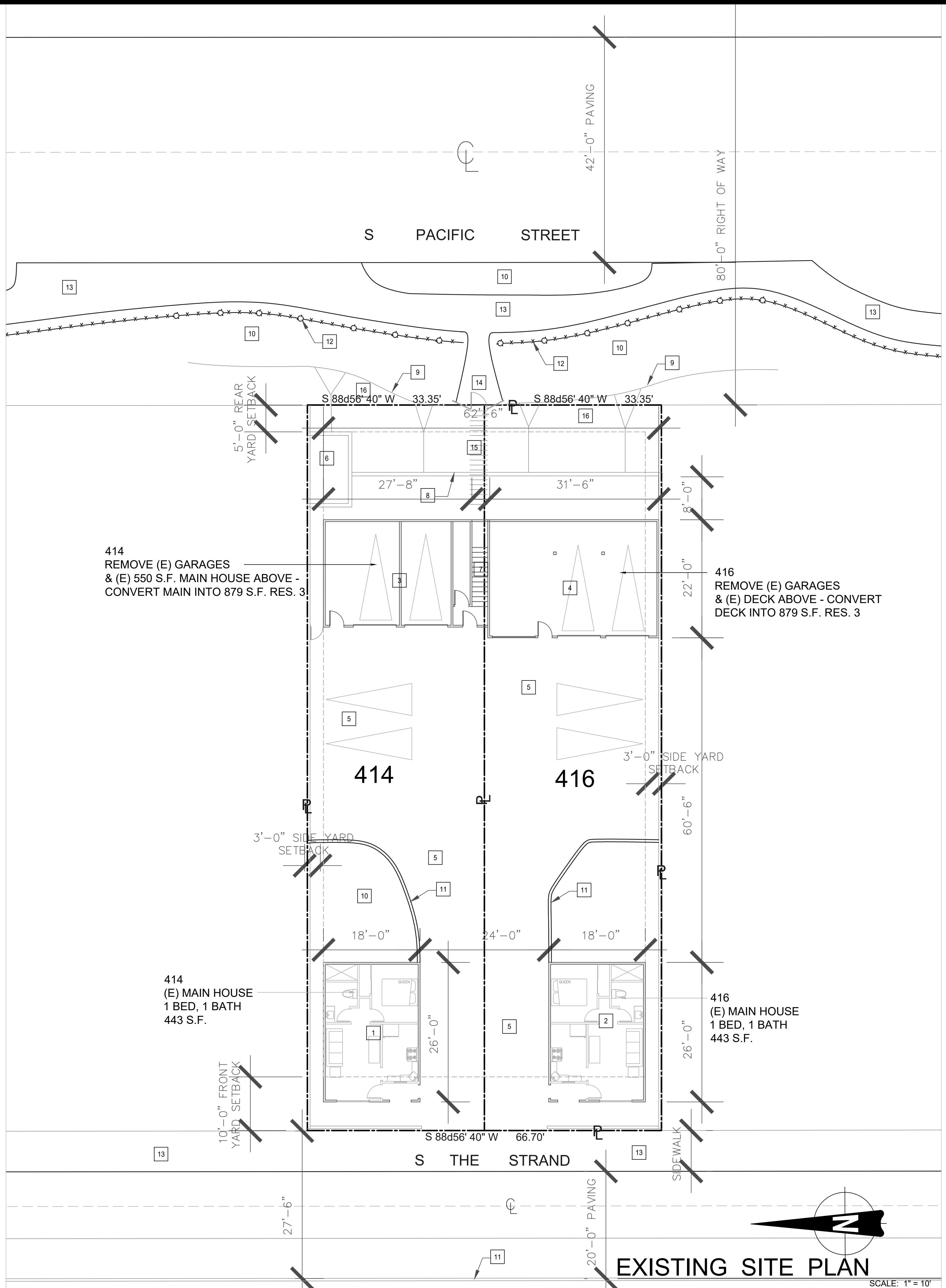
AT 416 S. THE STRAND
 3 NEW RESIDENCES

THE PROJECT WILL INCLUDE (16) AUTO PARKS, TRASH AREAS AND REPAIRED AND BEAUTIFIED PRIVATE BEACH ACCESS FROM S. PACIFIC STREET.

WATER, ELECTRIC & GAS SERVICES ARE EXISTING & AVAILABLE

SPECIAL INSPECTIONS ARE REQUIRED - SEE SPECIAL INSPECTION FORM ON SHEET S1.





