



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto: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, March 26, 2025

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed modifications of existing site located at 1112-1126 S. Coast Hwy. Just north is Auto Repair & Oceanside Masonic Center. Between these properties is a public alley that dead ends into the subject property. Proposed renovations include repurposing the paved section between the buildings into a retail patio on a .8-acre site.

**Project Number:** ADM25-00013

**Assessor Parcel Number(s):** 152-023-10-00

**Contact Person:** Scott Mass – Jennifer Holm

**Email:** [scott@fieldxstudio.com](mailto:scott@fieldxstudio.com)

**Zoning:** C2

**Land Use:** C-GC

**Neighborhood Area:** Townsite

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

**Project Description:** Proposed square footage addition to unit 3 on a 8,712 sq ft site located at 1002 S. Pacific Street.

**Project Number:** ADM25-00012

**Assessor Parcel Number(s):** 152-071-01-00

**Contact Person:** Sajad Alani

**Email:** [sajad@najmna.com](mailto:sajad@najmna.com)

**Zoning:** RT

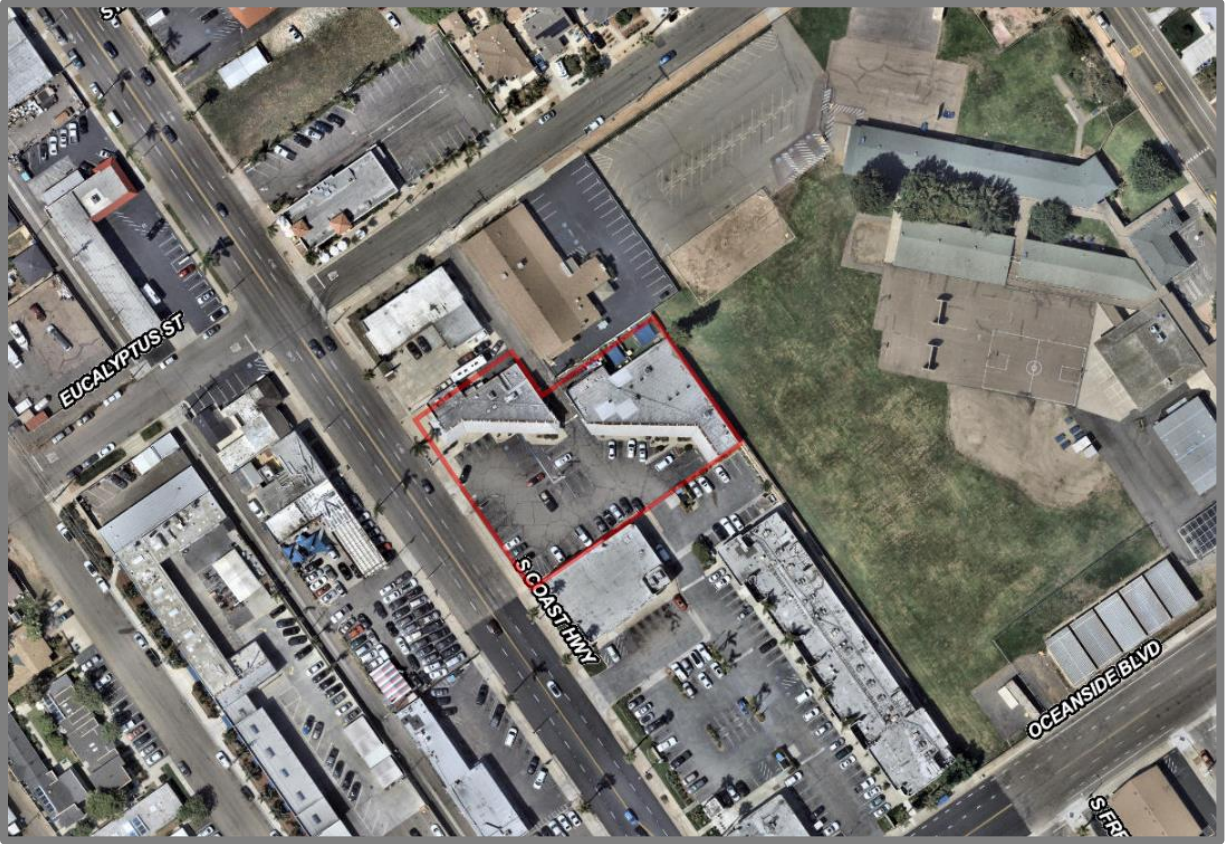
**Land Use:** C-RH

**Neighborhood Area:** Townsite

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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





# 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: 1112-1126 S Coast Hwy

Assessor's Parcel Number: 152-023-10-00 Lot Area (acres or SF): 34,699

Existing Use: commercial/retail shopping center

Brief Description of Proposal:

Close off access from alley to the site in order to add retail patio.

## Property Owner & Applicant Information

Owner Name: JLH Capital

Phone Number & E-Mail Address: (619) 865-3883 jholm@jlh-capital.com

Applicant Name: Jennifer Holm

Phone Number & E-Mail Address: \_\_\_\_\_

### **To be completed if the Applicant is not the Property Owner:**

*I authorize the applicant indicated above to submit the application on my behalf:*

Signed by: 

JLH Capital

Signature of Property Owner  
(or attach a Letter of Authorization)

### **Requested Meeting Date/Time (please provide 2 options)**

1<sup>st</sup> choice date: 3/5/25 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 03/26/25 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 Planning

### **Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto: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: March 26, 2025 Time: 09:30am

Assigned Project Planner: Shannon Vitale

DEVELOPER'S CONFERENCE (PRE-APPLICATION)  
PROJECT DESCRIPTION LETTER

1112-1126 S Coast Hwy, Oceanside, CA 92054

We are submitting this request for a Development Conference to discuss proposed modifications to and revitalization of the existing site located at 1112-1126 S Coast Hwy, on the east side of Coast Hwy just south of Eucalyptus Street. To the north is an Auto Repair Shop and the Oceanside Masonic Center. Between those two properties there is a public alley which dead ends into the subject property.

The site is made up of two separate buildings, with a section of asphalt running between them and connecting to the existing alley to the north. There is an existing easement for City-owned water main through the driveway as well as a portion of the site for SDG&E. Our proposed renovations include incorporating food and beverage tenants and repurposing the paved section between the buildings into a retail patio.

Given there is no recorded access easement, we believe this should not be an issue. However, to facilitate this vision, we seek clarification on the following:


- Is there any reason why we could not close off the property to through vehicular traffic from the public alley, while maintaining site access from S Coast Hwy?
- Does the Fire Department require continued access onto our site from the alley, including whether a gate with a Knox box would be sufficient?
- The ability to place temporary improvements within the driveway area, considering the existing water easement?
- The potential for re-routing the water main to allow for easement modification or vacation?

Thank you in advance for your review and response.

**Scott M. Maas**, Architect, LEED AP  
Principal

858.752.9212 c | 858.750.6995 o | [www.fieldxstudio.com](http://www.fieldxstudio.com)  
2033 San Elijo Avenue #643, Cardiff by the Sea, CA 92007



KEY  
Subject Property 

**Site Location Map**  
Project No. 24-465907.1

**PARTNER**

# BOUNDARY AND TOPOGRAPHIC SURVEY MAP - 1126 S COAST HWY

**LEGAL DESCRIPTION**

THAT PORTION OF ACRE LOT 8 OF THAT PORTION OF OCEANSIDE, COMMONLY KNOWN AS MYER'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 340, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 28, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 8 DISTANT THEREON 100 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHWESTERLY LINE THEREOF;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 372.50 FEET OF SAID LOT;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 372.50 FEET A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO OCEANSIDE SCHOOL DISTRICT OF SAN DIEGO COUNTY, RECORDED JULY 26, 1945 AS INSTRUMENT NO. 73400 IN BOOK 2888, PAGE 163 OF OFFICIAL RECORDS\*\*;

THENCE NORTHWESTERLY ALONG A LINE DRAWN PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 150 FEET OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 150 FEET A DISTANCE OF 120 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 45 FEET TO THE TRUE POINT OF BEGINNING.

