



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, November 19, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposing to repair existing gas station canopy, install two (2) new canopies and add four (4) gasoline dispensers on the back side of the existing building located at 3213 Mission Avenue.

Project Number: ADM25-00049

Assessor Parcel Number(s): 146-061-01-00

Contact Person: Mohsen Arabshahi

Email: fuel@mohsenoil.com

Zoning: CG,RS

Land Use: SFD-R

Neighborhood Area: Loma Alta

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposal to add four (4) new gas pumps and expand existing convenience store at property located at 628 S. Coast Hwy.

Project Number: ADM25-00050

Assessor Parcel Number(s): 150-301-16-00

Contact Person: Mohsen Arabshahi

Email: fuel@mohsenoil.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.*

RECEIVED

AUG 04 2025

To be completed by City staff

Susanna

Project Number: ADM 25 - 00049



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: 3213 MISSION AVE Oceanside CA 92052
Assessor's Parcel Number: 146-061-01-00 Lot Area (acres or SF):
Existing Use: GAS STATION

Brief Description of Proposal:

REPAIR EXISTING CANOPY INSTALL 2 NEW CONOPIES AND ADD 4 GASOLINE DISPENSERS ON THE BACK OF THE BUILDING.

Property Owner & Applicant Information

Owner Name: MOHSEN ARABSHAHI
Phone Number & E-Mail Address: 760-644-2555 - FUEL@MOHSENOIL.COM
Applicant Name: MOHSEN OIL TAC
Phone Number & E-Mail Address: SAME AS ABOVE

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: 9-24-25 Time preference: 10:30 am
2nd choice date: 10-8-25 Time preference: 10:30 am

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:

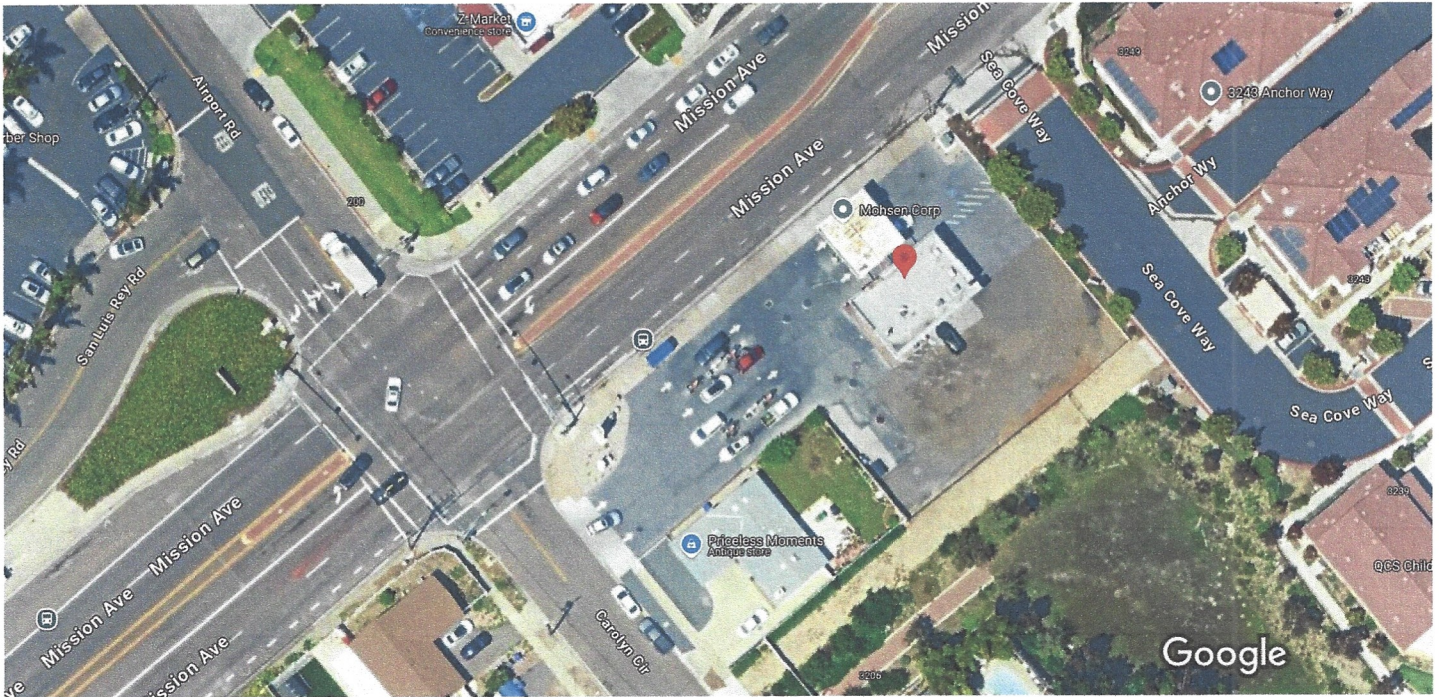
- Project description letter
Regional and vicinity maps (e.g. Google Maps aerial)
Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: November 19, 2025 Time: 09:30am
Assigned Project Planner: Lydia Grego



