d-					STAFF USE ONL	v .	
	plication for Displopment Services Depa				ACCEPTED	•	BY
Please Print or Typ	e All Information				HEARING		
PART I - APPLI CAN	NT INFORMATION				GENERAL PLAI	N AMENDM	IENT
1. APPLICANT		2. ST/	ATUS		MASTER/SPEC	FIC PLAN	
JPI REAL ESTATE	ACQUISITION II, LLC	De	veloper		ZONE AMEND	MENT	
3. ADDRESS		4. PH	ONE & E-MAI	L	TENTATI VE M	AP	
11988 El Camin	o Real, San Diego,	conner	.kloeppel@jp	i.com / 314-302-2469	TENT. PARCEL	_ MAP	
5. APPLICANT'S REPRES	ENTATIVE (or person to be	contacte	ed for informa	ation during processing)	DEVELOPMEN*	T PLAN	
Conner Kloeppel					CONDITIONAL	USE PERM	ИТ
6. ADDRESS		7. PH	ONE & E-MAI	L	VARIANCE		2000
11988 El Camino Real, Su	iite 200, San Diego, CA	Availal	ble: Monday-	Friday anytime.	COASTAL PER	MIT	
PART II – PROPER	TY DESCRIPTION	177			HISTORIC PER	RMIT	
8. LOCATION					9. SIZE		
901 Mission Ave, Oceans	side, CA 92054				1.513 acre	s (65,912 s	quare feet)
10. GENERAL PLAN	11. ZONING	12. L/	AND USE		13. ASSESSOR'S PAR	RCEL NUMB	BER
Downtown	Subdistrict D-2	Mixe	ed Use / Resid	dential / Office / Financial		147-196-10)
14. LATITUDE	33.197674	7		15. LONGITUDE	-117.37586	 68	
PART III – PROJEC	T DESCRIPTION						
16. GENERAL PROJECT The proposed project is kunits complemented with	ocated at 901 Mission Aven n approximately 4,006 squa			eight (8) story mixed-use l/retail space.	development to include	de 272 mult	
PLAN			2 22		20. NO. UNITS	21. DEN	
Downtown 22. BUILDING SIZE	Subdistrict D 23. PARKING SPACE		24. % LAN	ed Use Residential	25. % LOT COVERAGE	GE or EAR	179.8
		15	24. % LAIN		25. % LOT COVERAG		
Units: 479 to 1,097 SI		NTC WI	II DE DEC	11.5%	EW OF ADDITION	4.2 FAR	ACE DROW DE
BOX EMAIL ACCOU	NT: conner.kloepp	el@jpi.	com	UESTED AFTER REVI	EW OF APPLICATI	ON. PLE	ASE PROVIDE
26. DESCRIPTION	N/JUSTIFICATION	100000000	TITLE REPOR	T WITH LEGAL	28. NOTIFICATION MAP & LABELS		% LABELS
29. ENVIRONMEN	NTAL INFO FORM	939000000	STORM WATE	R QUALITY ASSESSMENT	31. PLOT PLANS		
32. FLOOR PLANS AND ELEVATIONS		F 5050 S		ON OF POSTING	34. OTHER (See attachment for required reports)		nent for required
PART V - SIGNATU	IRES				1		
				CESSARY BEFORE THE API DRATION OFFICER SO AUT			
35. APPLICANT OR REPR	RESENTATIVE	36. DA	ГЕ	37. OWNER			38. DATE
Conner Kloe	ppel	05-22	2-2024	Rahim Amidho	zour		05-22-2024
eSigned via S	seamlessDocs.cóm			eSigned via Sea	mlessDocs.com		
Conner	Kloeppel			Rahim (Ai	nidhozour		
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AND CRIMINAL PROCEEDINGS.

I HAVE READ AND AGREE TO ABI DE BY THE CITY OF OCEANSI DE DEVELOPMENT SERVI CES DEPARTMENT AND ECONOMI C AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/ POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

Appendix A Page 1-A 3/31/2020

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. Totaling 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%
Mix	* *	10.26%	100	89.74%		100.00%	•

- **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 until 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
Common Per Unit (Sq. Ft.)	63
Private Open Space	
Balconies and Patios	15,897
Total Private Open Space (Sq. Ft.)	15,897
Private Per Unit (Sq. Ft.)	58
Total Usable Open Space (Sq. Ft.)	33,043
Total Open Per Unit (Sq. Ft.)	121

- 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 predensity bonus housing units be made affordable to low-income households or that the developer pay an inlieu 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%	100 111	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

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

Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
None at the time of SB330 filing	n/a	SB330 Filed 11/30/2023	
5,000 square feet	5,000 square feet	65,912 square feet	
50 feet	50 feet	Approx. 220 feet	
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.
10 ft (residential) 10 feet (non- residential) In addition: 50 ft. from street centerline on	10 feet 10 feet 50 feet	50 feet from centerline of Mission Ave; 10 feet from front property line.	
	Standards / Regulations under Downtown Subdistrict 2 sents the Mixed-Use Doing of Oceanside Zor City of Ocean	Standards / Regulations under Downtown Subdistrict 2 Sents the Mixed-Use Development Plan and City of Oceanside Zoning Ordinance (OZO) None at the time of SB330 filing 5,000 square feet 50 feet 12'x 35'x 14' vertical clear; Must be located off-street (located on property) 10 ft (residential) 10 feet (non-residential) In addition: 50 ft. from street centerline on Mixed Use Plan Standards / Regulations and Notes 1 Regulations and Notes 1 Regulations and Notes 1 In additions and Notes 1 In additi	Standards / Regulations under Downtown Subdistrict 2 Sents the Mixed-Use Development Plan and waiver requests. All City of Oceanside Zoning Ordinance (OZO), as applicable within None at the time of SB330 filing None at the time of SB330 filing 5,000 square feet 50 feet 50 feet 12'x 35'x 14' vertical clear; Must be located off-street (located on property) Must be located off-street (located on property) 10 ft (residential) 10 feet (nonresidential) 10 feet (nonresidential)

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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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.

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 Occapaida Zar	aing Ordinanaa (O7O)	aa annliaahla within	the D Dietriet	

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.

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		Lin to 90 foot		
Maximum Height of Structures OZO 1232 (N)1.d	35 feet (residential) 45 feet (non- residential)	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
•	200 sq. ft. per unit of total open space inclusive of 48 sq. ft. minimum of private open space per unit (residential) No minimum (nonresidential)	•	•	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	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
·	City of Oceanside Zor	•	•	references to Sections or the D District,
	25% of front and side street elevation horizontal and/or vertical must be	Minimum 25% of overall façade to be offset from setback line,	Mission Avenue: 35%	
Required Façade Modulation OZO 1232	set back at least 5 feet from setback line (residential)	averaging a 5-foot offset across the entire façade (ground level to	Horne St: 22%	Waiver #3 Amended under Mixed Use Development Standards and with
	No modulation required (non- residential)	top of parapet). In addition, balcony structures and plaza recesses	Seagaze Drive: 11%	waiver under density bonus to accommodate development at
		shall count toward modulation requirements.	Clementine St: 19%	density proposed.
Off Street Parking Sp	paces Required with D	ensity Bonus (OZO Ar		
	1.0/unit for studio/ 1-bed. 1.5/unit for 2-/3-	1.0/unit for studio/ 1-bed (189 total units)	Per AB 2097, the project is not subject to a parking	
Residential	bed. in accordance with SDBL	1.5/unit for 2-bed (83 total units)	requirement as the site is located within ½ mile of	
	None in	None required but spaces in excess	the Oceanside Transit Center.	
Guest	accordance with SDBL	SDBL and commercial use required may be	322 spaces provided in parking garage.	
Commercial		designated guest or shared by guest/ commercial.	No Guest parking or may be designated shared with commercial	
	1/ 200 sf	1/200 sq. ft.		

Standard / Regulation	Typical City Standards / Regulations under Downtown Subdistrict 2	Mixed Use Plan Standards / Regulations and Notes	901 Mission Project as Proposed	Waiver Request
-	sents the Mixed-Use D City of Oceanside Zoi	·		references to Sections or the D District,
			22 spaces for Retail	
Parking Garage Desi	<u> </u> gn:			
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
•	sents the Mixed-Use D City of Oceanside Zor	•	•	references to Sections or the D District,
			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 locater 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,

Laura Emerson Senior Data Manager Express Mapping

Laura Emesos

laura@expressmapping.com

(949) 771-0051



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

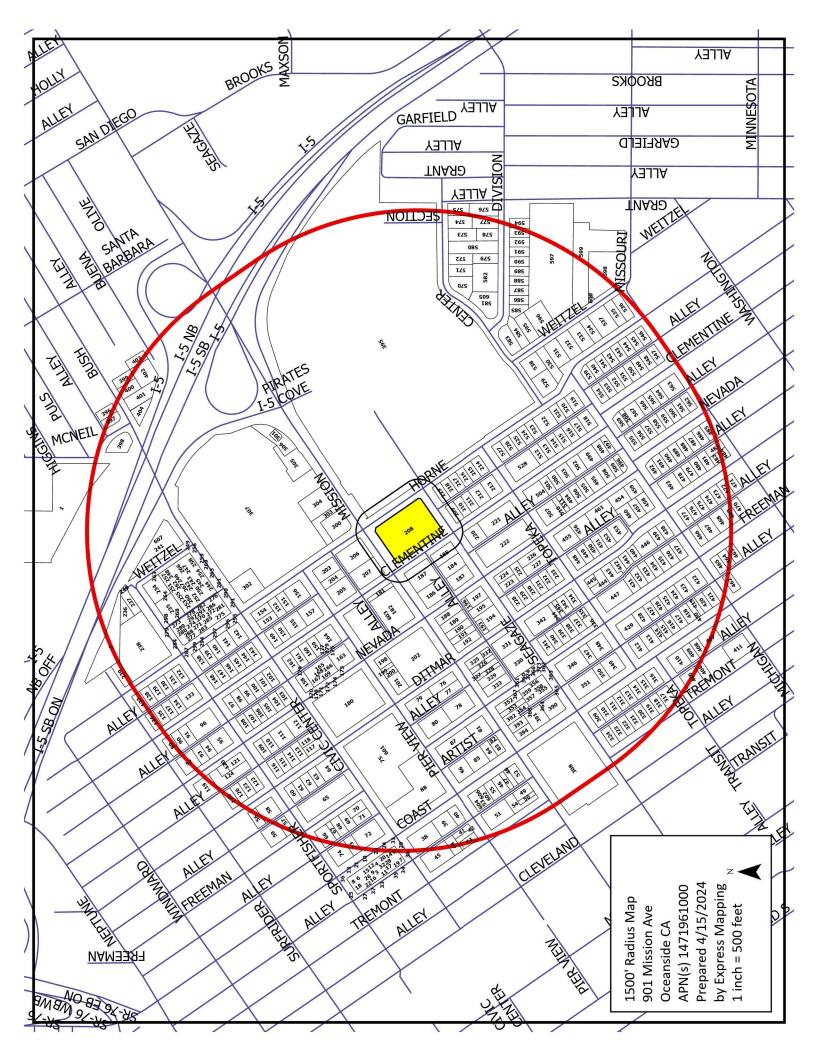


NOTIFICATION PACKAGE

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



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.

