



**CITY OF OCEANSIDE
DEVELOPMENT SERVICES DEPARTMENT /
PLANNING DIVISION**

September 15, 2022

Faroz Ahmadi
Macrocons
1010 Wilshire Blvd.
Los Angeles, CA 90017

VIA EMAIL: faroz.macrocons@gmail.com

Subject: SB 330 Preliminary Application – Mixed-Use Density Bonus project at 901 Mission Avenue (APN 147-196-10)

Dear Mr. Ahmadi:

The City of Oceanside has completed a review of your preliminary application submitted on August 15, 2022 for a mixed-use development project pursuant to SB 330 and the requirements in Government Code Section 65941.1.

The application requests the following:

- A Development Plan and Density Bonus to allow a mixed-use project with 298 residential units, including 11% of total units reserved for very low-income households, commercial space, and amenities.
- A Conditional Use Permit to allow 124 hotel suites as part of the mixed-use project.

Staff has determined the preliminary application submitted on August 15, 2022 is complete and provides the information required by Government Code section 65941.1(a)(1)-(17) for purposes of the vesting rights set forth in section 65589.5(o). Additionally, the project is subject to the streamlined review process as outlined in Government Section 65905.5.

Should you have any questions regarding this determination, please contact me at 760-435-3563 or rdmohowski@oceansideca.org.

Sincerely,

Rob Dmohowski

Rob Dmohowski, Principal Planner
Development Services Department
Planning Division