3213 Mission Ave



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft



Work

Building



Directions



Save



Nearby



Send to phone



Share

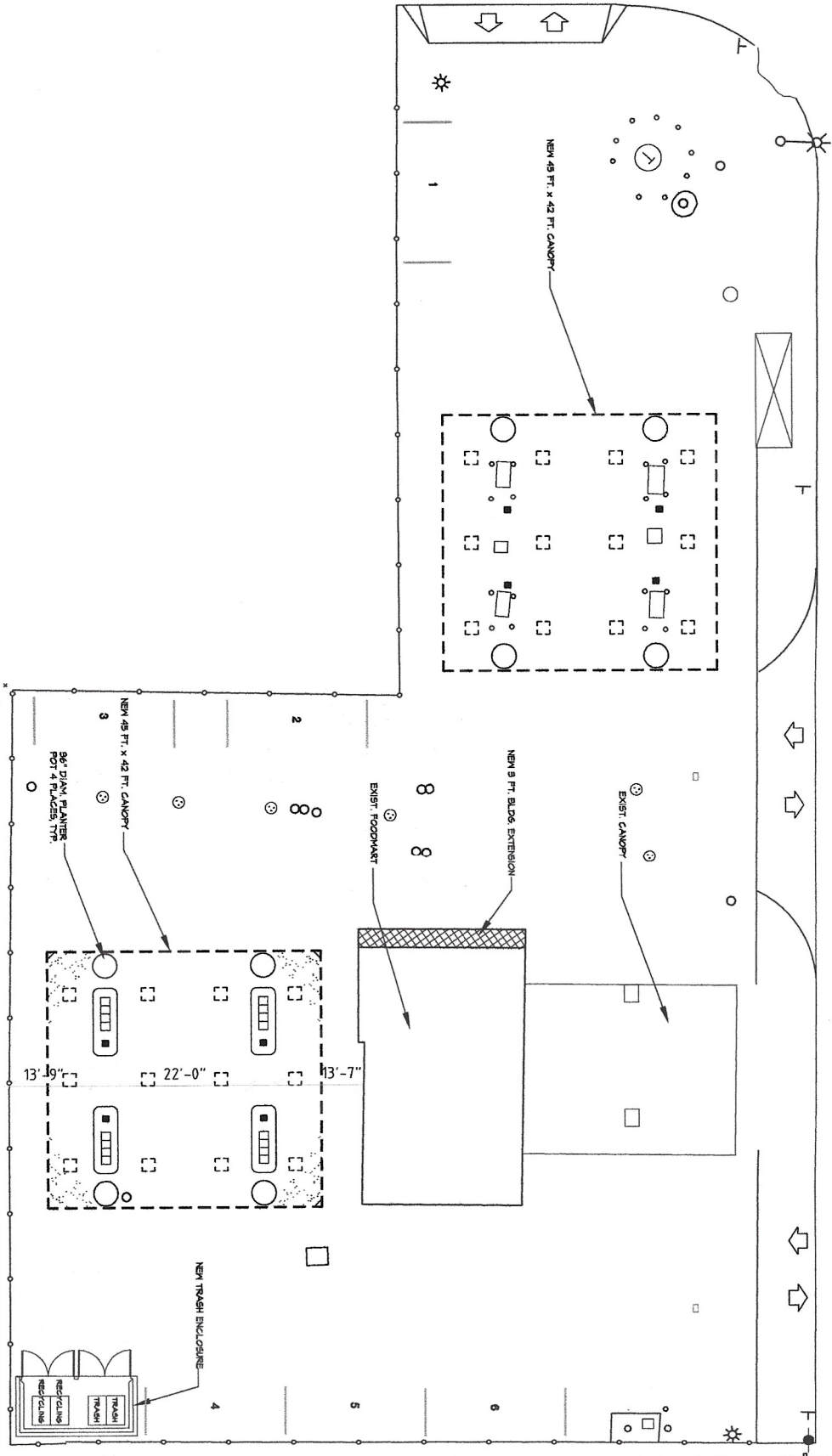


3213 Mission Ave, Oceanside, CA 92054

Photos

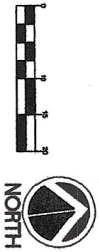
CAROLYN CIRCLE

MISSION AVENUE



PROPOSED SITE PLAN