\*\*SURVEYOR'S NOTE: THE DEED CALL IS BELIEVED TO BE INCORRECT: IT IS BELIEVED TO BE THE DOCUMENT RECORDED JULY 26, 1945 AS INSTRUMENT NO. 73401 OF OFFICIAL RECORDS.

**FOUND MONUMENTS**

- 1 FOUND LEAD AND DISC "LS 4878" PER ROS 24233
- 2 FOUND LEAD & TACK PER ROS 24233.
- 3 FOUND LEAD & DISC "LS 7443" PER ROS 25449

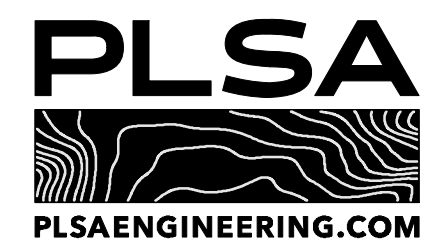
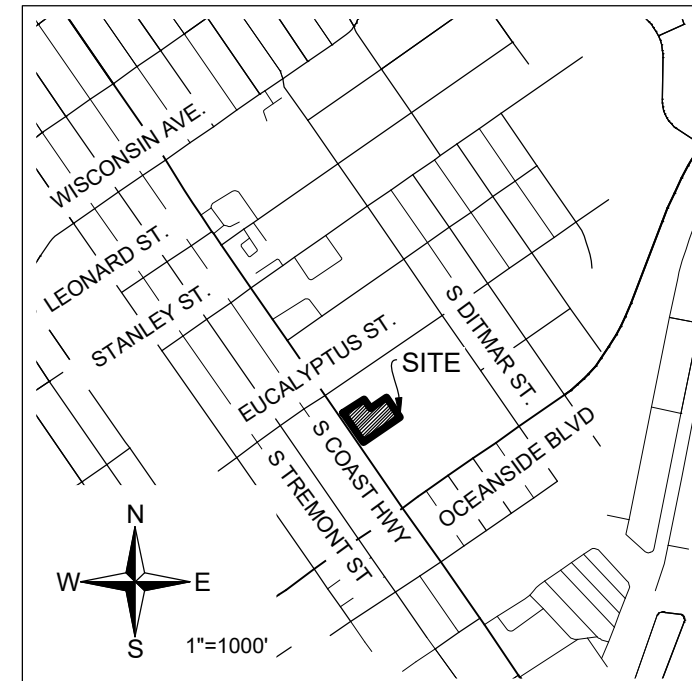
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COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 14, 2000 IN DOCUMENT NO. 2000-0492747 OF OFFICIAL RECORDS.  
NO PLOTTABLE EASEMENTS, BLANKET IN NATURE.

**VICINITY MAP**



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 10/30/2024.

*D.E. Mirabile*

D.E. MIRABILE, PLS 9911 11/12/2024  
DATE



**PROJECT INFORMATION**

CLIENT: JLH CAPITAL  
ADDRESS: 1112-1126 S COAST HIGHWAY, OCEANSIDE  
APN: 152-023-10-00  
AREA: 34,699 SQ. FT

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CGS83) EPOCH 2011.00, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 1007 AND 1008 BEING A GRID BEARING OF N 03°20'27" W AND DISTANCE OF 2105.35' AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 21787, CITY OF OCEANSIDE SURVEY CONTROL, FILED ON AUGUST 21ST, 2014 AS FILE NUMBER 2014-0361129 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**BENCHMARK STATEMENT**

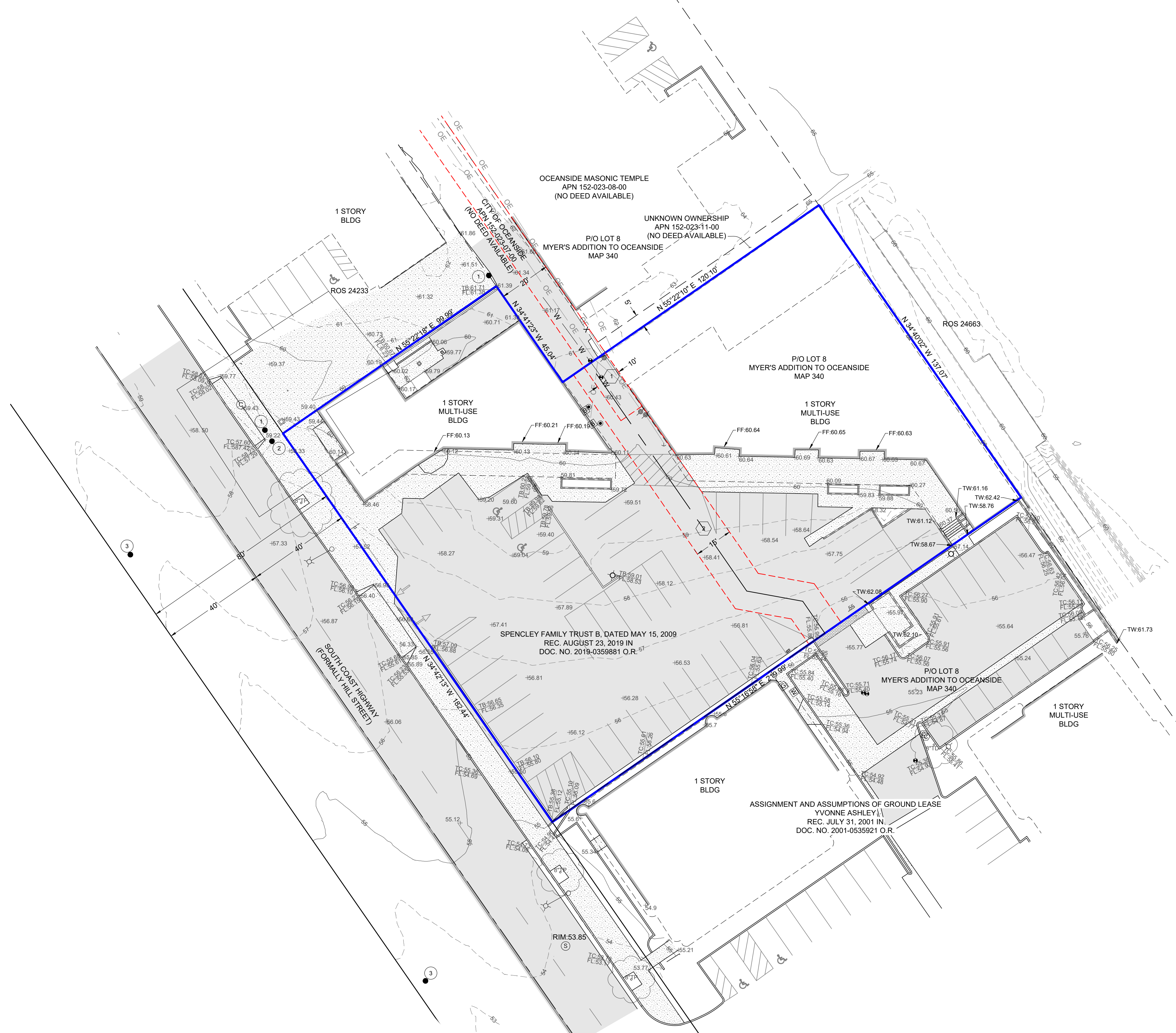
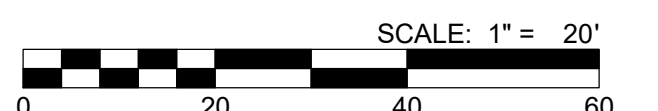
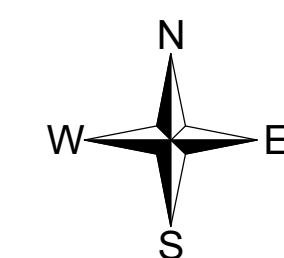
ELEVATIONS SHOWN HEREON ARE BASED ON A 3.5" BRASS DISK IN TOP OF CURB AT THE NORTHEAST CORNER OF WEST STREET & SOUTH DITMAR STREET IN THE CITY OF OCEANSIDE, AS SHOWN ON ROS 21787 AS POINT NO 1007. ELEVATION: 82.69 (NAVD 88)