- EXISTING SITE PLAN KEY NOTES:**
FOR SHEET A000 ONLY
- 1 EXISTING 414 MAIN DWELLING - TO BE ADA COMPLIANT SEE SHT. A101
 - 2 EXISTING 416 MAIN DWELLING - TO BE ADA COMPLIANT SEE SHT. A101
 - 3 EXISTING 414 GARAGES
 - 4 EXISTING 416 GARAGES
 - 5 EXISTING CONCRETE DRIVEWAY
 - 6 EXISTING STORAGE STRUCTURE TO REMAIN
 - 7 EXISTING STAIRS TO BE REPAIRED
 - 8 EXISTING RETAINING WALL
 - 9 EXISTING TOP OF BANK
 - 10 EXISTING PLANTER
 - 11 EXISTING 6" CURB
 - 12 EXISTING BOLLARD & CHAIN FENCE
 - 13 EXISTING SIDEWALK
 - 14 EXISTING 5' TALL W.I. FENCE & GATE - REPAIR AND PAINT
 - 15 EXISTING STEPS TO BE REPAIRED
 - 16 EXISTING BLUFF

- BMP LEGEND**
- DIRECTION OF EXISTING LOT DRAINAGE → →
- MATERIALS & WASTE MANAGEMENT CONTROL BMPs:**
- WM-1 MATERIAL DELIVERY & STORAGE
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - WM-8 HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
- SS-2 PRESERVATION OF EXISTING VEGETATION
 - SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
 - SS-4 HYDROSEEDING (SUMMER)
 - SS-6 STRAW OR WOOD MULCH
 - SS-7 PHYSICAL STABILIZATION (WINTER)
 - SS-10 ENERGY DISSIPATOR
 - SC-1 SILT FENCE
 - SC-2 SEDIMENT / DESILTING BASIN
 - SC-5 FIBER ROLLS
 - SC-6 GRAVEL OR SAND BAGS
 - SC-7 STREET SWEEPING AND VACUUMING
 - SC-10 STORM DRAIN INLET PROTECTION
 - NS-2 DEWATERING FILTRATION
 - TC-1 STABILIZED CONSTRUCTION ENTRANCE
 - TC-2 CONSTRUCTION ROAD STABILIZATION
 - TC-3 ENTRANCE / EXIT TIRE WASH
- POST-CONSTRUCTION SITE DESIGN BMPs**
- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
 - 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
 - 4.3.3 MINIMIZE IMPERVIOUS AREA
 - 4.3.4 MINIMIZE SOIL COMPACTION
 - 4.3.5 IMPERVIOUS AREA DISPERSION
 - 4.3.6 RUNOFF COLLECTION
 - 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
 - 4.3.8 HARVESTING AND USING PRECIPITATION

J. Villa & Company Inc.
Building Design & Planning
Valley Center, Calif. 92082 760-688-7430
29433 Cole Grade Road, Valley Center, Calif. 92082 760-688-7430
JVilaCompany.com

C.B.S. CONSTRUCTION
MIKE SCOLMAN
P.O. BOX 667
OCEANSIDE, CA 92054
LIC. # 627350
858-775-7753
MIKE@CREATIVEBUILDINGSPECIALTIES.COM

TRIUMPH YEAR CAPITAL CA LLC
6080 CENTER DRIVE STE 600
LOS ANGELES, CA 90045

SITE PLAN - EXISTING

REGISTERED PROFESSIONAL ENGINEER
ANTHONY J. HANSEN
C 64428
Exp. 06/30/25
STATE OF CALIFORNIA
JVilaCompany.com

TABULATION

OWNER INFORMATION
NAME: TRIUMPH YEAR CAPITAL CA LLC
ADDRESS: 6080 CENTER DRIVE STE 600
CITY: LOS ANGELES
STATE: CA
ZIP: 90045