Date: 10/23/2024

Laura Emerson
Express Mapping

orders@expressmapping.com

Haura Emeson

144-240-20-00 (1)	147-060-15-00 (2)	147-082-17-01 (3)
James W & Judy M Keenan	H T C Investments Llc	Jennifer A & Jesse Abril
P O Box 658	7577 Mission Valley Rd	401 N Coast Hwy #314
Oceanside CA 92049	San Diego CA 92108	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)	147-082-17-06 (8)	147-082-17-07 (9)
Chase Bourke	James H & Cole Candace Arnold	Ambartsum H & Warren Krista A
401 N Coast Hwy #310	401 N Coast Hwy #309	401 N Coast Hwy #308
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
147-082-17-08 (10) Kokkalera Uthaiah 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)	147-082-17-12 (14)	147-082-17-13 (15)
Ryan O Burgoon	Kevin & Georgann Ross	Bridget N Tiffany
401 N Coast Hwy #304	401 N Coast Hwy #303	401 N Coast Hwy #302
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
147-082-17-14 (16)	147-082-17-15 (17)	147-082-17-16 (18)
Lopez Living Trust 01-24-20	Gomez Michael & Stacy Family Trust	Stephanie K Klein
401 N Coast Hwy #301	401 N Coast Hwy #214	401 N Coast Hwy #213
Oceanside CA 92054	Oceanside CA 92054	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)	147-082-17-24 (26)	147-082-17-25 (27)
Turtle Revocable 2014 Trust 10-02-14	Morgan Schapiro	John A Boyd
401 N Coast Hwy #206	401 N Coast Hwy #205	2227 Karendale Cir
Oceanside CA 92054	Oceanside CA 92054	Riverside CA 92506
147-082-17-26 (28)	147-082-17-27 (29)	147-082-17-28 (30)
M K C Holdings Llc	Jeffrey M & Barbara E Yoss	Mathers Bruce Ira 35-37137
90 Windwalker Way	81650 Camino Montevideo	401 N Coast Hwy #201
Tustin CA 92782	Indio CA 92203	Oceanside CA 92054

147-082-17-29 (31)	147-082-17-30 (32)	147-082-17-31 (33)
Szuberla Mason & Brian Family Trust	Alan M & Megan E Nordin	Pinto Sheryl G Revocable Trust
401 N Coast Hwy #401	401 N Coast Hwy #402	875 Indiana St
Oceanside CA 92054	Oceanside CA 92054	San Francisco CA 94107
147-082-17-32 (34)	147-082-17-33 (35)	147-082-17-34 (36)
Shultz Paula K Revocable Living Trust	Thao Le-thanh Ha	Ocean Village Retail Llc
P O Box 2995	401 N Coast Hwy #405	919 W Lewis St #3
Mccall ID 83638	Oceanside CA 92054	San Diego CA 92103
147-082-20-00 (37)	147-086-01-00 (38)	147-086-02-00 (39)
Ocean Village Condo Llc	George D Cheadle	J C T Properties Llc
3550 Round Barn Blvd #104	1311 S Pacific St #B	618 N Valencia St
Santa Rosa CA 95403	Oceanside CA 92054	Glendora CA 91741
147-086-03-00 (40)	147-086-04-00 (41)	147-086-05-00 (42)
J C T Properties Llc	Brick Hotel Llc	Aldrich Investments Llc
618 N Valencia St	509 S Pacific St	509 S Pacific St
Glendora CA 91741	Oceanside CA 92054	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)	147-087-05-00 (47)	147-087-06-00 (48)
Kolb Candis Family Trust 02-26-04	Sarkisian Ronald E & Pamela J Living	David E Mueller
4704 Boulder Pl	1604 California St	1425 Garden St
La Mesa CA 91941	Oceanside CA 92054	Redlands CA 92373
147-087-08-00 (49)	147-087-09-00 (50)	147-087-12-00 (51)
Sarkisian Ronald E & Pamela J Living	Cassidy Trust 04-30-12	City Of Oceanside
1604 California St	1759 Oceanside Blvd #143	300 N Coast Hwy
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
147-087-13-00 (52)	147-087-14-00 (53)	147-087-15-00 (54)
Misleh Brothers L L C	City Of Oceanside	Mission Tremont Properties L L C
4223 Karensue Ave	300 N Coast Hwy	415 Lexington Cir
San Diego CA 92122	Oceanside CA 92054	Oceanside CA 92057
147-087-16-00 (55)	147-091-04-00 (56)	147-091-12-00 (57)
Kcs Management Llc	Schuler Family Trust 10-11-06	Gordon K Danielson
1030 E El Camino Real #343	13681 Newport Ave #8-322	504 N Freeman St
Sunnyvale CA 94087	Tustin CA 92780	Oceanside CA 92054
147-091-13-00 (58)	147-091-15-00 (59)	147-092-01-00 (60)
120 5th Street Llc	Bogart William & Catherine Family	Meritage Investment Partners Lp
124 5th St	P O Box 534	P O Box 27513
Encinitas CA 92024	Solana Beach CA 92075	San Diego CA 92198

147,000,00,00, (64)	147 000 03 00 (60)	147,000,04,00, (63)
147-092-02-00 (61)	147-092-03-00 (62)	147-092-04-00 (63)
Oliver D P & Chelsea Levenson	Destefani Duane K Living Trust	Cheryl H Geer
419 N Ditmar St	219 Kristy Ln	P O Box 3983
Oceanside CA 92054	Oceanside CA 92054	Westlake Vlg CA 91359
147-092-05-00 (64)	147-092-10-00 (65)	147-093-01-00 (66)
Rabbani Joseph & Azita Family Trust	City Of Oceanside	Brandreth Family Trust 02-08-12
10552 Clearwood Ct	300 N Coast Hwy	725 Clark Ave
	Oceanside CA 92054	Encinitas CA 92024
Los Angeles CA 90077	Oceanside OA 92004	LIICIIIIds CA 92024
147-093-02-00 (67)	147-093-03-00 (68)	147-093-04-00 (69)
Matthew C Sorensen	Witt Jerry A Living Trust 03-17-23	Mione Family Trust 11-12-15
25992 Anacapa St	215 Las Palmas St	12381 Darkwood Rd
Laguna Hills CA 92653	Los Banos CA 93635	
Laguria Hills CA 92000	LOS BAHOS CA 93033	San Diego CA 92129
147-093-05-00 (70)	147-093-06-00 (71)	147-093-07-00 (72)
Kruger/wilkinson Trust 1999	Weese Bessie J Testamentary Trust	Poinsettia Center For The Arts
1155 Sportfisher Dr #100	P O Box 1695	402 N Coast Hwy
Oceanside CA 92054	Pacific Plsds CA 90272	Oceanside CA 92054
Oceanside OA 92004	Pacific Pisos CA 90272	Oceanside OA 32034
147-093-08-00 (73)	147-093-09-00 (74)	147-095-04-00 (75)
Goodwill Industries Of San Diego	Guzelimian Harry L Survivor 1987	City Of Oceanside
3663 Rosecrans St	P O Box 206	300 N Coast Hwy
	Solana Beach CA 92075	Oceanside CA 92054
San Diego CA 92110	Solaria Beach CA 92075	Cocariolae Gr 52004
4.47 000 00 00 (70)		
147-096-03-00 (76)	147-096-04-00 (77)	147-096-05-00 (78)
Contis Denis 1998 Family Trust	Tps Eagles Nest Lp	Baker Mission Llc
701 N Pacific St	608 Via Promotorio	P O Box 7284
Oceanside CA 92054	San Clemente CA 92672	Rcho Santa Fe CA 92067
300dilloldd 37 (32004	Gail Glotherite G/ (620/2	110110 Garta 1 6 0/1 0/2007
147-096-09-00 (79)	147-096-10-00 (80)	147-097-03-00 (81)
Saint Mary Star Of The Sea Catholic	Saint Mary Star Of The Sea Catholic	Saint Mary Star Of The Sea Catholic
609 Pier View Way	609 Pier View Way	609 Pier View Way
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
Oceanside OA 32004	Oceanside OA 32004	Oceanside OA 32004
447.007.04.00 (00)	447.007.05.00(00)	447.007.00.00 (04)
147-097-04-00 (82)	147-097-05-00 (83)	147-097-06-00 (84)
Samuel S & Phimphone S Hyman	Osuna Jaime & Rosa Family Trust 09-	Pier View Llc
5042 Isle Royal Ct	812 Sandy Ct	436 Highland Dr
Oceanside CA 92057	Encinitas CA 92024	Glendora CA 91741
	Endinited Of (32024	
147 007 07 00 (95)	147.007.08.00 (96)	147.007.00.00 (97)
147-097-07-00 (85)	147-097-08-00 (86)	147-097-09-00 (87)
Pier View Llc	Pier View Llc	Saint Mary Star Of The Sea Catholic
436 Highland Dr	10721 Treena St #200	609 Pier View Way
Glendora CA 91741	San Diego CA 92131	Oceanside CA 92054
147-098-08-00 (88)	147-101-01-00 (89)	147-101-02-00 (90)
City Of Oceanside Community	Jeffrey B Gilmore	Wanderfield Series A
	521 N Clementine St	162 S Rancho Santa Fe Rd #512
300 N Coast Hwy	Oceanside CA 92054	Formitas CA 92024
Occapaido CA 02054	Ureansine CA 97054	Encinitas C.A. 97074