**SURVEY NOTES**

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
2. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE COMPANY ORDER NO. 73724005018, EFFECTIVE DATE OF SEPTEMBER 9, 2024.
3. TOPOGRAPHY SHOWN HEREON WAS COLLECTED VIA GROUND AND AERIAL SURVEY MAPPING METHODS.
4. AERIAL MAPPING FLOWN 10/30/2024, PROVIDED BY PLSA.
5. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

**LEGEND**

- FOUND MONUMENT AS INDICATED
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - CENTER LINE
- - - EXISTING PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - TIE LINE / REFERENCE LINE
- - - EASEMENT LINE
- OE POWER - OVERHEAD
- W WATER - UTILITY MARKOUT
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- UTILITY POLE WARM
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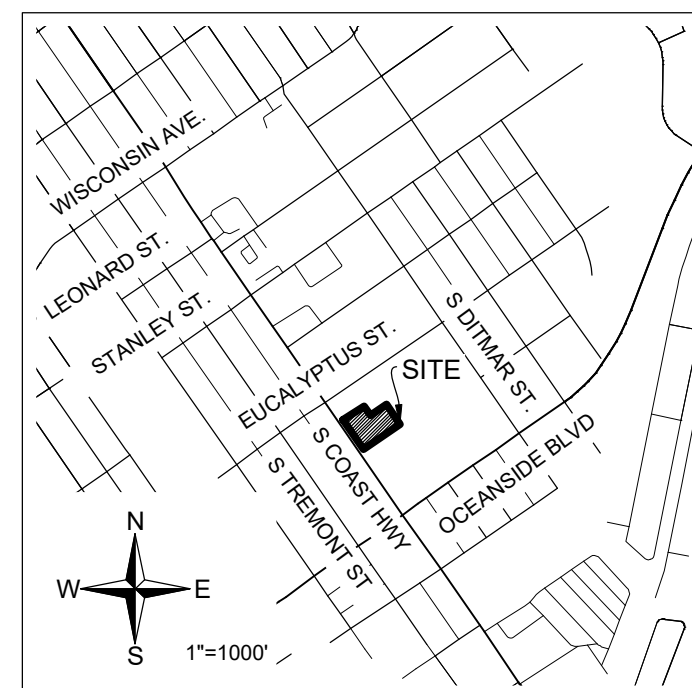
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## VICINITY MAP



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*D.E. Mirabile*  
D.E. MIRABLE, PLS 9911

11/12/2024  
DATE



## PROJECT INFORMATION

CLIENT: JLH CAPITAL  
ADDRESS: 1112-1126 S COAST HIGHWAY, OCEANSIDE  
APN: 152-023-10-00  
AREA: 34,699 SQ. FT

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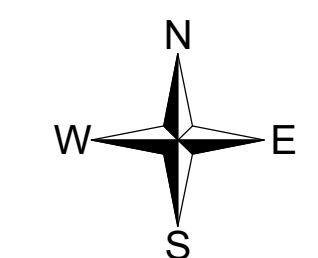
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## SURVEY NOTES

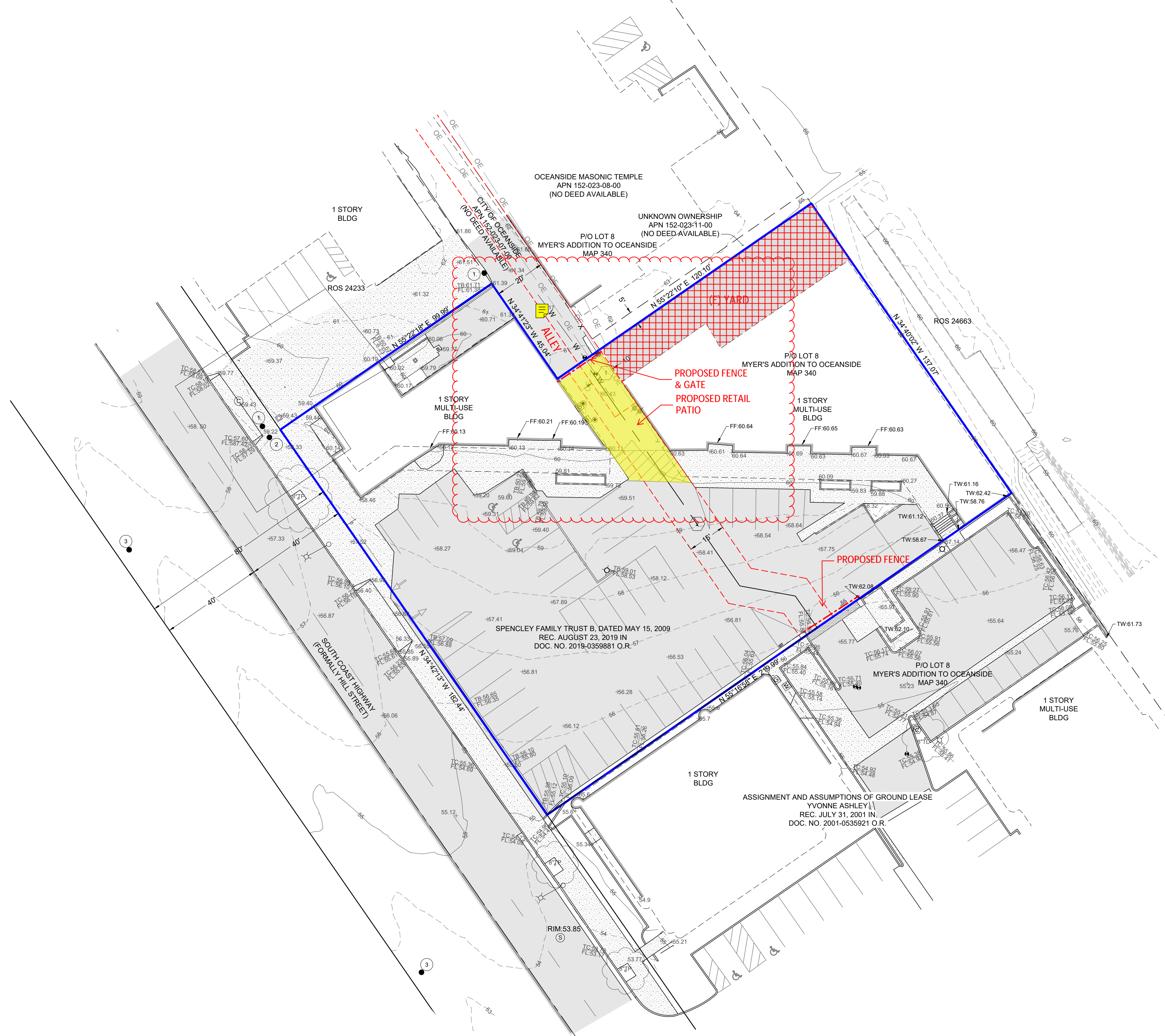
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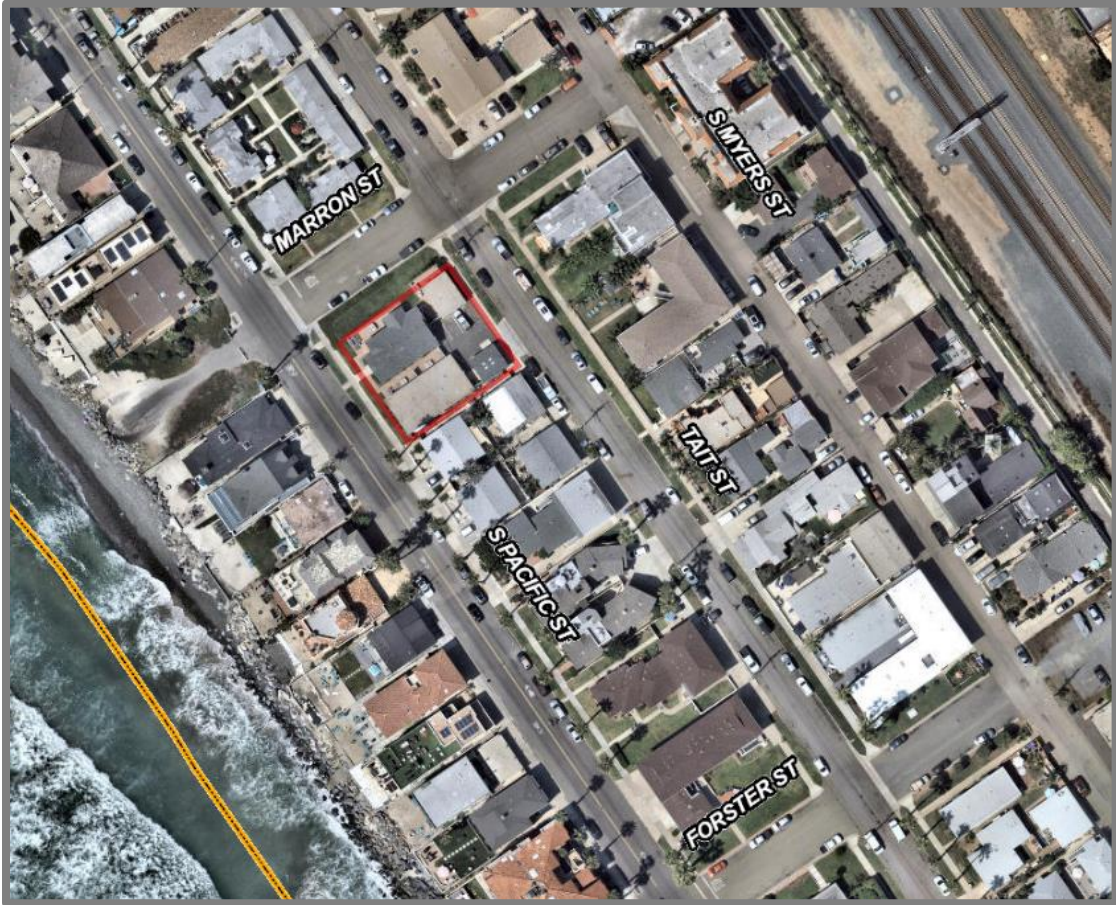
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- TW TOP OF WALL



