

 Application for Discretionary Permit Development Services Department / Planning Division				STAFF USE ONLY	
				ACCEPTED	BY
Please Print or Type All Information				HEARING	
PART I – APPLICANT INFORMATION				GENERAL PLAN AMENDMENT	
1. APPLICANT		2. STATUS		MASTER/SPECIFIC PLAN	
JPI REAL ESTATE ACQUISITION II, LLC		Developer		ZONE AMENDMENT	
3. ADDRESS		4. PHONE & E-MAIL		TENTATIVE MAP	
11988 El Camino Real, San Diego,		conner.kloeppel@jpi.com / 314-302-2469		TENT. PARCEL MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEVELOPMENT PLAN	
Conner Kloeppel				CONDITIONAL USE PERMIT	
6. ADDRESS		7. PHONE & E-MAIL		VARIANCE	
11988 El Camino Real, Suite 200, San Diego, CA		Available: Monday- Friday anytime.		COASTAL PERMIT	
PART II – PROPERTY DESCRIPTION				HISTORIC PERMIT	
8. LOCATION				9. SIZE	
901 Mission Ave, Oceanside, CA 92054				1.513 acres (65,912 square feet)	
10. GENERAL PLAN	11. ZONING	12. LAND USE		13. ASSESSOR'S PARCEL NUMBER	
Downtown	Subdistrict D-2	Mixed Use / Residential / Office / Financial		147-196-10	
14. LATITUDE		15. LONGITUDE			
33.197674		-117.375868			
PART III – PROJECT DESCRIPTION					
16. GENERAL PROJECT DESCRIPTION					
The proposed project is located at 901 Mission Avenue, encompassing an eight (8) story mixed-use development to include 272 multi-family dwelling units complemented with approximately 4,006 square feet of commercial/retail space.					
17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY	
Downtown	Subdistrict D-2	Mixed Use Residential	272	179.8	
22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR		
Units: 479 to 1,097 SF	326	11.5%	4.2 FAR		
PART IV – THE FOLLOWING ATTACHMENTS WILL BE REQUESTED AFTER REVIEW OF APPLICATION. PLEASE PROVIDE BOX EMAIL ACCOUNT: conner.kloeppel@jpi.com					
26. DESCRIPTION/JUSTIFICATION		27. TITLE REPORT WITH LEGAL DESCRIPTION		28. NOTIFICATION MAP & LABELS	
29. ENVIRONMENTAL INFO FORM		30. STORM WATER QUALITY ASSESSMENT FORM		31. PLOT PLANS	
32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)	
PART V – SIGNATURES					
SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. ATTACH ADDITIONAL PAGES AS NECESSARY.					
35. APPLICANT OR REPRESENTATIVE		36. DATE	37. OWNER		38. DATE
Conner Kloeppel		05-22-2024	Rahim Amidhozour		05-22-2024
 eSigned via SeamlessDocs.com		 eSigned via SeamlessDocs.com			
- I DECLARE UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS. - I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01 / POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.					

901 Mission Ave, Oceanside, CA 92054

Mixed Use Development Plan With Density Bonus

Description & Justification

DRAFT – 05/22/2024

PROJECT SETTING AND OVERVIEW

- **PROJECT DESCRIPTION:** The proposed project is located at 901 Mission Avenue, encompassing an eight (8) story mixed-use development to include 273 multi-family dwelling units complemented with approximately 4,006 square feet of commercial/retail space. The total building area (residential & commercial) is approximately 440,754 gross square feet. Additionally, 28 of the dwelling units are to be designated as affordable units. A total of 322 parking stalls are provided within four (4) levels of parking, two and one-half (2.5) levels of which are subterranean parking.
- **PROJECT SITE:** The project site is a single block bounded by Mission Avenue to the north, Seagaze Drive on the south, N. Horne Street on the east, and N. Clementine Street on the west. Totalling 1.513 acres (65,912 square feet) and comprised of one (1) parcel (Assessor's Parcel Numbers 147-196-10), which is currently vacant land. The site slopes to the west with a change in grade of approximately seventeen (17) feet.
- **PROJECT SETTING:** The project site is located near the heart of downtown Oceanside, in proximity to the Civic Center and various commercial establishments and visitor attractions, including retail shops, restaurants, and personal services. The Oceanside City Beach is about three-quarters (0.75) of a mile distance directly to the west, while the Oceanside Pier Amphitheater begins at the western terminus of Mission Avenue. The Oceanside Transit Center (OTC) is a short walk away located approximately one-half (0.5) mile distance to the south-west, and functions as a major regional transit hub providing rail and bus connections to much of San Diego County, along with Orange County, Los Angeles, and points north via multiple bus routes and train lines, including the Coaster, Sprinter, Metrolink, and Amtrak. The connectivity of the site promotes a live-work-play environment that is highly desirable and contributes to the vibrancy of downtown.
- **ENTITLEMENT REQUEST:** The entitlement application is for a Mixed-Use Development Plan with Density Bonus. The project site has a General Plan land use designation of Downtown (DT), and a zoning designation of Downtown, Subdistrict 2 (D-2). The stated objective of the D-2 zoning subdistrict is to provide sites for a financial center supported by professional offices, with residential use permitted as part of a mixed-use development. The project benefits from an SB 330 application accepted by the City on November 30, 2023. As a result, the project is subject to the City rules and regulations in place at the time of that application including unlimited density in zone D-2 and an inclusionary housing requirement of 10%. The project site is located outside the Coastal Zone. For driveway access, the project will need to apply for a Revetment of Access Rights for the new driveway on Clementine St. because a portion of the driveway falls outside the existing approved assess. A Public Utility Easement vacation within the alley will be requested during this process (containing a public sewer, public water, and SDGE gas line).

- **MIXED USE DEVELOPMENT REGULATIONS:** In accordance with Downtown District Property Development Regulations [Section 1232 Additional Regulation (KK)], any mixed-use development with commercial and residential land uses combined requires a Mixed-Use Development Plan to establish site-specific property development regulations for the project. While the development regulations for residential and non-residential use established within that section shall serve as a “general guide” for mixed-use development, deviations may be permitted based upon the merit of the Mixed-Use Development Plan. As noted in the zoning regulations, the purpose and intent of mixed-use development regulations is to allow increased density and flexibility, while maintaining ground floor pedestrian orientation and activation through design rather than only type of use.

Exhibit “A” as attached provides the Mixed-Use Development Plan standards proposed for 901 Mission Ave. The development standards incorporate the Base District Regulations for Residential and Nonresidential land uses as a guideline, and modify provisions in accordance with State Density Bonus Law related to density, parking and design, which are also specified in Exhibit “A.”

MIXED-USE DEVELOPMENT PLAN DESCRIPTION: The proposed project is designed to provide a new and vibrant mix of uses of residential and commercial. The goal with the proposed project is to increase the number of residences downtown to support local businesses, contribute to an active and exciting community and complement the overall uses in Subdistrict D-2. The project will provide 245 market rate units and 28 affordable units (10% of base density) that will be affordable to low-income households, offering the advantages of downtown living, including convenient and walkable access to transit, numerous downtown services and amenities, as well as the beach and other attractions. Apartment homes can provide this at a rate that is more attainable for a broader part of the population, with onsite amenities for social gathering opportunities and fitness. The commercial spaces have been flexibly designed with two-story volumes to accommodate a variety of tenants such as retail and/or small office uses. Commercial spaces have been located at a prime corner to activate the intersection of Mission Ave/N Horne St.

- **UNIT MIX SUMMARY:** Table 1

AFFORDABLE UNITS SUMMARY

Unit Type	Average Area (SF)	Affordable Units	Affordable Mix	Market Rate Units	Market Rate Mix	Total Units	Total Unit Mix
Studio	479	6	21.4%	48	19.6%	54	19.8%
One Bedroom	699	14	50.0%	128	52.2%	142	52.0%
Two Bedroom	1,099	8	28.6%	69	28.2%	77	28.2%
TOTAL	768	28	100.0%	245	100.0%	273	100.0%
<i>Mix</i>		<i>10.26%</i>		<i>89.74%</i>		<i>100.00%</i>	

- **BUILDING DESIGN:** 901 Mission Ave design embraces Oceanside’s vibrant art and beach culture, it is also a symbol of the growth and progress that is shaping up the downtown district. As the form is a product of an efficiently well-planned multi-story urban housing, major design elements were creatively located to maximize is visibility. The comfortably scaled massing features a consistent rhythm of openings and complimentary details. Color and enhanced materials offer a pleasing balance and proportion. A meticulous equilibrium was considered to ensure that a contemporary and timeless design is realized.
- On the street level at Mission Ave, the public spaces like the Leasing and Retail areas will animate and reactivate the east side of downtown, with double height spaces visually providing a grandeur visible from

the street. High quality finishes adorn the building base, while storefront awnings, trellises and canopies provide shade and shadow play, as well as comfort, to maximize usability, alfresco.

- The central courtyard provides a relaxing escape from the world outside. The pool deck/ courtyard has an opening to a double height opening on the west side to catch the ocean breeze and warm sun. The roof deck at the southwest corner takes advantage of the ocean views and metropolitan downtown; its angled canopy beckons westward.
- The single building will be constructed in a “podium” configuration, meaning that the residential dwelling units will occur directly over the structured parking portion of the building.
- **AMENITIES:** The site location naturally provides residents with a host of amenities with the beach, downtown living, and multiple transit options. In addition to that, 901 Mission Ave. will include numerous indoor and outdoor amenities to provide residents with social and recreational opportunities. The communities will include a leasing center and amenities which include rooftop decks, pools and spa, courtyard, BBQ areas, resident lounges, and a fitness center.
- The third level pool deck is an active amenity deck that features various amenity spaces such as a swimming pool, spa, outdoor dining, TV lounging, and fire pit lounging. The roof deck is designed to enhance the beautiful view of the city and beach down Mission Ave. This deck gives the residents spectacular view towards the ocean and downtown Oceanside, providing more passive spaces such as outdoor dining, lounging, and fire pits to take in the beautiful and serene views of Oceanside.
- The project incorporates a variety of indoor and outdoor amenities that will enhance the quality of life for residents. Altogether, approximately 33,043 square feet of designated open space is provided, which is comprised of 17,146 square feet of common outdoor space and 15,897 square feet of private outdoor space. Each unit will have its balcony. Consistent with other recently approved urban infill projects in the City, as described below, the project will utilize a Density Bonus Law waiver to permit the average of 63 square feet of common open space per unit where the Downtown District Property Development Standards provide for 200 square feet of total open space per unit.

- Table 2: Usable Open Space and Amenity Areas

Location of Open Space	
Common Open Space	
Lobby Entry Plaza	1,044
Retail Plaza	2,281
Pool Courtyard	8,534
Amenities (Level 3)	3,446
Roof Deck	868
Clubhouse	973
Total Common Open Space (Sq. Ft)	17,146
<i>Common Per Unit (Sq. Ft.)</i>	<i>63</i>
Private Open Space	
Balconies and Patios	15,897
Total Private Open Space (Sq. Ft.)	15,897
<i>Private Per Unit (Sq. Ft.)</i>	<i>58</i>
Total Usable Open Space (Sq. Ft.)	33,043
<i>Total Open Per Unit (Sq. Ft.)</i>	<i>121</i>

- **LANDSCAPING:** This project will encompass a little piece of everything Oceanside has to offer. A small fragment of this growing city, this project builds an urban experience amongst a contextual coastal setting. From enjoying the Pier, to bathing in the sun in the Lagoon, or relaxing at the Bluffs, this project aims to create an enhanced livable experience for the residents of Oceanside. The streetscape design along Mission Ave seamlessly blends the new development to the existing streetscape design as you move down Mission Ave towards the beach. Palm trees are used at Mission Ave to blend into the iconic streetscapes of Downtown Oceanside with additional street trees from the City's approved street tree list complementing the surrounding landscape perimeter and providing ample shade. The enhanced streetscapes around the surrounding perimeter of the new building are intended to create a "Garden Perimeter" both to shield pedestrians from vehicular activity and help to soften the 8-story building mass. Overall, landscape materials selected are to reduce maintenance, and use less water with the use of drought tolerant planting suitable to the coastal environment.

- **TRANSIT, SITE ACCESS, AND PARKING:** The building frontage along Mission Avenue is designed to activate the streetscape and enhance the pedestrian experience; this occurs through commercial uses, active residential uses such as the leasing office and plaza spaces, and the use of high-quality materials and storefront glazing. The project site is located within 1/2 mile of the Oceanside Transportation Center, and therefore falls within Oceanside's Downtown Transit Oriented District (TOD); it is also located within a high-quality transit area per SANDAG. The OTC offers local and regional bus and rail connection, including train options via Amtrak, Metrolink lines that travel north to Los Angeles and Orange County, Coaster lines that travel south to San Diego, and the Sprinter line that runs eastward to Escondido. Additionally, bus service is provided along Mission Avenue, a major east-west corridor, and nearby Coast Highway, a major north-south corridor. The proximity to transit along with the availability of bicycle storage within the building supports transit options and allows movement throughout the region without reliance on individual vehicles.

- The building will have pedestrian access points around the building and two (2) vehicular access points along N Horne St and Clementine St. The access points were designed carefully to provide the best circulation and ingress / egress for the residents and community.

- Per AB 2097, the project is not subject to a parking requirement as the site is located within ½ mile of the Oceanside Transit Center. A total of 322 parking stalls are provided within four (4) levels of parking, two and one-half (2.5) levels of which are subterranean parking.

- **STORMWATER MANAGEMENT:** The stormwater management plan (SWMP) proposes to treat all runoff from the building in one or more modular wetland devices. The devices are a pre-engineered, multi-stage, stormwater treatment system designed to meet site-specific water quality treatment requirements. These devices will be located within the basement parking garage and discharge pumped to a surface outlet. The design will replicate existing drainage patterns.

- **WATER:** Oceanside Water Utilities Department (OWUD) manages the public water infrastructure in Horne St. and the alley easement that bisects the site.

- The existing 250 linear feet of 8-inch ACP main within the alley will be abandoned and removed from Horne St. to Clementine St. A new 200 linear foot 8-inch pipe is proposed in Clementine St. and will connect to

the south of the site at the Seagaze Dr. intersection. There are 2 existing meters connecting to the site from the 8-inch alley main that will be removed.