Oceanside CA 92054

Oceanside CA 92054

Encinitas CA 92024

147-101-03-00 (91)	147-101-06-00 (92)	147-101-07-00 (93)
Zack & Nelly Buchanan	Lusti Madison L P	Urban Nest lii Llc
•		
2588 El Camino Real #F	1004 Madison Ave	2604-B B El Camino Real #336
Carlsbad CA 92008	San Diego CA 92116	Carlsbad CA 92008
147-101-08-00 (94)	147-101-11-00 (95)	147-101-12-00 (96)
Urban Nest Llc	Donegal Investment Co L L C	Williams Randall J & Wendy W
2604 El Camino Real #336B	315 Laurel St	•
		30288 Airflight Dr
Carlsbad CA 92008	San Diego CA 92101	Valley Center CA 92082
147-102-01-00 (97)	147-102-02-00 (98)	147-102-03-00 (99)
Shadpour Family Trust 01-27-00	Dustin & Kayla A Becker	Gonzalez Family Trust 11-04-97
3306 Avenida Hacienda	417 N Clementine St	415 N Clementine St
Escondido CA 92029	Oceanside CA 92054	Oceanside CA 92054
ESCONDIA GA 92029	Oceanside CA 92004	Oceanside CA 92004
147-102-04-00 (100)	147-102-05-00 (101)	147-102-06-00 (102)
Wong Wai Trust 03-06-18	Matthew T & Chelsea D Afenir	Que Chan Family Trust 09-30-10
411 N Clementine St	405 N Clementine St	199 Pacific View Ln
Oceanside CA 92054	Oceanside CA 92054	Encinitas CA 92024
0004110140 07 (0200 1	2004115Id0 071 0200 1	Enomited 67 (6262)
147-102-07-00 (103)	147-102-08-00 (104)	147-102-09-00 (105)
Cooley-cox Trust 02-17-11	Krygsman Danny D & Emma Living	Leeshia L Huntzinger
1221 California St	2835 Via Conquistador	1141 Masterpiece Dr
Oceanside CA 92054	Carlsbad CA 92009	Oceanside CA 92057
0004110140 0710200 1	Calisbau CA 92009	
147-102-10-00 (106)	147-102-11-00 (107)	147-102-12-00 (108)
Campaigne Revocable 2022 Trust 12-	Riddleberger Donald R Family Trust	Casa De Mason Trust 06-19-15
481 N Cleveland St	4536 Mcdonald Dr	2723 Athens Ave
Oceanside CA 92054	Sacramento CA 95821	Carlsbad CA 92010
300dilbide 3/102004	Caoramente ex 10021	
147-103-01-00 (109)	147-103-02-00 (110)	147-103-03-00 (111)
Richard Hernandez	Kotter Richard L & Cole Shirley J Trust	Lucore Family Trust 10-07-02
423 N Nevada St	1252 Basswood Ave	7096 Heron Cir
Oceanside CA 92054	Carlsbad CA 92008	Carlsbad CA 92011
	Ganosaa G/102000	
147-103-04-00 (112)	147-103-07-00 (113)	147-103-08-00 (114)
Shadpour Family Trust 01-27-00	Chestnut Investors L L C	Carter Family 2000 Trust 08-30-00
3306 Avenida Hacienda	647 Camino De Los Mares #108	416 N Ditmar St
Escondido CA 92029	San Clemente CA 92673	Oceanside CA 92054
147-103-09-00 (115)	147-103-10-00 (116)	147-103-12-00 (117)
Merritt & Lisa Brenner	Carlsbad Beach V C Llc	Chestnut Investors L L C
309 S Charvers Ave	1302 Savannah Ln	647 Camino De Los Mares #108
West Covina CA 91791	Carlsbad CA 92011	San Clemente CA 92673
447 400 40 00 (440)	447.404.04.00. (440)	447.404.00.00. (400)
147-103-13-00 (118)	147-104-01-00 (119)	147-104-03-00 (120)
Steiner Real Estate Llc	Donegal Investment Co L L C	Corr Robert A li Trust 06-20-03
3561 Donna Dr	315 Laurel St	207 Roan Spg
Carlahad CA 02009	San Diago CA 02101	Can Antonia TV 70250

San Diego CA 92101

San Antonio TX 78258

Carlsbad CA 92008

147-104-04-00 (121)	147-104-06-00 (122)	147-104-07-00 (123)
Janaz Capco Llc	Rivera Family Trust 02-20-18	Scalese Thomas J Trust 02-19-01
P O Box 839669	2843 Rutgers Pl	25072 Armagosa Dr
Temecula CA 92589	Oceanside CA 92056	Laguna Niguel CA 92677
147-104-12-00 (124)	147-104-13-00 (125)	147-104-14-00 (126)
Donegal Investment Co L L C	Klein James & Judith Trust 09-30-22	Klein James & Judith Trust 09-30-22
315 Laurel St	1643 Shady Side Dr	1643 Shady Side Dr
San Diego CA 92101	Edgewater MD 21037	Edgewater MD 21037
147-105-01-00 (127)	147-105-02-00 (128)	147-105-03-00 (129)
Melden Mark & Amy Trust 12-03-03	Vista Community Clinic	Milica Radovic
158 C Ave	1000 Vale Terrace Dr	515 N Horne St
Coronado CA 92118	Vista CA 92084	Oceanside CA 92054
147-105-04-00 (130)	147-105-05-00 (131)	147-105-06-00 (132)
Milica Radovich	Dollahon W Christian & David P	Dollahon W Christian & David P
515 N Horne St	505 N Horne St	505 N Horne St
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
147-105-07-00 (133)	147-105-08-00 (134)	147-105-11-00 (135)
Clementine Partners Group Llc	W S C Investment Partners Llc	Hagey Family Trust 07-03-13
2731 Point Del Mar	5694 Mission Center Rd #602	520 N Clementine St #B
Corona DI Mar CA 92625	San Diego CA 92108	Oceanside CA 92054
147-105-12-00 (136)	147-105-13-00 (137)	147-106-01-00 (138)
Goldman Hedy Revocable Trust 04-18-	W S C Investment Partners Llc	David W & Katherine H Hethorn
524 N Clementine St	5694 Mission Center Rd #602	3433 Rich Field Dr
Oceanside CA 92054	San Diego CA 92108	Carlsbad CA 92010
147-106-02-00 (139)	147-106-03-00 (140)	147-106-04-00 (141)
Naimi Living Trust 11-15-02	Naimi Family Trust 01-02-19	Houldin Robert F Ii Living Trust
1058 Dewitt Ave	1844 Westview Dr	P O Box 232493
Encinitas CA 92024	Encinitas CA 92024	Encinitas CA 92023
147-106-05-00 (142)	147-106-06-00 (143)	147-106-07-00 (144)
Crofoot Tiko & Pito Stefani L Family	Stewart Cynthia Living Trust 02-17-15	Ksoukatos-kidnew Llc
165 Avenida Serra	943 Jasmine Ct	3945 Highland Dr
San Clemente CA 92672	Carlsbad CA 92011	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	147-107-01-00 (149) Perseus Property Mangement Llc	147-107-02-00 (150) Scheidel Tracy R Trust 04-18-02

504 W Mission Ave #101

Escondido CA 92025

P O Box 2207

Carlsbad CA 92018

3088 Pio Pico Dr #1

Carlsbad CA 92008

147-107-09-00 (151)	147-107-10-00 (152)	147-107-11-00 (153)
Sunsets Lp	Sunsets Lp	Sunsets Lp
P O Box 531	P O Box 531	P O Box 531
Rcho Santa Fe CA 92067	Rcho Santa Fe CA 92067	Rcho Santa Fe CA 92067
RCIIO Santa Fe CA 92007	RCIIO Santa Fe CA 92007	Reno Santa Fe CA 92007
147-107-12-00 (154)	147-107-13-00 (155)	147-107-14-00 (156)
Sunsets Lp	Doan George L Trust 07-09-99	Sunsets Lp
•	_	•
P O Box 531	14150 Rancho Vista Bnd	P O Box 531
Rcho Santa Fe CA 92067	San Diego CA 92130	Rcho Santa Fe CA 92067
147-107-15-00 (157)	147-108-01-00 (158)	147-108-10-00 (159)
G L K H Properties L L C	Pierview Properties Lp	Johnson Family 2012 Trust 07-25-12
	·	
900 Pier View Way	158 C Ave	2035 Lincoln St
Oceanside CA 92054	Coronado CA 92118	Oceanside CA 92054
147-108-11-00 (160)	147-108-12-00 (161)	147-108-13-00 (162)
Melden Mark & Amy Trust 12-30-03	V-land Investment Llc	815 Civic Center Drive Ltd
435 Pomona Ave		
	4291 Skyline Rd	2921 Roosevelt St
Coronado CA 92118	Carlsbad CA 92008	Carlsbad CA 92008
147-108-14-00 (163)	147-108-15-00 (164)	147-108-16-01 (165)
` ,	· · ·	, ,
Kruger/wilkinson 1999 Trust 07-23-99	Vista Community Clinic Inc	Lind Robert B & Sondra A Joint Living
1155 Sportfisher Dr #100	1000 Vale Terrace Dr	3985 Belfry Cir
Oceanside CA 92054	Vista CA 92084	Corona CA 92883
147-108-16-02 (166)	147-108-16-03 (167)	147-108-16-04 (168)
David & Simpson Sierra Massey	Charles E & Linda L Foster	Hill Stephen L & Valerie J Family Trust
•		
314 N Nevada St #2	314 N Nevada St #3	6934 Royal Hunt Ridge Dr
Oceanside CA 92054	Oceanside CA 92054	Riverside CA 92506
147-108-16-05 (169)	147-108-16-06 (170)	147-108-16-07 (171)
· · · · · ·	Stephen A & Theresa C Woods	• • •
Berwick Lowell & Carole Family Trust	•	Berwick Lowell & Carole Family Trust
1750 Seely Ct	314 N Nevada St #6	1750 Seely Ct
San Marcos CA 92069	Oceanside CA 92054	San Marcos CA 92069
147-108-16-08 (172)	147-108-16-09 (173)	147-108-16-10 (174)
Heim Charles & Helen Revocable	Schwartz Family Trust 10-12-23	Allen Family 2012 Trust 07-05-12
	314 N Nevada St #9	314 N Nevada St #10
314 N Nevada St #8		
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
147-108-16-11 (175)	147-108-16-12 (176)	147-108-16-13 (177)
Delacova Family Trust 02-26-04	Ralph B Coomber	Doug R & Carol J Boyd
314 N Nevada St #11	10719 S River Terrace Dr	314 N Nevada St #13
Oceanside CA 92054		Oceanside CA 92054
Oceanside CA 92004	Mohave Valley AZ 86440	Oceanside CA 92004
147-108-16-14 (178)	147-108-16-15 (179)	147-109-01-00 (180)
Bailey Family Llc	Thomas Stanley & Eleanor Trust 06-	City Of Oceanside
P O Box 1207	6624 Sitio Cedrela	300 N Coast Hwy
Rcho Santa Fe CA 92067		Oceanside CA 92054
NUIU Salita FE UA 92001	Carlsbad CA 92011	Oceanside CA 92004

147-191-08-00 (181) 147-191-11-00 (182) 147-191-11-00 (183) United Tates Real Estate North San Diego County Transit North San Diego County Transit 818 Mission Ave 810 Mission Ave 810 Mission Ave Oceanside CA 92054 Oceanside CA 92054 Oceanside CA 92054 147-192-05-00 (184) 147-192-06-00 (185) 147-192-07-00 (186) Oceanside Mission Investments Llc Oceanside Mission Investments Llc Oceanside Mission Investments Llc 7577 Mission Valley Rd 7577 Mission Valley Rd 7577 Mission Valley Rd San Diego CA 92108 San Diego CA 92108 San Diego CA 92108 147-192-10-00 (187) 147-192-11-00 (188) 147-193-01-00 (189) Oceanside Mission Investments Llc Oceanside Mission Investments Llc Land Of The Lost Coast Llc 7577 Mission Valley Rd 7577 Mission Valley Rd P O Box 5202 San Diego CA 92108 San Diego CA 92108 Eureka CA 95502 147-193-02-00 (190) 147-193-03-00 (191) 147-193-04-00 (192) Land Of The Lost Coast Llc Rough Surf Inc Znorski Victoria Family 2009 Trust 01-P O Box 5202 1036 Passiflora Ave P O Box 447 Eureka CA 95502 Encinitas CA 92024 Solana Beach CA 92075 147-193-05-00 (193) 147-193-06-00 (194) 147-193-07-00 (195) Huckabay Evan Living Trust 01-11-22 H B P Properties Llc 1216 Avenida Chelsea L L C 15841 Lesar Pl 1827 Main St 1216 Avenida Chelsea San Diego CA 92113 San Diego CA 92127 Vista CA 92081 147-193-11-00 (196) 147-194-01-00 (197) 147-194-02-00 (198) 716 Seagaze Llc Eftekhari Family Trust 11-02-02 Nicholas C & Jean A Banche 1532 College Ave #F19 1529 Sleeping Indian Rd 3464 Ridgecrest Dr Fallbrook CA 92028 Manhattan KS 66502 Carlsbad CA 92008 147-194-04-00 (199) 147-194-05-00 (200) 147-194-15-00 (201) Daven Properties Llc Bank Of America National Trust & Jo-momma Llc 7984 Purple Sage 711 Pier View Way P O Box 32547 Oceanside CA 92054 San Diego CA 92127 Charlotte NC 28232 147-195-02-00 (203) 147-195-01-00 (202) 147-195-03-00 (204) IVPALIC Orozco Alamillo Real Estate Orozco Alamillo Real Estate 2698 Peppertree Way P O Box 625 2181 S El Camino Real #206 Carlsbad CA 92009 Oceanside CA 92049 Oceanside CA 92054 147-195-04-00 (205) 147-195-05-00 (206) 147-196-10-00 (207) Pamagil Inc Pierview Properties Lp A&JLLC 918 Mission Ave 158 C Ave 370 Convention Way Redwood City CA 94063 Oceanside CA 92054 Coronado CA 92118 147-197-01-00 (208) 147-197-02-00 (209) 147-197-03-00 (210)

