



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, February 11, 2026

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed removal of existing market rate home and replace with four (4) new 2-story condo units with private garages accessed from the alley. 2 Condo units will have roof decks. Located on a .158-acre lot at 1821 S. Tremont St.

Project Number: ADM25-00076

Assessor Parcel Number(s): 153-262-33-00

Contact Person: Kirk Moeller

Email: kirk@kmarchitectsinc.com

Zoning: R-3

Land Use: C-RH

Neighborhood Area: South O

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed total of three (3) new condo units with private garages. One (1) 1-story & two (2) 3-story units on a .158-acre vacant site located at 1216 S. Pacific St.

Project Number: ADM25-00080

Assessor Parcel Number(s): 152-146-04-00

Contact Person: Kirk Moeller

Email: kirk@kmarchitectsinc.com

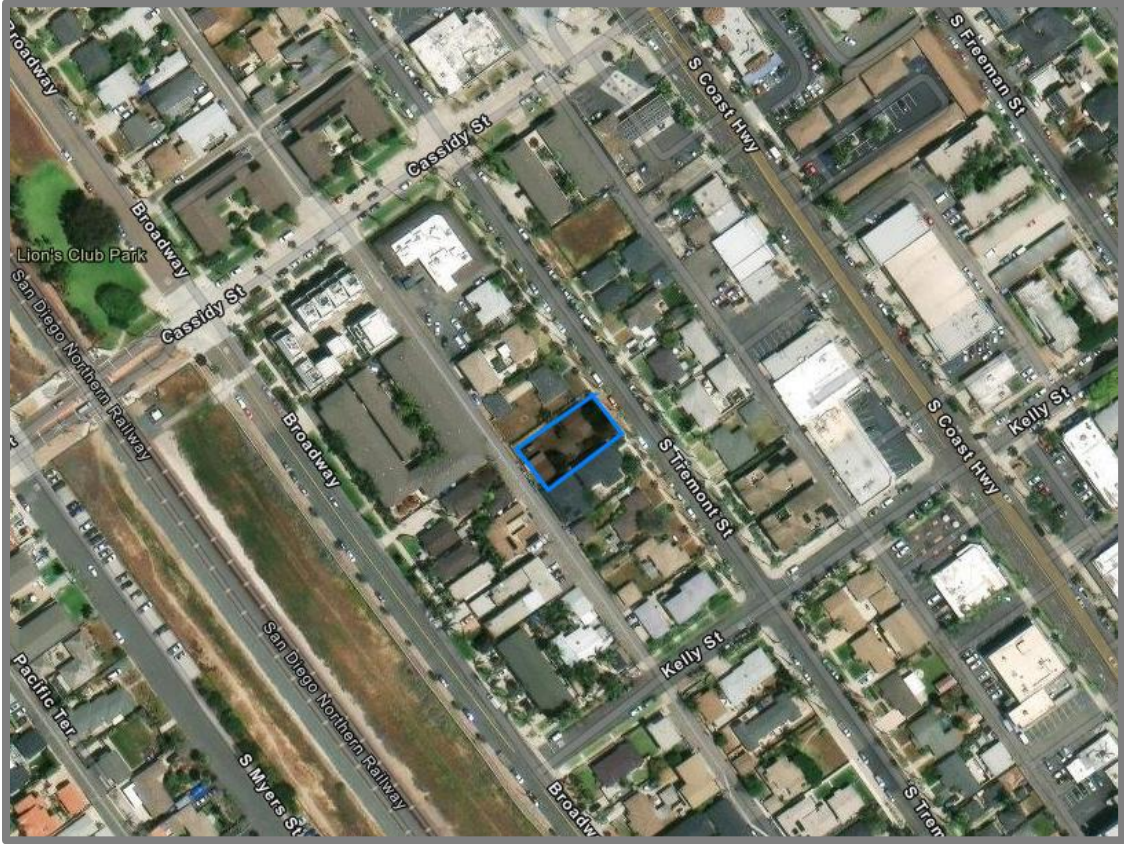
Zoning: RT

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.*

ITEM 1





Development Services Department – Planning Division
300 North Coast Highway | Oceanside, CA 92054 | (760) 435-3520

Project Number:
ADM 25 - 00076

Developer’s Conference Application

General Information

Applicant Name: Kirk Moeller - Kirk Moeller Architects, Inc.
Applicant Address: 2888 Loker Ave. E. Suite 317 Carlsbad, CA 92010
Applicant Email Address: kirk@kmarchitectsinc.com Applicant Phone: 760-814-8128
Property Owner Name: 1821 S. Tremont St, LLC. (Missy Barbera)
Property Owner Address: 1106 2nd St. #426 Encinitas, CA 92024
Property Owner Email Address: missy@skyhorseconstruction.com Property Owner Phone: 760-685-8500

To be completed if Applicant is not 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)

Property Information

Property Address: 1821 South Tremont Street
Assessor’s Parcel Number (APN): 153-262-33-00 Lot Size: .158 AC
Existing Use: Existing single family home
Brief Description of Project Proposal: remove existing market rate home and replace with 4 new condo units with garages.

