



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, December 03, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: The Oceanside Museum of Art is proposing to expand into the existing adjacent Fire Station #1 building. The scope will include removing non-historic expansions, provide a new small addition to the north, and rehabilitating most of the exterior to its original historic form. It is a 1.53-acre site located at 714 Pier View Way.

Project Number: ADM25-00063

Assessor Parcel Number(s): 147-109-01-00

Contact Person: Kevin Schiller

Email: kevin@safdierabines.com

Zoning: D-3

Land Use: DT

Neighborhood Area: Townsite

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed project includes 4,000 sf modular building that would be consistent with the main MOB and contain clinics and support spaces with additional surface parking lot. All utilities to the new modular building would be undergrounded and permanent. Site located on 4.33-acres located at Kaiser Permanente 1302 Rocky Point Drive.

Project Number: ADM25-00064

Assessor Parcel Number(s): 161-512-62-00

Contact Person: Deborah H. Wong

Email: Deborah.h.wong@kp.org

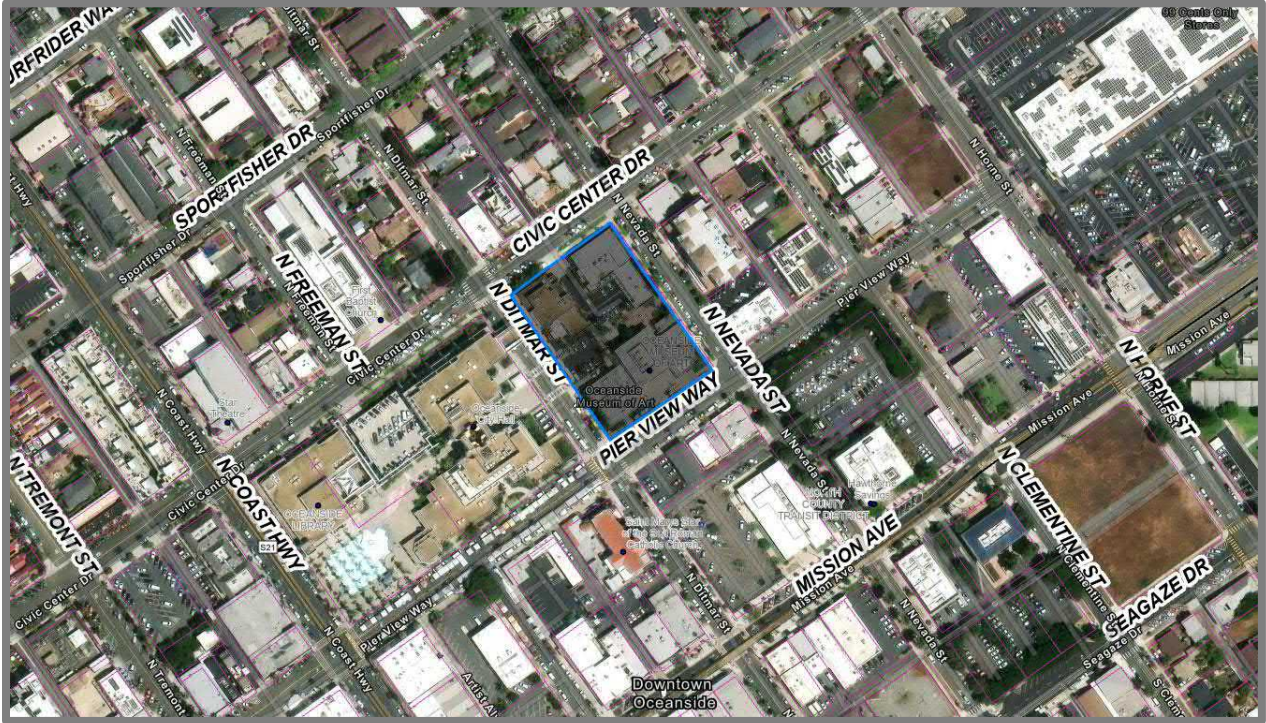
Zoning: PD-1

Land Use: S-1-84

Neighborhood Area: Ivey Ranch – Rancho Del Oro

** 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: 714 Pier View Way, Oceanside, CA 92054

Assessor's Parcel Number: 1471090100 Lot Area (acres or SF): 1.53 Acres

Existing Use: Fire Station & Historic Society

Brief Description of Proposal:

Oceanside Museum of Art is proposing to expand into the existing adjacent Fire Station #1 building. This scope will include removing non-historic expansions, provide a new small addition to the north, and rehabilitating most of the exterior to its original historic form.

Property Owner & Applicant Information

Owner Name: City of Oceanside, Vicki Gutierrez, Real Estate Manager


Phone Number & E-Mail Address: 760-435-5014 VGutierrez@oceansideca.org

Applicant Name: Kevin Schiller (Safdie Rabines Architects) & Paul Dooley (Oceanside Museum of Art)

Phone Number & E-Mail Address: 619-297-6153 & 760-846-2154 kevin@safdie Rabines.com & pwdooley23@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: November 5 Time preference: 9:30 am 10:30 am either

2nd choice date: November 19 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: December 03, 2025 Time: 09:30 a.m.

Assigned Project Planner: Shannon Vitale

OCEANSIDE MUSEUM OF ART EXPANSION

714 Pier View Way
Oceanside, CA 92054

SARDIE RABINES ARCHITECTS
925 FORT STOCKTON DRIVE
SAN DIEGO, CA 92103
P (619) 297-6153
www.sardierabines.com

CLIENT
OCEANSIDE MUSEUM OF ART
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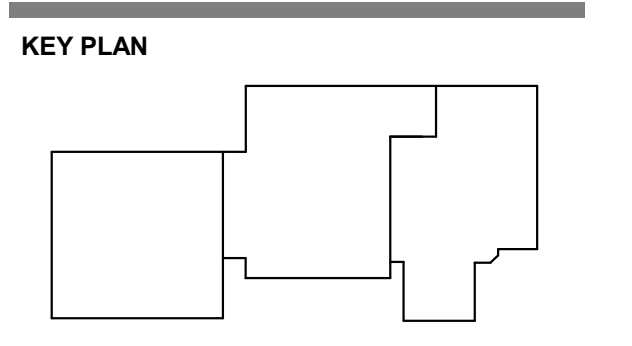
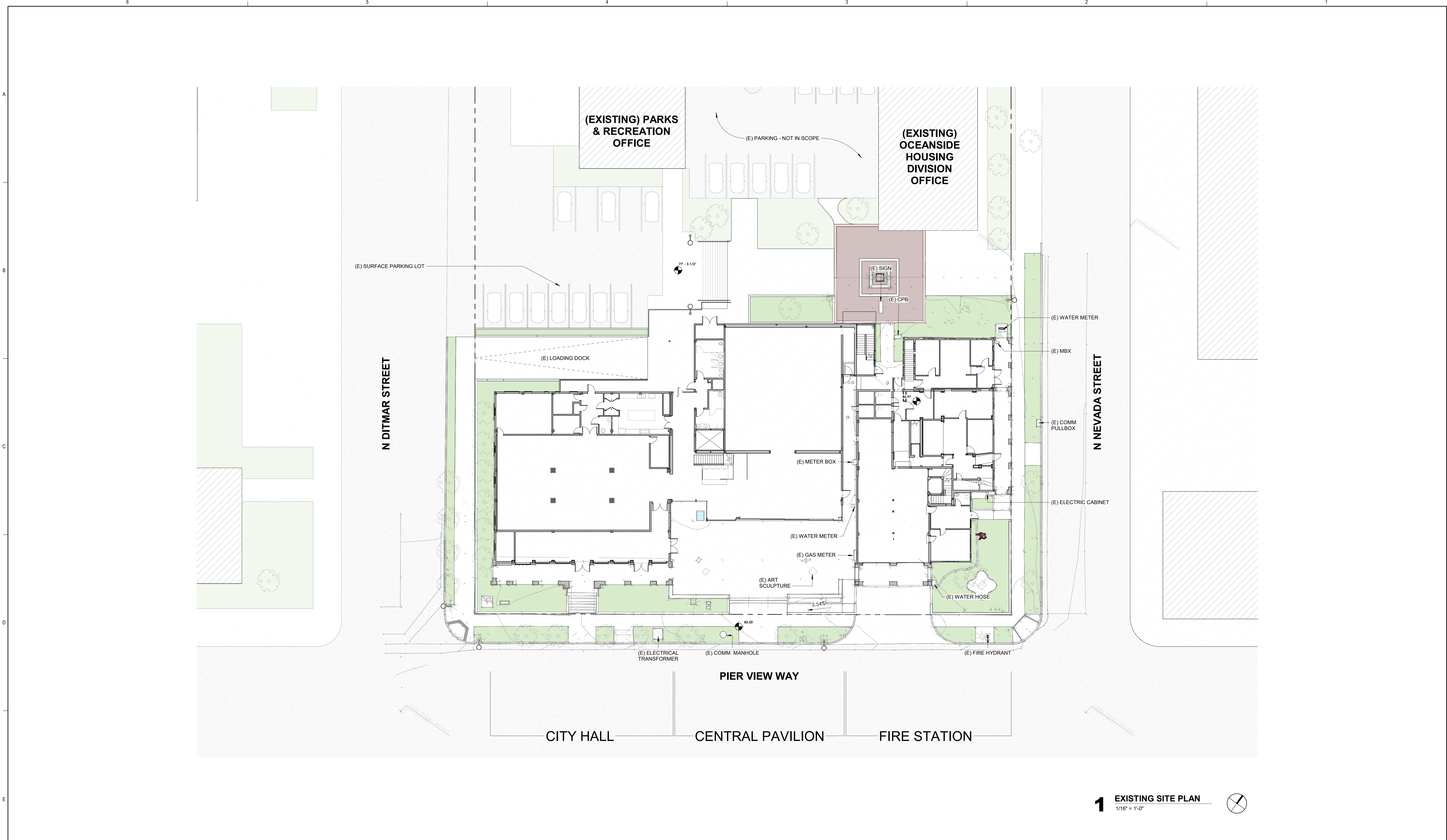
CIVIL ENGINEER:
KIMLEY-HORN
401 B Street, #600
San Diego, CA 92101
(619) 234-9411

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP, INC.
1310 Rosecrans St, Suite G
San Diego, CA 92106
(619) 235-1462

STRUCTURAL ENGINEER:
KPFF CONSULTING ENGINEERS
3131 Camino Del Rio N, #1080
San Diego, CA 92108
(619) 521-8500

MEP & LIGHTING ENGINEER:
ELEN CONSULTING INC.
9150 Chesapeake Dr, #220
San Diego, CA 92123
(619) 550-1085

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



NOT FOR CONSTRUCTION

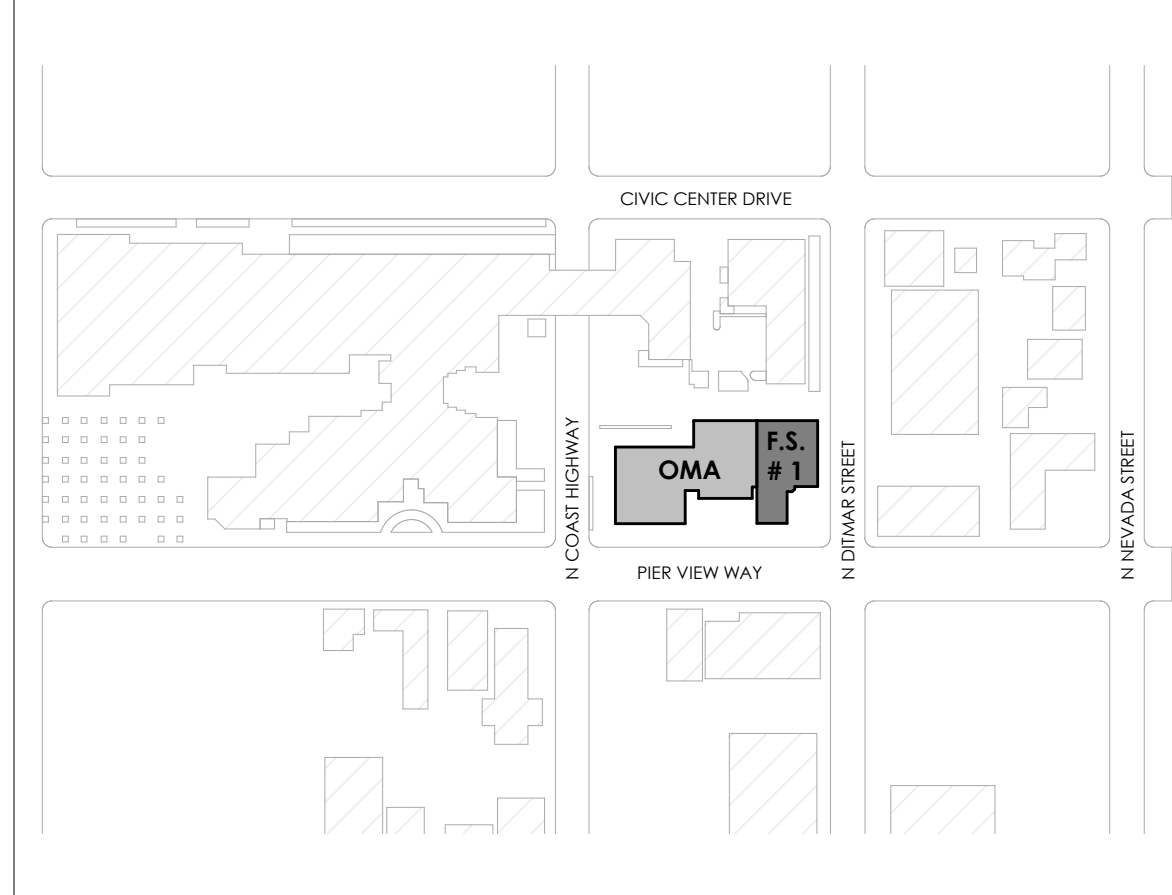
1 EXISTING SITE PLAN
1/16" = 1'-0"

KEYNOTES

VICINITY MAP

SITE PLAN LEGEND

SITE PLAN NOTES



- PROPERTY LINE
- ▨ ADJACENT PROPERTIES (NOT IN SCOPE)
- - - LIMIT OF WORK
- AREA OF PROPOSED BUILDING MODIFICATIONS

1. REFERENCE LANDSCAPE FOR PLANTING, SEATING AND DETAILS ON EXTERIOR GARDENS / PATIOS.
2. REFERENCE G205 FOR ACCESSIBILITY ROUTES AND REQUIREMENTS.

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 06/04/24 Scale: As indicated
SRA Project Number: 2408

EXISTING SITE PLAN

AD001

OCEANSIDE MUSEUM OF ART EXPANSION

714 Pier View Way
Oceanside, CA 92054

S A F D I E R A B I N E S
A R C H I T E C T S
925 FORT STOCKTON DRIVE
SAN DIEGO, CA 92103
P (619) 297-6153
www.safdie-rabines.com

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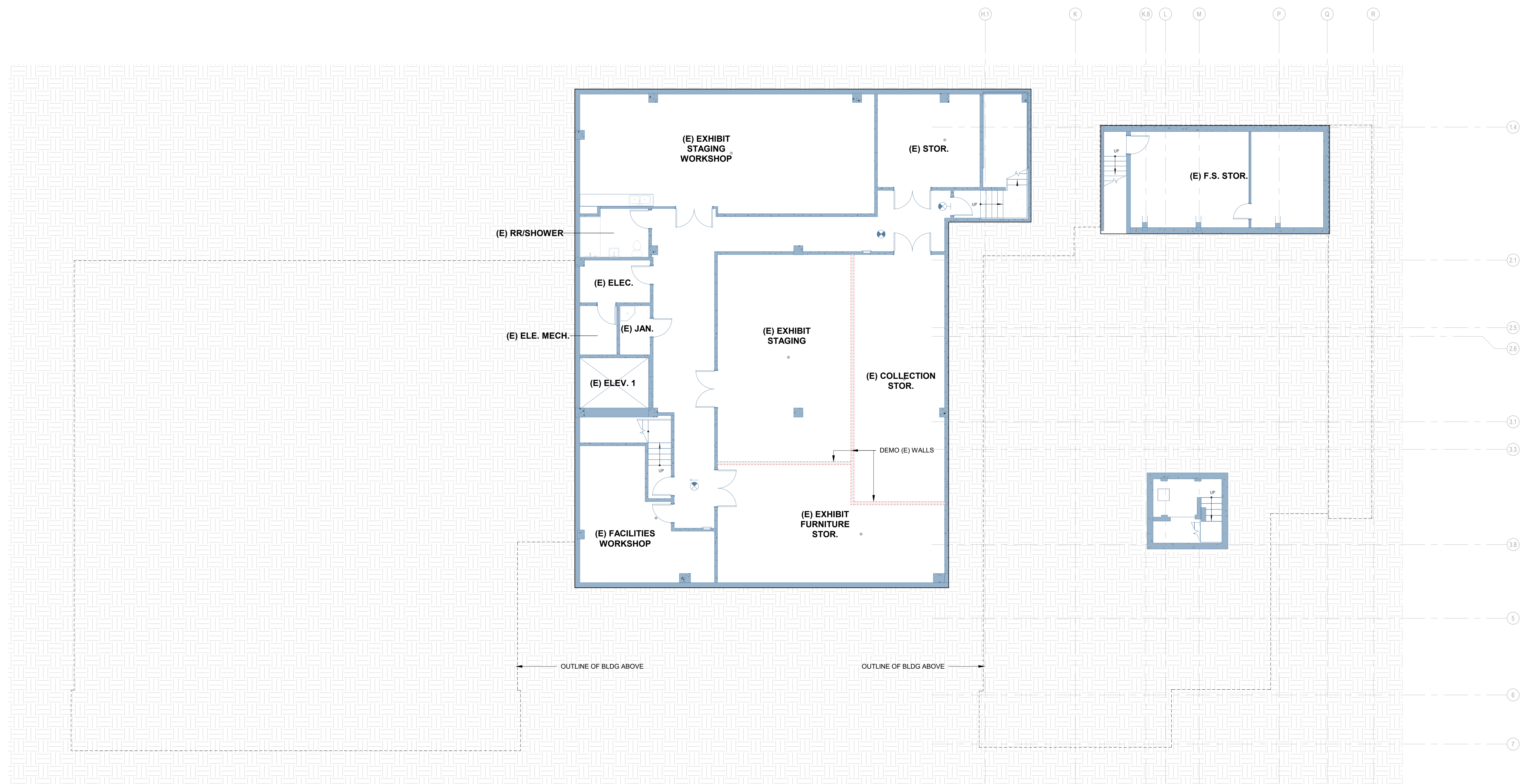
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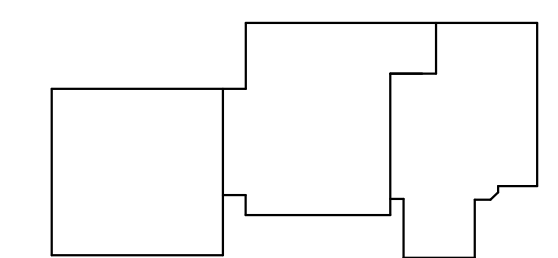
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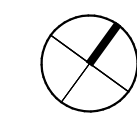


KEY PLAN



NOT FOR CONSTRUCTION

1 BASEMENT - DEMO PLAN
1/8" = 1'-0"



KEYNOTES

DEMO FLOOR PLAN LEGEND

DEMO FLOOR PLAN NOTES

	INDICATES AREA OF DEMOLITION OF FLOOR SLAB/ ACCESS FLOOR/CEILING PREP. AREA FOR NEW CONSTRUCTION AS REQ.		EXISTING ASSEMBLY TO REMAIN
	INDICATES AREA OF FLOOR FINISHES TO BE DEMOLISHED. PREP. SLAB BELOW FOR NEW FINISHES		EXISTING ELEMENT TO BE DEMOLISHED U.N.O
	INDICATES SPACES TO BE USED DURING CONSTRUCTION		STRUCTURAL COLUMN TO BE REMOVED. REF. STRUCT.
	DOOR TO REMAIN		STRUCTURAL COLUMN TO REMAIN. REF. STRUCT.
			DOOR TO BE DEMOLISHED U.N.O.

1. THE TERM "DEMO" OR "DEMOLISH" SHALL REQUIRE THE CONTRACTOR TO REMOVE REFERENCED MATERIAL AND DISCARD AS TRASH.
2. THE TERM "REMOVE" SHALL REQUIRE CONTRACTOR TO REMOVE REFERENCED MATERIAL, SALVAGE AND STORE IN SAFE KEEPING AND REINSTALL AS NOTED.
3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL GRID, FACE OF STUD, OR FINISHED FACE OF CONCRETE. DIMENSIONS MARKED "CLR" ARE CLEAR TO EACH FACE OF FINISHES.
4. KEYNOTES AND DETAIL INDICATORS SHALL APPLY TYPICALLY TO ALL LIKE CONDITIONS ON THIS DRAWING WHETHER OR NOT "TYP." OR "TYPICAL" IS INDICATED.
5. PROVIDE HEADER AT ALL DOORS AND WINDOWS, TYPICAL.
6. PROVIDE CONCEALED SPRINKLER HEADS WITH WHITE COVERS IN GYPSUM BOARD HARD LID CEILINGS.
7. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR EXACT QUANTITIES, TYPES, AND LOCATIONS OF LIGHT FIXTURES AND HVAC DIFFUSERS.
8. IN ROOMS WHERE LIGHTING FIXTURES ARE NOT DIMENSIONED, LIGHT FIXTURES ARE TO BE SPACED EQUALLY AND CENTERED IN THE ROOM.
9. COORDINATE CEILING WORK WITH THE APPROVED FIRE ALARM SYSTEM DRAWINGS.
10. GYPSUM BOARD WALL TEXTURE SHALL BE A SMOOTH FINISH U.N.O (LEVEL 4 FINISH).

REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 06/26/24
Scale: As indicated
SRA Project Number: 2406

FLOOR PLAN - BASEMENT (DEMO)

AD100

OCEANSIDE MUSEUM OF ART EXPANSION

714 Pier View Way
Oceanside, CA 92054

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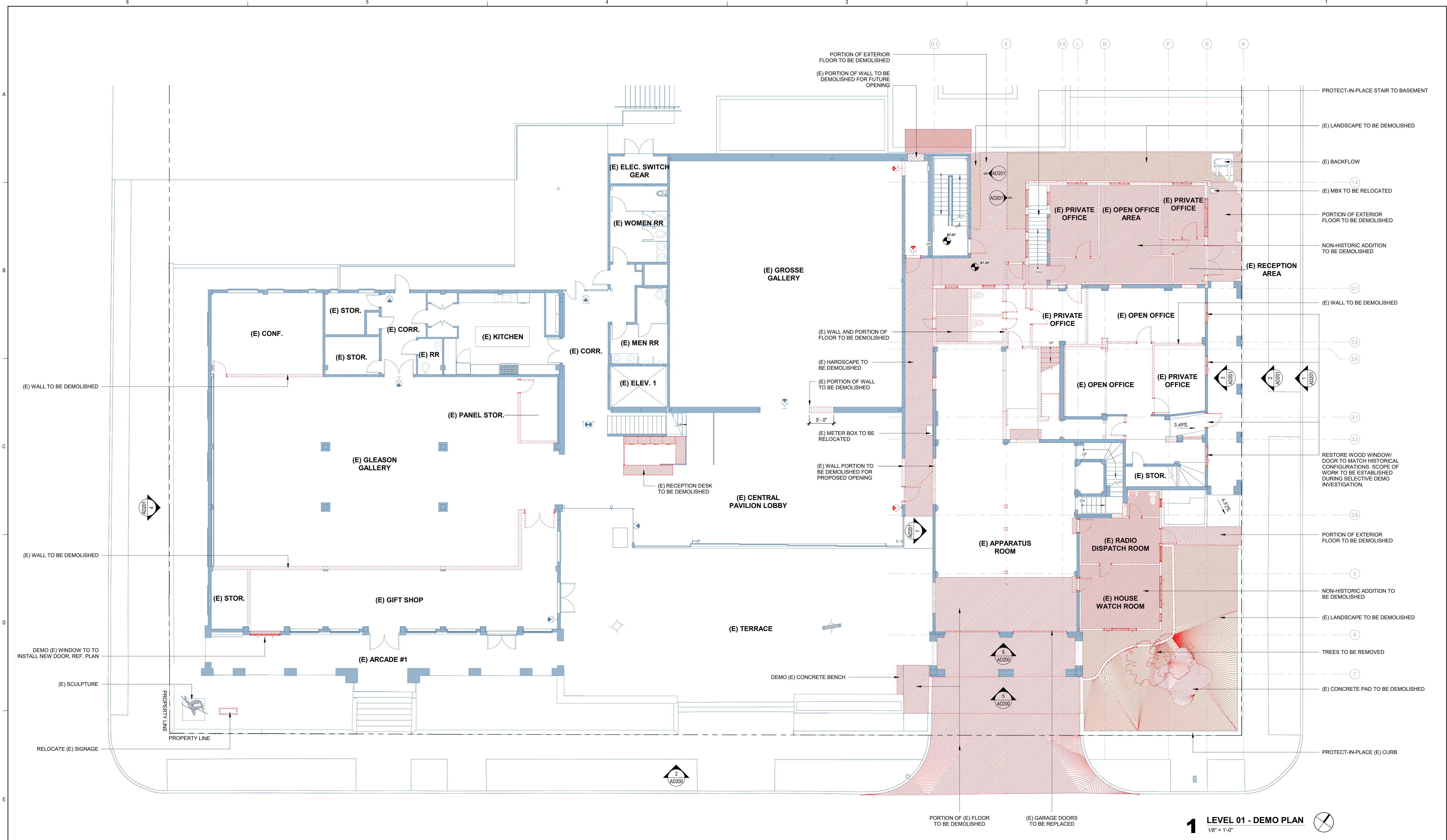
CIVIL ENGINEER:
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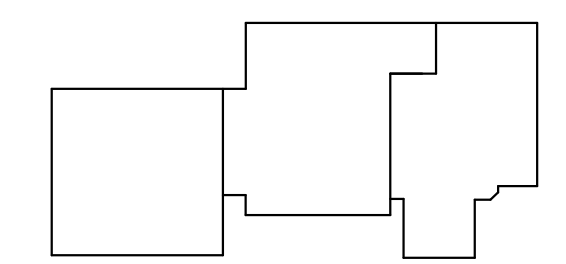
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KEY PLAN



NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 10/11/23
Scale: As indicated
SRA Project Number: 2406

FLOOR PLAN - LEVEL 01 (DEMO)

AD101

KEYNOTES

DEMO FLOOR PLAN LEGEND

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	DOOR TO REMAIN		STRUCTURAL COLUMN TO REMAIN. REF. STRUCT.
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DEMO FLOOR PLAN NOTES

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10. GYPSUM BOARD WALL TEXTURE SHALL BE A SMOOTH FINISH U.N.O. (LEVEL 4 FINISH).

