



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, August 27, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

N/A

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed development of 11-New private For-Sale, Single-Level Townhomes in a 4-Story Elevator and Podium building configuration. It is a .30-acre (13,000 sq ft site located at 907 S. Cleveland St.

Project Number: ADM25-00034

Assessor Parcel Number(s): 150-371-14-00

Contact Person: Tim Rhoads or Rick Letourneau

Email: tim.anglearchitecture@gmail.com or ricklet@mac.com

Zoning: R3,PUT

Land Use: C-RH

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.*



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: 907 S. Cleveland Street, Oceanside CA 90254

Assessor's Parcel Number: 150-371-14-00

Lot Area (acres or SF): approx. 13000

Existing Use: Vacant Land

Brief Description of Proposal:

Redevelopment of land to 10 - 12 units of residential

Property Owner & Applicant Information

Owner Name: Letourneau Family Trust (10-27-05)

Phone Number & E-Mail Address: 949-701-0184

sumikolet@cox.net ricklet@mac.com

Applicant Name: Richard Letourneau

Phone Number & E-Mail Address: 949-701-0184

ricklet@mac.com sumikolet@cox.net

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: 6/25/25 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: August 27, 2025

Time: 10:30 a.m.

Assigned Project Planner: _____



S. CLEVELAND STREET

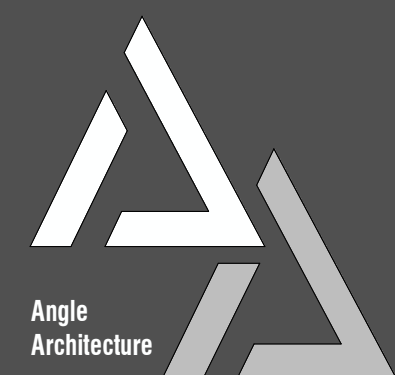
OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
907 S. Cleveland Street,
Oceanside, California,
92054-5027

