



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, April 30, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed addition of a 536 sq.ft. ADU located on the property at 1707 Boxwood Way.

Project Number: ADM25-00016

Assessor Parcel Number(s): 154-210-62-00

Contact Person: Aaron Anderson

Email: aaronanderson44@icloud.com

Zoning: RE-B

Land Use: EB-R

Neighborhood Area: Fire Mountain

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposing to replace existing building with a 735 sq.ft modular building consisting of Black Rock Coffee Bar drive-thru only on a .25-acre site located at 1918 Oceanside Blvd.

Project Number: ADM25-00021

Assessor Parcel Number(s): 151-010-30-00

Contact Person: Nicholas Salazar

Email: nsalazar@atwell.com

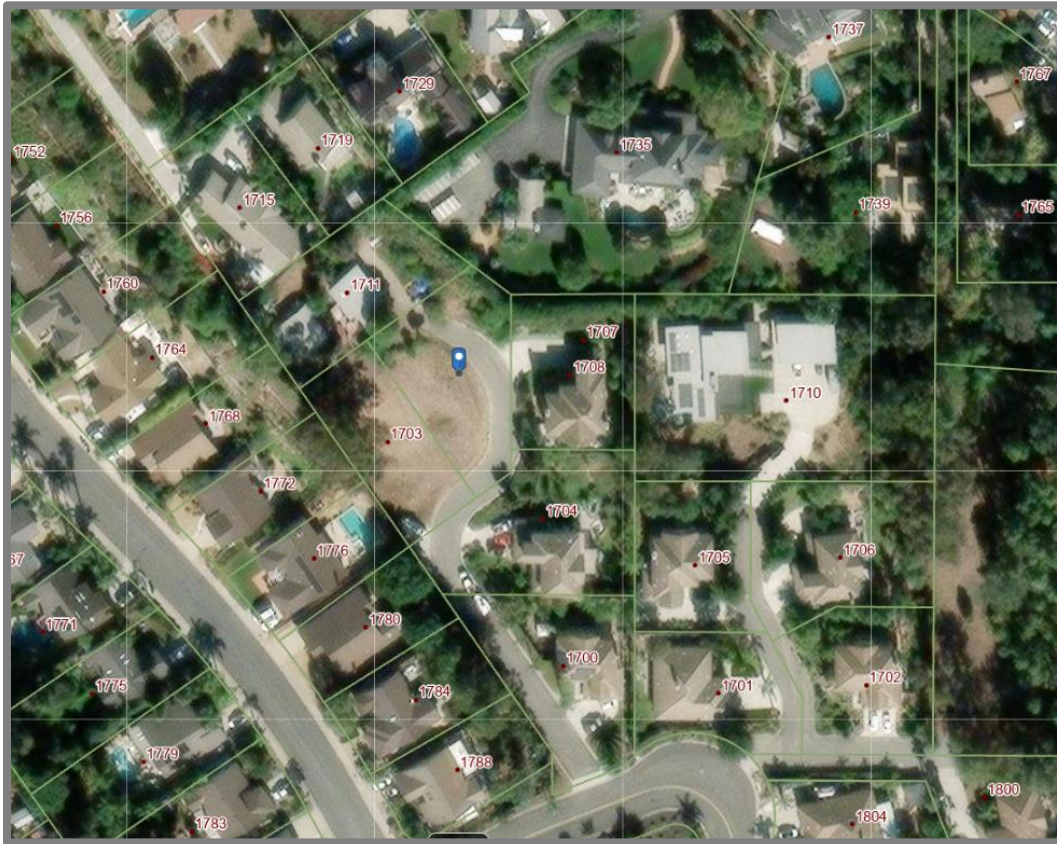
Zoning: CG,CL

Land Use: GC

Neighborhood Area: Loma Alta

** 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: 1707 Boxwood Way

Assessor's Parcel Number: 154-210-62 Lot Area (acres or SF): 14,160s.f. (9,578 minus easement)

Existing Use: SFR

Brief Description of Proposal:
Addition of 536 sf ADU

Property Owner & Applicant Information

Owner Name: Randy Robinson

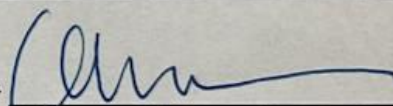
Phone Number & E-Mail Address: rrobinsonrandwell@gmail.com (310) 710-3474

Applicant Name: Aaron Anderson

Phone Number & E-Mail Address: aaronanderson44@icloud.com 619-307-3168

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: March 26 Time preference: 9:30 am 10:30 am either

2nd choice date: April 16 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 zoning

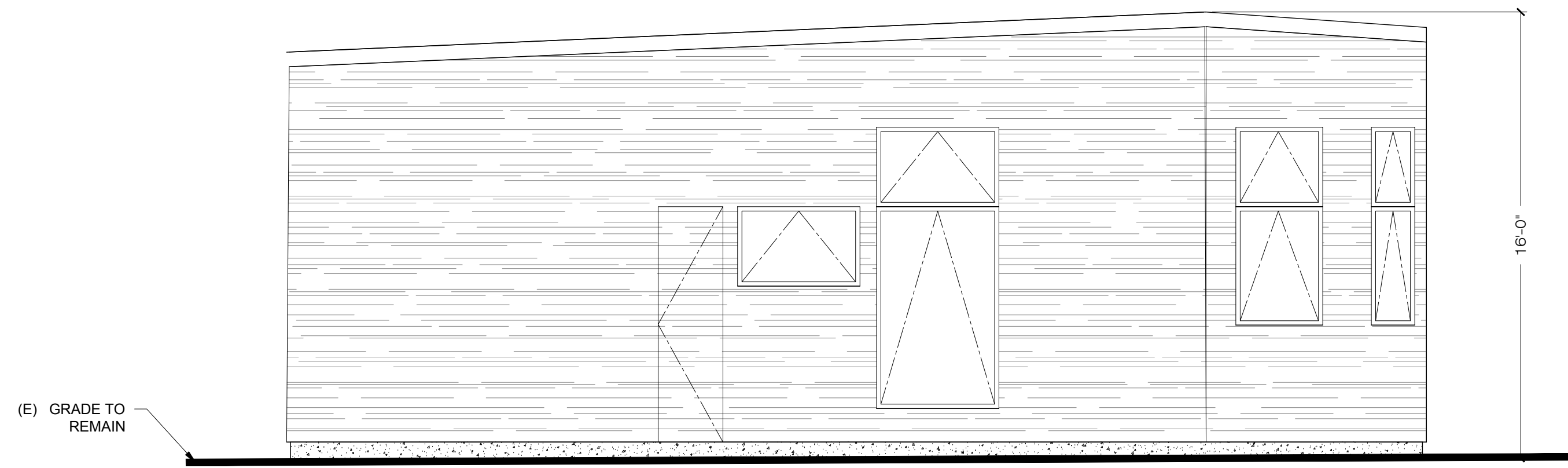
Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

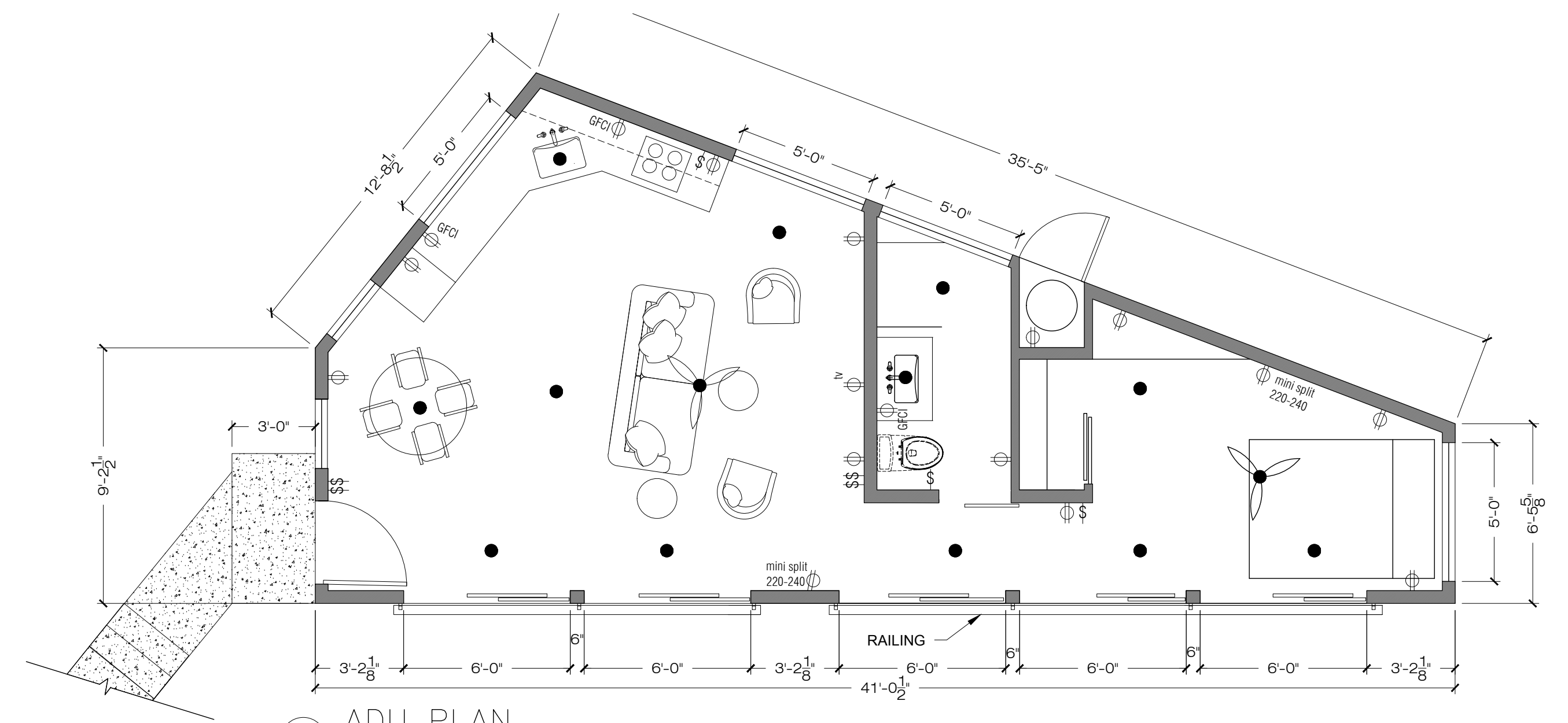
To be completed by City staff:

Assigned meeting date: April 30, 2025 Time: 09:30am

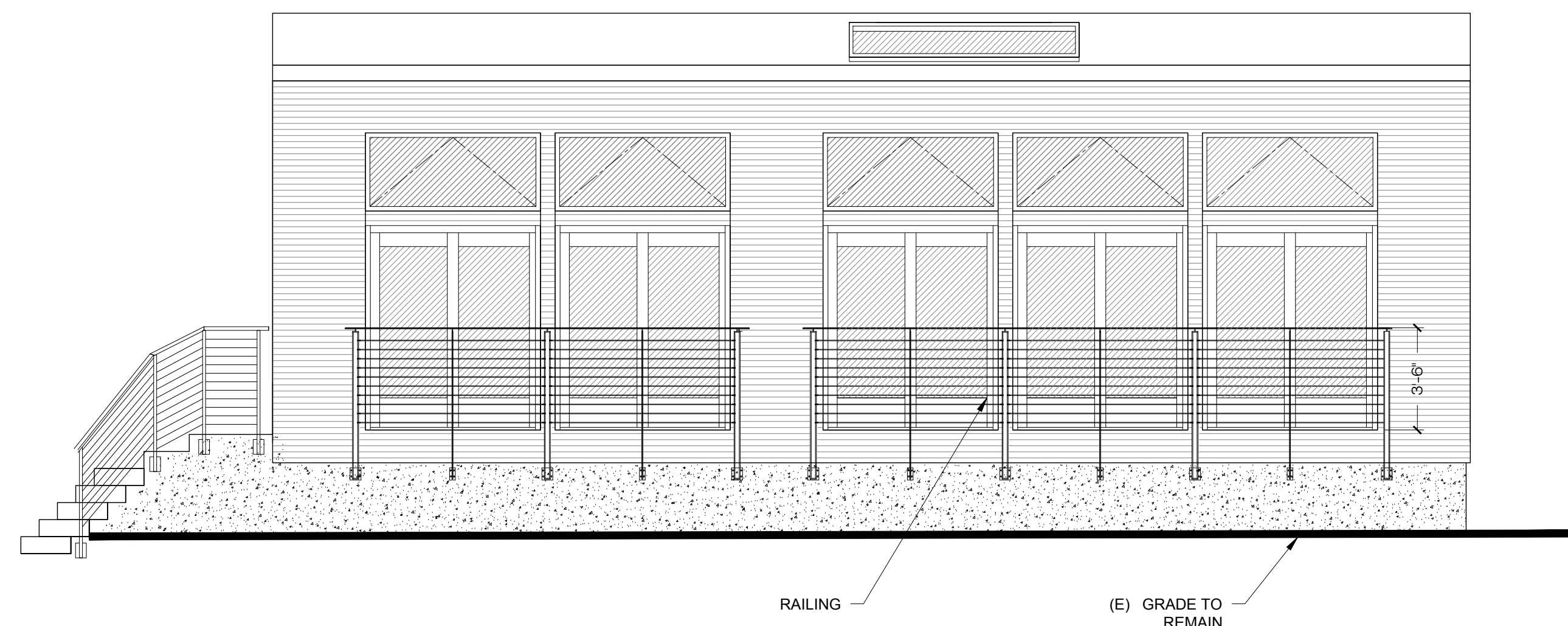
Assigned Project Planner: Nathalie Vazquez



