

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, June 11, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed 4-Lot Parcel Map with a base density of 3.27 DU/AC on a 20,898.03 SF site located at 551 Crouch Street.

Project Number: ADM25-00029

Assessor Parcel Number(s): 149-040-26-00

Contact Person: Joshua Villones / Alexander Deutsch

Email: jvillones@excelengineering.net
irinka_sb82@yahoo.com

Zoning: RS, RM-C

Land Use: MDC-R

Neighborhood Area: Loma Alta

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposal to demolish existing 800 SF residence and build: a 220 SF retail space on level one and (3) 973 SF two-story residential units, a two-story 1200 SF accessory dwelling unit, and a 410 SF storage room for maintenance purposes. Subject 5000 SF site located at 114 S. Tremont Street.

Project Number: ADM25-00017

Assessor Parcel Number(s): 147-272-13-00

Contact Person: Dmitriy Zagorodny / Anne Parizeau

Email: sdremodels@gmail.com
annethearchitect@gmail.com

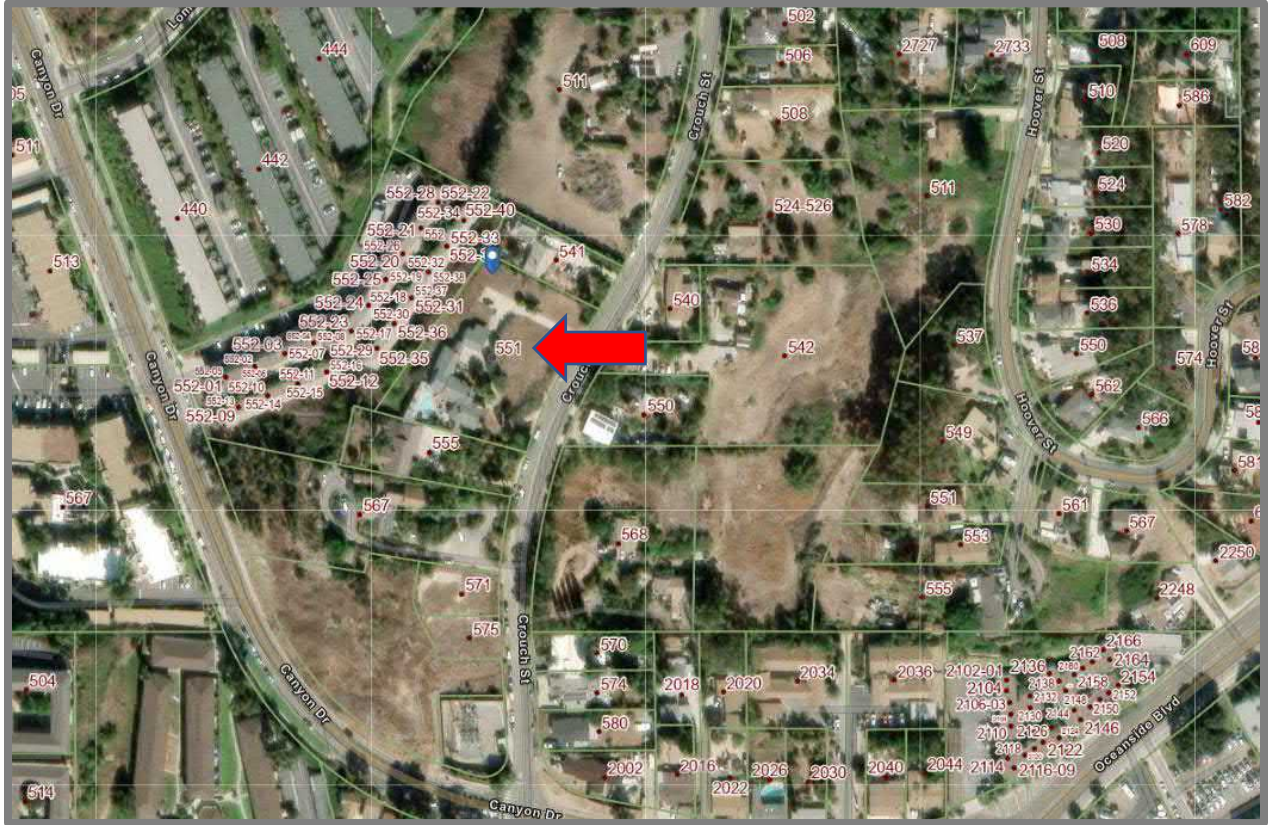
Zoning: C2

Land Use: C-GC

Neighborhood Area: Townsite

** 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: 551 CROUCH STREET, OCEANSIDE, CA 92054
Assessor's Parcel Number: 149-040-26 Lot Area (acres or SF): 20,898.03 SF
Existing Use: Single Family Home
Brief Description of Proposal:
4 Lot Parcel Map with a base density of 3.27 DU/AC

Property Owner & Applicant Information

Owner Name: 551 Ocean LLC
Phone Number & E-Mail Address: 858-625-0657 irinka_sb82@yahoo.com & alexdeu0@gmail.com
Applicant Name: Alexander Deutsch - managing director
Phone Number & E-Mail Address: 858-625-0657 irinka_sb82@yahoo.com & alexdeu0@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: May 11th Time preference: 9:30 am 10:30 am either
2nd choice date: May 28th Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

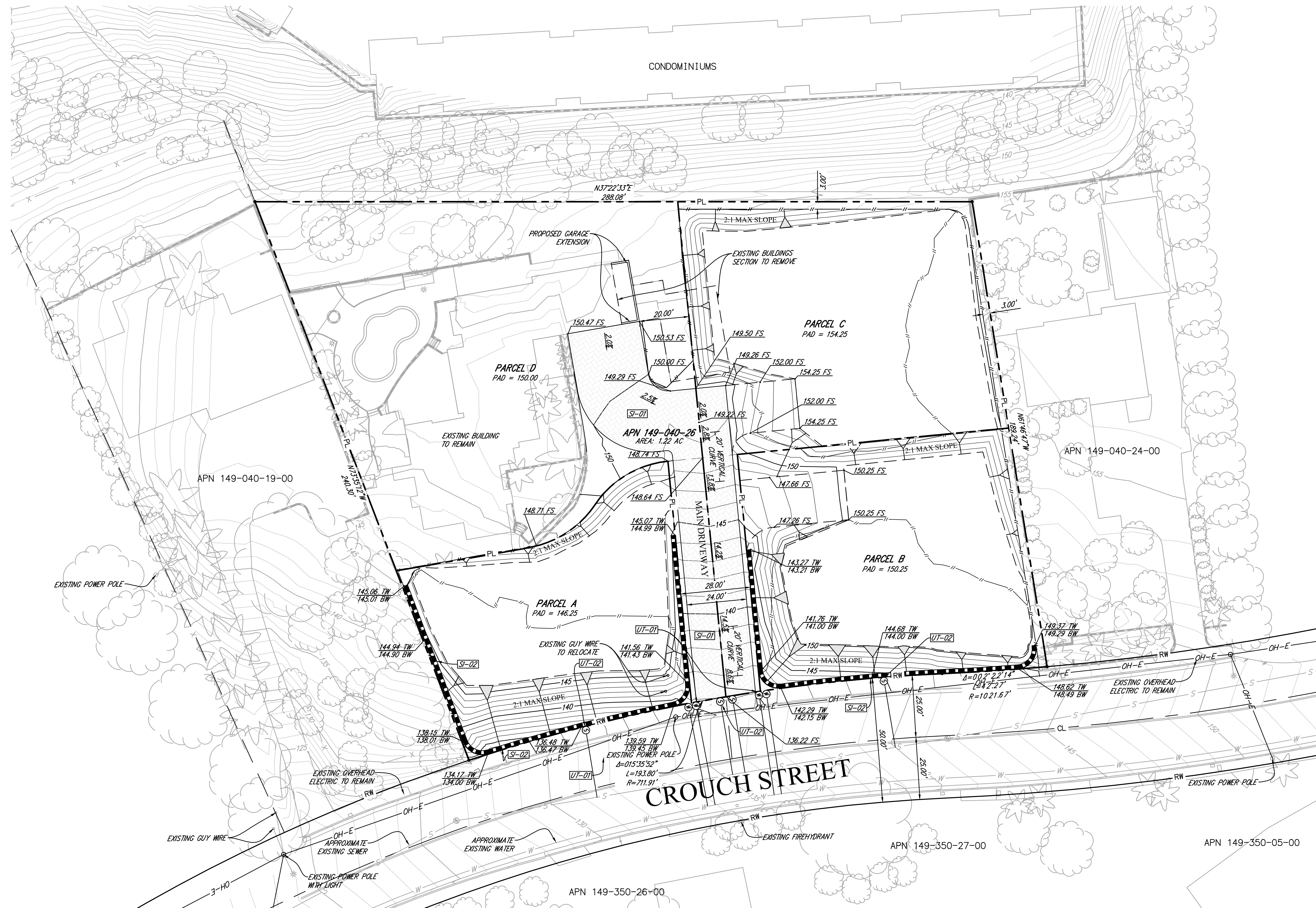
Building Fire Water Engineering Transportation Solid Waste Other _____