SCALE: 1" = 20'  
0 20 40 60



# ITEM 2



To be completed by City staff

Project Number: ADM 25 - 00012



# 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: 1002 South Pacific St, Unit A, Oceanside CA 92054

Assessor's Parcel Number: 152-071-01-00 Lot Area (acres or SF): 8712

Existing Use: residential

Brief Description of Proposal:  
sqft addition to the existing unit

## Property Owner & Applicant Information

Owner Name: Lisa Carvalho

Phone Number & E-Mail Address: 8584316579 lisaanncarvalho@gmail.com

Applicant Name: Sajad Alani

Phone Number & E-Mail Address: 619-626-7681 sajad@najmna.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:

DocuSigned by:  
LISA CARVALHO  
111177062B2541D...

Signature of Property Owner  
(or attach a Letter of Authorization)

### Requested Meeting Date/Time (please provide 2 options)

1<sup>st</sup> choice date: 03/26/25 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)

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### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

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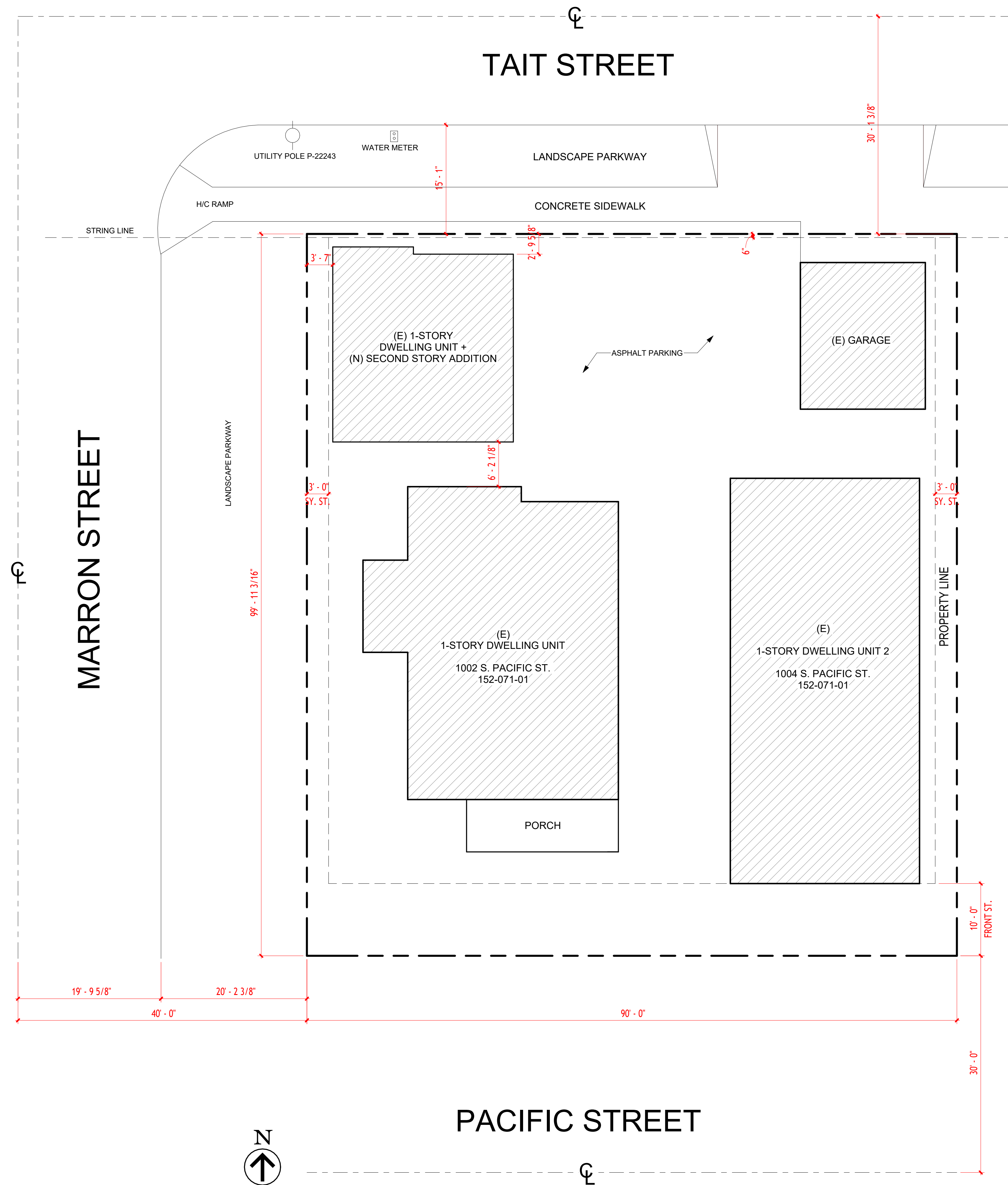
### To be completed by City staff:

Assigned meeting date: March 26, 2025 Time: 10:30am

Assigned Project Planner: Nathalie Vazquez



NO PART OF THESE PLANS TO BE PRODUCED WITHOUT THE EXPRESS CONSENT OF NAIMNA DESIGN AND BUILD



### SCOPE OF WORK

PROPOSED SQUARE FOOTAGE ADDITION TO EXISTING UNIT 3:  
 STORY 1 ADDITION: 225.17 SQ. FT.  
 STORY 2 ADDITION: 597.56 SQ. FT.

(E) 1 BEDROOM, 1 BATHROOM  
 (N) 3 BEDROOMS, 2.5 BATHROOMS

THE EXISTING RESIDENCE IS NOT SPRINKLERED / NON-PROPOSED.

### PROJECT DATA

APN:	152 071 01 00
LOT AREA:	8,712 SQFT
YEAR BUILT:	1955
BUILDING TYPE:	MULTI FAMILY
GENERAL PLAN DESIGNATION:	RESIDENTIAL

#### DEVELOPMENT REGULATIONS

ZONE:	RT
MAX FLR. AREA CALC.:	0.59
HEIGHT LIMIT:	36 FT.