Requested Meeting Date & Time (please provide 2 options)

1st Choice Date: 12-17-24 Time Preference: 9:30 am 10:30 am either
2nd Choice Date: 1-7-26 Time Preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Traffic Solid Waste Other

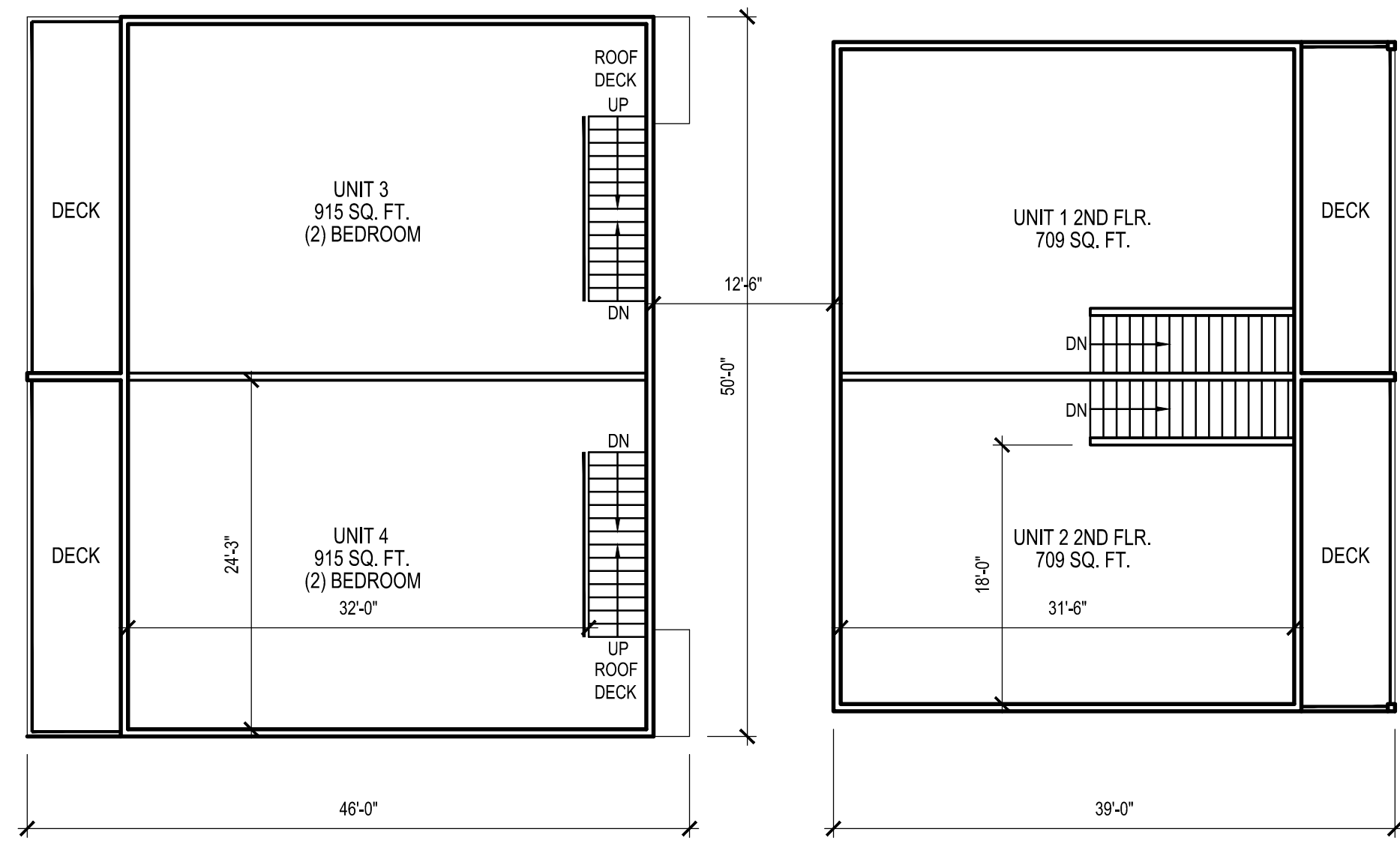
Required Documents (Attach to application or email to planneroftheday@oceansideca.org)

Project Description Letter Vicinity Map (Aerial Image) Conceptual Site Plan & Elevations