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: June 11, 2025 Time: 09:30am
Assigned Project Planner: Nathalie Vazquez



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	-PL-
RIGHT OF WAY	-RW-
EXIST MAJOR CONTOUR	---100---
EXIST MINOR CONTOUR	---100---
PROPOSE MAJOR CONTOUR	---100---
PROPOSE MINOR CONTOUR	---100---
PLANTABLE M.S.E. RETAINING WALL	—■—
WATER SERVICE LATERAL	—W—
SEWER SERVICE LATERAL	—S—
FIRE SERVICE LATERAL	—F—
2:1 CUT SLOPE	—/—
2:1 FILL SLOPE	—\—
POROUS PAVERS	—■—
EXISTING OVERHEAD ELECTRIC TO REMAIN	—OH-E—

CONSTRUCTION NOTES

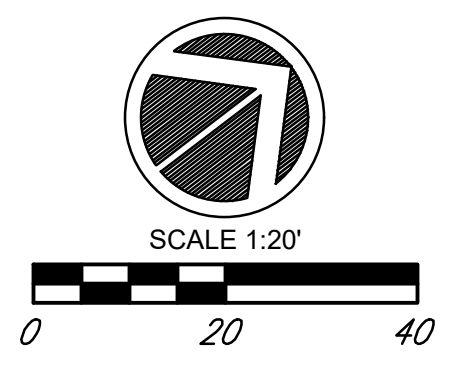
SURFACE IMPROVEMENTS

SI-01 POROUS PAVERS
 SI-02 M.S.E FULLY PLANTABLE WALL

UTILITY IMPROVEMENTS

UT-01 WATER LATERAL
 UT-02 SEWER LATERAL

v:\24\24080\engineering\TM\sheet set - tm\4 - Grading Plan & GRADING PLAN.dwg 4/15/2023 12:21 PM ORIGINAL PLOT SIZE: ---