Rowlett Witt W & Dresden H

7206 Daffodil PI

Carlsbad CA 92011

Rowlett Witt W & Dresden H

7206 Daffodil PI

Carlsbad CA 92011

Sakura By The Sea Llc

Encinitas CA 92024

238 W D St

147-197-04-00 (211) 147-197-05-00 (212) 147-197-06-00 (213) Rowlett Witt W & Dresden H Mckay Ken & Diane Family Survivors Metz Family Trust 04-26-07 912 Topeka St 7206 Daffodil Pl 601 Iris Ave Oceanside CA 92054 Carlsbad CA 92011 Corona DI Mar CA 92625 147-197-07-00 (214) 147-197-08-00 (215) 147-197-09-00 (216) Trudeau D L Trust John V & Dianne C Silvestro Apc Cs Trust 424 Barbara Ave 1227 Oak Circle Dr 11 Madison Ave Solana Beach CA 92075 Glendale CA 91208 New York NY 10010 147-197-11-00 (217) 147-197-12-00 (218) 147-198-18-00 (219) Oceanside Community Church Andrew & Tuan-anh Nguyen Castelforte Llc 12787 Monterey Cypress Way 7328 Bolero St 107 S Clementine St San Diego CA 92130 Carlsbad CA 92009 Oceanside CA 92054 147-198-20-00 (220) 147-198-22-00 (221) 147-199-01-00 (222) Eldorado-church Of God Home Inc Hori Family Trust B 12-05-79 Mar Vista Eldorado Inc 115 S Clementine St 802 Topeka St 1671 Gascony Rd Oceanside CA 92054 Oceanside CA 92054 Encinitas CA 92024 147-199-03-00 (224) 147-199-02-00 (223) 147-199-04-00 (225) Hori Family Trust B 12-05-79 Roland & Kimberly Buyama 123 South Nevada St Land Trust 05-1671 Gascony Rd 28626 Huckleberry Ln 4535 W Sahara Ave #200 Encinitas CA 92024 San Marcos CA 92069 Las Vegas NV 89102 147-199-05-00 (226) 147-199-06-00 (227) 147-199-07-00 (228) Ritter L Clark Trust 08-8-07 Garrett Family Revocable Trust 06-26-Garrett Family Revocable Trust 06-26-P O Box 3522 955 Greenlake Ct 955 Greenlake Ct San Diego CA 92163 Cardiff CA 92007 Cardiff CA 92007 147-199-08-00 (229) 147-199-09-00 (230) 147-199-10-00 (231) Fiske & Livesley October 13 2020 Crouthamel Steven & Kathleen Family Katchmar John M Trust 04-04-97 P O Box 1066 110 S Ditmar St 470 Silver Shadow Dr Naalehu HI 96772 Oceanside CA 92054 San Marcos CA 92078 147-199-11-00 (232) 147-230-28-00 (233) 147-230-33-00 (234) Langley John W 2015 Trust 10-02-15 Crown Partners Lp Kruger/wilkinson 1999 Trust 706 Topeka St P O Box 8923 1155 Sportfisher Dr #100 Oceanside CA 92054 Rancho Santa Fe CA 92067 Oceanside CA 92054 147-230-37-00 (235) 147-230-38-00 (236) 147-230-43-00 (237) HTC Investments LIc HTC Investments LIc HTC Investments LIc 5694 Mission Center Rd #602-120 5694 Mission Center Rd #602-120 7577 Mission Valley Rd San Diego CA 92108 San Diego CA 92108 San Diego CA 92108 147-230-58-00 (240) 147-230-44-00 (238) 147-230-51-00 (239) State Of California City Of Oceanside Community HTC Investments LIc 7577 Mission Valley Rd 1300 | Street 300 N Coast Hwy

Sacramento CA 95814

Oceanside CA 92054

San Diego CA 92108

147-230-59-01 (241) 147-230-59-02 (242) 147-230-59-03 (243) Tracy J Buchino Douglas R & An Caroline S Mitchell Jill E Reiss 1140 Civic Center Dr #A21 11403 Valmont Ln 32799 Charismatic Cir Oceanside CA 92054 Alpharetta GA 30004 Menifee CA 92584 147-230-59-04 (244) 147-230-59-05 (245) 147-230-59-06 (246) Rodney D & Rachel P Cavanaugh Roy & Rosanne Wilson Caney Anne M 2003 Trust 02-26-03 48613 Gibraltar St 5264 Crooked Valley Dr 1180 Civic Center Dr #B31 Las Vegas NV 89149 Indio CA 92201 Oceanside CA 92054 147-230-59-07 (247) 147-230-59-08 (248) 147-230-59-09 (249) Curtis J & Cindy F Turner Stephanie Daugherty Theodore & Jill Malott 2440 Five Fathom Cir P O Box 806 1180 Civic Center Dr #B23 Woodbridge VA 22191 Oceanside CA 92049 Oceanside CA 92054 147-230-59-10 (250) 147-230-59-11 (251) 147-230-59-12 (252) Smithwick Family Trust 03-26-24 **Diva Investment Corp** Amin A Elsehemy P O Box 330 1180 Civic Center Dr #B24 6033 Avenida Chamnez Oceanside CA 92049 Oceanside CA 92054 La Jolla CA 92037 147-230-59-13 (253) 147-230-59-14 (254) 147-230-59-15 (255) Gentles Family Trust A 12-05-02 Hector Aguilar Leary Tina R Revocable Trust 08-29-1780 Kettner Blvd #309 1180 Civic Center Dr #B35 4695 Los Alamos Way #C San Diego CA 92101 Oceanside CA 92054 Oceanside CA 92057 147-230-59-16 (256) 147-230-59-17 (257) 147-230-59-18 (258) Lori L Hamilton Mcconnell Family 1989 Trust Robyn D Johns 3651 Northcliff Dr 1100 Civic Center Dr #C31 1180 Civic Center Dr #B36 Oceanside CA 92054 Fallbrook CA 92028 Oceanside CA 92054 147-230-59-19 (259) 147-230-59-20 (260) 147-230-59-21 (261) Simona B Arnaudova Howe 1994 Trust 02-22-94 John M Burnette 2512 Marron Rd #301 P O Box 1374 1100 Civic Center Dr #C23 Carlsbad CA 92010 Carlsbad CA 92018 Oceanside CA 92054 147-230-59-22 (262) 147-230-59-23 (263) 147-230-59-24 (264) Jackson Patrick D Trust 06-18-16 Michael Stubenvoll Sudduth Herbert T Revocable Trust 1100 Civic Center Dr #C33 1100 Civic Center Dr #C24 4864 N Louis River Way Oceanside CA 92054 Oceanside CA 92054 Tucson AZ 85718 147-230-59-25 (265) 147-230-59-26 (266) 147-230-59-27 (267) Christopher T Albright Jorge & Virginia B Garcia Michael J Ramseck 1100 Civic Center Dr #C25 11876 NE 39th St 1100 Civic Center Dr #C26 Oceanside CA 92054 Bellevue WA 98005 Oceanside CA 92054 147-230-59-28 (268) 147-230-60-01 (269) 147-230-60-02 (270) Acosta Manuel Separate Property Adam J & Pui Ling P Drew Jonas Alfred & Melissa Anne Johnson

24000 Alicia Pkwy #466

Mission Viejo CA 92691

27060 Eastvale Rd

Pls Vrds Pnsl CA 90274

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) Burress 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	147-231-01-00 (299) Monro-mission Square Llc 3900 5th Ave #300	147-231-02-00 (300) Monro-mission Square Llc 3900 5th Ave #300

San Diego CA 92103

San Diego CA 92103

Solana Beach CA 92075

447,004,00,00, (004)	447.004.04.00 (000)	447.004.05.00 (200)
147-231-03-00 (301)	147-231-04-00 (302)	147-231-05-00 (303)
Monro-mission Square Llc	Monro-mission Square Llc	Monro-mission Square Llc
3900 5th Ave #300	3900 5th Ave #300	3900 5th Ave #300
San Diego CA 92103	San Diego CA 92103	San Diego CA 92103
447 004 00 00 (204)	447,004,07,00, (205)	447 004 00 00 (200)
147-231-06-00 (304)	147-231-07-00 (305)	147-231-08-00 (306)
Monro-mission Square Llc	Monro-mission Square Llc	Monro-mission Square Llc
3900 5th Ave #300	3900 5th Ave #300	3900 5th Ave #300
San Diego CA 92103	San Diego CA 92103	San Diego CA 92103
147-271-14-00 (307)	147-272-01-00 (308)	147-272-02-00 (309)
Ocean Place Retail Vii Llc	Ozelle Lewis	• • •
		Iri Ii 105 S Coast Hwy Llc
520 Newport Center Dr #780	2344 Snead Dr	1801 W End Ave #1050
Newport Beach CA 92660	Oceanside CA 92056	Nashville TN 37203
147-272-03-00 (310)	147-272-04-00 (311)	147-272-05-00 (312)
Iri Ii 105 S Coast Hwy Llc	Noghlabadi Zarrintaj V Family Trust	Piedmont Family Trust 02-03-12
1801 W End Ave #1050	2380 Summerwind PI	3631 Seaview Way
Nashville TN 37203	Carlsbad CA 92008	Carlsbad CA 92008
Nastiville 110 37 203	Carisbad CA 92006	Calisbad CA 92006
147-272-06-00 (313)	147-272-07-00 (314)	147-272-08-00 (315)
Pipeline Ventures Inc	Pipeline Ventures Inc	Pipeline Ventures Inc
17780 Fitch #105	17780 Fitch #105	17780 Fitch #105
Irvine CA 92614	Irvine CA 92614	Irvine CA 92614
	11.1116 67.1 62611	
147-272-09-00 (316)	147-272-10-00 (317)	147-272-11-00 (318)
Surf Breezes Place Llc	Surf Breezes Place Llc	Menefee Christine Living Trust 1 06-
7957 Bevin Ln	7957 Bevin Ln	124 S Tremont St
El Cajon CA 92021	El Cajon CA 92021	Oceanside CA 92054
		Oceanside OA 92004
147-272-12-00 (319)	147-272-13-00 (320)	147-272-14-00 (321)
Hook Family Trust 03-11-03	Sd Remodeling Inc	So Cal West Llc
105 S El Camino Real	P O Box 1488	17075 Via Del Campo
San Clemente CA 92672	Rcho Santa Fe CA 92067	San Diego CA 92127
147-272-16-00 (322)	147-272-17-00 (323)	147-281-01-00 (324)
Seagaze Properties Llc	Seagaze Properties Llc	Hatter Family Trust 12-04-86
401 Seagaze Dr	401 Seagaze Dr	2344 Littler Ln
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92056
147-281-03-00 (325)	147-281-04-00 (326)	147-281-05-00 (327)
Hoang Phong Quy & Nguyen Nhung	Lisiecki L L C	Katchmar John M Trust 04-04-97
10521 Stony Ridge Way	1054 Village Dr	P O Box 1066
San Diego CA 92131	Oceanside CA 92057	Naalehu HI 96772
147 281 06 00 /228\	147 281 10 00 (220)	147 281 11 00 (220)
147-281-06-00 (328) 605 Mission LIc	147-281-10-00 (329)	147-281-11-00 (330)
1023 Leonard Ave	Grace Chapel Of The Coast 102 N Freeman St	City Of Oceanside
Occapido CA 92054	Occapsido CA 92054	300 N Coast Hwy