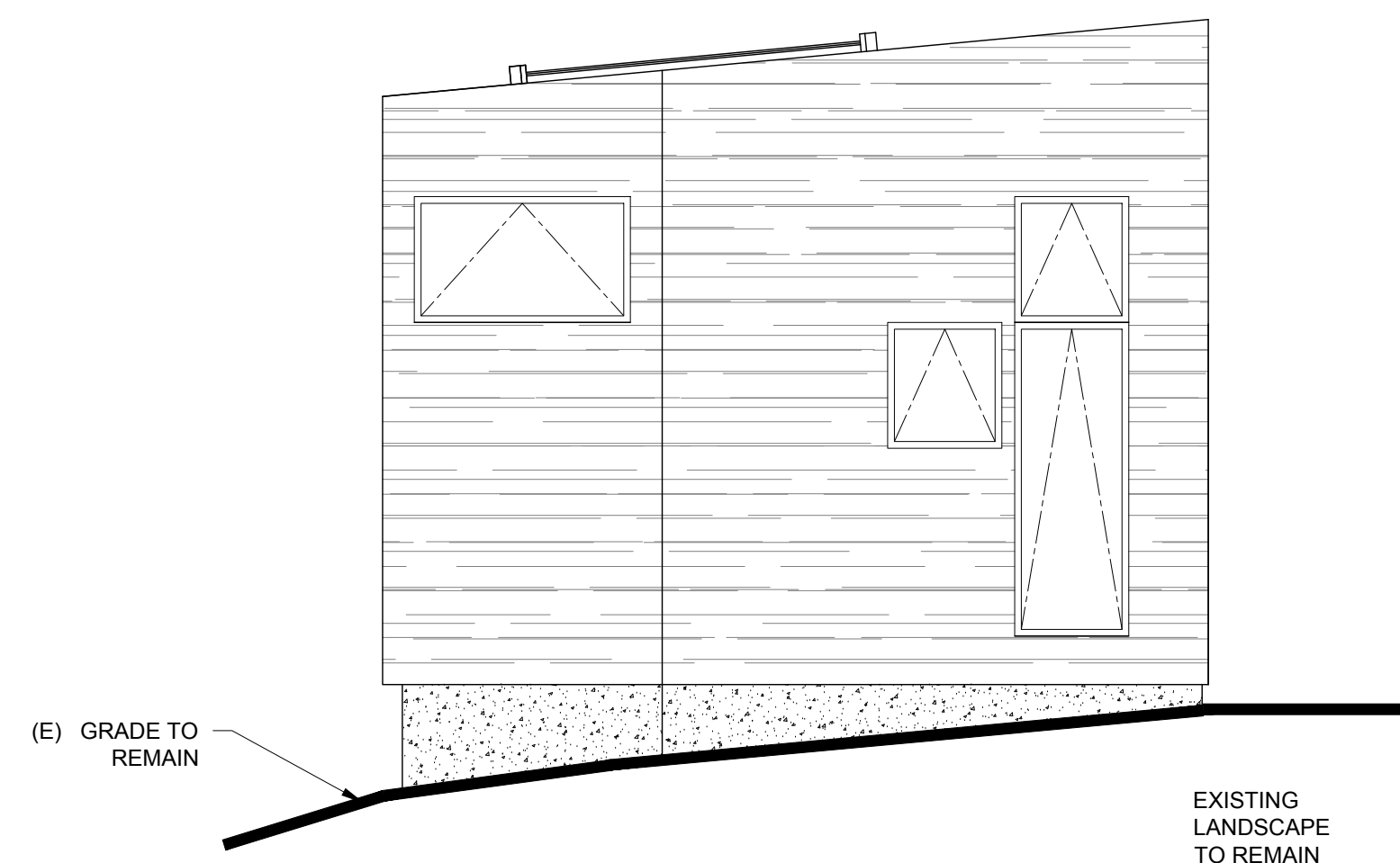
2 EAST ADU ELEVATION
SCALE: 1/4" = 1'-0"



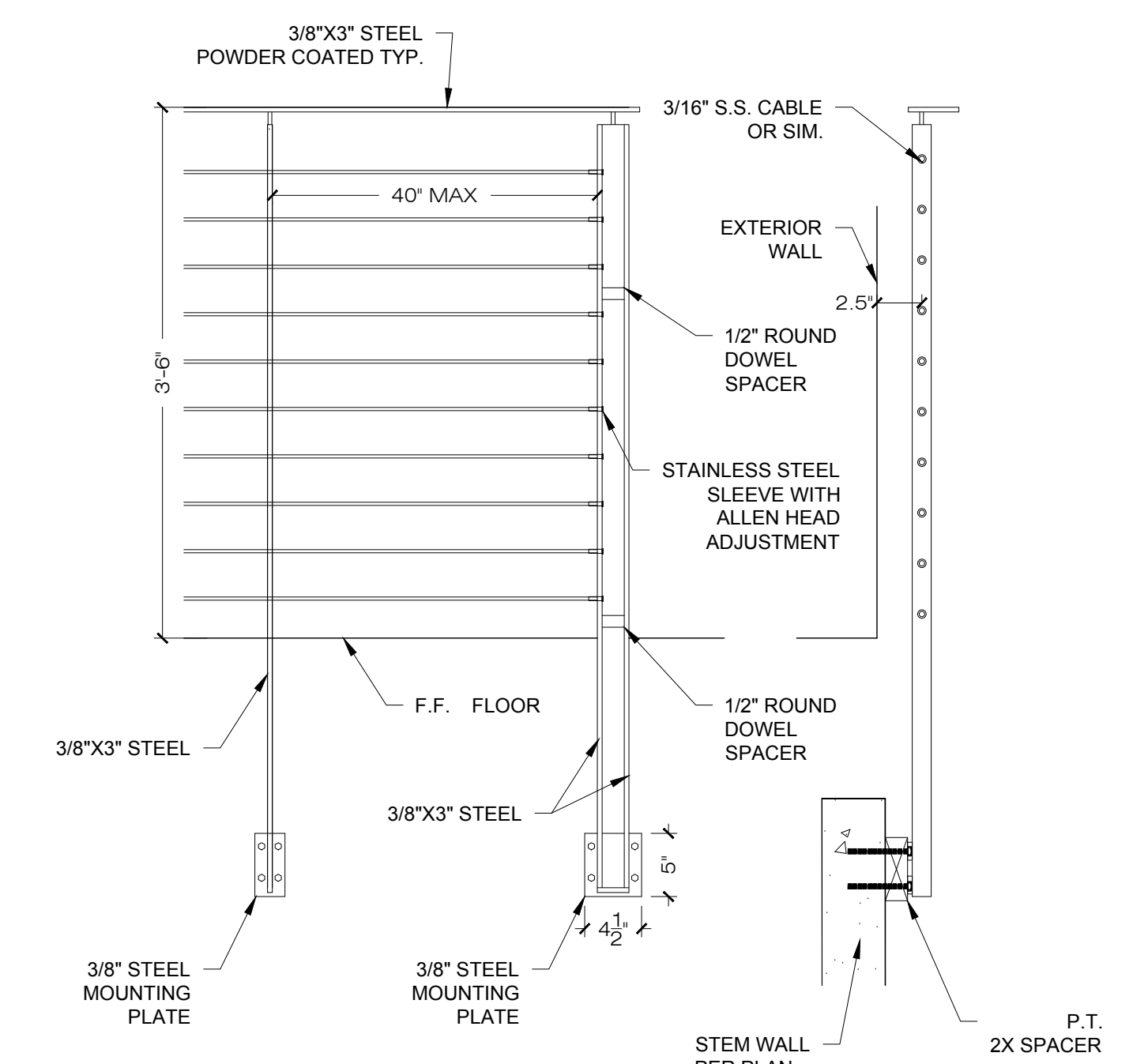
1 ADU PLAN
SCALE: 1/4" = 1'-0"



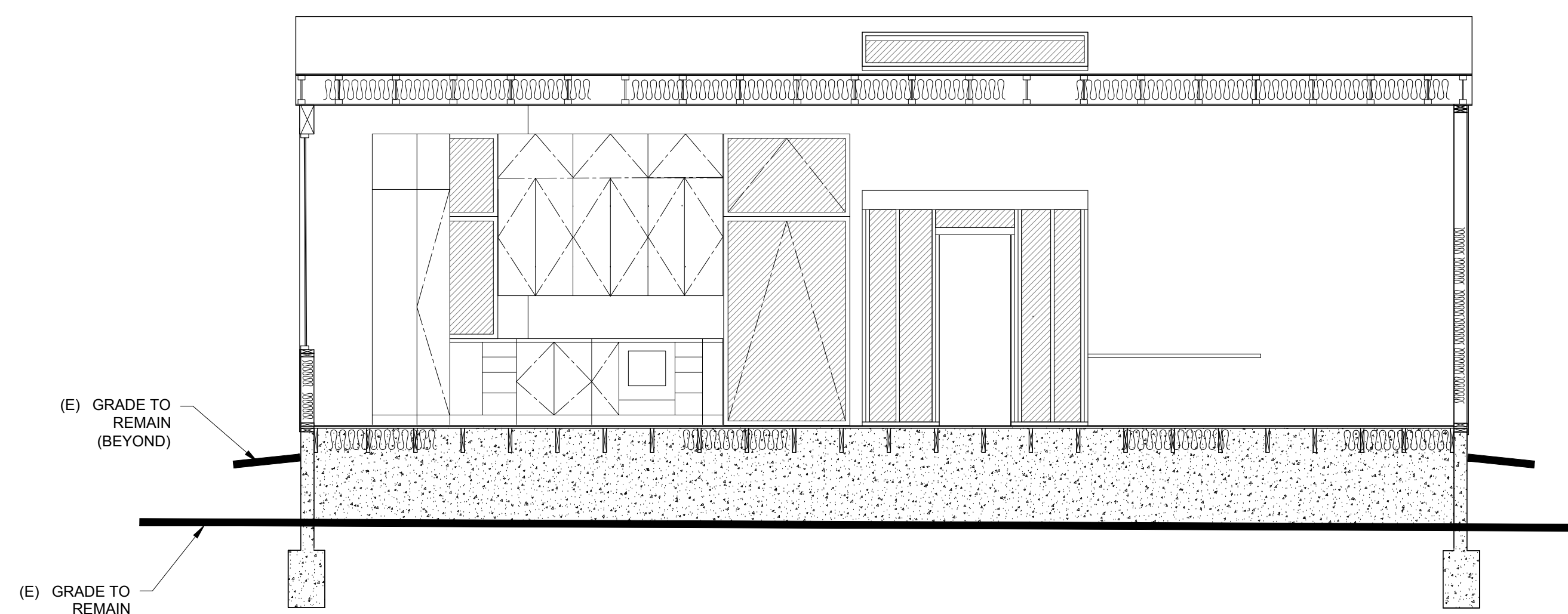
5 WEST ADU ELEVATION
SCALE: 1/4" = 1'-0"