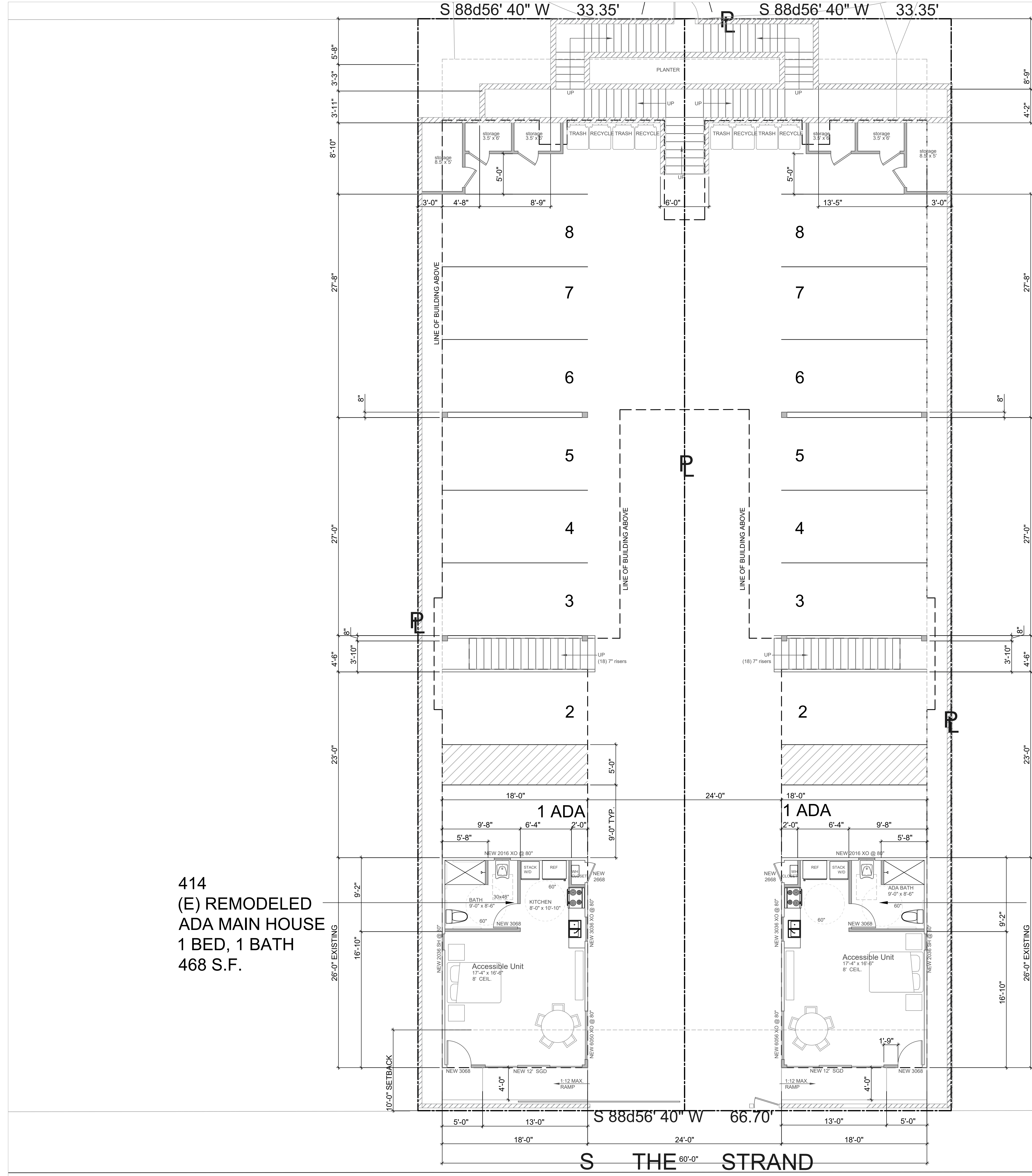
CONTACT INFORMATION
NAME: J. VILLA & COMPANY INC.
ADDRESS: 29433 COLE GRADE ROAD
CITY: VALLEY CENTER
STATE: CA
ZIP: 92082
PHONE: 760-688-7430
EMAIL: JEFFERYVILLA@GMAIL.COM

PARCEL INFORMATION
414 & 416 S. THE STRAND OCEANSIDE, CA 92054
APN'S: 150-260-02-00 150-260-03-00

PROJECT INFORMATION
ZONE: D-4A
CONSTRUCTION TYPE: VB NON-SPRINKLED
OCCUPANCY: R3 / U
BUILDING SETBACKS: FRONT: 10' SIDE: 3' REAR: 5'
MAX. ALLOWABLE BUILDING HEIGHT 35' MAX. ALLOWABLE ADU BUILDING HEIGHT 16' CITY OF OCEANSIDE

PLOT PLAN INFORMATION
PROPOSING: AT 414 S. THE STRAND 3 NEW RESIDENCES AT 416 S. THE STRAND 3 NEW RESIDENCES
THE PROJECT WILL INCLUDE (16) AUTO PARKS, TRASH AREAS AND REPAIRED AND BEAUTIFIED PRIVATE BEACH ACCESS FROM S. PACIFIC STREET.
WATER, ELECTRIC & GAS SERVICES ARE EXISTING & AVAILABLE

SITE PLAN
PRELIM. 3-14-2024 REVISED 3-26-2024 REVISED 4-24-2024 REVISED 10-14-2024
SHEET NUMBER
A000



414
(E) REMODELED
ADA MAIN HOUSE
1 BED, 1 BATH
468 S.F.

416
(E) REMODELED ADA
MAIN HOUSE
1 BED, 1 BATH
468 S.F.