SETBACKS

FRONT YARD:	15 FT.
INTERIOR SIDE YARD:	4 FT.
REAR YARD:	13 FT.
DENSITY BONUS ADU:	0 FT.

EXISTING HOUSE NON-SPRINKLERED

### AREA TABULATION

(E) DWELLING UNIT 1:	1,314.52 SQ.FT.
(E) DWELLING UNIT 2:	1,469.82 SQ.FT.
(E) DWELLING UNIT 3:	436 SQ.FT.
<b>GROSS SQ.FT.:</b>	<b>3,220.34 SQ.FT.</b>

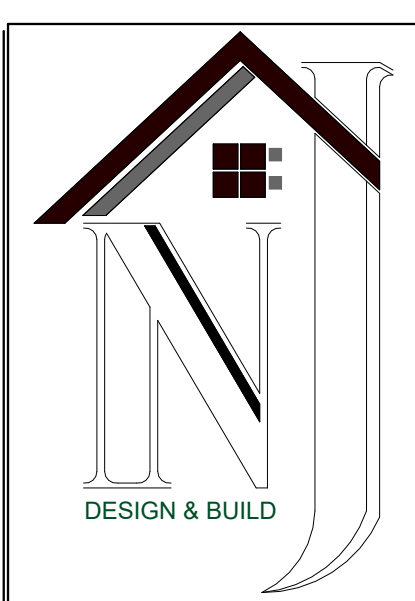
  

#### TOTAL DISTURBANCE AREA

(E) UNIT 1:	1,137 SQFT
(E) UNIT 2:	1,424.7 SQFT
(E) 2-CAR GARAGE:	484.30 SQFT
<b>TOTAL EXISTING AREA:</b>	<b>3,046 SQFT</b>

<b>NEW SQFT ADDITION:</b>	<b>822.73 SQFT</b>
<b>TOTAL NEW DISTURBANCE AREA:</b>	<b>822.73 SQFT</b>
<b>TOTAL EXISTING+ NEW AREAS:</b>	<b>3,868.73 SQFT</b>



**PROJECT**

**LISA CARVALHO**

1002 South Pacific Street, Unit A, Oceanside CA  
 92054  
 152-071-01-00

SHEET NAME

**SITE PLAN**

REVISION

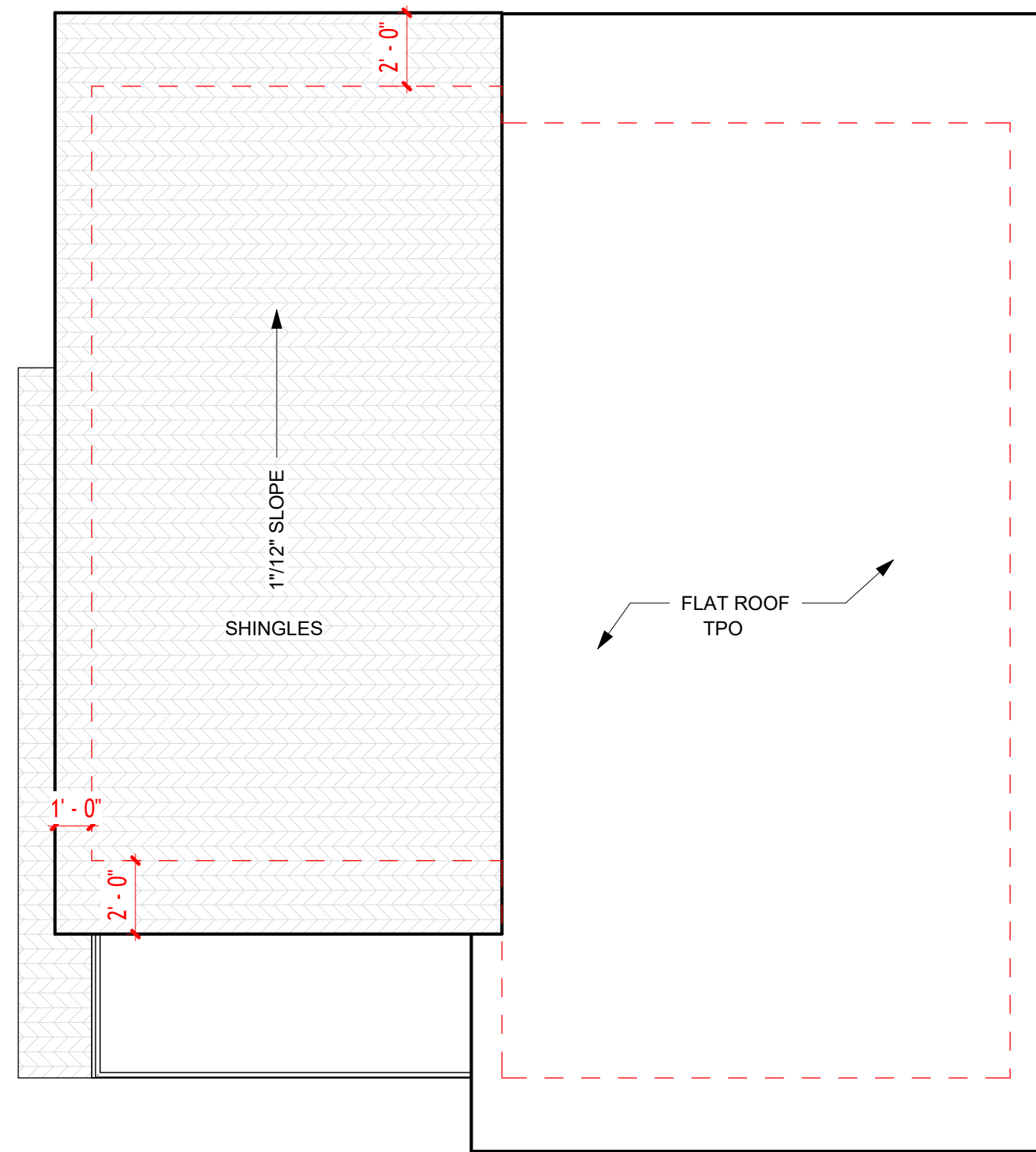
Revision Schedule		
Rev. #	Description	Date