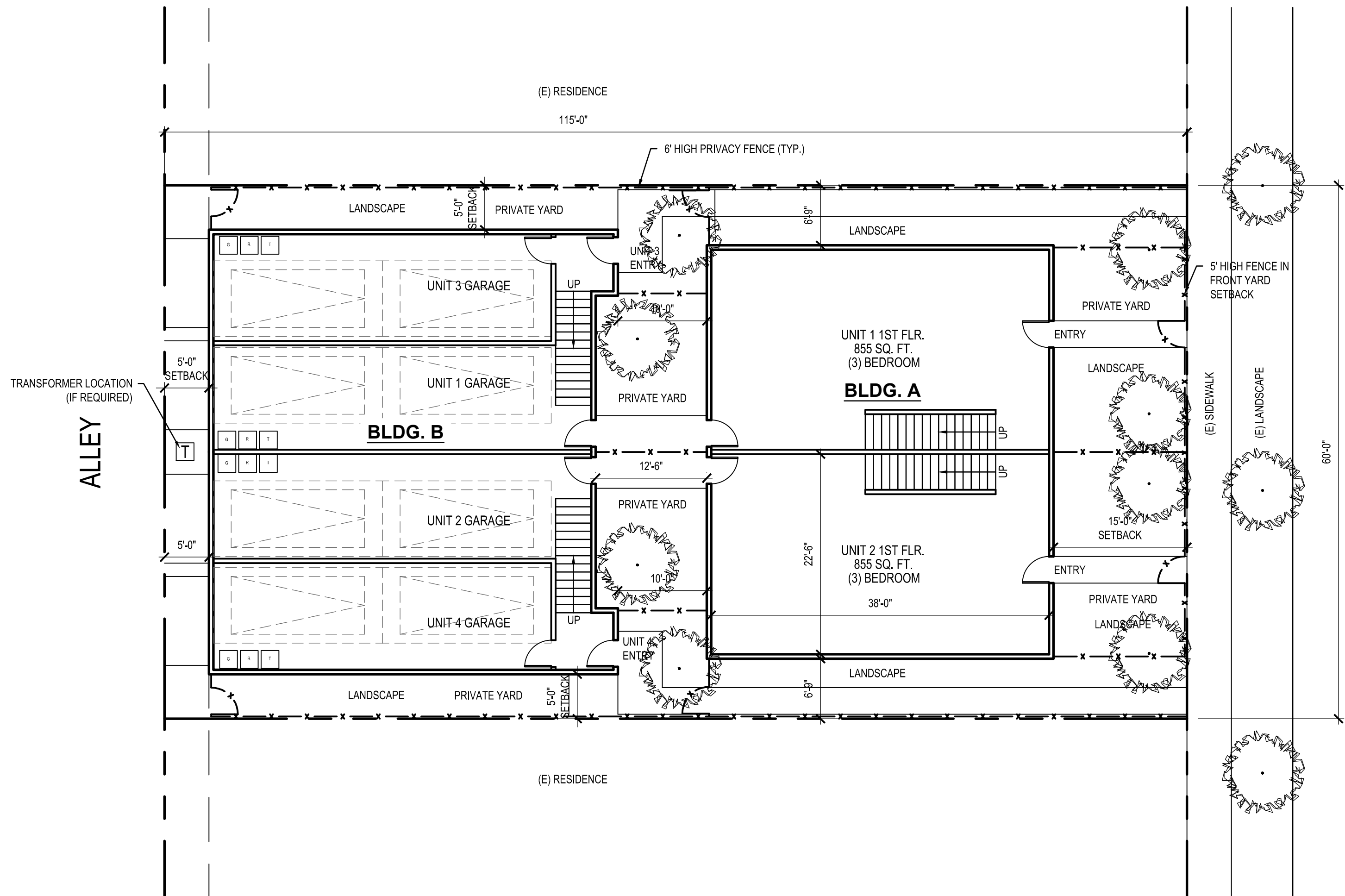
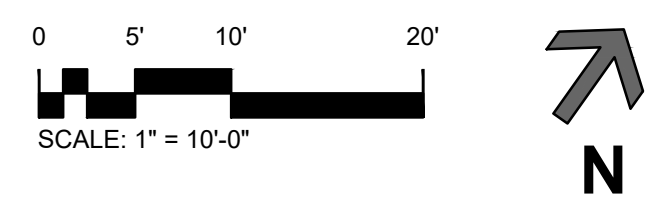
To be completed by City Staff