414 TABULATION	
EXISTING MAIN 1 (to remain)	443 S.F.
EXISTING MAIN 2 (demo)	550 S.F.
TOTAL EXIST. LIVING AREA	993 S.F.
EXISTING GARAGES (demo)	500 S.F.
PROPOSED RES. 1	
PROPOSED RES. 1	809 S.F.
PROPOSED RES. 2	677 S.F.
PROPOSED RES. 3	833 S.F.
TOTAL PROPOSED LIVING AREA	2,319 S.F.
PROPOSED RES 1 BALCONY	
PROPOSED RES 1 BALCONY	171 S.F.
PROPOSED RES 2 BALCONY	72 S.F.
PROPOSED RES 3 BALCONY	80 S.F.
416 TABULATION	
EXISTING MAIN (to remain)	443 S.F.
TOTAL EXIST. LIVING AREA	443 S.F.
EXISTING GARAGES (demo)	701 S.F.
EXISTING ROOF DECK (demo)	983 S.F.
PROPOSED RES. 1	
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PROPOSED RES. 3	833 S.F.
TOTAL PROPOSED LIVING AREA	2,319 S.F.
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PROPOSED RES 1 BALCONY	171 S.F.
PROPOSED RES 2 BALCONY	72 S.F.
PROPOSED RES 3 BALCONY	80 S.F.

PROPOSED 414 LEVEL 1

PROPOSED 416 LEVEL 1

EXISTING WALLS TO REMAIN
NEW PROPOSED WALLS

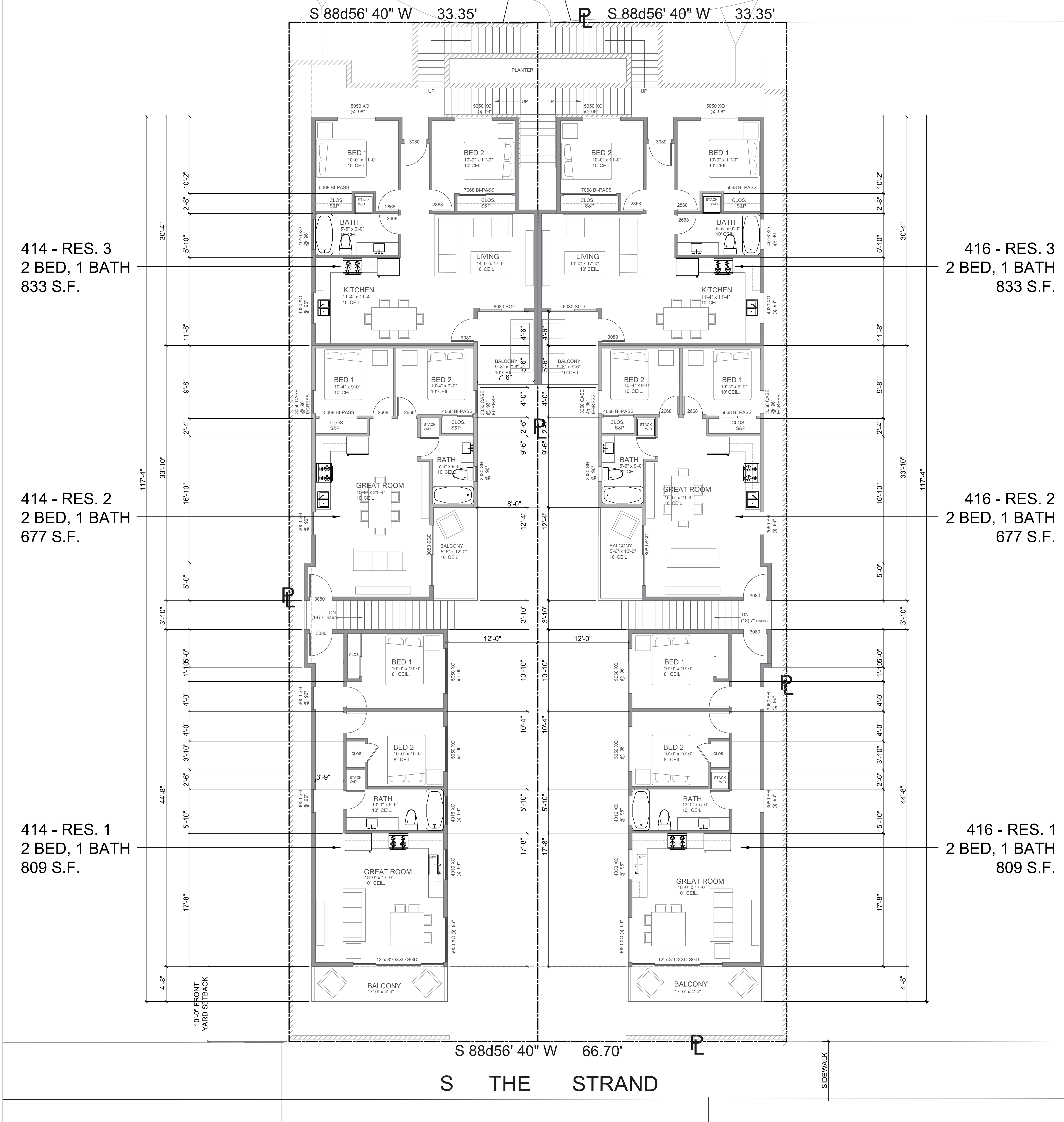
SCALE: 3/16" = 1'-0"

EXISTING WALLS TO REMAIN
NEW PROPOSED WALLS

SCALE: 3/16" = 1'-0"

REVISIONS	
DESCRIPTION	DATE
REVISED	11-16-2024
REVISED	12-16-2024





414 - RES. 3
2 BED, 1 BATH
833 S.F.