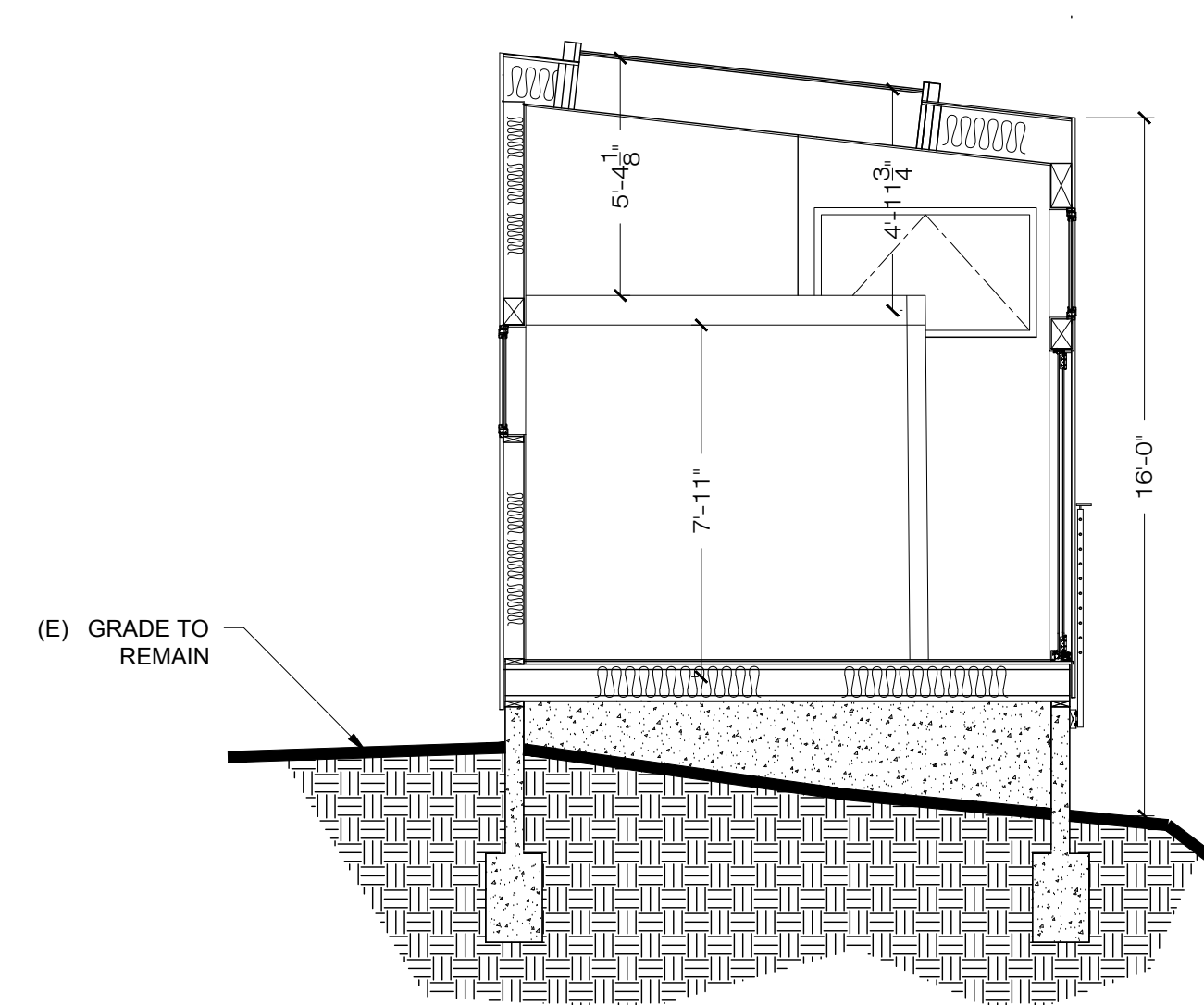
4 SOUTH ADU ELEVATION
SCALE: 1/4" = 1'-0"



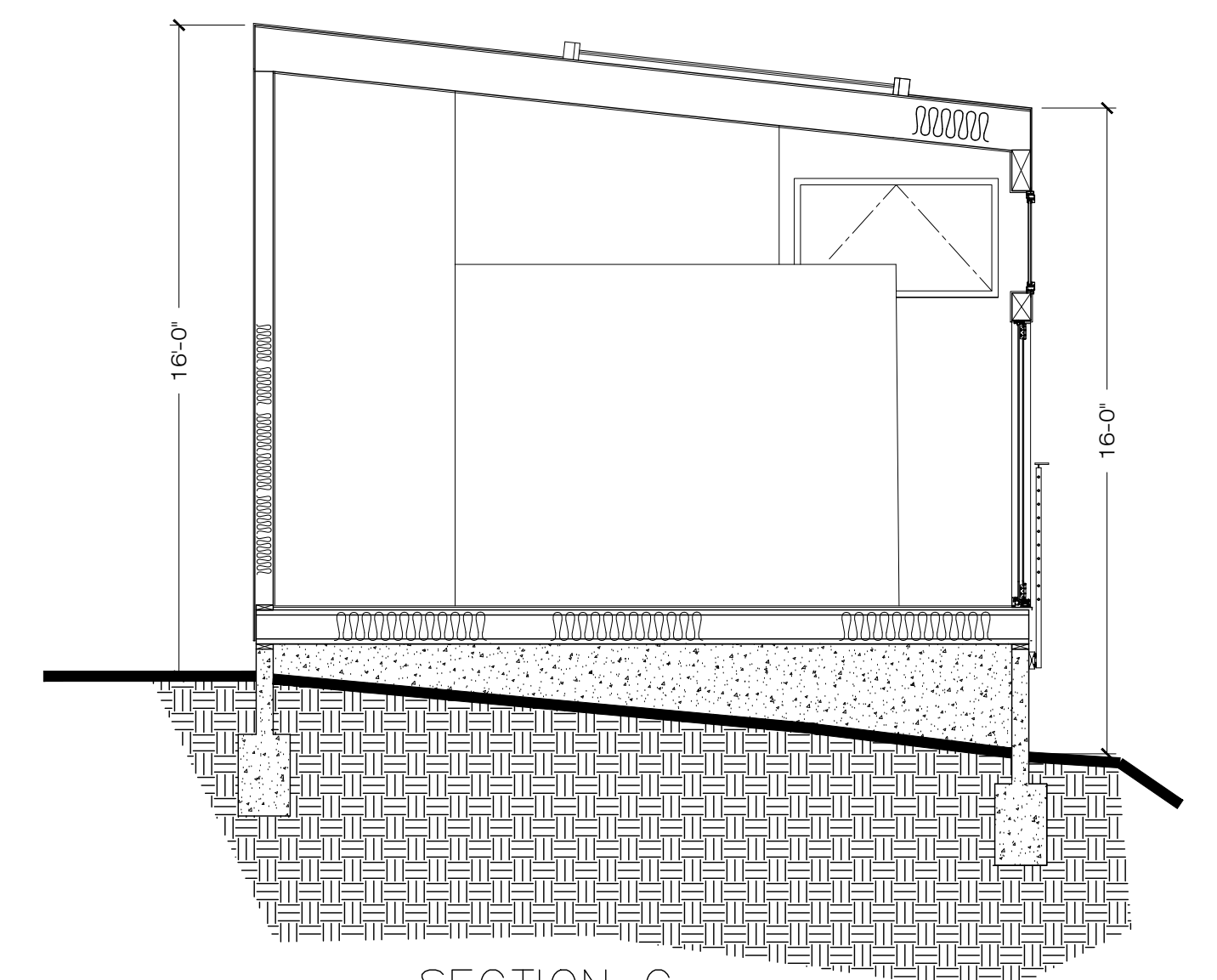
3 RAILING DETAIL
SCALE: 1/4" = 1'-0"



8 ADU SECTION A
SCALE: 1/4" = 1'-0"



7 SECTION B
SCALE: 1/4" = 1'-0"



6 SECTION C
SCALE: 1/4" = 1'-0"

AARON ANDERSON ARCHITECT

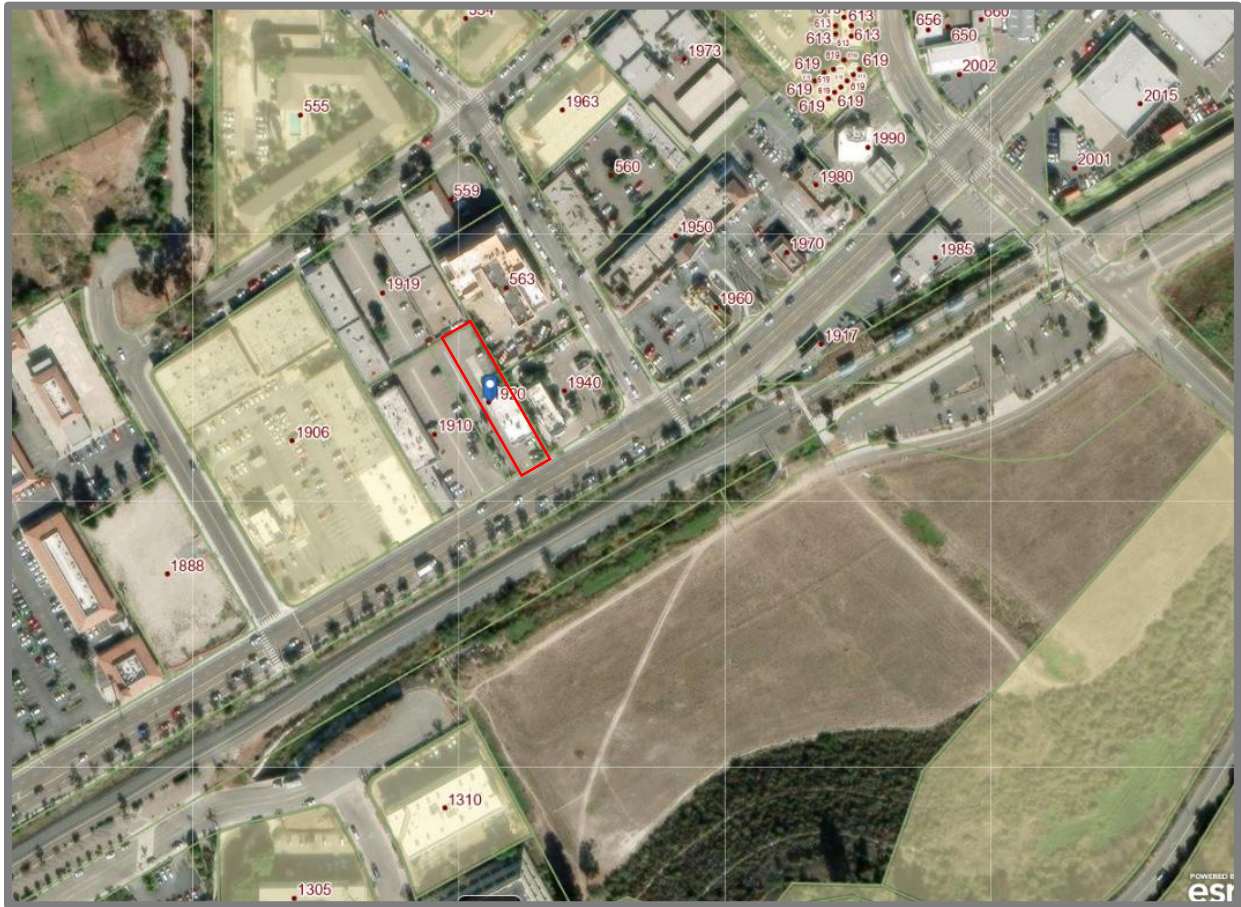
MARCH 17, 2025

PROPOSED SCOPE OF WORK

RE: APN 154-210-62 PROPOSED ADU

The proposed project is the addition of a 536 s.f. ADU at 1707 Boxwood Way. The project proposes a stem wall structural foundation system so that the natural contours of the site are left undisturbed. Approximately 33 cubic yards are estimated to be moved per soil's and structural engineering requirements. A cistern will be used to collect rain water on the roof and distributed during dry weather to the existing surrounding landscaping.

ITEM 2





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: 1918 Oceanside Blvd, Oceanside, CA 92054

Assessor's Parcel Number: 1910-1920 Lot Area (acres or SF): ±0.25

Existing Use: General Commercial

Brief Description of Proposal:
Existing Commercial Building - Modify Building to larger footprint

Property Owner & Applicant Information

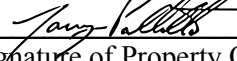
Owner Name: Tony Pallotta

Phone Number & E-Mail Address: tony@br.coffee 5415312149

Applicant Name: Nicholas Salazar

Phone Number & E-Mail Address: nsalazar@atwell.com 6826673736

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: 4/30/25 Time preference: 9:30 am 10:30 am either

2nd choice date: _____ 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: April 30, 2025 Time: 10:30am

Assigned Project Planner: Lydia Grego



Know what's below. Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR SHALL BE EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY INADEQUACIES OR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

24 HOUR EMERGENCY CONTACT
 NAME _____
 NUMBER _____

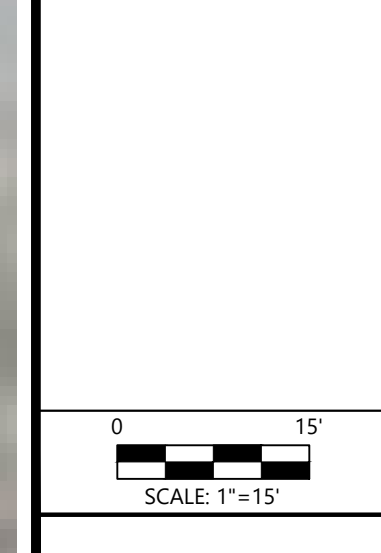
ATWELL
 866.850.4200 www.atwell-group.com
 9001 AIRPORT FREEWAY, SUITE 660
 NORTH RICHLAND HILLS, TX 76180
 972.838.8800

1918 OCEANSIDE BLVD
 OCEANSIDE
 SAN DIEGO COUNTY, CA

BLACK ROCK COFFEE
 BRC - OCEANSIDE
 PRE-APP MATERIAL
 CONCEPTUAL SITE PLAN

DATE 2025-04-09

REVISIONS



SHEET NO. **C4**

GRENBRIER DR

OCEANSIDE BLVD



CONCEPTUAL PLAN
 THIS PLAN ISSUED FOR REVIEW OF SITE LAYOUT ONLY AND IS CONCEPTUAL IN NATURE. PLAN SHALL NOT BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

FILE NAME: K:\25001075-BRC-Oceanside - Grenbrier - Oceanside - 4/9/2025 - 4:48 PM PLOTTED BY: JMW DATE PLOTTED BY: JMW NUMBER: 4/10/2025 DATE: 4/10/2025 TIME: 10:45:17 AM