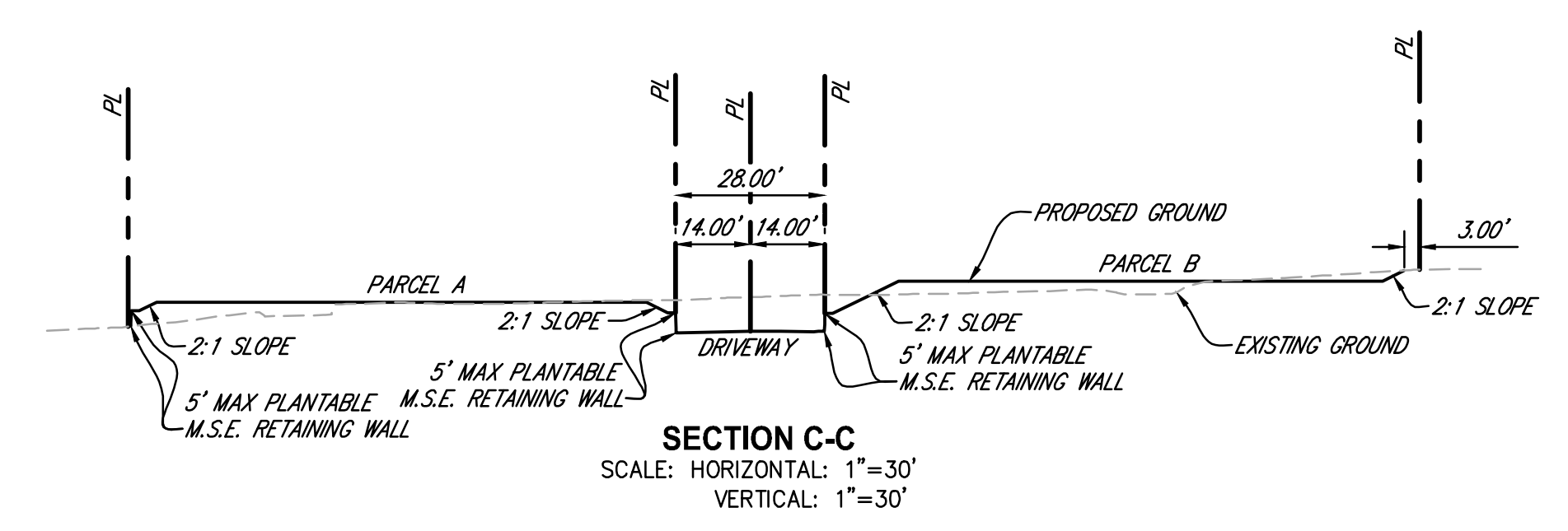
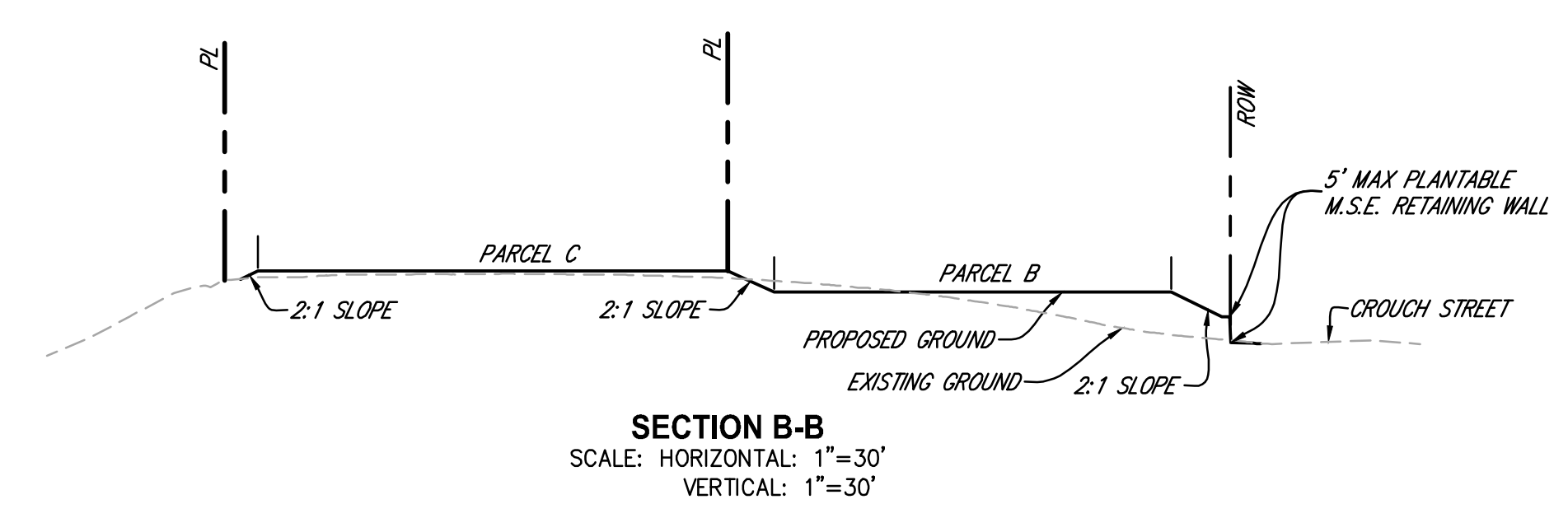
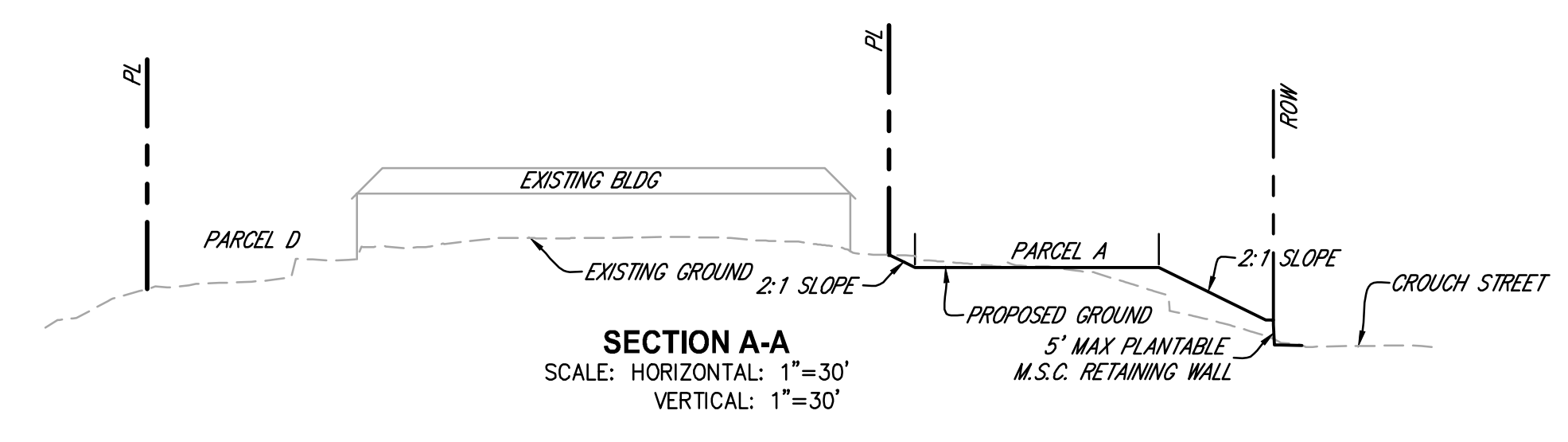
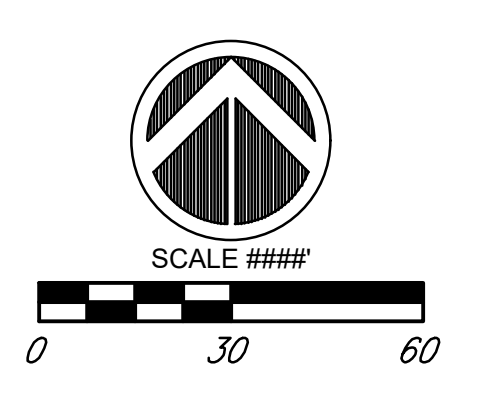
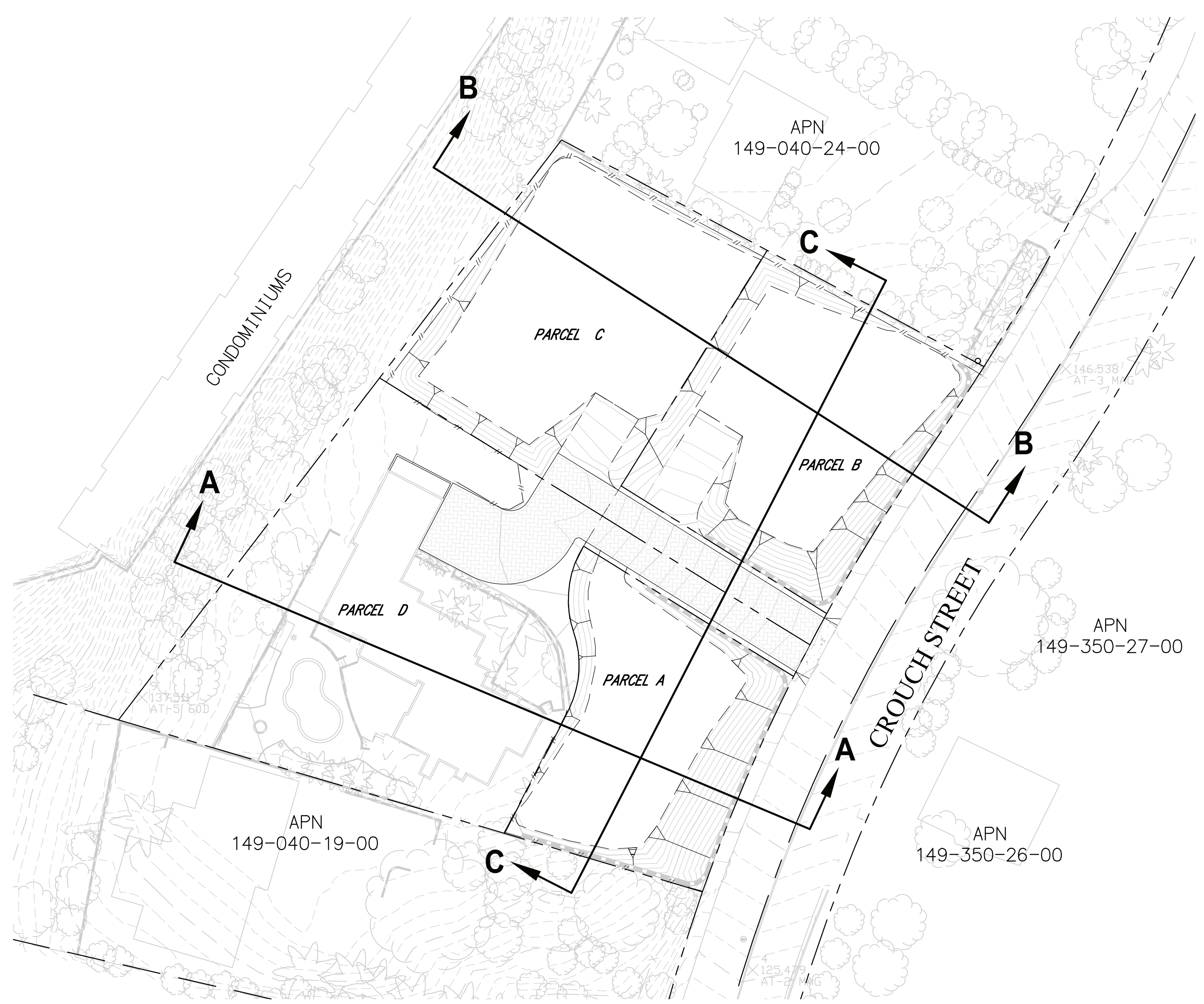
SHEET 4 OF 5 SHEETS
 GRADING PLAN