414 - RES. 2
2 BED, 1 BATH
677 S.F.

414 - RES. 1
2 BED, 1 BATH
809 S.F.

416 - RES. 3
2 BED, 1 BATH
833 S.F.

416 - RES. 2
2 BED, 1 BATH
677 S.F.

416 - RES. 1
2 BED, 1 BATH
809 S.F.

PROPOSED 414 LEVEL 2

PROPOSED 416 LEVEL 2

EXISTING WALLS TO REMAIN
NEW PROPOSED WALLS

EXISTING WALLS TO REMAIN
NEW PROPOSED WALLS

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

414 TABULATION

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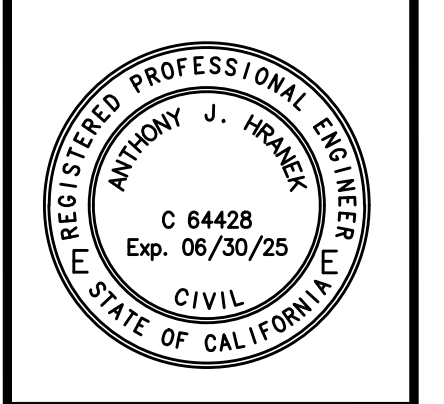
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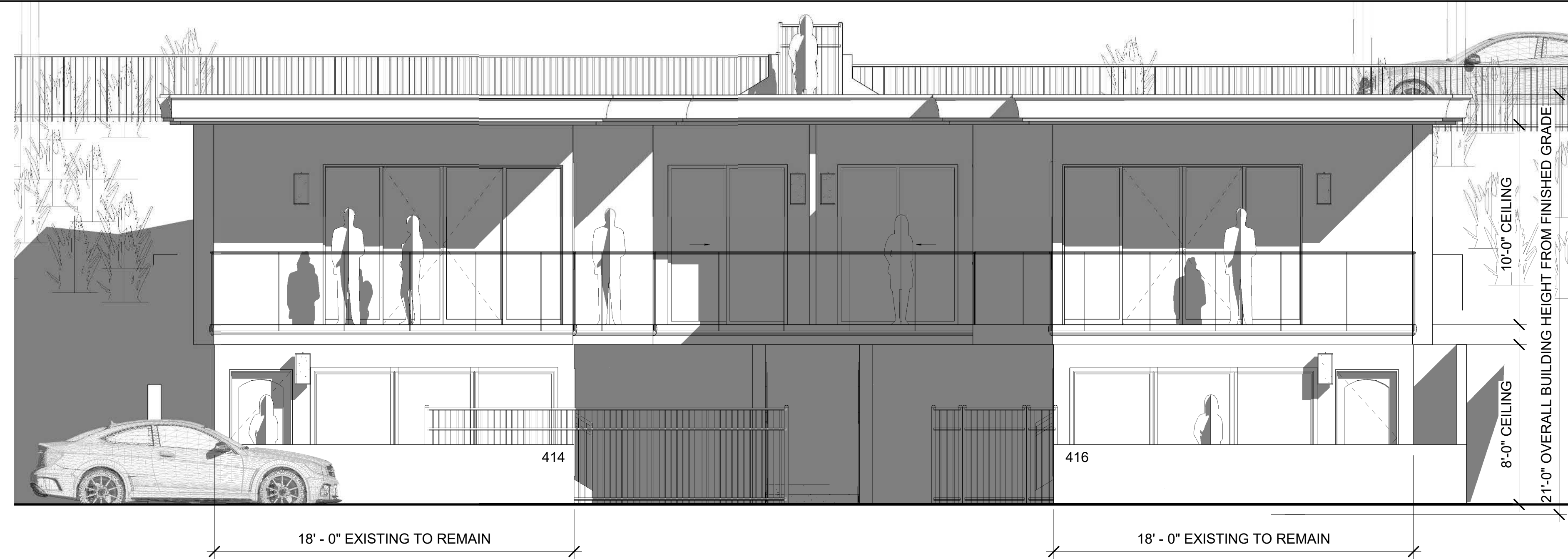
416 TABULATION

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PROPOSED RES 3 BALCONY	80 S.F.