3/10/2025 10:20:00 AM

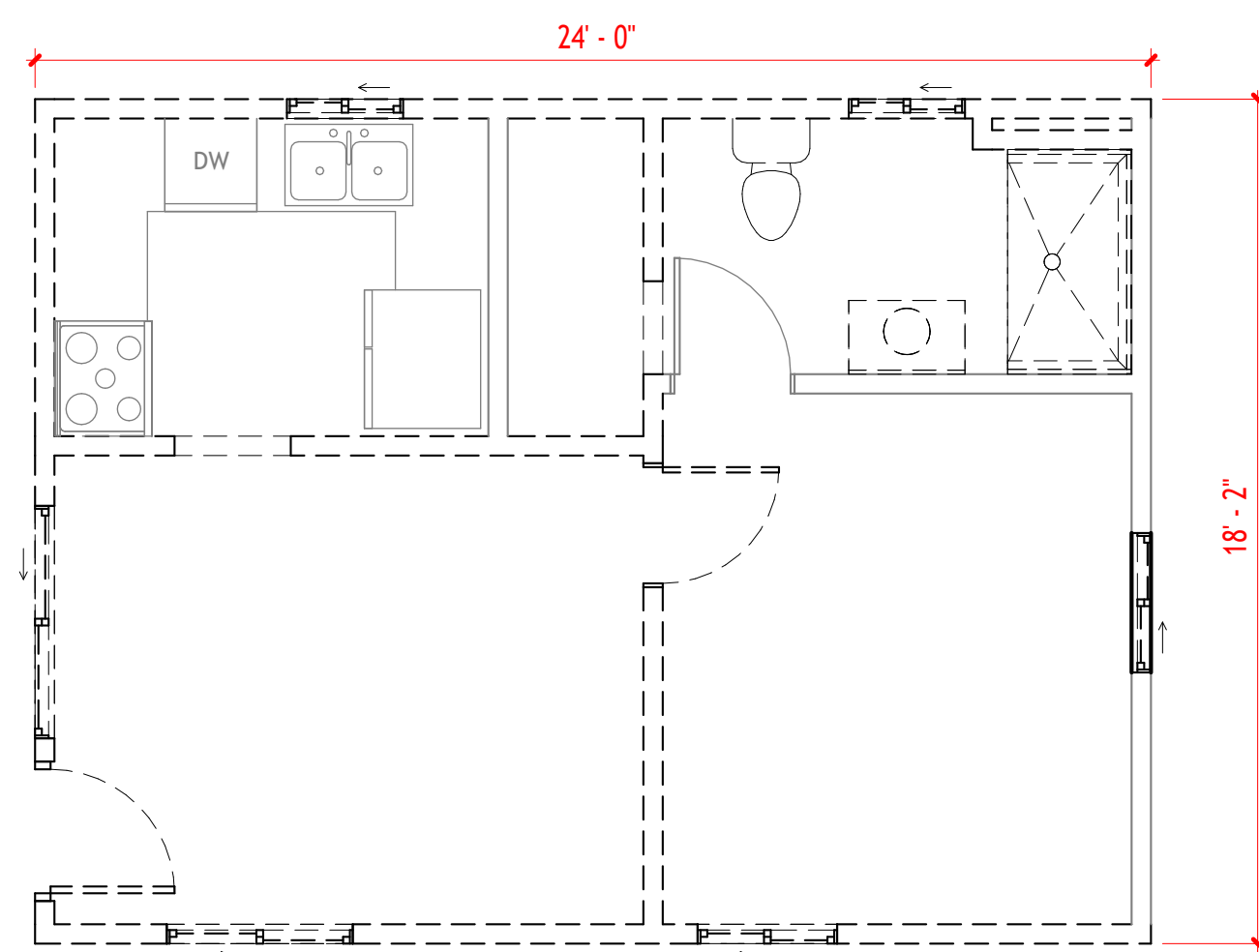
SHEET

**A 00.1**

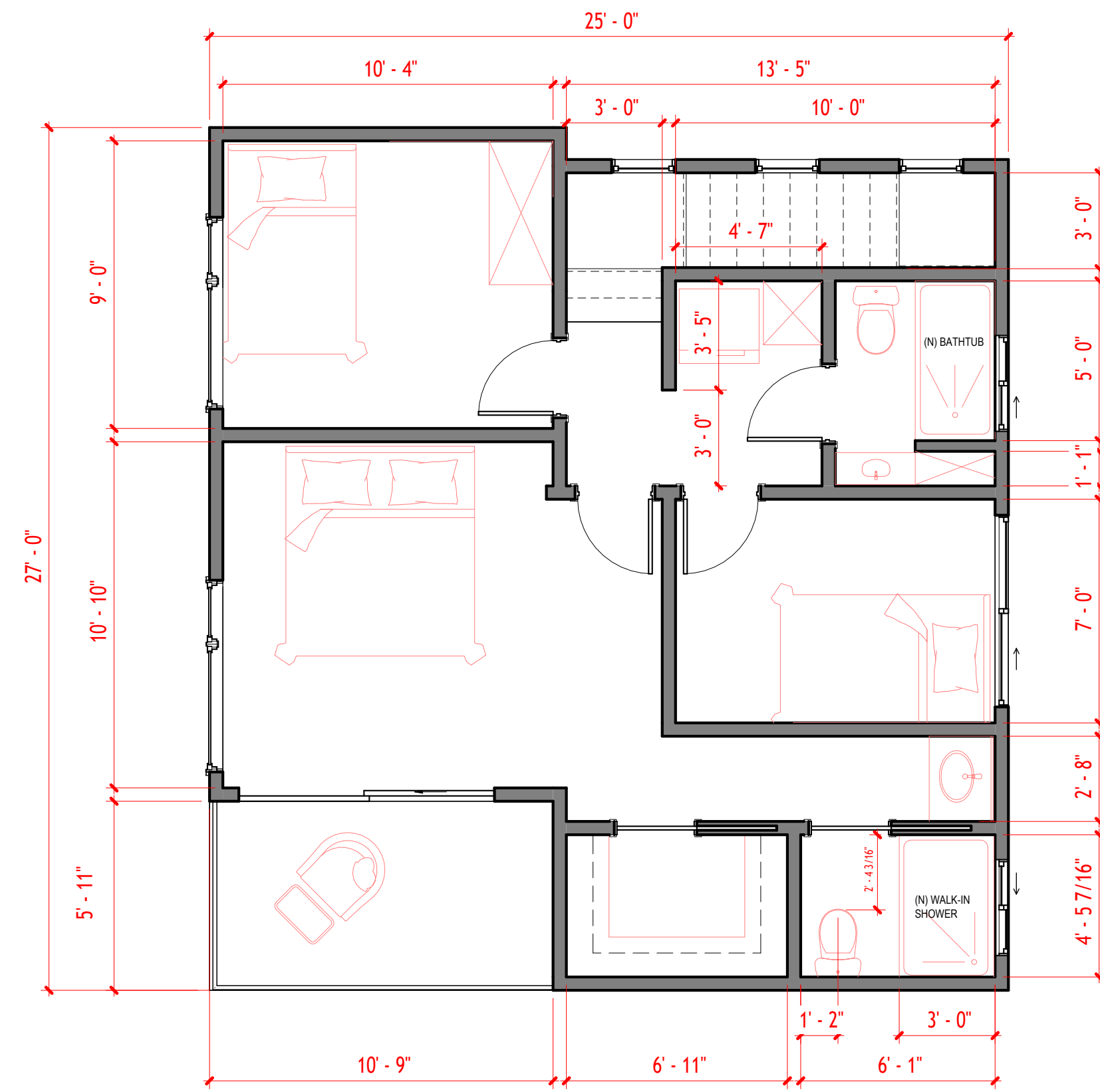
NO PART OF THESE PLANS TO BE PRODUCED WITHOUT THE EXPRESS CONSENT OF NAIMNA DESIGN AND BUILD



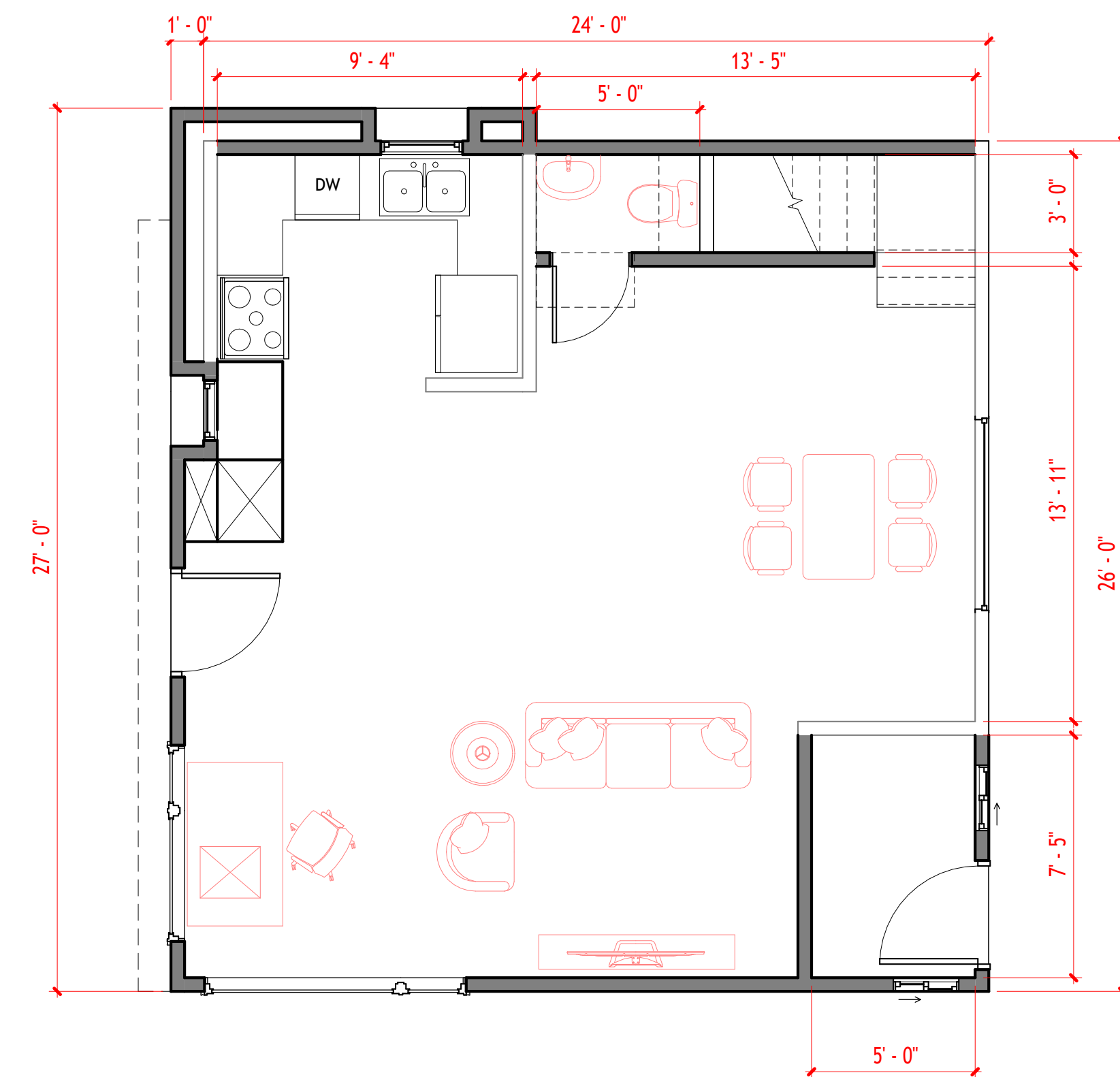
④ ROOF PLAN  
1/4" = 1'-0"