CROUCH STREET
 OCEANSIDE CA
 CITY OF OCEANSIDE

NOT FOR CONSTRUCTION

v:\24\24080\engineering\TM\sheet set - tm\5 - sections\5 SECTIONS AND PROFILES.dwg 4/15/2025 12:21 PM ORIGINAL PLOT SIZE: -----



SHEET 5 OF 5 SHEETS
SECTIONS AND PROFILES



CROUCH STREET
OCEANSIDE CA
CITY OF OCEANSIDE

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: 114 South Tremont st Oceanside, CA 92054

Assessor's Parcel Number: 147-272-13-00 Lot Area (acres or SF): 5000

Existing Use: Single Family Home

Brief Description of Proposal:
5 Unit Condominium with retail

Property Owner & Applicant Information

Owner Name: Dmitriy Zagorodniy

Phone Number & E-Mail Address: 8587565001

Applicant Name: Dmitriy Zagorodniy

Phone Number & E-Mail Address: 8587565001 sdremodels@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:

Zagorodniy

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

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 6-11-25 Time preference: 9:30 am 10:30 am either

2nd choice date: 6-25-25 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 _____

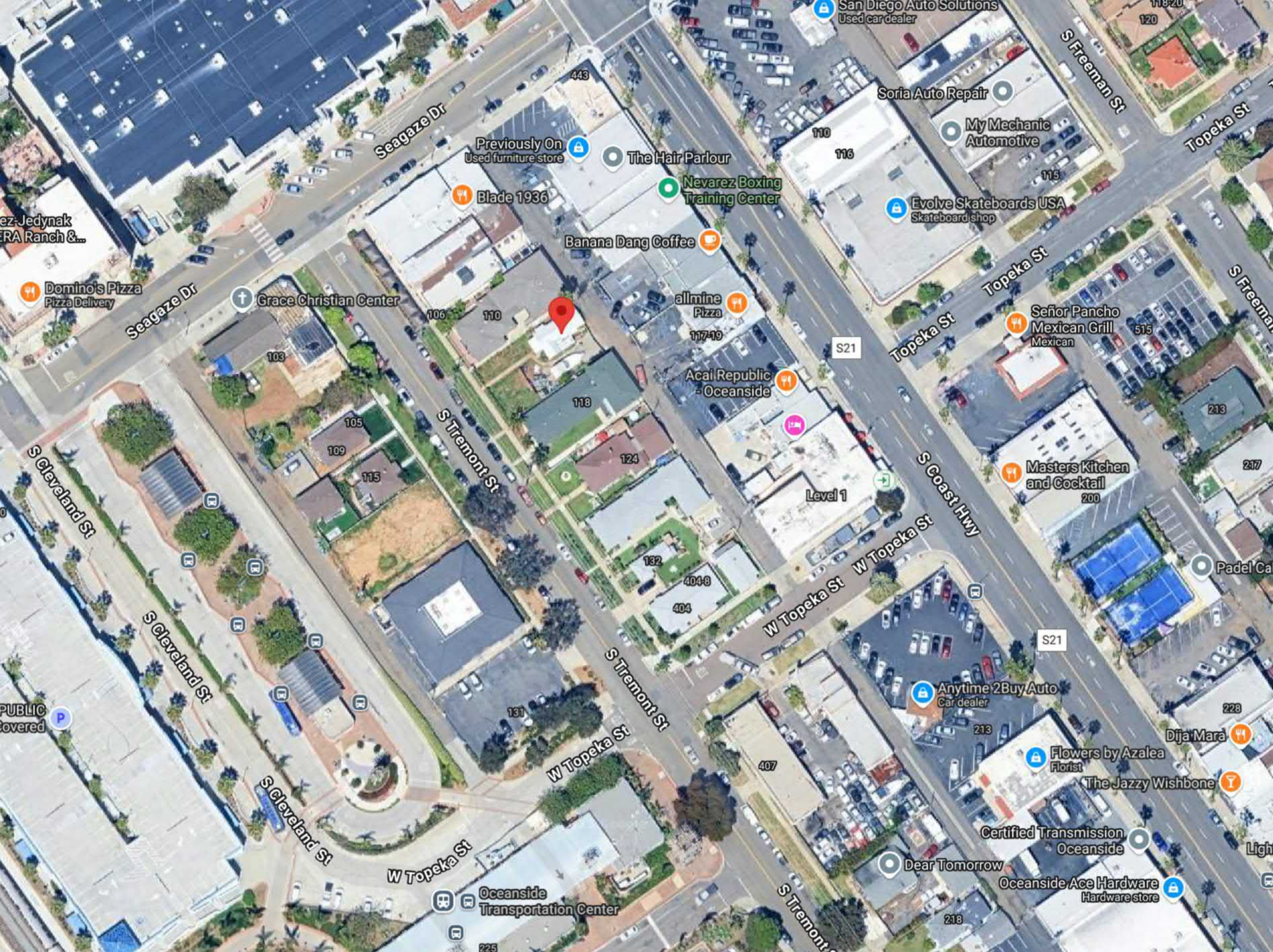
Email the following PDF documents to PlanningStaff@oceansideca.org:

- 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: June 11, 2025 Time: 10:30am

Assigned Project Planner: Nichole Weedman



443

Seagaze Dr

Previously On
Used furniture store

The Hair Parlour

Blade 1936

Nevarez Boxing
Training Center

Banana Dang Coffee

Soria Auto Repair

My Mechanic
Automotive

Evolve Skateboards USA
Skateboard shop

ez-Jedynak
ERA Ranch &...