Assigned Meeting Date: FEBRUARY 11, 2026 Time: 09:30AM

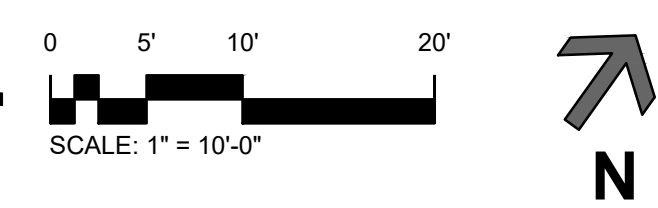
Assigned Project Planner: Lydia Grego



2ND FLOOR PLAN



PRELIMINARY SITE PLAN



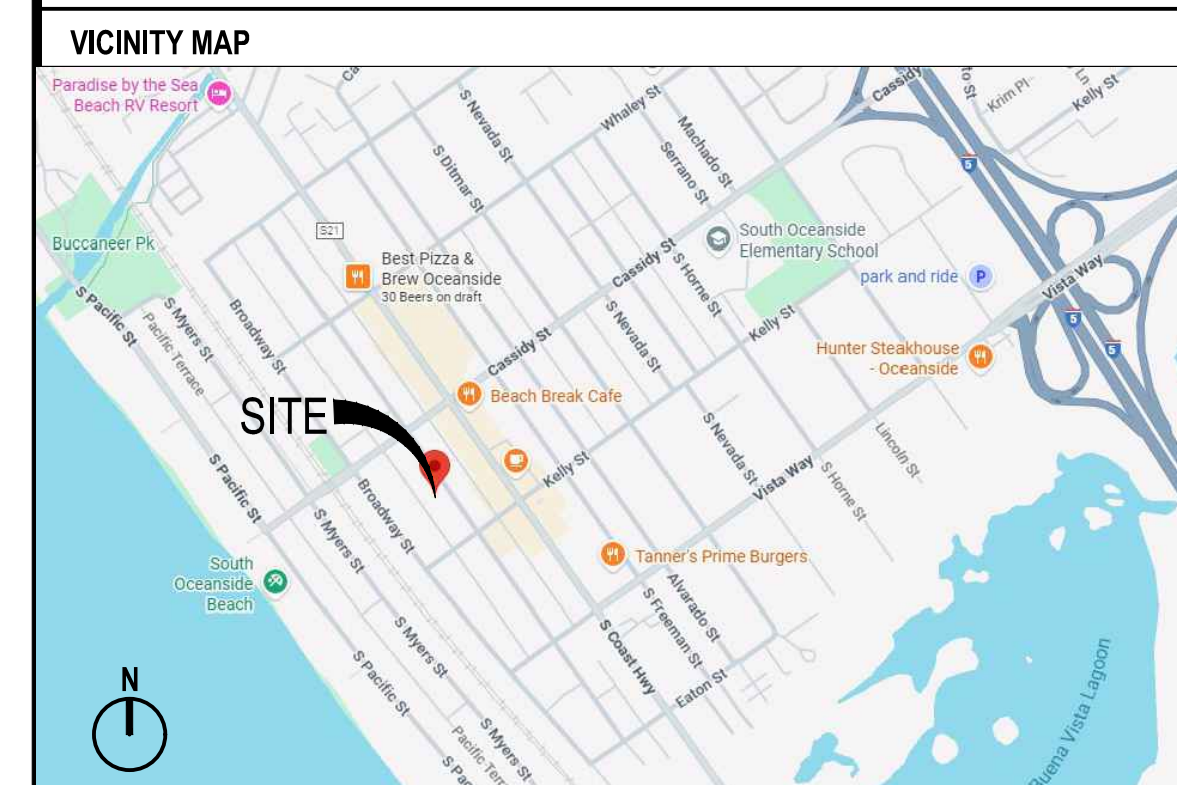
PROJECT TEAM			
OWNER:	1821 S. TREMONT ST, LLC MISSY BARBERA 760-885-8500 1106 SECOND ST. #26 ENCINITAS, CA 92024 missy@skyhorseconstruction.com	CIVIL ENGINEER:	T.B.D.
ARCHITECT:	KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE. 317 CARLSBAD, CA. 92010 T: 760-814-8128 kirk@kmarchitectsinc.com	LANDSCAPE ARCHITECT:	T.B.D.

LEGAL DESCRIPTION
FOR APN/PARCEL ID: 153-262-33-00

LOT F IN BLOCK 16 OF SOUTH OCEANSIDE REFILES 1890, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890

PROJECT DESCRIPTION
EXISTING MARKET RATE SINGLE FAMILY RESIDENTIAL HOUSE WITH DETACHED GARAGE/ RESIDENTIAL UNIT TO BE DEMOLISHED AND REPLACED WITH (2) 2-STORY BUILDINGS CONSISTING OF (2) 2-STORY CONDOMINIUM UNITS AND A 2-STORY BUILDING CONSISTING OF 2 CONDOMINIUM UNITS ABOVE GARAGES WITH ROOF DECKS (TOTAL 4-UNITS). ALL RESIDENTIAL UNITS HAVE PRIVATE GARAGES ON THE FIRST FLOOR OF THE BUILDING ACCESSED FROM THE ALLEY.