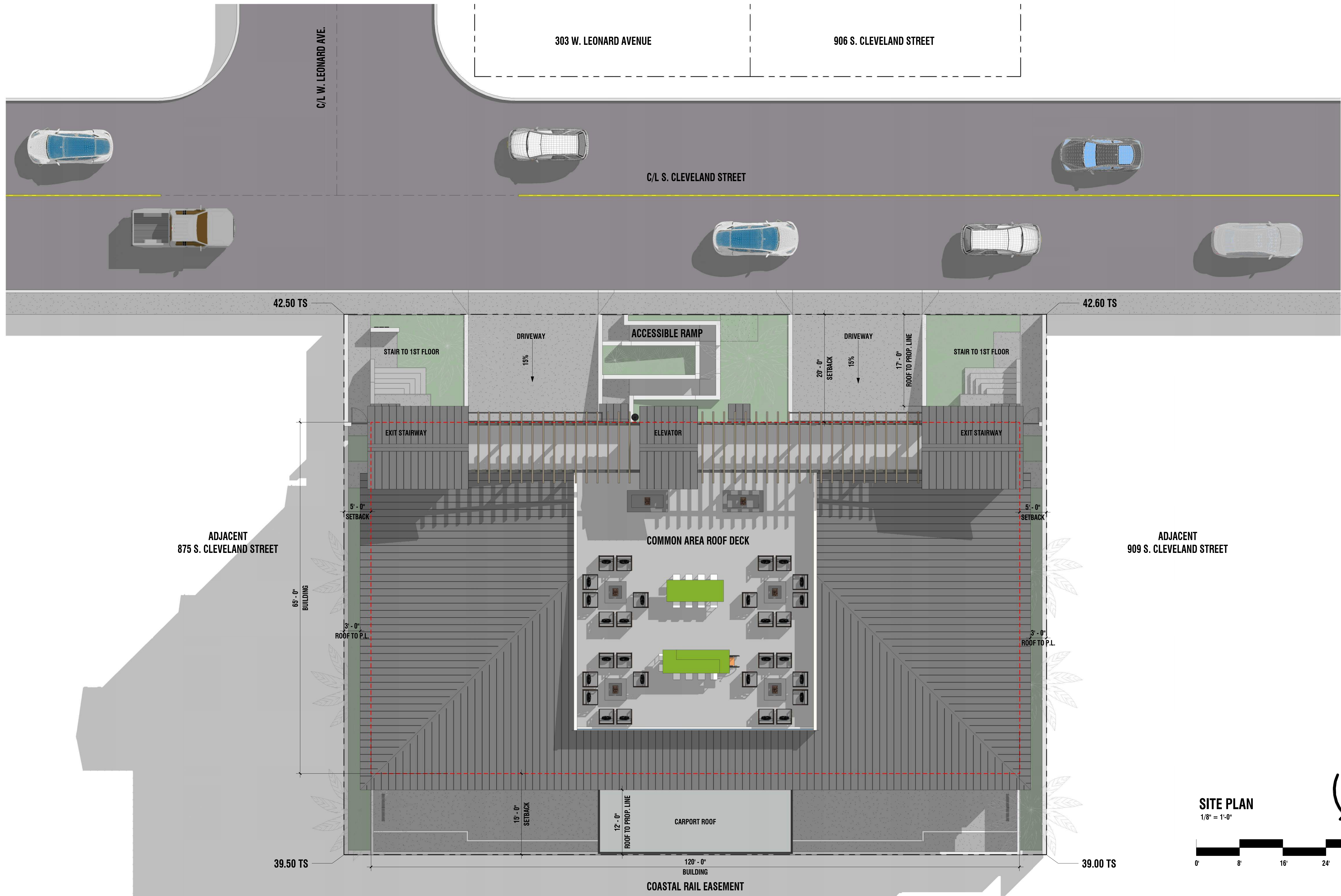
A01

Project Number	25-126
Date	08/14/2025
Scale	

COVER SHEET



4343 Von Karman Avenue Suite 100-E
Newport Beach, CA 92660
PH 808.280.5961
tim.anglearchitecture@gmail.com



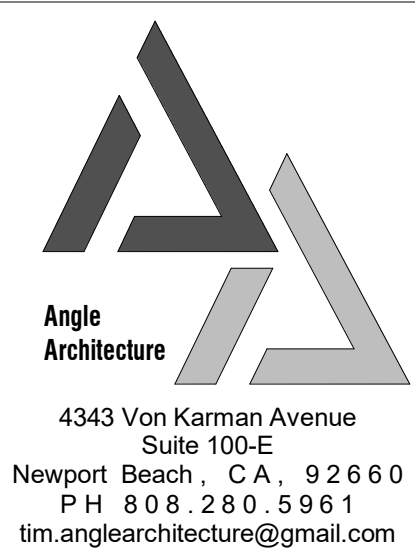
OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
 907 S. Cleveland Street,
 Oceanside, California,
 92054-5027

SP1

Project Number	25-126
Date	08/14/2025
Scale	1/8" = 1'-0"

SITE PLAN





MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS:
STALL SIZE:
 STANDARD: 8'-6" X 18'-0"
 SMALL CAR: 7'-6" X 15'-0"

STALL COUNT REQUIREMENTS:
 1-BR. 1.5 SPACES (1-COVERED + 1/2-SPACE OPEN)
 2-BR. 2.0 SPACES (1-COVERED + 1-SPACE OPEN)
 GUEST PARKING: 4-10 UNITS-1 SPACE
 MORE THAN 10-UNITS 1-SPACE + 20% OF UNIT TOTAL