Domino's Pizza
Pizza Delivery

Seagaze Dr

Grace Christian Center

106

110

118

allmine
Pizza

117-19

Acai Republic
- Oceanside

S21

Topeka St

Topeka St

Señor Pancho
Mexican Grill
Mexican

515

103

105

109

115

S Tremont St

118

124

132

404-8

404

Level 1

S Coast Hwy

Masters Kitchen
and Cocktail

200

213

217

S Cleveland St

S Cleveland St

PUBLIC
covered

P

S Cleveland St

W Topeka St

S Tremont St

W Topeka St

S21

Anytime 2Buy Auto
Car dealer

213

Flowers by Azalea
Florist

Dija Mara

The Jazzy Wishbone

Certified Transmission
Oceanside

Dear Tomorrow

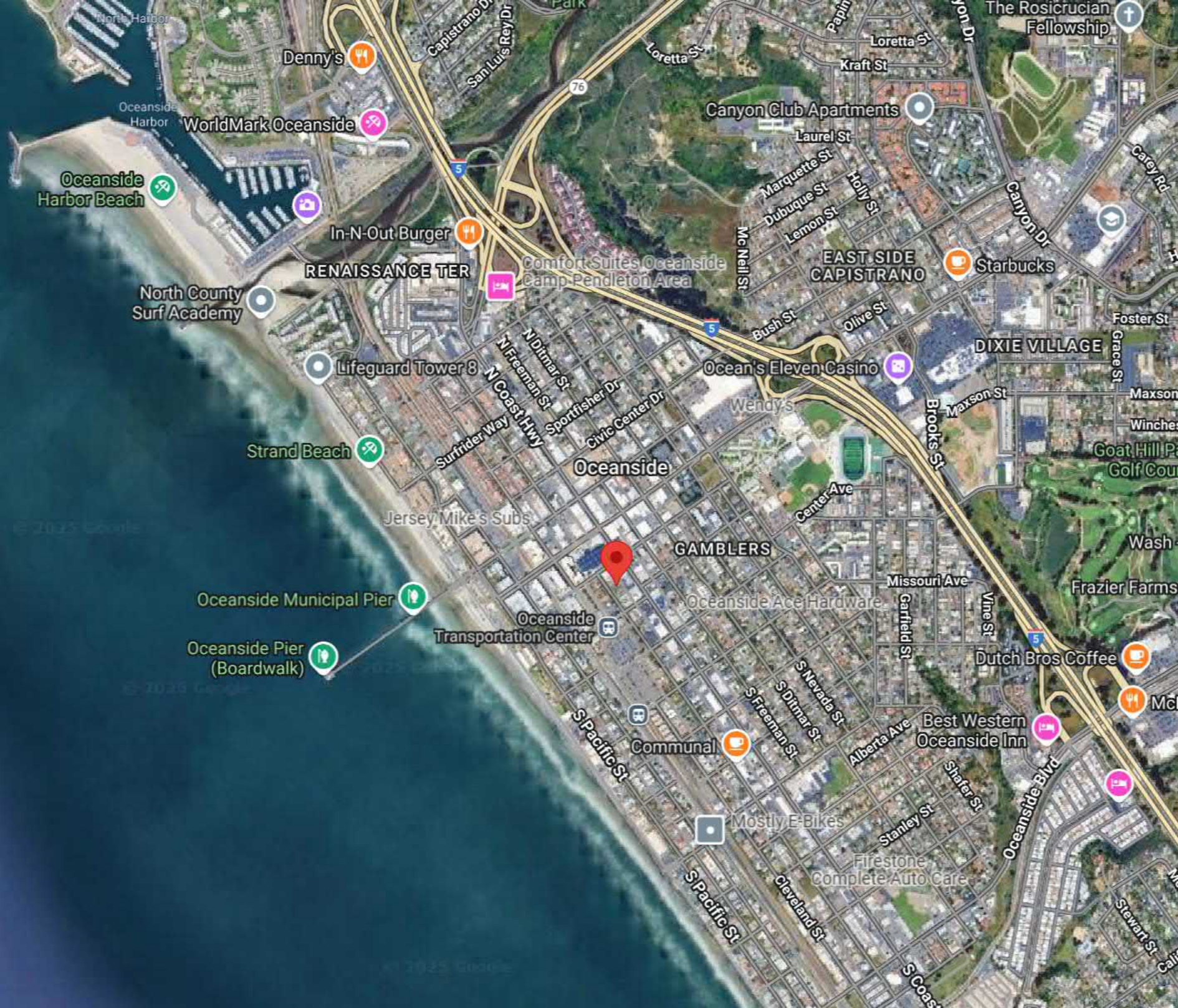
Oceanside Ace Hardware
Hardware store

218

Oceanside
Transportation Center

225

S Tremont St



Denny's

WorldMark Oceanside

Oceanside Harbor Beach

In-N-Out Burger

RENAISSANCE TER

North County Surf Academy

Lifeguard Tower 8

Strand Beach

Oceanside Municipal Pier

Oceanside Pier (Boardwalk)