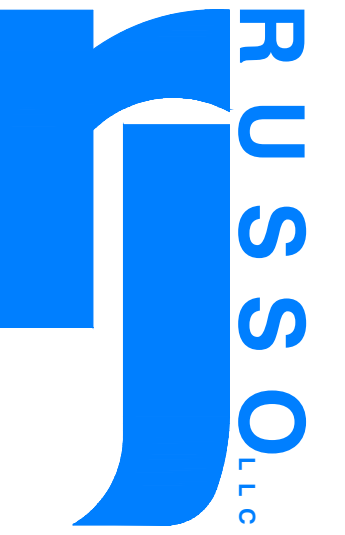
NOT ISSUED FOR CONSTRUCTION CAD FILE CONCEPT 4

FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY AND TOWER)				
1	E.I.F.S.	DRYVIT	TERRANEO	EVEREST
2	CORRUGATED METAL	WESTERN STATES	WESTERN RIB PANEL 24 GA	CORTEN AZP RAW
3	LAP SIDING	JAMES HARDIE	HARDI PLANK SMOOTH 8" 3 1/2" SMOOTH AT CORNERS	PAINT SHERWIN WILLIAMS 6258 TRICORN BLACK
FLASHING, COLUMNS AND CANOPY				
4	PAINTED STEEL	SHERWIN WILLIAMS	COLOR TO MATCH FINISH BELOW	
ALL FINAL FINISHES AS SELECTED DURING SCHEMATIC DESIGN				

KEY NOTES

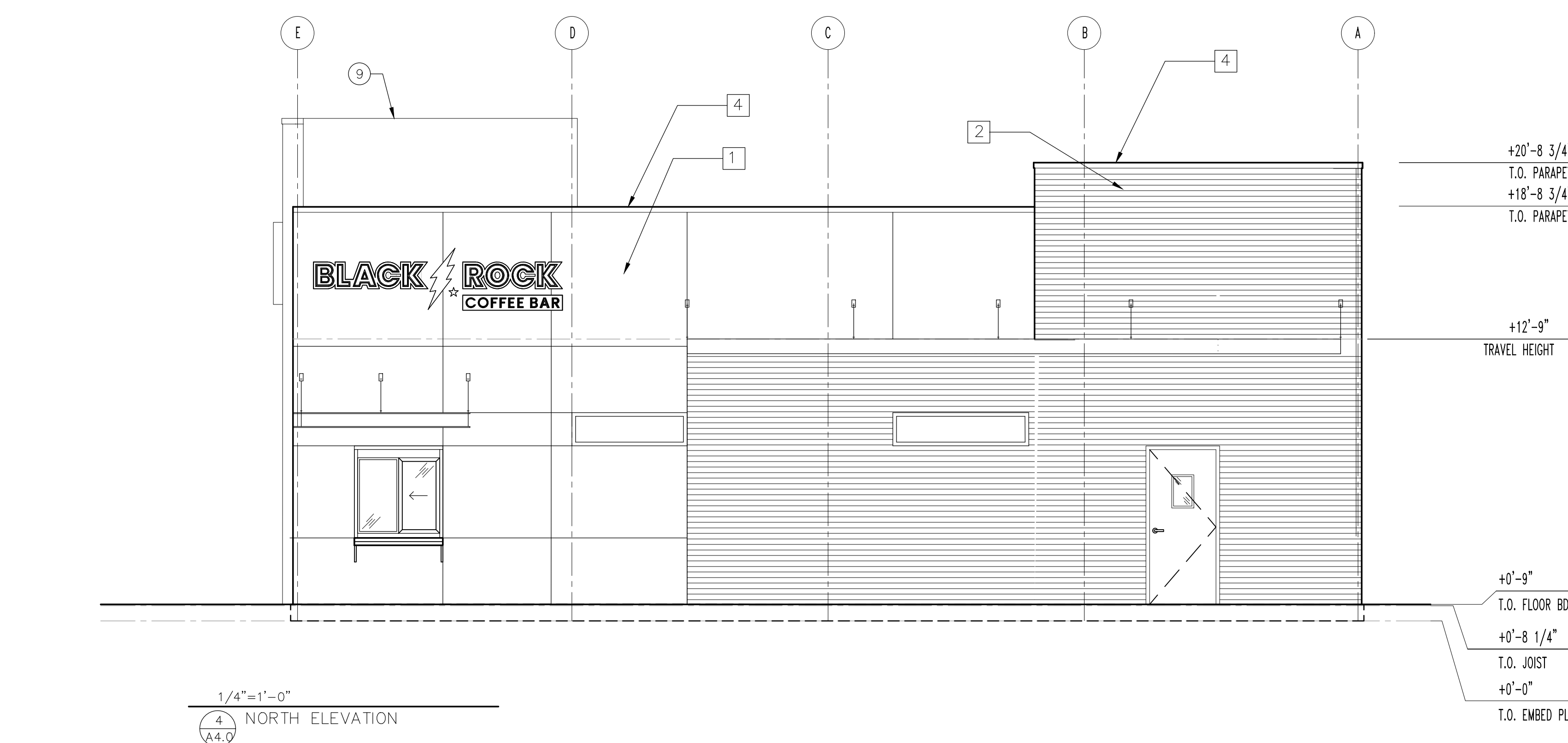
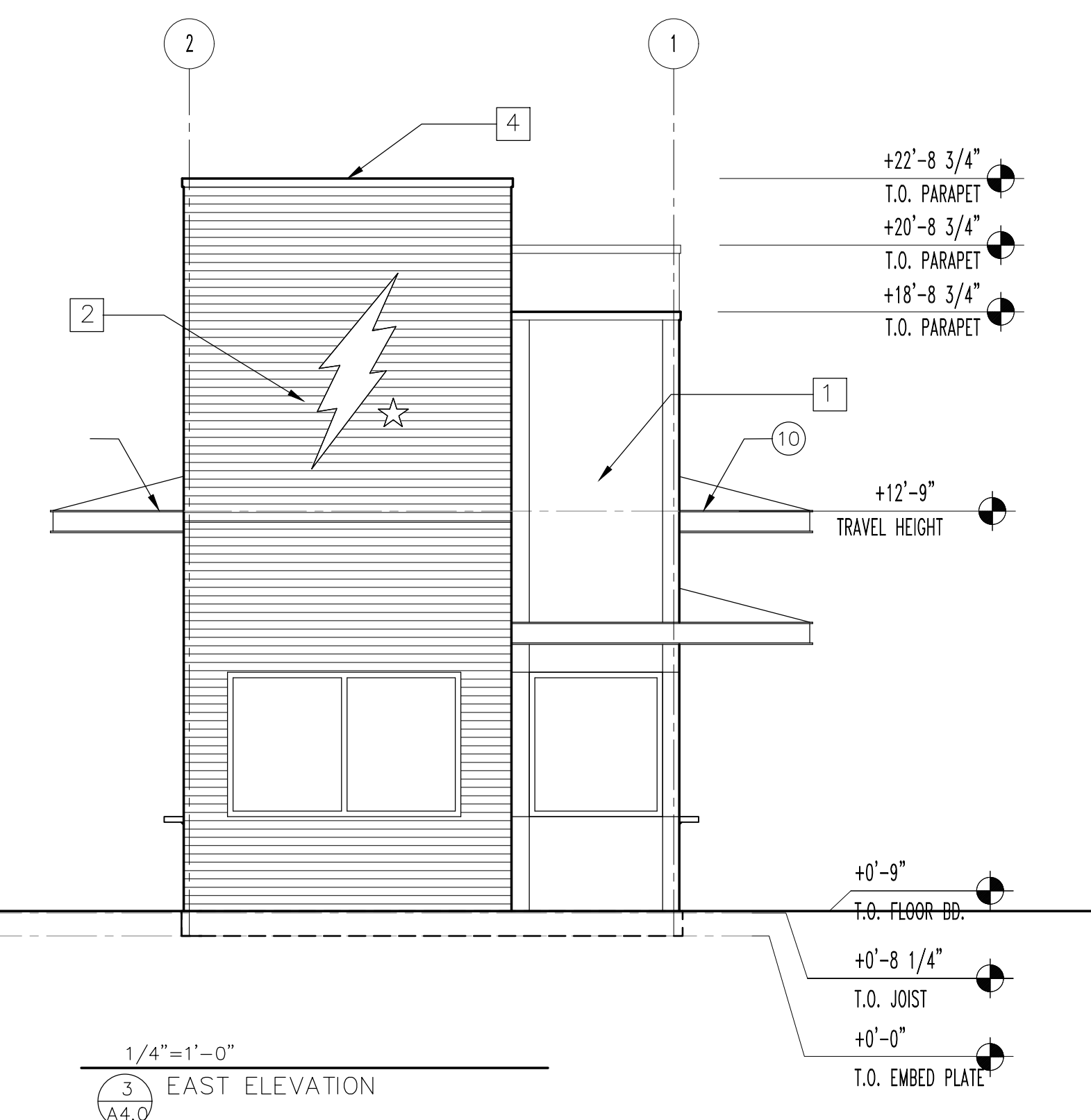
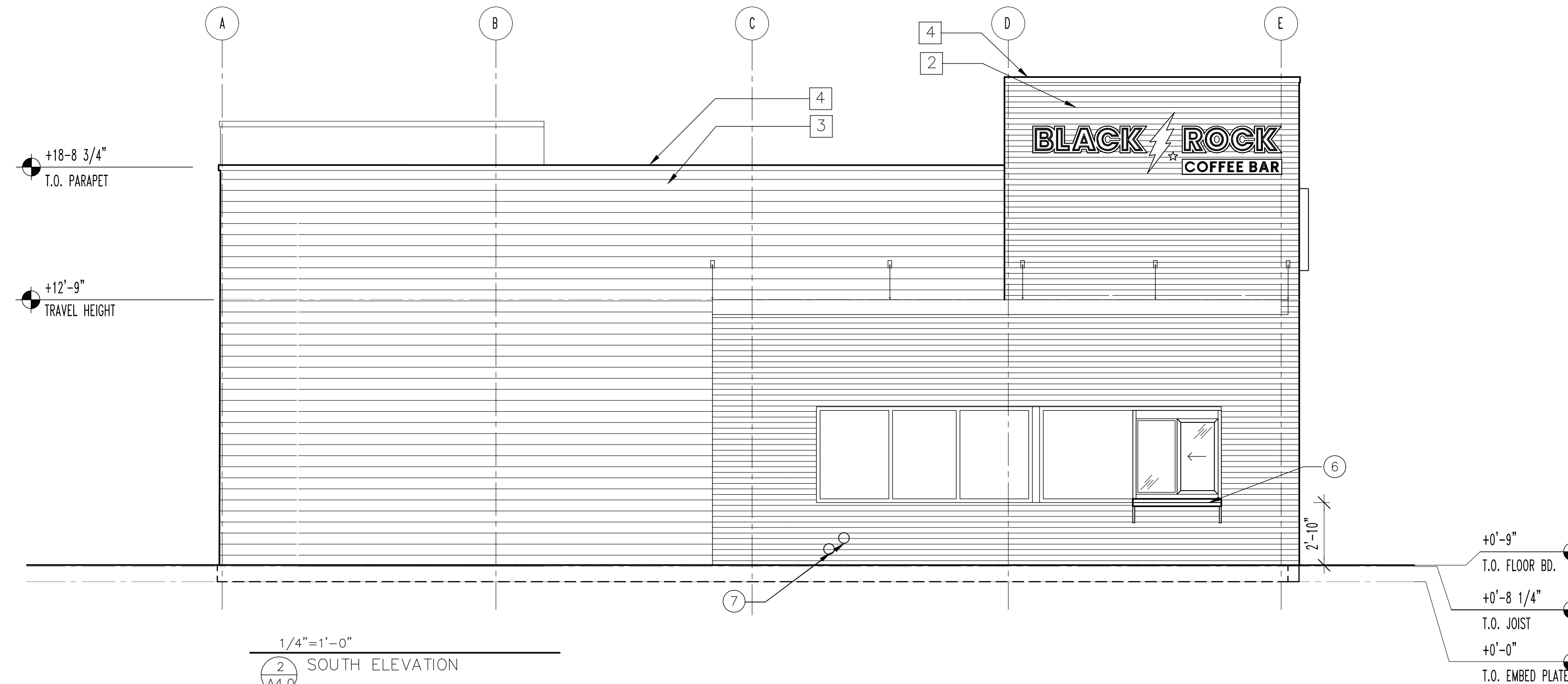
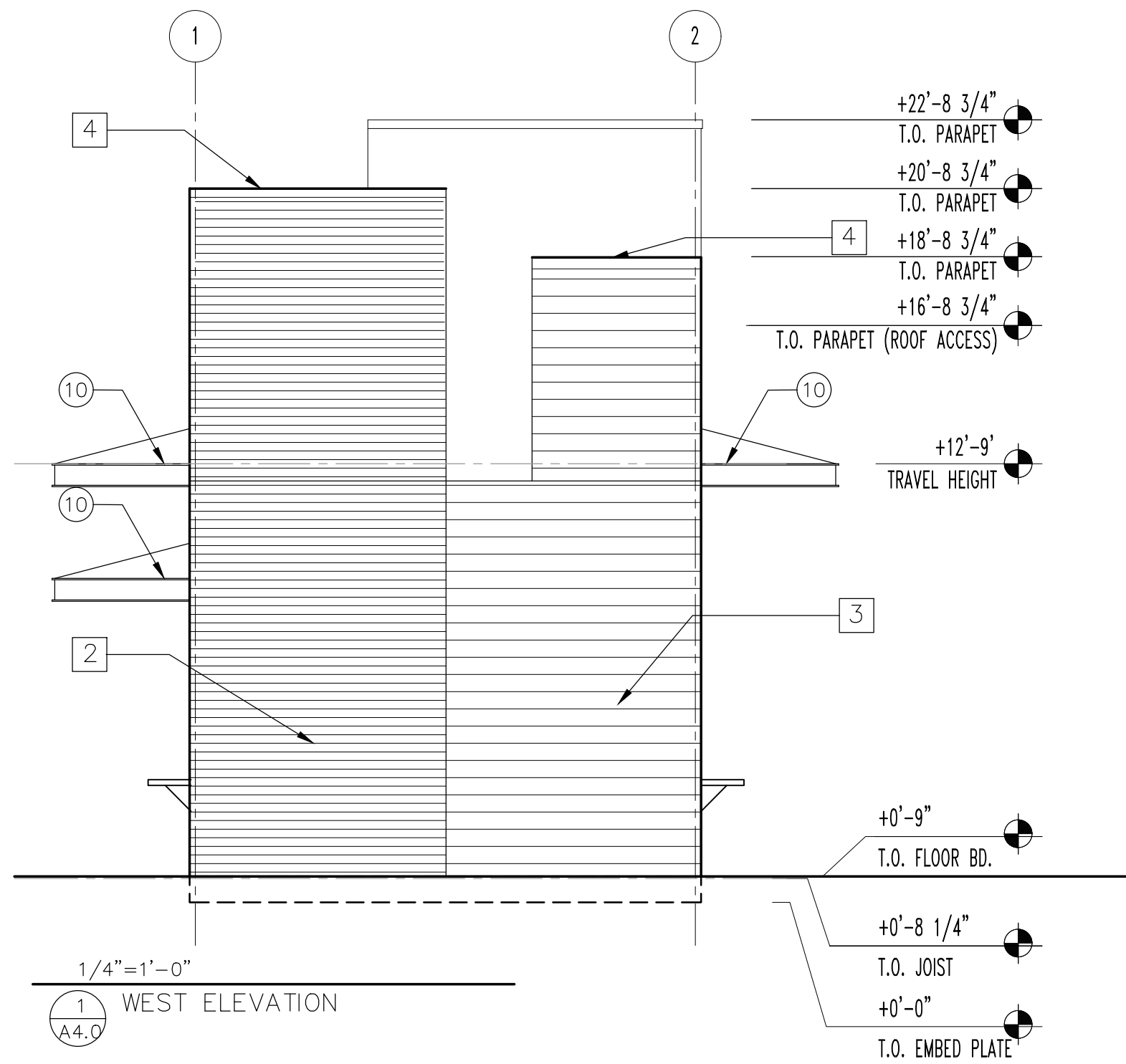
1. FINISH EXTERIOR MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
2. STEEL CANOPY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
4. DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
5. SIGNAGE. UNDER SEPARATED SUBMITTAL.
6. 48" W X 12" D SERVICE COUNTER AR 34" AFF.
7. DOWNSPOUT DAYLIGHT.
8. EXTERIOR LIGHTING AT 9'-2" AFF. TYP OF (7).
9. CAP FLASHING.
10. AWNING CORRUGATED METAL PANEL.
11. RTU - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
12. E.I.F.S. SCORE LINES.



