



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, January 7, 2026

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed development is an SB 1123 small lot subdivision. Existing parcel is a .39-acre vacant single-family lot. Proposed project is to divide existing lot into 6 lots with SF homes averaging 1750 sf. Site is located at 0 Ivy Street.

Project Number: ADM25-00071

Assessor Parcel Number(s): 154-190-44-00

Contact Person: Jesse Leon

Email: jesse@procaldesign.com

Zoning: Single Family Residential

Land Use: Vacant Residential - Generic

Neighborhood Area: Fire Mountain

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed development is an SB 1123 small lot subdivision. Existing parcel is a .44-acre vacant single-family lot. Proposed project is to divide existing lot into 8 lots with SF homes averaging 1750 sf. Site is located at 0 Fire Mtn Drive.

Project Number: ADM25-00072

Assessor Parcel Number(s): 154-190-43-00

Contact Person: Jesse Leon

Email: jesse@procaldesign.com

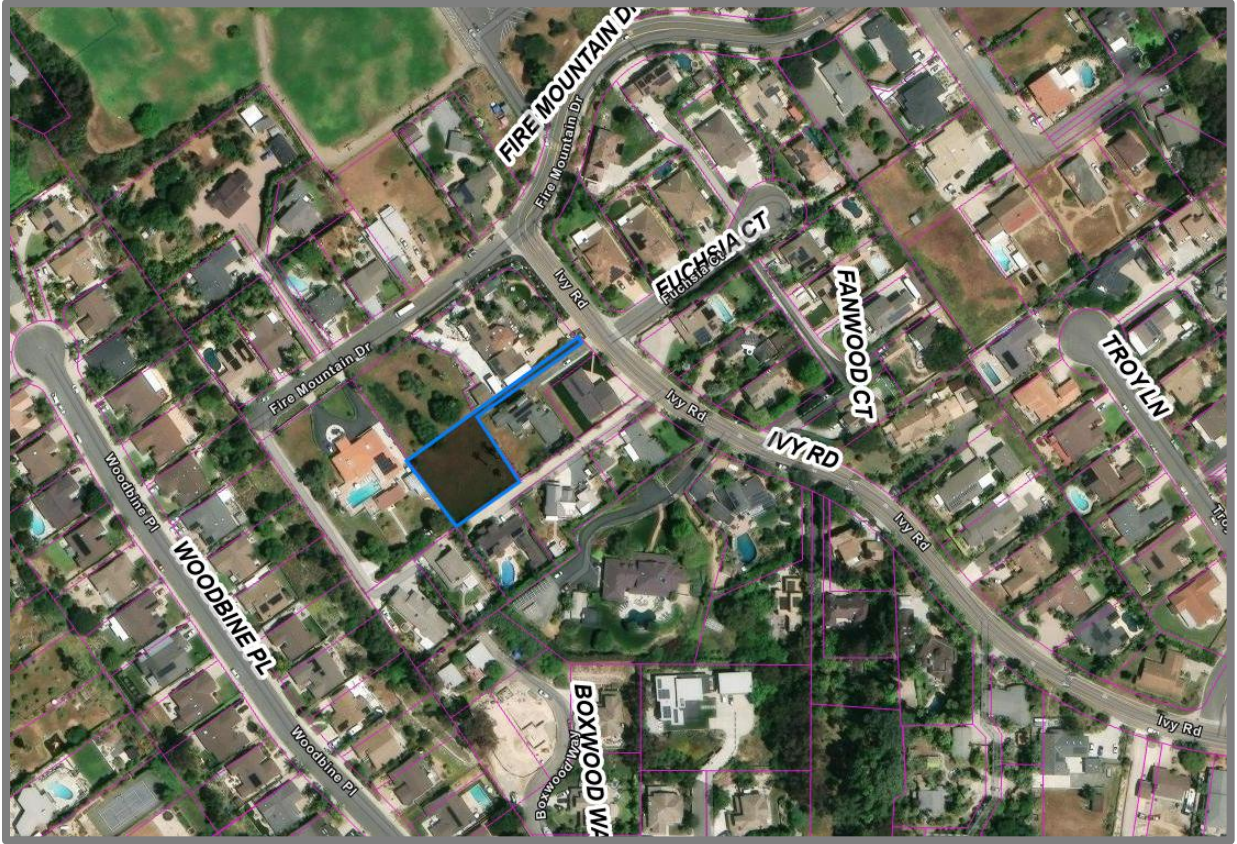
Zoning: Single Family Residential

Land Use: Vacant Residential - Generic

Neighborhood Area: Fire Mountain

** 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:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

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: _____

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

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 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:

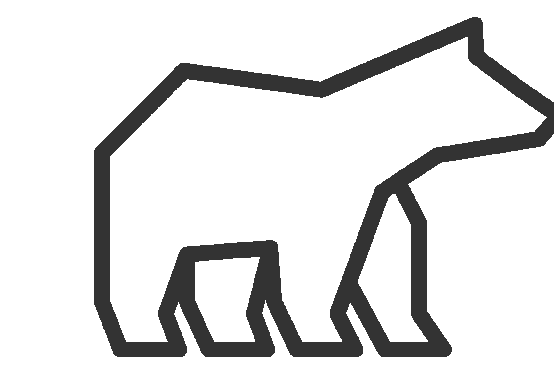
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner:



PRO-CAL DESIGN & ENGINEERING

4423 CASS ST. SAN DIEGO CA 92109
(858) 412-5600

THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY THE ARCHITECT AND/OR ENGINEER. BLUEPRINTS OR PHOTOCOPIES OF SEAL AND SIGNATURE ARE INVALID.

PRO-CAL DESIGN EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & SPECS. EVERYTHING REPRESENTED IN THIS DRAWING IS OWNED BY AND THE PROPERTY OF PRO-CAL DESIGN. ALL IDEAS, DESIGNS AND/OR ARRANGEMENTS SHALL NOT BE REPRODUCED, COPIED, CHANGED, SUBMITTED OR DISCLOSED IN ANY FORM WITHOUT WRITTEN CONSENT OF PRO-CAL DESIGN.

FIRE MOUNTAIN TOWNHOMES

1723 FIRE MOUNTAIN DRIVE, OCEANSIDE, CA

SDRE HOMEBUYERS

CLIENT:

PRO-CAL JOB #: N/A
DESIGNED BY: Designer
CHECKED BY: Checker

SUBMITTAL 1
SUBMITTAL 2
SUBMITTAL 3
SUBMITTAL 4
SUBMITTAL 5

ISSUES / REVISIONS

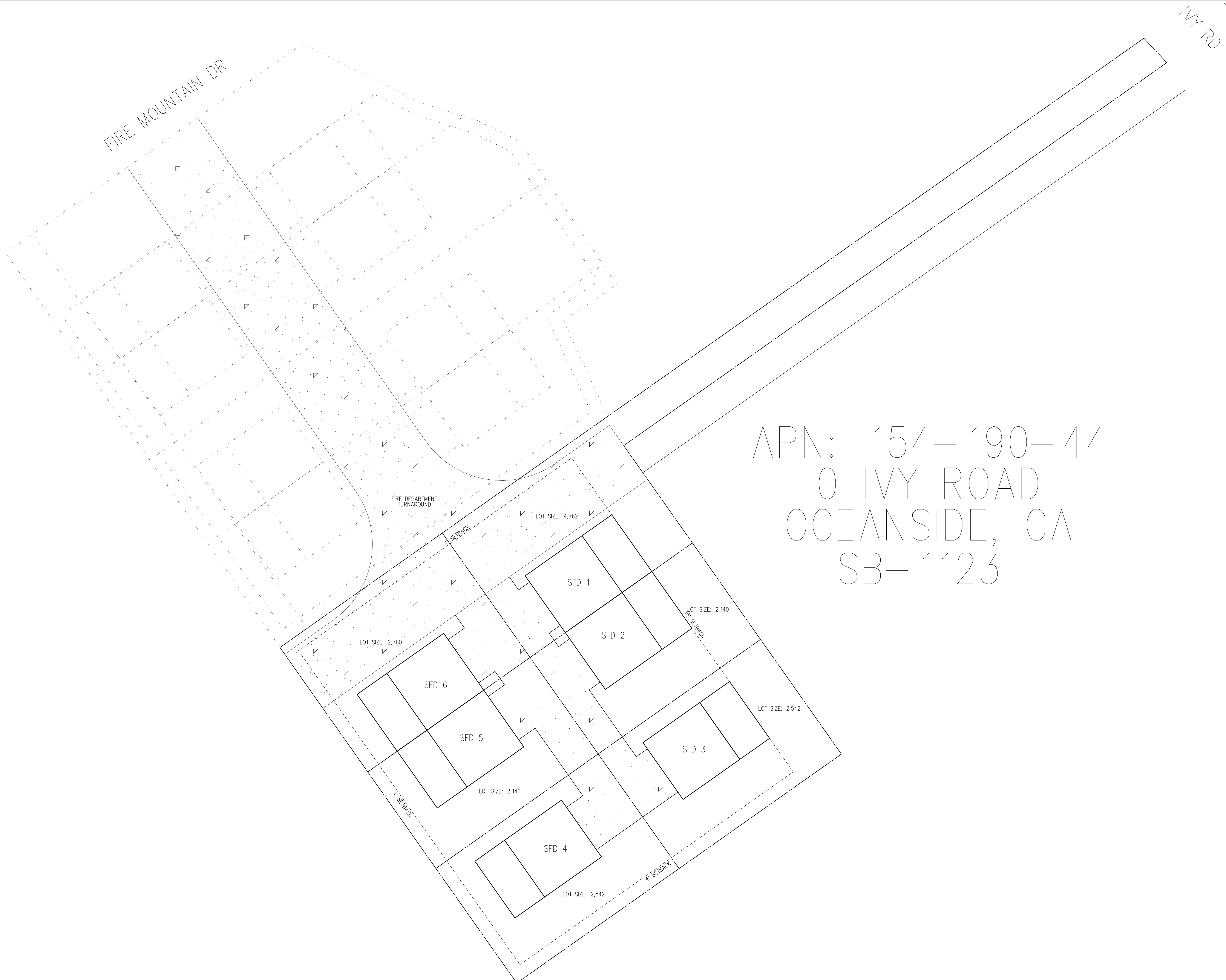
NO.	DESCRIPTION	DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER
A100.1