Capistrano Dr

San Luis Rey Dr

76

Loretta St

Papin

Loretta St

Kraft St

Canyon Club Apartments

Laurel St

Marquette St

Dubuque St

Lemon St

Mc Nell St

Bush St

Olive St

Comfort Suites Oceanside
Camp Pendleton Area

EAST SIDE
CAPISTRANO

Starbucks

Ocean's Eleven Casino

Wendy's

DIXIE VILLAGE

Surfrider Way

N Dymar St

N Freeman St

N Coast Hwy

Sportfisher Dr

Civic Center Dr

Oceanside

Jersey Mike's Subs

GAMBLERS

Oceanside Ace Hardware

Oceanside Transportation Center

Missouri Ave

Garfield St

Dutch Bros Coffee

S Pacific St

Communal

S Nevada St

S Dymar St

S Freeman St

Best Western Oceanside Inn

Mostly E-Bikes

Stanley St

Shafer St

Firestone Complete Auto Care

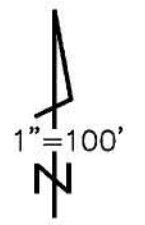
S Pacific St

Cleveland St

S Coast

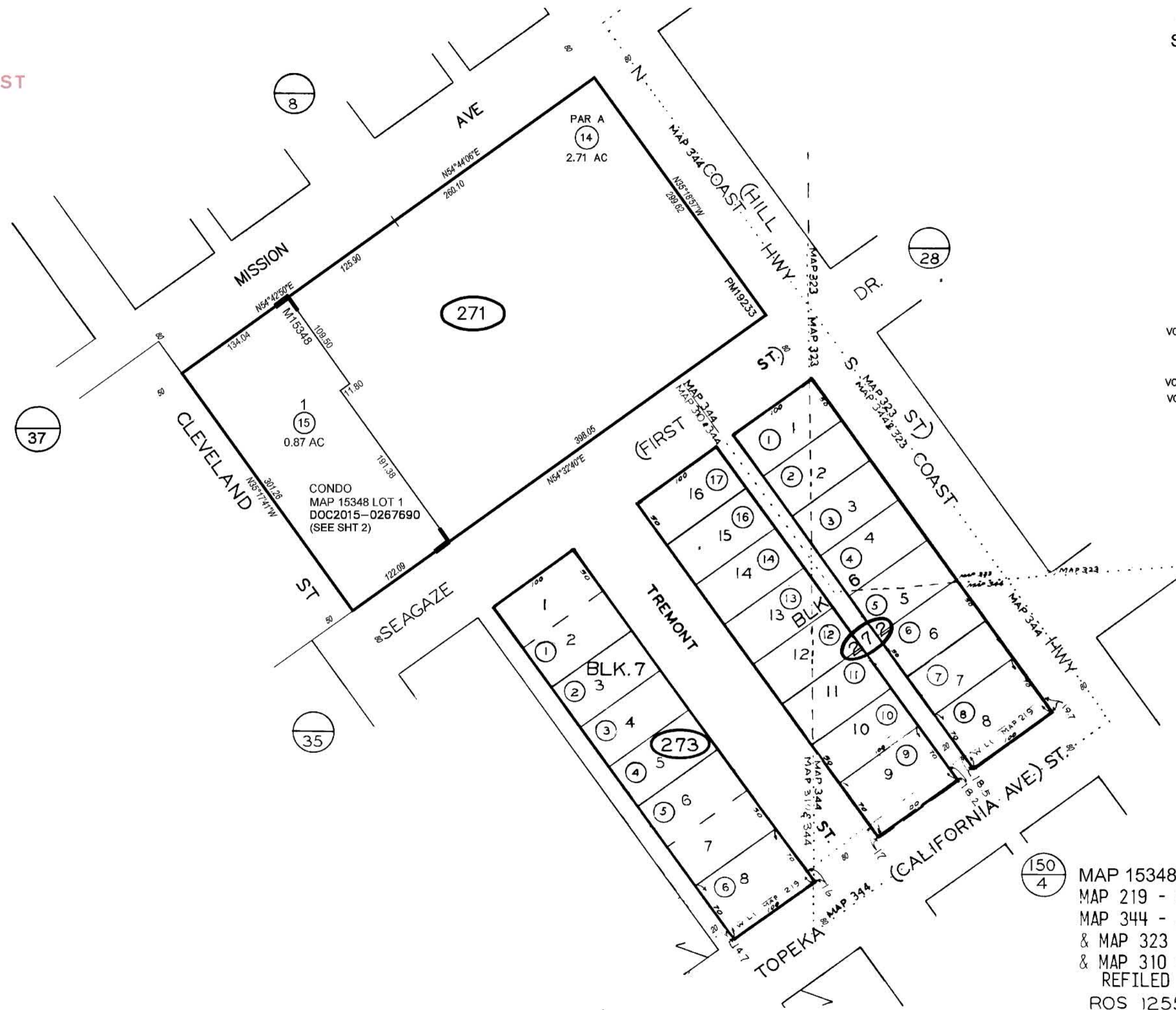
Oceanside Blvd

Stewart St



147-27

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



10/15/2019 DJS

CHANGES

	BLK	OLD	NEW	YR	CUT
	273	10&11	13	79	2510
	273	7-9, 12&13	TO PG. 95	84	3404
	271	1-6 & 11,12,13			
VOID	274	1-10	14&15	00	1155
		-271-1-6,11-13			
	271	-274-1-10	14&15	00	1155
VOID	271	14,15& ST CLSD	16&17	02	1301 CANC
VOID	271	14&15	16&17	02	1301 CANC
		16&17	KILL	02	1128 CORR.
	271	15	SAME & CONDO	09	528 CC
	272	15	16&17	19	1271