3836 W BUCKEYE RD
BUILDING C
PHOENIX, AZ 85009
623-328-5196

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**BLACK ROCK COFFEE
DTO MODULAR BUILDING**



NOT FOR
CONSTRUCTION

CONTROL # 001

JOB NUMBER: 24-000315
DATE: 11-15-24
CONTENTS:
EXTERIOR ELEVATIONS

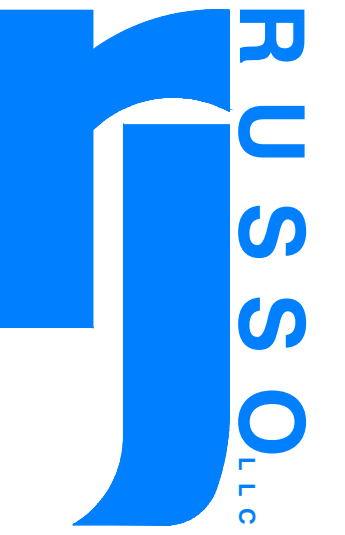
A6.0

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FLASHING, COLUMNS AND CANOPY				
4	PAINTED STEEL	SHERWIN WILLIAMS	COLOR TO MATCH FINISH BELOW	
ALL FINAL FINISHES AS SELECTED DURING SCHEMATIC DESIGN				

KEY NOTES

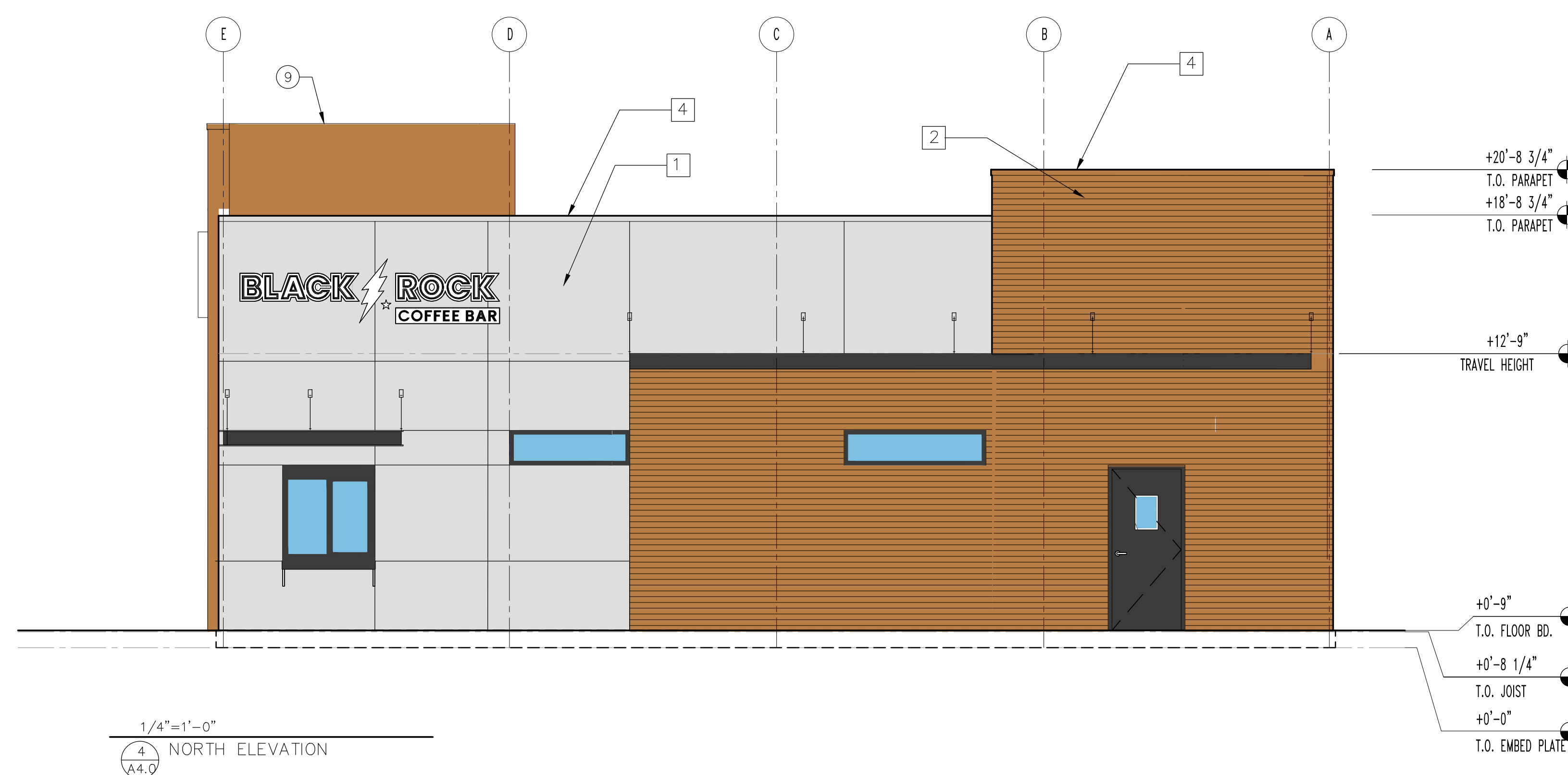
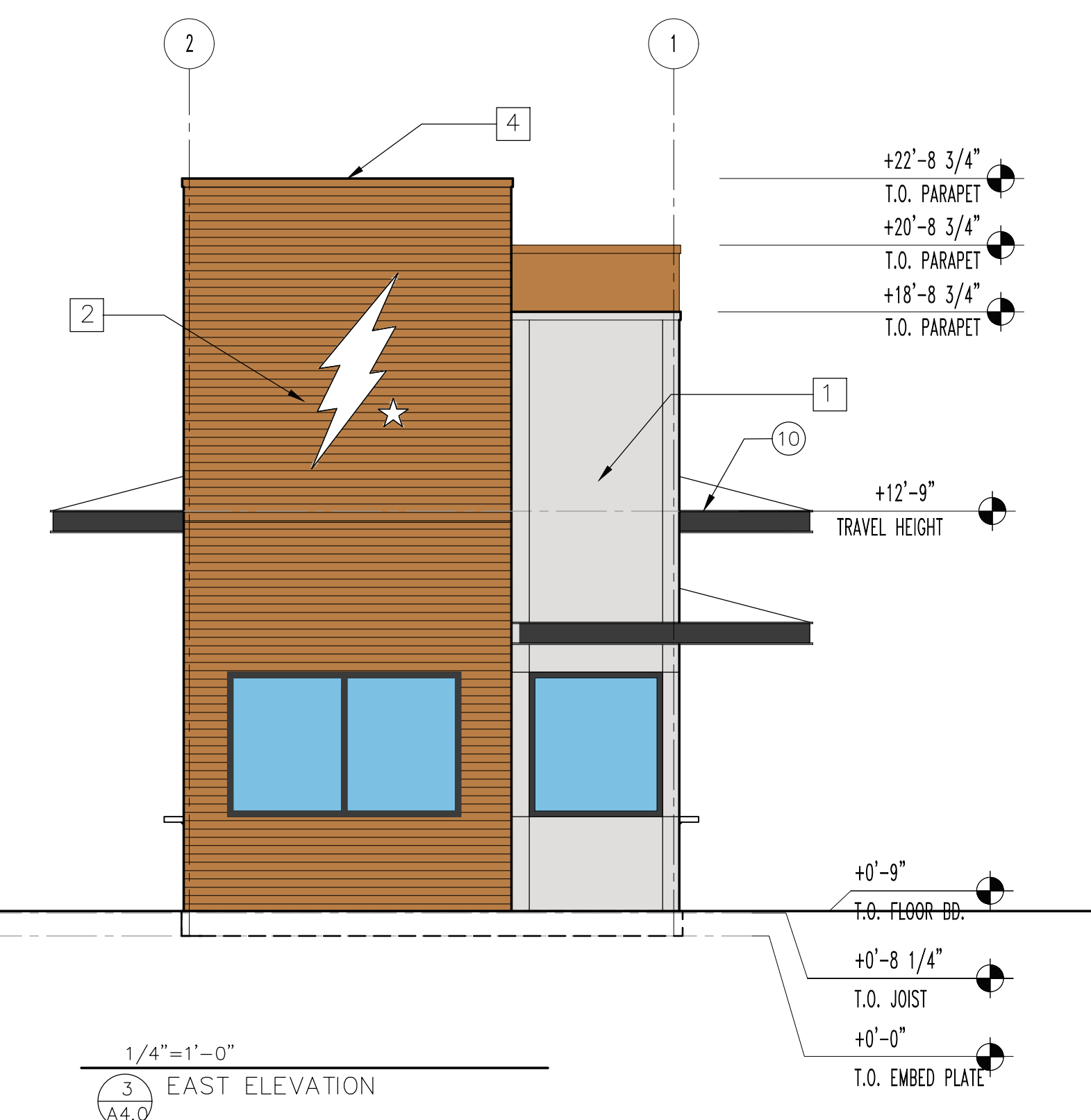
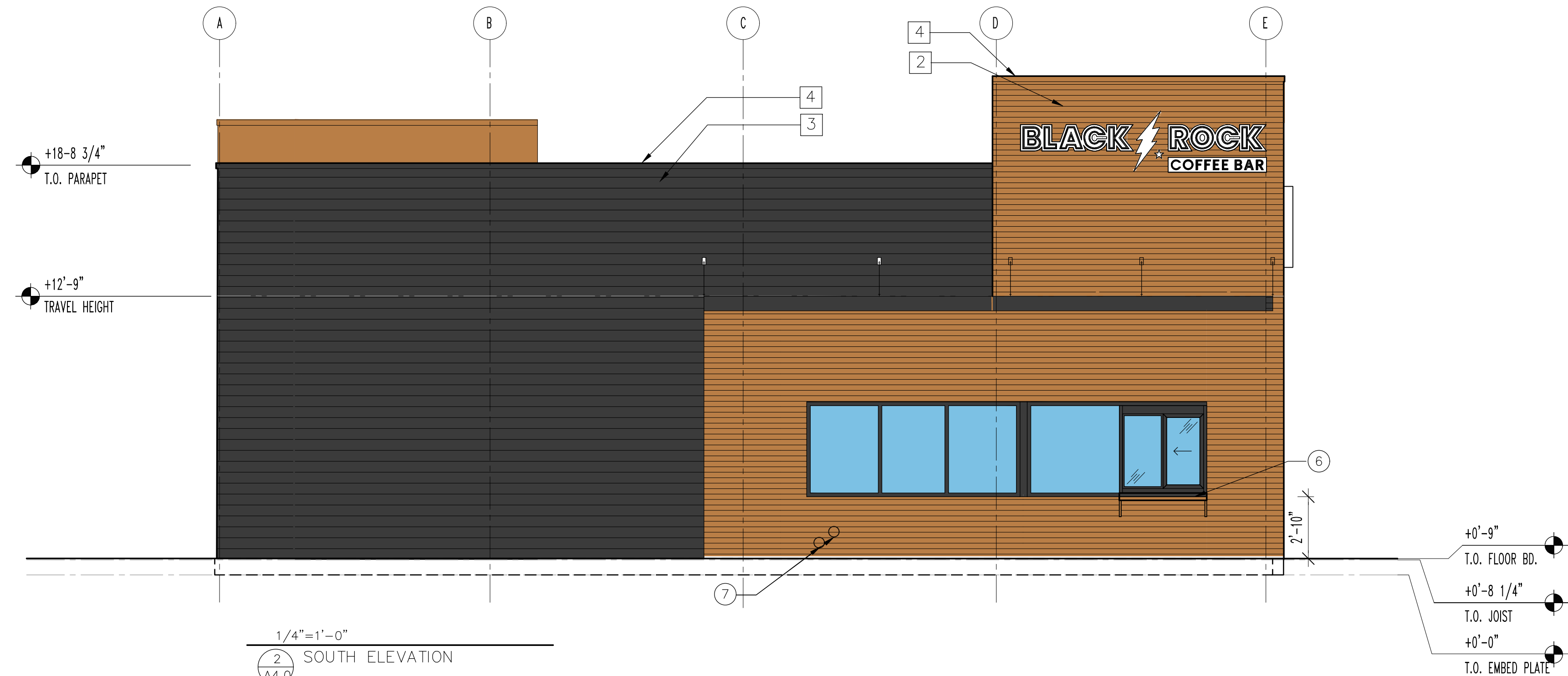
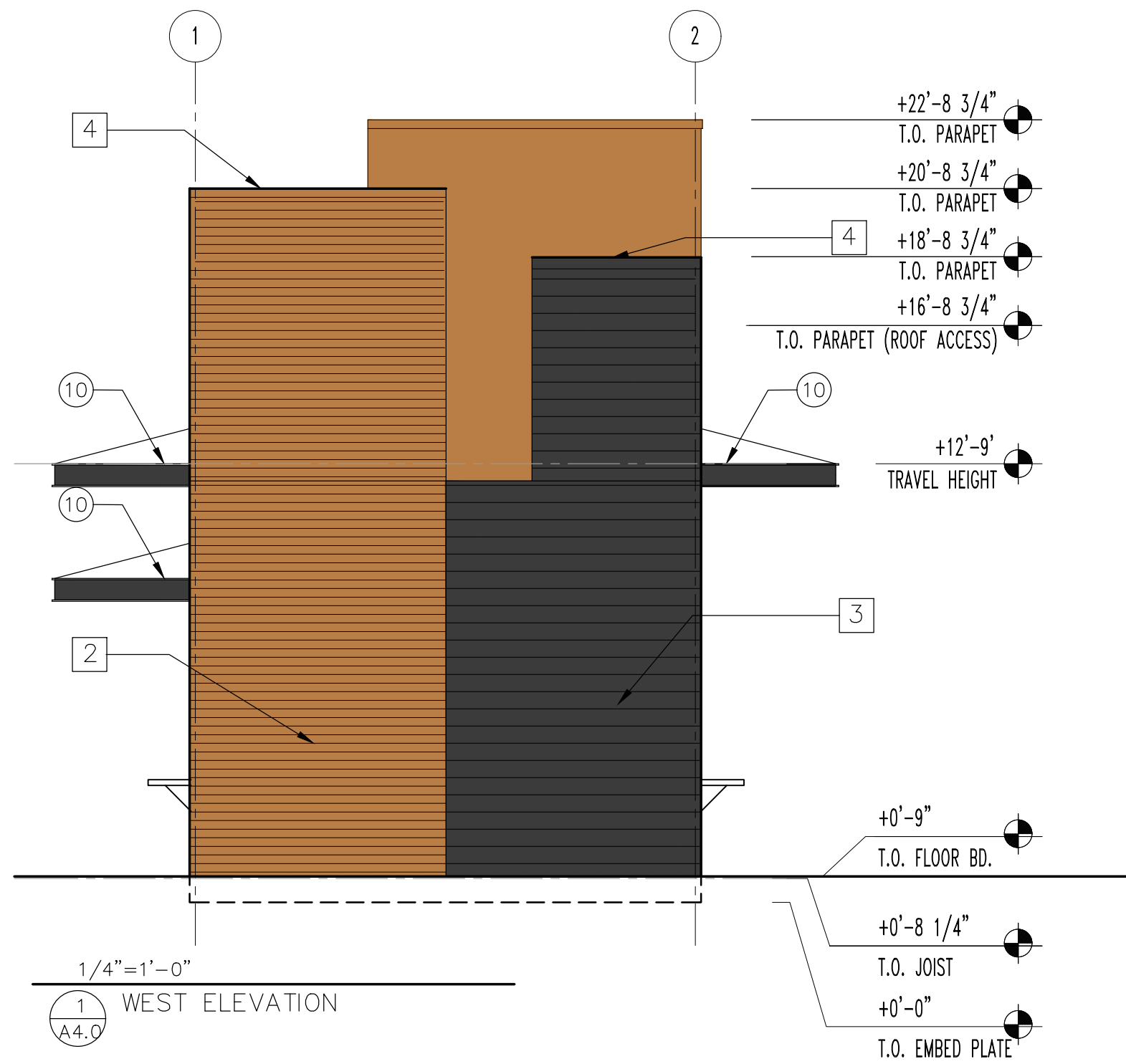
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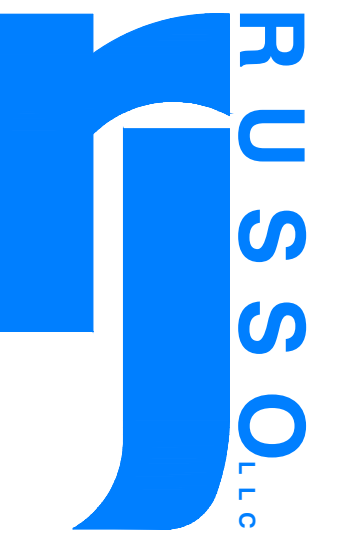
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FLASHING, COLUMNS AND CANOPY				
4	PAINTED STEEL	SHERWIN WILLIAMS	COLOR TO MATCH FINISH BELOW	
ALL FINAL FINISHES AS SELECTED DURING SCHEMATIC DESIGN				