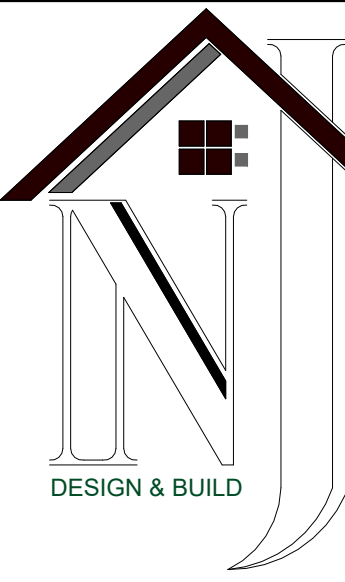
③ DEMO PLAN  
1/4" = 1'-0"



② SECOND FLOOR PLAN  
1/4" = 1'-0"



① FIRST FLOOR PLAN  
1/4" = 1'-0"



PROJECT

**LISA CARVALHO**

1002 South Pacific Street, Unit A, Oceanside CA  
92054

152-071-01-00

SHEET NAME

**FLOOR PLANS FINAL**

REVISION

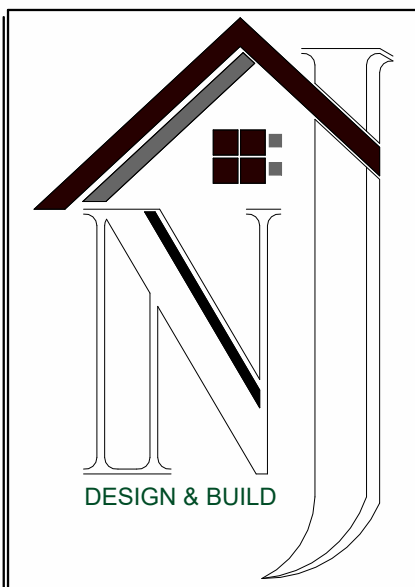
Rev. #	Description	Date

Revision Schedule

3/10/2025 10:20:00 AM

SHEET

**A 0.1**



PROJECT

**LISA CARVALHO**  
 1002 South Pacific Street, Unit A, Oceanside CA  
 92054  