Oceanside CA 92054

Oceanside CA 92054

Oceanside CA 92054

147-281-12-00 (331)	147-281-13-00 (332)	147-282-05-00 (333)
Jeff & Linda Abramson	George D Cheadle	William H Trost
	•	
3216 Brookside Ln	1311 S Pacific St #B	123 S Ditmar St
Olivenhain CA 92024	Oceanside CA 92054	Oceanside CA 92054
447,000,00,00, (004)	447,000,07,00, (005)	447,000,00,00, (000)
147-282-06-00 (334)	147-282-07-00 (335)	147-282-08-00 (336)
Berkley Lorena A Family Trust 11-13-	Sullivan Melissa A Revocable Trust 04-	William C & Muoi T Stevenson
1375 Las Vistas Rd	122 S Freeman St	P O Box 2806
Fallbrook CA 92028	Oceanside CA 92054	Oceanside CA 92051
147-282-09-00 (337)	147-282-10-00 (338)	147-282-11-00 (339)
Simmons-schuster Revocable Trust	Michael J Stacco	Magana Alicia C Living Trust 04-07-00
114 S Freeman St #1	411 E Carmel St	270 Pacific Ave
Oceanside CA 92054	San Marcos CA 92078	Carlsbad CA 92008
147-282-12-00 (340)	147-282-14-00 (341)	147-282-16-00 (342)
Legacy Ludwiczak Llc	Calvery Chapel Living Hope	Sakura By The Sea L L C
168 S Orange Grove Blvd #111	P O Box 29	238 W D St
Pasadena CA 91105	Oceanside CA 92049	Encinitas CA 92024
147-282-17-00 (343)	147-282-18-00 (344)	147-283-01-00 (345)
Adrien D & Michelle Guillot	Burchianti Family Trust 04-06-05	United States Postal Service
105 S Ditmar St	109 S Ditmar St	1895 Avenida del Oro
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92056
147-283-02-00 (346)	147-283-03-00 (347)	147-283-04-00 (348)
P C H Investment Partners Llc	P C H Investment Partners Llc	P C H Investment Partners Llc
4995 Murphy Canyon Rd #100	4995 Murphy Canyon Rd #100	5694 Mission Center Rd #602-120
San Diego CA 92123	San Diego CA 92123	San Diego CA 92108
Can 2.0gc C/(C2/20	Can 2.0gc C/(C2/20	Can 2.0gc C/102.00
147-283-05-00 (349)	147-283-08-00 (350)	147-284-01-00 (351)
P C H Investment Partners Llc	P C H Investment Partners Llc	Heung Key & Chong In Lee
5694 Mission Center Rd #602-120	5694 Mission Center Rd #602-120	1010 Stiles Ct
San Diego CA 92108	San Diego CA 92108	Vista CA 92083
Can Blogo CA 62 100	Can Blogo CA CZ 100	VISIG 671 02000
147-284-02-00 (352)	147-284-04-00 (353)	147-284-05-01 (354)
Barnett Lynda L Trust	Barnett Lynda L Trust	Lisa H Keeley
515 Mission Ave	515 Mission Ave	550 Seagaze Dr #1
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
Occariside on 32004	Occariside on 02004	Occariside on 32004
147-284-05-02 (355)	147-284-05-03 (356)	147-284-05-04 (357)
Amidi Ocean Lofts L L C	Daniel Scanlynn Revocable Trust 05-	Amidi Ocean Lofts L L C
370 Convention Way	5021 39th PI #5E	370 Convention Way
Redwood City CA 94063		Redwood City CA 94063
Redwood Oily OA 94003	Queens NY 11104	Neuwood City OA 94000
147-284-05-05 (358)	147-284-05-06 (359)	147-284-05-07 (360)
Dawkins Revocable Living Trust 09-27-	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
_	370 Convention Way	370 Convention Way
550 Seagaze Dr #5	Redwood City CA 94063	Redwood City CA 94063
Oceanside CA 92054	Neuwood Oily OA 34003	Neuwood Oily CA 34003

147 294 05 09 (261)	147 294 05 00 (262)	147 204 05 10 (262)
147-284-05-08 (361)	147-284-05-09 (362)	147-284-05-10 (363)
Donna M Wilkins	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
550 Seagaze Dr #8	370 Convention Way	370 Convention Way
Oceanside CA 92054	Redwood City CA 94063	Redwood City CA 94063
447.004.05.44(004)	447.004.05.40(005)	447.004.05.40. (000)
147-284-05-11 (364)	147-284-05-12 (365)	147-284-05-13 (366)
Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
370 Convention Way	370 Convention Way	370 Convention Way
Redwood City CA 94063	Redwood City CA 94063	Redwood City CA 94063
447.004.05.44. (007)	447.004.05.45 (000)	447.004.05.40. (000)
147-284-05-14 (367)	147-284-05-15 (368)	147-284-05-16 (369)
Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C	Dawkins Revocable Living Trust 09-27
370 Convention Way	370 Convention Way	550 Seagaze Dr #16
Redwood City CA 94063	Redwood City CA 94063	Oceanside CA 92054
•	•	
447.004.05.47. (070)	447.004.05.40(074)	447.004.05.40. (070)
147-284-05-17 (370)	147-284-05-18 (371)	147-284-05-19 (372)
Amidi Ocean Lofts L L C	Richter 1995 Family Trust 11-10-95	Amidi Ocean Lofts L L C
370 Convention Way	22632 Baltar	370 Convention Way
Redwood City CA 94063	Mission Viejo CA 92691	Redwood City CA 94063
•	,	•
447.004.05.00 (070)	447.004.05.04 (074)	447.004.05.00 (075)
147-284-05-20 (373)	147-284-05-21 (374)	147-284-05-22 (375)
Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
370 Convention Way	370 Convention Way	370 Convention Way
Redwood City CA 94063	Redwood City CA 94063	Redwood City CA 94063
•	•	·
147 204 05 22 (276)	147 204 05 24 (277)	147 204 05 25 (270)
147-284-05-23 (376)	147-284-05-24 (377)	147-284-05-25 (378)
Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
370 Convention Way	370 Convention Way	370 Convention Way
Redwood City CA 94063	Redwood City CA 94063	Redwood City CA 94063
147-284-05-26 (379)	147-284-05-27 (380)	147-284-05-28 (381)
• • •	Amidi Ocean Lofts L L C	· · · ·
Amidi Ocean Lofts L L C		Parsons Steven & Brigid Family Trust
370 Convention Way	370 Convention Way	P O Box 195
Redwood City CA 94063	Redwood City CA 94063	Oceanside CA 92049
147-284-05-29 (382)	147-284-05-30 (383)	147-284-05-31 (384)
Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
370 Convention Way	370 Convention Way	370 Convention Way
Redwood City CA 94063	Redwood City CA 94063	Redwood City CA 94063
147-284-05-32 (385)	147-284-05-33 (386)	147-284-05-34 (387)
Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C	Amidi Ocean Lofts L L C
370 Convention Way	370 Convention Way	370 Convention Way
Redwood City CA 94063	Redwood City CA 94063	Redwood City CA 94063
Neuwood City CA 94003	Neuwood City CA 94003	Neuwood City OA 34003
147-284-05-35 (388)	147-284-06-00 (389)	147-284-07-00 (390)
Amidi Ocean Lofts L L C	H & H Oceanside Llc	Abdelmuti Development Co Llc
370 Convention Way	10357 Winnetka Ave	16350 Gothard St #101
Redwood City CA 94063	Chatsworth CA 91311	Huntingtn Bch CA 92647
Roawood Oily OA 07000	Shallsworth Great Total	Handingth Don OA 020-1

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)	148-063-26-00 (395)	148-063-32-00 (396)
Oceanside Unified School District	Gilbert & Blanca E T Barbosa	James W & Judy M Keenan
2111 Mission Ave	2663 Bressi Way	P O Box 658
Oceanside CA 92058	Carlsbad CA 92009	Oceanside CA 92049
148-063-34-00 (397)	148-064-10-00 (398)	148-064-11-00 (399)
James W & Judy M Keenan	Zachary D Winters	Jumpei Kontani
P O Box 658	1309 Bush St	121 5th St
Oceanside CA 92049	Oceanside CA 92058	Encinitas CA 92024
148-064-12-00 (400)	148-064-14-00 (401)	148-064-15-00 (402)
Anthony J Trujillo	Robert J Cooper	Nora C Navarro
814 N Freeman St	1306 Buena St	1316 Buena St
Oceanside CA 92054	Oceanside CA 92058	Oceanside CA 92058
148-064-25-00 (403)	150-045-01-00 (404)	150-045-02-00 (405)
Anthony J Trujillo	M V D Llc	M V D Llc
814 N Freeman St	5694 Mission Center Rd #602-120	5694 Mission Center Rd #602-120
Oceanside CA 92054	San Diego CA 92108	San Diego CA 92108
150-045-08-00 (406)	150-045-09-00 (407)	150-045-10-00 (408)
Kuhn Family Trust 03-28-19	Oakleaf L L C	Oakleaf L L C
3854 Blue Bird Canyon Ct	P O Box 1707	P O Box 1707
Vista CA 92084	Fallbrook CA 92088	Fallbrook CA 92088
150-045-11-00 (409)	150-045-12-00 (410)	150-051-01-00 (411)
M V D Llc	Mills & Matthews General Partnership	Nordberg Family Decedents Trust 06-
5694 Mission Center Rd #602	13651 Yellowstone Dr	P O Box 524
San Diego CA 92108	Santa Ana CA 92705	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)	150-051-10-00 (419)	150-051-11-00 (420)
Karan M Blumenshine	K M H Holdings Llc	Sakura By The Sea Llc
15 St Ann Dr	315 S Coast Highway 101 #85	238 W D St
Santa Barbara CA 93109	Encinitas CA 92024	Encinitas CA 92024