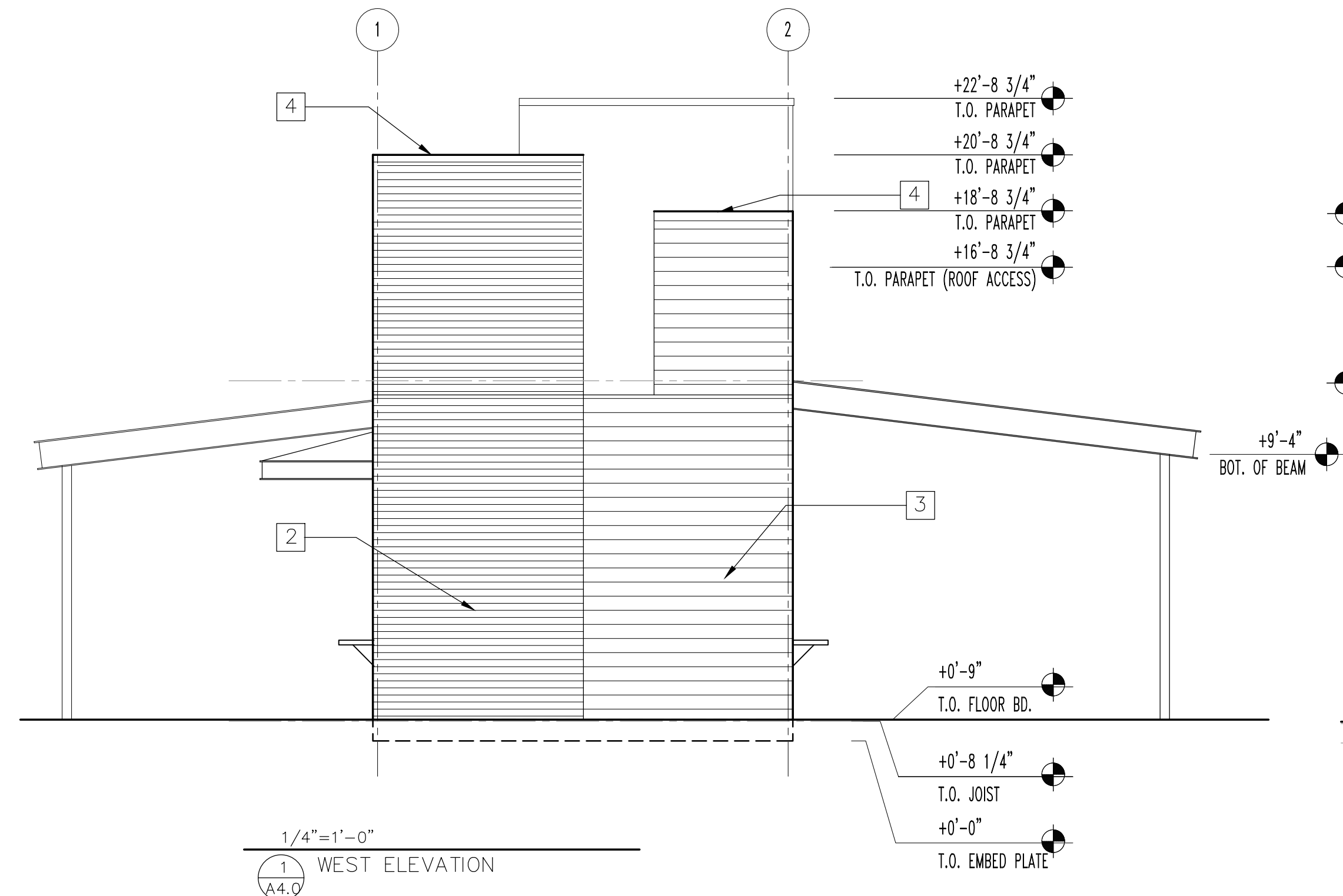
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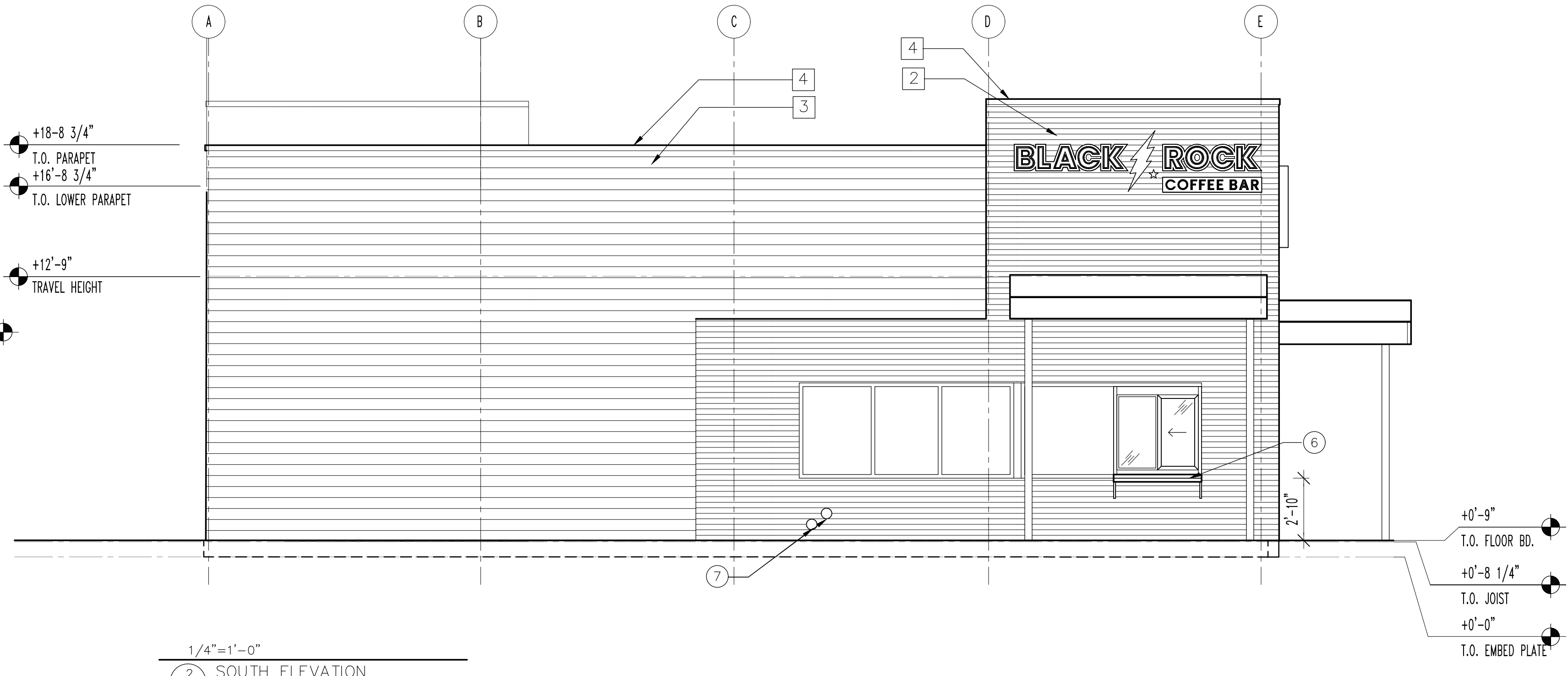