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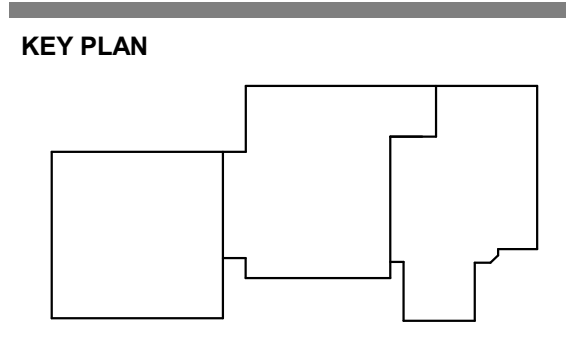
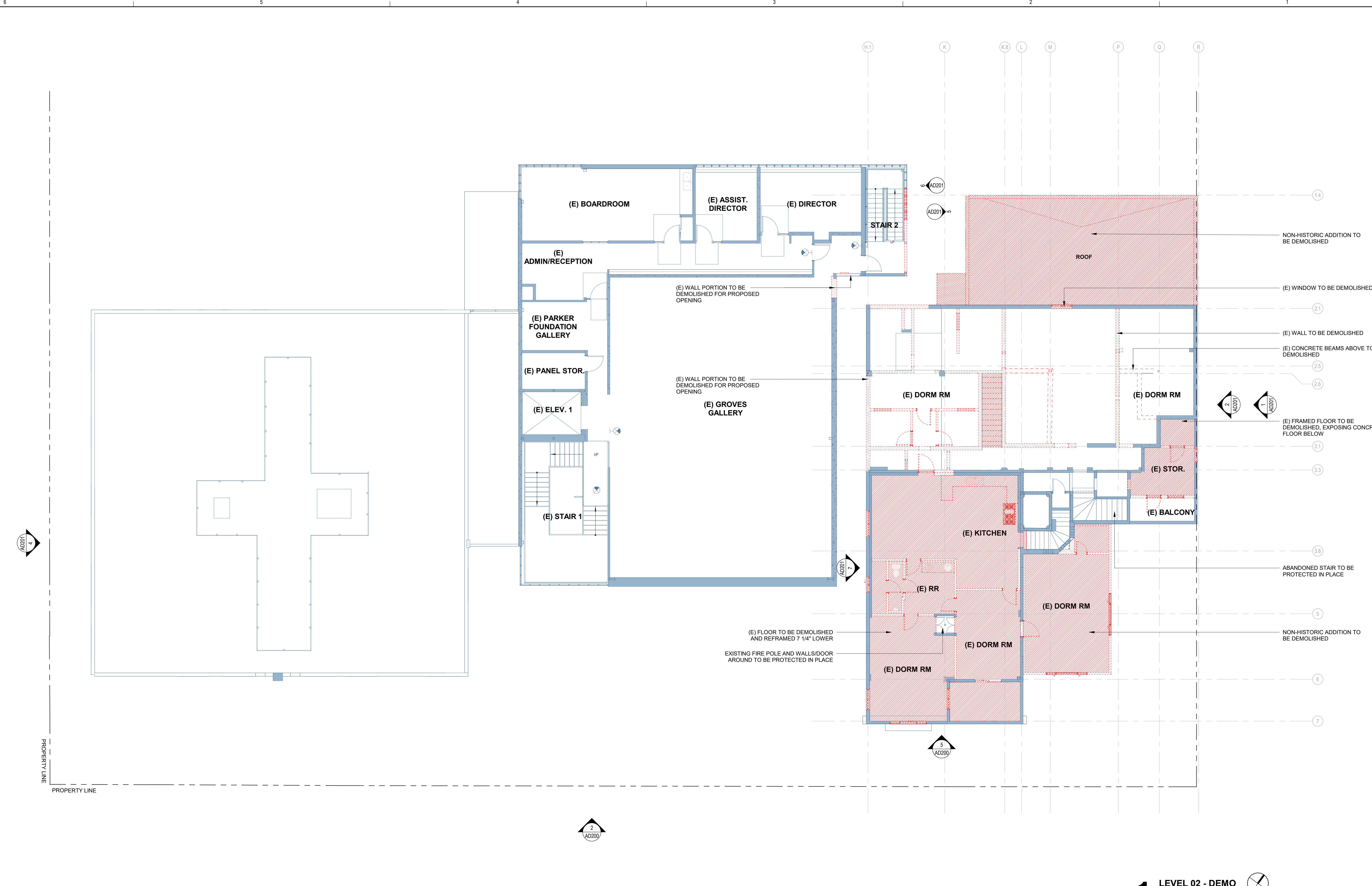
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NOT FOR CONSTRUCTION

1 LEVEL 02 - DEMO
1/8" = 1'-0"

KEYNOTES

DEMO FLOOR PLAN LEGEND

DEMO FLOOR PLAN NOTES

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- STRUCTURAL COLUMN TO BE REMOVED. REF. STRUCT.
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REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 10/11/23 Scale: As indicated
SRA Project Number: 2408

FLOOR PLAN - LEVEL 02 (DEMO)

AD102

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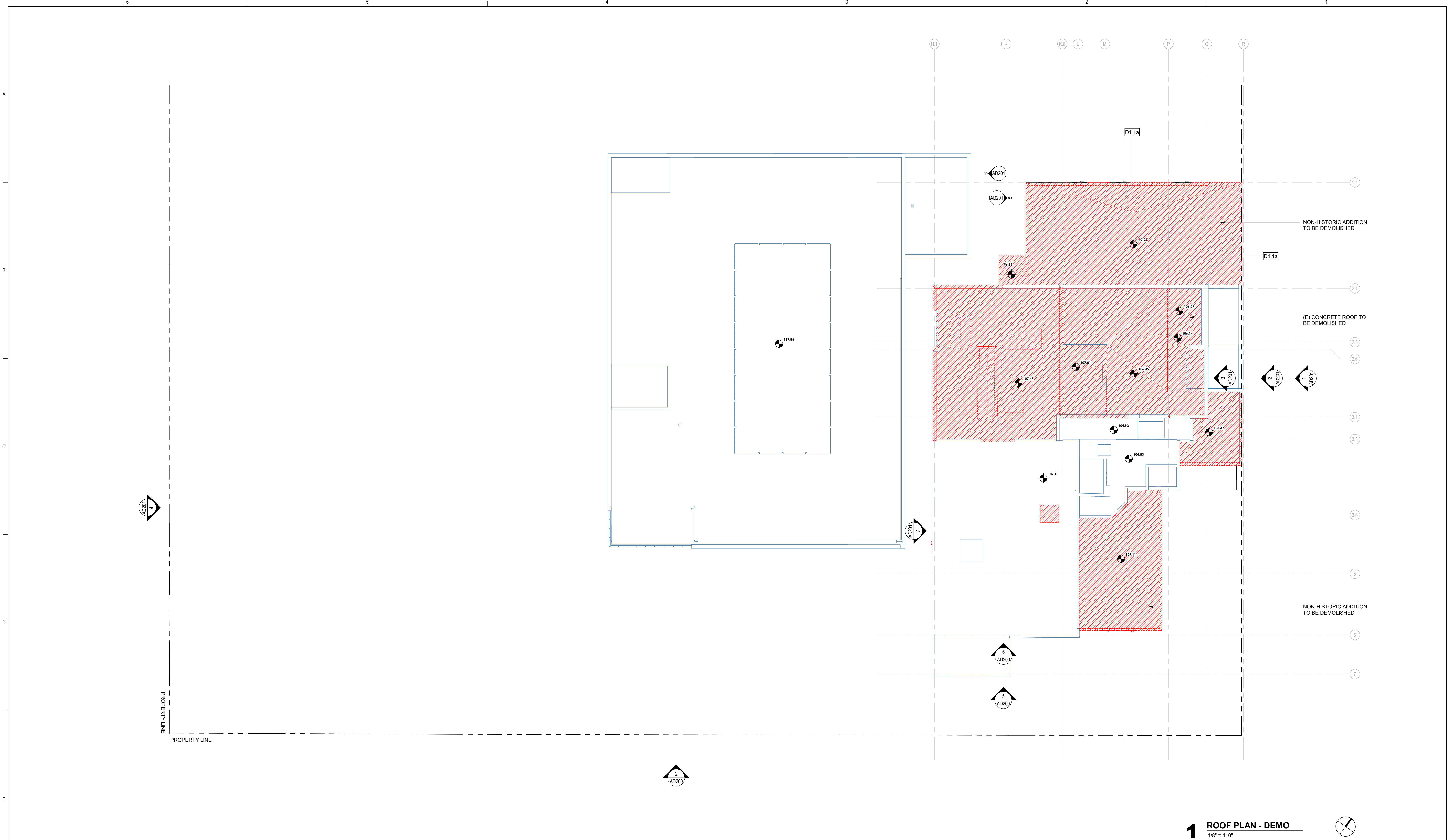
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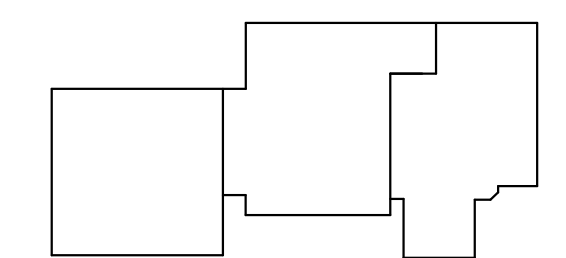
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KEY PLAN



NOT FOR CONSTRUCTION

1 ROOF PLAN - DEMO
1/8" = 1'-0"

KEYNOTES

D1.1a (E) PARAPET WALL TO BE DEMOLISHED

DEMO FLOOR PLAN LEGEND

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- STRUCTURAL COLUMN TO REMAIN. REF. STRUCT.

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REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 10/11/23 Scale: As indicated
SRA Project Number: 2406

ROOF PLAN (DEMO)

AD103

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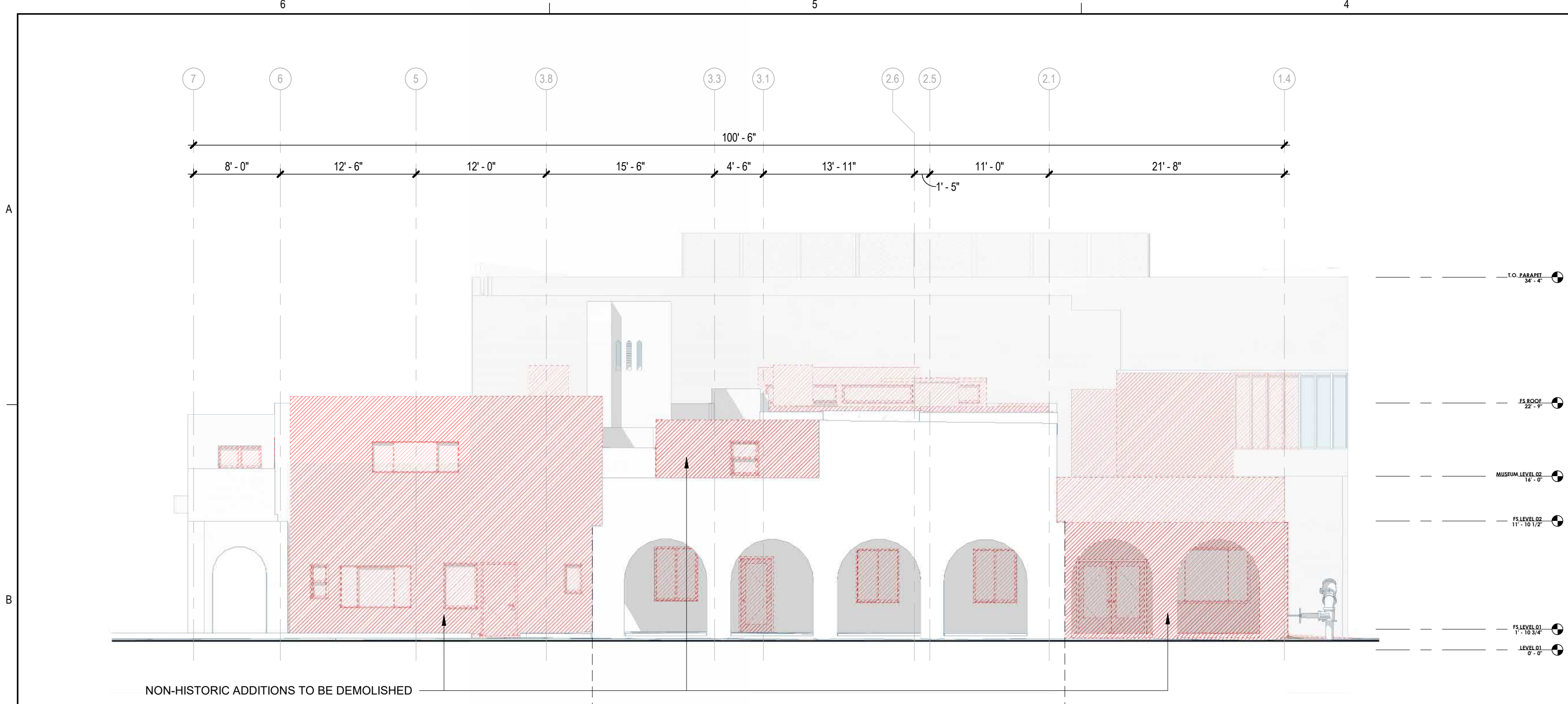
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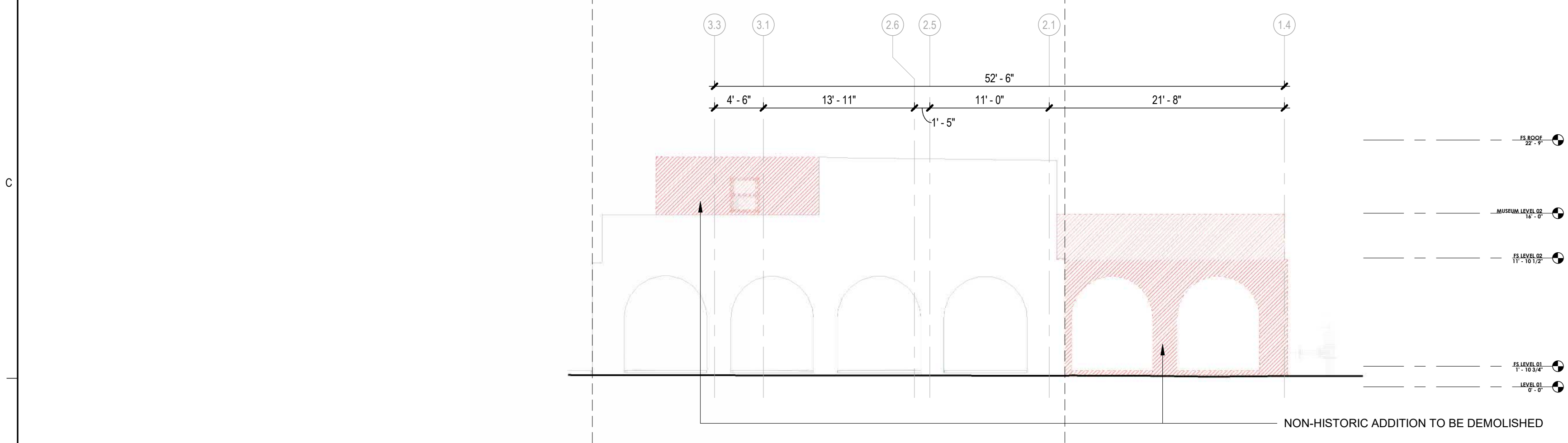
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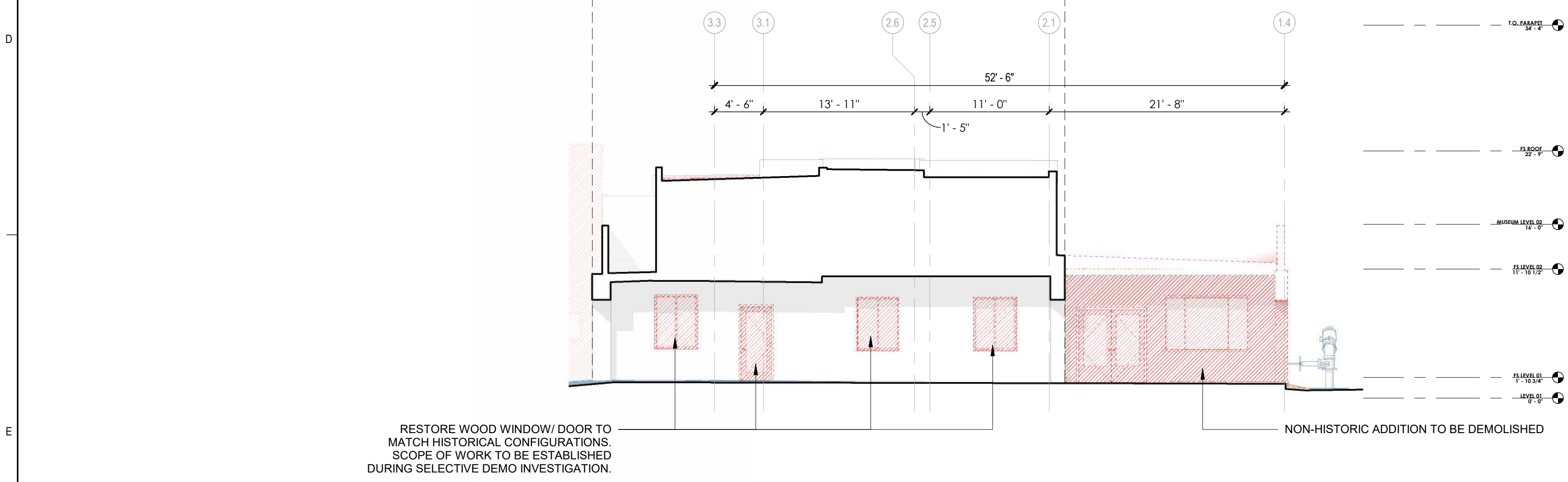
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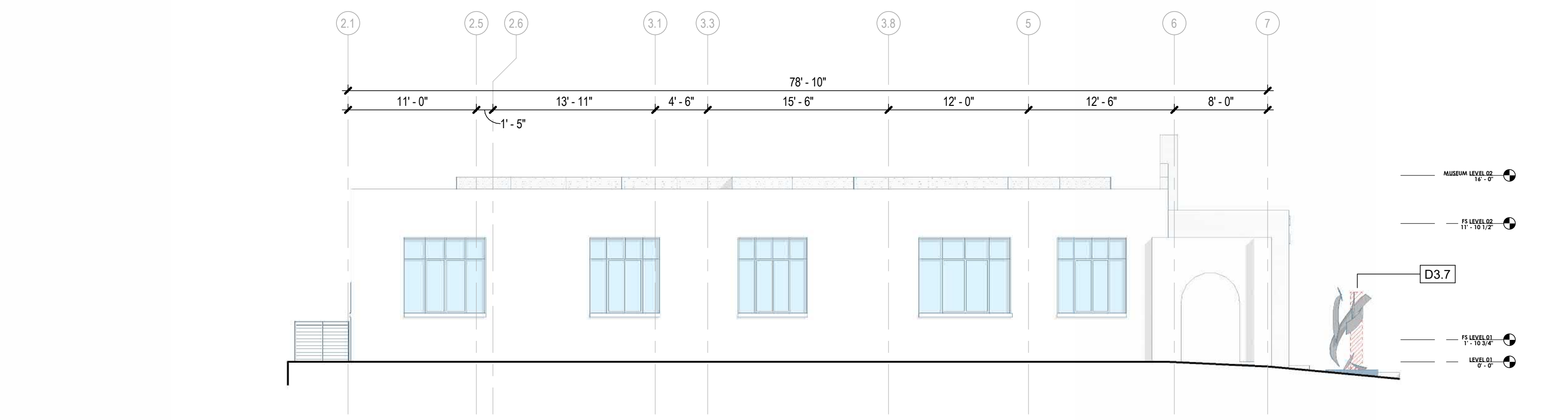
1 ELEVATION - OVERALL EAST FACADE DEMO
1/8" = 1'-0"



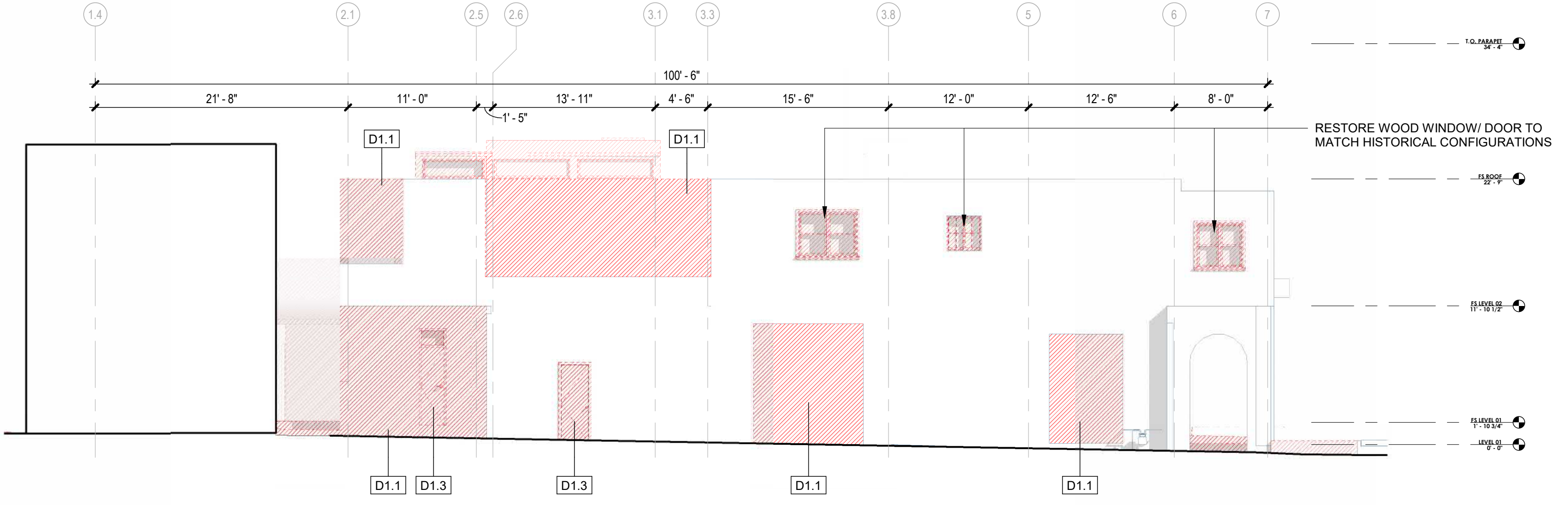
2 ELEVATION - EAST FACADE ARCADE DEMO
1/8" = 1'-0"



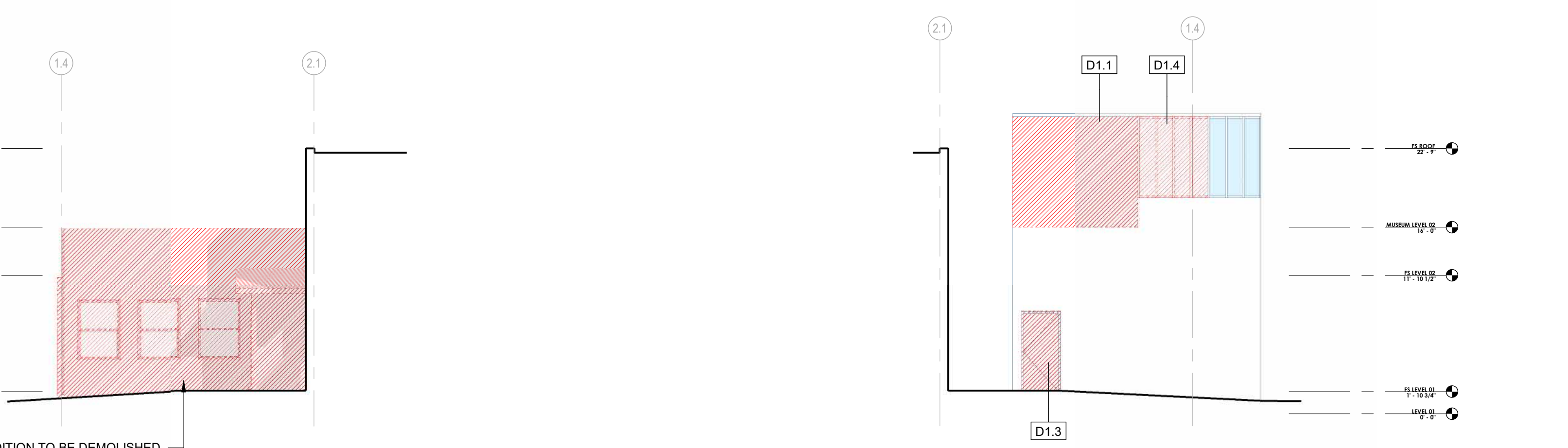
3 ELEVATION - EAST FACADE DEMO
1/8" = 1'-0"