- The proposed water connections for the building, irrigation, and fire are anticipated to connect to water mains on Horne St. and Seagaze Dr. Anticipated service sizes for water main connections include; an 8-inch fire service, four (4) 2" domestic water meters, and a 2" irrigation meter. Backflow devices for the domestic water and fire services are anticipated to be located inside the building within a wet room located at-grade and accessible from the exterior. The irrigation backflow is anticipated to be located on-grade outside of the building.
- **SEWER:** The Oceanside Water Utilities Department (OWUD) maintains a 15-inch polyvinyl chloride pipe (PVC) sewer main in Horne St. and an 8-inch PVC sewer main in the alley. The Horne St. sewer main flows north to south towards a connection at the intersection of Horne St. and Seagaze Dr. The alley sewer main flows east to west and connects to a manhole at the intersection of the alley and Clementine St. 250 linear feet of 8-inch sewer main located in the alley will be abandoned up to the Clementine St. property line where the stub can be reused as an 8" lateral for a building connection. A second lateral is anticipated on Seagaze St.
- **PROJECT GRADING:** The site slopes to the west with a change in grade of approximately 18 feet. The project design takes advantage of the grade change to mostly conceal the off-street parking garage. The two basement parking levels will be completely underground. Level 1 parking garage has the eastern Horne St. edge underground, The northerly Mission Ave side is concealed by Retail and the Leasing/Lobby use, the and the western Clementine St. edge at sidewalk grade will have ground-floor Leasing/Lobby and residential liner units concealing the garage. "Level 2" will have the top of parking concealed within the interior of the floor, with ground-floor retail at sidewalk grade and residential liner units on the western eastern plus additional height of the Level 1 ground-floor retail on the western edge. The southerly edge will have an exposed wall that will conceal the cars parked within.
- 58,800 cubic yards are estimated to be exported from the site which will be exported to an approved fill site.
- **ALLEY EASEMENT VACATION:** The project site is entirely located on Lot 1 of Map No. 15581. The site is bisected by a 20-foot wide public utility easement (vacated alley) containing a public sewer, public water, and SDGE gas line. The preliminary approvals for the proposed easement vacation will be part of the MUDP application and will be noted on the site plan. The final easement vacation will become a project condition of approval. Final approval and recordation of the easement vacation will not occur until the utilities are removed and relocated during final engineering.

AFFORDABLE HOUSING, DENSITY BONUS, WAIVERS AND INCENTIVES

- **STATE DENSITY BONUS LAW:** The State of California's Density Bonus Law (Sections 65915- 65918 of the Government Code) was established to promote the construction of affordable housing units and allows developers to obtain more favorable development requirements from local governments in exchange for building affordable units. The Density Bonus Law allows projects to exceed the maximum density assigned by the local government, with the percentage increase in density dependent on the amount of affordable housing; it also provides for a reduction in parking requirements and the use of various incentives and concessions.

- **INCLUSIONARY HOUSING ORDINANCE:** The City of Oceanside's Inclusionary Housing Ordinance (Chapter 14c of the Municipal Code) applicable to the project requires 10 percent of a development's pre-density bonus housing units be made affordable to low-income households or that the developer pay an in-lieu fee. The Downtown Zoning Ordinance removes density limits for all mixed-use projects in the Downtown Zone.
- **PROJECT UNIT DISTRIBUTION:** The D-2 zoning regulations applicable to the project do not have a density limit so the project does not rely on Density Bonus Law for an increase in density. As described in Table 3 below, the project will make 10% of the proposed units affordable to low income households. The affordable units will be evenly distributed through the building across multiple stories.

AFFORDABLE UNITS SUMMARY

Unit Type	Average Area (SF)	Affordable Units	Affordable Mix	Market Rate Units	Market Rate Mix	Total Units	Total Unit Mix
Studio	479	6	21.4%	48	19.6%	54	19.8%
One Bedroom	699	14	50.0%	128	52.2%	142	52.0%
Two Bedroom	1,099	8	28.6%	69	28.2%	77	28.2%
TOTAL	768	28	100.0%	245	100.0%	273	100.0%
Mix		10.26%		89.74%		100.00%	

- **WAIVERS REQUESTED:** The Project is entitled to unlimited waivers, or deviations from development standards that would physically preclude development of the project as designed, with its proposed density and incentives. (Gov. Code § 659015(e)(1).) The granting of waivers does not reduce the number of incentives allowed on a project, and the number of waivers that may be requested and granted is not limited. Based on the proposed design to accommodate the affordable and market rate units, the Project seeks the following waivers of development standards:
- Table 5: Waivers Requested for Project
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Waivers Requested for Project	
Waiver #	Waiver Description
W-1	Allow Setback Encroachments (per Mixed Use Development Plan standards - Article 1232)
W-2	Reduce Usable Open Space Requirements (per Mixed Use Development Plan standards - Article 1232 FF)
W-3	Amend Required Façade Modulation Requirement (per Mixed Use Development Plan standards - Article 12)
W-4	Increase Allowable Building Height (per Mixed Use Development Plan standards upon approval of a CUP - Article 1232 (N), as well as Article 3018 B)
W-5	Allow building projections into yards and courts (per Mixed Use Development Plan standards - Article 3015)
W-6	Allow 12'x 35' x14' min Loading Space to be located on Street instead of on property (per OZO 3103)
W-7	Increase FAR for sites 30,000 sf and up to 175,000 sf for maximum density restrictions (per Article 1232 F)
W-8	Reduced minimum site landscaping percentage of site coverage (per OZO 1232 P-S)
W-9	Reduce Private Outdoor Living Space minimum requirement per unit (per OZO 1232 FF)

- **INCENTIVES REQUESTED**: State Density Bonus Law entitles the Project to certain incentives. By providing 10% low-income units, this Project is entitled to one incentive/concession, or a regulatory deviation that results in cost reductions to provide for affordable housing costs. (Gov. Code § 65915(k)(3).) The Project has yet to allocate its incentive.
- **ALTERNATIVE AFFORDABLE SCENARIO**: Applicant is studying the viability, and reserves the right, to implement an alternative scenario for 901 Mission Ave Project which includes (1) providing the required density bonus affordable units onsite, (2) affordable units proposed beyond the required density bonus requirements may be provided offsite that is (a) within ½ mile of a SANDAG designated smart-growth site; (b) on a site shown on the city's Housing Element Update site inventory as suitable for such housing that does not require any amendment to the general Plan; or (c) within a smart growth corridor as identified in the draft Smart and Sustainable Corridors Plan, or in the South Coast Highway Corridor Study.

SUMMARY

- **NARRATIVE**: The proposed 901 Mission project reimagines a highly visible downtown Oceanside site, adding significant new housing and events. The dynamic architecture draws residents and visitors into the site and along adjacent streetscapes, supporting local businesses and contributing to an exciting urban lifestyle. Reserving 10% of the total units for low-income housing allows residents of various income levels to benefit from living in proximity to the Oceanside Transit Center and within walking distance of the beach and downtown amenities. The additional residents will help activate the surrounding area, supporting local business in the downtown area. 901 Mission implements the goals, intents, and objectives of the City's General Plan, and Zoning Ordinance.

EXHIBIT A – DEVELOPMENT STANDARDS / REGULATIONS COMPARISON

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance (OZO), as applicable within the D District, Subdistrict 1.				
Maximum Density OZO 1232 (F) OZO 1232 (KK)	None at the time of SB330 filing	n/a	SB330 Filed 11/30/2023	
Minimum Lot Area	5,000 square feet	5,000 square feet	65,912 square feet	
Minimum Lot Width	50 feet	50 feet	Approx. 220 feet	
<Loading Space	12'x 35'x 14' vertical clear; Must be located off-street (located on property)		12'x 35'x 14' min. Located in a turn-out on Street (Clementine)	Waiver #6 Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.
Minimum Setbacks:				
Front OZO 1232 OZO 1232 (H) Mission Ave & Seagaze Dr	10 ft (residential) 10 feet (non-residential) In addition: 50 ft. from street centerline on Mission Ave.	10 feet 10 feet 50 feet	50 feet from centerline of Mission Ave; 10 feet from front property line.	

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
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Corner Side OZO 1232 Horne St & Clementine St	10 feet (residential) 0 feet (non-residential)	10 feet Section 1232 – Basic Requirement for Setbacks	8 feet utility easement	Waiver #1 Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.
Building Projections into Yards and Courts OZO 3015	Cornices, Eaves, Mechanical Equipment, Fireplaces and Ornamental Features may project into required yards and courts by 2 feet	Covered porches and stairs may project 3 feet into front or rear yard, 2 feet in sideyards	Mechanical equipment and architectural features project beyond 2 feet into setbacks	Waiver #5
Daylight Plane 1232 (I)	A 10-foot side or rear yard shall adjoin any residential area, and structures shall not intercept a 1:1 or 45-degree daylight plane inclined inward from a height of 12 feet above existing grade at R district boundary line.	0 feet	Not applicable	

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance (OZO), as applicable within the D District, Subdistrict 1.				
Height:				
Maximum Height of Structures OZO 1232 (N)1.d	35 feet (residential) 45 feet (non-residential)	Up to 90 feet Note: Height as measured from finish grade to the ceiling of the uppermost story on a warped plane around the structure perimeter.	Approximately 80 feet (Horne St) to 95 feet (Clementine St) Heights vary at each corner of the building as shown on plans.	Waiver #4 Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.
Exceptions to maximum height of certain elements OZO 3018	10 feet above applicable mixed-use limit	Exceptions up to 10 feet as permitted per OZO 3018, with additional exceptions for all architectural design features and other mechanical equipment including solar panels.	Up to approximately 9 feet above maximum height as shown on plans.	Waiver #4 Amended under Mixed Use Development Standards and with Waiver under density bonus to accommodate development at density proposed.
Minimum Site Landscaping OZO 1232 OZO 1232 (P)(Q)(R)(S)	25% (residential) 15% (non-residential)	Landscaping may be reduced for a fee to provide artwork with CDC approval	Total: 7,366 sq. ft. 11% of total site Additional 4,900 sq. ft. in offsite parkway improvements not included in total above	Waiver #8 Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed.

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance (OZO), as applicable within the D District, Subdistrict 1.				
Open Living Space OZO 1232 (FF)	200 sq. ft. per unit of total open space inclusive of 48 sq. ft. minimum of private open space per unit (residential) No minimum (non-residential) .	Residential: 140 sq. ft. per unit of total open space inclusive of private open space with a minimum of 14,000 sq. ft. of common outdoor open space	17,146 sq. ft. of shared outdoor open space is provided, including 8,534 sq. ft. in pool courtyard, 868 sq. ft. in roof deck, and 3,325 sq. ft. in two public plazas onsite. Total common open space of 17,146 sq. ft. = 63 sq. ft./unit	Waiver #2 Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed
Private Outdoor Living Space OZO 1232 D	48 sf minimum of private open space per unit with a minimum dimension of 6 feet	No minimum is required for private outdoor space	All private patio and balcony spaces provided are at or above minimum 48 sf. however, 5 unit types have less than 6' dimension but only in one direction	Waiver #9
Courts Required OZO 1232 (EE)	See Section 1232 (EE) for courts (residential) No courts required (non-residential)	Courts opposite walls on the same site for residential uses shall be a minimum depth of 55 feet, and open to the sky.	Central Courtyard minimum is approximately 65 feet wide.	

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance (OZO), as applicable within the D District, Subdistrict 1.				
Required Façade Modulation OZO 1232	25% of front and side street elevation horizontal and/or vertical must be set back at least 5 feet from setback line (residential) No modulation required (non-residential)	Minimum 25% of overall façade to be offset from setback line, averaging a 5-foot offset across the entire façade (ground level to top of parapet). In addition, balcony structures and plaza recesses shall count toward modulation requirements.	Mission Avenue: 35% Horne St: 22% Seagaze Drive: 11% Clementine St: 19%	Waiver #3 Amended under Mixed Use Development Standards and with waiver under density bonus to accommodate development at density proposed.
Off Street Parking Spaces Required with Density Bonus (OZO Article 3103)				
Residential Guest Commercial	1.0/unit for studio/ 1-bed. 1.5/unit for 2-/3-bed. in accordance with SDBL None in accordance with SDBL 1/ 200 sf	1.0/unit for studio/ 1-bed (189 total units) 1.5/unit for 2-bed (83 total units) None required but spaces in excess SDBL and commercial use required may be designated guest or shared by guest/ commercial. 1/200 sq. ft.	Per AB 2097, the project is not subject to a parking requirement as the site is located within ½ mile of the Oceanside Transit Center. 322 spaces provided in parking garage. No Guest parking or may be designated shared with commercial	

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance (OZO), as applicable within the D District, Subdistrict 1.				
			22 spaces for Retail	
Parking Garage Design:				
Dimensional Requirement OZO 3110 (B)	1. Each parking spaces adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by 1 foot on each obstructed side.	1. Each parking space adjoining a wall or other obstruction higher than 0.5 feet shall be increased by 1 foot on each obstructed side.	1. All spaces adjoining a column or wall are increased by 12 inches on each obstructed side.	
Screening of Mechanical Equipment	Section 3021	See Section 3021	Meets standard requirements	
Underground Utilities	Section 3023	Section 3023	Meets standard requirements	
Renewable Energy Facilities	Section 3047	Section 3047	Project will either meet requirements with onsite roof top solar panels, or will work with staff to determine an acceptable alternative to make up any shortfall in onsite	

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
Note: This table presents the Mixed-Use Development Plan and waiver requests. All references to Sections or Articles are from the City of Oceanside Zoning Ordinance (OZO), as applicable within the D District, Subdistrict 1.				
			generation to meet the minimum 50% renewable energy use.	
Electric Vehicle Parking and Charging Facilities	Section 3048	Section 3048	Project meets requirements for 2024 update of 50% EV stalls	

Community Outreach Plan

901 Mission Avenue

The application for the 901 Mission Avenue Mixed Use Project (Project) located at the southeast corner of Mission Avenue and North Horne Street includes a Development Plan for a mixed-use project with density bonus in downtown Oceanside. As currently proposed, the Project would provide 272 multifamily units, a 326-space subterranean parking garage and 4,006 square feet of ground floor commercial. This Community Outreach Plan is being provided in accordance with Council Policy 300-14 and provides a summary of the proposed notification and outreach for the 901 Mission Avenue Mixed Use Project (RD24-00002), which is intended to comply with the policy goals to increase public awareness and promote public participation during review of this proposed development project.