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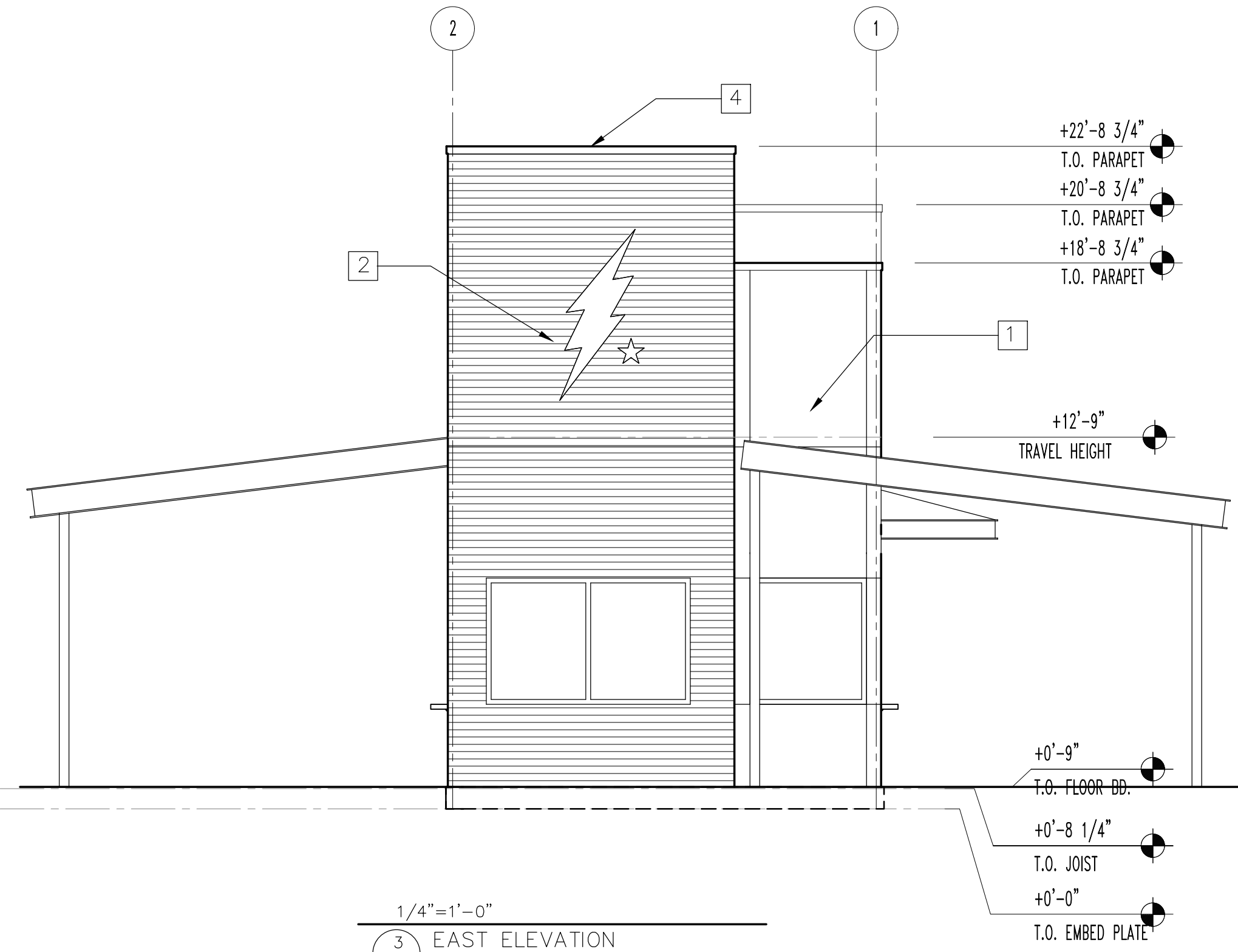
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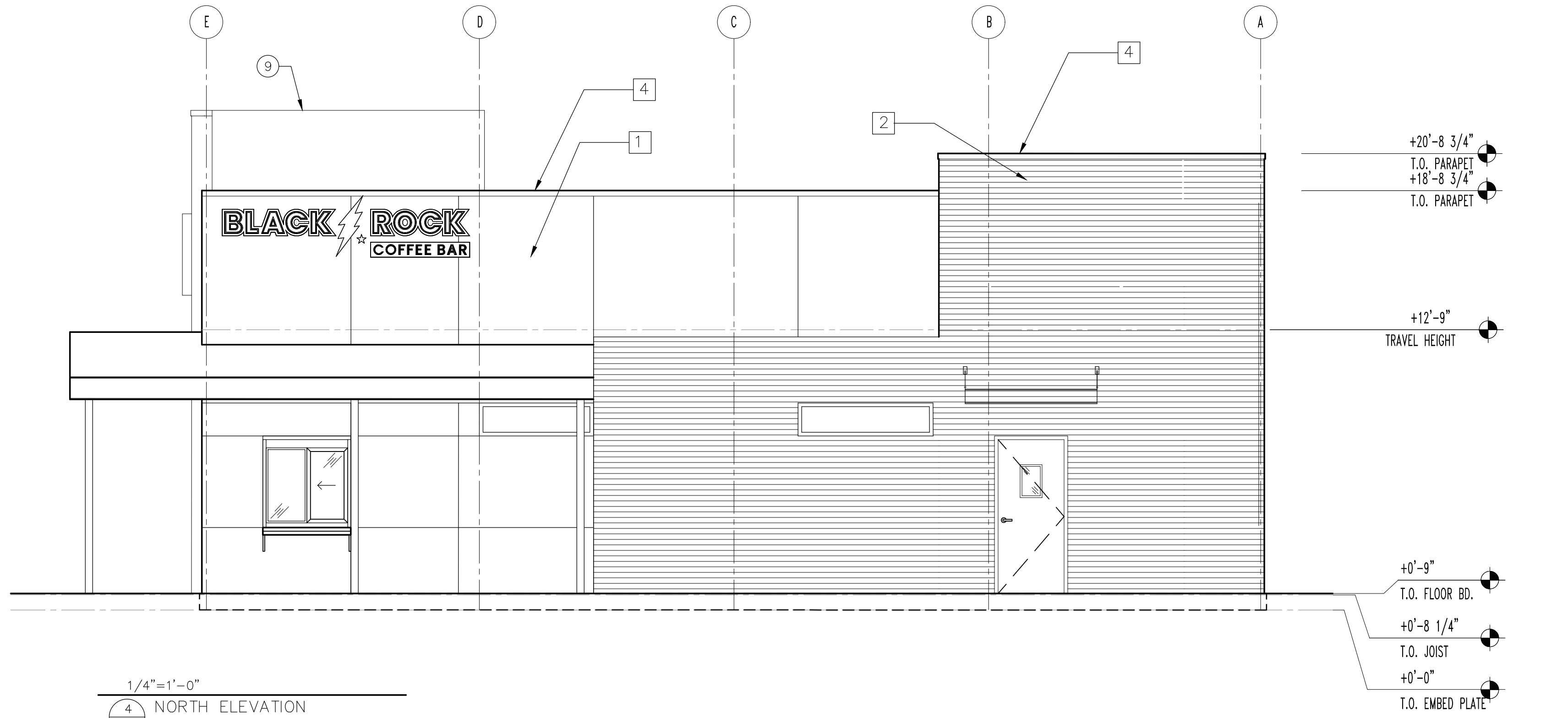
1/4"=1'-0"
1 WEST ELEVATION
A4.0