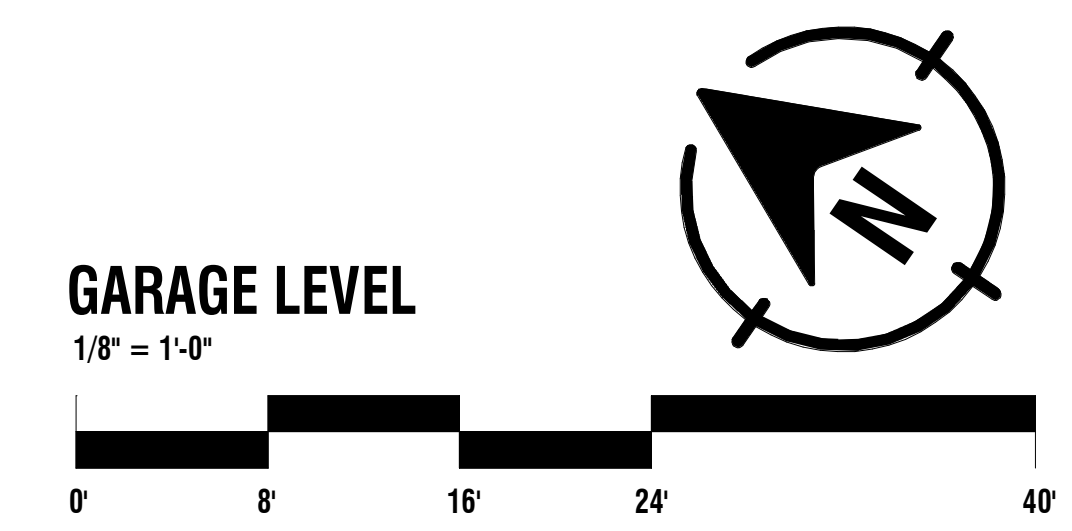
UNIT PARKING TOTAL:
 11-2BR X 2.0 = 22 STALLS
 = 22.0 STALLS REQUIRED

GUEST PARKING REQUIREMENT:
 11 UNITS X .20 = 2.2 + 1
 = 3.2 (4) STALLS REQUIRED

25.2 (26) STALLS TOTAL REQUIRED

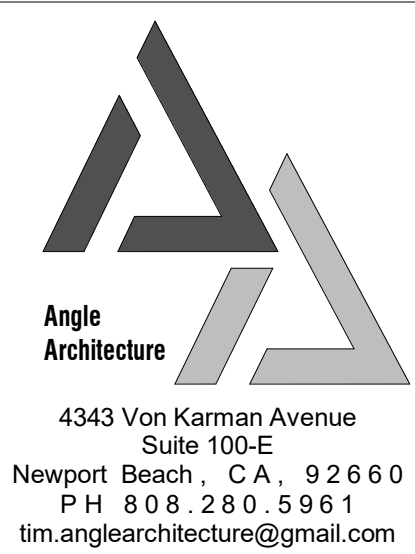
PARKING PROVIDED:
 26-STALLS

NOTE:
 VEHICLES GENERALLY CANNOT BE PARKED IN THE FRONT YARD OR PARKWAY. THEY CAN BE PARKED IN SIDE OR REAR YARDS IF ON A HARD SURFACE AND BEHIND A SIX-FOOT SOLID FENCE. VACANT, UNPAVED LOTS CANNOT BE USED FOR PARKING.



6' SOLID FENCE FOR PARKING SCREENING

6' SOLID FENCE FOR PARKING SCREENING



4343 Von Karman Avenue
 Suite 100-E
 Newport Beach, CA 92660
 PH 949.280.5961
 tim.anglearchitecture@gmail.com

OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
 907 S. Cleveland Street,
 Oceanside, California,
 92054-5027

A0

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GARAGE PLAN



FIRST LEVEL FLOOR PLAN
3/16" = 1'-0"

OCEANSIDE VIEW TOWNHOMES

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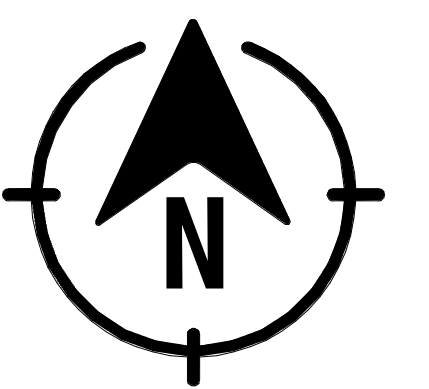
A1

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ENLARGED FLOOR PLANS-1ST LEVEL



2ND LEVEL FLOOR PLAN
3/16" = 1'-0"



OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
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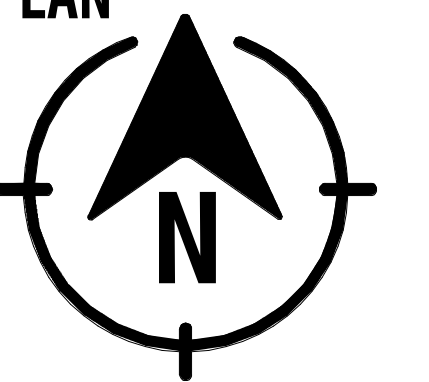
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ENLARGED FLOOR PLANS-2ND LEVEL



3RD LEVEL FLOOR PLAN
3/16" = 1'-0"