PROJECT SUMMARY										
ASSESSORS PARCEL NUMBER:	153-262-33-00									
ADDRESS:	1821 S. TREMONT STREET OCEANSIDE, CA 92054									
GROSS ACREAGE:	6.900 SQ. FT. / .158 AC.									
ZONE:	R-3 CZ (COASTAL ZONE)									
GENERAL PLAN:	C-RH COASTAL HIGH DENSITY									
GROSS FLOOR AREA:	T.B.D.									
STORIES:	2									
TYPE OF CONSTRUCTION:	V-8									
OCCUPANCY:	R-3									
FIRE SPRINKLERS:	YES (NFPA 13R)									
FIRE ALARM:	YES									
MAXIMUM HEIGHT:	35'									
NEW DWELLING UNIT SUMMARY:	<table border="0"> <tr> <td>UNITS 1 & 2</td> <td>TWO STORY</td> <td>1,564 SF</td> </tr> <tr> <td>UNITS 3 & 4</td> <td>ONE STORY</td> <td>915 SF</td> </tr> <tr> <td colspan="2">TOTAL UNIT SQUARE FOOTAGE =</td> <td>4,958 SF</td> </tr> </table>	UNITS 1 & 2	TWO STORY	1,564 SF	UNITS 3 & 4	ONE STORY	915 SF	TOTAL UNIT SQUARE FOOTAGE =		4,958 SF
UNITS 1 & 2	TWO STORY	1,564 SF								
UNITS 3 & 4	ONE STORY	915 SF								
TOTAL UNIT SQUARE FOOTAGE =		4,958 SF								
DENSITY:	1 DU PER 1,000 SF 6,900 SF / 1000 = 6.9 7 DU MAXIMUM 4 DU PROPOSED									
LOT COVERAGE:	4,026 SF / 58.3%									
PARKING:	2 PRIVATE GARAGE SPACES PER UNIT = 2 X 4 = 8 8 TOTAL SPACES									



LEGEND	
PROPERTY LINES	---
ELECTRICAL TRANSFORMER:	T



ALL IDEAS, DESIGNS AND DIRECTION INDICATED WITHIN THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER ARCHITECTS, INC. AND ARE INTENDED TO BE ASSOCIATED WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF KIRK MOELLER ARCHITECTS, INC. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

1821 SOUTH TREMONT HOMES
SOUTH TREMONT STREET
OCEANSIDE, CA

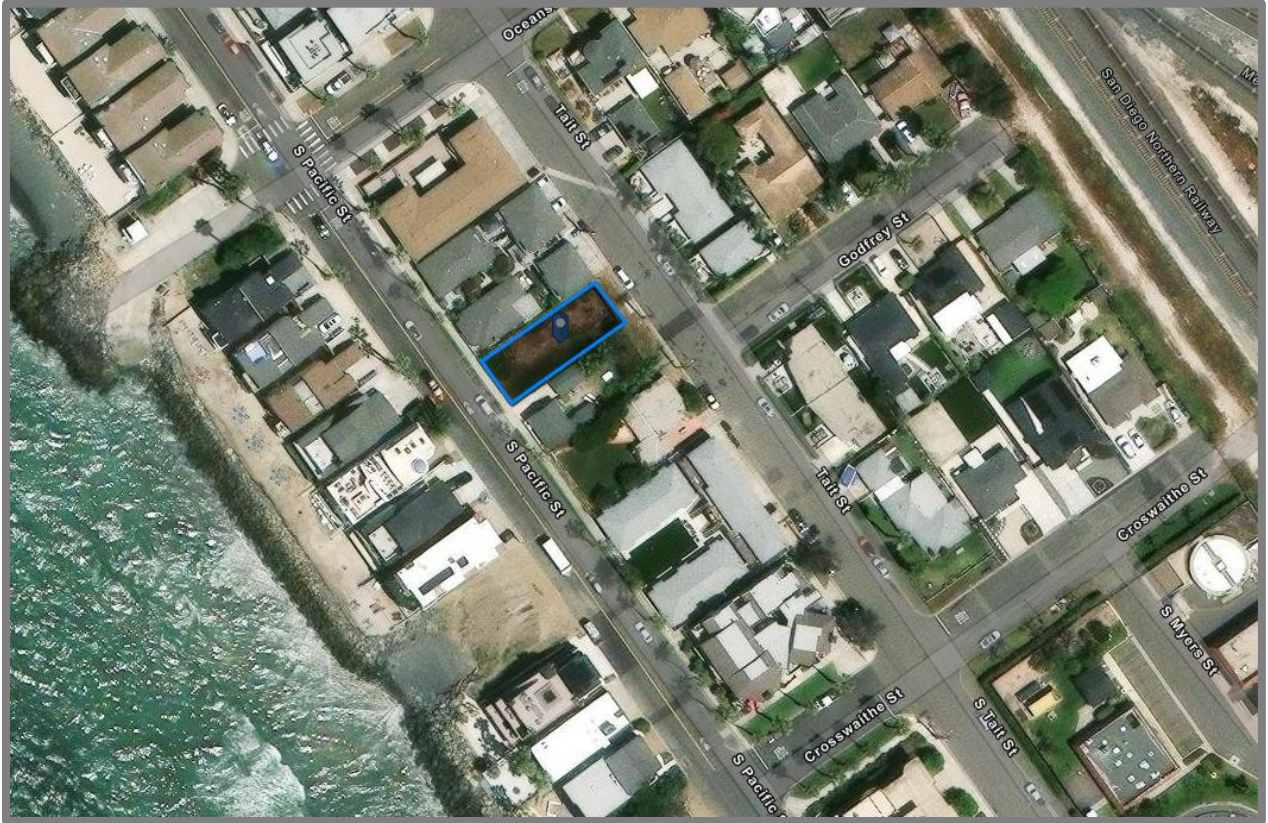
1821 SOUTH TREMONT HOMES
SOUTH TREMONT STREET
OCEANSIDE, CA

Date:	11-20-25
Project:	1821 S. TREMONT HOMES
File:	A1.1
Revisions:	