11/5/2025 1:54:28 PM



Project Description Letter:

0 Ivy st. small lot subdivision

APN: 154-190-44-00

Owner

Applicant: Jesse Leon

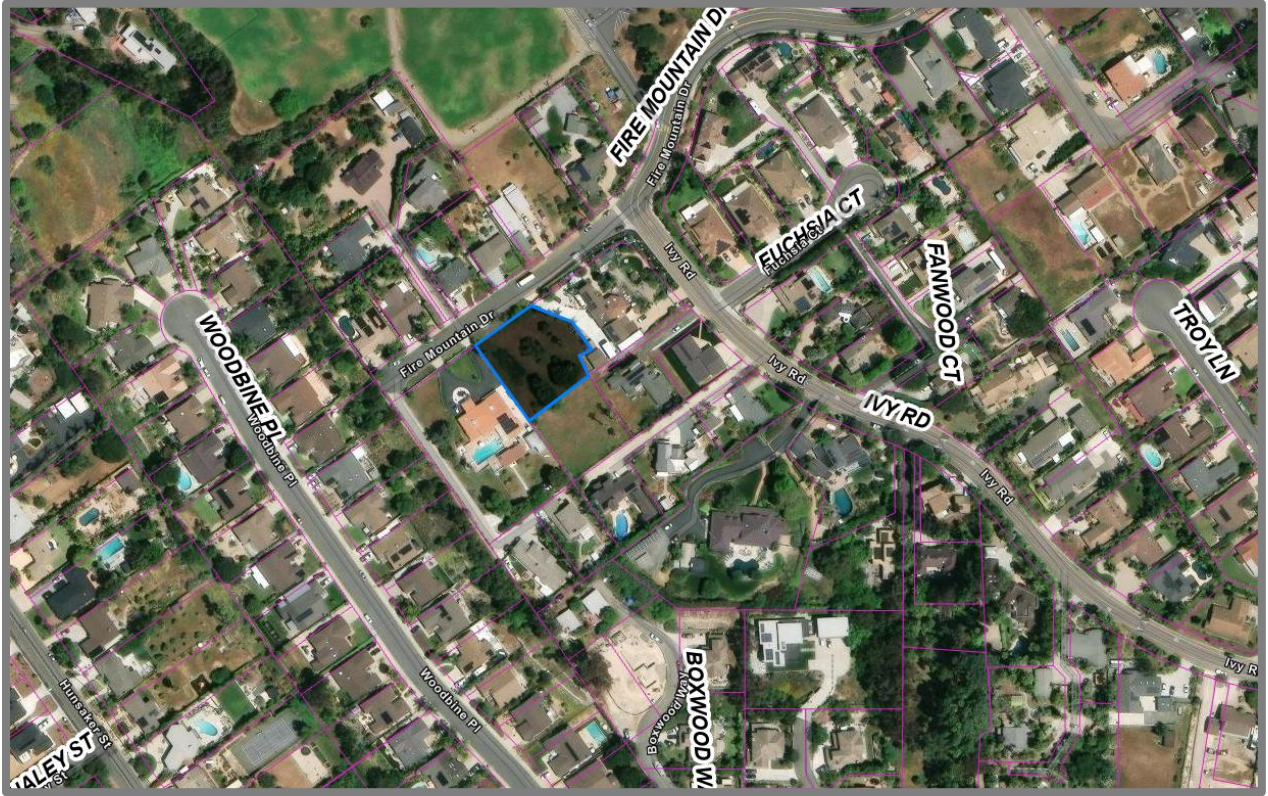
Scope of work:

Proposed development is a SB1123 small lot subdivision pursuant to gov't code [66499.41](#).

The Existing parcel is a .39 acre vacant single family zoned lot identified in the housing element with a capacity of one dwelling.

The proposed project scope is a ministerial subdivision of the existing lot to 6 proposed lots with single family homes averaging 1750 sf. The project will utilize both an existing access easements from Ivy st. along with a proposed access easement through the adjacent lot fronting Fire Mountain Dr. (APN 154-190-43-00)

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:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

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: _____

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

Requested Meeting Date/Time (please provide 2 options)

1st choice date: 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:

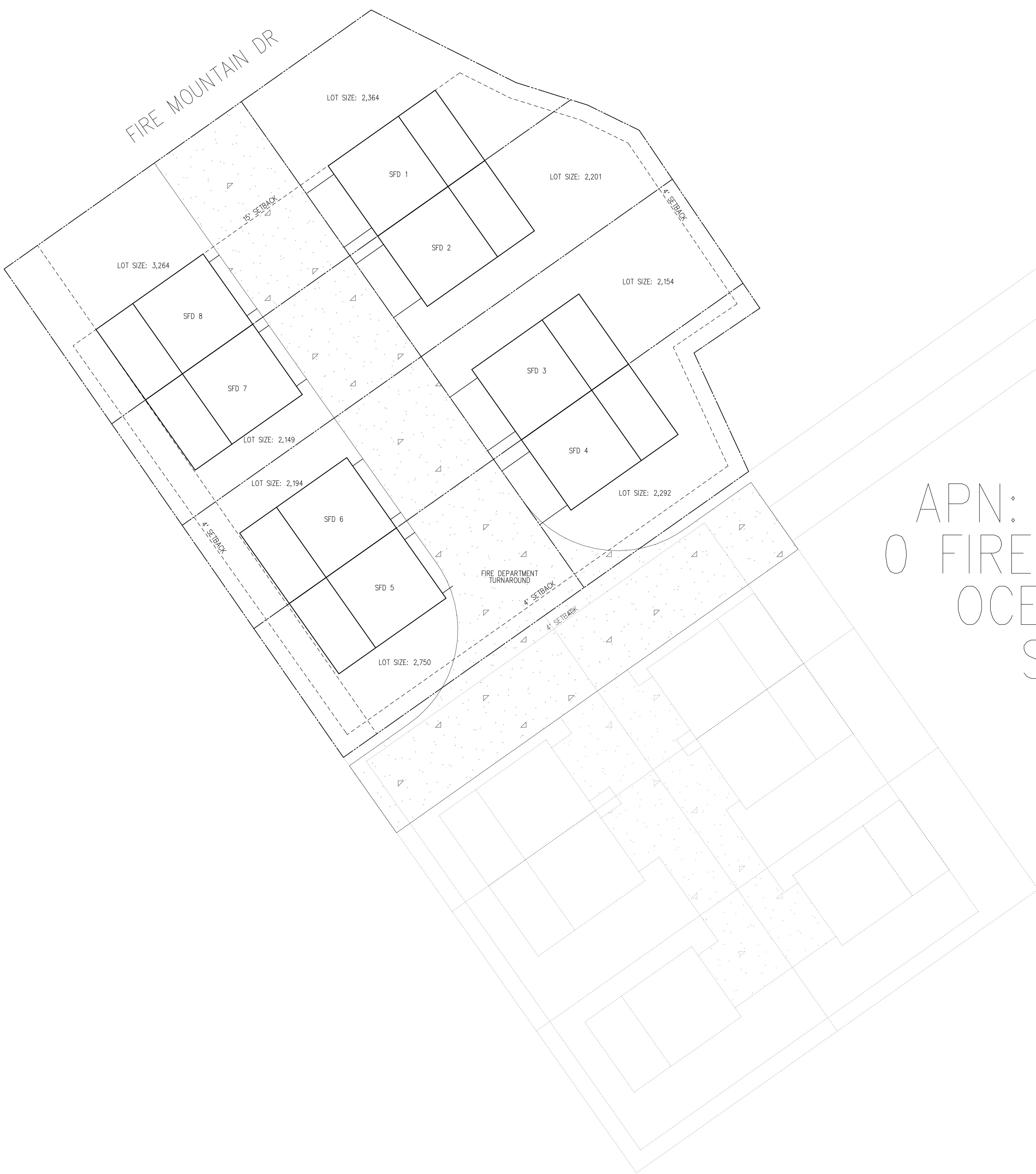
Assigned meeting date:

Time:

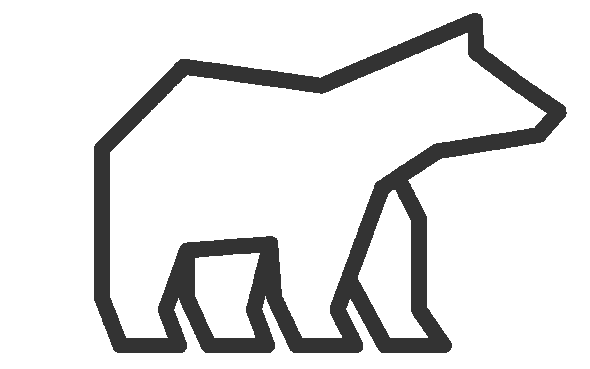
Assigned Project Planner:

IVY RD

FIRE MOUNTAIN DR



APN: 154-190-43
 0 FIRE MOUNTAIN RD
 OCEANSIDE, CA
 SB-1123



PRO-CAL
 DESIGN &
 ENGINEERING

4423 CASS ST. SAN DIEGO CA 92109
 (858) 412-5600

THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY THE ARCHITECT AND/OR ENGINEER. BLUEPRINTS OR PHOTOCOPIES OF SEAL AND SIGNATURE ARE INVALID.

PRO-CAL DESIGN EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & SPECS. EVERYTHING REPRESENTED IN THIS DRAWING IS OWNED BY AND THE PROPERTY OF PRO-CAL DESIGN. ALL IDEAS, DESIGNS AND/OR ARRANGEMENTS SHALL NOT BE REPRODUCED, COPIED, CHANGED, SUBMITTED OR DISCLOSED IN ANY FORM WITHOUT WRITTEN CONSENT OF PRO-CAL DESIGN.

FIRE MOUNTAIN TOWNHOMES

1723 FIRE MOUNTAIN DRIVE, OCEANSIDE, CA

SDRE HOMEBUYERS

CLIENT:

PRO-CAL JOB #:	N/A
DESIGNED BY:	Designer
CHECKED BY:	Checker

SUBMITTAL 1	
SUBMITTAL 2	
SUBMITTAL 3	
SUBMITTAL 4	
SUBMITTAL 5	

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER
A100

11/5/2025 1:54:28 PM

Project Description Letter:

0 Fire Mountain Dr. small lot subdivision

APN: 154-190-43-00

Owner

Applicant

Scope of work:

Proposed development is a SB1123 small lot subdivision pursuant to gov't code [66499.41](#).

The Existing parcel is a .44 acre vacant single family zoned lot identified in the housing element with a capacity of one dwelling.

The proposed project scope is a ministerial subdivision of the existing lot to 8 proposed lots with single family homes averaging 1750 sf. The project will include proposed access and utility easements for the adjacent flag lot off Ivy st. (APN 154-190-44-00)