SCALE: 1" = 10' - 0"



PREPARED BY:
MALEK ENGINEERS, INC.
 1080 PEARL BLVD., SUITE 714
 SAN DIEGO, CA. 92107
 PHONE NO. (619) 453-7399

PROJECT ADDRESS:
 3213 MISSION AVE.
 OCEANSIDE, CA. 92056

PROJECT NAME:
 OCEANSIDE, CA. 92056

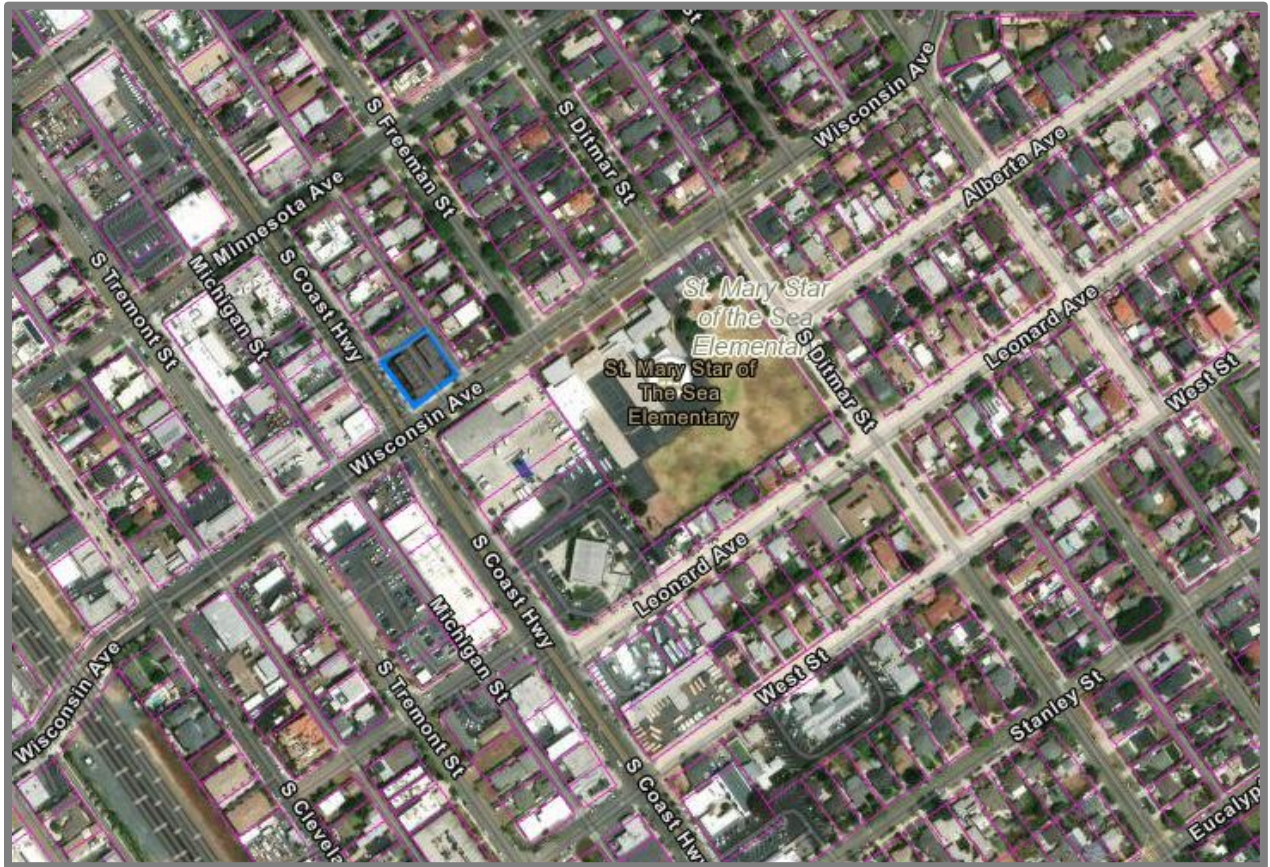
SHEET TITLE:
 PROJECT NO. 32000X DATE: 9-09-23