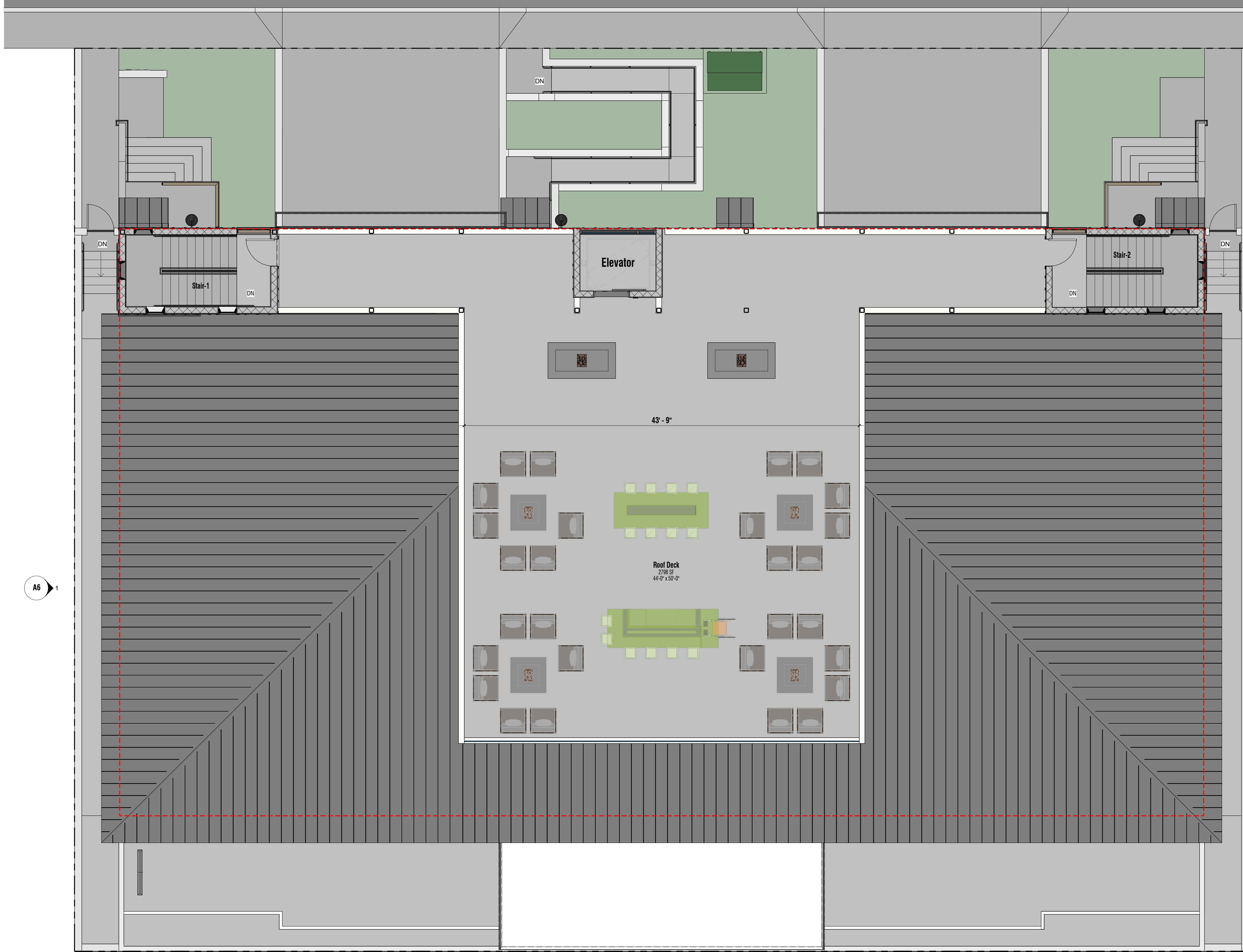
OCEANSIDE VIEW TOWNHOMES

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92054-5027

A3

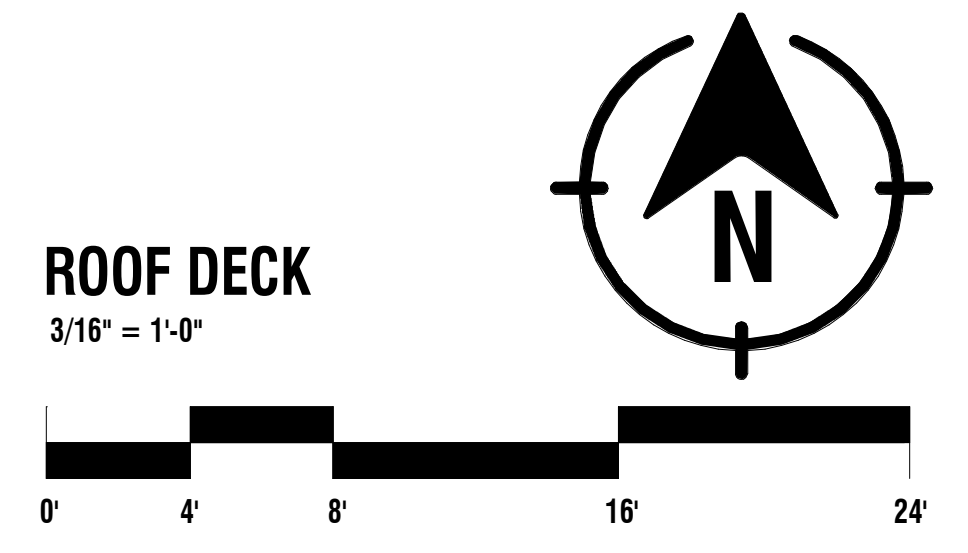
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ENLARGED FLOOR PLANS-3RD LEVEL