Revisions

Description	Date
PRELIMINARY	3-20-2024
revised	4-17-2024
revised	4-24-2024
revised	10-1-2024
revised	11-18-2024

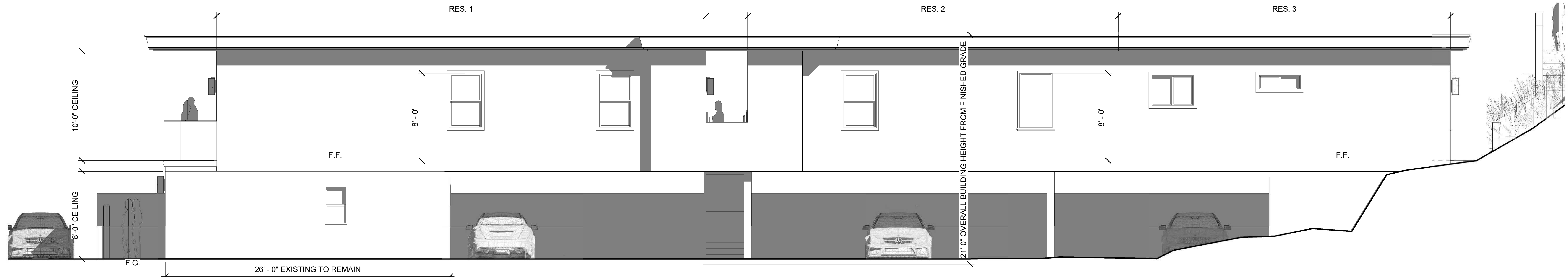




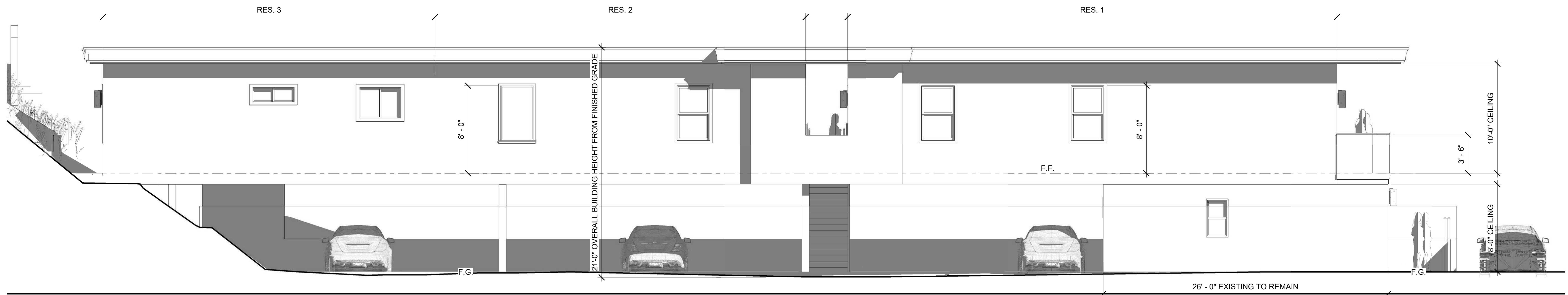
1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

KEYNOTES:

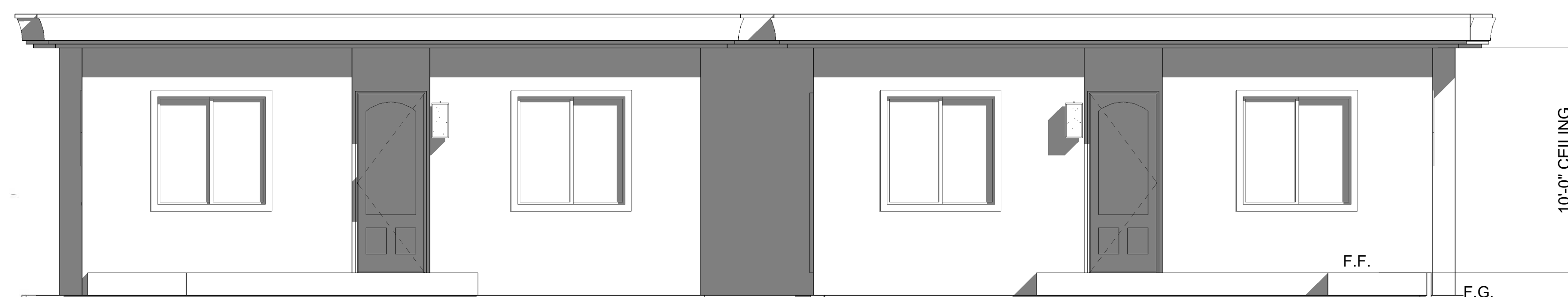
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9