Mail Notification

Notification by mail of the original application filing will be sent to all addresses on the radius list provided as part of the application submittal package which included owners within a 1,500-foot radius, owners and tenants within 100-feet based on the most recently available information from SanGIS, and the City's interested party list. The radius map and list were provided May 22, 2024, for City staff use in notifying the public regarding Project-related matters. As we proceed through the community outreach process, any additional requests for notification will be added to this mailing list and City staff will be provided with the updated list for use in sending future notices.

Community Outreach Mailer and Meetings

An Outreach Mailer that included a detailed description of the proposed project was sent to everyone on the Project mailing list on the date specified by City staff. Subsequently, a public meeting was held on November 18, 2024 at the City of Oceanside Civic Center meeting rooms. The mailer/meeting invitation will include a brief description of the proposed project, a locator map, two project 3D renderings, and information about the meeting and who to contact for additional information. The attendees representing the City of Oceanside and the development team as well as the number of people were in attendance. A presentation was prepared for the purpose of density bonus and provide details about the proposed project. Comments and questions will be taken and answered, by City staff and the applicant's representatives.

On-site Signage

The project notification sign will be posted on the site after the filing of the original application and will remain through the entitlement process. A "Certificate of Posting" will be provided to staff for inclusion in the project file.



October 29th 2024
PROOF OF MAILING
901 Mission Ave
Oceanside

To Whom It May Concern,

Express Mapping prepared a mailing of all property owners within 1500 feet & occupants within 100 feet of the Project site, 901 Mission Ave, Oceanside. There was a total of 625 notices mailed.

The mailing was postmarked on 10/29/2024 from Irvine, CA. A copy of the letter mailed and a list of addresses is included in this PDF

If you have any questions please feel free to call or email us at (949) 771-0051 and reference Order #1066

Sincerely,

A handwritten signature in black ink that reads "Laura Emerson". The script is cursive and fluid.

Laura Emerson
Senior Data Manager
Express Mapping
laura@expressmapping.com
(949) 771-0051



YOU'RE INVITED

901 Mission Ave

Community Outreach Meeting

OVERVIEW

901 Mission Ave in Oceanside, CA, is a proposed Class A development consisting of 273 residential units and 4,006 square feet of commercial space, situated in the heart of downtown Oceanside. This development is ideally located to offer its tenants walkability to all the amenities that downtown Oceanside has to offer, including the beach. The site is also conveniently close to the 5 Freeway, providing tenants with easy access to job centers in North County.

November 18 | 4 PM - 6 PM

Community Room

**Oceanside Public Library at 330 N Cost Hwy,
Oceanside, CA 92054**

Snacks and Drinks Provided



Proposed Site: 901 Mission Ave, Oceanside, CA 92054



**Meeting Location: Community Room at Oceanside
Public Library.**

330 N Coast Hwy, Oceanside, CA 92054



NOTIFICATION PACKAGE

901 Mission Ave, Oceanside

APNs 147-196-10-00

INCLUDES:

1500' OWNER LIST / 100' OCCUPANT LIST

1500' RADIUS MAP

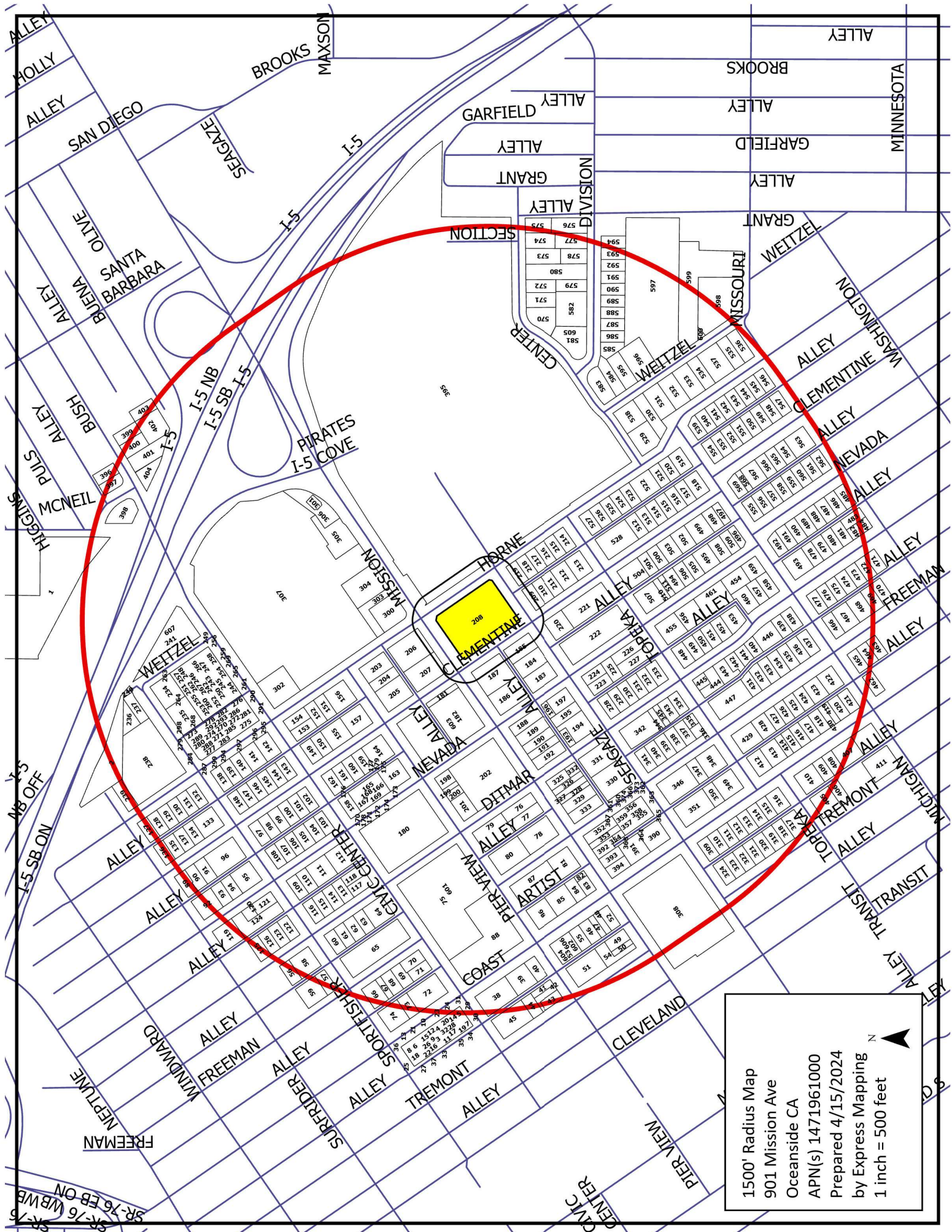
EXCEL FILE

CERTIFICATION

COUNT: 625

UPDATED 10/23/2024

FILE #1045



1500' Radius Map
901 Mission Ave
Oceanside CA
APN(s) 1471961000
Prepared 4/15/2024
by Express Mapping
1 inch = 500 feet

EXPRESS MAPPING
4000 BARRANCA PKWY #250, IRVINE CA 92604
PHONE OR TEXT (949) 771-0051

Certificate of Preparation

The attached list includes the names and addresses of all property owners within 1500' and occupants within 100' from the exterior boundaries of the following addresses/APNs.

ADDRESS: 901 Mission Ave, Oceanside

APNs: 147-196-10-00

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 10/23/2024

144-240-20-00 (1)
James W & Judy M Keenan
P O Box 658
Oceanside CA 92049

147-060-15-00 (2)
H T C Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-082-17-01 (3)
Jennifer A & Jesse Abril
401 N Coast Hwy #314
Oceanside CA 92054

147-082-17-02 (4)
Henry C & Holly A Caouette
401 N Coast Hwy #313
Oceanside CA 92054

147-082-17-03 (5)
Kristin Gang
401 N Coast Hwy #312
Oceanside CA 92054

147-082-17-04 (6)
Pete Perry
401 N Coast Hwy #311
Oceanside CA 92054

147-082-17-05 (7)
Chase Bourke
401 N Coast Hwy #310
Oceanside CA 92054

147-082-17-06 (8)
James H & Cole Candace Arnold
401 N Coast Hwy #309
Oceanside CA 92054

147-082-17-07 (9)
Ambartsum H & Warren Krista A
401 N Coast Hwy #308
Oceanside CA 92054

147-082-17-08 (10)
Kokkalera Uthaiha P & Prathibha U
10515 Amberwood Ln
Porter Ranch CA 91326

147-082-17-09 (11)
Brent W Miller
401 N Coast Hwy #306
Oceanside CA 92054

147-082-17-10 (12)
Ware Jason & Jairan Family Trust 02-
34 E Columbus Ct
Salt Lake Cty UT 84103

147-082-17-11 (13)
Ryan O Burgoon
401 N Coast Hwy #304
Oceanside CA 92054

147-082-17-12 (14)
Kevin & Georgann Ross
401 N Coast Hwy #303
Oceanside CA 92054

147-082-17-13 (15)
Bridget N Tiffany
401 N Coast Hwy #302
Oceanside CA 92054

147-082-17-14 (16)
Lopez Living Trust 01-24-20
401 N Coast Hwy #301
Oceanside CA 92054

147-082-17-15 (17)
Gomez Michael & Stacy Family Trust
401 N Coast Hwy #214
Oceanside CA 92054

147-082-17-16 (18)
Stephanie K Klein
401 N Coast Hwy #213
Oceanside CA 92054

147-082-17-17 (19)
Jeffrey S & Tracy L Daly
401 N Coast Hwy #212
Oceanside CA 92054

147-082-17-18 (20)
Lyriconda Llc
401 N Coast Hwy #211
Oceanside CA 92054

147-082-17-19 (21)
Mitchell William & Trudy Family Trust
401 N Coast Hwy #210
Oceanside CA 92054

147-082-17-20 (22)
Walecki Family Trust 05-18-16
961 Hermes Ave
Encinitas CA 92024

147-082-17-21 (23)
Edward D & Spicher Cassie M Hobart
3731 Equestrian Ln #104
Bozeman MT 59718

147-082-17-22 (24)
Depta Scott & Sylvia Revocable Living
10262 E Paradise Dr
Scottsdale AZ 85260

147-082-17-23 (25)
Turtle Revocable 2014 Trust 10-02-14
401 N Coast Hwy #206
Oceanside CA 92054

147-082-17-24 (26)
Morgan Schapiro
401 N Coast Hwy #205
Oceanside CA 92054

147-082-17-25 (27)
John A Boyd
2227 Karendale Cir
Riverside CA 92506

147-082-17-26 (28)
M K C Holdings Llc
90 Windwalker Way
Tustin CA 92782

147-082-17-27 (29)
Jeffrey M & Barbara E Yoss
81650 Camino Montevideo
Indio CA 92203

147-082-17-28 (30)
Mathers Bruce Ira 35-37137
401 N Coast Hwy #201
Oceanside CA 92054

147-082-17-29 (31)
Szuberla Mason & Brian Family Trust
401 N Coast Hwy #401
Oceanside CA 92054

147-082-17-30 (32)
Alan M & Megan E Nordin
401 N Coast Hwy #402
Oceanside CA 92054

147-082-17-31 (33)
Pinto Sheryl G Revocable Trust
875 Indiana St
San Francisco CA 94107

147-082-17-32 (34)
Shultz Paula K Revocable Living Trust
P O Box 2995
Mccall ID 83638

147-082-17-33 (35)
Thao Le-thanh Ha
401 N Coast Hwy #405
Oceanside CA 92054

147-082-17-34 (36)
Ocean Village Retail Llc
919 W Lewis St #3
San Diego CA 92103

147-082-20-00 (37)
Ocean Village Condo Llc
3550 Round Barn Blvd #104
Santa Rosa CA 95403

147-086-01-00 (38)
George D Cheadle
1311 S Pacific St #B
Oceanside CA 92054

147-086-02-00 (39)
J C T Properties Llc
618 N Valencia St
Glendora CA 91741

147-086-03-00 (40)
J C T Properties Llc
618 N Valencia St
Glendora CA 91741

147-086-04-00 (41)
Brick Hotel Llc
509 S Pacific St
Oceanside CA 92054

147-086-05-00 (42)
Aldrich Investments Llc
509 S Pacific St
Oceanside CA 92054

147-086-06-00 (43)
Contantino Diana L Revocable Trust
1713 Serrano St
Oceanside CA 92054

147-086-07-00 (44)
Terry Family Exemption Trust B 01-13-
2344 Littler Ln
Oceanside CA 92056

147-086-08-00 (45)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-087-04-00 (46)
Kolb Candis Family Trust 02-26-04
4704 Boulder Pl
La Mesa CA 91941

147-087-05-00 (47)
Sarkisian Ronald E & Pamela J Living
1604 California St
Oceanside CA 92054

147-087-06-00 (48)
David E Mueller
1425 Garden St
Redlands CA 92373

147-087-08-00 (49)
Sarkisian Ronald E & Pamela J Living
1604 California St
Oceanside CA 92054

147-087-09-00 (50)
Cassidy Trust 04-30-12
1759 Oceanside Blvd #143
Oceanside CA 92054

147-087-12-00 (51)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-087-13-00 (52)
Misleh Brothers L L C
4223 Karensue Ave
San Diego CA 92122

147-087-14-00 (53)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-087-15-00 (54)
Mission Tremont Properties L L C
415 Lexington Cir
Oceanside CA 92057

147-087-16-00 (55)
Kcs Management Llc
1030 E El Camino Real #343
Sunnyvale CA 94087

147-091-04-00 (56)
Schuler Family Trust 10-11-06
13681 Newport Ave #8-322
Tustin CA 92780

147-091-12-00 (57)
Gordon K Danielson
504 N Freeman St
Oceanside CA 92054

147-091-13-00 (58)
120 5th Street Llc
124 5th St
Encinitas CA 92024

147-091-15-00 (59)
Bogart William & Catherine Family
P O Box 534
Solana Beach CA 92075

147-092-01-00 (60)
Meritage Investment Partners Lp
P O Box 27513
San Diego CA 92198