150-051-12-00 (421)	150-051-13-00 (422)	150-051-14-00 (423)	
White Trust 01-31-22	Juhn L Chen	Lee Family Trust 06-11-15	
8 Bell Pasture Rd	P O Box 728	6238 Topiary St	
Ladera Ranch CA 92694	Oceanside CA 92049	Carlsbad CA 92009	
150-051-15-00 (424)	150-051-16-00 (425)	150-051-17-00 (426)	
Kenneth & Carrie L Knatz	J R M G T Llc	Jacob N Grennell	
1607 Alvarado St	422 S Coast Hwy	217 S Freeman St #C	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
Oceanside CA 92004	Oceanside OA 32004	Oceanside OA 32004	
150-051-18-00 (427)	150-051-19-00 (428)	150-051-20-00 (429)	
Claudia Ebner	P C H Investment Partners Llc	Goddard Personal Trust 07-16-97	
213 S Freeman St #1			
	4995 Murphy Canyon Rd #100	1637 E Valley Pkwy #235	
Oceanside CA 92054	San Diego CA 92123	Escondido CA 92027	
450.050.00.00. (420)	450.052.04.00. (424)	450 052 05 00 (422)	
150-052-03-00 (430)	150-052-04-00 (431)	150-052-05-00 (432)	
Demirjian Mimi Revocable 1998 Trust	Kenneth Mccormack	Mo Viva Llc	
214 S Freeman St	218 S Freeman St	4424 Bermuda Ave	
Oceanside CA 92054	Oceanside CA 92054	San Diego CA 92107	
450.050.00.00. (400)	450,050,07,00, (404)	450.050.00.00. (405)	
150-052-06-00 (433)	150-052-07-00 (434)	150-052-08-00 (435)	
Najjar Harry & Diane Family Trust 10-	J R Mgt Llc	JRMGTLIc	
6911 Wildrose Ter	422 S Coast Hwy	422 S Coast Hwy	
Carlsbad CA 92011	Oceanside CA 92054	Oceanside CA 92054	
450.052.00.00. (426)	150 052 10 00 (427)	450.052.44.00. (420)	
150-052-09-00 (436)	150-052-10-00 (437)	150-052-11-00 (438)	
JRMGTLIC	V R E S LIC	Delrosario Juan & Violeta Revocable	
422 S Coast Hwy	889 S Rainbow Blvd #599	1103 S Chaucer St	
Oceanside CA 92054	Las Vegas NV 89145	Anaheim CA 92806	
450.050.44.00(420)	450.050.45.00. (440)	450,050,40,00, (444)	
150-052-14-00 (439)	150-052-15-00 (440)	150-052-16-00 (441)	
Afashi Ali & Esmaili Ghazaleh Living	219s Ditmar Street Llc	Rauschl Robin & Cara Family Trust	
5648 Shannon Ridge Ln	11635 Via Firul	232 Hoover St	
San Diego CA 92130	San Diego CA 92128	Oceanside CA 92054	
150-052-17-00 (442)	150-052-18-00 (443)	150-052-19-00 (444)	
` ,	Green Family Trust 11-01-99	• •	
Green Family Trust 11-01-99	•	Green Family Trust 11-01-99	
1796 Laurel Rd	1796 Laurel Rd	1796 Laurel Rd	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
150-052-20-00 (445)	150-052-21-00 (446)	150-053-01-00 (447)	
· • • • • • • • • • • • • • • • • • • •	, ,	, ,	
Schag Family Trust 10-01-93 2549 Dos Lomas	First Christian Church Of Oceanside 204 S Freeman St	Green Family Trust 11-01-99 1796 Laurel Rd	
Fallbrook CA 92028	Oceanside CA 92054	Oceanside CA 92054	
150-053-02-00 (448)	150-053-03-00 (449)	150-053-04-00 (450)	
Mosvatn Llc	• •	` ,	
MOSVALII LIO	Kenneth I A Rodriguez	Carol Torres	
7480 Miramar Rd #210	Kenneth L A Rodriguez	Carol Torres 216 S Ditmar St	
7480 Miramar Rd #210 San Diego CA 92126	Kenneth L A Rodriguez 366 Rochester St #B Costa Mesa CA 92627	Carol Torres 216 S Ditmar St Oceanside CA 92054	

150-053-05-00 (451)	150-053-06-00 (452)	150-053-13-00 (453)
Cassman Kenneth G & Susan Living	Nicwest 559th Investments Llc	Elledge 1999 Family Trust 02-10-99
823 Wala Dr	8015 El Paseo Grande	235 S Nevada St
Oceanside CA 92058	La Jolla CA 92037	Oceanside CA 92054
150-053-18-00 (454)	150-053-19-00 (455)	150-053-20-00 (456)
Heyman Lynn K Trust 03-21-94	H B Oceanside 2018 Llc	Poppendiek Niel E Trust 02-15-23
830 Harbison Canyon Rd	8502 E Chapman Ave #430	P O Box 494
El Cajon CA 92019	Orange CA 92869	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)	150-054-01-00 (461)	150-054-15-00 (462)
Benedict Family Bypass Trust 10-04-	K M H Holdings Llc	Ardillo Jean & Charles Family Trust 11
590 Rancho Santa Fe Rd	315 S Coast Highway 101 #85	3966 Shenandoah Dr
Encinitas CA 92024	Encinitas CA 92024	Oceanside CA 92056
150-054-16-00 (463)	150-054-17-00 (464)	150-055-01-00 (465)
Ardillo Jean & Charles Family Trust 11-	Golanski Krys Revocable Living Trust	Marshall Ackema Inc
3966 Shenandoah Dr	515 Michigan Ave	1350 Crestview Dr
Oceanside CA 92056	Oceanside CA 92054	Oceanside CA 92056
150-055-02-00 (466)	150-055-03-00 (467)	150-055-04-00 (468)
Ashraf Properties Llc	So Cal West Llc	Marion Dosda
3306 Avenida Hacienda	17075 Via Del Campo	2320 Kenwyn St
Escondido CA 92029	San Diego CA 92127	Oceanside CA 92054
150-055-05-00 (469)	150-055-09-00 (470)	150-055-10-00 (471)
Linh Thi Pham	Mbnb Holdings Llc	Robuck Living Trust 04-25-22
1414 Branta Ave	5414 Castle Hills Dr	321 S Ditmar St #B
Carlsbad CA 92011	San Diego CA 92109	Oceanside CA 92054
150-055-11-00 (472)	150-055-12-00 (473)	150-055-13-00 (474)
Kgb Family Trust 07-17-98	Kennedy Debra L Trust 09-25-14	Dennis & Victoria A Deehan
1912 S Pacific St	603 Seagaze Dr	309 S Ditmar St #A
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
150-055-14-00 (475)	150-055-15-00 (476)	150-056-03-00 (477)
Vesconcellos Michel & Stephanie	Lembach Jay Separate Property Trust	Mas Patty O Living Trust 11-15-10
307 S Ditmar St	303 S Ditmar St	312 S Ditmar St
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
150-056-04-00 (478)	150-056-05-00 (479)	150-056-06-00 (480)
J R M G T Llc	Barbara D Paschal	Blue Sky Trust 02-06-14
422 S Coast Hwy	318 S Ditmar St	1220 S Ditmar St
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054

150-056-07-00 (481)	150-056-08-00 (482)	150-056-09-00 (483)	
James W Peterson	Menefee Christine Living Trust 1 09-	Menefee Christine Living Trust 1 09-	
2000 S 8th Ave	124 S Tremont St	124 S Tremont St	
Arcadia CA 91006	Oceanside CA 92054	Oceanside CA 92054	
150-056-10-00 (484)	150-056-11-00 (485)	150-056-12-00 (486)	
Beckwith Family Trust	William A & Monique Cunningham	Urban Nest li Llc	
331 S Nevada St	1458 N 1220 E	2604 El Camino Real #336B	
Oceanside CA 92054	Logan UT 84341	Carlsbad CA 92008	
150-056-13-00 (487)	150-056-14-00 (488)	150-056-15-00 (489)	
Marshall Ackema Inc	Hang 5 Llc	Douglas Family Trust 02-01-01	
1350 Crestview Dr	120 S Birmingham Dr #240D	714 N Cleveland St	
Oceanside CA 92056	Cardiff CA 92007	Oceanside CA 92054	
150-056-16-00 (490)	150-056-17-00 (491)	150-056-18-00 (492)	
Nevada Olive Llc	Caroline G Abramowicz	First Church Of Christ Scientist Of	
1084 N El Camino Real	711 Michigan Ave	300 S Ditmar St	
Encinitas CA 92024	Oceanside CA 92054	Oceanside CA 92054	
150-062-04-00 (493)	150-062-06-00 (494)	150-062-08-00 (495)	
Pacific Rim Property Mgt Llc	Eric W & Blanca E Billot	Goodman Living Trust 02-15-12	
343 Crouch St	228 S Nevada St	4960 Lerkas Way	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92056	
150-062-09-00 (496)	150 062 10 00 (407)	150-062-11-00 (498)	
Farhedge Trust 07-15-20	150-062-10-00 (497) Gerard & Fradkin Linda Reski	Johnson 2001 Family Trust 07-26-01	
661 Union St	237 S Clementine St	3507 Las Vegas Dr	
Encinitas CA 92024	Oceanside CA 92054	Oceanside CA 92054	
150-062-13-00 (499)	150-062-14-00 (500)	150-062-17-00 (501)	
So Cal West L L C	So Cal West L L C	Kennedy Debra L Trust 09-25-14	
3306 Avenida Hacienda	3306 Avenida Hacienda	603 Seagaze Dr #130	
Escondido CA 92029	Escondido CA 92029	Oceanside CA 92054	
150-062-18-00 (502)	150-062-19-00 (503)	150-062-20-00 (504)	
Stoll Family Trust 05-06-87	So Cal West L L C	Draper Dirk W Revocable Trust 08-21-	
2607 Levante St	3306 Avenida Hacienda	222 S Nevada St	
Carlsbad CA 92009	Escondido CA 92029	Oceanside CA 92054	
150-062-21-00 (505)	150-062-22-00 (506)	150-062-27-00 (507)	
Nevada Street Sunset Apartments Llc	House 222 Llc	Anaika Dayton	
7427 Circulo Sequoia	124 5th St	336 Glencrest Dr	
Carlsbad CA 92009	Encinitas CA 92024	Solana Beach CA 92075	
150-062-28-00 (508)	150-062-29-00 (509)	150-062-30-00 (510)	
Kathleen M Miliucci	Matthew E & Elizabeth A Griffis	Louis Lupinacci	
236 S Nevada St	210 S Nevada St	212 S Nevada St	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	