MALEK ENGINEERS, INC.
 1080 PEARL BLVD., SUITE 714
 SAN DIEGO, CA. 92107
 PHONE NO. (619) 453-7399

NO. DATE REVISIONS

SHEET NO. **SD1**
 OF **X**

ITEM 2





Project Number: ADM 25 - 00050



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: 628 S. Coast Hwy Oceanside CA 92054
Assessor's Parcel Number: 150-301-16-00 Lot Area (acres or SF): AMS 150-301-05-00
Existing Use: Gas Station

Brief Description of Proposal:
ADD 4 NEW GAS PUMPS ON 624 S. COAST HWY AND extend EXISTING CONVENIENCE STORE.

Property Owner & Applicant Information

Owner Name: MOHSEN ARABSHAHI
Phone Number & E-Mail Address: 760 644 2555 FUEL@MOHSENOIL.COM
Applicant Name: Mohsen Oil Inc.
Phone Number & E-Mail Address: SAME AS ABOVE.

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: 5/28/25 ⁹⁻²⁴⁻²⁵ Time preference: 9:30 am 10:30 am either
2nd choice date: 5/30/25 ¹⁰⁻⁸⁻²⁵ 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 _____

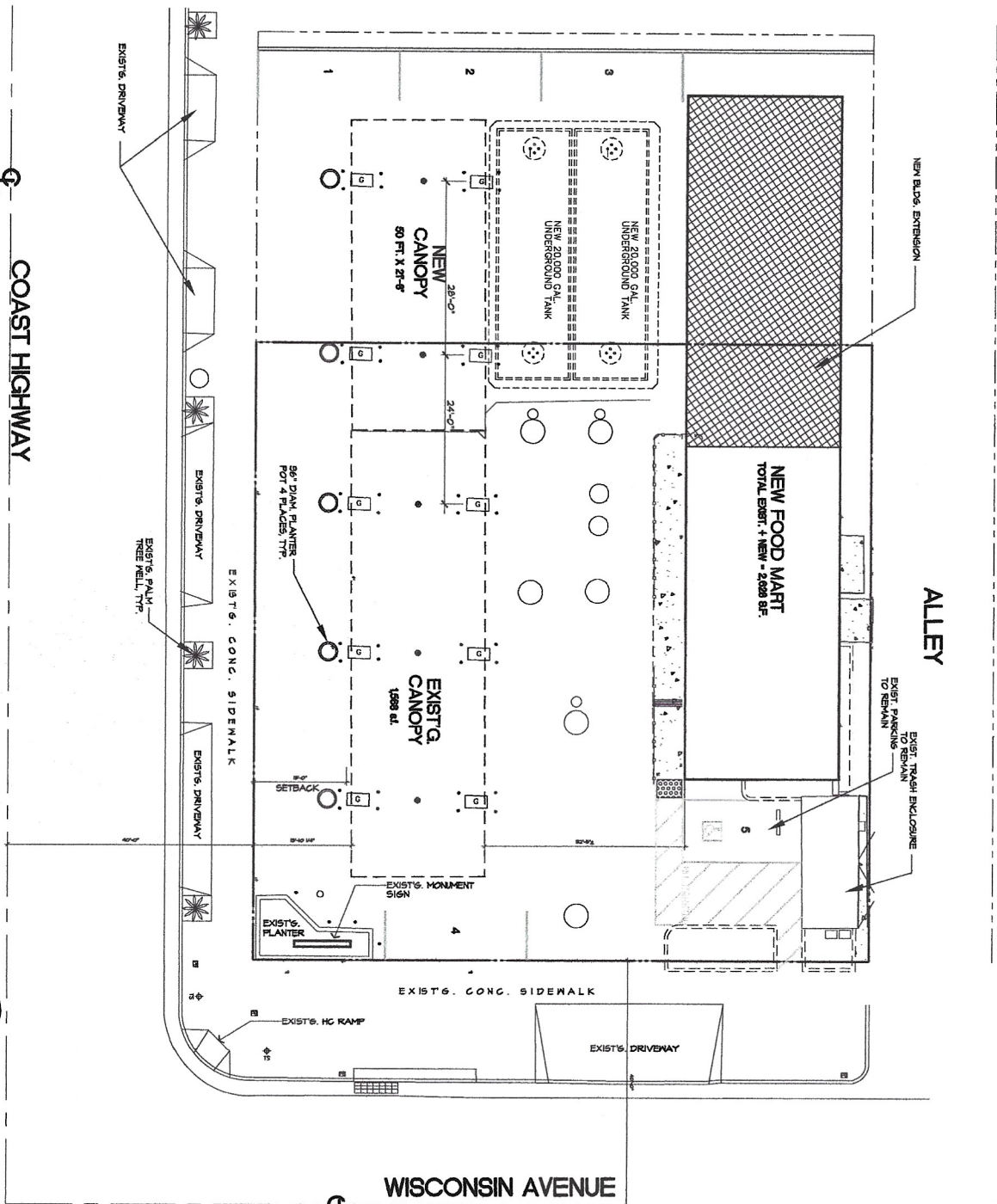
Email the following PDF documents to PlanningStaff@oceansideca.org:

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

To be completed by City staff:

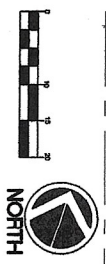
Assigned meeting date: November 19, 2025 Time: 10:30am
Assigned Project Planner: Lydia Grego

ALL IDEAS, SKETCHES AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF MALEK ENGINEERS, INC. AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY, AND SHALL NOT BE USED FOR ANY PURPOSE, WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THERE SHALL BE NO CHANGES OR DIMENSIONS FROM THESE DRAWINGS WITHOUT THE EXPRESSED CONSENT OF THE ENGINEER.