147-092-02-00 (61)
Oliver D P & Chelsea Levenson
419 N Ditmar St
Oceanside CA 92054

147-092-03-00 (62)
Destefani Duane K Living Trust
219 Kristy Ln
Oceanside CA 92054

147-092-04-00 (63)
Cheryl H Geer
P O Box 3983
Westlake Vlg CA 91359

147-092-05-00 (64)
Rabbani Joseph & Azita Family Trust
10552 Clearwood Ct
Los Angeles CA 90077

147-092-10-00 (65)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-093-01-00 (66)
Brandreth Family Trust 02-08-12
725 Clark Ave
Encinitas CA 92024

147-093-02-00 (67)
Matthew C Sorensen
25992 Anacapa St
Laguna Hills CA 92653

147-093-03-00 (68)
Witt Jerry A Living Trust 03-17-23
215 Las Palmas St
Los Banos CA 93635

147-093-04-00 (69)
Mione Family Trust 11-12-15
12381 Darkwood Rd
San Diego CA 92129

147-093-05-00 (70)
Kruger/wilkinson Trust 1999
1155 Sportfisher Dr #100
Oceanside CA 92054

147-093-06-00 (71)
Weese Bessie J Testamentary Trust
P O Box 1695
Pacific Plsds CA 90272

147-093-07-00 (72)
Poinsettia Center For The Arts
402 N Coast Hwy
Oceanside CA 92054

147-093-08-00 (73)
Goodwill Industries Of San Diego
3663 Rosecrans St
San Diego CA 92110

147-093-09-00 (74)
Guzelimian Harry L Survivor 1987
P O Box 206
Solana Beach CA 92075

147-095-04-00 (75)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-096-03-00 (76)
Contis Denis 1998 Family Trust
701 N Pacific St
Oceanside CA 92054

147-096-04-00 (77)
Tps Eagles Nest Lp
608 Via Promotorio
San Clemente CA 92672

147-096-05-00 (78)
Baker Mission Llc
P O Box 7284
Rcho Santa Fe CA 92067

147-096-09-00 (79)
Saint Mary Star Of The Sea Catholic
609 Pier View Way
Oceanside CA 92054

147-096-10-00 (80)
Saint Mary Star Of The Sea Catholic
609 Pier View Way
Oceanside CA 92054

147-097-03-00 (81)
Saint Mary Star Of The Sea Catholic
609 Pier View Way
Oceanside CA 92054

147-097-04-00 (82)
Samuel S & Phimphone S Hyman
5042 Isle Royal Ct
Oceanside CA 92057

147-097-05-00 (83)
Osuna Jaime & Rosa Family Trust 09-
812 Sandy Ct
Encinitas CA 92024

147-097-06-00 (84)
Pier View Llc
436 Highland Dr
Glendora CA 91741

147-097-07-00 (85)
Pier View Llc
436 Highland Dr
Glendora CA 91741

147-097-08-00 (86)
Pier View Llc
10721 Treena St #200
San Diego CA 92131

147-097-09-00 (87)
Saint Mary Star Of The Sea Catholic
609 Pier View Way
Oceanside CA 92054

147-098-08-00 (88)
City Of Oceanside Community
300 N Coast Hwy
Oceanside CA 92054

147-101-01-00 (89)
Jeffrey B Gilmore
521 N Clementine St
Oceanside CA 92054

147-101-02-00 (90)
Wanderfield Series A
162 S Rancho Santa Fe Rd #512
Encinitas CA 92024

147-101-03-00 (91)
Zack & Nelly Buchanan
2588 El Camino Real #F
Carlsbad CA 92008

147-101-06-00 (92)
Lusti Madison L P
1004 Madison Ave
San Diego CA 92116

147-101-07-00 (93)
Urban Nest Iii Llc
2604-B B El Camino Real #336
Carlsbad CA 92008

147-101-08-00 (94)
Urban Nest Llc
2604 El Camino Real #336B
Carlsbad CA 92008

147-101-11-00 (95)
Donegal Investment Co L L C
315 Laurel St
San Diego CA 92101

147-101-12-00 (96)
Williams Randall J & Wendy W
30288 Airflight Dr
Valley Center CA 92082

147-102-01-00 (97)
Shadpour Family Trust 01-27-00
3306 Avenida Hacienda
Escondido CA 92029

147-102-02-00 (98)
Dustin & Kayla A Becker
417 N Clementine St
Oceanside CA 92054

147-102-03-00 (99)
Gonzalez Family Trust 11-04-97
415 N Clementine St
Oceanside CA 92054

147-102-04-00 (100)
Wong Wai Trust 03-06-18
411 N Clementine St
Oceanside CA 92054

147-102-05-00 (101)
Matthew T & Chelsea D Afenir
405 N Clementine St
Oceanside CA 92054

147-102-06-00 (102)
Que Chan Family Trust 09-30-10
199 Pacific View Ln
Encinitas CA 92024

147-102-07-00 (103)
Cooley-cox Trust 02-17-11
1221 California St
Oceanside CA 92054

147-102-08-00 (104)
Krygsman Danny D & Emma Living
2835 Via Conquistador
Carlsbad CA 92009

147-102-09-00 (105)
Leeshia L Huntzinger
1141 Masterpiece Dr
Oceanside CA 92057

147-102-10-00 (106)
Campaigne Revocable 2022 Trust 12-
481 N Cleveland St
Oceanside CA 92054

147-102-11-00 (107)
Riddleberger Donald R Family Trust
4536 Mcdonald Dr
Sacramento CA 95821

147-102-12-00 (108)
Casa De Mason Trust 06-19-15
2723 Athens Ave
Carlsbad CA 92010

147-103-01-00 (109)
Richard Hernandez
423 N Nevada St
Oceanside CA 92054

147-103-02-00 (110)
Kotter Richard L & Cole Shirley J Trust
1252 Basswood Ave
Carlsbad CA 92008

147-103-03-00 (111)
Lucore Family Trust 10-07-02
7096 Heron Cir
Carlsbad CA 92011

147-103-04-00 (112)
Shadpour Family Trust 01-27-00
3306 Avenida Hacienda
Escondido CA 92029

147-103-07-00 (113)
Chestnut Investors L L C
647 Camino De Los Mares #108
San Clemente CA 92673

147-103-08-00 (114)
Carter Family 2000 Trust 08-30-00
416 N Ditmar St
Oceanside CA 92054

147-103-09-00 (115)
Merritt & Lisa Brenner
309 S Charvers Ave
West Covina CA 91791

147-103-10-00 (116)
Carlsbad Beach V C Llc
1302 Savannah Ln
Carlsbad CA 92011

147-103-12-00 (117)
Chestnut Investors L L C
647 Camino De Los Mares #108
San Clemente CA 92673

147-103-13-00 (118)
Steiner Real Estate Llc
3561 Donna Dr
Carlsbad CA 92008

147-104-01-00 (119)
Donegal Investment Co L L C
315 Laurel St
San Diego CA 92101

147-104-03-00 (120)
Corr Robert A li Trust 06-20-03
207 Roan Spg
San Antonio TX 78258

147-104-04-00 (121)
Janaz Capco Llc
P O Box 839669
Temecula CA 92589

147-104-06-00 (122)
Rivera Family Trust 02-20-18
2843 Rutgers Pl
Oceanside CA 92056

147-104-07-00 (123)
Scalese Thomas J Trust 02-19-01
25072 Armagosa Dr
Laguna Niguel CA 92677

147-104-12-00 (124)
Donegal Investment Co L L C
315 Laurel St
San Diego CA 92101

147-104-13-00 (125)
Klein James & Judith Trust 09-30-22
1643 Shady Side Dr
Edgewater MD 21037

147-104-14-00 (126)
Klein James & Judith Trust 09-30-22
1643 Shady Side Dr
Edgewater MD 21037

147-105-01-00 (127)
Melden Mark & Amy Trust 12-03-03
158 C Ave
Coronado CA 92118

147-105-02-00 (128)
Vista Community Clinic
1000 Vale Terrace Dr
Vista CA 92084

147-105-03-00 (129)
Milica Radovic
515 N Horne St
Oceanside CA 92054

147-105-04-00 (130)
Milica Radovich
515 N Horne St
Oceanside CA 92054

147-105-05-00 (131)
Dollahon W Christian & David P
505 N Horne St
Oceanside CA 92054

147-105-06-00 (132)
Dollahon W Christian & David P
505 N Horne St
Oceanside CA 92054

147-105-07-00 (133)
Clementine Partners Group Llc
2731 Point Del Mar
Corona DI Mar CA 92625

147-105-08-00 (134)
W S C Investment Partners Llc
5694 Mission Center Rd #602
San Diego CA 92108

147-105-11-00 (135)
Hagey Family Trust 07-03-13
520 N Clementine St #B
Oceanside CA 92054

147-105-12-00 (136)
Goldman Hedy Revocable Trust 04-18-
524 N Clementine St
Oceanside CA 92054

147-105-13-00 (137)
W S C Investment Partners Llc
5694 Mission Center Rd #602
San Diego CA 92108

147-106-01-00 (138)
David W & Katherine H Hethorn
3433 Rich Field Dr
Carlsbad CA 92010

147-106-02-00 (139)
Naimi Living Trust 11-15-02
1058 Dewitt Ave
Encinitas CA 92024

147-106-03-00 (140)
Naimi Family Trust 01-02-19
1844 Westview Dr
Encinitas CA 92024

147-106-04-00 (141)
Houldin Robert F li Living Trust
P O Box 232493
Encinitas CA 92023

147-106-05-00 (142)
Crofoot Tiko & Pito Stefani L Family
165 Avenida Serra
San Clemente CA 92672

147-106-06-00 (143)
Stewart Cynthia Living Trust 02-17-15
943 Jasmine Ct
Carlsbad CA 92011

147-106-07-00 (144)
Ksoukatos-kidnew Llc
3945 Highland Dr
Carlsbad CA 92008

147-106-08-00 (145)
Carl D & Joann Ayers
412 N Clementine St
Oceanside CA 92054

147-106-09-00 (146)
David Stocks
416 N Clementine St
Oceanside CA 92054

147-106-10-00 (147)
Gates Linden Family Trust 04-01-24
420 N Clementine St
Oceanside CA 92054

147-106-11-00 (148)
422 Llc
3088 Pio Pico Dr #1
Carlsbad CA 92008

147-107-01-00 (149)
Perseus Property Mangement Llc
504 W Mission Ave #101
Escondido CA 92025

147-107-02-00 (150)
Scheidel Tracy R Trust 04-18-02
P O Box 2207
Carlsbad CA 92018

147-107-09-00 (151)
Sunssets Lp
P O Box 531
Rcho Santa Fe CA 92067

147-107-10-00 (152)
Sunssets Lp
P O Box 531
Rcho Santa Fe CA 92067

147-107-11-00 (153)
Sunssets Lp
P O Box 531
Rcho Santa Fe CA 92067

147-107-12-00 (154)
Sunssets Lp
P O Box 531
Rcho Santa Fe CA 92067

147-107-13-00 (155)
Doan George L Trust 07-09-99
14150 Rancho Vista Bnd
San Diego CA 92130

147-107-14-00 (156)
Sunssets Lp
P O Box 531
Rcho Santa Fe CA 92067

147-107-15-00 (157)
G L K H Properties L L C
900 Pier View Way
Oceanside CA 92054

147-108-01-00 (158)
Pierview Properties Lp
158 C Ave
Coronado CA 92118

147-108-10-00 (159)
Johnson Family 2012 Trust 07-25-12
2035 Lincoln St
Oceanside CA 92054

147-108-11-00 (160)
Melden Mark & Amy Trust 12-30-03
435 Pomona Ave
Coronado CA 92118

147-108-12-00 (161)
V-land Investment Llc
4291 Skyline Rd
Carlsbad CA 92008

147-108-13-00 (162)
815 Civic Center Drive Ltd
2921 Roosevelt St
Carlsbad CA 92008

147-108-14-00 (163)
Kruger/wilkinson 1999 Trust 07-23-99
1155 Sportfisher Dr #100
Oceanside CA 92054

147-108-15-00 (164)
Vista Community Clinic Inc
1000 Vale Terrace Dr
Vista CA 92084

147-108-16-01 (165)
Lind Robert B & Sondra A Joint Living
3985 Belfry Cir
Corona CA 92883

147-108-16-02 (166)
David & Simpson Sierra Massey
314 N Nevada St #2
Oceanside CA 92054

147-108-16-03 (167)
Charles E & Linda L Foster
314 N Nevada St #3
Oceanside CA 92054

147-108-16-04 (168)
Hill Stephen L & Valerie J Family Trust
6934 Royal Hunt Ridge Dr
Riverside CA 92506

147-108-16-05 (169)
Berwick Lowell & Carole Family Trust
1750 Seely Ct
San Marcos CA 92069

147-108-16-06 (170)
Stephen A & Theresa C Woods
314 N Nevada St #6
Oceanside CA 92054

147-108-16-07 (171)
Berwick Lowell & Carole Family Trust
1750 Seely Ct
San Marcos CA 92069

147-108-16-08 (172)
Heim Charles & Helen Revocable
314 N Nevada St #8
Oceanside CA 92054

147-108-16-09 (173)
Schwartz Family Trust 10-12-23
314 N Nevada St #9
Oceanside CA 92054

147-108-16-10 (174)
Allen Family 2012 Trust 07-05-12
314 N Nevada St #10
Oceanside CA 92054

147-108-16-11 (175)
Delacova Family Trust 02-26-04
314 N Nevada St #11
Oceanside CA 92054

147-108-16-12 (176)
Ralph B Coomber
10719 S River Terrace Dr
Mohave Valley AZ 86440

147-108-16-13 (177)
Doug R & Carol J Boyd
314 N Nevada St #13
Oceanside CA 92054

147-108-16-14 (178)
Bailey Family Llc
P O Box 1207
Rcho Santa Fe CA 92067

147-108-16-15 (179)
Thomas Stanley & Eleanor Trust 06-
6624 Sitio Cedrela
Carlsbad CA 92011

147-109-01-00 (180)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-191-08-00 (181)
United Tates Real Estate
818 Mission Ave
Oceanside CA 92054

147-191-11-00 (182)
North San Diego County Transit
810 Mission Ave
Oceanside CA 92054

147-191-11-00 (183)
North San Diego County Transit
810 Mission Ave
Oceanside CA 92054