150-063-04-00 (511)	150-063-05-00 (512)	150-063-06-00 (513)	
Andrew Thorp	Barbara Paschal	Rustrum Family Trust 05-11-98	
216 S Clementine St	1207 Activity Dr	2717 Unicornio St	
Oceanside CA 92054	Vista CA 92081	Carlsbad CA 92009	
150-063-07-00 (514) Paul L Boyer 1428 Kurtz St Oceanside CA 92054	150-063-08-00 (515) 150-063-09-00 (516) Paul L Boyer Szergenyi Katalin Revo 1428 Kurtz St 234 S Clementine St Oceanside CA 92054 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	n J Trust 05-21-91 Green Family Trust 11-01-99 Lucore Family Trust 1796 Laurel Rd 7096 Heron Cir		
150-063-16-00 (523)	150-063-17-00 (524)	150-063-18-00 (525)	
Lucore Family Trust 10-07-02	Lucore Family Trust 10-07-02	Lucore Family Trust 10-07-02	
7096 Heron Cir	7096 Heron Cir	7096 Heron Cir	
Carlsbad CA 92011	Carlsbad CA 92011	Carlsbad CA 92011	
150-063-19-00 (526)	150-063-21-00 (527)	150-064-02-00 (528)	
El Don Apartments	Apostolic Assembly Of Faith In Jesus	Rabbani Joseph & Azita Family Trust	
2131 Westminster Dr	208 S Clementine St	10552 Clearwood Ct	
Riverside CA 92506	Oceanside CA 92054	Los Angeles CA 90077	
150-064-04-00 (529)	150-064-05-00 (530)	150-064-06-00 (531)	
Tucker Trust 09-07-04	Hook Family Trust 03-11-03	Breslau Family Investments Llc	
244 S Horne St	105 S El Camino Real	P O Box 771378	
Oceanside CA 92054	San Clemente CA 92672	Steamboat Spr CO 80477	
150-064-07-00 (532)	150-064-08-00 (533)	150-064-11-00 (534)	
Jane V G Cox	Anderson Patricia J Trust 04-07-15	Moss A Rosen	
5710 Village Trl	324 S Horne St	336 S Horne St	
Mound MN 55364	Oceanside CA 92054	Oceanside CA 92054	
150-064-12-00 (535)	150-064-13-00 (536)	150-064-14-00 (537)	
Janice M Knight	330 S Horne Street Llc	Kalani Investments L L C	
267 Rainbow Dr #16728	991 Lomas Santa Fe Dr #C161	20372 Via Mantua	
Livingston TX 77399	Solana Beach CA 92075	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)	150-065-05-00 (542)	150-065-06-00 (543)
Story Family Living Trust 01-27-96	Michael J & Jana L Gallagher	Jackson Michael G Living Trust 08-18-
912 Sheffield Dr	319 S Horne St	325 S Horne St
Vista CA 92081	Oceanside CA 92054	Oceanside CA 92054
150-065-07-00 (544) Jackson Michael G Living Trust 08-14- 325 S Horne St Oceanside CA 92054	iving Trust 08-14- Marukelli Edmund A Living Trust 01- Hanna Colle 2397 Lafayette Ct 201 60th Av	
150-065-10-00 (547)	150-065-11-00 (548)	150-065-12-00 (549)
Alan D Manges	Grasela Brian Trust 03-03-21	Losa S & Ashworth E Trust 10-20-22
326 S Clementine St	807 W Upas	320 S Clementine St
Oceanside CA 92054	San Diego CA 92103	Oceanside CA 92054
150-065-13-00 (550)	150-065-14-00 (551)	150-065-15-00 (552)
Christopher A & Vargas Gloria L Haack	Pollock Green Family Revocable	Rumsey Family 1998 Trust 11-07-98
314 S Clementine St	3417 Ryan Dr	1442 Elva Ct
Oceanside CA 92054	Escondido CA 92025	Encinitas CA 92024
150-065-16-00 (553)	150-066-01-00 (554)	150-066-02-00 (555)
Stillwell Family Trust 02-27-95	Moeller Family Living Trust 02-07-11	Badillo Theodore B & Laura A Trust
227 Kamakoi Loop	801 Michigan Ave	306 S Nevada St
Kihei HI 96753	Oceanside CA 92054	Oceanside CA 92054
150-066-03-00 (556)	150-066-04-00 (557)	150-066-05-00 (558)
Clement R Stacco	Charles B Pauley	Charles B Pauley
2828 Alta Vista Dr	325 S Ditmar St	325 S Ditmar St
Fallbrook CA 92028	Oceanside CA 92054	Oceanside CA 92054
150-066-06-00 (559)	150-066-07-00 (560)	150-066-08-00 (561)
Oyeren Llc	Hansen Robert D Revocable Trust 09-	James E & Lynne E Gilstrap
7826 Backer Rd	P O Box 762	158 Hidden Valley Dr
San Diego CA 92126	Hudson WI 54016	Eagle Point OR 97524
150-066-09-00 (562)	150-066-10-00 (563)	150-066-11-00 (564)
Bagby Family Living Revocable Trust	Kelly Monica L Trust 11-07-22	Julianne Charland
5539 Papagallo Dr	321 S Clementine St	317 S Clementine St
Oceanside CA 92057	Oceanside CA 92054	Oceanside CA 92054
150-066-12-00 (565)	150-066-13-00 (566)	150-066-14-00 (567)
Kirtlen R & Suzanne B Platt	Copper Holding Llc	Bunn Thomas & Ruth Family Trust 05-
313 S Clementine St	300 Carlsbad Village Dr	303 S Clementine St
Oceanside CA 92054	Carlsbad CA 92008	Oceanside CA 92054
150-066-15-00 (568) Bunn Thomas & Ruth Family Trust 05- 303 S Clementine St	150-141-01-00 (569) Serendipity Trust 06-27-08 7668 El Camino Real #104-243	150-141-02-00 (570) Lowe Trust 02-24-22 3310 Febo Ct

Carlsbad CA 92009

Oceanside CA 92054

Carlsbad CA 92009

150-141-03-00 (571)	150-141-05-00 (572)	150-141-06-00 (573)
Paul Green	Myers Michael A Trust 04-27-07	Dp Enterprise Llc
7480 Miramar Rd #210	P O Box 4843	1131 Landavo Dr
San Diego CA 92126	Laguna Beach CA 92652	Escondido CA 92027
9	G	
150-141-07-00 (574)	150-141-08-00 (575)	150-141-09-00 (576)
Sally R Bertaut	Interfaith Community Services Inc	Wildlife Pacific Llc
P O Box 2151	550 W Washington Ave	4231 Balboa Ave #302
Oceanside CA 92051	Escondido CA 92025	San Diego CA 92117
		Ç
150-141-10-00 (577)	150-141-12-00 (578)	150-141-16-00 (579)
Christoff C A & E S Decedents	Arturo Sanchez	Rainbridge Llc
5135 Manor View Dr	316 Grant St	310 S Twin Oaks Valley Rd #107-476
Yorba Linda CA 92886	Oceanside CA 92054	San Marcos CA 92078
Torba Linda CA 92000	5 554 N.S. 45 C. 7 52 55 T	5411 Mar 555 57 (526 7 5
150-141-17-00 (580)	150-141-18-00 (581)	150-142-01-00 (582)
City Of Oceanside	San Diego County Ser/jobs For	Lemon Tree On Lincoln L L C
300 N Coast Hwy	255 N Fulton St #106	2375 W Lincoln Ave
Oceanside CA 92054	Fresno CA 93701	Anaheim CA 92801
3 3 3 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Testio CA 93701	7 WIGHTON 17 (2200)
150-142-02-00 (583)	150-142-03-00 (584)	150-142-04-00 (585)
Lemon Tree On Lincoln L L C	W S C Investment Partners Llc	Eric N & Rebecca E Scott
2375 W Lincoln Ave	5694 Mission Center Rd #602	5050 Via Primaria
Anaheim CA 92801	San Diego CA 92108	Yorba Linda CA 92886
, manami 6, (9266)	54.1 Blogs 5/102100	16154 Emida 671 62666
150-142-05-00 (586)	150-142-06-00 (587)	150-142-07-00 (588)
Fan Hsin & Suhjen Kung	Mclaughlin Family Trust 12-13-93	Wanderfield Llc
17815 Cecelia Pl	3528 Roselle St	162 S Rancho Santa Fe Rd #512
Cerritos CA 90703	Oceanside CA 92056	Encinitas CA 92024
3611163 67 (367 36	5 554 N.S. 45 C. 7 5 2 5 5 5	2.1511.11.03 67 (5262)
150-142-08-00 (589)	150-142-09-00 (590)	150-142-10-00 (591)
Alejandro D M Hernandez	Epigmenio & Beatriz Ahumada	Jose Sanchez
1227 Division St	1229 Division St	344 Grant St
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054
5 5 5 5 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 000ano.a0 07 (0200)	0 000110100 07 (0 200 1
150-142-11-00 (592)	150-142-12-00 (593)	150-142-14-00 (594)
Michael J Gallagher	Tyson & Gallagher Keara Mangham	T & S Property S D R L L C
1239 Division St	1243 Division St	P O Box 621
Oceanside CA 92054	Oceanside CA 92054	San Clemente CA 92674
150-142-15-00 (595)	150-142-16-00 (596)	150-142-24-00 (597)
Radha Damodar Family Trust 02-25-16	Grant By The Sea Fund Llc	L & M Ocean Shores Llc
571 Park Ln	3830 Valley Centre Dr #705-604	P O Box 9052
Encinitas CA 92024	San Diego CA 92130	Rancho Santa Fe CA 92067
150-142-25-00 (598)	150-142-26-00 (599)	760-186-24-00 (600)
Missouri By The Sea Fund L L C	Pauline Jordan	City Of Oceanside
12678 Monterey Cypress Way	2658 Del Mar Heights Rd #601	300 N Coast Hwy
San Diego CA 92130	Del Mar CA 92014	Oceanside CA 92054
5		

