Docusign Envelope ID: 03B51F49-086D-4A1F-B313-AC094E3C5FCC

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

*Project Number*_____

GENERAL DISCRETIONARY PERMIT APPLICATION

General Information *(please print)*

Applicant Information

Name: Trumark Homes

Address: 450 Newport Center Drive, Suite 300 Newport Beach, CA 92660

Email Address: vextale@trumarkco.com Phone: 818-943-0915

Connection to Property: Purchaser's representative

Property Owner Information

Name: O'Side Partnership, LLC

Address: 512 Via de la Valle, Suite 208, Solana Beach, CA 92075

Email Address: Jon@N4FL.com Phone: 760-903-3100

Representative Information

Name: Vivian Extale

Address: 450 Newport Center Drive, Suite 300, Newport Beach, CA 92660

Email Address: vextale@trumarkco.com Phone: 818-943-0915

Property Description

Property Address: 3460 Mission Avenue and 3436 San Luis Rey Road, Oceanside CA.

APN: 160-280-48&58, 160-290-58&60 Lot Size: varies

Zoning District[1]: Community Commercial Land Use[1]: Community Commercial

[1] Please use the Land Use and Zoning Map to determine the property's zoning district.

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Project Entitlement

☐Parcel Map (≥ 4 lots)	☐Tract Map (5+ lots)	☐Master/Specific Plan
☑Development Plan	☐Conditional Use Permit	☐Coastal Permit
☐General Plan Amendment	☐Zone Change	☐Historic Permit
☐Variance	☐Local Coastal Program Amendment	

Project Name

Project title submitted on Pre-App: Ocean Kamp Residences

Project Description

Provide a brief project description:

Per TM19-00004, CUP19-00021 and Development Plan D19-00016, the subject property's commercial land use is Community Commercial, which allow for residential uses at a density of up to 29 dwelling units per acre. The proposed project proposes 511 for-sale multi-family residential units and one affordable 60-unit apartment site for-rent, for a total of 571 residential units. Building configurations are proposed to include 3-story single family detached condos, 3-story duplex condos, 2 and 3 story town home condos and a 3-story apartment building.

Residential Project Summary

Type of Dwelling Unit (s): R-2 and R-3 SFD townhomes, duplexes and apartments

Existing Units:	n/a	Proposed Units:	511 for sale+63 apts=574
Existing Density:	n/a	Proposed Density:	+/- 22 units/acre (net)
Existing Building Size:	n/a	Proposed Building Size:	1839 sf-SFD-72,422sf Apts
Existing Parking Spaces:	n/a	Proposed Parking Spaces:	1251

Non-Residential Project Summary

Description of Use: n/a

Existing Building Size:	n/a	Proposed Building Size:	n/a
Existing Parking Spaces:	n/a	Proposed Parking Spaces:	n/a

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Signatures

Signatures from **ALL OWNERS** of the subject property are necessary before the application can be accepted. In the case of partnerships or corporations, the general partner or corporation officer so authorized may sign (attach additional documents if necessary).

☑ ***I declare, under penalty of perjury that the above information is true and correct. Further, I understand that submitting false information in this application may constitute fraud and is punishable in civil and criminal proceedings.***

☑ ***I have read and agree to abide by the City of Oceanside Development Services Department's Developer Deposit Account Processing Agreement (Policy No. 2011-01).***

Applicant or Representative

Name (Print): Vivian Extale

Signature: Vivian Extale Date: 11-18-2025

Owner

Name (Print): Jon Corn

Signature: Signed by: jon corn 3B4004E8D44B496... Date: 11-18-2025