147-192-05-00 (184)
Oceanside Mission Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-192-06-00 (185)
Oceanside Mission Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-192-07-00 (186)
Oceanside Mission Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-192-10-00 (187)
Oceanside Mission Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-192-11-00 (188)
Oceanside Mission Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-193-01-00 (189)
Land Of The Lost Coast Llc
P O Box 5202
Eureka CA 95502

147-193-02-00 (190)
Land Of The Lost Coast Llc
P O Box 5202
Eureka CA 95502

147-193-03-00 (191)
Rough Surf Inc
1036 Passiflora Ave
Encinitas CA 92024

147-193-04-00 (192)
Znorski Victoria Family 2009 Trust 01-
P O Box 447
Solana Beach CA 92075

147-193-05-00 (193)
H B P Properties Llc
1827 Main St
San Diego CA 92113

147-193-06-00 (194)
Huckabay Evan Living Trust 01-11-22
15841 Lesar Pl
San Diego CA 92127

147-193-07-00 (195)
1216 Avenida Chelsea L L C
1216 Avenida Chelsea
Vista CA 92081

147-193-11-00 (196)
716 Seagaze Llc
1532 College Ave #F19
Manhattan KS 66502

147-194-01-00 (197)
Eftekhari Family Trust 11-02-02
1529 Sleeping Indian Rd
Fallbrook CA 92028

147-194-02-00 (198)
Nicholas C & Jean A Banche
3464 Ridgecrest Dr
Carlsbad CA 92008

147-194-04-00 (199)
Jo-momma Llc
711 Pier View Way
Oceanside CA 92054

147-194-05-00 (200)
Daven Properties Llc
7984 Purple Sage
San Diego CA 92127

147-194-15-00 (201)
Bank Of America National Trust &
P O Box 32547
Charlotte NC 28232

147-195-01-00 (202)
Orozco Alamillo Real Estate
P O Box 625
Oceanside CA 92049

147-195-02-00 (203)
Orozco Alamillo Real Estate
2181 S El Camino Real #206
Oceanside CA 92054

147-195-03-00 (204)
I V P A Llc
2698 Peppertree Way
Carlsbad CA 92009

147-195-04-00 (205)
Pamagil Inc
918 Mission Ave
Oceanside CA 92054

147-195-05-00 (206)
Pierview Properties Lp
158 C Ave
Coronado CA 92118

147-196-10-00 (207)
A & J L L C
370 Convention Way
Redwood City CA 94063

147-197-01-00 (208)
Sakura By The Sea Llc
238 W D St
Encinitas CA 92024

147-197-02-00 (209)
Rowlett Witt W & Dresden H
7206 Daffodil Pl
Carlsbad CA 92011

147-197-03-00 (210)
Rowlett Witt W & Dresden H
7206 Daffodil Pl
Carlsbad CA 92011

147-197-04-00 (211)
Rowlett Witt W & Dresden H
7206 Daffodil Pl
Carlsbad CA 92011

147-197-05-00 (212)
Mckay Ken & Diane Family Survivors
601 Iris Ave
Corona DI Mar CA 92625

147-197-06-00 (213)
Metz Family Trust 04-26-07
912 Topeka St
Oceanside CA 92054

147-197-07-00 (214)
Trudeau D L Trust
424 Barbara Ave
Solana Beach CA 92075

147-197-08-00 (215)
John V & Dianne C Silvestro
1227 Oak Circle Dr
Glendale CA 91208

147-197-09-00 (216)
Apc Cs Trust
11 Madison Ave
New York NY 10010

147-197-11-00 (217)
Andrew & Tuan-anh Nguyen
12787 Monterey Cypress Way
San Diego CA 92130

147-197-12-00 (218)
Castelforte Llc
7328 Bolero St
Carlsbad CA 92009

147-198-18-00 (219)
Oceanside Community Church
107 S Clementine St
Oceanside CA 92054

147-198-20-00 (220)
Eldorado-church Of God Home Inc
115 S Clementine St
Oceanside CA 92054

147-198-22-00 (221)
Mar Vista Eldorado Inc
802 Topeka St
Oceanside CA 92054

147-199-01-00 (222)
Hori Family Trust B 12-05-79
1671 Gascony Rd
Encinitas CA 92024

147-199-02-00 (223)
Hori Family Trust B 12-05-79
1671 Gascony Rd
Encinitas CA 92024

147-199-03-00 (224)
Roland & Kimberly Buyama
28626 Huckleberry Ln
San Marcos CA 92069

147-199-04-00 (225)
123 South Nevada St Land Trust 05-
4535 W Sahara Ave #200
Las Vegas NV 89102

147-199-05-00 (226)
Ritter L Clark Trust 08-8-07
P O Box 3522
San Diego CA 92163

147-199-06-00 (227)
Garrett Family Revocable Trust 06-26-
955 Greenlake Ct
Cardiff CA 92007

147-199-07-00 (228)
Garrett Family Revocable Trust 06-26-
955 Greenlake Ct
Cardiff CA 92007

147-199-08-00 (229)
Crouthamel Steven & Kathleen Family
110 S Ditmar St
Oceanside CA 92054

147-199-09-00 (230)
Katchmar John M Trust 04-04-97
P O Box 1066
Naalehu HI 96772

147-199-10-00 (231)
Fiske & Livesley October 13 2020
470 Silver Shadow Dr
San Marcos CA 92078

147-199-11-00 (232)
Langley John W 2015 Trust 10-02-15
706 Topeka St
Oceanside CA 92054

147-230-28-00 (233)
Crown Partners Lp
P O Box 8923
Rancho Santa Fe CA 92067

147-230-33-00 (234)
Kruger/wilkinson 1999 Trust
1155 Sportfisher Dr #100
Oceanside CA 92054

147-230-37-00 (235)
H T C Investments Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

147-230-38-00 (236)
H T C Investments Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

147-230-43-00 (237)
H T C Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-230-44-00 (238)
H T C Investments Llc
7577 Mission Valley Rd
San Diego CA 92108

147-230-51-00 (239)
State Of California
1300 I Street
Sacramento CA 95814

147-230-58-00 (240)
City Of Oceanside Community
300 N Coast Hwy
Oceanside CA 92054

147-230-59-01 (241)
Tracy J Buchino
1140 Civic Center Dr #A21
Oceanside CA 92054

147-230-59-02 (242)
Douglas R & An Caroline S Mitchell
11403 Valmont Ln
Alpharetta GA 30004

147-230-59-03 (243)
Jill E Reiss
32799 Charismatic Cir
Menifee CA 92584

147-230-59-04 (244)
Rodney D & Rachel P Cavanaugh
48613 Gibraltar St
Indio CA 92201

147-230-59-05 (245)
Roy & Rosanne Wilson
5264 Crooked Valley Dr
Las Vegas NV 89149

147-230-59-06 (246)
Caney Anne M 2003 Trust 02-26-03
1180 Civic Center Dr #B31
Oceanside CA 92054

147-230-59-07 (247)
Stephanie Daugherty
2440 Five Fathom Cir
Woodbridge VA 22191

147-230-59-08 (248)
Curtis J & Cindy F Turner
P O Box 806
Oceanside CA 92049

147-230-59-09 (249)
Theodore & Jill Malott
1180 Civic Center Dr #B23
Oceanside CA 92054

147-230-59-10 (250)
Smithwick Family Trust 03-26-24
P O Box 330
Oceanside CA 92049

147-230-59-11 (251)
Amin A Elsehemy
1180 Civic Center Dr #B24
Oceanside CA 92054

147-230-59-12 (252)
Diva Investment Corp
6033 Avenida Chamnez
La Jolla CA 92037

147-230-59-13 (253)
Gentles Family Trust A 12-05-02
1780 Kettner Blvd #309
San Diego CA 92101

147-230-59-14 (254)
Hector Aguilar
1180 Civic Center Dr #B35
Oceanside CA 92054

147-230-59-15 (255)
Leary Tina R Revocable Trust 08-29-
4695 Los Alamos Way #C
Oceanside CA 92057

147-230-59-16 (256)
Lori L Hamilton
1180 Civic Center Dr #B36
Oceanside CA 92054

147-230-59-17 (257)
Mcconnell Family 1989 Trust
3651 Northcliff Dr
Fallbrook CA 92028

147-230-59-18 (258)
Robyn D Johns
1100 Civic Center Dr #C31
Oceanside CA 92054

147-230-59-19 (259)
Simona B Arnaudova
2512 Marron Rd #301
Carlsbad CA 92010

147-230-59-20 (260)
Howe 1994 Trust 02-22-94
P O Box 1374
Carlsbad CA 92018

147-230-59-21 (261)
John M Burnette
1100 Civic Center Dr #C23
Oceanside CA 92054

147-230-59-22 (262)
Jackson Patrick D Trust 06-18-16
1100 Civic Center Dr #C33
Oceanside CA 92054

147-230-59-23 (263)
Michael Stubenvoll
1100 Civic Center Dr #C24
Oceanside CA 92054

147-230-59-24 (264)
Sudduth Herbert T Revocable Trust
4864 N Louis River Way
Tucson AZ 85718

147-230-59-25 (265)
Christopher T Albright
1100 Civic Center Dr #C25
Oceanside CA 92054

147-230-59-26 (266)
Jorge & Virginia B Garcia
11876 NE 39th St
Bellevue WA 98005

147-230-59-27 (267)
Michael J Ramseck
1100 Civic Center Dr #C26
Oceanside CA 92054

147-230-59-28 (268)
Adam J & Pui Ling P Drew
27060 Eastvale Rd
Pls Vrds Pnsi CA 90274

147-230-60-01 (269)
Acosta Manuel Separate Property
24000 Alicia Pkwy #466
Mission Viejo CA 92691

147-230-60-02 (270)
Jonas Alfred & Melissa Anne Johnson
450 N Horne St #E31
Oceanside CA 92054

147-230-60-03 (271)
King J & O Family Trust 04-27-17
24313 S Lakeway Cir Ne
Sun Lakes AZ 85248

147-230-60-04 (272)
Timothy P & Donna R Kirchoff
6945 Wilding Pl
Riverside CA 92506

147-230-60-05 (273)
Ostrin Family Trust 05-04-07
450 N Horne St #E32
Oceanside CA 92054

147-230-60-06 (274)
Burruss Family 2003 Trust 11-13-03
450 N Horne St #E42
Oceanside CA 92054

147-230-60-07 (275)
John F Burgess
450 N Horne St #E23
Oceanside CA 92054

147-230-60-08 (276)
Sentman Richard & Lilia Family A P
3933 Stanford Dr
Oceanside CA 92056

147-230-60-09 (277)
James & Rebecc J Li
450 N Horne St #E43
Oceanside CA 92054

147-230-60-10 (278)
Gerke Talbot Revocable Living Trust
450 N Horne St #E24
Oceanside CA 92054

147-230-60-11 (279)
Bentley & Teresa Demuth
450 N Horne St #E34
Oceanside CA 92054

147-230-60-12 (280)
Martin Daniel J & Pamela J Family
450 N Horne St #E44
Oceanside CA 92054

147-230-60-13 (281)
Rahman Naweed U Revocable Trust
450 N Horne St #E25
Oceanside CA 92054

147-230-60-14 (282)
Robert & Laura Smith
450 N Horne St #E35
Oceanside CA 92054

147-230-60-15 (283)
James R Burnette
450 N Horne St #E45
Oceanside CA 92054

147-230-60-16 (284)
James A & Kwozko Mildred S
404 N Horne St #D21
Oceanside CA 92054

147-230-60-17 (285)
Jacksons Oceanview Llc
6868 Camino Estrellado
San Diego CA 92120

147-230-60-18 (286)
James & Valerie Desborough
404 N Horne St #41
Oceanside CA 92054

147-230-60-19 (287)
Daniel A & Elizabeth M Hedges
2351 Forest Meadow Ct
Chula Vista CA 91915

147-230-60-20 (288)
Gavillet Margaret J Trust 08-15-19
404 N Horne St #D32
Oceanside CA 92054

147-230-60-21 (289)
Ginez Manuel & Stella Family Trust
100 Ocean Mist Ln
Boulder City NV 89005

147-230-60-22 (290)
Cheryl A Meehan
351 S El Rancho Bonito Rd
Cornville AZ 86325

147-230-60-23 (291)
Leroy F & Lagrange Phyllis S Morris
404 N Horne St #33
Oceanside CA 92054

147-230-60-24 (292)
Steven D Dagostino
404 N Horne St #D43
Oceanside CA 92054

147-230-60-25 (293)
Brett & Mary I Brown
404 N Horne St #D24
Oceanside CA 92054

147-230-60-26 (294)
Frank & Wang Mei Luo
290 Meadows Ct
Fremont CA 94539

147-230-60-27 (295)
Carrillo Property Investments Llc
2088 Otay Lakes Rd #102
Chula Vista CA 91913

147-230-60-28 (296)
Ronayne Betty Revocable Trust 01-31-
404 N Horne St #D25
Oceanside CA 92054

147-230-60-29 (297)
Swischuk-bahr Revocable Family
404 N Horne St #35
Oceanside CA 92054

147-230-60-30 (298)
Saski Laura M Trust 03-26-14
862 Del Mar Downs Rd
Solana Beach CA 92075

147-231-01-00 (299)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-02-00 (300)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-03-00 (301)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-04-00 (302)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-05-00 (303)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-06-00 (304)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-07-00 (305)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-231-08-00 (306)
Monro-mission Square Llc
3900 5th Ave #300
San Diego CA 92103

147-271-14-00 (307)
Ocean Place Retail Vii Llc
520 Newport Center Dr #780
Newport Beach CA 92660

147-272-01-00 (308)
Ozelle Lewis
2344 Snead Dr
Oceanside CA 92056

147-272-02-00 (309)
Iri li 105 S Coast Hwy Llc
1801 W End Ave #1050
Nashville TN 37203

147-272-03-00 (310)
Iri li 105 S Coast Hwy Llc
1801 W End Ave #1050
Nashville TN 37203

147-272-04-00 (311)
Noghlabadi Zarrintaj V Family Trust
2380 Summerwind Pl
Carlsbad CA 92008

147-272-05-00 (312)
Piedmont Family Trust 02-03-12
3631 Seaview Way
Carlsbad CA 92008