4 CITY HALL - WEST FACADE DEMO
1/8" = 1'-0"



5 FIRE STATION - WEST FACADE 1 DEMO
1/8" = 1'-0"

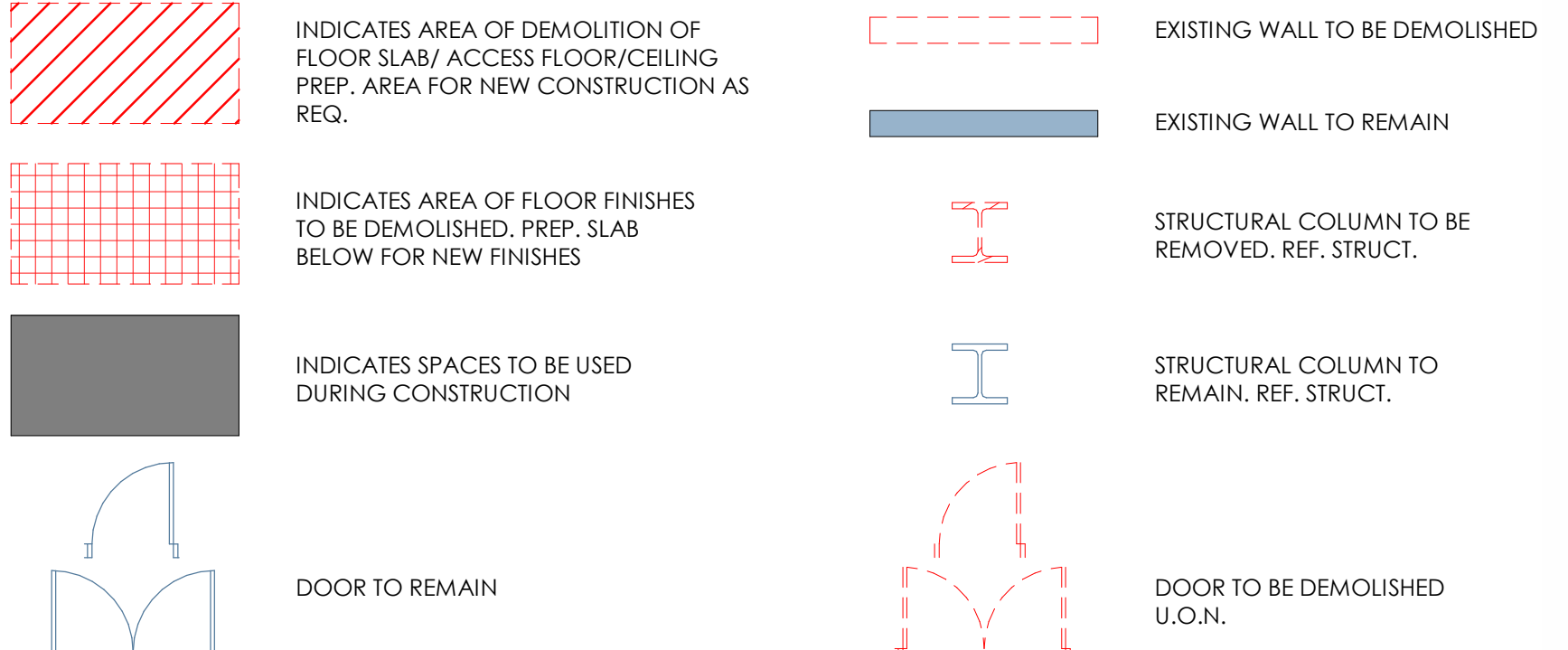


6 CENTRAL PAVILION - EAST FACADE DEMO
1/8" = 1'-0"

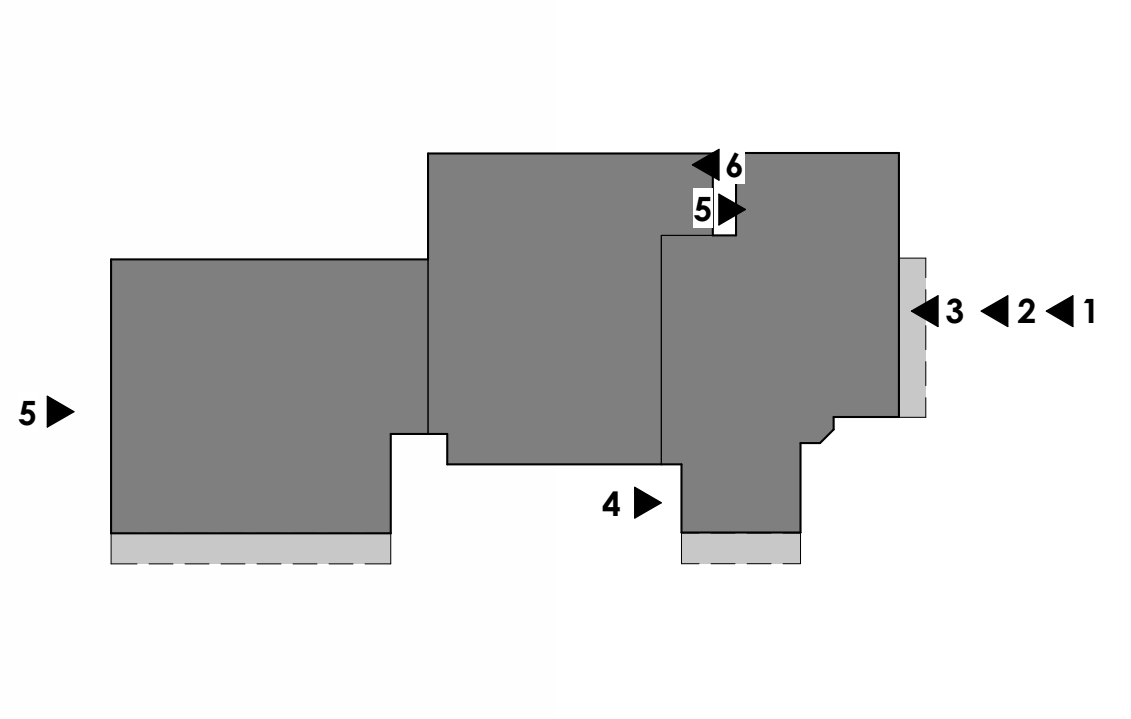
DEMO ELEVATION NOTES

1. THE TERM "DEMO" OR "DEMOLISH" SHALL REQUIRE THE CONTRACTOR TO REMOVE REFERENCED MATERIAL AND DISCARD AS TRASH.
2. THE TERM "REMOVE" SHALL REQUIRE CONTRACTOR TO REMOVE REFERENCED MATERIAL, SALVAGE AND STORE IN SAFE KEEPING AND REINSTALL AS NOTED.
3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL GRID, FACE OF STUD, OR FINISHED FACE OF CONCRETE. DIMENSIONS MARKED "CLR" ARE CLEAR TO EACH FACE OF FINISHES.
4. KEYNOTES AND DETAIL INDICATORS SHALL APPLY TYPICALLY TO ALL LIKE CONDITIONS ON THIS DRAWING WHETHER OR NOT "TYP." OR "TYPICAL" IS INDICATED.
5. PROVIDE HEADER AT ALL DOORS AND WINDOWS, TYPICAL.
6. PROVIDE CONICAL SPRINKLER HEADS WITH WHITE COVERS IN GYPSUM BOARD HARD LID CEILINGS.
7. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR EXACT QUANTITIES, TYPES, AND LOCATIONS OF LIGHT FIXTURES AND HVAC DIFFUSERS.
8. IN ROOMS WHERE LIGHTING FIXTURES ARE NOT DIMENSIONED, LIGHT FIXTURES ARE TO BE SPACED EQUALLY AND CENTERED IN THE ROOM.
9. COORDINATE CEILING WORK WITH THE APPROVED FIRE ALARM SYSTEM DRAWINGS.
10. GYPSUM BOARD WALL TEXTURE SHALL BE A SMOOTH FINISH U.N.O (LEVEL 4 FINISH).

DEMO ELEVATION LEGEND



KEY PLAN



KEYNOTES

D1.1	(E) WALL TO BE DEMOLISHED
D1.3	(E) DOOR TO BE DEMOLISHED
D1.4	(E) WINDOW TO BE DEMOLISHED. INFILL WALL
D3.7	(E) ART SCULPTURE TO BE RELOCATED

NOT FOR CONSTRUCTION

REVISIONS		
No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 11/04/24
Scale: As indicated
SRA Project Number: 2408

BUILDING ELEVATIONS (DEMO)

AD201

OCEANSIDE MUSEUM OF ART EXPANSION

714 Pier View Way
Oceanside, CA 92054

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A R C H I T E C T S
925 FORT STOCKTON DRIVE
SAN DIEGO, CA 92103
P (619) 297-6153
www.safdie.com

CLIENT
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704 Pier Way
Oceanside, CA 92054
(760) 435-3720

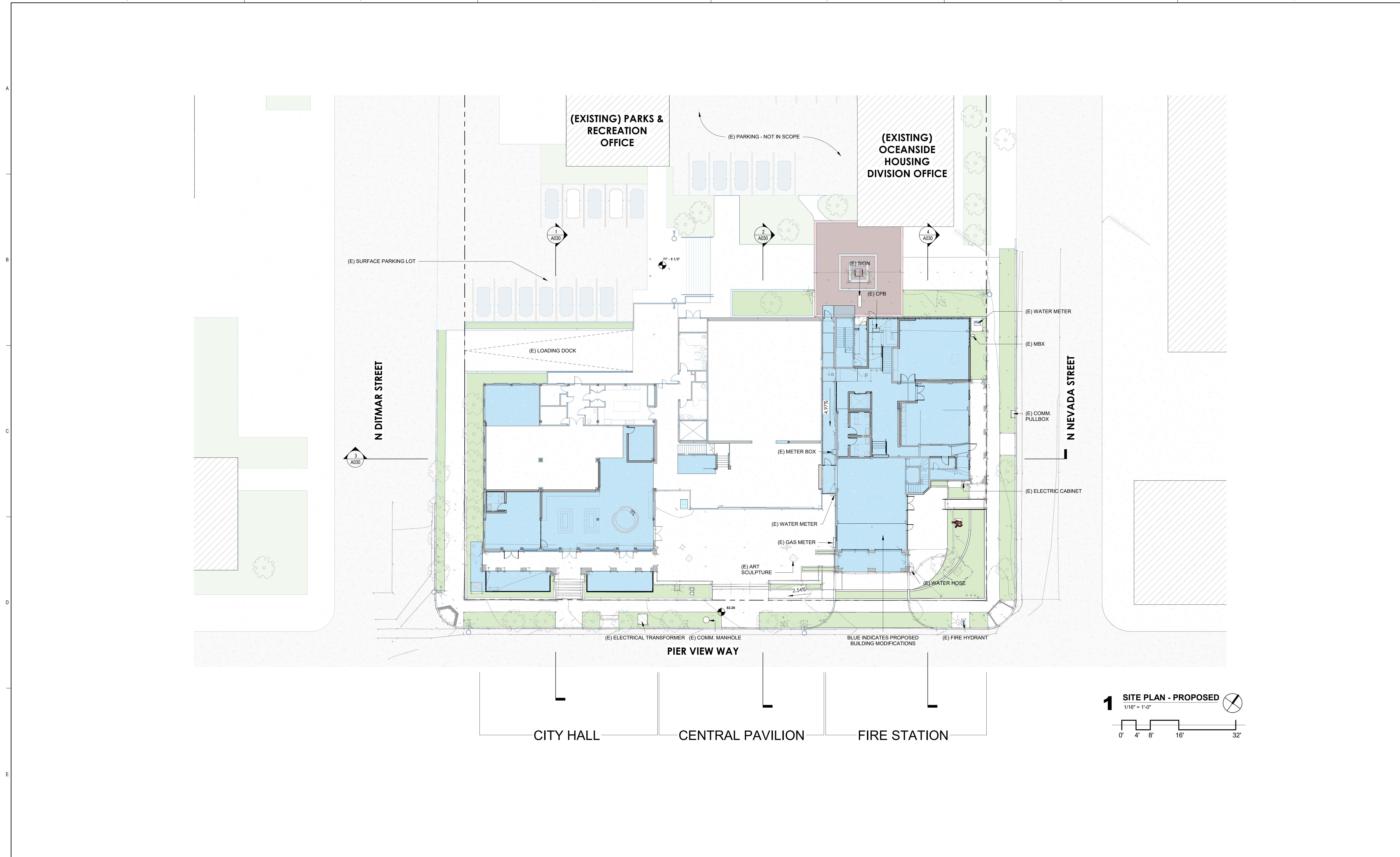
CIVIL ENGINEER:
KIMLEY-HORN
401 B Street, #600
San Diego, CA 92101
(619) 234-9411

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP, INC.
1310 Rosecrans St, Suite G
San Diego, CA 92106
(619) 235-1462

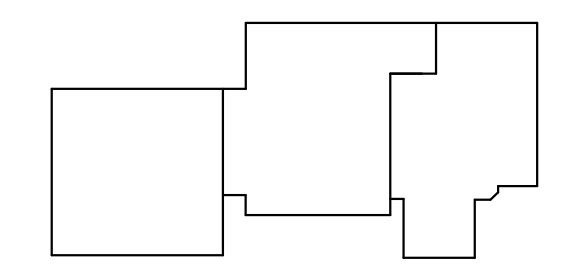
STRUCTURAL ENGINEER:
KPFF CONSULTING ENGINEERS
3131 Camino Del Rio N, #1080
San Diego, CA 92108
(619) 521-8500

MEP & LIGHTING ENGINEER:
ELEN CONSULTING INC.
9150 Chesapeake Dr, #220
San Diego, CA 92123
(619) 550-1085

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KEY PLAN



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REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 11/21/25
Scale: As indicated

SRA Project Number: 2408

PROPOSED SITE PLAN

A001

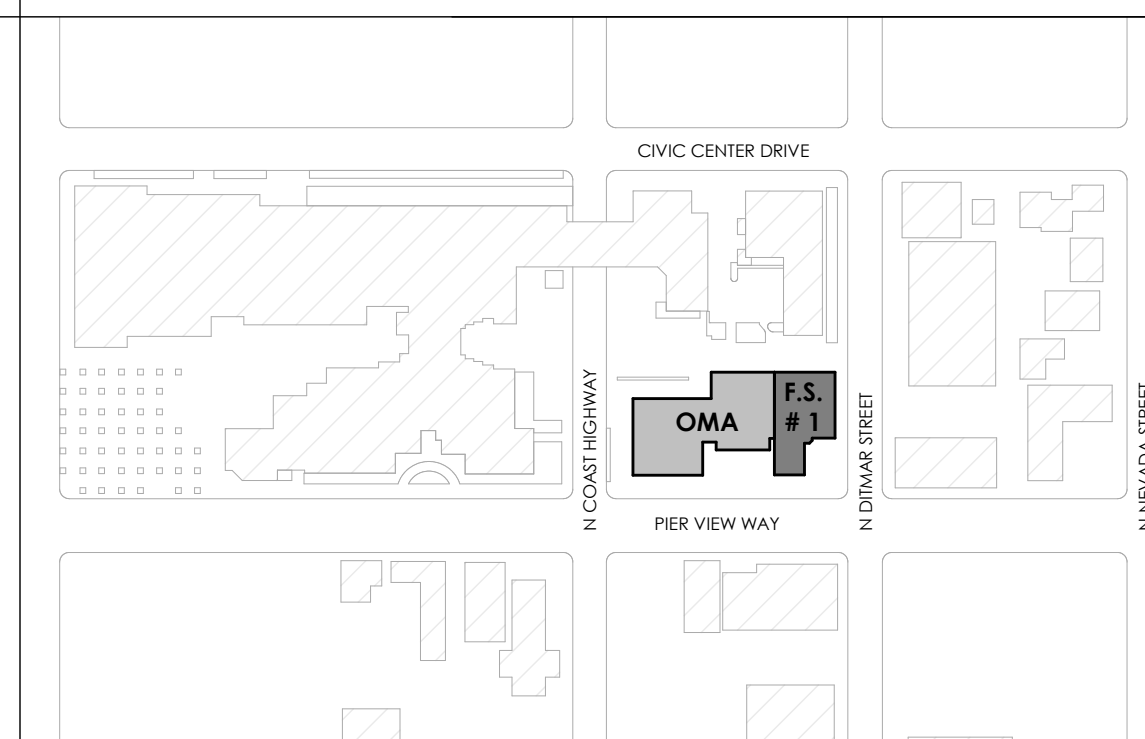
SITE PLAN NOTES

1. REFERENCE LANDSCAPE FOR PLANTING, SEATING AND DETAILS ON EXTERIOR GARDENS / PATIOS.
2. REFERENCE G205 FOR ACCESSIBILITY ROUTES AND REQUIREMENTS.

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY'S (NOT IN SCOPE)
- LIMIT OF WORK
- AREA OF PROPOSED BUILDING MODIFICATIONS

VICINITY MAP



KEYNOTES

BLUE INDICATES PROPOSED BUILDING MODIFICATIONS

OCEANSIDE MUSEUM OF ART EXPANSION

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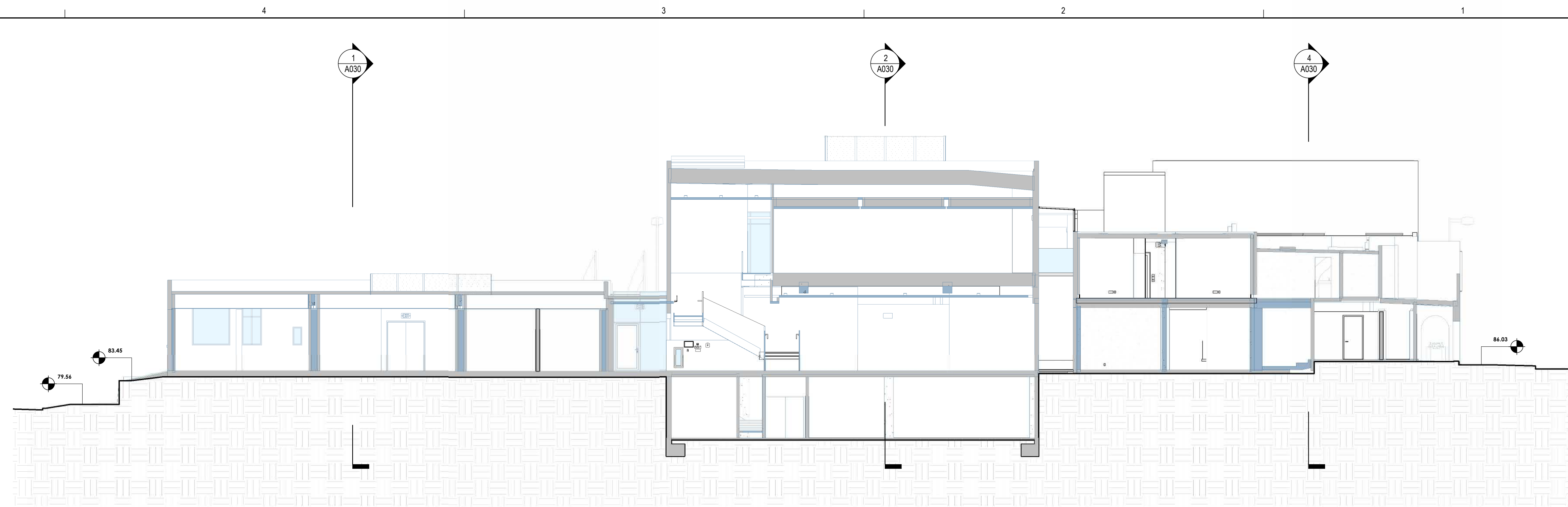
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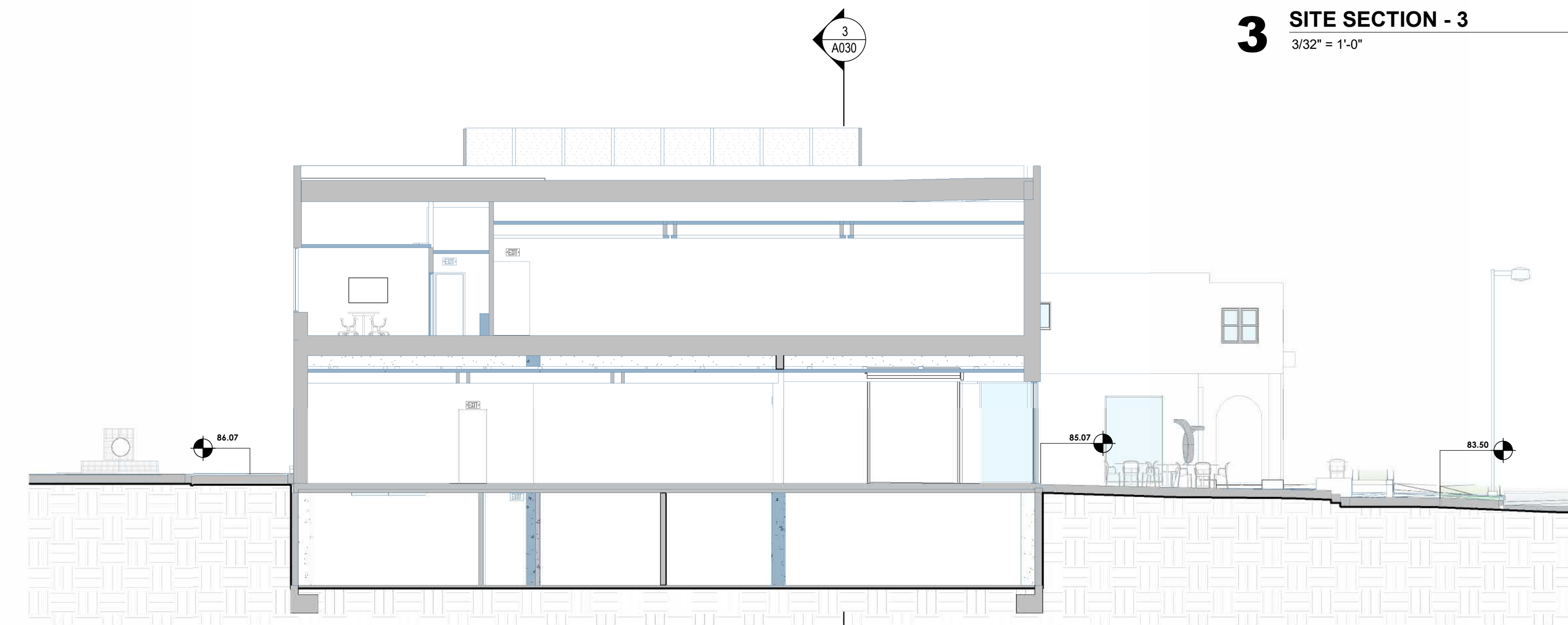
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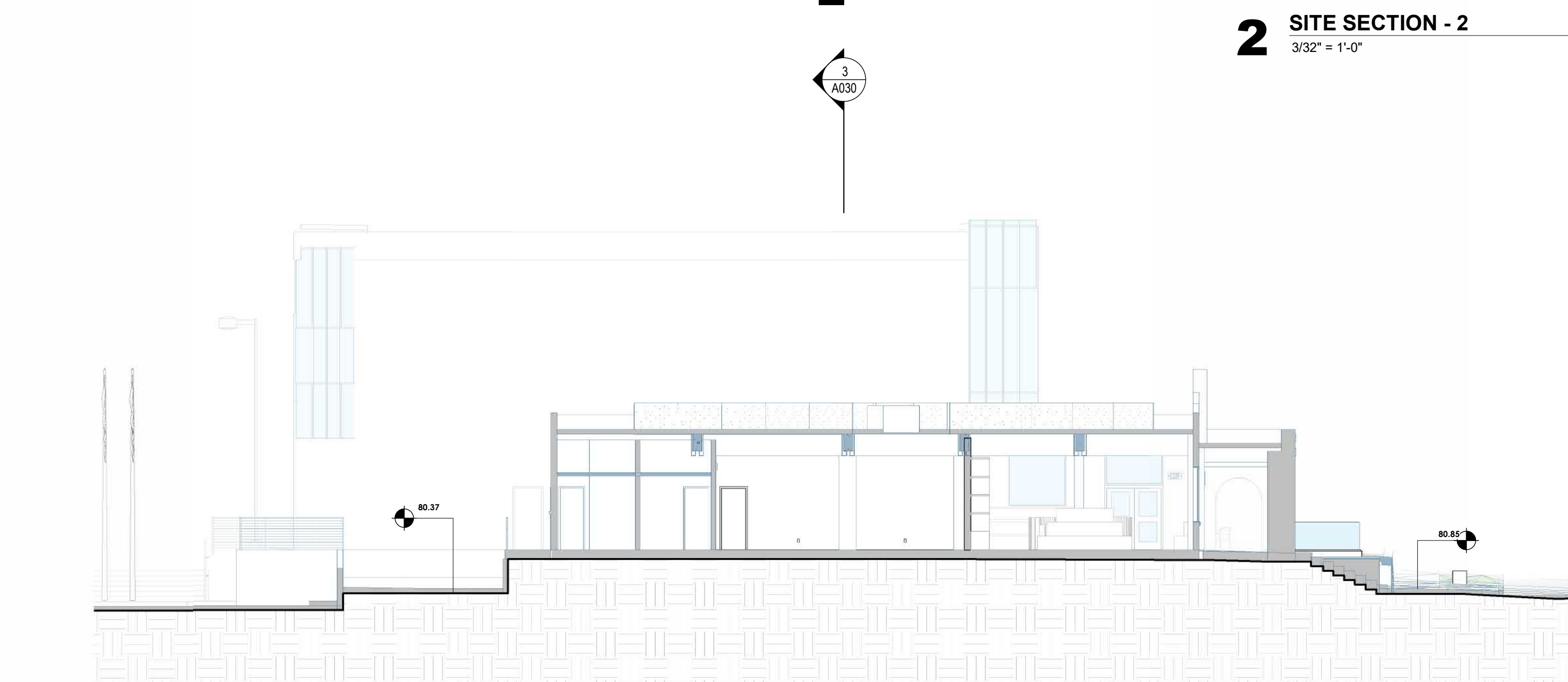
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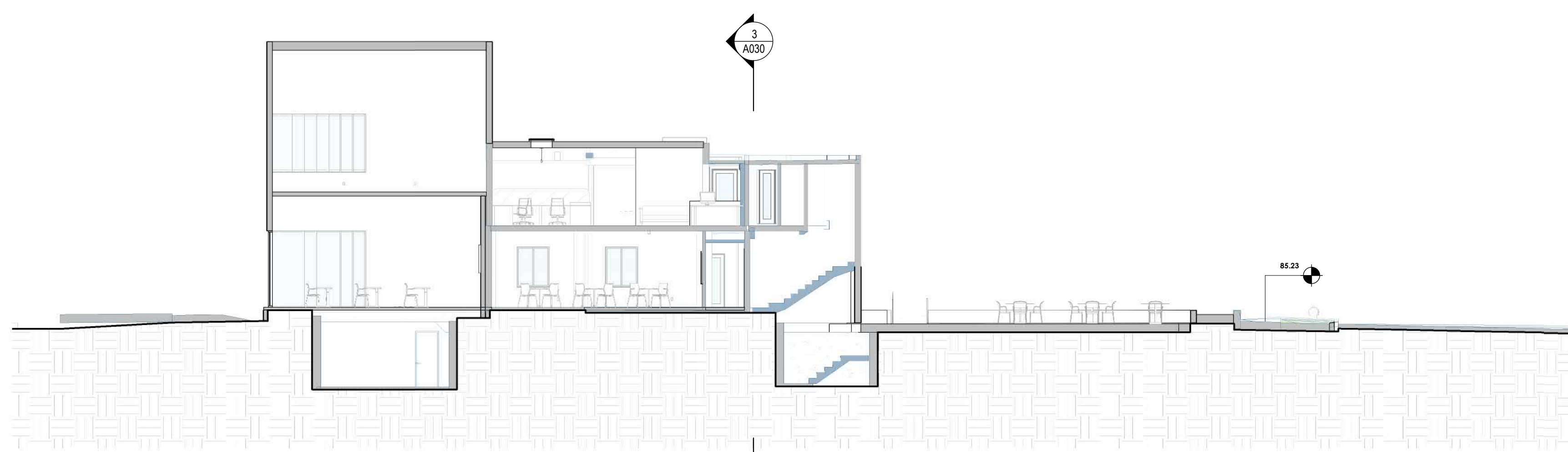
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3/32" = 1'-0"



2 SITE SECTION - 2
3/32" = 1'-0"



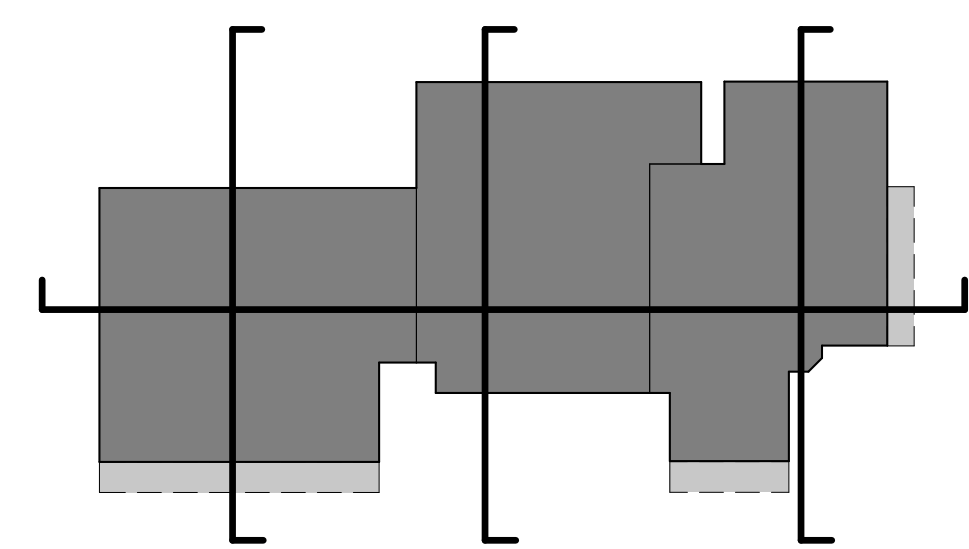
1 SITE SECTION - 1
3/32" = 1'-0"



4 SITE SECTION - 4
3/32" = 1'-0"

SITE SECTION NOTES

SITE SECTION LEGEND



NOT FOR CONSTRUCTION

REVISIONS		
No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 10/29/24
Scale: As indicated
SRA Project Number: 2408