2 416 - NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



3 414 - SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



4 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

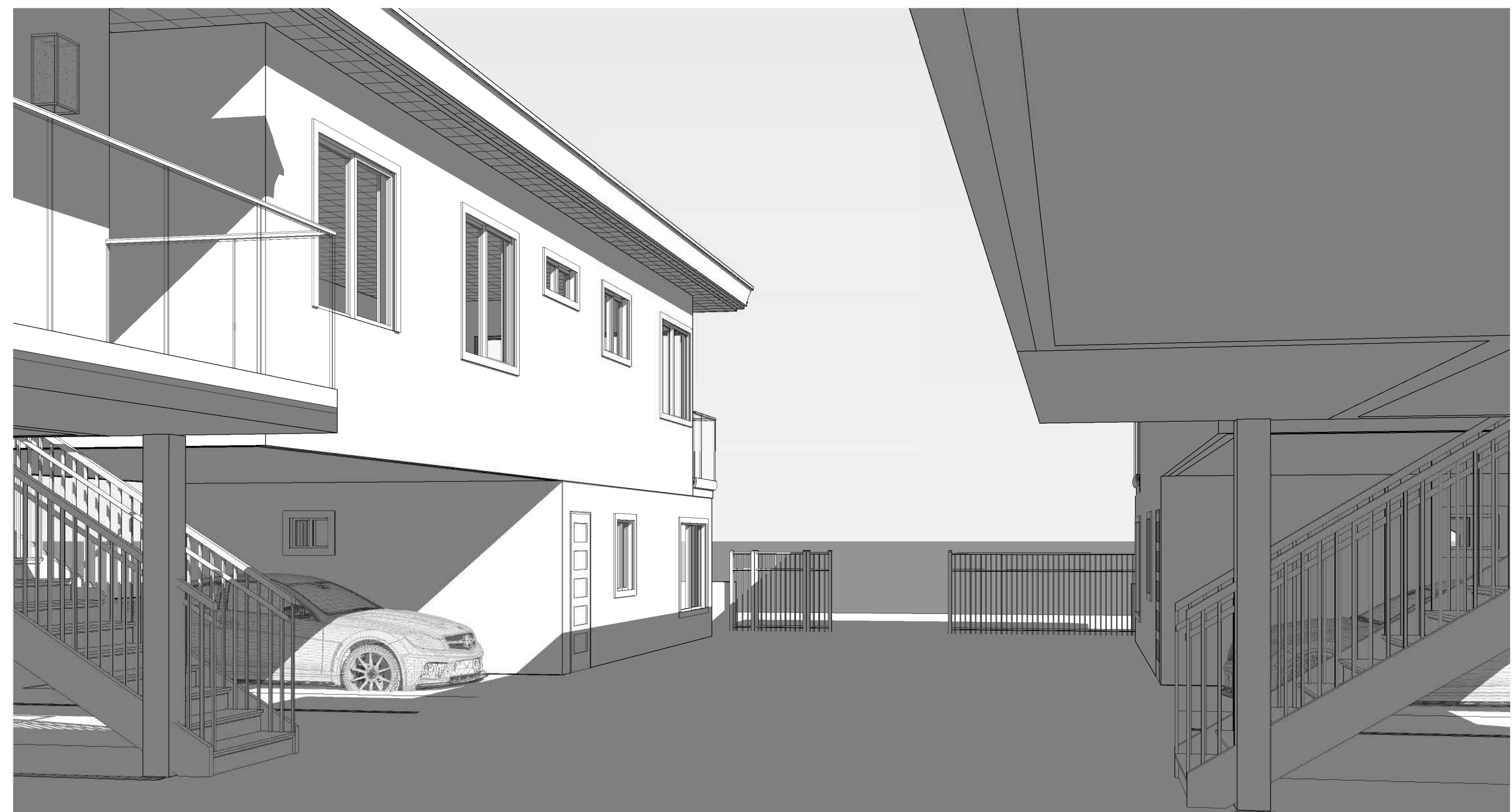
Revision Schedule	
Description	Date
PRELIM	3-20-24
REV	4-17-24
REV	4-24-24
REV	10-14-2024