Sheet Title:
SITE PLAN

Sheet Number:
A1.1

ITEM 2





Development Services Department – Planning Division
300 North Coast Highway | Oceanside, CA 92054 | (760) 435-3520

Project Number:
ADM 25 - 00080

Developer’s Conference Application

General Information

Applicant Name: Kirk Moeller - Kirk Moeller Architects, Inc.
Applicant Address: 2888 Loker Ave. E. Suite 317 Carlsbad, CA 92010
Applicant Email Address: kirk@kmarchitectsinc.com Applicant Phone: 760-814-8128
Property Owner Name: Rego Marital Qtip Family Trust - Amy Rego, Successor Trustee
Property Owner Address: 2434 Santa Ana Ave., Costa Mesa, CA 92627
Property Owner Email Address: arramblinrose@gmail.com Property Owner Phone: 949-278-6740

To be completed if Applicant is not Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signed by:
Signature of Property Owner
(or attach a letter of authorization)

Property Information

Property Address: 1216 South Pacific St.
Assessor’s Parcel Number (APN): 152-146-04-00 Lot Size: .158 AC
Existing Use: Vacant land
Brief Description of Project Proposal: 3 new condo units with private garages.

Requested Meeting Date & Time (please provide 2 options)

1st Choice Date: 1-7-26 Time Preference: 9:30 am 10:30 am either
2nd Choice Date: 1-21-26 Time Preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

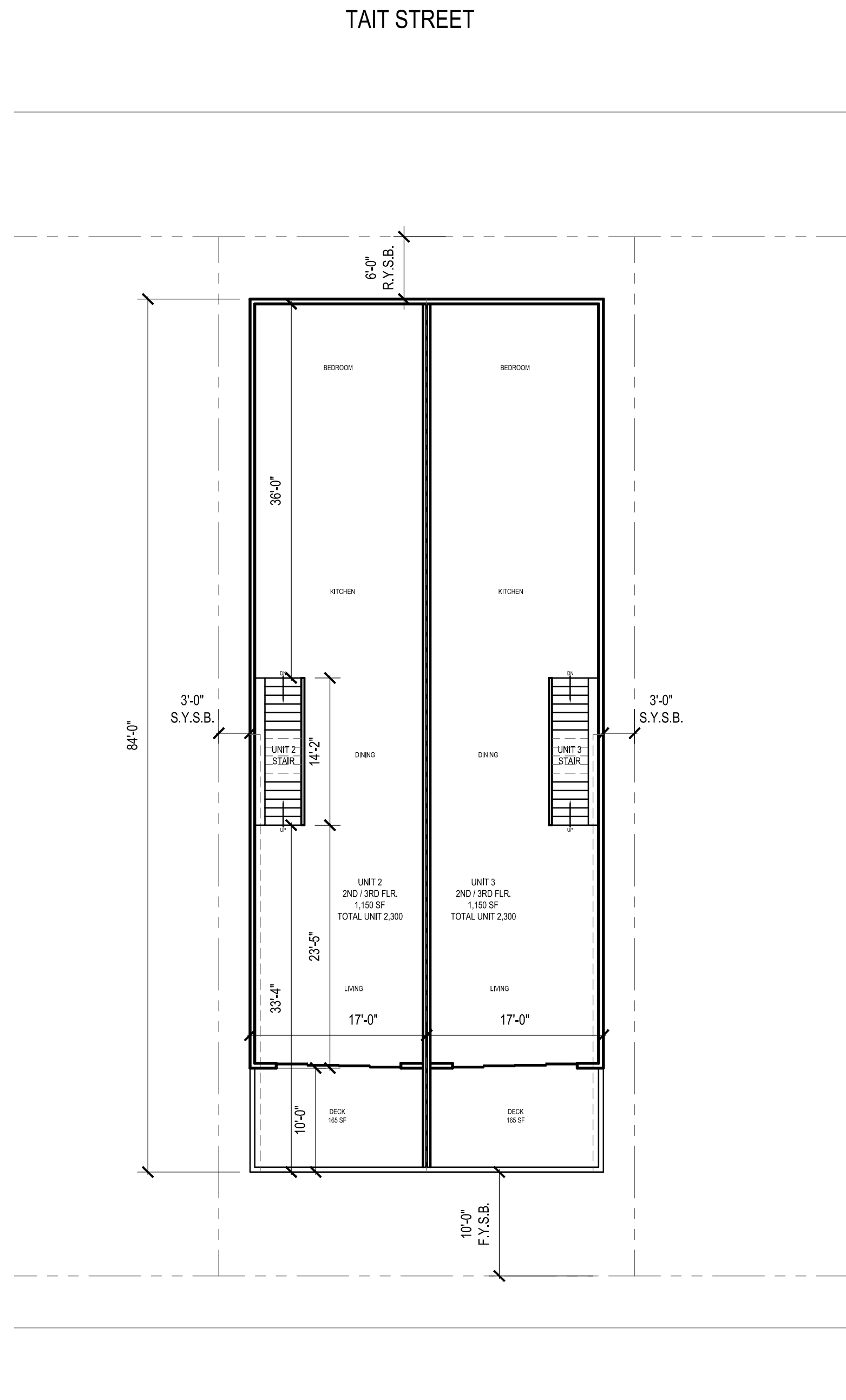
Building Fire Water Engineering Traffic Solid Waste Other