1/4"=1'-0"
2 SOUTH ELEVATION
A4.0



1/4"=1'-0"
3 EAST ELEVATION
A4.0



1/4"=1'-0"
4 NORTH ELEVATION
A4.0

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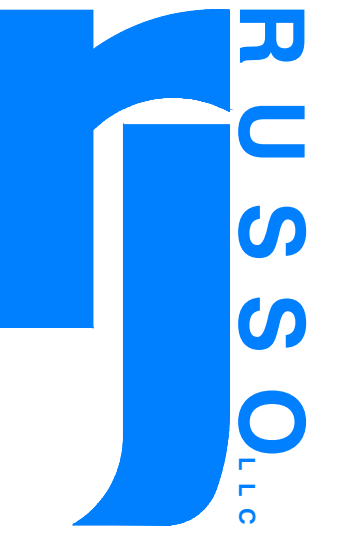
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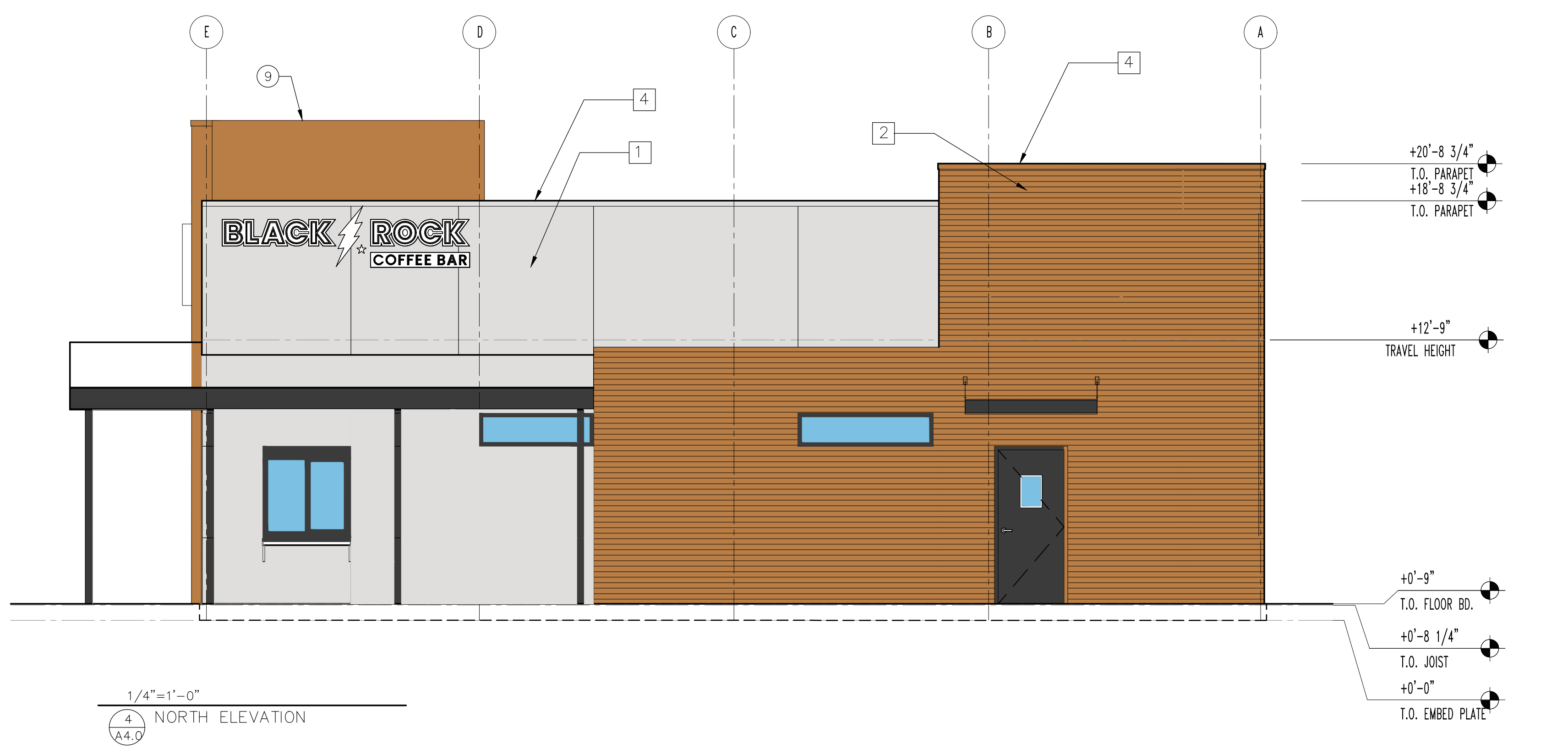
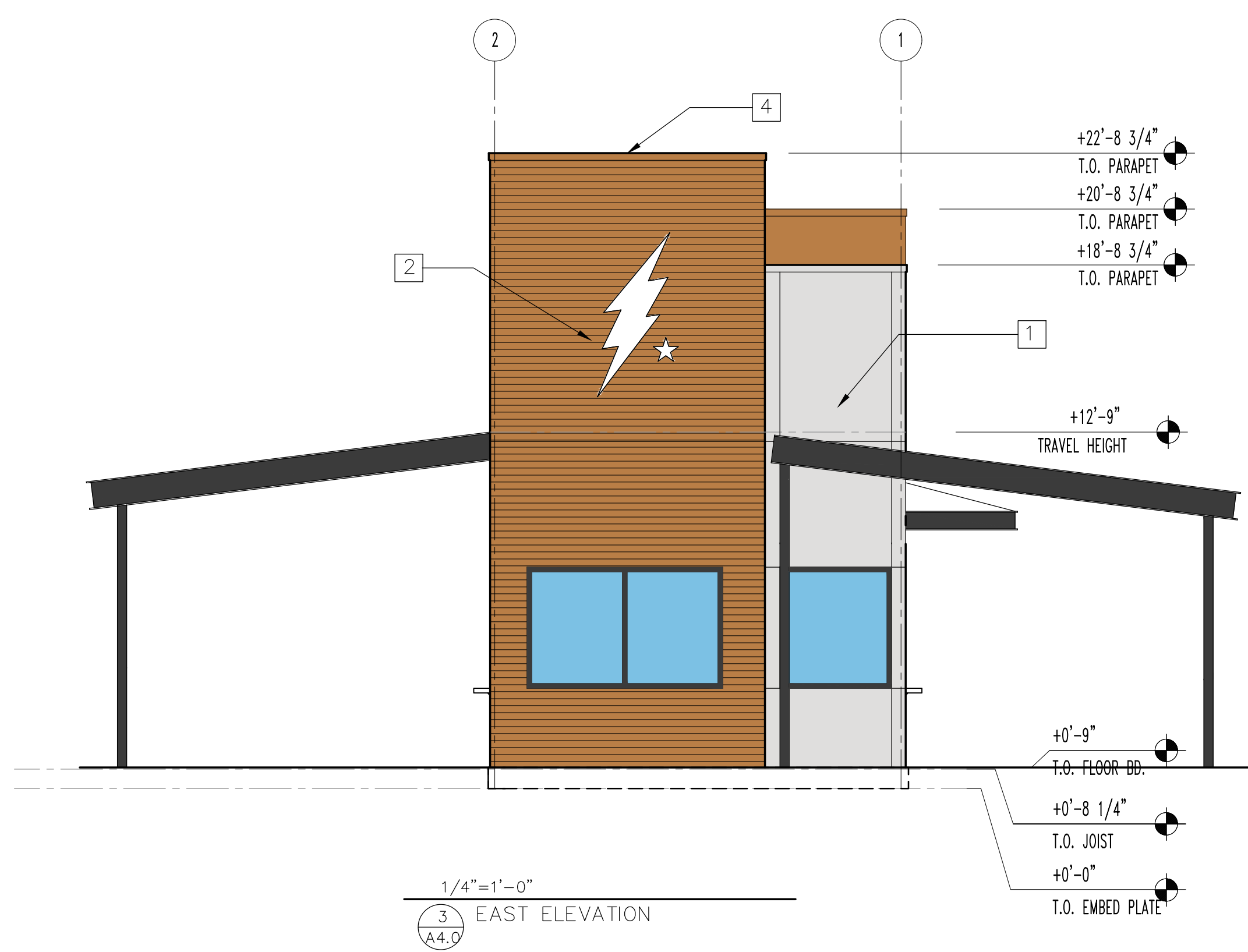
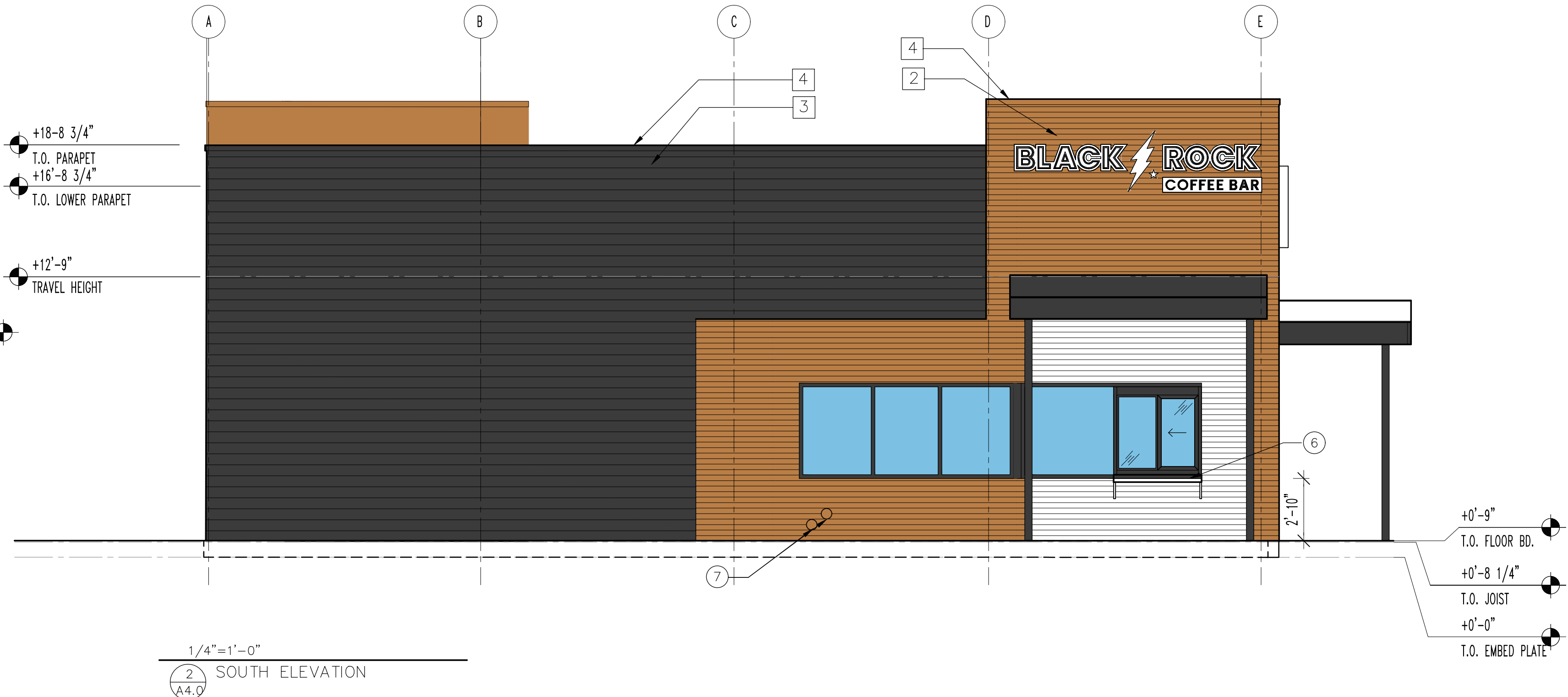
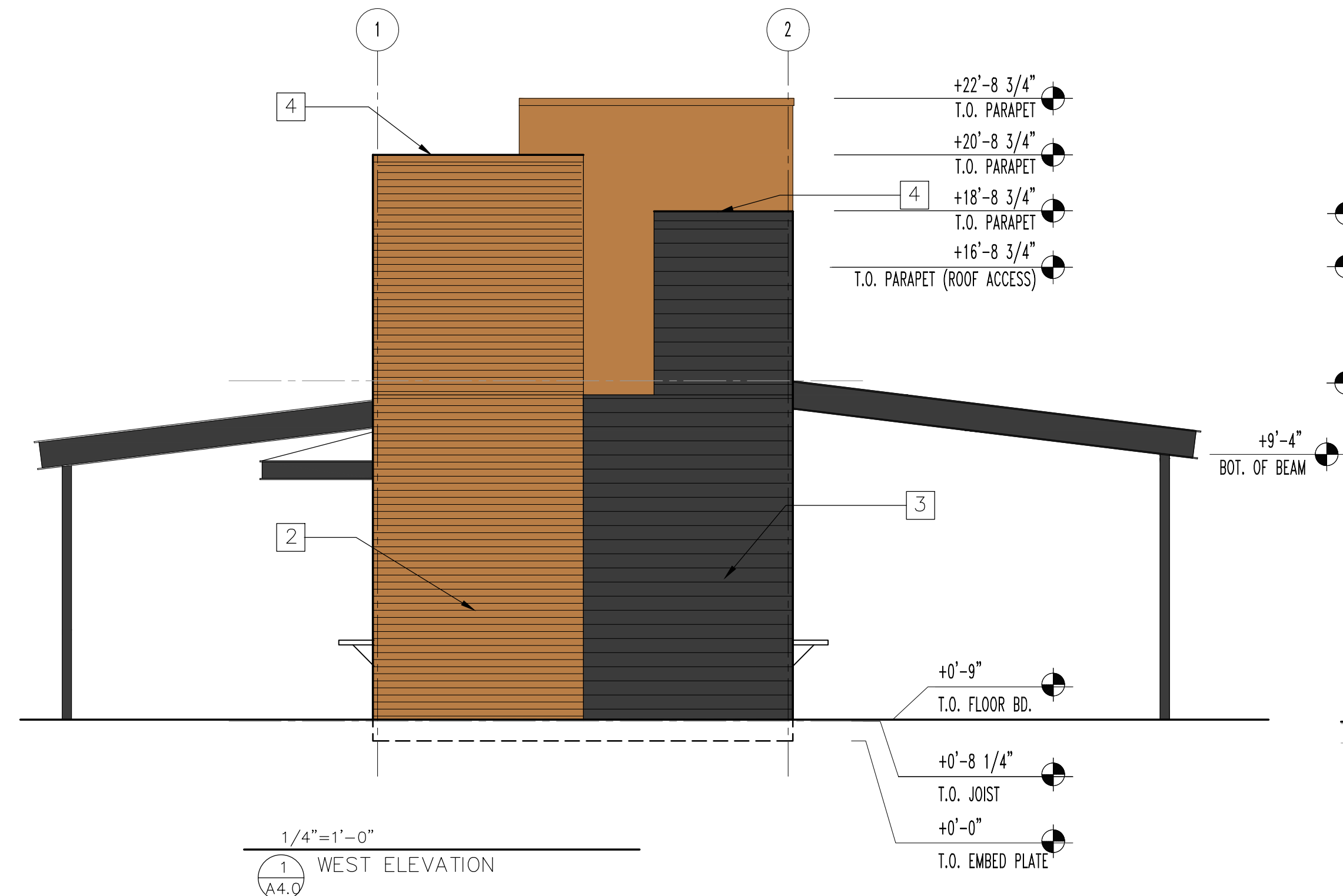
KEY NOTES

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A6.0

Untitled Map
Write a description for your map.

Legend

- 0 CROUCH
- 0 CROUCH
- 1918 OCEANSIDE Blvd
- 1940 OCEANSIDE
- 563 GREENBRIER
- Crouch St Station
- Feature 1
- Feature 2
- Feature 3
- Jiffy Lube
- Kyoto Japanese Market
- OCEANSIDE



Legend

- 0 CROUCH
- 0 CROUCH
- 1918 Oceanside Blvd
- 1940 OCEANSIDE
- 583 GREENBRIER
- Crouch St Station
- Feature 1
- Feature 2
- Feature 3
- Jiffy Lube
- Kyoto Japanese Market
- OCEANSIDE





Project Narrative

About Black Rock Coffee Bar:

Black Rock Coffee Bar is owned by Jeff Hernandez and Daniel Brand, based out of Oregon. They provided a variety of crafted coffee and energy drinks with breakfast items. Their prototypical buildings range from 620-1,460 sq ft in size, with an assortment of free-standing walk-in locations and modular drive-thru only locations. Black Rock Coffee's priority is not for others to know who we are and what we do...but for others to allow us to know them, to add fuel to their story, and to share in the journey.

The Site:

The proposed site is located at 1918 Oceanside Blvd., Oceanside CA 92054 on parcel 1910-1920. This parcel is ± 0.25 acres with a land use of (GC) General Commercial. We are proposing replacing the existing building with our 735-square-foot-modular building which consists of a drive-thru only. We will be utilizing the existing driveway off Oceanside Blvd. Dr. The site currently is occupied.