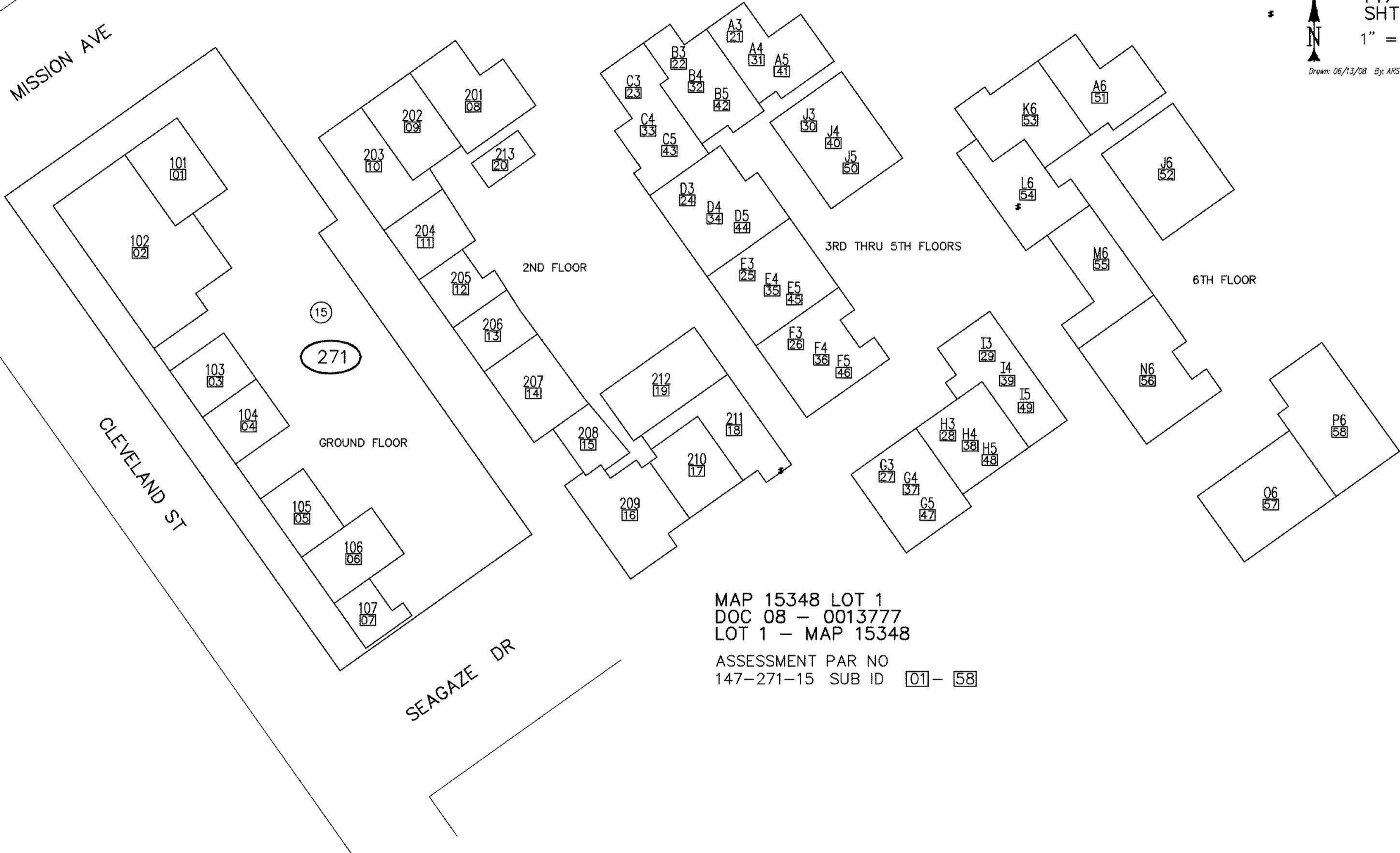


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MISSION AVE

CLEVELAND ST

SEAGAZE DR



2ND FLOOR

3RD THRU 5TH FLOORS

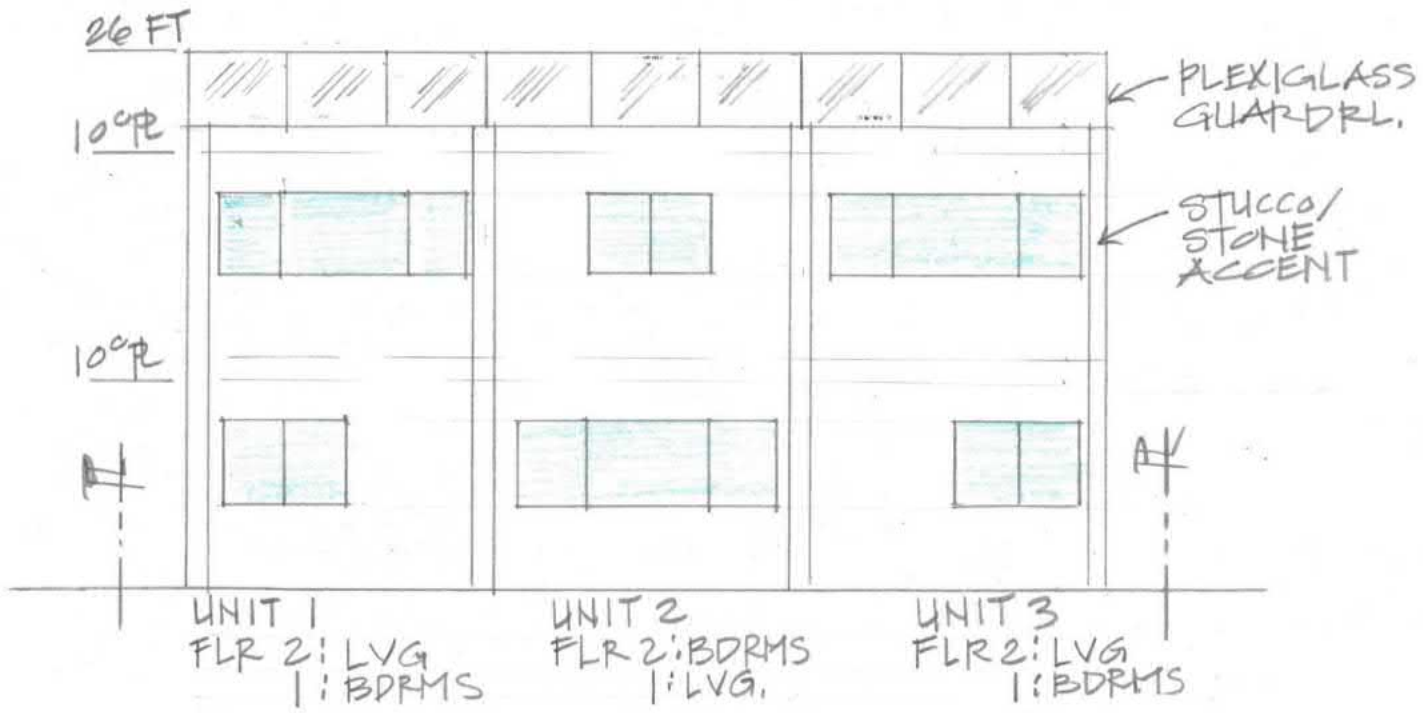
6TH FLOOR

GROUND FLOOR

MAP 15348 LOT 1
DOC 08 - 0013777
LOT 1 - MAP 15348

ASSESSMENT PAR NO
147-271-15 SUB ID 01 - 58

CONDOMINIUM

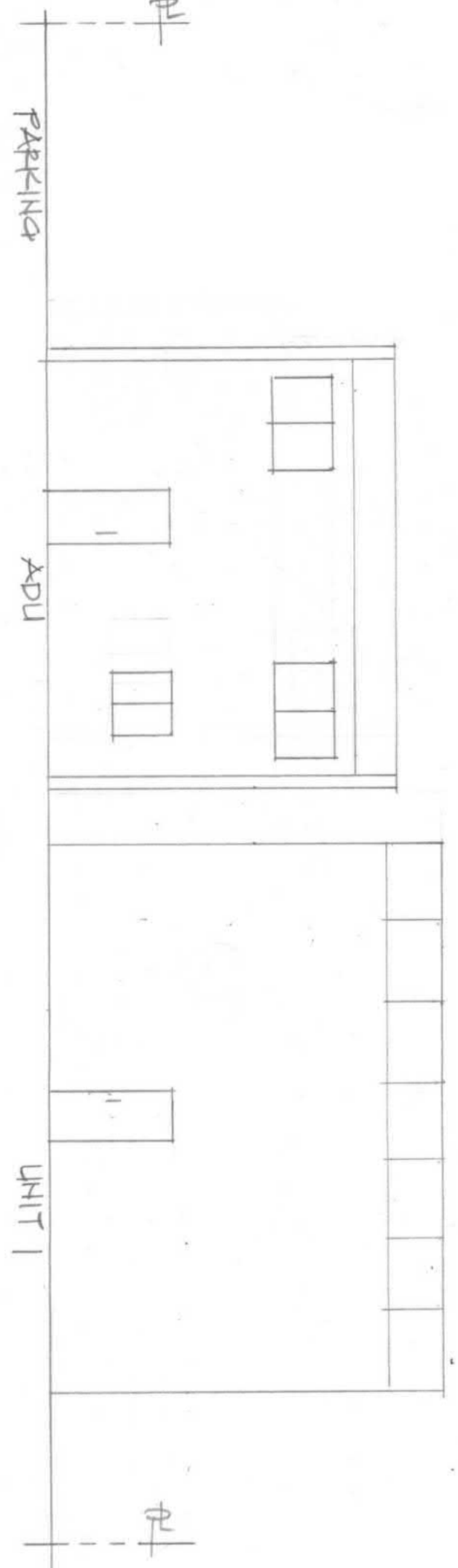


FRONT/WEST ELEVATION AT TREMONT ST.