Required Documents (Attach to application or email to planneroftheday@oceansideca.org)

Project Description Letter Vicinity Map (Aerial Image) Conceptual Site Plan & Elevations

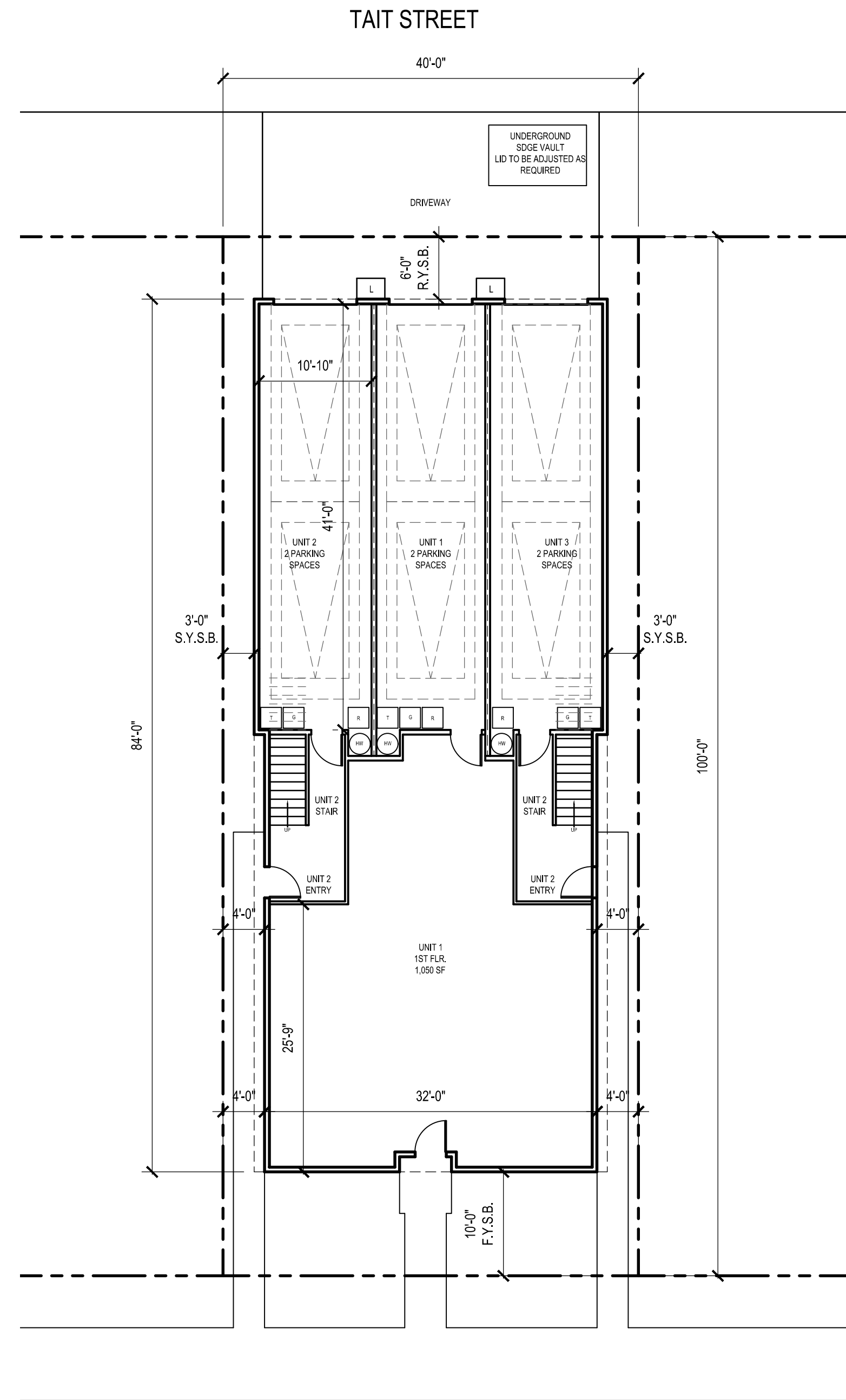
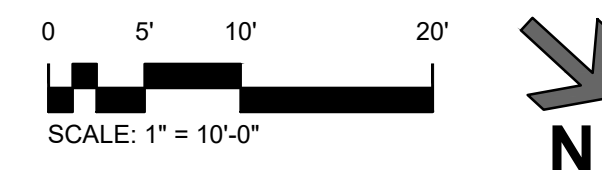
To be completed by City Staff