2 A6

A6



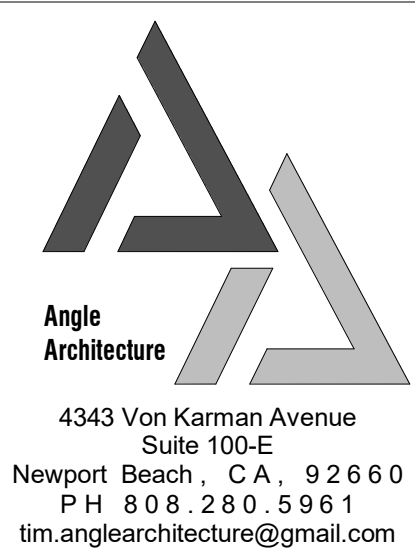
OCEANSIDE VIEW TOWNHOMES

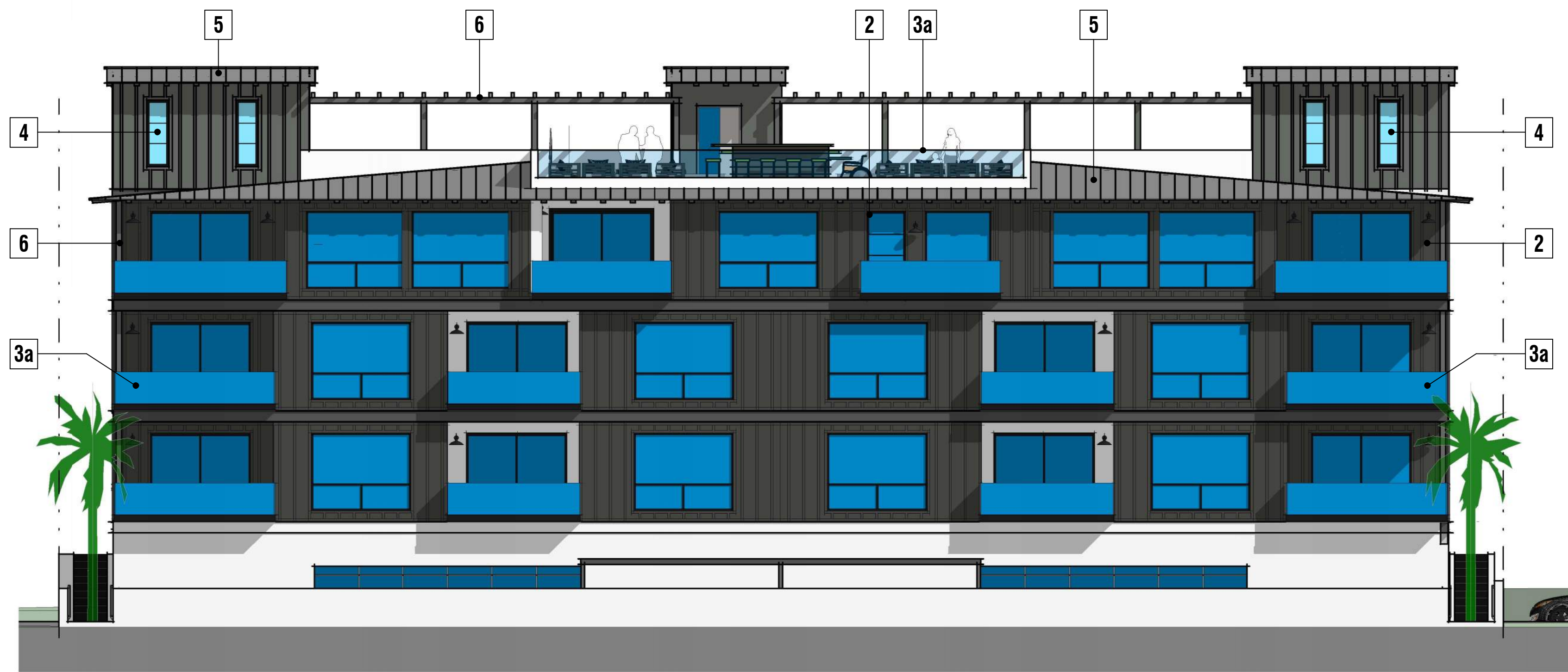
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 92054-5027

A4

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Scale	3/16" = 1'-0"

ROOF & ROOF DECK PLAN





SOUTH (RAILWAY) ELEVATION
1/8" = 1'-0"



S. CLEVELAND STREET (NORTH) ELEVATION
1/8" = 1'-0"

COLOR & MATERIALS LEGEND

- 1** Exterior Plaster
La Habra Smooth Finish
Dunn Edwards "Cool December"
DEW 683
- 2** Exterior Vertical Siding
Hardie Panel Board & Batten
Sherwin Williams "Iron Ore"
SW 7069
- 3a** Glass Guardrail
Clear Glass
Black Metal Base Shoe
- 3b** Cable Guardrail
Black Cable Rail Structure
Wood Accent Top Rail
- 4** Doors, Windows & Storefronts

Anodized Aluminum
Color: Black
- 5** Metal Roofing

Western States Metal Roofing
Color: Matte Regal White
- 6** Metal Accents & Railings
Dunn Edwards "Dark Engine"
DE6350

OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
907 S. Cleveland Street,
Oceanside, California,
92054-5027

A5

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Scale	1/8" = 1'-0"



RIGHT-SIDE (WEST) ELEVATION
1/8" = 1'-0"



LEFT-SIDE (EAST) ELEVATION
1/8" = 1'-0"

COLOR & MATERIALS LEGEND

- 1** Exterior Plaster
La Habra Smooth Finish
Dunn Edwards "Cool December"
DEW 683
- 2** Exterior Vertical Siding
Hardie Panel Board & Batten
Sherwin Williams "Iron Ore"
SW 7069
- 3a** Glass Guardrail
Clear Glass
Black Metal Base Shoe
- 3b** Cable Guardrail
Black Cable Rail Structure
Wood Accent Top Rail
- 4** Doors, Windows & Storefronts