PROPOSED SITE PLAN

SCALE: 1" = 10' - 0"



624-628 COAST HIGHWAY
OCEANSIDE, CA. 92054

PREPARED BY:
 NAME: MALEK ENGINEERS, INC.
 ADDRESS: 1080 PARK BLVD., SUITE 714
 SAN DIEGO, CA. 92101
 PHONE NO.: (619) 452-2339

PROJECT ADDRESS:
 624-628 COAST HIGHWAY
 OCEANSIDE, CA. 92054

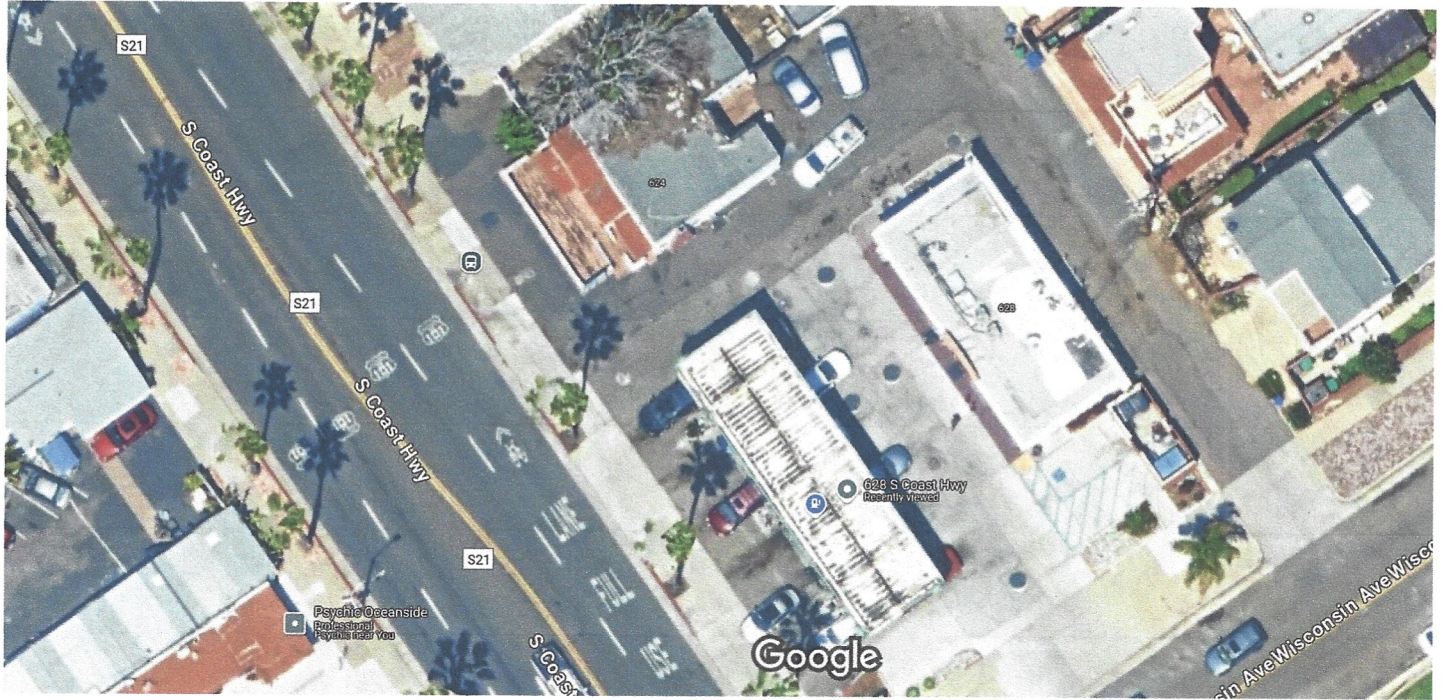
PROJECT NAME:

NO. DATE REMARKS

MALEK ENGINEERS, INC.
 1080 PARK BLVD., SUITE 714
 SAN DIEGO, CA. 92101
 TEL. (619) 452-2339 FAX (619) 452-2339

SHEET NO. _____ OF _____
 SHEET _____ OF _____

JOB NO. 32200X DATE 8-19-93



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