760-186-28-00 (601)	760-186-33-00 (602)	760-186-33-00 (603)	
City Of Oceanside	North County Transit District	North County Transit District	
300 N Coast Hwy	810 Mission Ave 810 Mission Ave		
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
760-186-35-00 (604)	760-186-57-00 (605)	760-186-69-00 (606)	
Oceanside Theater Company	City Of Oceanside	Madeline Bakery Petite	
P O Box 502	300 N Coast Hwy	223 N Coast Hwy	
Oceanside CA 92049	Oceanside CA 92054	Oceanside CA 92054	
0.000,000,000			
760-186-75-00 (607)	147-192-11-00 (187)	147-195-04-00 (206)	
Sfc Weitzel Lp	Occupant	Occupant	
722 W California Ave	815 Mission Ave	918 Mission Ave	
Vista CA 92083	Oceanside CA 92054	Oceanside CA 92054	
Viola 5, (52555	0004110140 071 0200 1	occanicido cirtozco i	
147-195-05-00 (207)	147-196-10-00 (208)	147-196-10-00 (208)	
Occupant	Occupant	Occupant	
212 N Clementine St	221a N Horne St	221b N Horne St	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
	0004110140 071 0200 1		
147-196-10-00 (208)	147-196-10-00 (208)	147-196-10-00 (208)	
Occupant	Occupant	Occupant	
221c N Horne St	223a N Horne St	223b N Horne St	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
	0000110100 071 0200 1	Cocanolac C/ (0200)	
147-196-10-00 (208)	147-197-01-00 (209)	147-197-01-00 (209)	
Occupant	Occupant	Occupant	
225 N Horne St	104 S Clementine St	905 Seagaze Dr Apt A	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
	0004110140 0710200 1		
147-197-01-00 (209)	147-197-01-00 (209)	147-197-12-00 (219)	
Occupant	Occupant	Occupant	
905 Seagaze Dr Apt B	909 Seagaze Dr	101 S Horne St	
Oceanside CA 92054	Oceanside CA 92054	Oceanside CA 92054	
0 0 0 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0	0004110140 0710200 7		
147-197-12-00 (219)	147-197-12-00 (219)	147-197-12-00 (219)	
Occupant	Occupant	Occupant	
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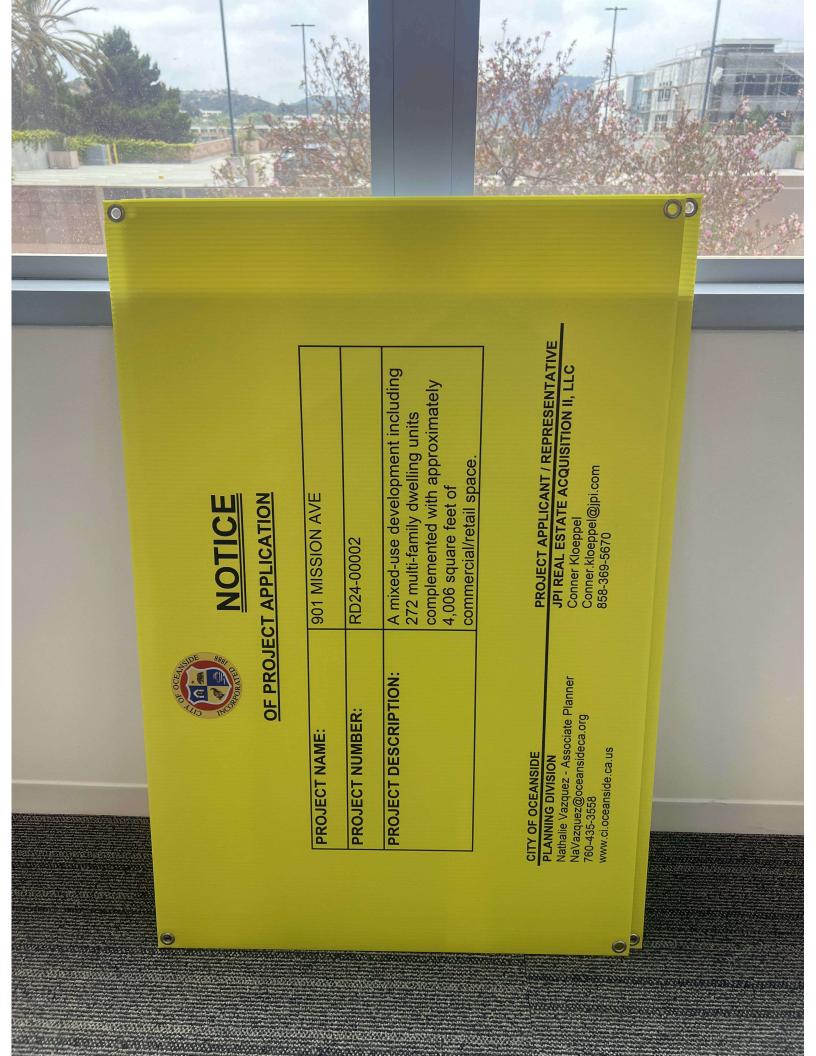
147-340-15-00 (395)

1 Pirates Cove Way Oceanside CA 92054

Occupant







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 <u>September 26</u>. 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.

Warning: External Source
Resending to correct email.D
Forwarded message From: Diane Nygaard < <u>dnygaard3@gmail.com</u> > Date: Mon, Jul 14, 2025 at 8:12 PM Subject: Questions About 901 Mission Ave To: < <u>nvazquez@oceansideca.org</u> >
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. CDan 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 3

From: Diane Nygaard <<u>dnygaard3@gmail.com</u>>

To: Nathalie Vazquez < <u>navazquez@oceansideca.org</u>> **Subject:** Fwd: Questions About 901 Mission Ave

Sent: Thursday, July 17, 2025 9:55 AM

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*12:

RECEIVED

NOV **3 0** 2023

CITY OF OCEANSIDE DEVELOPMENT SERVICES

*¹Submittal 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.

*2Note: 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 Numb	er	
	Legal Description (Lot, Block, Tract)	Attached? YI	ES NO	
	Lot 1 OF THE BELVEDERE MIXED-USE PR OF SAN DIEGO, STATE OF CALIFORNIA, A FILED IN THE OFFICE OF THE COUNTY RI 2007.	CCORDING TO MAP THEROF	NO. 15581,	
	Assessor Parcel Number(s) 147-196-10			
2.	EXISTING USES - The existing uses on the alterations to the property on which the proje		najor physical	
	Previously developed, but currently unimprov middle.	ed dirt lot with vacated alley bise	cting it down the	
3.	SITE PLAN - A site plan showing the building square footage of each building that is to be		approximate	
		Attached?	YES V NO	
4.	ELEVATIONS - Elevations showing design, each building that is to be occupied.	color, material, and the massing	and height of	
		Attached?	YES 🗸 NO	
5.	PROPOSED USES - The proposed land use and nonresidential development using the ca			
	This mixed-use project consists of 260 reside consists of 170,000 Parking GSF; 5,000 GSF amenities like conference rooms, a gym/spa, is 5,000 square feet allocated to non-resident subject to change based on market forces.	of Non-residential uses) offering club house and a roof lounge. A	y various dditionally, there	

a	RESIDENTIAL	DWELLIN	IC LINIT	COUNT:
a .	RESIDENTIAL	DVVELLIN		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 - 4	15	spaces
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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

	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?					
1 1 2 1		ow is from Item #8 ab ly fills in incorrectly for			YES NO	
If "YES," please describe:						
		entives/Parking Redu	ctions may include:			
Heigh	ıt, Setba	_	cape, Open Space; a	additional waivers ma	y be determined at	
10. POLI	LUTAN	TS – Are there any p	proposed point source	es of air or water pollu	utants?	
					YES NO	
If "YE	S," ple	ase describe:				
11. EXIS	TING S	SITE CONDITIONS	Don'd a the country			
	hat will		vhether each existing	of existing residentia unit is occupied or u		
	hat will	be demolished and w	vhether each existing	unit is occupied or u	noccupied. Provide	
	hat will	be demolished and w	vhether each existing Occupied Residential	unit is occupied or u Unoccupied Residential	noccupied. Provide Total Residential	
	hat will	be demolished and wif needed.	vhether each existing Occupied	unit is occupied or u	noccupied. Provide Total	
	hat will hment,	be demolished and wif needed.	vhether each existing Occupied Residential Units	unit is occupied or u Unoccupied Residential Units	Total Residential Units	
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attacl	Exis To E Wheth	be demolished and wif needed. Iting Be Demolished AL SITE CONDITION her a portion of the p A very high fire haz Forestry and Fire P	Occupied Residential Units Occupied Residential Units As a content of the conte	Unoccupied Residential Units 0 0 thin any of the following determined by the Description of the Section 51178?	Total Residential Units 0 0 0 Pepartment of	
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attacl	Exis To E Wheth i.	be demolished and wif needed. Iting Be Demolished AL SITE CONDITION Ther a portion of the p A very high fire haz Forestry and Fire P Wetlands, as define 660 FW 2 (June 21) A hazardous waste waste site designate	Occupied Residential Units Occupied Residential Units As a content of the conte	Unoccupied Residential Units 0 0 0 hin any of the following determined by the Description Section 51178? Section 51178?	Total Residential Units O O O O O O O O O O O O O O O O O O	

		flood (100-year flood) as determined by any official maps publish Federal Emergency Management Agency?	ed by the	
			YES	NO
	V.	A delineated earthquake fault zone as determined by the State Confficial maps published by the State Geologist, unless the development applicable seismic protection building code standards adopt California Building Standards Commission under the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Di Health and Safety Code), and by any local building department under the California Building department under	pment cored by the Building vision 13 c	mplies of the
			YES	NO
	vi.	A stream or other resource that may be subject to a streambed a agreement pursuant to Chapter 6 (commencing with Section 160 of the Fish and Game Code?		ion 2
			YES	NO
1	If "YE	S" to any, please describe:	_	1
b.	Does	the project site contain historic and/or cultural resources?		
	If "YE	S," please describe:	YES	NO
C.	Does	the project site contain any species of special concern?		
			YES	NO
ļ	If "YE	S," please describe:		

iv. A special flood hazard area subject to inundation by the 1 percent annual chance

		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. No Survey references multiple APN's for the site which is no longer represente, however the Survey indicates the easements.		
	e.	Does the project site contain a stream or other resource that may be so streambed alteration agreement pursuant to Chapter 6 (commencing wof Division 2 of the Fish and Game Code? Provide an aerial site photogexisting site conditions of environmental site features that would be suffregulations by a public agency, including creeks and wetlands.	vith Section 16 graph showing	
			YES NO) [
		If "YES," please describe and depict in attached site map:		
13.		STAL ZONE - For housing development projects proposed to be located al zone, whether any portion of the property contains any of the following		
NOTE:	a.	Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of t	he California	
NOTE: Project is		Code of Regulations.	YES NO	
not located	b.	Environmentally sensitive habitat areas, as defined in Section 30240 or	f the Public	
within Coastal		Resources Code.	YES NO	
Zone	C.	A tsunami run-up zone.	YES NO	
	d.	Use of the site for public access to or along the coast.	YES NO	
14.		JECT TEAM INFORMATION - The applicant's contact information and, in not own the property, consent from the property owner to submit the app	• •	İ
	Appli	icant's Name Nick Moffa		
	Comp	pany/Firm JPI		
	Addre	ess 11988 El Camino RealUnit/Space Num	ber	
	City _	San Diego State CA Zip Code 92130		
	Telep	hone 714-905-4857 Email nick.moffa@jpi.com		
	Are y	ou in escrow to purchase the property?		

d. Does the project site contain any recorded public easement, such as easements for

Property Owner of Record	Same as applicant Update Different from applicant
Name (if different from applicant)	Amidi Real Estate, LLC and A&J, LLC
Address 370 Convention Way	
City Redwood City	State CA Zip Code 94063
	Email rahim@amidigroup.com
Optional: Agent/Representative	Name Rahim Amidhozour ate, LLC and A & J, LLC
Address 370 Convention Way	
City Redwood City	State CA Zip Code 94063
	Email rahim@amidigroup.com
Optional: Other (Specify Archite	ct, Engineer, CEQA Consultant, etc.)
	Unit/Space Number
City	State Zip Code
Telephone	Email
imary 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 or 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.	Oceanside, CA	•	of the nerein previously described property located in is involved in this Preliminary Application, or have			
		owered to sign as the owner on b by the documents attached hereto.	ehalf of a partnership, corporation, LLC, or trust as			
2.		nsent to the filing of this Prelimina	ry Application on my property for processing by the for the sole purpose of vesting the proposed			
	0 1	oject subject to the Planning and a ct on the date that this Preliminary	Zoning ordinances, policies, and standards adopted 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				
	resulting fro	om the receipt of a density bonus	es by 20 percent or more, exclusive of any increase, incentive, concession, waiver, or similar provision, entitlement is not filed with Department of Planning			
	within 180 d	days of the date that the Preliminar	y Application is deemed complete.			
4.	By my signa	ature below, I certify that the forego	oing statements are true and correct.			
Się	gnature	Ralim Amidi 18AA2ECF5FB04F1	Signature			
Pr	inted Name	RAHIM AMIDHOZOUR	Printed Name			
Da	ate	11/30/2023	Date			