SITE SECTIONS

A030

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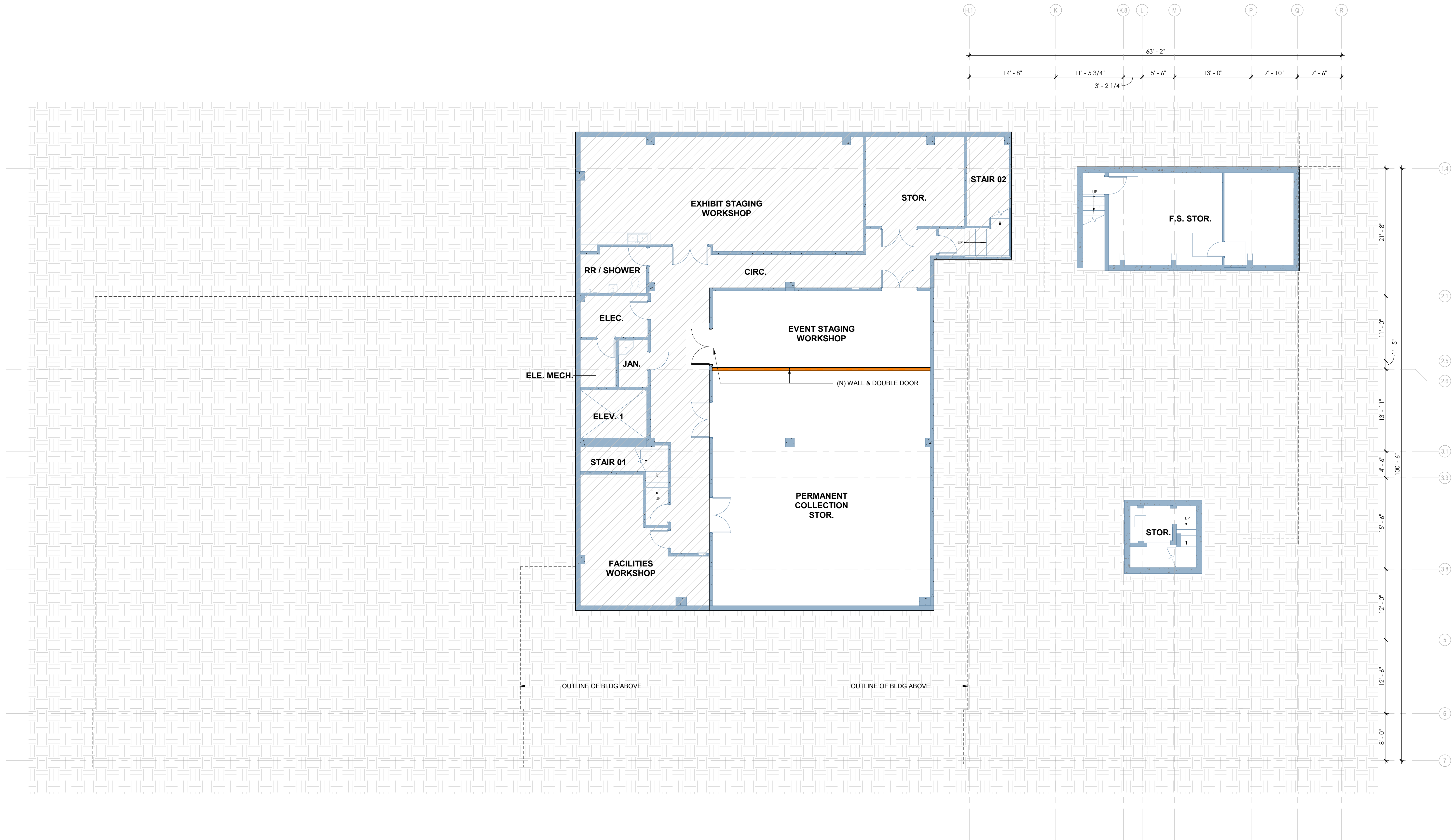
CIVIL ENGINEER:
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San Diego, CA 92101
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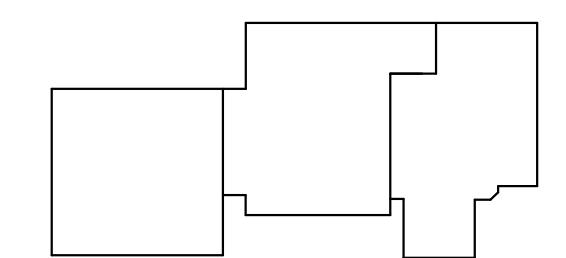
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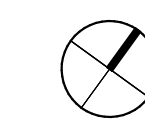


KEY PLAN



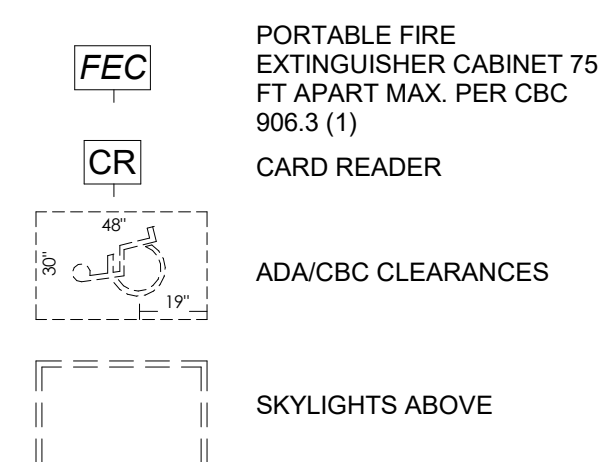
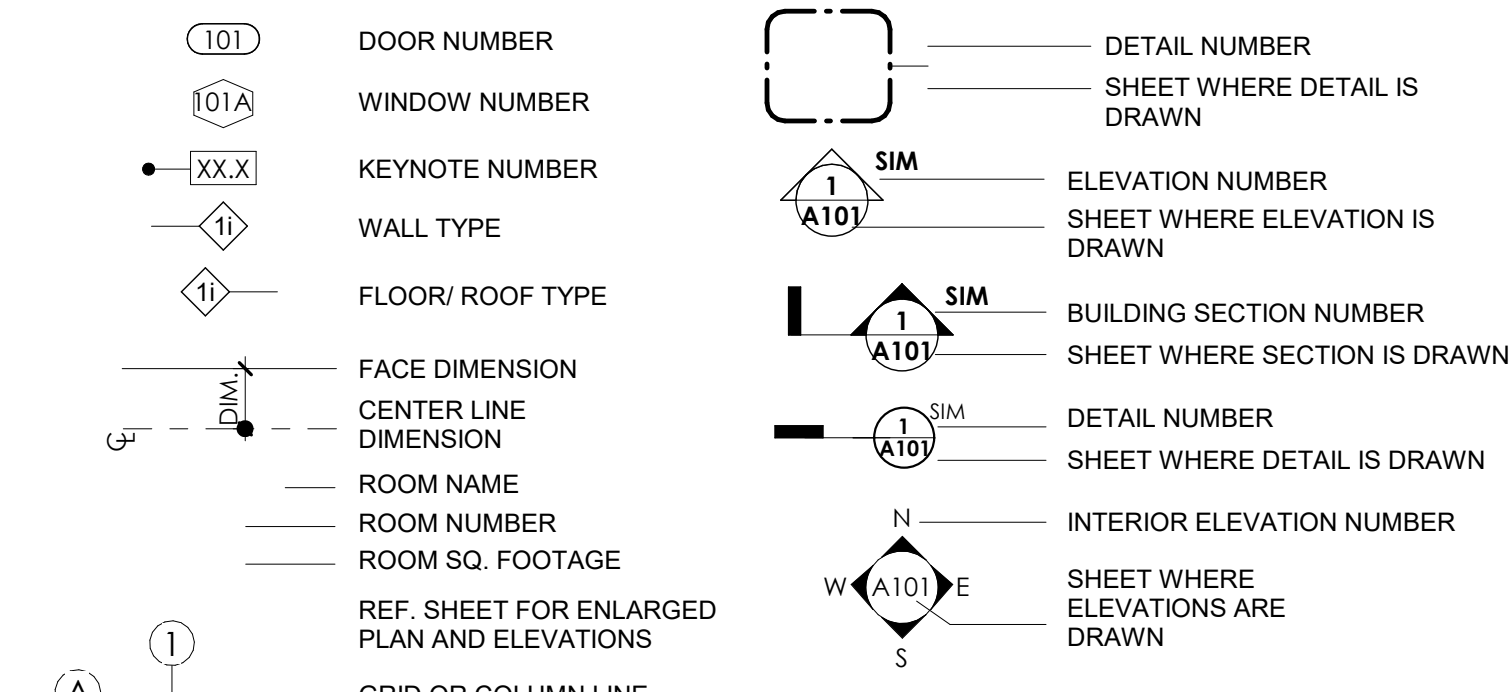
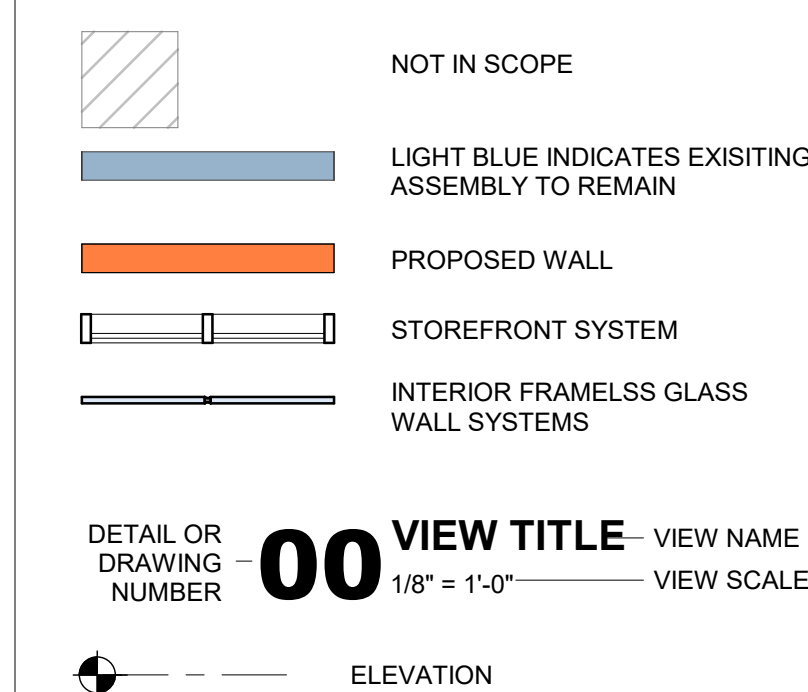
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1 BASEMENT - PROPOSED



KEYNOTES

FLOOR PLAN LEGEND



OVERALL FLOOR PLAN NOTES

- NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS, & SECTIONS PLAN SHEETS, NOT ALL ITEMS ARE FOUND ON EACH SHEET.
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REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 06/26/24
Scale: As indicated
SRA Project Number: 2408

FLOOR PLAN - BASEMENT

A101

OCEANSIDE MUSEUM OF ART EXPANSION

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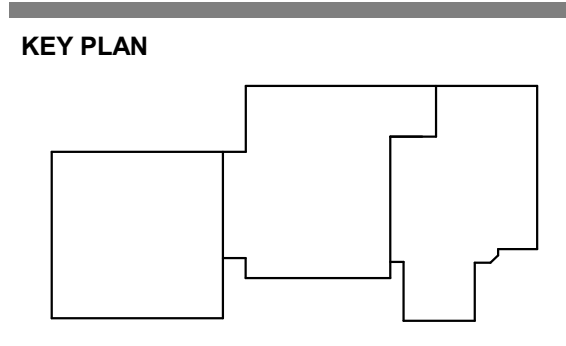
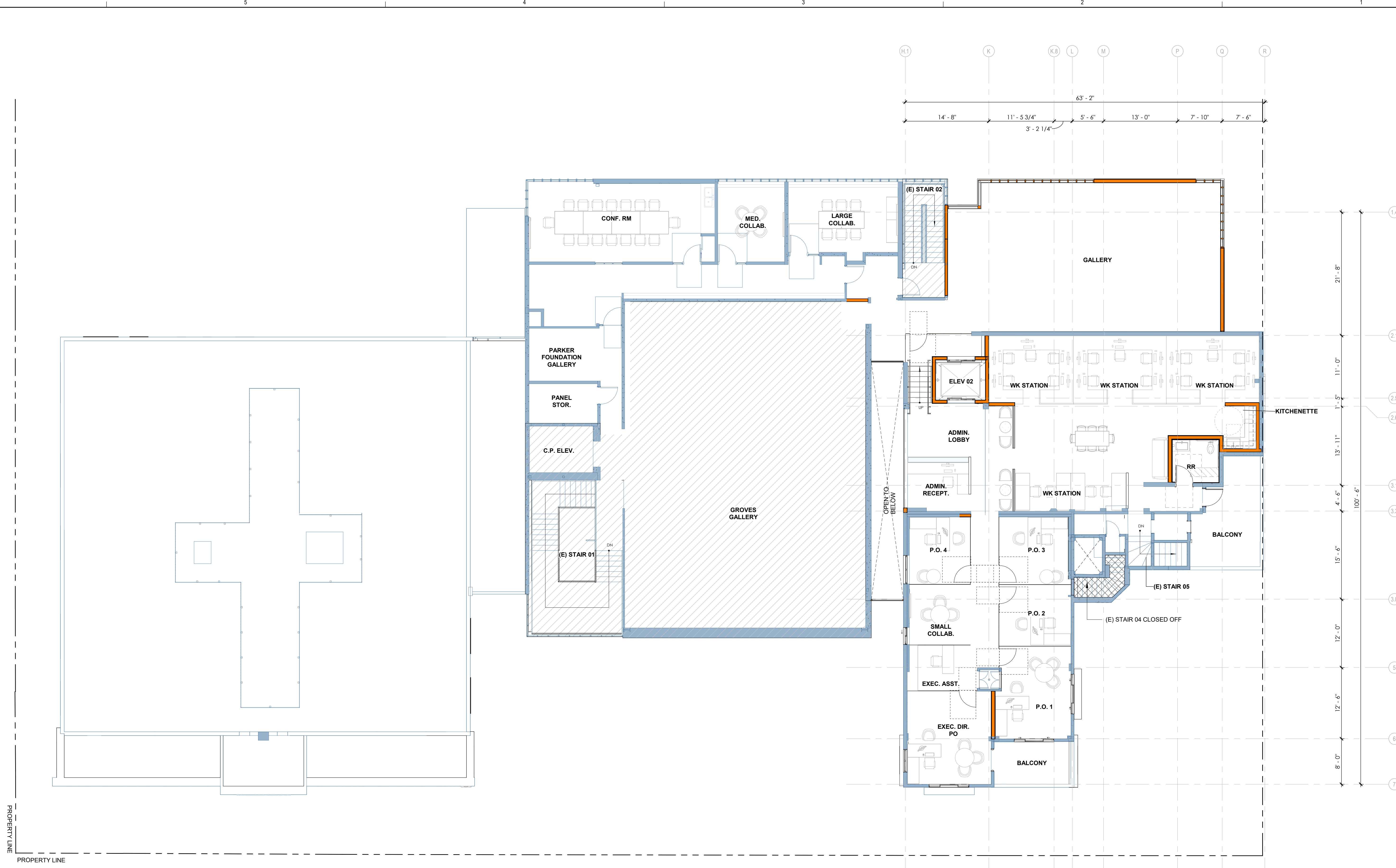
CIVIL ENGINEER:
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San Diego, CA 92101
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San Diego, CA 92108
(619) 521-8500

MEP & LIGHTING ENGINEER:
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9150 Chesapeake Dr, #220
San Diego, CA 92123
(619) 550-1085

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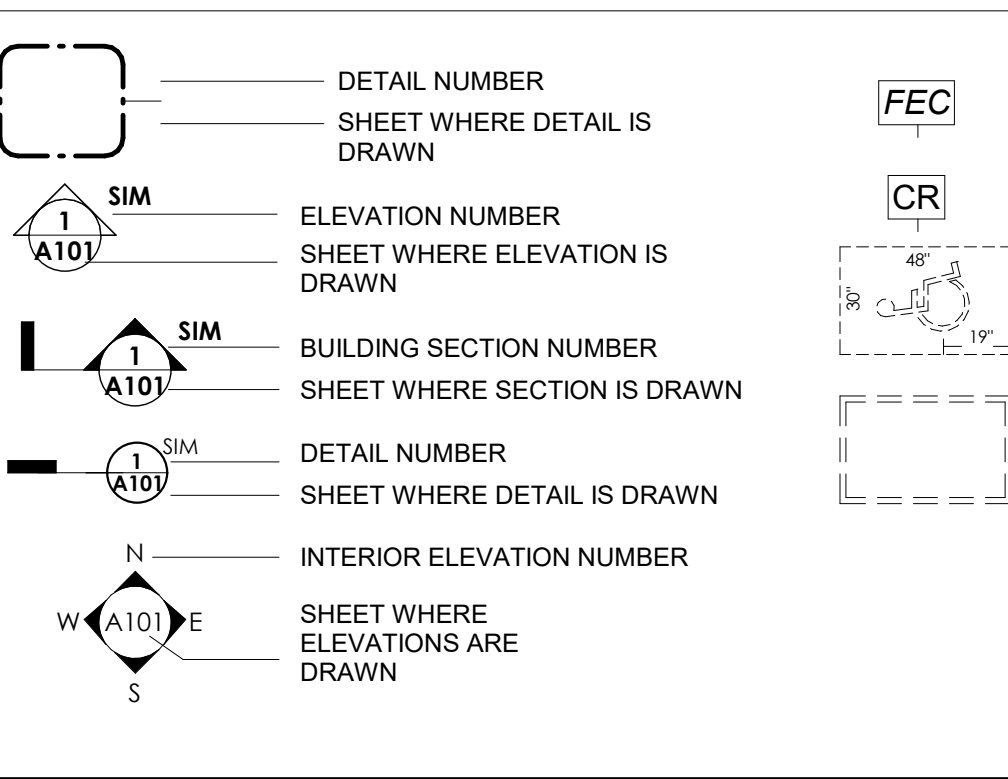
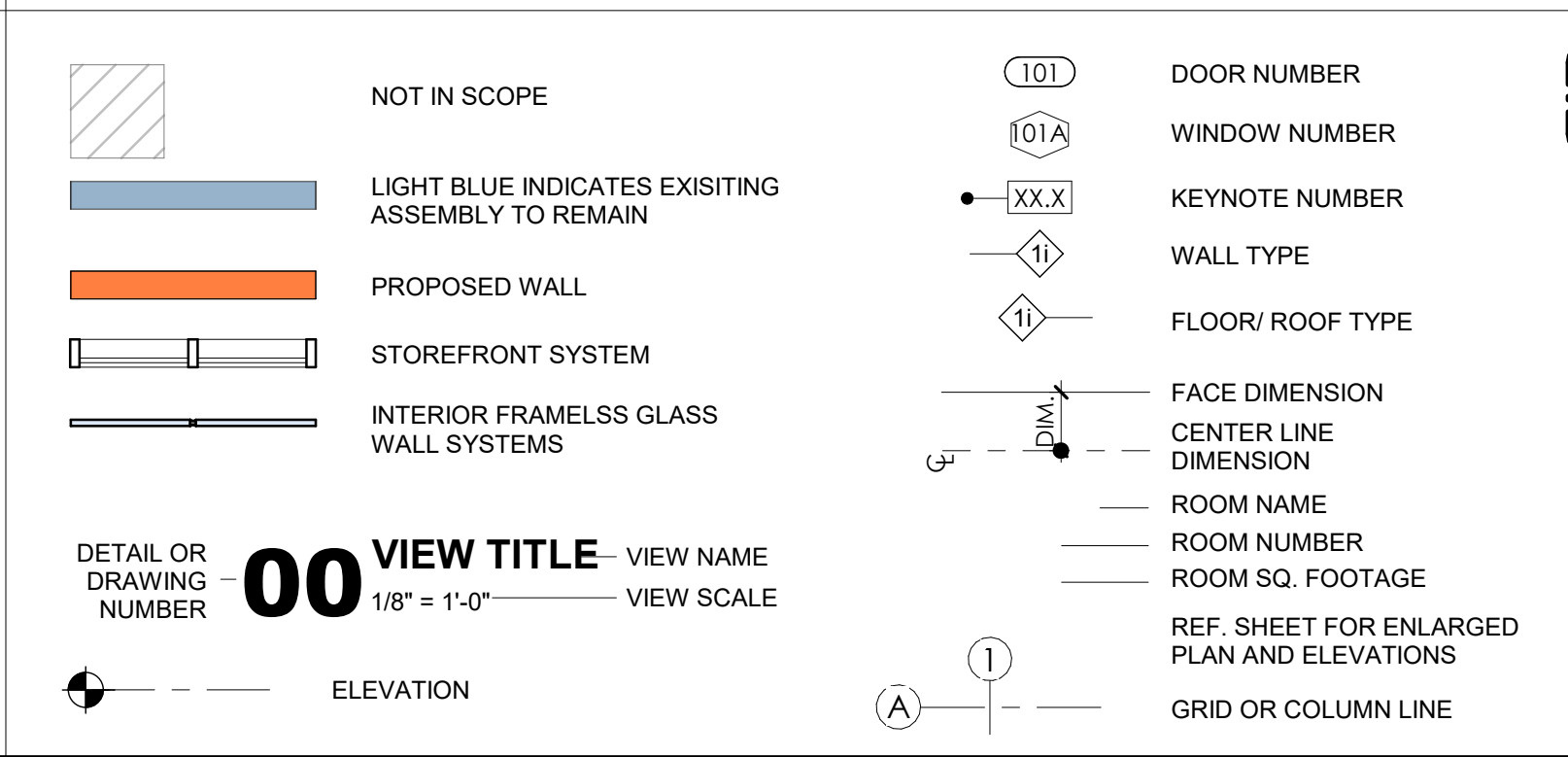


NOT FOR CONSTRUCTION

1 LEVEL 02 - PROPOSED
1/8" = 1'-0"

KEYNOTES

FLOOR PLAN LEGEND



OVERALL FLOOR PLAN NOTES

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REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 10/11/23
Scale: As indicated
SRA Project Number: 2408

FLOOR PLAN - LEVEL 02

A103

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www.safdie.com

CLIENT
OCEANSIDE MUSEUM OF ART
704 Pier View Way
Oceanside, CA 92054
(760) 435-3720

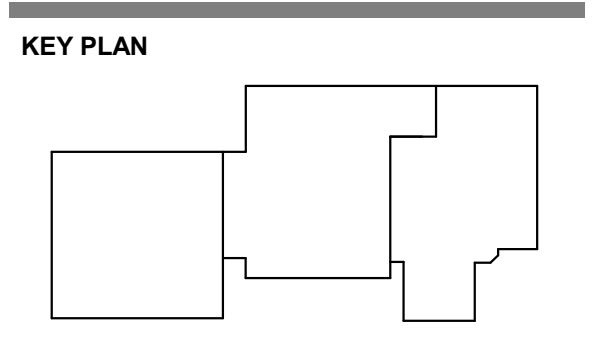
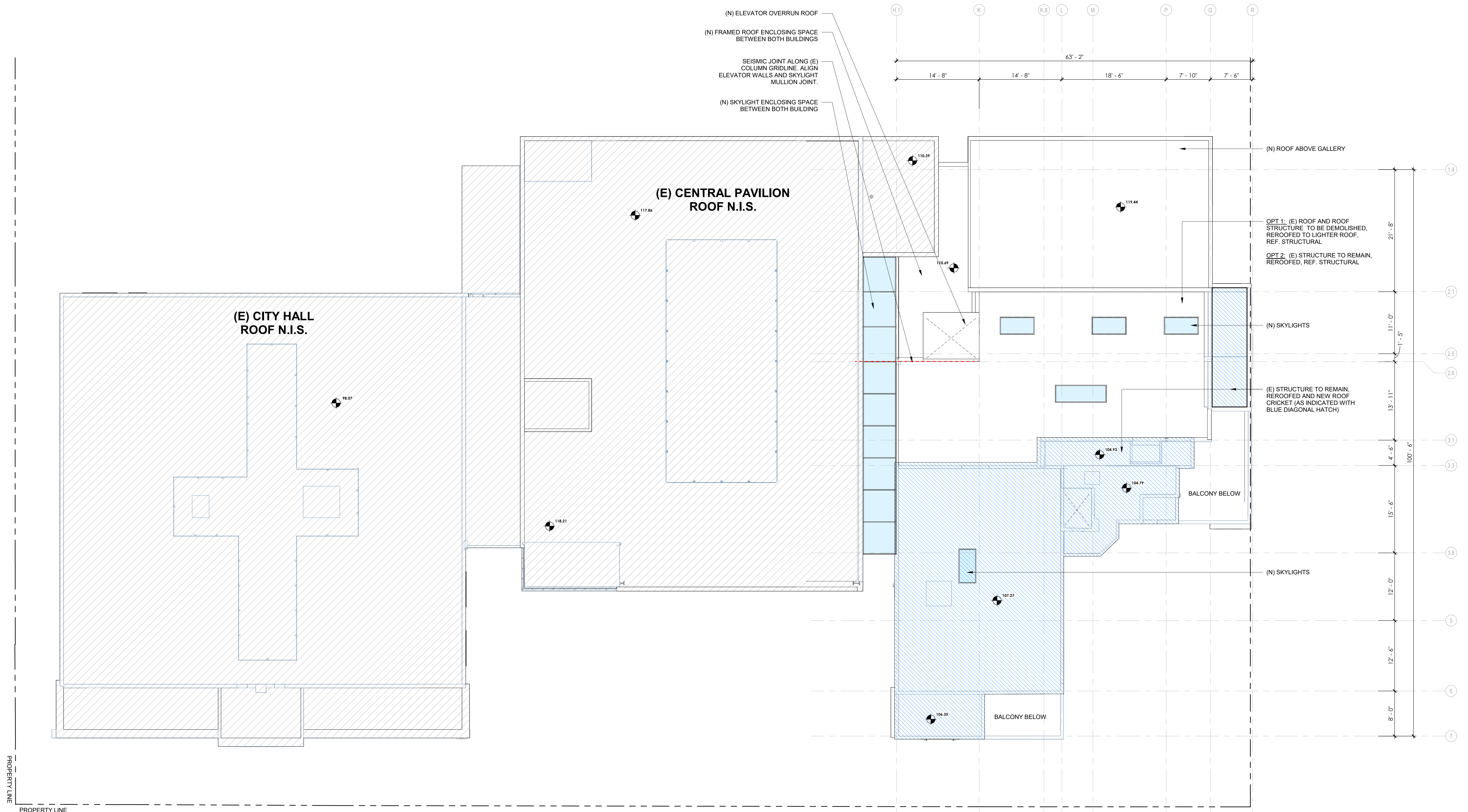
CIVIL ENGINEER:
KIMLEY-HORN
401 B Street, #600
San Diego, CA 92101
(619) 234-9411

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP, INC.
1310 Rosecrans St, Suite G
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STRUCTURAL ENGINEER:
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3151 Camino Del Rio N, #1080
San Diego, CA 92108
(619) 521-8500

MEP & LIGHTING ENGINEER:
ELEN CONSULTING INC.
9150 Chesapeake Dr, #220
San Diego, CA 92123
(619) 550-1085

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1 ROOF PLAN - PROPOSED
1/8" = 1'-0"

REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

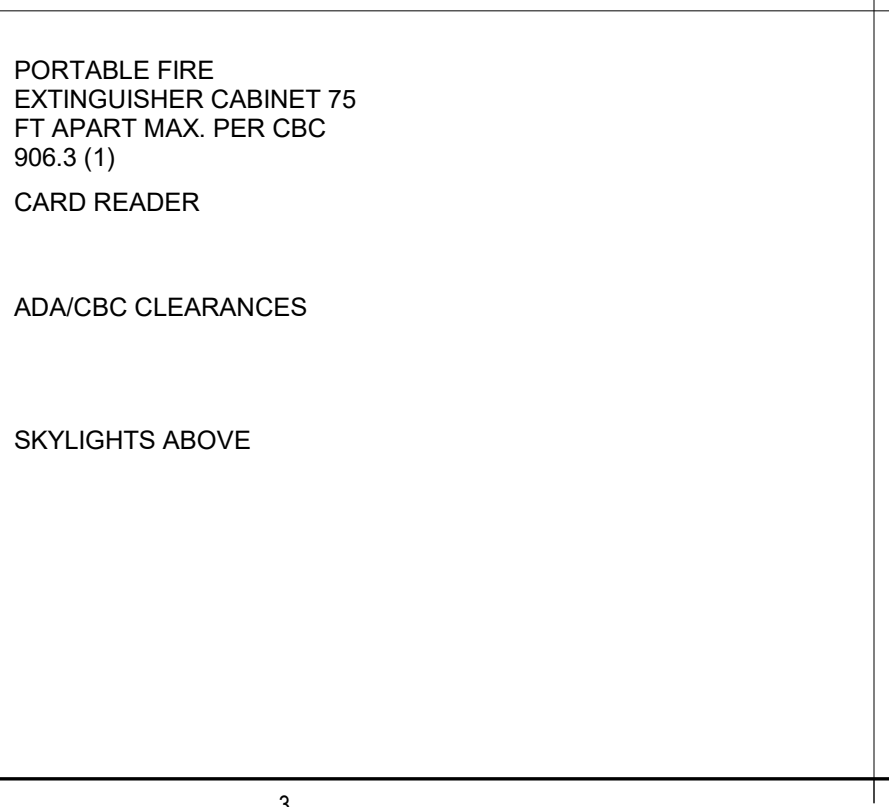
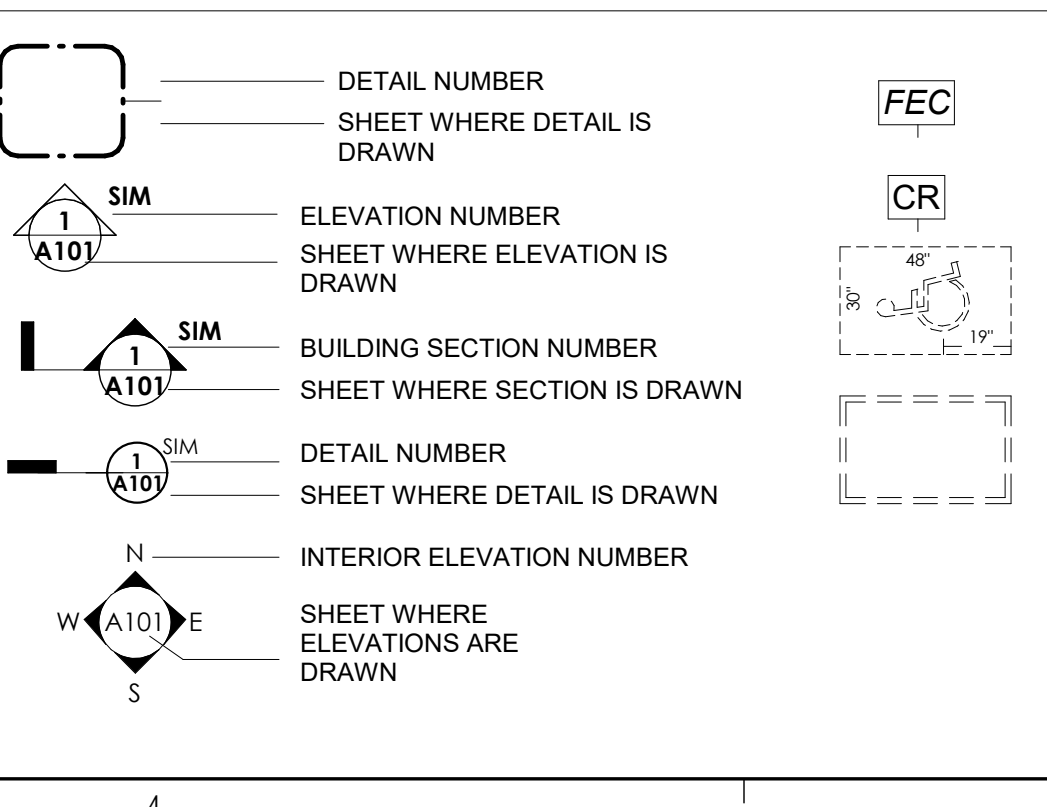
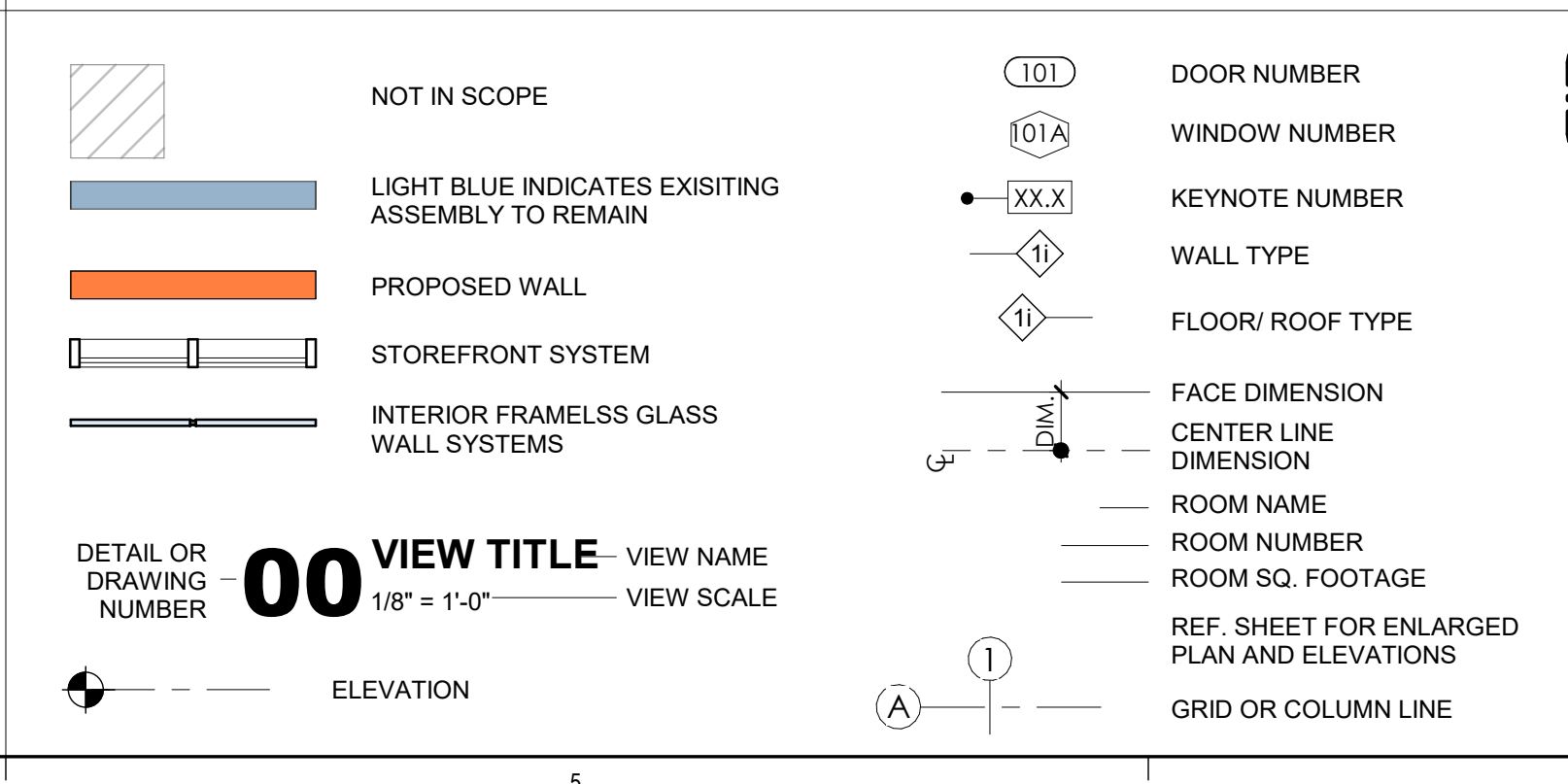
Issue Date: 10/11/23
Scale: As indicated
SRA Project Number: 2406

ROOF PLAN

A104

KEYNOTES

FLOOR PLAN LEGEND



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OCEANSIDE MUSEUM OF ART EXPANSION

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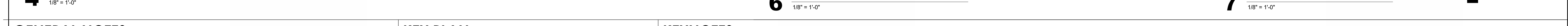
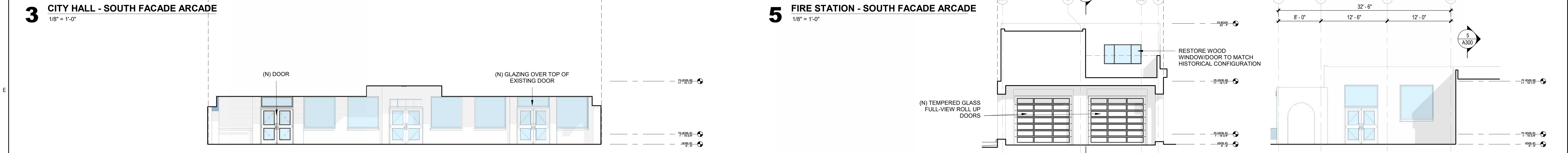
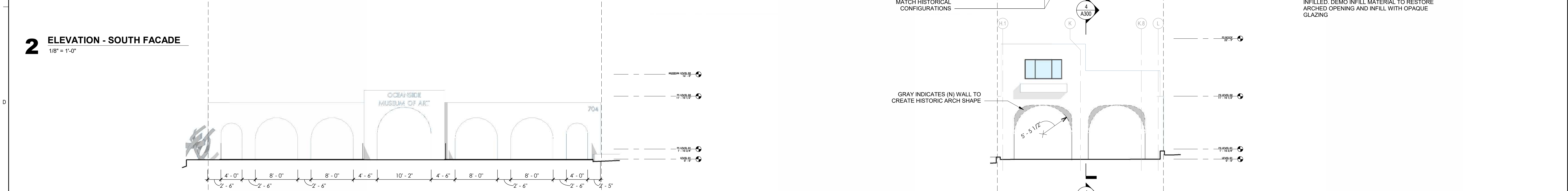
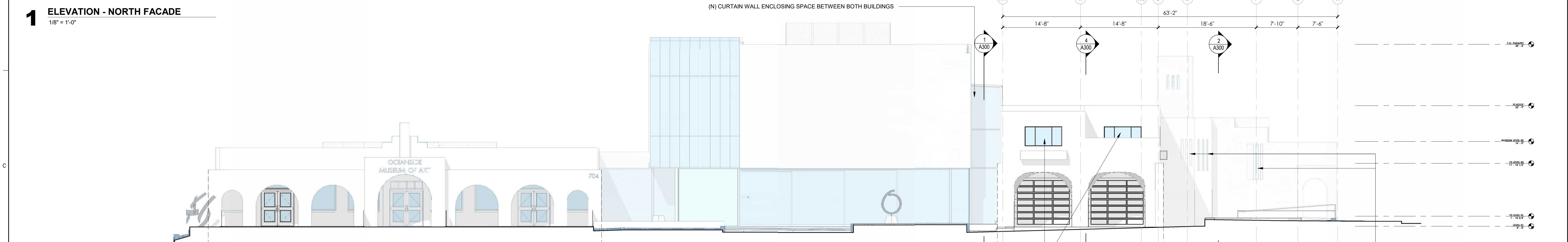
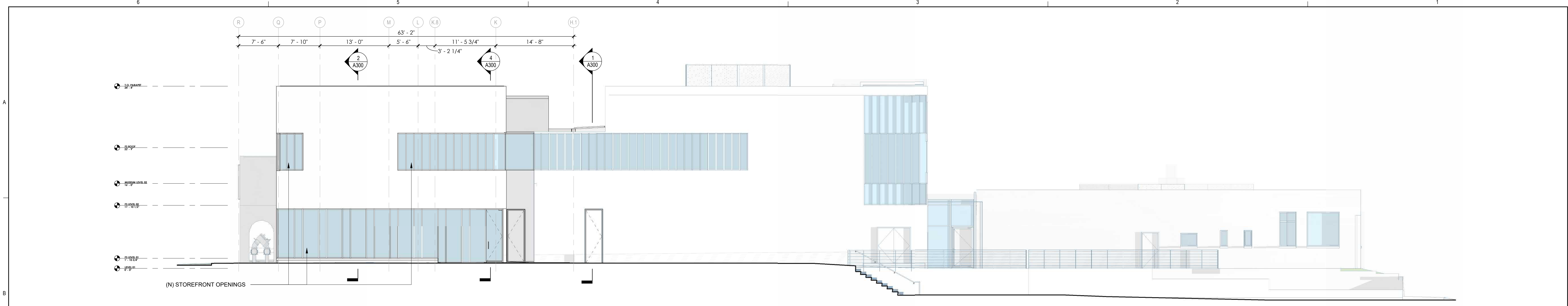
CIVIL ENGINEER:
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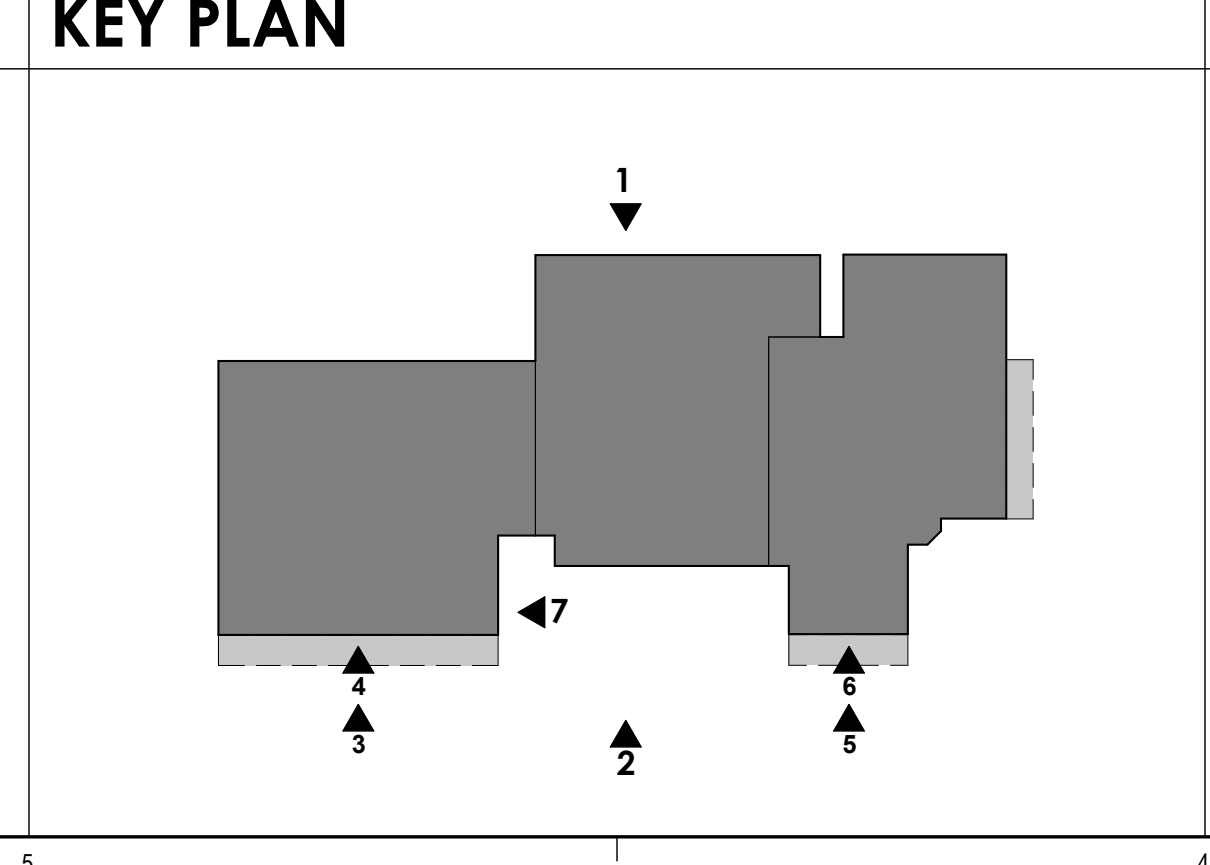
STRUCTURAL ENGINEER:
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(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



GENERAL NOTES



KEYNOTES

NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 01/11/21
Scale: As indicated
SRA Project Number: 2406

BUILDING ELEVATIONS

A200

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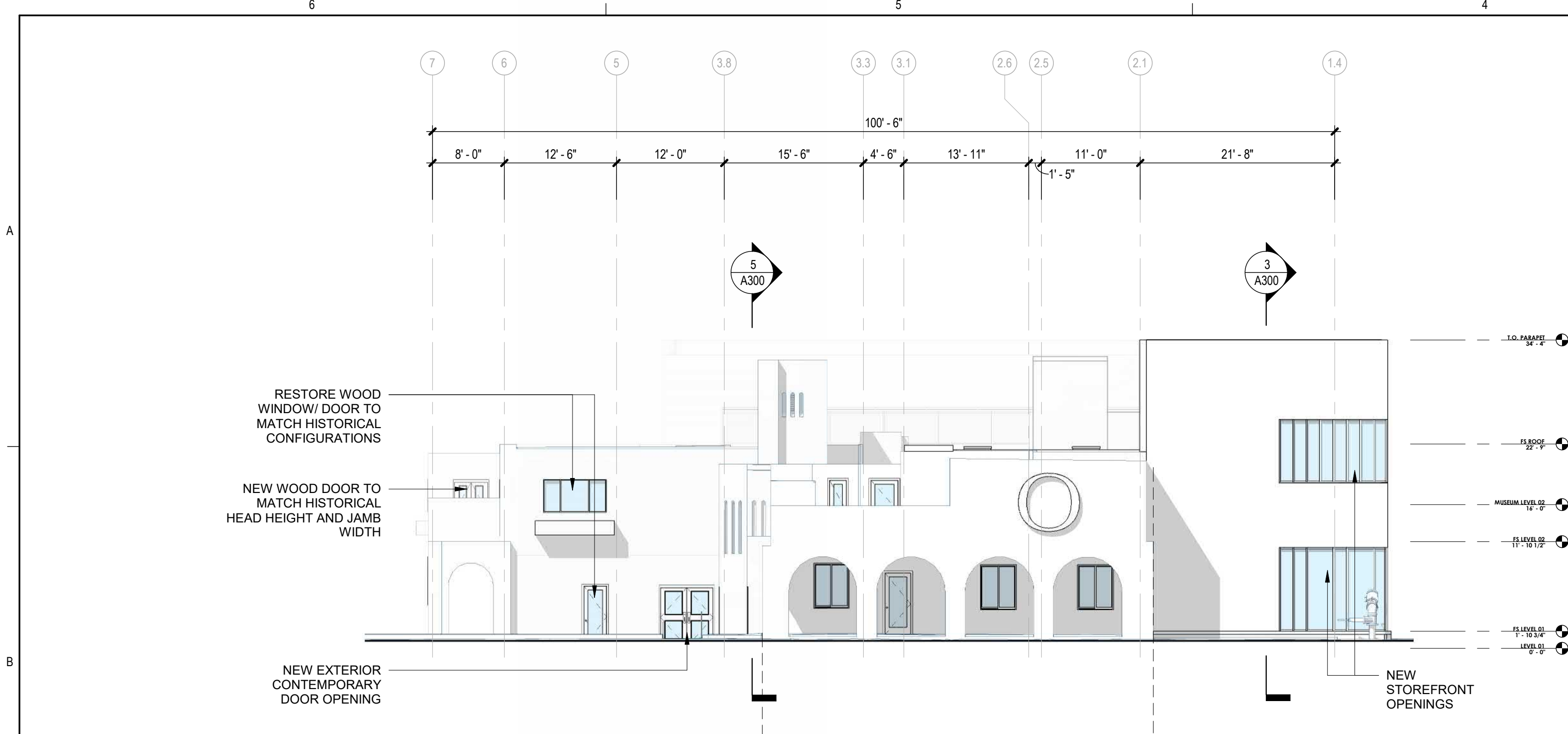
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San Diego, CA 92106
(619) 235-1462

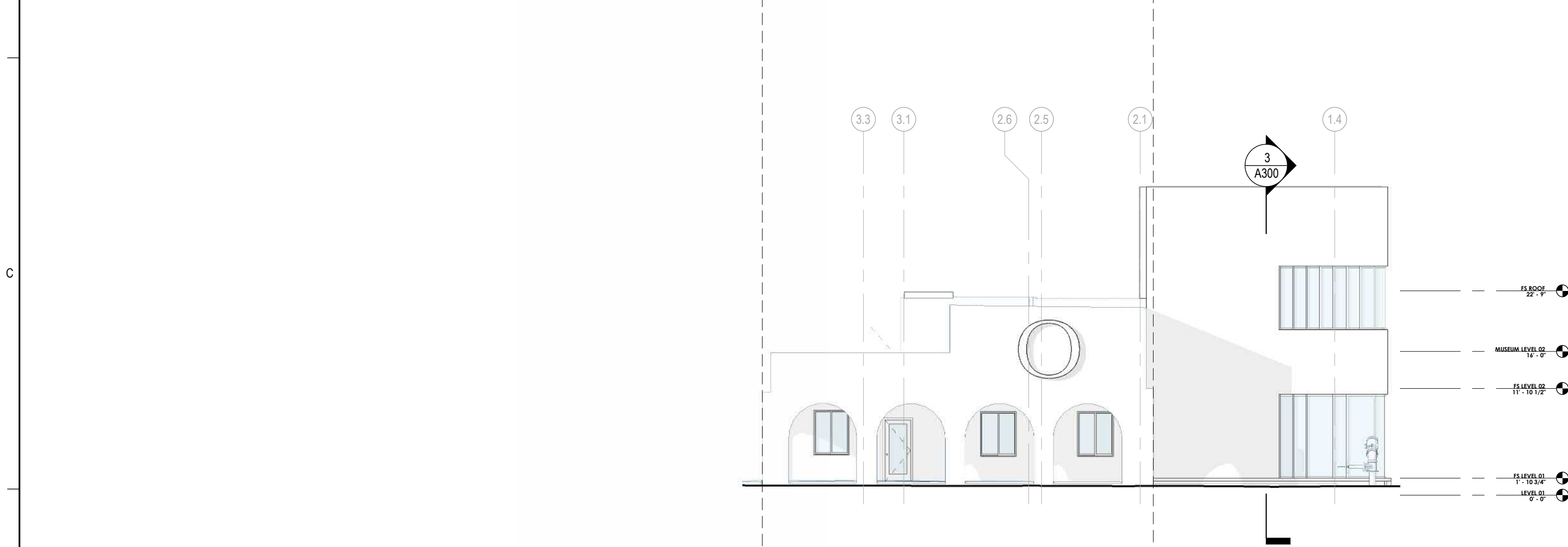
STRUCTURAL ENGINEER:
KPFF CONSULTING ENGINEERS
3131 Camino Del Rio N, #1080
San Diego, CA 92108
(619) 521-8500

MEP & LIGHTING ENGINEER:
ELEN CONSULTING INC.
9150 Chesapeake Dr, #220
San Diego, CA 92123
(619) 550-1085

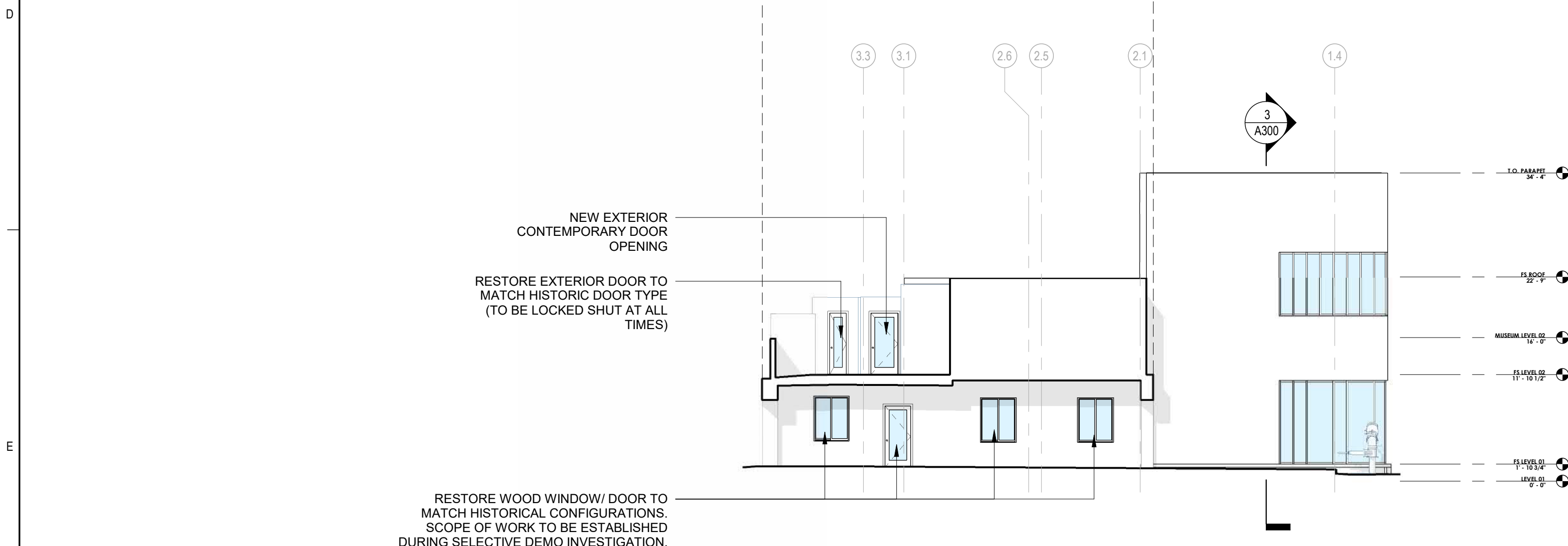
(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