Assigned Meeting Date: FEBRUARY 11, 2026 Time: 10:30 AM
Assigned Project Planner: Lydia Grego



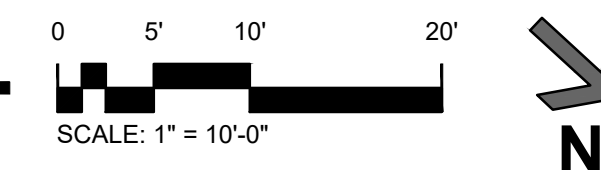
1216 S. PACIFIC

CONCEPTUAL 2ND / 3RD FLR. PLAN



1216 S. PACIFIC

CONCEPTUAL SITE PLAN



PROJECT TEAM	
OWNER: REGO MARITAL GTIP FAMILY TRUST AMY REGO 2434 SANTA ANA AVE. COSTA MESA, CA 92627 949-278-6740 aramblinrose@gmail.com	CIVIL ENGINEER: T.B.D.
ARCHITECT: KIRK MOELLER ARCHITECTS, INC. CONTACT: KIRK MOELLER 2888 LOKER AVENUE EAST, STE. 220 CARLSBAD, CA 92010 T: 760-814-8128 kirk@kmarchitectsinc.com	LANDSCAPE ARCHITECT: T.B.D.
LEGAL DESCRIPTION	
LOT 33 OF TERRAMAR UNIT NO. 1, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2896, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SEPTEMBER 6, 1990	
PROJECT SUMMARY	
ASSESSORS PARCEL NUMBER: ADDRESS: LOCATION DESCRIPTION: GROSS ACREAGE: ZONE: GENERAL PLAN: GROSS FLOOR AREA: STORIES: TYPE OF CONSTRUCTION: FIRE SPRINKLERS: FIRE ALARM: MAXIMUM HEIGHT: EXISTING DWELLING UNITS: NEW DWELLING UNIT SUMMARY: DENSITY: LOT COVERAGE: PROVATE ROOF DECK AREA: PARKING:	152-146-04-00 1216 S. PACIFIC ST OCEANSIDE, CA 92054 1216 S. PACIFIC ST. 3,998 SQ. FT. / .091 AC. RT/CZ *** 3,400 SF EACH UNIT 6,800 SF TOTAL PROJECT 3 VB YES YES 35' TO TOP OF FLAT ROOF 0- LAND IS VACANT UNIT 1 1,050 S.F. TOTAL UNIT SIZE 1 STORY UNIT 2 & 3 2,300 S.F. TOTAL UNIT SIZE 3 STORIES TYPICAL EACH UNIT 1 UNIT PER 1,000 SF = 3.98 DU MAX. 3 DU PROPOSED 2,856 SF / 3,998 = 71.4% UNIT 2 = 611 SF UNIT 3 = 611 SF 2 PRIVATE GARAGE SPACES PER UNIT = 6 PARKING SPACES TOTAL.
LEGEND	
PROPERTY LINES	-----
ZERO CURB	-----
ELECTRICAL TRANSFORMER:	⊞
FIRE HYDRANT:	⊞

KIRK MOELLER ARCHITECTS, INC.
2888 LOKER AVE. EAST, STE 217
CARLSBAD, CA 92010
KIRK@KMARCHITECTSINC.COM
760-814-8128

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1216 S. PACIFIC HOMES
1216 S. PACIFIC ST.
OCEANSIDE, CA 92054

Date: 12-15-23
Project: 1216 S. PACIFIC HOMES
File: A1.1
Revisions:

Sheet Title:
SITE PLAN

Sheet Number:
A1.1

Kirk Moeller Architects, Inc.
2888 Loker Ave. East Suite 317
Carlsbad, California 92010
Phone: 760-814-8128
kirk@kmarchitectsinc.com



1216 S. Pacific Homes project

Developer's Conference Questions

1. Will right of way improvement be required on S. Pacific and Tait?
2. Will grind and overlay be required at S. Pacific and Tait?
3. The roof line of the residence is slightly encroaching onto the proposed project site. Does the city have any policy in place to handle this type of situation.
4. Does the city have any issues with modifying the lid of the existing SDG&E handhold vault as it will need to be slightly adjusted to coordinate with our proposed driveway apron. We have been working with our utility consultant and SDG&E on this issue, and it appears it can be done.
5. Please provide information on current affordable housing fees.