 152-071-01-00

SHEET NAME

**ELEVATIONS**

REVISION

Revision Schedule		
Rev. #	Description	Date

3/10/2025 10:20:04 AM

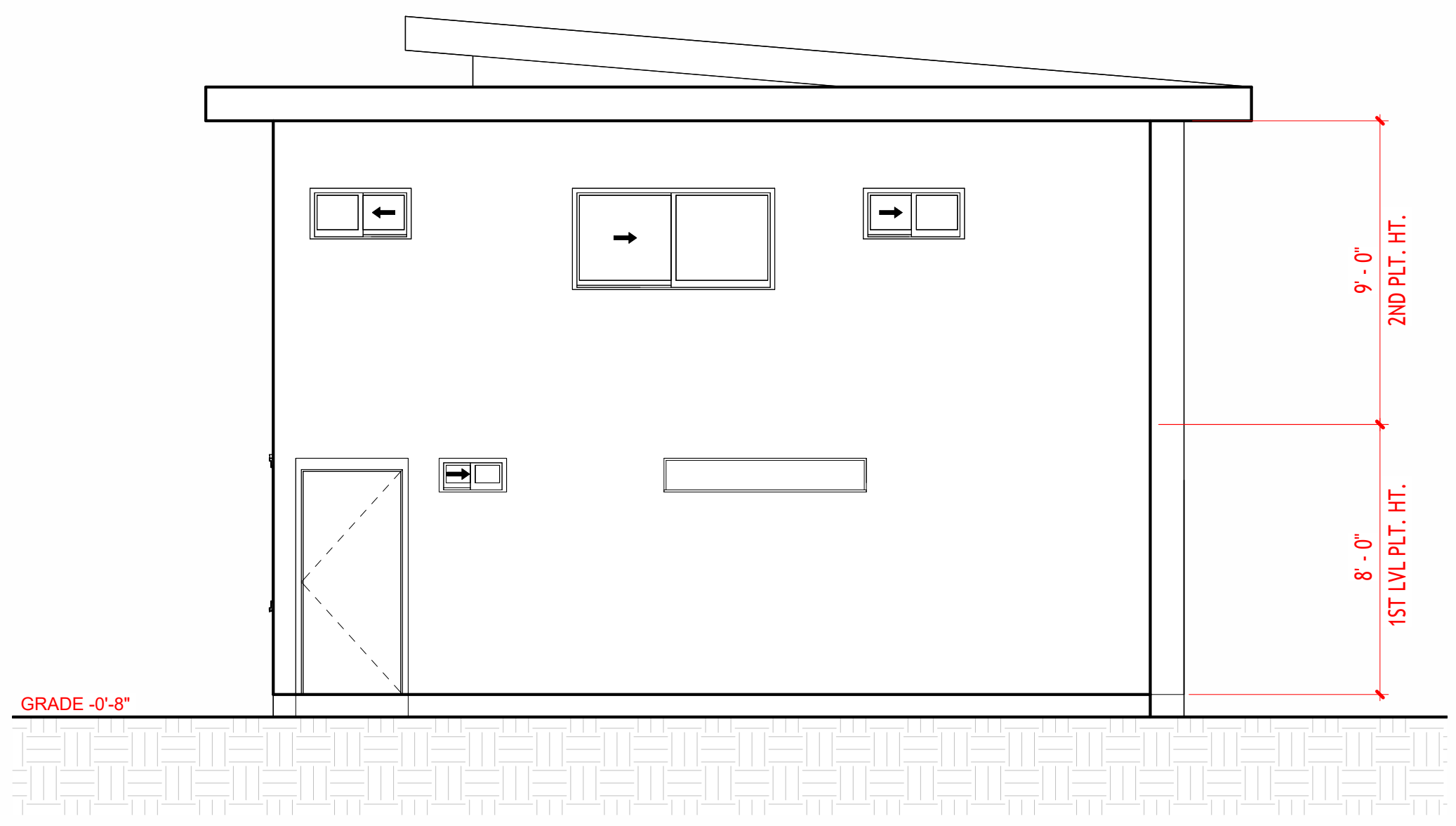
SHEET

**A 0.2**

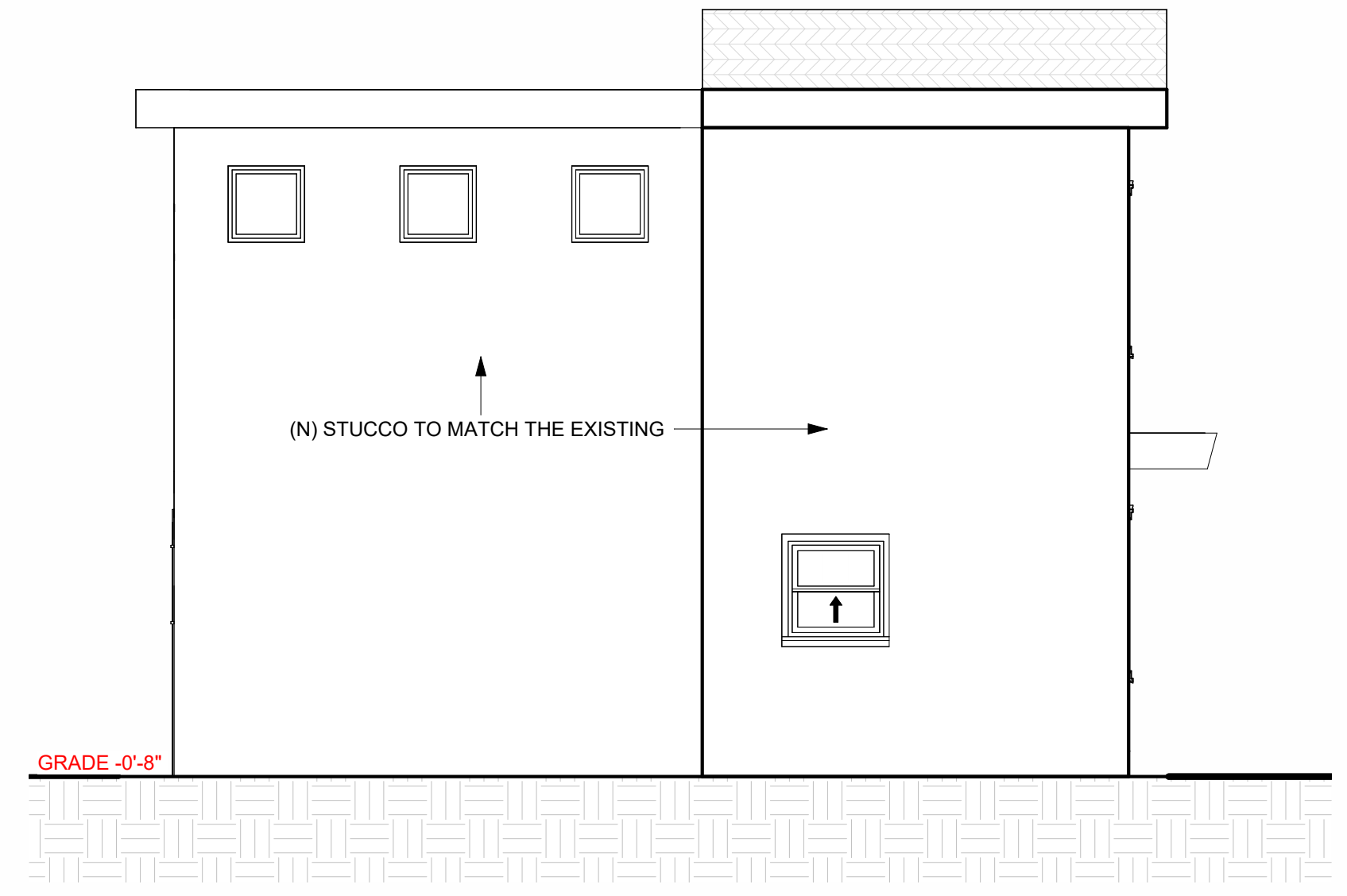
NO PART OF THESE PLANS TO BE PRODUCED WITHOUT THE EXPRESSED CONSENT OF NAIMNA DESIGN AND BUILD



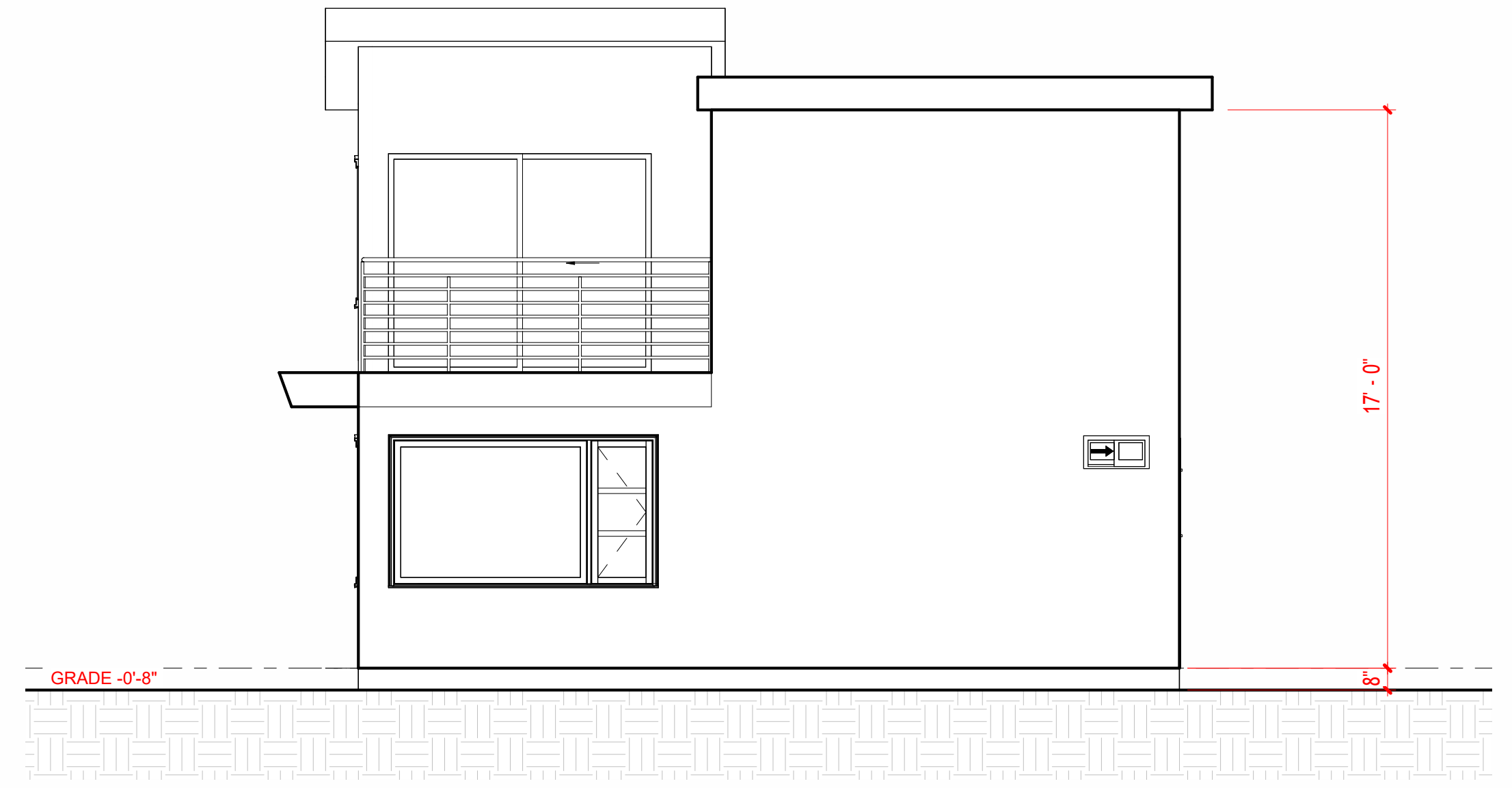
① SOUTH ELEVATION  
 1/4" = 1'-0"



④ NORTH ELEVATION  
 1/4" = 1'-0"



③ EAST ELEVATION  
 1/4" = 1'-0"



② WEST ELEVATION  
 1/4" = 1'-0"