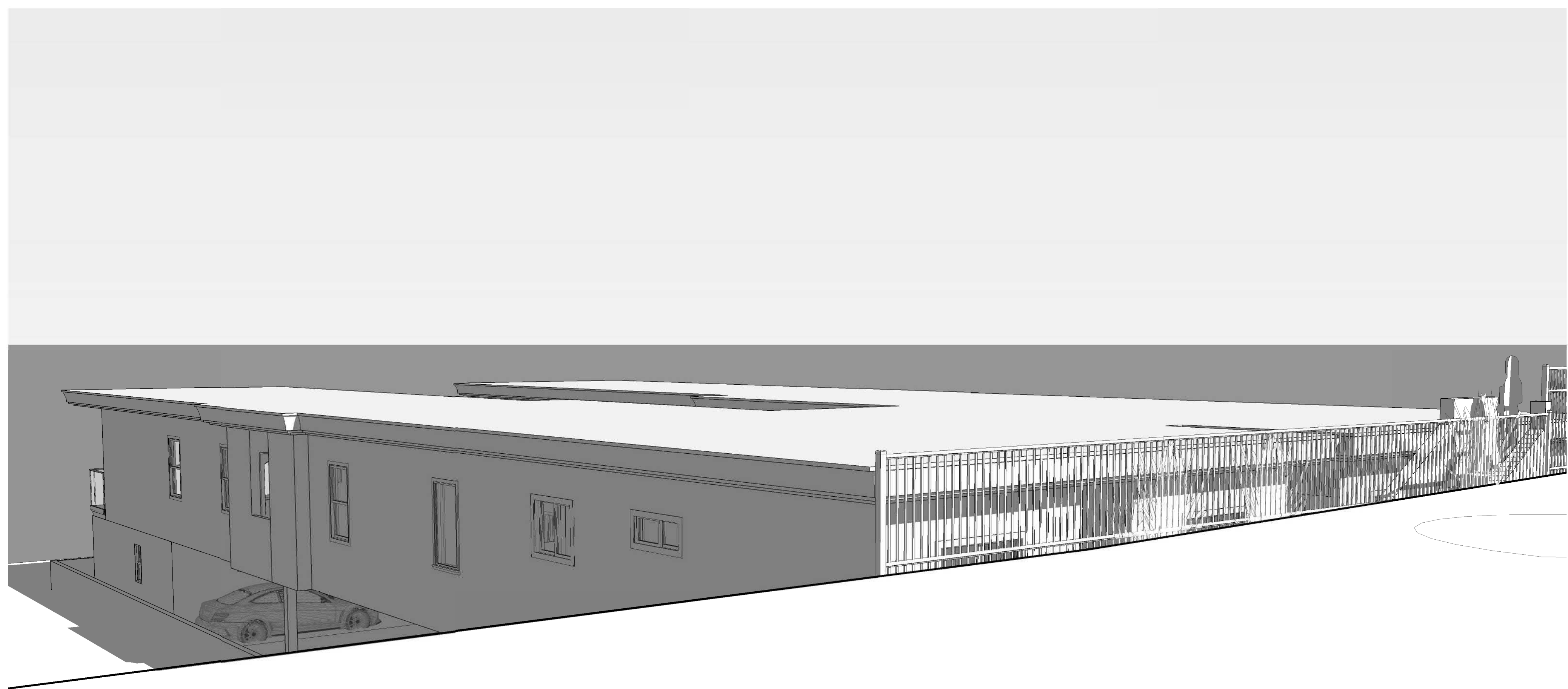
① S. STRAND PERSPECTIVE



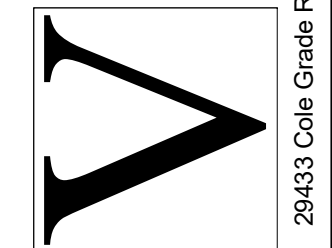
④ 3D View 2



② 3D View 1



③ S. PACIFIC PERSPECTIVE



Building Design, Planning & Construction
J. Villa & Company Inc.
 29433 Cole Grade Road, Valley Center, Calif., 92082, 760-688-7430 jVillaCompany.com

C.B.S. CONSTRUCTION
 MIKE SCOLMAN
 P.O. BOX 887 CA 92054
 CA 92054
 US # 627350
 858-775-7753
 MIKE@CREATIVEBUILDINGSPECIALTIES.COM

TRIUMPH YEAR CAPITAL CA LLC
 6080 CENTER DRIVE STE 600
 LOS ANGELES, CA 90045

EXTERIOR ELEVATIONS

Revision Schedule	
Description	Date

jVillaCompany.com

J. Villa & Company Inc.

Design, Planning & Construction Ca. Lic. #1032293
jVillaCompany.com

Page | 1

PROJECT DESCRIPTION

January 6, 2025

City of Oceanside

Development Services Department, Planning Division

Re: 414 & 416 S. The Strand

Oceanside, CA 92054

APN: 150-260-02-00 & 150-260-03-00

We are proposing redevelopment of the said properties located at 414 & 416 S. The Strand Oceanside, CA.

414 Redevelopment proposal to include:

1. Demolition of old existing rear garage & second floor residential unit.
2. Remodel existing ground floor unit for accessibility
3. Add 3 new second level residential units with parking on ground level.

416 Redevelopment proposal to include:

1. Demolition of old exiting garage
2. Remodel existing ground floor unit for accessibility
3. Add 3 new second level residential units with parking on ground level.

East Property Access:

Demo and replace existing wooden stairs to S. Pacific St. with new stairs giving both unit & private beach access.

This project has existing and available water, electric & gas services.