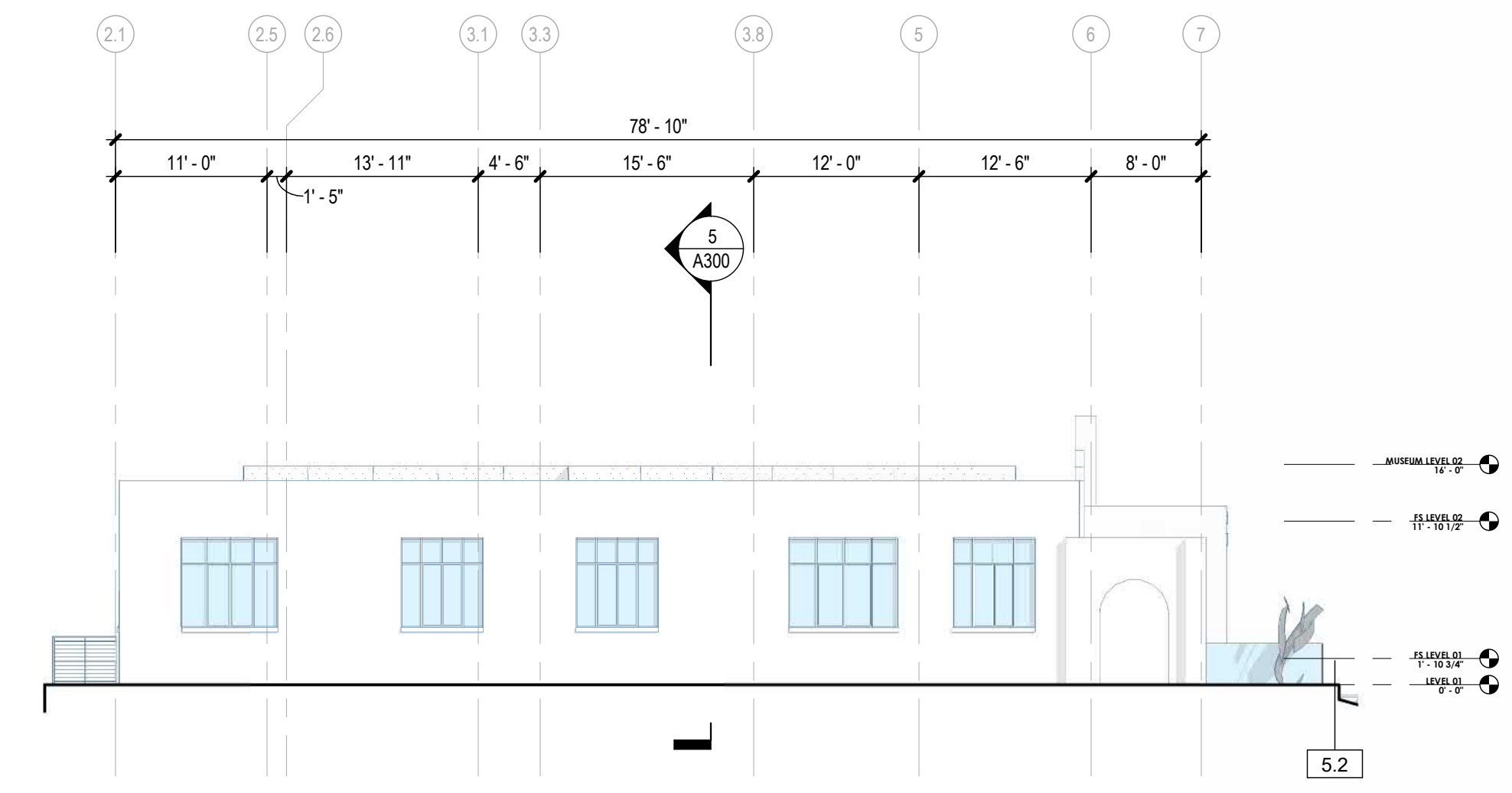
1 ELEVATION - OVERALL EAST FAÇADE
3/32" = 1'-0"



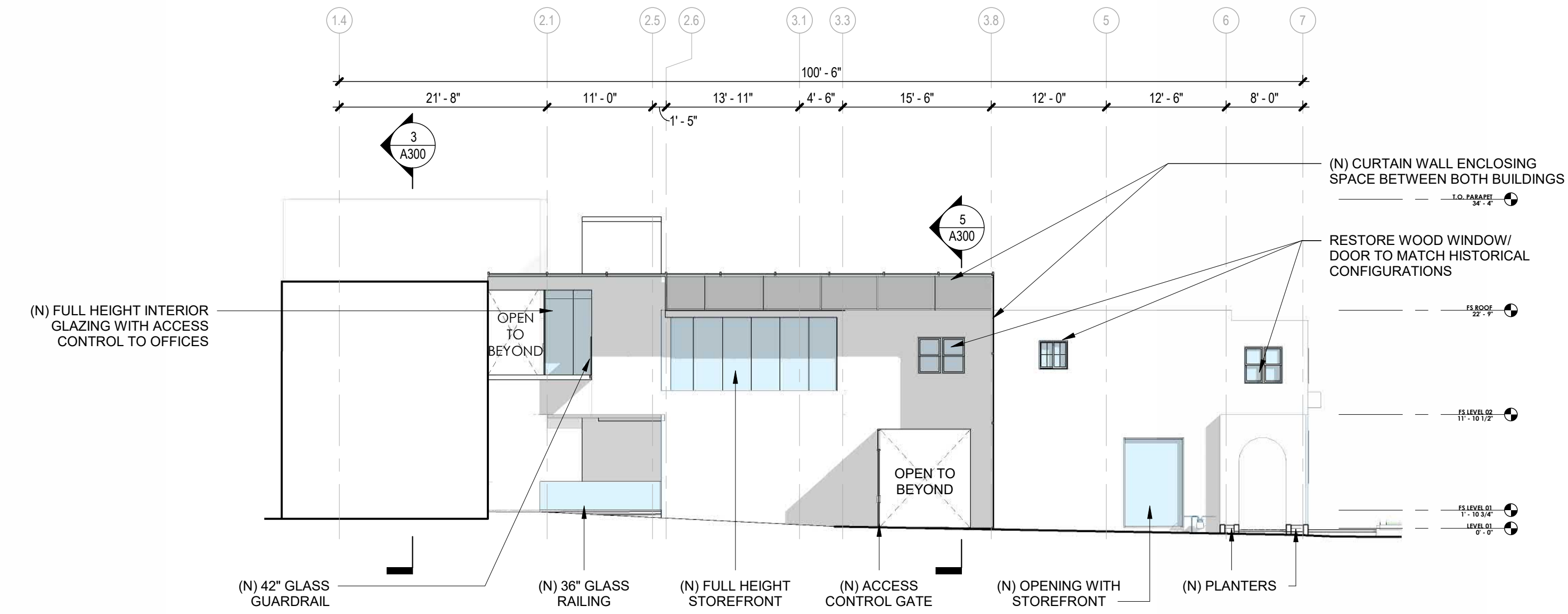
2 ELEVATION - EAST FAÇADE ARCADE
3/32" = 1'-0"



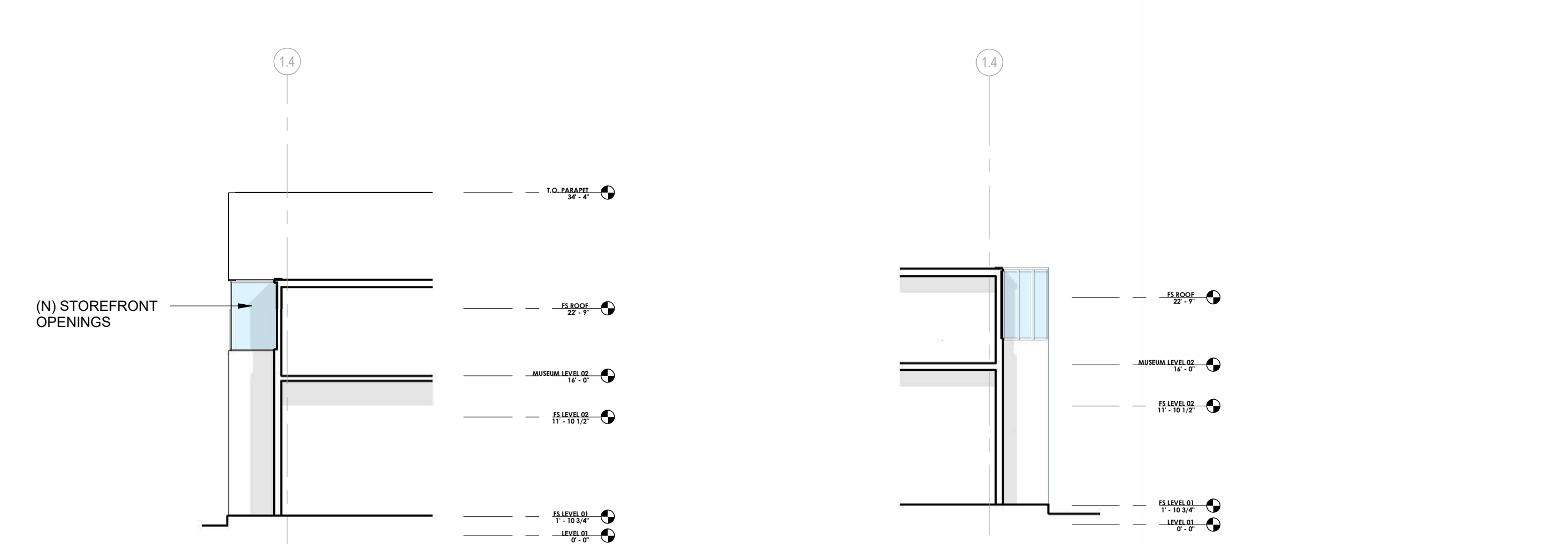
3 ELEVATION - EAST FAÇADE
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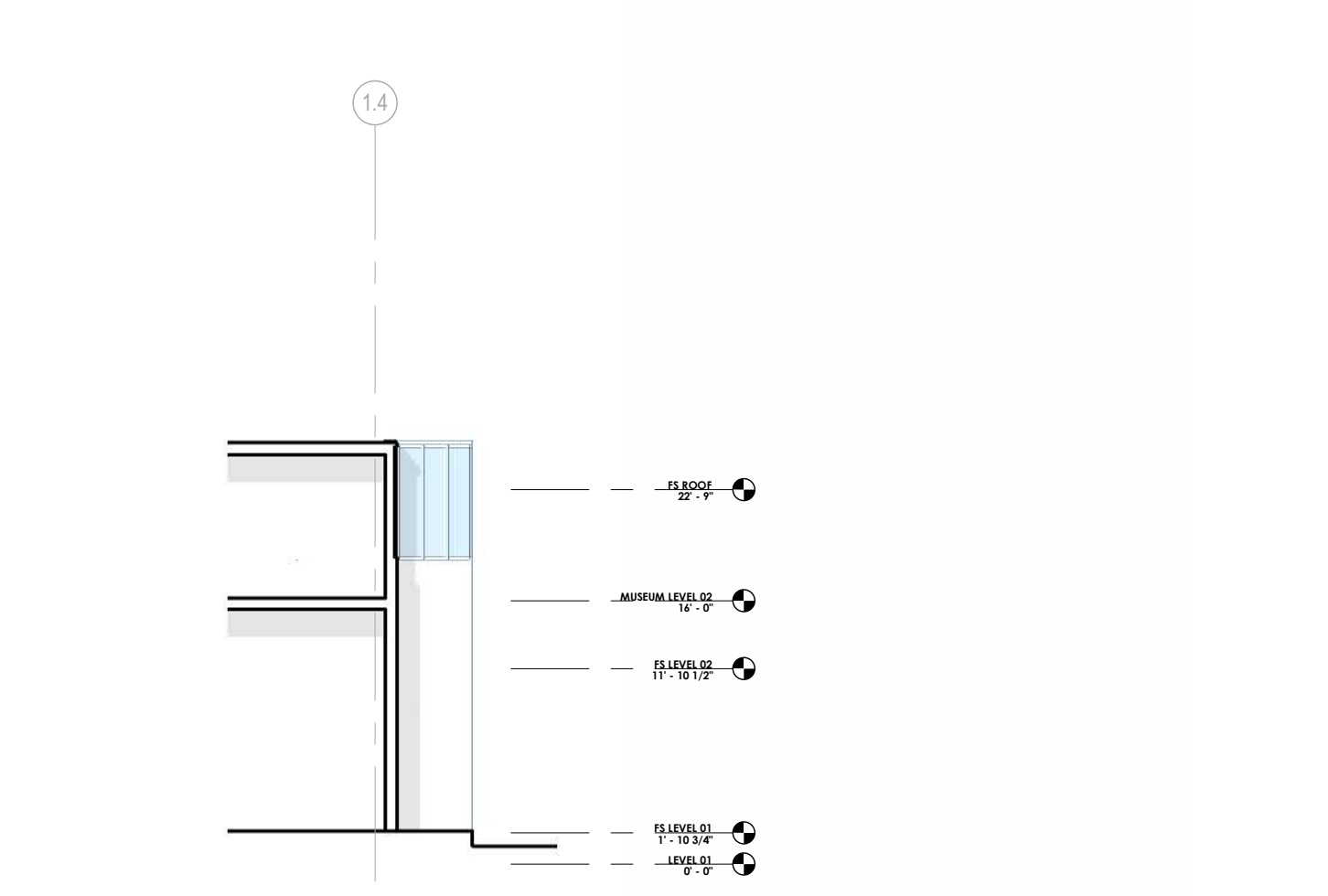
4 CITY HALL - WEST FAÇADE
3/32" = 1'-0"



5 FIRE STATION - WEST FAÇADE 1
3/32" = 1'-0"



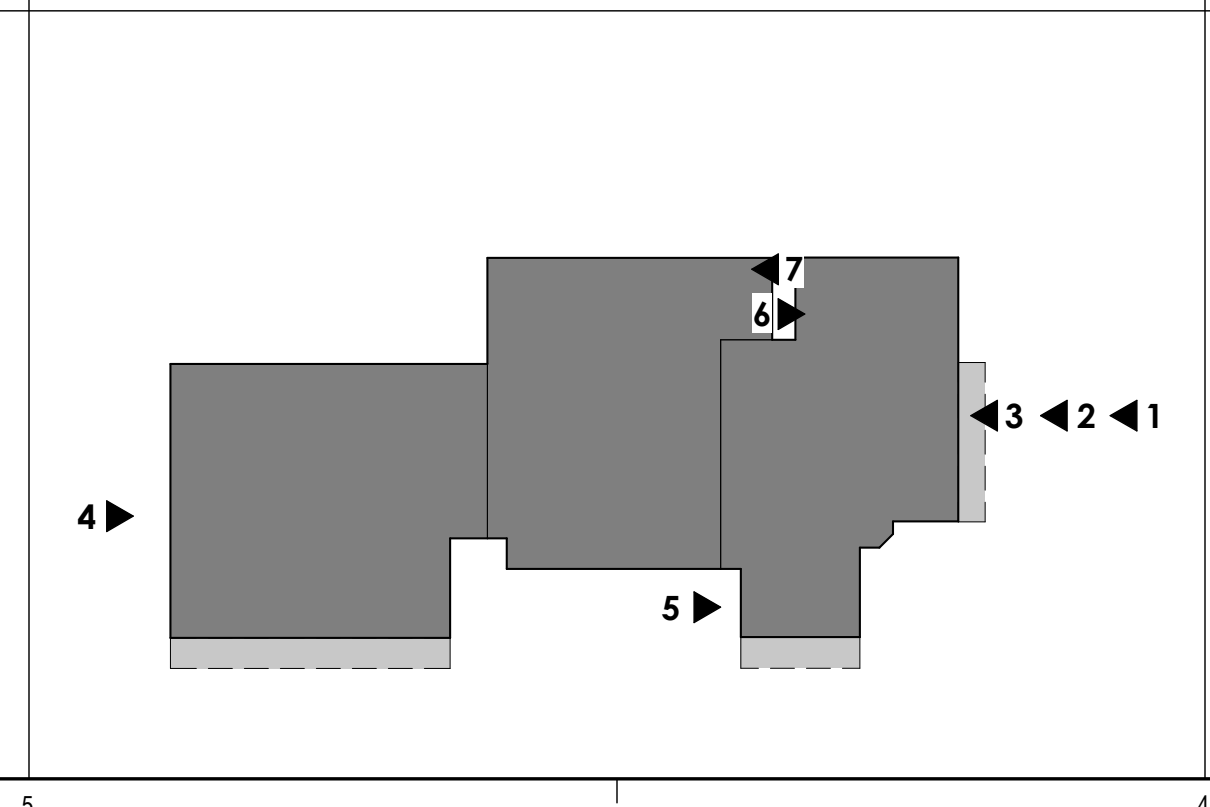
6 FIRE STATION - WEST FAÇADE 2
3/32" = 1'-0"



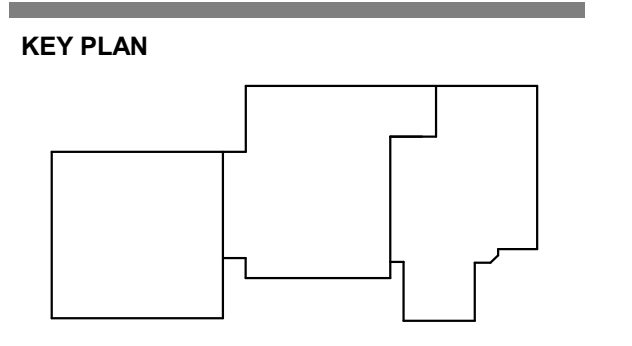
7 CENTRAL PAVILION - EAST FAÇADE
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



KEYNOTES



NOT FOR CONSTRUCTION

REVISIONS		
No.	Description	Date
01	ISSUE	00/00/00

Issue Date: 11/04/24
Scale: As indicated
SRA Project Number: 2408

BUILDING ELEVATIONS

A201

Oceanside Museum of Art (OMA) Expansion

Developer's Conference – Project Description Letter

11.20.25

Project Location:

714 Pier View Way, Oceanside, Ca 92054

APN - 1471090100

Project Description:

The Oceanside Museum of Art (OMA) project involves rehabilitation/alteration of Oceanside's historical Fire Station #1 for the purpose of expanding OMA's footprint to include the Fire Station; as well as renovations to the existing OMA building to improve gallery spaces, the lobby entrance, and community engagement opportunities. In addition, the project scope includes the preservation of historical elements of the Irving Gill-designed fire station while updating the interior program for museum uses, selective demolition of non-historic additions, the addition of a retail shell component for use by an outside vendor, and the construction of a new northern extension that will be architecturally differentiated from the historic structure. Site improvements include the addition of a café terrace towards the corner of N. Ditmar Street/Pier View Way as well as on-site landscape/hardscape improvements at the corner of N. Nevada Street/Pier View Way within the extents of the historic L-shaped retaining walls. The project is not proposing any ROW improvements.

Our submittal for the Developer's Conference includes the following exhibits to orient the city staff to the project as well as providing topics for further discussion:

- Existing and New Site Plans, Building Floor Plans, Demolition Plans, Building Sections and Exterior Elevations
 - ***251120_OMA Expansion – Plans and Elevations***
- Building Construction Type Narrative
 - ***251120_OMA Expansion – Code Narrative***
- Plumbing Fixture Count Narrative
 - ***251120_OMA Expansion – Restroom Qty. Narrative***
- Accessible Parking Site Plan
 - ***251120 – Exhibit – OMA Accessible Parking***
- Secretary of the Interior's Standards Analysis Memo
 - ***Oceanside Museum of Art_2025-11-19_SD P2_SOIS Analysis***

Thank you in advance for your time in reviewing this information.

Sincerely,

Kevin Schiller
Safdie Rabines Architects

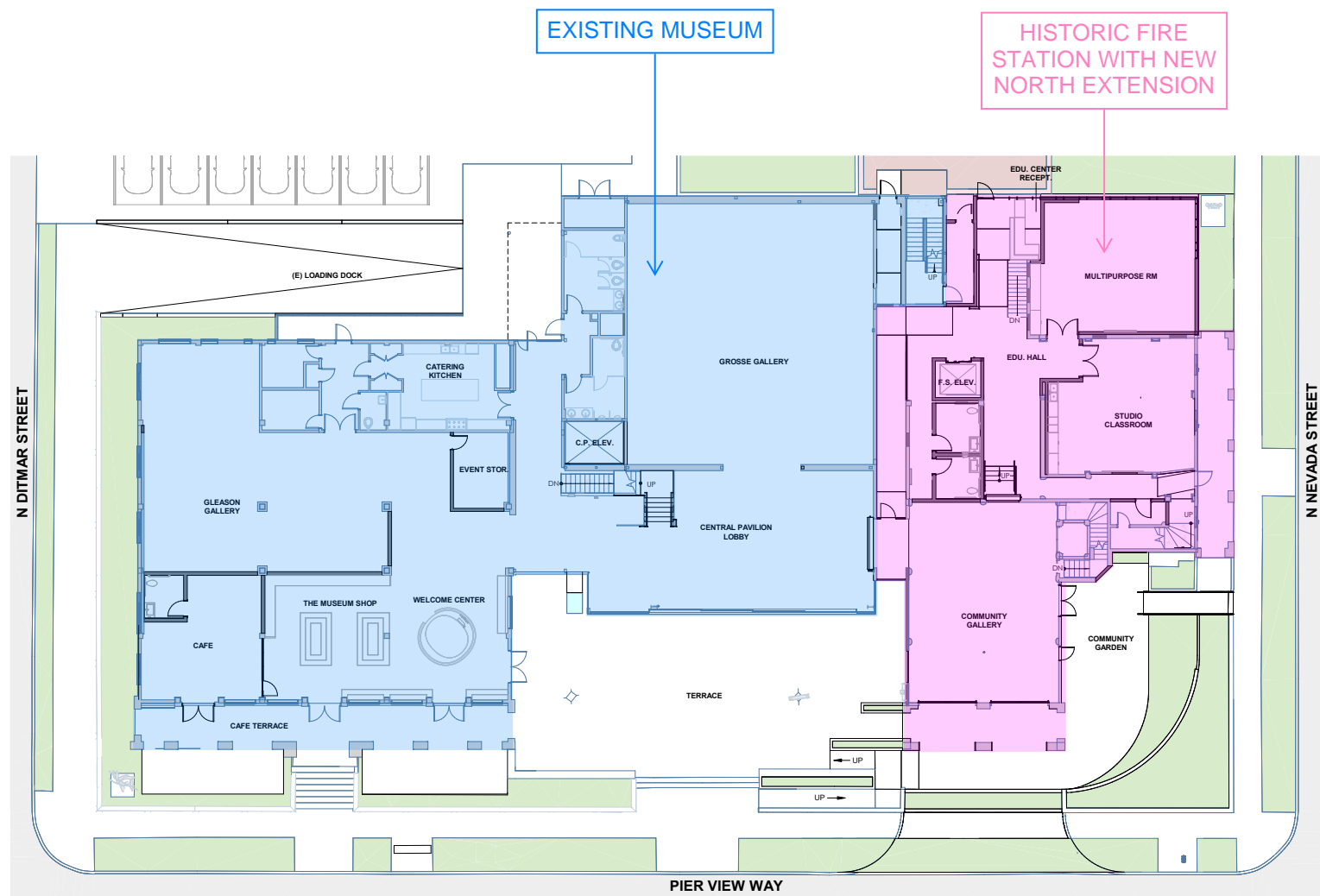
OCEANSIDE MUSEUM OF ART EXPANSION

Code Narrative

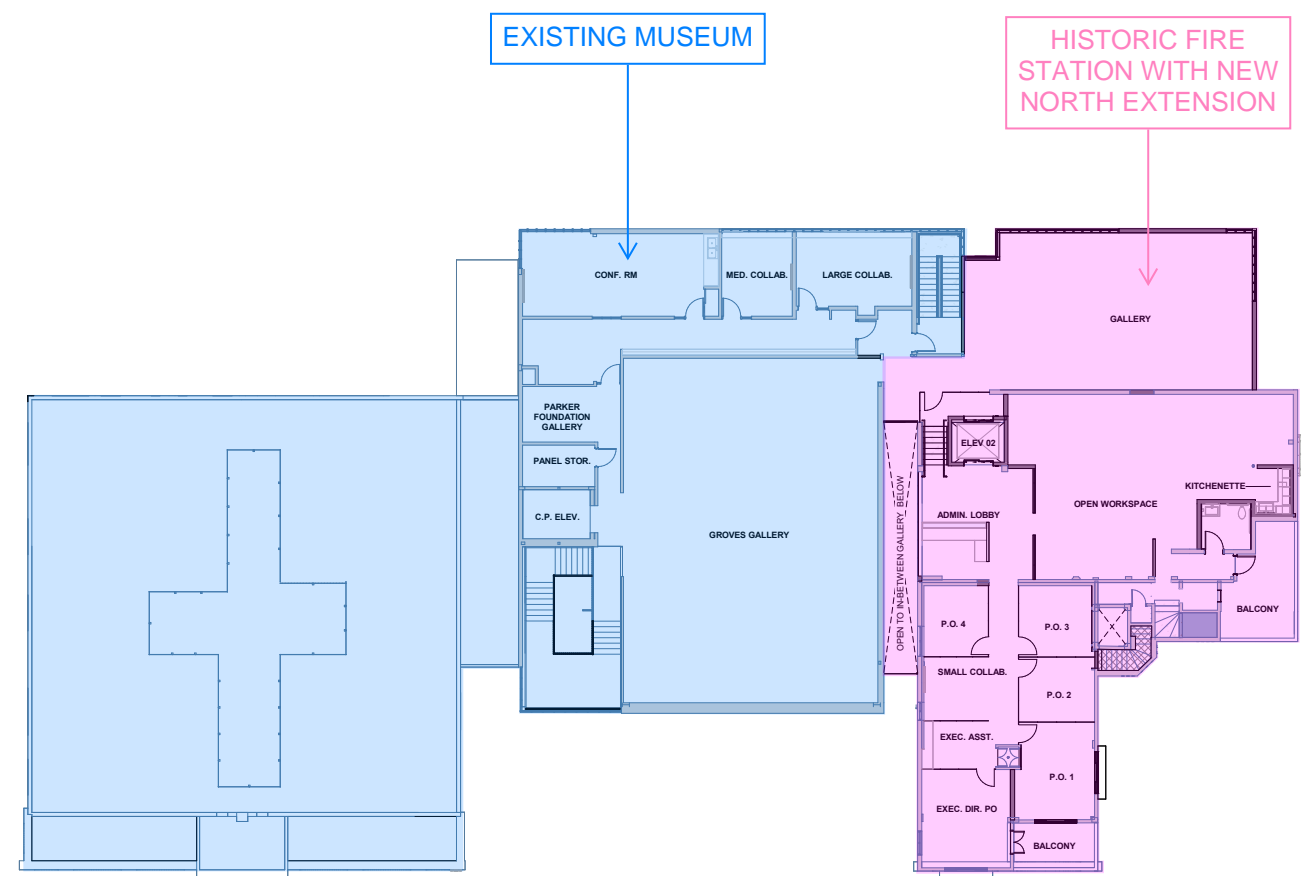
This analysis considers the Historic Fire Station as an addition to the existing OMA Museum. Below are diagrams of the proposed floor plans with the existing museum highlighted for reference.

- We are proposing to consider the Historic Fire Station with the new north extension as an addition to the Existing OMA Museum.
- The Existing Museum will remain with minimal modifications to avoid a change of use (less than 10% of existing floor area, per floor, will have a change in occupancy type).
- The Existing Museum was permitted as a Type VA building and this construction classification will remain.
- The Existing Museum was permitted in 2006, as a Type V (One Hour Rated), Fully Sprinklered (noted on the plans, "We are using fire sprinklers in lieu of one-hour rating – we will have exposed steel columns")
- There is no documentation of the existing Historic Fire Station that denotes the construction type. We are proposing to classify the Historic Fire Station as Type VA construction and provide a fire sprinkler system as part of the renovation.