Anodized Aluminum
Color: Black
- 5** Metal Roofing

Western States Metal Roofing
Color: Matte Regal White
- 6** Metal Accents & Railings
Dunn Edwards "Dark Engine"
DE6350

OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
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92054-5027

A6

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S. CLEVELAND STREET LOOKING SOUTH



S. CLEVELAND STREET LOOKING NORTH



COASTAL RAILWAY VIEW



ACROSS S. CLEVELAND STREET VIEW

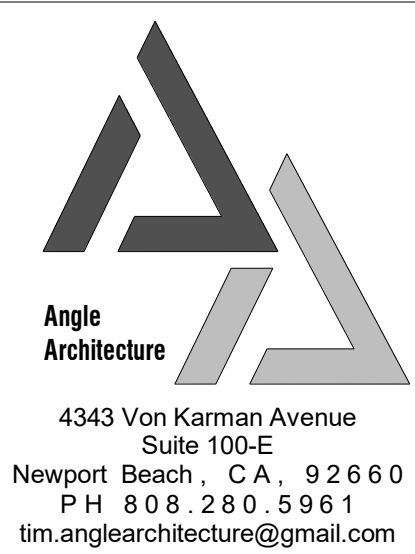
OCEANSIDE VIEW TOWNHOMES

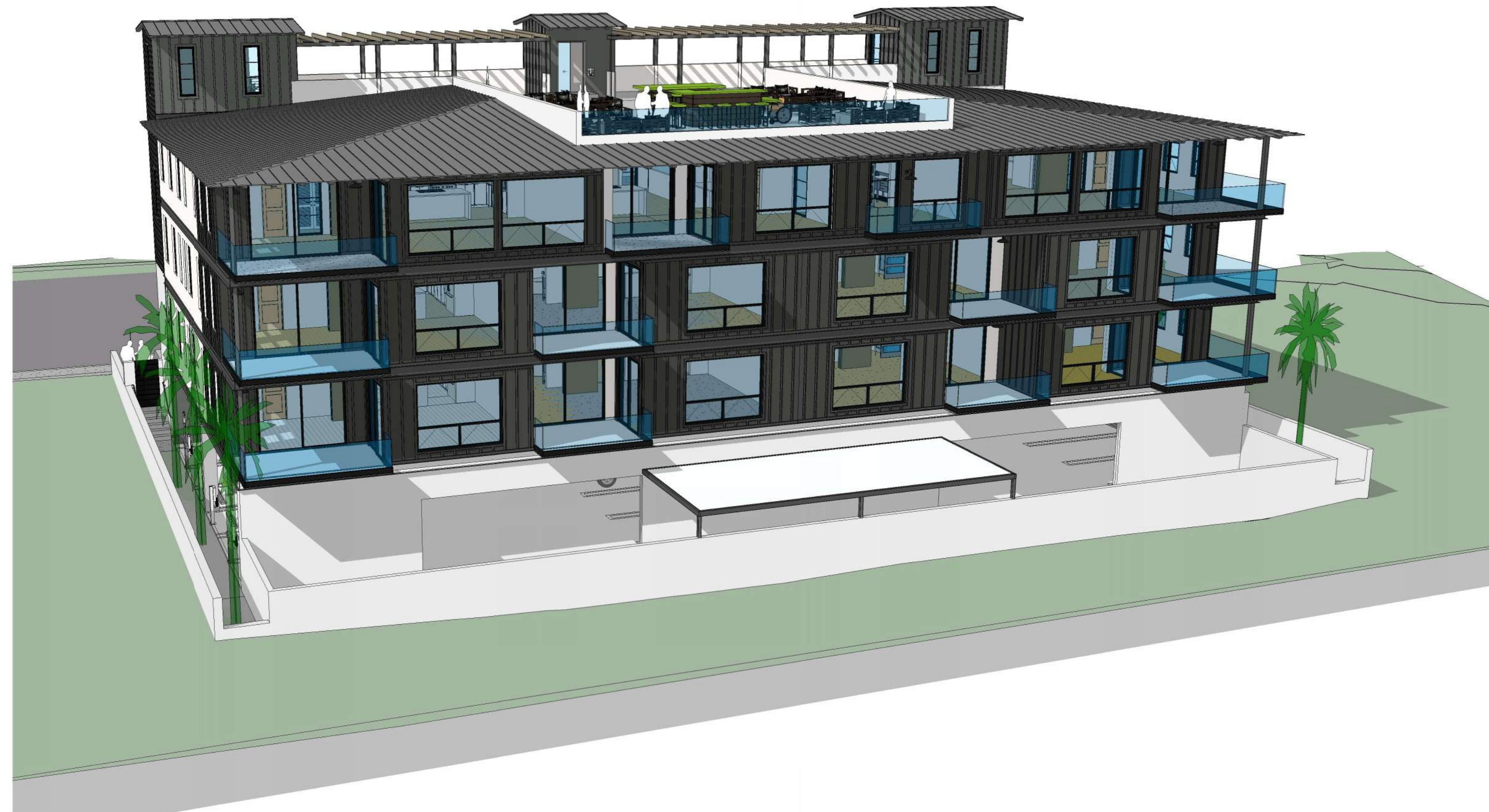
Rick & Sumiko Letourneau
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 92054-5027