147-272-06-00 (313)
Pipeline Ventures Inc
17780 Fitch #105
Irvine CA 92614

147-272-07-00 (314)
Pipeline Ventures Inc
17780 Fitch #105
Irvine CA 92614

147-272-08-00 (315)
Pipeline Ventures Inc
17780 Fitch #105
Irvine CA 92614

147-272-09-00 (316)
Surf Breezes Place Llc
7957 Bevin Ln
El Cajon CA 92021

147-272-10-00 (317)
Surf Breezes Place Llc
7957 Bevin Ln
El Cajon CA 92021

147-272-11-00 (318)
Menefee Christine Living Trust 1 06-
124 S Tremont St
Oceanside CA 92054

147-272-12-00 (319)
Hook Family Trust 03-11-03
105 S El Camino Real
San Clemente CA 92672

147-272-13-00 (320)
Sd Remodeling Inc
P O Box 1488
Rcho Santa Fe CA 92067

147-272-14-00 (321)
So Cal West Llc
17075 Via Del Campo
San Diego CA 92127

147-272-16-00 (322)
Seagaze Properties Llc
401 Seagaze Dr
Oceanside CA 92054

147-272-17-00 (323)
Seagaze Properties Llc
401 Seagaze Dr
Oceanside CA 92054

147-281-01-00 (324)
Hatter Family Trust 12-04-86
2344 Littler Ln
Oceanside CA 92056

147-281-03-00 (325)
Hoang Phong Quy & Nguyen Nhung
10521 Stony Ridge Way
San Diego CA 92131

147-281-04-00 (326)
Lisiecki L L C
1054 Village Dr
Oceanside CA 92057

147-281-05-00 (327)
Katchmar John M Trust 04-04-97
P O Box 1066
Naalehu HI 96772

147-281-06-00 (328)
605 Mission Llc
1023 Leonard Ave
Oceanside CA 92054

147-281-10-00 (329)
Grace Chapel Of The Coast
102 N Freeman St
Oceanside CA 92054

147-281-11-00 (330)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

147-281-12-00 (331)
Jeff & Linda Abramson
3216 Brookside Ln
Olivenhain CA 92024

147-281-13-00 (332)
George D Cheadle
1311 S Pacific St #B
Oceanside CA 92054

147-282-05-00 (333)
William H Trost
123 S Ditmar St
Oceanside CA 92054

147-282-06-00 (334)
Berkley Lorena A Family Trust 11-13-
1375 Las Vistas Rd
Fallbrook CA 92028

147-282-07-00 (335)
Sullivan Melissa A Revocable Trust 04-
122 S Freeman St
Oceanside CA 92054

147-282-08-00 (336)
William C & Muoi T Stevenson
P O Box 2806
Oceanside CA 92051

147-282-09-00 (337)
Simmons-schuster Revocable Trust
114 S Freeman St #1
Oceanside CA 92054

147-282-10-00 (338)
Michael J Stacco
411 E Carmel St
San Marcos CA 92078

147-282-11-00 (339)
Magana Alicia C Living Trust 04-07-00
270 Pacific Ave
Carlsbad CA 92008

147-282-12-00 (340)
Legacy Ludwiczak Llc
168 S Orange Grove Blvd #111
Pasadena CA 91105

147-282-14-00 (341)
Calvery Chapel Living Hope
P O Box 29
Oceanside CA 92049

147-282-16-00 (342)
Sakura By The Sea L L C
238 W D St
Encinitas CA 92024

147-282-17-00 (343)
Adrien D & Michelle Guillot
105 S Ditmar St
Oceanside CA 92054

147-282-18-00 (344)
Burchianti Family Trust 04-06-05
109 S Ditmar St
Oceanside CA 92054

147-283-01-00 (345)
United States Postal Service
1895 Avenida del Oro
Oceanside CA 92056

147-283-02-00 (346)
P C H Investment Partners Llc
4995 Murphy Canyon Rd #100
San Diego CA 92123

147-283-03-00 (347)
P C H Investment Partners Llc
4995 Murphy Canyon Rd #100
San Diego CA 92123

147-283-04-00 (348)
P C H Investment Partners Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

147-283-05-00 (349)
P C H Investment Partners Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

147-283-08-00 (350)
P C H Investment Partners Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

147-284-01-00 (351)
Heung Key & Chong In Lee
1010 Stiles Ct
Vista CA 92083

147-284-02-00 (352)
Barnett Lynda L Trust
515 Mission Ave
Oceanside CA 92054

147-284-04-00 (353)
Barnett Lynda L Trust
515 Mission Ave
Oceanside CA 92054

147-284-05-01 (354)
Lisa H Keeley
550 Seagaze Dr #1
Oceanside CA 92054

147-284-05-02 (355)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-03 (356)
Daniel Scanlynn Revocable Trust 05-
5021 39th PI #5E
Queens NY 11104

147-284-05-04 (357)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-05 (358)
Dawkins Revocable Living Trust 09-27-
550 Seagaze Dr #5
Oceanside CA 92054

147-284-05-06 (359)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-07 (360)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-08 (361)
Donna M Wilkins
550 Seagaze Dr #8
Oceanside CA 92054

147-284-05-09 (362)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-10 (363)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-11 (364)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-12 (365)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-13 (366)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-14 (367)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-15 (368)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-16 (369)
Dawkins Revocable Living Trust 09-27
550 Seagaze Dr #16
Oceanside CA 92054

147-284-05-17 (370)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-18 (371)
Richter 1995 Family Trust 11-10-95
22632 Baltar
Mission Viejo CA 92691

147-284-05-19 (372)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-20 (373)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-21 (374)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-22 (375)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-23 (376)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-24 (377)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-25 (378)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-26 (379)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-27 (380)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-28 (381)
Parsons Steven & Brigid Family Trust
P O Box 195
Oceanside CA 92049

147-284-05-29 (382)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-30 (383)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-31 (384)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-32 (385)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-33 (386)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-34 (387)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-05-35 (388)
Amidi Ocean Lofts L L C
370 Convention Way
Redwood City CA 94063

147-284-06-00 (389)
H & H Oceanside Llc
10357 Winnetka Ave
Chatsworth CA 91311

147-284-07-00 (390)
Abdelmuti Development Co Llc
16350 Gothard St #101
Huntingtn Bch CA 92647

147-284-10-00 (391)
F F P K Management Llc
1721 Watson Way
Vista CA 92083

147-284-11-00 (392)
Oceanside Odd Fellows Halls
P O Box 450
Oceanside CA 92049

147-284-12-00 (393)
Abdelmuti Development Co Llc
16350 Gothard St #101
Huntingtn Bch CA 92647

147-340-15-00 (394)
Oceanside Unified School District
2111 Mission Ave
Oceanside CA 92058

148-063-26-00 (395)
Gilbert & Blanca E T Barbosa
2663 Bressi Way
Carlsbad CA 92009

148-063-32-00 (396)
James W & Judy M Keenan
P O Box 658
Oceanside CA 92049

148-063-34-00 (397)
James W & Judy M Keenan
P O Box 658
Oceanside CA 92049

148-064-10-00 (398)
Zachary D Winters
1309 Bush St
Oceanside CA 92058

148-064-11-00 (399)
Jumpei Kontani
121 5th St
Encinitas CA 92024

148-064-12-00 (400)
Anthony J Trujillo
814 N Freeman St
Oceanside CA 92054

148-064-14-00 (401)
Robert J Cooper
1306 Buena St
Oceanside CA 92058

148-064-15-00 (402)
Nora C Navarro
1316 Buena St
Oceanside CA 92058

148-064-25-00 (403)
Anthony J Trujillo
814 N Freeman St
Oceanside CA 92054

150-045-01-00 (404)
M V D Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

150-045-02-00 (405)
M V D Llc
5694 Mission Center Rd #602-120
San Diego CA 92108

150-045-08-00 (406)
Kuhn Family Trust 03-28-19
3854 Blue Bird Canyon Ct
Vista CA 92084

150-045-09-00 (407)
Oakleaf L L C
P O Box 1707
Fallbrook CA 92088

150-045-10-00 (408)
Oakleaf L L C
P O Box 1707
Fallbrook CA 92088

150-045-11-00 (409)
M V D Llc
5694 Mission Center Rd #602
San Diego CA 92108

150-045-12-00 (410)
Mills & Matthews General Partnership
13651 Yellowstone Dr
Santa Ana CA 92705

150-051-01-00 (411)
Nordberg Family Decedents Trust 06-
P O Box 524
Robertsdale AL 36567

150-051-02-00 (412)
Ernest J Jubela
P O Box 461358
Escondido CA 92046

150-051-03-00 (413)
Ernest J Jubela
3577 Via Loma Vista
Escondido CA 92029

150-051-04-00 (414)
Dixon Properties Inc
P O Box 42
Oceanside CA 92049

150-051-05-00 (415)
Dixon Properties Inc
P O Box 42
Oceanside CA 92049

150-051-06-00 (416)
Robinson Family Trust 05-05-22
226 Hoover St
Oceanside CA 92054

150-051-07-00 (417)
Hendrick William D Trust
2375 Kenwyn St
Oceanside CA 92054

150-051-09-00 (418)
Karan M Blumenshine
15 St Ann Dr
Santa Barbara CA 93109

150-051-10-00 (419)
K M H Holdings Llc
315 S Coast Highway 101 #85
Encinitas CA 92024

150-051-11-00 (420)
Sakura By The Sea Llc
238 W D St
Encinitas CA 92024

150-051-12-00 (421)
White Trust 01-31-22
8 Bell Pasture Rd
Ladera Ranch CA 92694

150-051-13-00 (422)
Juhn L Chen
P O Box 728
Oceanside CA 92049

150-051-14-00 (423)
Lee Family Trust 06-11-15
6238 Topiary St
Carlsbad CA 92009

150-051-15-00 (424)
Kenneth & Carrie L Knatz
1607 Alvarado St
Oceanside CA 92054

150-051-16-00 (425)
J R M G T Llc
422 S Coast Hwy
Oceanside CA 92054

150-051-17-00 (426)
Jacob N Grennell
217 S Freeman St #C
Oceanside CA 92054

150-051-18-00 (427)
Claudia Ebner
213 S Freeman St #1
Oceanside CA 92054

150-051-19-00 (428)
P C H Investment Partners Llc
4995 Murphy Canyon Rd #100
San Diego CA 92123

150-051-20-00 (429)
Goddard Personal Trust 07-16-97
1637 E Valley Pkwy #235
Escondido CA 92027

150-052-03-00 (430)
Demirjian Mimi Revocable 1998 Trust
214 S Freeman St
Oceanside CA 92054

150-052-04-00 (431)
Kenneth McCormack
218 S Freeman St
Oceanside CA 92054

150-052-05-00 (432)
Mo Viva Llc
4424 Bermuda Ave
San Diego CA 92107

150-052-06-00 (433)
Najjar Harry & Diane Family Trust 10-
6911 Wildrose Ter
Carlsbad CA 92011

150-052-07-00 (434)
J R Mgt Llc
422 S Coast Hwy
Oceanside CA 92054

150-052-08-00 (435)
J R M G T Llc
422 S Coast Hwy
Oceanside CA 92054

150-052-09-00 (436)
J R M G T Llc
422 S Coast Hwy
Oceanside CA 92054

150-052-10-00 (437)
V R E S Llc
889 S Rainbow Blvd #599
Las Vegas NV 89145

150-052-11-00 (438)
Delrosario Juan & Violeta Revocable
1103 S Chaucer St
Anaheim CA 92806

150-052-14-00 (439)
Afashi Ali & Esmaili Ghazaleh Living
5648 Shannon Ridge Ln
San Diego CA 92130

150-052-15-00 (440)
219s Ditmar Street Llc
11635 Via Firul
San Diego CA 92128

150-052-16-00 (441)
Rauschl Robin & Cara Family Trust
232 Hoover St
Oceanside CA 92054

150-052-17-00 (442)
Green Family Trust 11-01-99
1796 Laurel Rd
Oceanside CA 92054

150-052-18-00 (443)
Green Family Trust 11-01-99
1796 Laurel Rd
Oceanside CA 92054

150-052-19-00 (444)
Green Family Trust 11-01-99
1796 Laurel Rd
Oceanside CA 92054

150-052-20-00 (445)
Schag Family Trust 10-01-93
2549 Dos Lomas
Fallbrook CA 92028

150-052-21-00 (446)
First Christian Church Of Oceanside
204 S Freeman St
Oceanside CA 92054

150-053-01-00 (447)
Green Family Trust 11-01-99
1796 Laurel Rd
Oceanside CA 92054

150-053-02-00 (448)
Mosvatn Llc
7480 Miramar Rd #210
San Diego CA 92126

150-053-03-00 (449)
Kenneth L A Rodriguez
366 Rochester St #B
Costa Mesa CA 92627

150-053-04-00 (450)
Carol Torres
216 S Ditmar St
Oceanside CA 92054

150-053-05-00 (451)
Cassman Kenneth G & Susan Living
823 Wala Dr
Oceanside CA 92058

150-053-06-00 (452)
Nicwest 559th Investments Llc
8015 El Paseo Grande
La Jolla CA 92037

150-053-13-00 (453)
Elledge 1999 Family Trust 02-10-99
235 S Nevada St
Oceanside CA 92054

150-053-18-00 (454)
Heyman Lynn K Trust 03-21-94
830 Harbison Canyon Rd
El Cajon CA 92019

150-053-19-00 (455)
H B Oceanside 2018 Llc
8502 E Chapman Ave #430
Orange CA 92869

150-053-20-00 (456)
Poppendiek Niel E Trust 02-15-23
P O Box 494
Oceanside CA 92049

150-053-21-00 (457)
Penny P Houle
240 S Ditmar St
Oceanside CA 92054

150-053-22-00 (458)
Walwick Family 2008 Trust
712 Michigan Ave
Oceanside CA 92054

150-053-23-00 (459)
Bridget T Stephenson
226 - 228 S Ditmar St
Oceanside CA 92054

150-053-24-00 (460)
Benedict Family Bypass Trust 10-04-
590 Rancho Santa Fe Rd
Encinitas CA 92024

150-054-01-00 (461)
K M H Holdings Llc
315 S Coast Highway 101 #85
Encinitas CA 92024

150-054-15-00 (462)
Ardillo Jean & Charles Family Trust 11
3966 Shenandoah Dr
Oceanside CA 92056