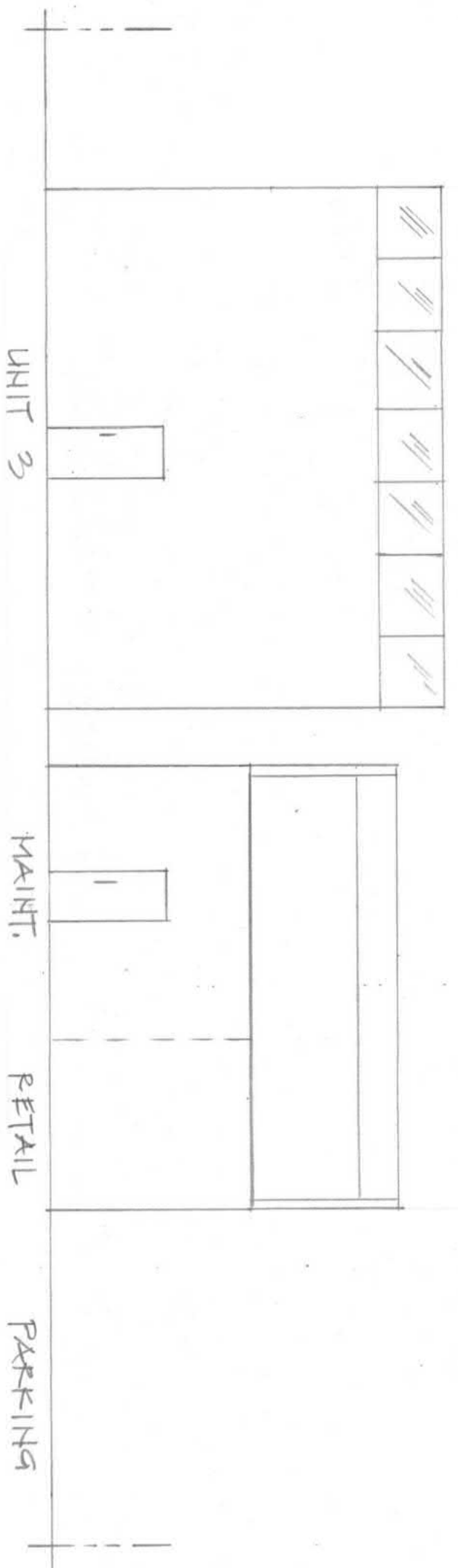


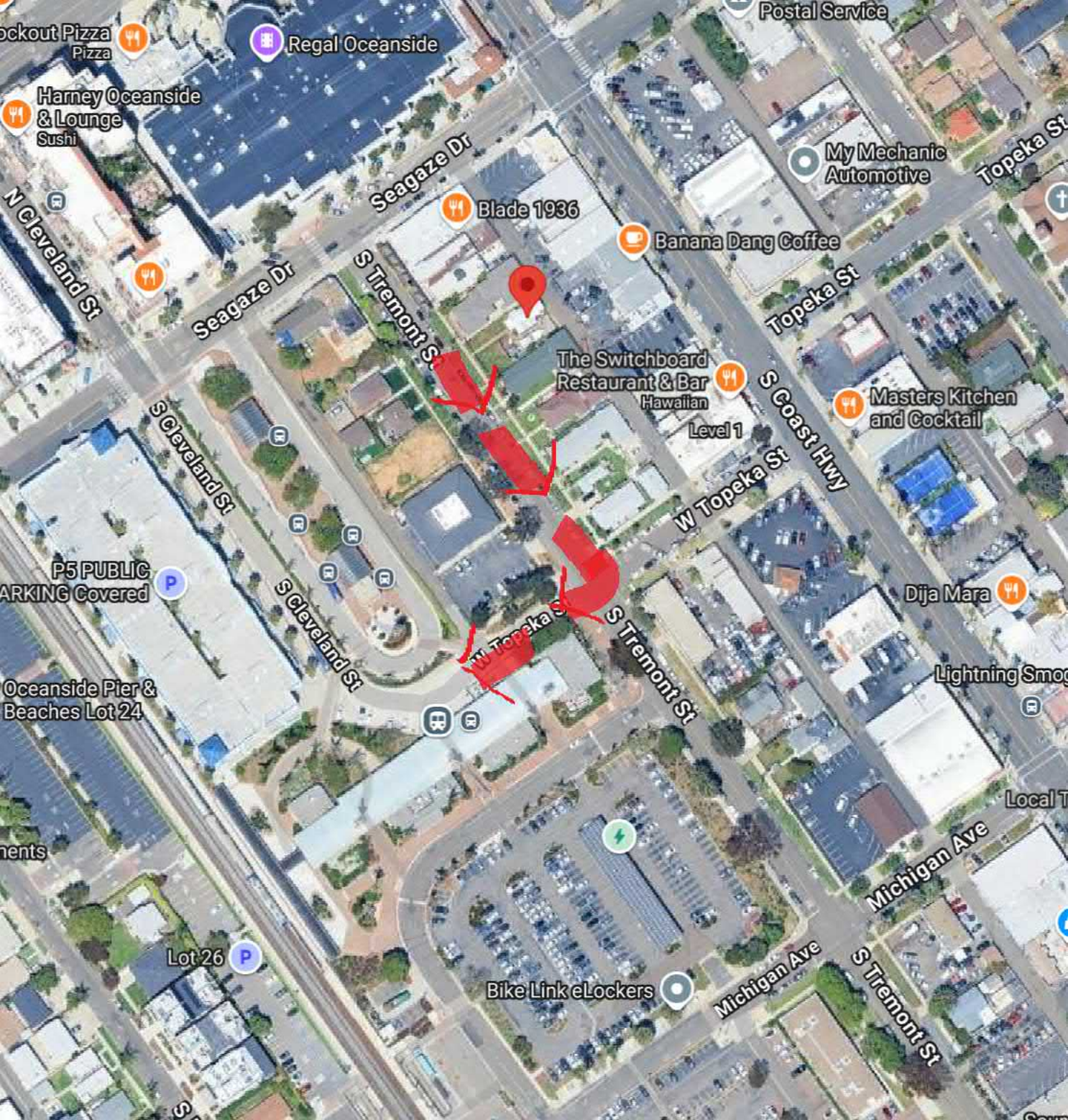
REAR/EAST ELEVATION AT ALLEY

LEFT / NORTH ELEVATION



RIGHT / SOUTH ELEVATION





Knockout Pizza
Pizza

Regal Oceanside

Postal Service

Harney Oceanside
& Lounge
Sushi

N Cleveland St

Seagaze Dr

Blade 1936

Banana Dang Coffee

My Mechanic
Automotive

Topeka St

Seagaze Dr

S Tremont St

Topeka St

The Switchboard
Restaurant & Bar
Hawaiian
Level 1

Masters Kitchen
and Cocktail

S Cleveland St

W Topeka St

S Coast Hwy

P5 PUBLIC
PARKING Covered

S Cleveland St

W Topeka St

S Tremont St

Dija Mara

Oceanside Pier &
Beaches Lot 24

Lightning Smog

ments

Local T

Lot 26

Bike Link eLockers

Michigan Ave

Michigan Ave

S Tremont St

ALLEY

18.5'

UNIT 1
PKG.

UNIT 2
PKG.

UNIT 3
PKG.

VAN
ACCESS
PKG.

3'

36" WD. WALKWAY

RETAIL
10x22
220 S.F. 1 FLR.

A.D.U.
22x28.8
1200 S.F.
3 BDRM/
2 BATH
2 FLRS.

MAINT. BLDG.
18x22
410 S.F.
1 FLR.

ZERO STBK

UNIT 1
2 BDRM/
2 BATH
973 S.F.
2 FLRS.

UNIT 2
2 BDRM/
2 BATH
973 S.F.
2 FLRS.

UNIT 3
2 BDRM/
2 BATH
973 S.F.
2 FLRS.

ZERO STBK

10'
FR.T. STBK.

ACCESS,
P.O.T.
FROM ST.
TO RETAIL

TREMONT ST.

PROJECT DESCRIPTION LETTER FOR 114 S. TREMONT ST. OCEANSIDE, CA 92054

The owner of 114 S. Tremont proposes to build a 220 square foot retail space on level one and (3) 973 square foot two-story residential units, a two story 1200 square foot accessory dwelling unit, and a 410 square foot storage room for maintenance purposes. The total building height would be approximately 26 feet high.

Three and four foot wide walkways are provided around the buildings to allow for private entrances and fire personnel to protect the building in the event of an emergency.

Five parking spaces would be provided: one for the retail employee, one for retail customers, and one for each of the residential units. One of the spaces would be van accessible

The accessory dwelling unit would not require a parking space as the property is approximately 600 feet from Oceanside's public transit center, less than half a mile from public transport.

The units could be rented at fair market value as no low-income rental is required.

The existing 800 square foot residence which was built in 1922 will be demolished. It is currently being rented for \$3400.00/month and would not be considered low-income housing and not be required to be replaced in the new units.