A7

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Scale	

PERSPECTIVE VIEWS





COASTAL RAILWAY VIEW BIRDSEYE



S. CLEVELAND STREET BIRDSEYE

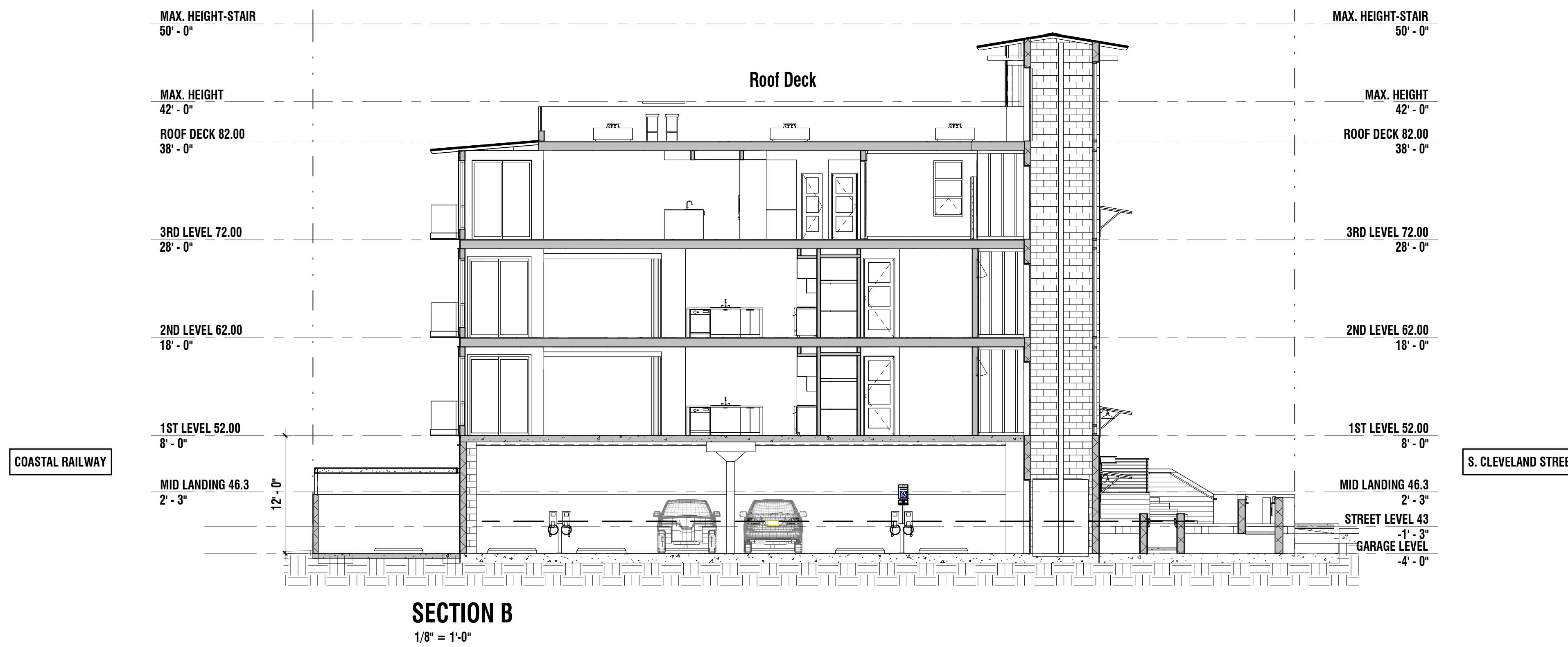
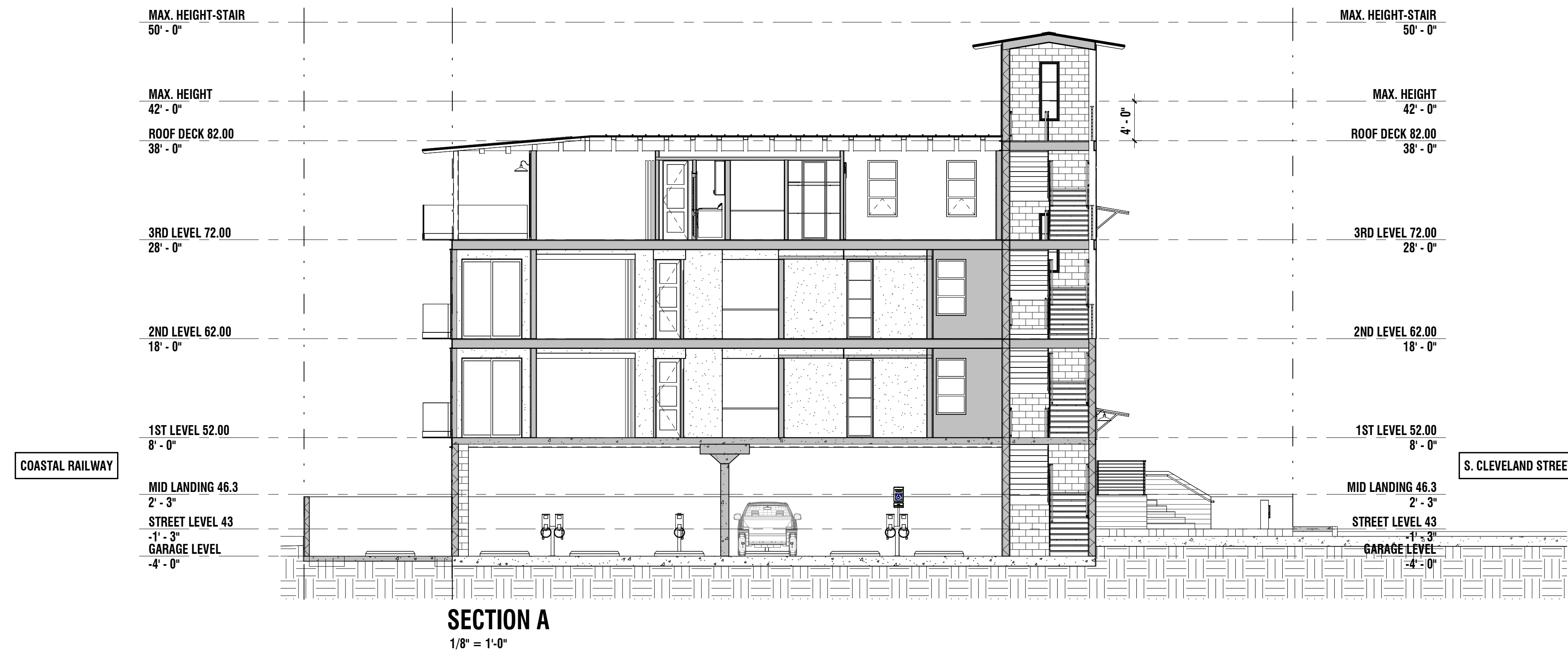
OCEANSIDE VIEW TOWNHOMES