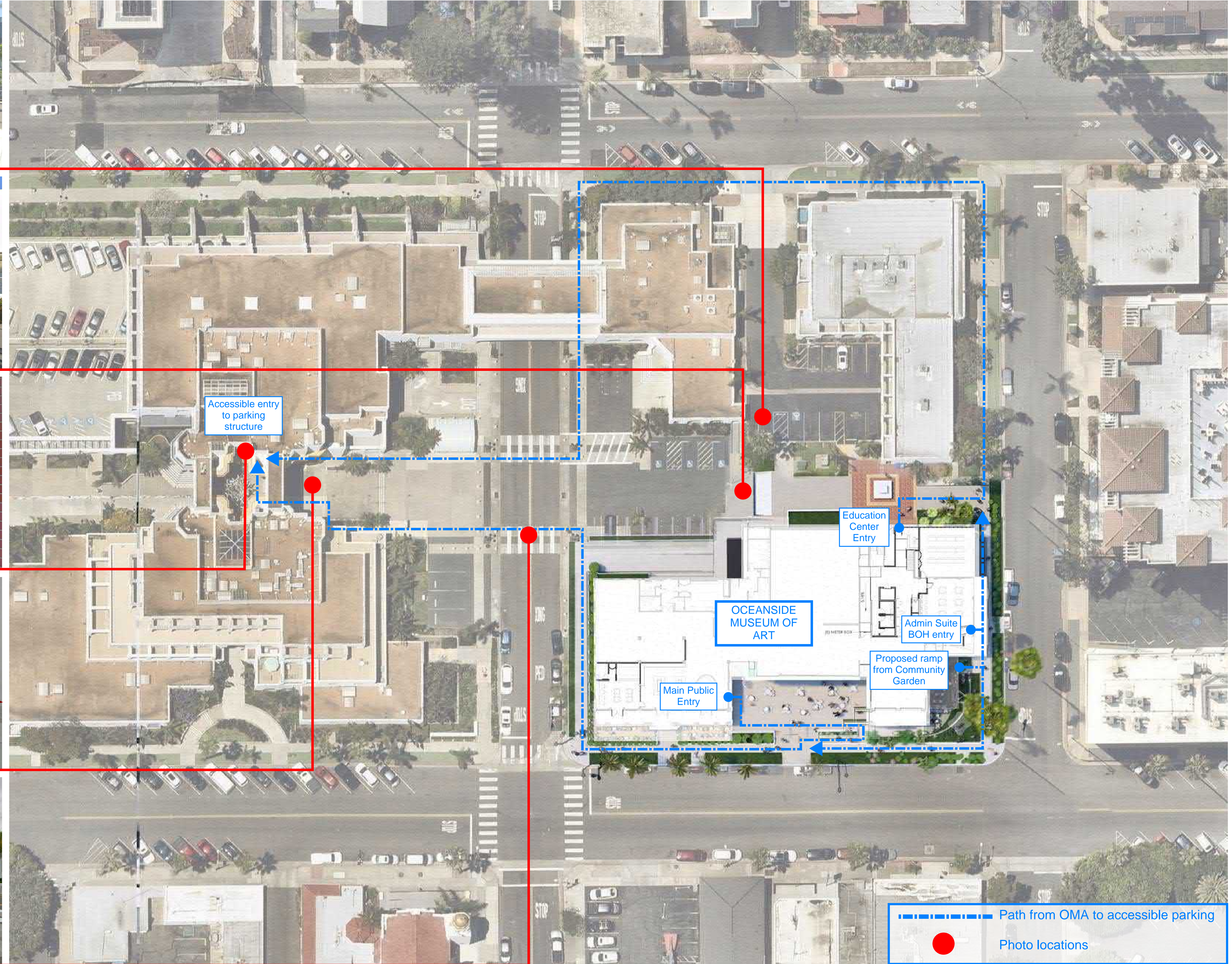
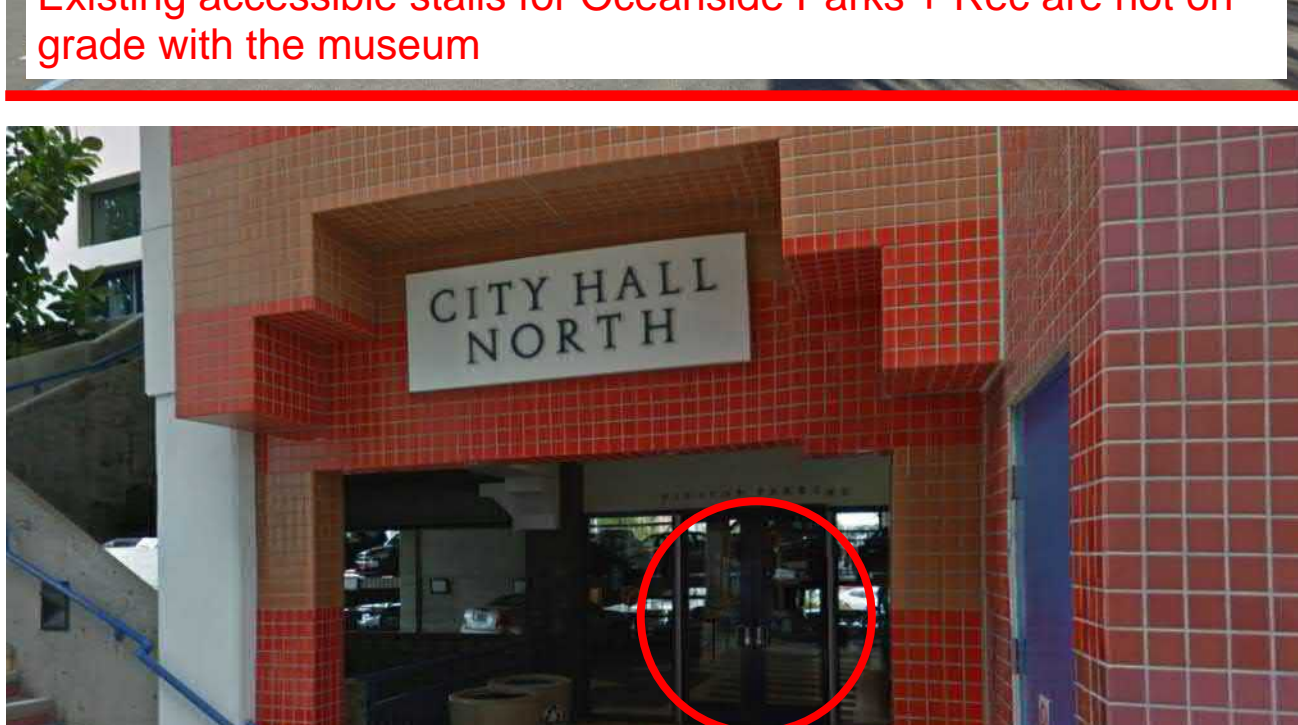
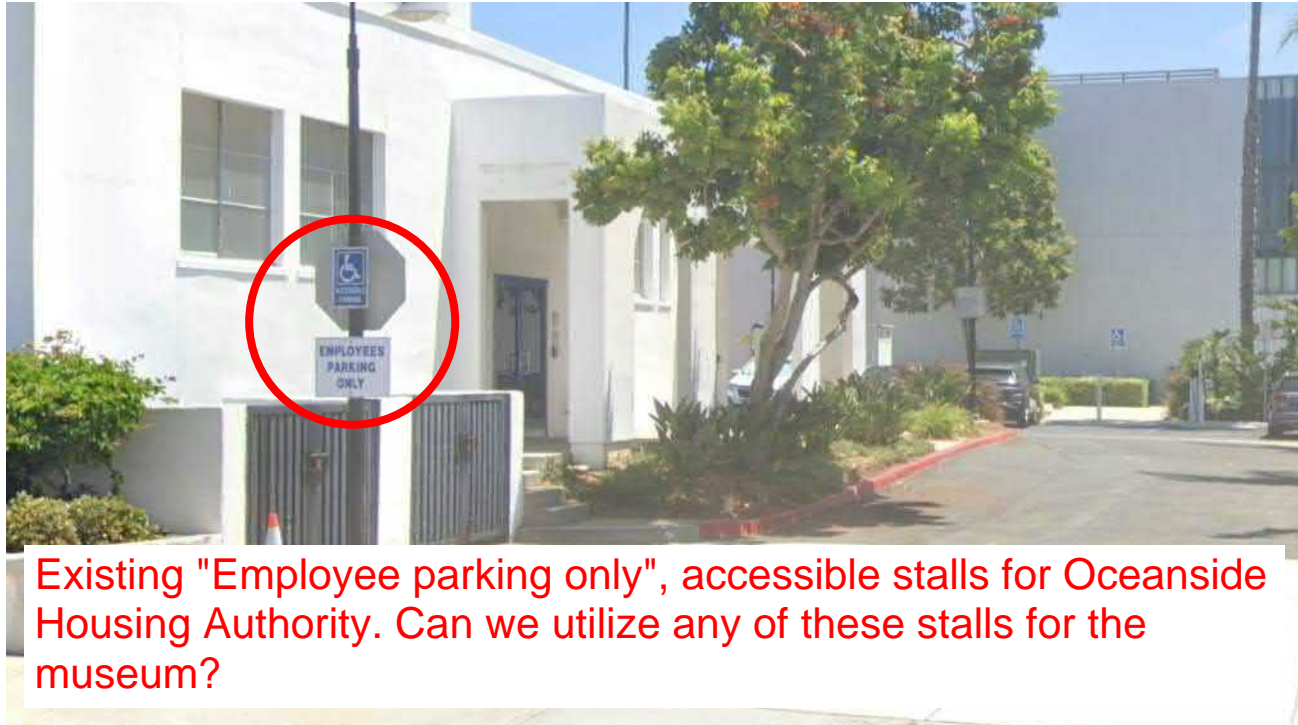
--We are proposing the two buildings be evaluated as a single non-separated Group A Type VA structure (without the use of a firewall or protection of openings between the buildings). Existing provisions would be provided based on the utilization of the facility as a single building. As the California Historic Building Code provides significant flexibility to the Historic Fire Station, it is reasonable to consider the fire station as an addition to the existing museum.



Floor Plan - Level 1



Floor Plan - Level 2



--- Path from OMA to accessible parking

● Photo locations

November 19, 2025
Kevin Schiller
Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-6153

**RE: Oceanside Museum of Art-Fire Station # 1; schematic design phase 2,
Secretary of the Interior’s Standards Analysis for Historic Preservation Analysis.**

Dear Mr. Schiller,

The following is our comprehensive review for compliance with the Secretary of the Interior’s Standards for Rehabilitation, as codified in 36 CFR 67.7, regarding the proposed architectural project at the Oceanside Museum of Art- *Fire Station #1*, located at 704 Pier Way, Oceanside, CA 92054.

Overview

The *Oceanside Fire Station #1* is the subject of a proposed architectural project, the scope of which consists of the following:

- Demolition of non-historic north addition
- Demolition of non-historic two-story east addition
- Selective Demolition of the northwest corner and west elevation wall for the proposed museum expansion
- Selective demolition of non-CDF interior elements for the proposed museum renovation
- Demolition of non-CDF interior elements for the proposed museum renovation
- Restoration of historic windows on east, south, and west elevations
- Restoration of historic south elevation, Main entrance (fire truck entry bay) arches
- Removal of Historic fountain basin
- Selective Demolition of historic site elements, including curb and landscaping planter

The following analysis by IS Architecture provides an in-depth and comprehensive examination of the proposed project in relation to the Secretary of the Interior’s Standards for Rehabilitation. IS Architecture staff visited the project site on 10-28-2024. As part of our analysis, we have reviewed the following documentation and data:

- United States, National Park Service, National Register of Historic Places Registration Form: Ocean City Hall & Fire Station (Ocean Side Civic Center) (Washington, DC: U.S. Dept. of the Interior, March 7, 1989)
- Fire Station No.1, Memo: CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY, May 6, 2023, Historic Resources Group
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties, with guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings (Washington, DC: Department of the Interior, National Parks Service, Technical Preservation Services, 2017)
- The U.S. National Park Service, Preservation Briefs-Technical Preservation Services

- Schematic Design Phase 2 Architectural Drawings, prepared by Safdie Rabines, Oceanside Museum of Art-Fire Station#1. SRA Project Number 2408. Dated April 14, 2025.

Our findings and conclusions are based on and supported by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (2017)*, *Preservation Brief*, and professional training and field experience.

Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its use and environment.**

Oceanside Fire Station #1 is to be rehabilitated and converted into additional contiguous space for the Oceanside Museum of Art. The Secretary of the Interior's Standards for Rehabilitation strongly encourages adaptive or compatible new uses when restoring or rehabilitating a historic resource, thereby preserving the historical integrity of the local landmark. Therefore, the project complies with Rehabilitation Standard #1.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.**

The *Oceanside Fire Station #1* was designed by Master Architect Irvine J. Gill. It was identified as being historically significant and was listed on the National Register of Historic Places in 1989.¹ *Oceanside Fire Station #1* exemplifies the character-defining features of the Moderne and Spanish/Mission Revival styles of architecture.² In 2023, Historic Resources Group produced an existing conditions survey memo identifying the resource's character-defining features as follows:³

Site

- Rectangular corner parcel at the Northwest corner of Pier View Way and Nevada Street
- Spatial relationship to the former City Hall building to the west
- L-shaped planter bed with concrete curb at the southwest corner of the parcel
- Concrete pad in quatrefoil shape that was the basin for the fountain
- Setback on Pier View Way with driveway for fire trucks
- Zero setback on Nevada Street

Building Form & Massing

- Complex massing and asymmetrical composition
- Original L-shaped plan
- Two-story building with partial basement
- Rectangular fire hose tower

Roof

- Flat roof with multiple levels and balconies

¹ United States, National Park Service, National Register of Historic Places Registration Form: Ocean City Hall & Fire Station (Ocean Side Civic Center)

² Anne E, Grimmer, and Kay D. Weeks. *New Exterior Additions to Historic Buildings: Preservation Concerns*. Preservation Brief 14.

³ Fire Station No.1, Memo: CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY, May 6, 2023, Historic Resources group

South (Primary) Façade

- Textured cement plaster exterior walls
- Portico to engine garage with arched openings
- Steel bollards at base of arched openings
- Two rectangular vehicle doorways to the engine garage behind the portico
- Window opening on the second story with a window box
- Secondary window opening at the balcony with wood trim
- Slender metal hoods over window openings
- Second-story balconies with parapets
- Hose tower with vertical ventilation openings

East Façade

- Textured cement plaster exterior walls
- Four bay arcade flush with sidewalk
- Scored concrete stoop at arcade
- Second-story balcony with parapet
- Hose tower with vertical ventilation openings

North and West Façade

- Textured cement plaster exterior walls
- Three second-story windows with wood trim on the west façade
- Slender metal hoods over the window opening
- Round arch on west facade at garage arcade

The areas and materials that do not characterize the property subject to the project scope and demolition are:

- North Addition Private Offices (2)
- North Addition Open Office Area
- Southeast Addition Dormitory Room
- Southeast Addition House Watch Room
- Southeast Addition Dispatch Room
- Second Story Balcony Addition
- Garage Doors, entry doors, and windows (non-original)
- Hardscape

Minimal historical material, features, or spaces that characterize the property are proposed for removal during the project. The areas and materials that characterize the property and are subject to the project scope demolition are:

- L-shaped planter bed with concrete curb at the southeast corner of the parcel
- Concrete pad in quatrefoil shape that was once a basin for a fountain
- Flat, multiple-level roof
- Curb design/ driveway for firetrucks
- Northwest corner

The scope of work in these areas will consist of the following:

Roof:

Roof Demolition and replacement:

The highest-level roof will be demolished to allow for structural renovations and the insertion of vertical circulation and a non-original balcony addition (located above the east façade, as indicated by schematic marks B-D). This will be demolished and restored to the original roof height. The National Register of

Historic Places⁴ specifically designates the roofline at *Oceanside Fire Station #1* as a central character-defining feature of the building's silhouette; thus, alterations to the building would not create a false sense of architectural space or historicity by articulating the original parapet height relative to the original design. e.g., sections like the non-historic addition on the balcony (east elevation-A104) may be removed up to the portion of the original historic design.

Skylights/Covered Walkway:

Project parameters call for the addition of a skylight/and a glass-covered walkway that bridges the two buildings. The Secretary of the Interior's Guidelines for Rehabilitation allows for the addition of skylights, covered walkways, and atriums, etc., if they do not destroy historic materials, are compatible, and differentiated. Alterations also need to consider the impact of attaching modern construction to landmark materials, including placement and reversibility.⁵ The project parameters consider the historic roofline alongside the modern addition. Proposed alterations do not detract from the resource's overall character-defining features. Therefore, the project complies with Rehabilitation Standard #2.

3. Each property shall be recognized as a physical record of its time and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The project scope will not create any conjectural features, use architectural elements from other buildings, or otherwise make changes that would create a false sense of history. The National Register of Historic Places⁶ Specifically designates the roofline at *Oceanside Fire Station #1* as a central character-defining feature of the building's silhouette; thus, alterations to the building will not create a false sense of architectural space and historicity by articulating the original parapet height in comparison to the original design. e.g., sections like the non-historic addition on the balcony (east elevation-A104) may be removed up to the portion of the original historic design.

4. Most properties change over time: those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed scope of rehabilitation for the *Oceanside Fire Station #1* includes alterations to past modifications to the fire station. Records show that two additions were constructed to provide "additional space on the second-floor level and a two-story structure located in front of the tower, between the two original arms of the building. Two arches in the front of the building have been enlarged to accommodate modern emergency service vehicles."⁷ Most of the original windows have been removed. The exterior of the building resurfaced, along with interior alterations. The NPS report states that the "principal features of the original design were the stepped back diagonals converging on the central fluted tower; these principal physical features are presently lost or obscured."⁸ Maintaining the guidelines of the Secretary of the Interior's Standards for Rehabilitation will restore the *Oceanside Fire Station #1*'s architectural features to their period of significance. Therefore, the project complies with Rehabilitation Standard #4.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

⁴National Register of Historic Places Registration Form: *Ocean City Hall & Fire Station (Ocean Side Civic Center)*

⁵ Sweetser, Sarah M. *Preservation Brief 4: Roofing for Historic Buildings*

⁶National Register of Historic Places Registration Form: *Ocean City Hall & Fire Station (Ocean Side Civic Center)*

⁷National Register of Historic Places Registration Form: *Ocean City Hall & Fire Station (Ocean Side Civic Center)*

⁸ National Register of Historic Places Registration Form: *Ocean City Hall & Fire Station (Ocean Side Civic Center)*

The *Oceanside Fire Station #1* has been identified as being potentially historically significant as an example of the Moderne/Spanish/Mission Revival architectural forms. As mentioned, installing a new door in the balcony section, and a double set of doors (H-G) on the first-floor east elevation. Alterations should avoid permanently removing, obscuring, or irretrievably modifying the historic fabric of the resource. The Secretary of the Interior's Standards for Rehabilitation advises keeping the integrity of the existing historic fabric, such as a wall, by retaining the original door in place and incorporating it as a secondary or landmark interpretation. Note: Consideration may be given if the door is located on a secondary or non-primary element of the building's adaptive use—minimum of 32 inches, in accordance with the 32-inch ADA accessibility requirements. Project parameters comply with ADA accessibility requirements.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

The project scope calls for the repair of existing historic features or the replacement of lost ones. Replacement of lost or missing features will be supported by documentary, physical, and pictorial evidence. Therefore, the project will comply with the Rehabilitation Standard #6.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

The project scope does not include surface cleaning of the structure. All surface treatments should be carried out using the gentlest means possible to ensure no damage to the historic material.⁹ Replacing exterior covering, paint, or cladding (stucco) must follow the Secretary of the Interior's Standards for Rehabilitation, and all cladding must be in-kind to the original exterior covering. Therefore, the project complies with the Rehabilitation Standard #7.

- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be distributed, mitigation measures shall be undertaken.**

Background research indicates that no known archaeologically sensitive areas or previously recorded archaeological resources are present or adjacent to the project area. Therefore, the project complies with the Rehabilitation Standard #8.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The latest work shall be distinguished from the old. It shall be compatible with the Massing, size, scale, and architectural features to preserve the historic integrity of the property and its environment.**

⁹ Anne Grimmer, *Dangers of Abrasive Cleaning to Historic Buildings*, Preservation Brief 6

Windows:

As mentioned before, the Secretary of the Interior's Standards for Rehabilitation suggest that when replacing, replace in-kind, using physical evidence as a model to reproduce the feature, or when the replacement can be based on historic documentation. If using the same material is not feasible, a compatible substitute may be considered. You must use substitute material for the replacement that matches the original in appearance.¹⁰

- (East façade) Casement windows- will be replaced in-kind, using physical evidence and historic documentation.
- (South/East façade) Additional surveying is needed of historic material to identify and classify the storefront windows and doors under the east elevation (loggia).
- Tower: Arch windows are to be infilled with opaque glazing; use lightweight, removable, and replaceable opaque glazing panels within the opening. It must match the historic design, material, and detailing as closely as possible.
- (North Façade) Window is interior, will be reversible, and alterations are permitted.
- (South/East Façade) The Executive Director's balcony casement window is to be replaced for balcony access.
- (North/ West Facade) Demolition of the corner fixed pane window.

Doors:

- (East Façade) Project scope will have a double-door entrance located on the original interior wall.
- (South/East Façade) The Executive Director's balcony is to replace the door, reversible, and distinguishable.
- (East Façade) East balcony will have a new door for access per building/safety code. The Historic door will be closed and sealed.
- East archways will be restored per the photographs.

Note: ADA Compliance: Standards for Accessible Design- specifically § § 206, 404, and 202.5 (non-special access) requires a 32-inch clearance when the door is open at 90°. ¹¹ If the new door is located at a secondary or non-primary elevation, accessibility considerations can be made for ADA compliance if no other option is available. The Secretary of the Interior's Standards for Rehabilitation highly advises keeping the original door or replacing it with a same-in-kind replacement with no alterations. Project parameters comply with these ADA accessibility requirements.

Roof:

- (North facade) Although the North Gallery addition will exhibit different architectural blocking and be higher in roof elevation, it remains subordinate to the original building design, with alterations that are distinct but compatible. This will not detract from the resource's character-defining features
- (East Façade /Balcony) Higher level of roof will not detract from the original (over loggia) height or silhouette of the parapet or roof line.

¹⁰ National Park Service, Replacement Windows that Meet the Standards," Historic Preservation Tax Incentives,

¹¹ California Building Code-Historic/ADA Compliance [8-502.1 EXISTING DOOR OPENINGS AND CORRIDOR widths of less than the dimensions required by regular code shall be permitted where there is sufficient...This must comply with the State Historical Building Code (Part 8, Title 24, CCR), which states that standard accessibility alterations to the path of Chapter 11B cannot be applied without considering the historical significance. Using the State Historical Building Code, which incorporates ADA accessibility requirements, would yield the best practice results.

Curb:

(Southeast Planter)

- The project will have minimal Demolition of the retaining wall for ADA access and will leave scar marks for a new safety barrier wall, which will be set off from the original.

Fountain:

- The fountain basin has been identified as being present since the original construction of the resource. Removal of the planter and fountain base would cause a loss of character-defining features. According to the Secretary of the Interior's Standards, concessions can include contingencies for reversibility, documentation, (temporary) removal, and storage. The Secretary of the Interior's Standards for Rehabilitation allows for removal of items if not original to the Period of Significance, non-contributing, or have been heavily altered beyond original use. The fountain basin will be confirmed during the project to be highly modified and removed from the site for storage.

Building Café Patio Railing:

- Addition of railing and new paving will be removable and reversible.

Therefore, the project complies with the Rehabilitation Standard #9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Skylights /Covered Walkway:

- Project parameters call for the addition of a glass-covered walkway/marquee that bridges the two buildings. The Secretary of the Interior's Guidelines for Rehabilitation encourage adaptive reuse, such as the addition of skylights, covered walkways, and atriums, provided they do not destroy historic materials, are compatible and are differentiated. Alterations also need to consider the impact of attaching modern construction to landmark materials, including placement and reversibility.¹² The project parameters consider these requirements.

Therefore, the project complies with the Rehabilitation Standard #10.

Conclusion

In conclusion, IS Architecture has found that the proposed architectural project at *Oceanside Fire Station #1* as part of the Oceanside Museum of Art renovation project generally complies with the Secretary of the Interior's Standards for Rehabilitation as defined and published in the Code of Federal Regulations, 36 CFR 67,7 in the Schematic Design Phase. With the comments and suggestions of this letter incorporated into the design, the project should comply with the Secretary of the Interior's Standards for Rehabilitation as defined and published in the Code of Federal Regulations, 36 CFR 67.7 as it proceeds and is further developed.

¹² Sweetser, Sarah M. *Preservation Brief 4: Roofing for Historic Buildings*

Resources

- City of San Diego, *San Diego Modernism Historic Context Statement*, October 17, 2007, pdf, City of San Diego, https://www.sandiego.gov/sites/default/files/modernism_2007.pdf.
- Grimmer, Anne. *Dangers of Abrasive Cleaning to Historic Buildings*. Preservation Brief 6 (Washington, DC: U.S. Department of the Interior, National Park Service), accessed November 18, 2025. <https://www.nps.gov/org/1739/upload/preservation-brief-06abrasive-cleaning.pdf>.
- Grimmer, Anne E., and Kay D. Weeks. *New Exterior Additions to Historic Buildings: Preservation Concerns*. Preservation Brief 14. Technical Preservation Services. U.S. Department of the Interior, National Park Service, rev. 2012 (Washington, DC), accessed November 18, 2025. <https://www.nps.gov/orgs/1739/upload/prservation-brief-14-exterior-additions.pdf>.
- Grimmer, Anne, Jo Ellen Hensley, Liz Petrella, and Audrey T. Tepper. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2011. <https://www.nps.gov/orgs/1739/upload/sustainability-guidelines.pdf>.
- Rabines, Safdie. *Oceanside Museum of Art-Fire Station # 1, floor plan **. SRA Project Number 2408. Blueprint 2023.
- Schematic Design Phase 2 Architectural Drawings, prepared by Safdie Rabines, Oceanside Museum of Art-Fire Station#1. SRA Project Number 2408. Dated April 14, 2025.
- Secretary of the Interior's Standards for the Treatment of Historic Properties, with guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings (Washington, DC: Department of the Interior, National Parks Service, technical Preservation Services, 2017 <https://www.nps.gov/orgs/1739/upload/tratment-guidelines-2017-part1-presrvation-rehabilitation.pdf>.
- Sweetser, Sarah M. *Preservation Brief 4: Roofing for Historic Buildings* (Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resources Heritage Preservation Services, 1978). <https://www.nps.gov/tps/how-to-preserve/briefs/04-roofing.htm>.
- United States Department of the Interior. "Oceanside City Hall and Fire Station." National Registration of Historic Places Registration Form, June 7, 1989, National Park Service, <https://npgallery.nps.gov/assetDetail/NRIS/89000257>.
- United States National Park Service, National Register of Historic Places Registration Form: Ocean City Hall & Fire Station (Ocean Side Civic Center) (Washington, DC: U.S. Dept. of the Interior, March 7, 1989), accessed November 17, 2025, <https://npgallery.nps.gov/GetAsset/4750e28-41d1-8862-47cc701ae4d6>.
- United States National Park Service. *Preservation Briefs*. Technical Preservation Services. Accessed November 18, 2025. <https://www.home.nps.gov/org/1739/preservation-briefs.htm>.

Preparer's Qualifications

This analysis was written and reviewed by Christopher Fuerstnau, Peter Kempson, and Lone Steigler, FAIA of IS Architecture.

Lone Steigler, FAIA
Principle Architect
IS Architecture

Lone R. Stiegler, FAIA is the Principal Architect for IS Architecture. Her studio specializes in applying the Secretary of the Interior's Standards for the treatment of Historic Properties and have completed projects implementing all four approved treatments; Restoration, Preservation, Rehabilitation, and Reconstruction. Together Lone R. Stiegler, FAIA, and her studio have rehabilitated or restored more than 75 institutional historic structures, 18 adobe buildings, and more than 100 historic homes. In addition, the firm possesses an expertise in the technical, aesthetic, building code, Americans with Disability Act (ADA), structural and agency review aspects of architectural design for historic structures. Ms. Stiegler's qualifications exceed the requirements established by the National Park Service, for History, Architectural History, Architecture, and Historic Architecture, as published in the Code of Federal Regulations, 36 CFR Part 61.