150-054-16-00 (463)
Ardillo Jean & Charles Family Trust 11-
3966 Shenandoah Dr
Oceanside CA 92056

150-054-17-00 (464)
Golanski Krys Revocable Living Trust
515 Michigan Ave
Oceanside CA 92054

150-055-01-00 (465)
Marshall Ackema Inc
1350 Crestview Dr
Oceanside CA 92056

150-055-02-00 (466)
Ashraf Properties Llc
3306 Avenida Hacienda
Escondido CA 92029

150-055-03-00 (467)
So Cal West Llc
17075 Via Del Campo
San Diego CA 92127

150-055-04-00 (468)
Marion Dosda
2320 Kenwyn St
Oceanside CA 92054

150-055-05-00 (469)
Linh Thi Pham
1414 Branta Ave
Carlsbad CA 92011

150-055-09-00 (470)
Mbnb Holdings Llc
5414 Castle Hills Dr
San Diego CA 92109

150-055-10-00 (471)
Robuck Living Trust 04-25-22
321 S Ditmar St #B
Oceanside CA 92054

150-055-11-00 (472)
Kgb Family Trust 07-17-98
1912 S Pacific St
Oceanside CA 92054

150-055-12-00 (473)
Kennedy Debra L Trust 09-25-14
603 Seagaze Dr
Oceanside CA 92054

150-055-13-00 (474)
Dennis & Victoria A Deehan
309 S Ditmar St #A
Oceanside CA 92054

150-055-14-00 (475)
Vesconcellos Michel & Stephanie
307 S Ditmar St
Oceanside CA 92054

150-055-15-00 (476)
Lembach Jay Separate Property Trust
303 S Ditmar St
Oceanside CA 92054

150-056-03-00 (477)
Mas Patty O Living Trust 11-15-10
312 S Ditmar St
Oceanside CA 92054

150-056-04-00 (478)
J R M G T Llc
422 S Coast Hwy
Oceanside CA 92054

150-056-05-00 (479)
Barbara D Paschal
318 S Ditmar St
Oceanside CA 92054

150-056-06-00 (480)
Blue Sky Trust 02-06-14
1220 S Ditmar St
Oceanside CA 92054

150-056-07-00 (481)
James W Peterson
2000 S 8th Ave
Arcadia CA 91006

150-056-08-00 (482)
Menefee Christine Living Trust 1 09-
124 S Tremont St
Oceanside CA 92054

150-056-09-00 (483)
Menefee Christine Living Trust 1 09-
124 S Tremont St
Oceanside CA 92054

150-056-10-00 (484)
Beckwith Family Trust
331 S Nevada St
Oceanside CA 92054

150-056-11-00 (485)
William A & Monique Cunningham
1458 N 1220 E
Logan UT 84341

150-056-12-00 (486)
Urban Nest Ii Llc
2604 El Camino Real #336B
Carlsbad CA 92008

150-056-13-00 (487)
Marshall Ackema Inc
1350 Crestview Dr
Oceanside CA 92056

150-056-14-00 (488)
Hang 5 Llc
120 S Birmingham Dr #240D
Cardiff CA 92007

150-056-15-00 (489)
Douglas Family Trust 02-01-01
714 N Cleveland St
Oceanside CA 92054

150-056-16-00 (490)
Nevada Olive Llc
1084 N El Camino Real
Encinitas CA 92024

150-056-17-00 (491)
Caroline G Abramowicz
711 Michigan Ave
Oceanside CA 92054

150-056-18-00 (492)
First Church Of Christ Scientist Of
300 S Ditmar St
Oceanside CA 92054

150-062-04-00 (493)
Pacific Rim Property Mgt Llc
343 Crouch St
Oceanside CA 92054

150-062-06-00 (494)
Eric W & Blanca E Billot
228 S Nevada St
Oceanside CA 92054

150-062-08-00 (495)
Goodman Living Trust 02-15-12
4960 Lerkas Way
Oceanside CA 92056

150-062-09-00 (496)
Farhedge Trust 07-15-20
661 Union St
Encinitas CA 92024

150-062-10-00 (497)
Gerard & Fradkin Linda Reski
237 S Clementine St
Oceanside CA 92054

150-062-11-00 (498)
Johnson 2001 Family Trust 07-26-01
3507 Las Vegas Dr
Oceanside CA 92054

150-062-13-00 (499)
So Cal West L L C
3306 Avenida Hacienda
Escondido CA 92029

150-062-14-00 (500)
So Cal West L L C
3306 Avenida Hacienda
Escondido CA 92029

150-062-17-00 (501)
Kennedy Debra L Trust 09-25-14
603 Seagaze Dr #130
Oceanside CA 92054

150-062-18-00 (502)
Stoll Family Trust 05-06-87
2607 Levante St
Carlsbad CA 92009

150-062-19-00 (503)
So Cal West L L C
3306 Avenida Hacienda
Escondido CA 92029

150-062-20-00 (504)
Draper Dirk W Revocable Trust 08-21-
222 S Nevada St
Oceanside CA 92054

150-062-21-00 (505)
Nevada Street Sunset Apartments Llc
7427 Circulo Sequoia
Carlsbad CA 92009

150-062-22-00 (506)
House 222 Llc
124 5th St
Encinitas CA 92024

150-062-27-00 (507)
Anaika Dayton
336 Glencrest Dr
Solana Beach CA 92075

150-062-28-00 (508)
Kathleen M Miliucci
236 S Nevada St
Oceanside CA 92054

150-062-29-00 (509)
Matthew E & Elizabeth A Griffis
210 S Nevada St
Oceanside CA 92054

150-062-30-00 (510)
Louis Lupinacci
212 S Nevada St
Oceanside CA 92054

150-063-04-00 (511)
Andrew Thorp
216 S Clementine St
Oceanside CA 92054

150-063-05-00 (512)
Barbara Paschal
1207 Activity Dr
Vista CA 92081

150-063-06-00 (513)
Rustrum Family Trust 05-11-98
2717 Unicornio St
Carlsbad CA 92009

150-063-07-00 (514)
Paul L Boyer
1428 Kurtz St
Oceanside CA 92054

150-063-08-00 (515)
Paul L Boyer
1428 Kurtz St
Oceanside CA 92054

150-063-09-00 (516)
Szergenyi Katalin Revocable Trust 06-
234 S Clementine St
Oceanside CA 92054

150-063-10-00 (517)
Eric Rosenblum
242 S Clementine St
Oceanside CA 92054

150-063-11-00 (518)
Shell Michael R Separate Property
2827 Sharp Rd
Simi Valley CA 93065

150-063-12-00 (519)
Kennedy Debra L Trust 09-25-14
4221 Dusk Ln
Oceanside CA 92056

150-063-13-00 (520)
Pederson Warren J Trust 05-21-91
231 S Horne St
Oceanside CA 92054

150-063-14-00 (521)
Green Family Trust 11-01-99
1796 Laurel Rd
Oceanside CA 92054

150-063-15-00 (522)
Lucore Family Trust 10-07-02
7096 Heron Cir
Carlsbad CA 92011

150-063-16-00 (523)
Lucore Family Trust 10-07-02
7096 Heron Cir
Carlsbad CA 92011

150-063-17-00 (524)
Lucore Family Trust 10-07-02
7096 Heron Cir
Carlsbad CA 92011

150-063-18-00 (525)
Lucore Family Trust 10-07-02
7096 Heron Cir
Carlsbad CA 92011

150-063-19-00 (526)
El Don Apartments
2131 Westminster Dr
Riverside CA 92506

150-063-21-00 (527)
Apostolic Assembly Of Faith In Jesus
208 S Clementine St
Oceanside CA 92054

150-064-02-00 (528)
Rabbani Joseph & Azita Family Trust
10552 Clearwood Ct
Los Angeles CA 90077

150-064-04-00 (529)
Tucker Trust 09-07-04
244 S Horne St
Oceanside CA 92054

150-064-05-00 (530)
Hook Family Trust 03-11-03
105 S El Camino Real
San Clemente CA 92672

150-064-06-00 (531)
Breslau Family Investments Llc
P O Box 771378
Steamboat Spr CO 80477

150-064-07-00 (532)
Jane V G Cox
5710 Village Trl
Mound MN 55364

150-064-08-00 (533)
Anderson Patricia J Trust 04-07-15
324 S Horne St
Oceanside CA 92054

150-064-11-00 (534)
Moss A Rosen
336 S Horne St
Oceanside CA 92054

150-064-12-00 (535)
Janice M Knight
267 Rainbow Dr #16728
Livingston TX 77399

150-064-13-00 (536)
330 S Horne Street Llc
991 Lomas Santa Fe Dr #C161
Solana Beach CA 92075

150-064-14-00 (537)
Kalani Investments L L C
20372 Via Mantua
Porter Ranch CA 91326

150-065-01-00 (538)
Darryl J & Lori A Bernhardt
12045 NW Maple Hill Ln
Portland OR 97229

150-065-02-00 (539)
Goran Cvijanovic
307 S Horne St
Oceanside CA 92054

150-065-03-00 (540)
Flocken M Lise
4972 Concannon Ct
San Diego CA 92130

150-065-04-00 (541) Story Family Living Trust 01-27-96 912 Sheffield Dr Vista CA 92081	150-065-05-00 (542) Michael J & Jana L Gallagher 319 S Horne St Oceanside CA 92054	150-065-06-00 (543) Jackson Michael G Living Trust 08-18- 325 S Horne St Oceanside CA 92054
150-065-07-00 (544) Jackson Michael G Living Trust 08-14- 325 S Horne St Oceanside CA 92054	150-065-08-00 (545) Marukelli Edmund A Living Trust 01- 2397 Lafayette Ct Carlsbad CA 92010	150-065-09-00 (546) Hanna Colleen C Trust 12-13-17 201 60th Ave S St Petersburg FL 33705
150-065-10-00 (547) Alan D Manges 326 S Clementine St Oceanside CA 92054	150-065-11-00 (548) Grasela Brian Trust 03-03-21 807 W Upas San Diego CA 92103	150-065-12-00 (549) Losa S & Ashworth E Trust 10-20-22 320 S Clementine St Oceanside CA 92054
150-065-13-00 (550) Christopher A & Vargas Gloria L Haack 314 S Clementine St Oceanside CA 92054	150-065-14-00 (551) Pollock Green Family Revocable 3417 Ryan Dr Escondido CA 92025	150-065-15-00 (552) Rumsey Family 1998 Trust 11-07-98 1442 Elva Ct Encinitas CA 92024
150-065-16-00 (553) Stillwell Family Trust 02-27-95 227 Kamakoi Loop Kihei HI 96753	150-066-01-00 (554) Moeller Family Living Trust 02-07-11 801 Michigan Ave Oceanside CA 92054	150-066-02-00 (555) Badillo Theodore B & Laura A Trust 306 S Nevada St Oceanside CA 92054
150-066-03-00 (556) Clement R Stacco 2828 Alta Vista Dr Fallbrook CA 92028	150-066-04-00 (557) Charles B Pauley 325 S Ditmar St Oceanside CA 92054	150-066-05-00 (558) Charles B Pauley 325 S Ditmar St Oceanside CA 92054
150-066-06-00 (559) Oyeren Llc 7826 Backer Rd San Diego CA 92126	150-066-07-00 (560) Hansen Robert D Revocable Trust 09- P O Box 762 Hudson WI 54016	150-066-08-00 (561) James E & Lynne E Gilstrap 158 Hidden Valley Dr Eagle Point OR 97524
150-066-09-00 (562) Bagby Family Living Revocable Trust 5539 Papagallo Dr Oceanside CA 92057	150-066-10-00 (563) Kelly Monica L Trust 11-07-22 321 S Clementine St Oceanside CA 92054	150-066-11-00 (564) Julianne Charland 317 S Clementine St Oceanside CA 92054
150-066-12-00 (565) Kirtlen R & Suzanne B Platt 313 S Clementine St Oceanside CA 92054	150-066-13-00 (566) Copper Holding Llc 300 Carlsbad Village Dr Carlsbad CA 92008	150-066-14-00 (567) Bunn Thomas & Ruth Family Trust 05- 303 S Clementine St Oceanside CA 92054
150-066-15-00 (568) Bunn Thomas & Ruth Family Trust 05- 303 S Clementine St Oceanside CA 92054	150-141-01-00 (569) Serendipity Trust 06-27-08 7668 El Camino Real #104-243 Carlsbad CA 92009	150-141-02-00 (570) Lowe Trust 02-24-22 3310 Febo Ct Carlsbad CA 92009

150-141-03-00 (571)
Paul Green
7480 Miramar Rd #210
San Diego CA 92126

150-141-05-00 (572)
Myers Michael A Trust 04-27-07
P O Box 4843
Laguna Beach CA 92652

150-141-06-00 (573)
Dp Enterprise Llc
1131 Landavo Dr
Escondido CA 92027

150-141-07-00 (574)
Sally R Bertaut
P O Box 2151
Oceanside CA 92051

150-141-08-00 (575)
Interfaith Community Services Inc
550 W Washington Ave
Escondido CA 92025

150-141-09-00 (576)
Wildlife Pacific Llc
4231 Balboa Ave #302
San Diego CA 92117

150-141-10-00 (577)
Christoff C A & E S Decedents
5135 Manor View Dr
Yorba Linda CA 92886

150-141-12-00 (578)
Arturo Sanchez
316 Grant St
Oceanside CA 92054

150-141-16-00 (579)
Rainbridge Llc
310 S Twin Oaks Valley Rd #107-476
San Marcos CA 92078

150-141-17-00 (580)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

150-141-18-00 (581)
San Diego County Ser/jobs For
255 N Fulton St #106
Fresno CA 93701

150-142-01-00 (582)
Lemon Tree On Lincoln L L C
2375 W Lincoln Ave
Anaheim CA 92801

150-142-02-00 (583)
Lemon Tree On Lincoln L L C
2375 W Lincoln Ave
Anaheim CA 92801

150-142-03-00 (584)
W S C Investment Partners Llc
5694 Mission Center Rd #602
San Diego CA 92108

150-142-04-00 (585)
Eric N & Rebecca E Scott
5050 Via Primaria
Yorba Linda CA 92886

150-142-05-00 (586)
Fan Hsin & Suhjen Kung
17815 Cecelia Pl
Cerritos CA 90703

150-142-06-00 (587)
Mclaughlin Family Trust 12-13-93
3528 Roselle St
Oceanside CA 92056