Rick & Sumiko Letourneau
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A8

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PERSPECTIVE VIEWS



OCEANSIDE VIEW TOWNHOMES

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A9

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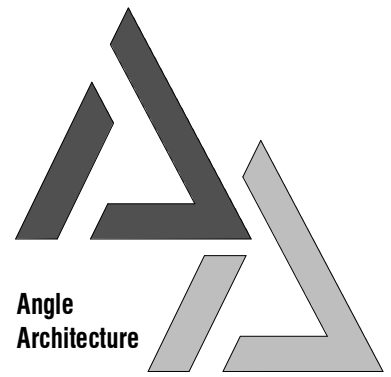
BUILDING SECTIONS

OCEANSIDE VIEW TOWNHOMES

907 S. Cleveland Street, Oceanside, California, 92054-5027

A.P.N. 150-371-14-00

Rick & Sumiko Letourneau



Angle
Architecture

4343 Von Karman Avenue
Suite 100-E
Newport Beach, CA, 92660
PH 808.280.5961
tim.anglearchitecture@gmail.com

PROJECT DESCRIPTION

The Proposed Project for 907. S. Cleveland Street is for the Development of 11-New Private For Sale Single-Level Townhomes in a 4-Story Elevator and Podium Building Configuration.

The Proposed Architectural Style is a Contemporary California Coastal Look with the Exterior Materials consisting of Scored Surface Poured in Place Concrete, Smooth Exterior Plaster, Cement Fiber Composite Board and Batten and Metal Roofing.

The Existing Site is 13,000 Square Feet (0.30 Acres) with 130' of Street Frontage onto S. Cleveland Street and the Coastal Railway Easement and 100' on the East and West Sideyards. The Site is Currently an Auto Repair Yard with Multi-Family Residential Adjacencies on the West and East Sides and Single-Family Residential on the North Side.

There is a Semi-Subterranean Parking Garage Proposed where All Resident and Guest Parking is to be Located. 26-Parking Spaces are Required and Provided.

There are 3-Floors of Residential Proposed Above the Parking Garage and a Common Area Roof Deck with an Open Ocean View on the 4th Level.

The Square Footage for the All Single-Story Flat Units is 1,555 to 2,020 Square Feet. There are 4 Unit Plans Proposed, All Units are 3-Bedroom and 3 to 3 1/2 Bathrooms, with One Plan having a Den/Office Space in Addition to the 3-Bedrooms. Proposed are Private Entry Vestibules Separating the Units from the Common Corridor. All Units have Large Private Ocean View Decks with Glass Guardrails.