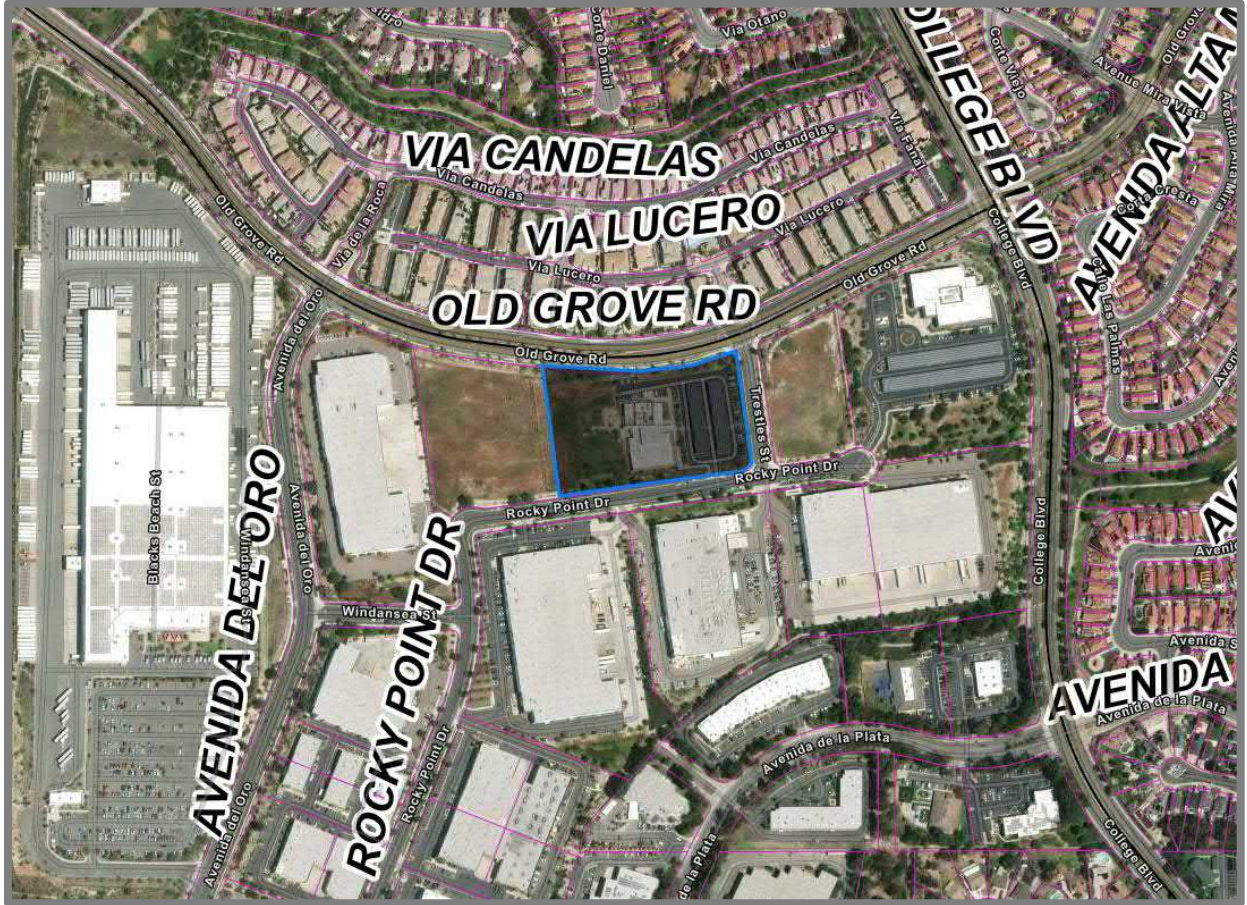
Peter Kempson, MAH, MARCH
Historic Preservation Specialist/Associate Project Manager
IS Architecture

Peter Kempson, MAH & MARCH is a Historic Preservation Specialist at IS Architecture. Mr. Kempson has project experience ranging from work on historic structure reports, historic resource evaluations, local historic nominations, building condition assessment reports, Section 106 Compliance, and historic architectural design projects. These projects have been at Local, State, and Nationally Historic Designated Sites. Mr. Kempson holds Master of Architectural History and Master of Architecture degrees from the University of Virginia and exceeds the requirements established by the National Park Service for Architecture, History, Architectural History, and Historic Architecture as published in the Code of Federal Regulations, 36 CFR Part 61.

Christopher Fuerstnau
Associate Architectural Historian
IS Architecture

Christopher D. Fuerstnau, Master of Science in Historic Preservation/Associate Architectural Historian, has provided extensive historical site restoration, surveying, and archival research services throughout his career on a wide range of projects for the California State Parks. During his time with the California State Parks, he gained a working knowledge of the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 61, 1995, Section 106, National Historic Preservation Act) regulations and practices.

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: 1302 Rocky Point Drive- Kaiser Permanente Oceanside MOB

Assessor's Parcel Number: 161-512-62-00 Lot Area (acres or SF): 4.33 acres

Existing Use: Medical Office Building

Brief Description of Proposal:

A 4,000 sf modular building and additional surface parking lot

Property Owner & Applicant Information

Owner Name: Kaiser Foundation Health Plan

Phone Number & E-Mail Address: (626) 381-3544 Mark.F.Itzigsohn@kp.org

Applicant Name: Deborah Wong- Kaiser Foundation Health Plan

Phone Number & E-Mail Address: 626-344-4519 Deborah.H.Wong@kp.org

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: 11/5 Time preference: 9:30 am 10:30 am either

2nd choice date: 11/19 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:

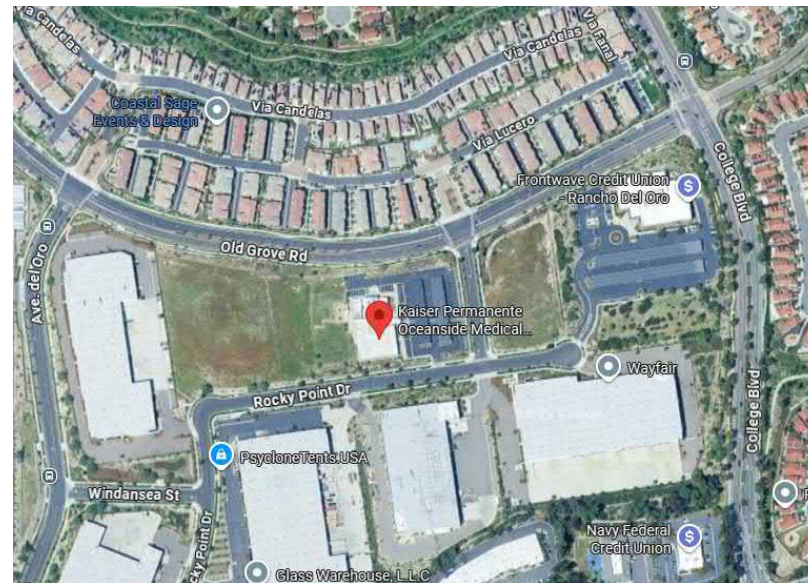
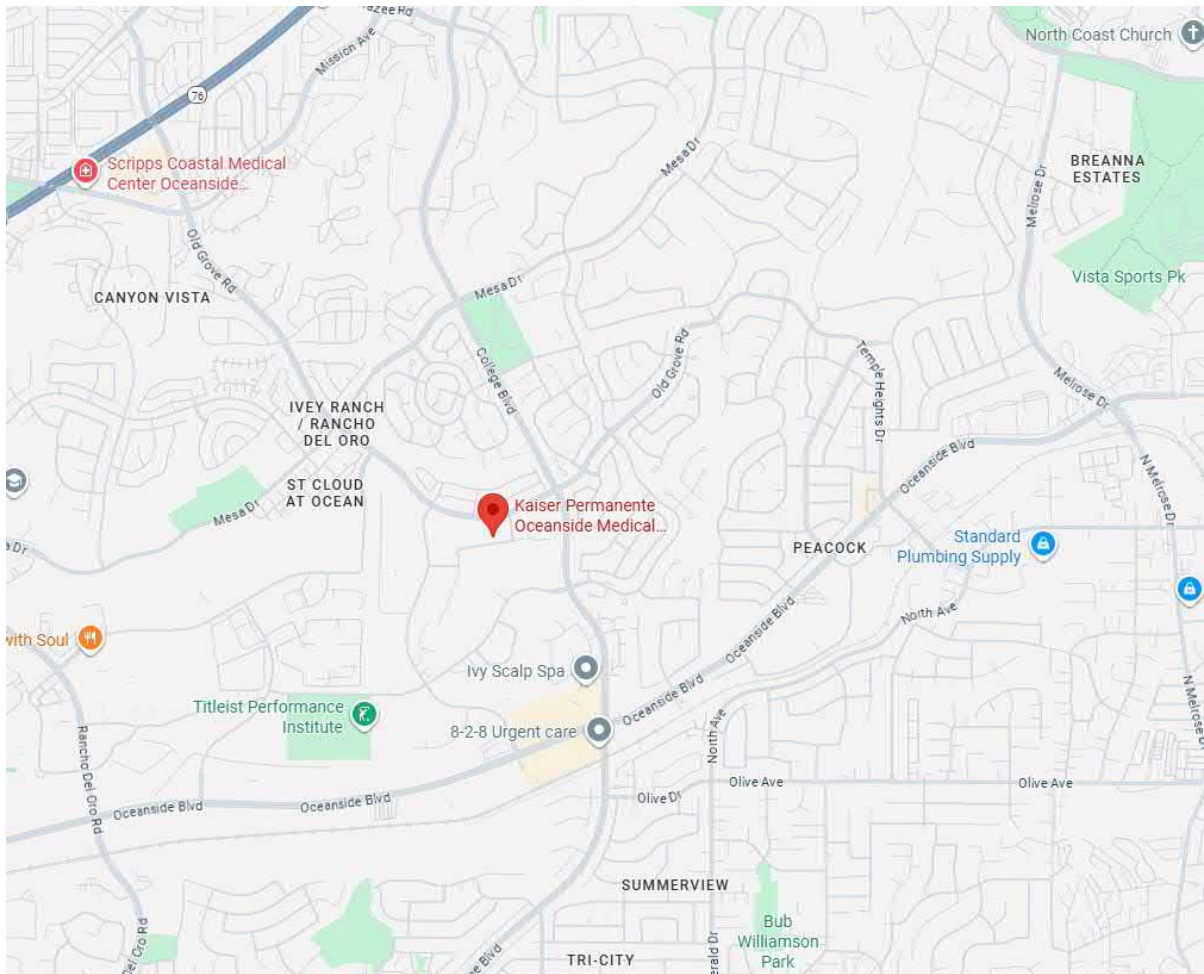
- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: December 3, 2025 Time: 10:30am

Assigned Project Planner: Nathalie Vazquez

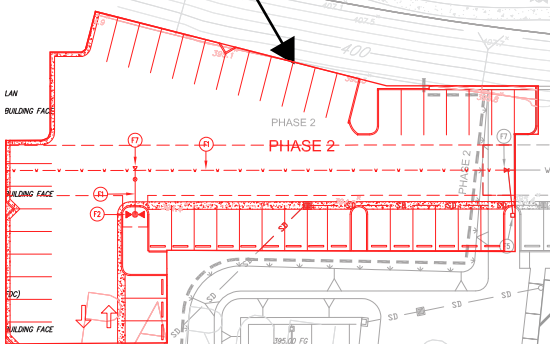
Vicinity Map
1302 Rocky Point Drive
Kaiser Permanente Oceanside Medical Office Building



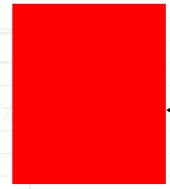


IF THIS SHEET IS NOT 20\"/>

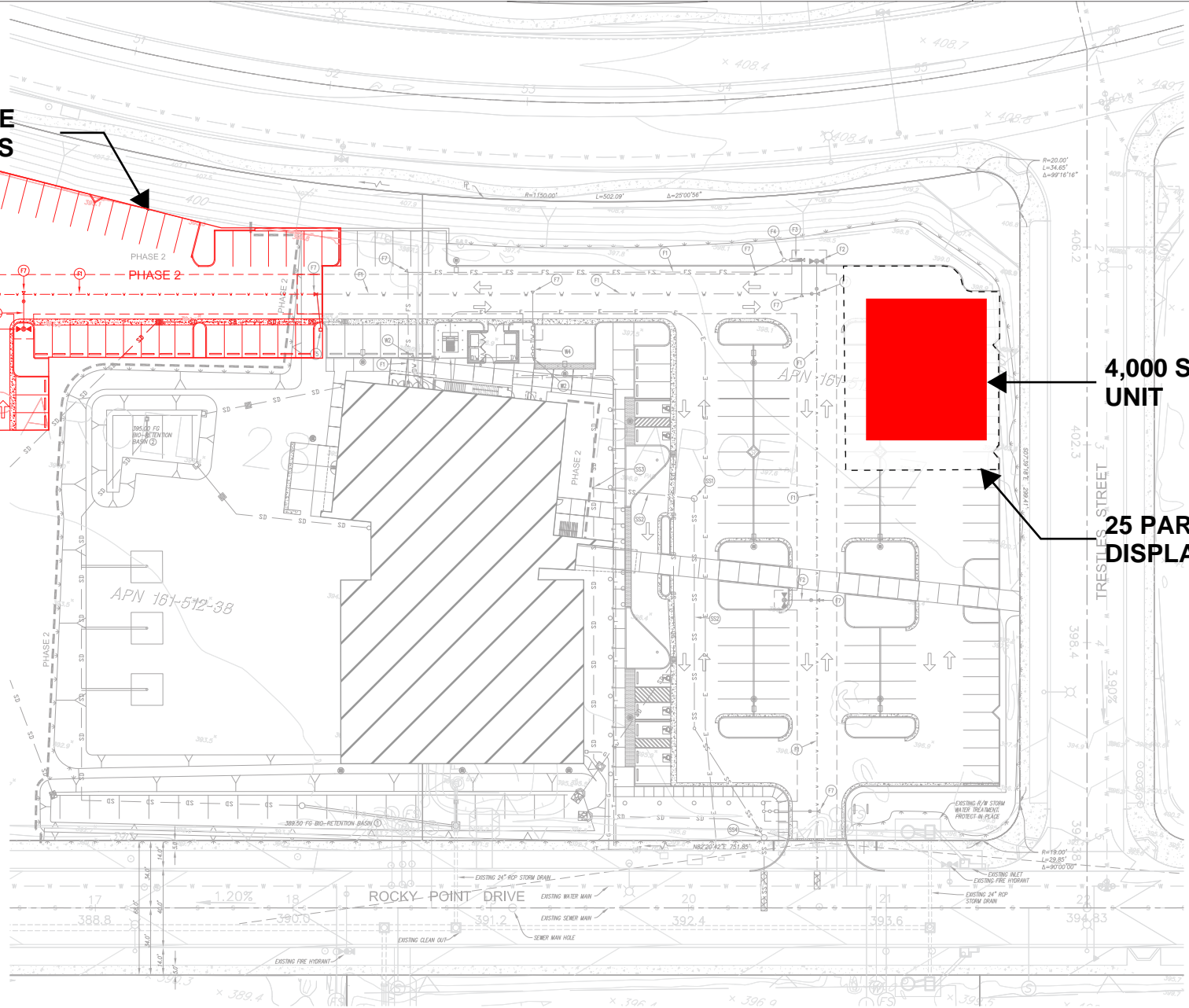
**45 NEW SURFACE
PARKING STALLS**



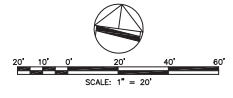
**4,000 SF MODULAR
UNIT**



**25 PARKING STALLS
DISPLACED**



PHASE 1



National Facilities Services
Post Office Box 12916
Oakland, California 94604

Revisions	No.	Revisions	By	Date	Appr.

This document is the property of the Owner and is not to be used without owner's written permission.
Project Architect Approval:

Architect/Engineer Of Record:
bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENINAS
SUITE 11
CARLSBAD, CA 92008-4387
(760) 431-8700
MICHAEL H. SMITH
RCE 65090

Facility: OCEANSIDE M.O.B., OCEANSIDE, CA 92054

Project: OCEANSIDE MEDICAL OFFICE BUILDING

Sheet Title: UTILITY PLAN PHASE 1 PLAN VIEW

Scale	SEE PLAN	NP Proj. No.	
Drawn By	CH & AV	Permit No.	
Check By	MS	Sheet	
Issue Date			

C1-40
of 9 Sheets



October 22, 2025

City of Oceanside
Planning Division
Planningstaff@oceansideca.gov

RE: Kaiser Permanente Oceanside Modular Building- 1302 Rocky Point Drive

To Whom It May Concern,

Please accept this request for Developer's Conference review for a modular building at our KP Oceanside Medical Office Building (MOB). The project site is 1302 Rocky Point Drive, Oceanside CA 92056 (APN 161-512-62-00).

Project

The project includes 4,000 sf modular building and an additional 45 parking stalls at an existing medical office site. The location of the proposed modular building would require modification of the existing solar canopy.

The use of the modular building would be consistent with the main MOB and contain clinics and support spaces. All utilities to the new modular building would be undergrounded and permanent.

Architecture- The exterior of the modular consists of a composite material and can be customized to be architecturally consistent with the main building (see rendering below).



If you have any further questions, please do not hesitate to contact me.

Sincerely,

Deborah Wong
Senior Land Use Manager
Kaiser Permanente, National Shared Services Organization
Deborah.H.Wong@kp.org
(626) 344-4519

Kaiser Foundation Health Plan, Inc.

(A California Nonprofit Corporation; Tax Exempt under Internal Revenue Code § 501(c)(3))

DIRECTORS AND OFFICERS March 31, 2024

DIRECTORS AUTHORIZED: (Thirteen to seventeen authorized; Outside Directors serve a one-year term to expire at the first regular Board meeting in the following year)

DIRECTORS

Gregory A. Adams	Ex Officio Director, Chairman of the Board
Ramón F. Baez	Director
David J. Barger	Director
Regina M. Benjamin, MD	Director
Jeff Epstein	Director
Leslie S. Heisz	Director
David F. Hoffmeister	Director
Judith A. Johansen, JD	Director
Jenny J. Ming	Director
Matthew T. Ryan	Director
Richard P. Shannon, MD	Director
Vivek Sharma	Director
A. Eugene Washington, MD	Director

NATIONAL OFFICERS

Gregory A. Adams	Chairman of the Board, Chief Executive Officer and President
Yazdi F. Bagli	Executive Vice President, Enterprise Business Services
Andrew B. Bindman, MD	Executive Vice President, Chief Medical Officer
Brandon E. Cuevas	Executive Vice President, Health Plan
Kathryn L. Lancaster	Executive Vice President & Chief Financial Officer
Janet A. Liang	Executive Vice President, Group President and Chief Operating Officer, Care Delivery
Paul Minardi, MD	Executive Vice President and Chief Executive Officer of KP Medical Foundation
Paul M. Swenson	Executive Vice President, Chief Administrative Officer
Anthony A. Barrueta	Senior Vice President, Government Relations
Vanessa M. Benavides	Executive Vice President, Chief Legal Officer and Secretary (effective 3/25/24)
Vanessa M. Benavides	Senior Vice President, Chief Legal Officer and Secretary (through 3/24/24)
Charles Bevilacqua	Senior Vice President - Health Plan Product, Service & Administration
Chandrika J. Bhalla	Senior Vice President, Chief Financial Officer – California Markets & Financial Planning
Bechara Choucair, MD	Executive Vice President, Chief Health Officer (effective 3/25/24)
Bechara Choucair, MD	Senior Vice President, Chief Health Officer (through 3/24/24)
Gregory B. Holmes	Executive Vice President, Chief Human Resources Officer (effective 3/25/24)
Gregory B. Holmes	Senior Vice President, Chief Human Resources Officer (through 3/24/24)
Thomas R. Meier	Senior Vice President & Treasurer

Kaiser Foundation Health Plan, Inc. (continued)

NATIONAL OFFICERS

Pamela A. Shipley	Senior Vice President, Health Plan Performance, Affordability and Innovation (effective 3/17/24)
David S. Thomason	Senior Vice President, Corporate Controller and Chief Accounting Officer
Catherine Hernandez Tirey	Senior Vice President, Chief Communications Officer
Kristin K. Bear	Assistant Secretary
Maryann M. Bodayle	Assistant Secretary
Gregory K. Christian	Assistant Secretary
Jennifer L. Goldberg	Assistant Secretary
Christina V. Lockwood	Assistant Secretary
Katherine S. Ritchey	Assistant Secretary
Philip B. Young	Assistant Secretary
Hong-Sze A. Yu	Assistant Secretary (through 2/16/24)

REGIONAL PRESIDENTS

Carrie Owen Plietz	Regional President, Northern California
Michelle J. Gaskill-Hames	Regional President, Southern California
Michelle J. Gaskill-Hames	Regional President, Hawaii

ACTUARIES (FOR INFORMATION ONLY)

Peter Howard, FSA, MAAA	Actuary (Southern California and Northern California)
Adam Hudes	Actuary (Hawaii)

OTHER OFFICIALS (FOR INFORMATION ONLY)

Jolynn Constantino	Administrator of Kaiser Wailuku Clinic Ambulatory Surgery Center (effective 1/8/2024)
Guy Phipps	Administrator of Kaiser Permanente Mapunapuna Clinic Ambulatory Surgery Center
Andrew B. Bindman, MD	Medical Director for Medicare Plans
Tina A. Weiss	Chief Executive Officer, Medicare
Paul A. Miller	Chief Operating Officer, Medicare
Robert R. Beltch	Chief Financial Officer, Medicare
Jacqueline C. Baratian	Senior Vice President, Chief Compliance and Privacy Officer
Michael P. Walton	Chief Tax Officer

Kaiser Foundation Hospitals

(A California Nonprofit Corporation; Tax Exempt Under Internal Revenue Code § 501(c)(3))

DIRECTORS AND OFFICERS March 31, 2024

DIRECTORS AUTHORIZED: (Each Director of KFHP, Inc. serves as an ex-officio Director of KFH)

DIRECTORS

Gregory A. Adams	Director, Chairman of the Board
Ramón F. Baez	Director
David J. Barger	Director
Regina M. Benjamin, MD	Director
Jeff Epstein	Director
Leslie S. Heisz	Director
David F. Hoffmeister	Director
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Bechara Choucair, MD	Senior Vice President, Chief Health Officer (through 3/24/24)
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Gregory B. Holmes	Senior Vice President, Chief Human Resources Officer (through 3/24/24)
Thomas R. Meier	Senior Vice President & Treasurer
Pamela A. Shipley	Senior Vice President, Health Plan Performance, Affordability and Innovation (effective 3/17/24)

Kaiser Foundation Hospitals (continued)

NATIONAL OFFICERS

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Catherine Hernandez Tirey	Senior Vice President, Chief Communications Officer
Kristin K. Bear	Assistant Secretary
Maryann M. Bodayle	Assistant Secretary
Gregory K. Christian	Assistant Secretary
Jennifer L. Goldberg	Assistant Secretary
Christina V. Lockwood	Assistant Secretary
Katherine S. Ritchey	Assistant Secretary
Philip B. Young	Assistant Secretary
Hong-Sze A. Yu	Assistant Secretary (through 2/16/24)

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Michelle J. Gaskill-Hames	Regional President, Southern California
Michael S. Ramseier	Regional President, Colorado
Michelle J. Gaskill-Hames	Regional President, Hawaii
Pamela A. Shipley	Regional President, Georgia
Israel Rocha Jr.	Regional President, Mid-Atlantic States
Jeffrey A. Collins	Regional President, Northwest
Angela M. Dowling	Regional President, Washington

HOSPITAL ADMINISTRATORS (FOR INFORMATION ONLY)

Pamela Galley	Hospital Administrator, Antioch
Debra A. Flores	Hospital Administrator, Fremont
Deborah Hemker	Hospital Administrator, Fresno (through 12/10/23)
Tyler L. Hedden	Hospital Administrator, Fresno (effective 12/11/23)
Aphriekah Duhaney-West	Interim Hospital Administrator, Manteca/Modesto
Edmund Chan	Hospital Administrator, Oakland/Richmond
Sheila Gilson	Hospital Administrator, Redwood City (through 3/31/24)
Shasta Addressi	Hospital Administrator, Redwood City (effective 4/1/24)
Kimberly Menzel	Hospital Administrator, Roseville
James (Jay) L. Robinson	Hospital Administrator, Sacramento
Tarek Salaway	Interim Hospital Administrator, San Francisco
Eric Henry	Hospital Administrator, San Jose
Debra A. Flores	Hospital Administrator, San Leandro
Tarek Salaway	Hospital Administrator, San Rafael
Eric Williams	Hospital Administrator, Santa Clara
Abhishek Dosi	Hospital Administrator, Santa Rosa
James (Jay) L. Robinson	Hospital Administrator, South Sacramento
Sheila Gilson	Interim Hospital Administrator, South San Francisco
Shasta Addressi	Hospital Administrator, South San Francisco (effective 4/1/24)

Kaiser Foundation Hospitals (continued)

Darryl B. Curry	Hospital Administrator, Vacaville
Darryl B. Curry	Hospital Administrator, Vallejo
Pamela Galley	Hospital Administrator, Walnut Creek
Eugene Cho	Hospital Administrator, Baldwin Park
Mitchell Winnik	Hospital Administrator, Downey
Georgina Garcia	Hospital Administrator, Fontana
Robert M. Luterbach	Hospital Administrator, Los Angeles
Sammy R. Totah	Hospital Administrator, Moreno Valley
Payman Roshan	Hospital Administrator, Orange County
Laura J. Gallardo	Hospital Administrator, Panorama City
Sammy R. Totah	Hospital Administrator, Riverside
Jane Finley	Hospital Administrator, San Diego
Margie Harrier	Hospital Administrator, South Bay
Lilit Zibari	Hospital Administrator, West Los Angeles
Murtaza Sanwari	Hospital Administrator, Woodland Hills
Sam Balukoff	Hospital Administrator, Moanalua
Adam Van Den Avyle	Hospital Administrator, Sunnyside
Adam Van Den Avyle	Hospital Administrator, Westside

OTHER OFFICIALS (FOR INFORMATION ONLY)

David Johnson, MD, PhD	Chief of Clinical Staff and Clinical Director, Kaiser Permanente Psychiatric Health Facility - Santa Clara
Eric Williams	Administrator, Kaiser Permanente Psychiatric Health Facility – Santa Clara
Suzu Ghazarossian	Administrator, Kaiser Ambulatory Surgery Center – Antelope Valley
Elizabeth Sullivan	Administrator, Interstate, Skyline, and Sunnybrook Ambulatory Surgery Centers (Northwest)
Jacqueline C. Baratian	Senior Vice President, Chief Compliance and Privacy Officer
Michael P. Walton	Chief Tax Officer

CERTIFICATE

**KAISER FOUNDATION HEALTH PLAN, INC.
KAISER FOUNDATION HOSPITALS**

I, Maryann Bodayle, do hereby certify that I am the duly elected, acting and qualified Assistant Secretary of Kaiser Foundation Health Plan, Inc. and Kaiser Foundation Hospitals, California nonprofit public benefit corporations (collectively the "Corporations") and that as Assistant Secretary of the Corporations I am familiar with their Articles of Incorporation and Bylaws and with the authority of officers and officials holding certain titles described in such corporate documents.

I further certify that Mark F. Itzigsohn holds the title of Vice President, National Facilities Design and Construction and that, pursuant to the Bylaws of the Corporations and applicable corporate delegation of authority policies, he has authority to sign contracts, agreements and other documents, up to \$10 million for contracting and invoices relating to capital projects, leasing, entitlements and real estate claims related activities and \$2 million for contracting and invoices related to non-capital operations on behalf of the Corporations, and that when executed, such documents represent the act and deed of, and in all respects are binding upon, the respective corporation.

IN WITNESS WHEREOF, the undersigned has hereunto signed her name this 3rd day of July, 2024.

Maryann Bodayle

Maryann Bodayle
Assistant Secretary