150-142-07-00 (588)
Wanderfield Llc
162 S Rancho Santa Fe Rd #512
Encinitas CA 92024

150-142-08-00 (589)
Alejandro D M Hernandez
1227 Division St
Oceanside CA 92054

150-142-09-00 (590)
Epigmenio & Beatriz Ahumada
1229 Division St
Oceanside CA 92054

150-142-10-00 (591)
Jose Sanchez
344 Grant St
Oceanside CA 92054

150-142-11-00 (592)
Michael J Gallagher
1239 Division St
Oceanside CA 92054

150-142-12-00 (593)
Tyson & Gallagher Keara Mangham
1243 Division St
Oceanside CA 92054

150-142-14-00 (594)
T & S Property S D R L L C
P O Box 621
San Clemente CA 92674

150-142-15-00 (595)
Radha Damodar Family Trust 02-25-16
571 Park Ln
Encinitas CA 92024

150-142-16-00 (596)
Grant By The Sea Fund Llc
3830 Valley Centre Dr #705-604
San Diego CA 92130

150-142-24-00 (597)
L & M Ocean Shores Llc
P O Box 9052
Rancho Santa Fe CA 92067

150-142-25-00 (598)
Missouri By The Sea Fund L L C
12678 Monterey Cypress Way
San Diego CA 92130

150-142-26-00 (599)
Pauline Jordan
2658 Del Mar Heights Rd #601
Del Mar CA 92014

760-186-24-00 (600)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

760-186-28-00 (601)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

760-186-33-00 (602)
North County Transit District
810 Mission Ave
Oceanside CA 92054

760-186-33-00 (603)
North County Transit District
810 Mission Ave
Oceanside CA 92054

760-186-35-00 (604)
Oceanside Theater Company
P O Box 502
Oceanside CA 92049

760-186-57-00 (605)
City Of Oceanside
300 N Coast Hwy
Oceanside CA 92054

760-186-69-00 (606)
Madeline Bakery Petite
223 N Coast Hwy
Oceanside CA 92054

760-186-75-00 (607)
Sfc Weitzel Lp
722 W California Ave
Vista CA 92083

147-192-11-00 (187)
Occupant
815 Mission Ave
Oceanside CA 92054

147-195-04-00 (206)
Occupant
918 Mission Ave
Oceanside CA 92054

147-195-05-00 (207)
Occupant
212 N Clementine St
Oceanside CA 92054

147-196-10-00 (208)
Occupant
221a N Horne St
Oceanside CA 92054

147-196-10-00 (208)
Occupant
221b N Horne St
Oceanside CA 92054

147-196-10-00 (208)
Occupant
221c N Horne St
Oceanside CA 92054

147-196-10-00 (208)
Occupant
223a N Horne St
Oceanside CA 92054

147-196-10-00 (208)
Occupant
223b N Horne St
Oceanside CA 92054

147-196-10-00 (208)
Occupant
225 N Horne St
Oceanside CA 92054

147-197-01-00 (209)
Occupant
104 S Clementine St
Oceanside CA 92054

147-197-01-00 (209)
Occupant
905 Seagaze Dr Apt A
Oceanside CA 92054

147-197-01-00 (209)
Occupant
905 Seagaze Dr Apt B
Oceanside CA 92054

147-197-01-00 (209)
Occupant
909 Seagaze Dr
Oceanside CA 92054

147-197-12-00 (219)
Occupant
101 S Horne St
Oceanside CA 92054

147-197-12-00 (219)
Occupant
101 S Horne St Apt A
Oceanside CA 92054

147-197-12-00 (219)
Occupant
101 S Horne St Apt B
Oceanside CA 92054

147-197-12-00 (219)
Occupant
103 S Horne St
Oceanside CA 92054

147-340-15-00 (395)
Occupant
1 Pirates Cove Way
Oceanside CA 92054



NOTICE
OF PROJECT APPLICATION

PROJECT NAME:	901 MISSION AVE
PROJECT NUMBER:	RD24-00002
PROJECT DESCRIPTION:	A mixed-use development including 272 multi-family dwelling units complemented with approximately 4,006 square feet of commercial/retail space.

CITY OF OCEANSIDE
PLANNING DIVISION
Nathalie Vazquez - Associate Planner
N.Vazquez@oceansideca.org
760-433-3158
www.ci.oceanside.ca.us

PROJECT APPLICANT / REPRESENTATIVE
JPI REAL ESTATE ACQUISITION II, LLC
Conner Kloeppel
Conner.Kloeppel@jpi.com
858-369-9470

 **NOTICE**
OF PROJECT APPLICATION

PROJECT NAME:	901 MISSION AVE
PROJECT NUMBER:	R024-00002
PROJECT DESCRIPTION:	A mixed-use development including 272 multi-family dwelling units complemented with approximately 4,000 square feet of commercial retail space.

CITY OF OCEANSIDE PLANNING DIVISION Nathalie Valentin - Associate Planner nvalentin@oceanside.ca.us 760-431-3338 www.oceanside.ca.us	PROJECT APPLICANT REPRESENTATIVE JIM WALSH, LITTON ASSOCIATES & LLC Carter Walcott Carter.Walcott@jimwalsh.com 650-465-9072
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NOTICE

OF PROJECT APPLICATION

PROJECT NAME:	901 MISSION AVE
PROJECT NUMBER:	RD24-00002
PROJECT DESCRIPTION:	A mixed-use development including 272 multi-family dwelling units complemented with approximately 4,006 square feet of commercial/retail space.

CITY OF OCEANSIDE

PLANNING DIVISION

Nathalie Vazquez - Associate Planner
NalVazquez@oceansideca.org
760-435-3558
www.ci.oceanside.ca.us

PROJECT APPLICANT / REPRESENTATIVE

JPI REAL ESTATE ACQUISITION II, LLC

Conner Kloeppel
Conner.kloeppel@jpi.com
858-369-5670

Nathalie Vazquez

From: Patti Langen <patti.langenzoo@gmail.com>
Sent: Thursday, August 21, 2025 11:46 AM
To: Nathalie Vazquez
Subject: re. 901 Mission Ave. Project
Attachments: Bird Friendly Building Design Amendment_ O'side (3).pdf; Building Design Strategies to Minimize Bird Collisions (1).pdf; USFWS minimizing-bird-collisions.pdf

Warning: External Source

Hello Nathalie,

Thank you for introducing yourself to me yesterday at the DAC after the 901 Mission project discussion. I had attempted to add Colin Hofmann's (JPI) contact information via a QR code I scanned from his phone, but I can't find it in my contacts now. Could you please provide me with his email address?

I am also attaching some information regarding Bird Friendly Building Design Standards, including the link to and wording from the CalGreen website. Also attached is an easy to read bulleted list of examples from the San Francisco Planning Department, and a report from USFWS that contains more detail and examples.

Thank you,

*Patti Langen
President, Conservation Chair
Buena Vista Audubon Society*

Nathalie Vazquez

From: Diane Nygaard <dnygaard3@gmail.com>
Sent: Thursday, July 24, 2025 10:16 AM
To: Nathalie Vazquez
Cc: Darlene Nicandro
Subject: Re: Questions About 901 Mission Ave

Warning: External Source

Hi Nathalie

Thank you for posting and providing the links. I noticed that the CAP Checklist is unsigned. so presumably it is just what the developer submitted.

I would expect that when the staff report is issued that this has been signed by staff indicating it has been reviewed and accepted. We have commented on this for several other projects but it just is not done in a consistent way.

Thank you.

Diane

PS Darlene requested that I cc her on requests like this to staff.

On Thu, Jul 17, 2025 at 11:33 AM Nathalie Vazquez <NaVazquez@oceansideca.org> wrote:

Hello Diane,

Thank you for your e-mail and bringing to my attention that the studies were not available for review on Trakit. I have uploaded the most recent studies associated with the project on Trakit. The links below should also take you to the LTS and the CAP Checklist. If you have trouble viewing the links, please search for the project directly on Trakit or send me an e-mail.

<https://etrakit.cityofoceanside.com/Etrakit3/Search/project.aspx> Project No. RD24-00002

<https://etrakit.cityofoceanside.com/Etrakit3/viewAttachment.aspx?Group=PROJECT&ActivityNo=RD24-00002&key=NAV%3a2507171003315244> – Traffic

<https://etrakit.cityofoceanside.com/Etrakit3/viewAttachment.aspx?Group=PROJECT&ActivityNo=RD24-00002&key=NAV%3a2507171003115237> – CAP

There are also a few other studies uploaded into Trakit available for your review.

As for the revetment access, the parcel map identifies locations with an approve driveway which the applicant is proposing to eliminate those driveways and construct a new one on Clementine.

So far the project is scheduled for the upcoming DAC meeting.

Thank you,

I will be out of the office from September 29– Ocotber 8 and will return on October 9. To avoid potential delays, please address any time-sensitive matters prior to September 26. Any items not addressed by that date will be reviewed upon my return on October 9.



Nathalie Vazquez (she/her)

Associate Planner

City of Oceanside

Development Services Department

Planning Division

760.435.3558

NaVazquez@oceansideca.org

All voicemail to and e-mail to and from the City of Oceanside may be considered public information and may be disclosed upon request.

From: Diane Nygaard <dnygaard3@gmail.com>
Sent: Thursday, July 17, 2025 9:55 AM
To: Nathalie Vazquez <navazquez@oceansideca.org>
Subject: Fwd: Questions About 901 Mission Ave

Warning: External Source

Resending to correct email.D

----- Forwarded message -----

From: Diane Nygaard <dnygaard3@gmail.com>
Date: Mon, Jul 14, 2025 at 8:12 PM
Subject: Questions About 901 Mission Ave
To: <navazquez@oceansideca.org>

Hi Ms Vazquez

I did a quick review of etrakit files on the project and could not find the CAP Checklist or the Local Transportation Study (just one page cover sheet saying the team was revising it).

I assume those are complete by now. C Dan you please post on etrakit and send me the links?

Also the project description mentioned it would require a "Revetment of Driveway Access" for the new driveway on Clementine St. I am not familiar with that. Can you clarify what that means- and is this at the discretion of the city?

It appears this will be heard by DAC on July 23rd. When will the staff report for this be available?

Thank you.

Diane Nygaard

HOUSING CRISIS ACT of 2019 – SB 330

PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp^{*1,2}:

RECEIVED

NOV 30 2023

**CITY OF OCEANSIDE
DEVELOPMENT SERVICES**

^{*1}Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

^{*2}Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 901 Mission Avenue Unit/Space Number _____

Legal Description (Lot, Block, Tract)

Attached? YES ☐ NO ☒

Lot 1 OF THE BELVEDERE MIXED-USE PROJECT, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEROF NO. 15581, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 2007.

Assessor Parcel Number(s) 147-196-10

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Previously developed, but currently unimproved dirt lot with vacated alley bisecting it down the middle.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES ☒ NO ☐

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES ☒ NO ☐

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

This mixed-use project consists of 260 residential units (450,000 GSF of residential uses, which consists of 170,000 Parking GSF; 5,000 GSF of Non-residential uses) offering various amenities like conference rooms, a gym/spa, club house and a roof lounge. Additionally, there is 5,000 square feet allocated to non-residential purposes, currently planned as retail, which is subject to change based on market forces.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	234
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	26
Moderate Income	
Total No. of Units	260
Total No. of Affordable Units	26
Total No. of Density Bonus Units	

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)			
Square Footage of Construction	450,000 GSF (170,000 Parking GSF)	5,000 GSF	455,000 GSF

7. **PARKING** - The proposed number of parking spaces:

Approximately 360 - 415 spaces

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES ☒ NO ☐

If "YES," please describe:

Waivers/Incentives/Parking Reductions may include:

Height, Setbacks, Parking, Landscape, Open Space; additional waivers may be determined at time of filing Application

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

NOTE: Below is from Item #8 above. Form automatically fills in incorrectly for Item #9.

YES ☐ NO ☒

If "YES," please describe:

Waivers/Incentives/Parking Reductions may include:

Height, Setbacks, Parking, Landscape, Open Space; additional waivers may be determined at time of filing Application

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☒

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

- a. Whether a portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☒

- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☒

- iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES ☐ NO ☒

- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☒

- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☒

- vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☒

If "YES" to any, please describe:

- b. Does the project site contain historic and/or cultural resources?

YES ☐ NO ☒

If "YES," please describe:

- c. Does the project site contain any species of special concern?

YES ☐ NO ☒

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES ☒ NO ☐

If "YES," please describe:

See attached Site Survey which denotes easements located on site. Note that the Survey references multiple APN's for the site which is no longer representative of the site, however the Survey indicates the easements.

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES ☐ NO ☒

If "YES," please describe and depict in attached site map:

13. COASTAL ZONE - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES ☐ NO ☐

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES ☐ NO ☐

- c. A tsunami run-up zone.

YES ☐ NO ☐

- d. Use of the site for public access to or along the coast.

YES ☐ NO ☐

NOTE:
Project is
not
located
within
Coastal
Zone

14. PROJECT TEAM INFORMATION - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Nick Moffa

Company/Firm JPI

Address 11988 El Camino Real Unit/Space Number

City San Diego State CA Zip Code 92130

Telephone 714-905-4857 Email nick.moffa@jpi.com

Are you in escrow to purchase the property? YES ☒ NO ☐

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) Amidi Real Estate, LLC and A&J, LLC

Address 370 Convention Way Unit/Space Number _____

City Redwood City State CA Zip Code 94063

Telephone _____ Email rahim@amidigroup.com

Optional: Agent/Representative Name Rahim Amidhozour

Company/Firm Amidi Real estate, LLC and A & J, LLC

Address 370 Convention Way Unit/Space Number _____

City Redwood City State CA Zip Code 94063

Telephone _____ Email rahim@amidigroup.com

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

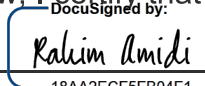
Primary Contact for Project: ☐ Owner ☒ Applicant ☐ Agent/Representative ☐ Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Oceanside, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with Department of Planning within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature 
DocuSigned by:
18AA2ECF5FB04F1...
 Printed Name RAHIM AMIDHOZOUR
 Date 11/30/2023

Signature _____
 Printed Name _____
 Date _____