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

DENSITY BONUS SUPPLEMENTAL APPLICATION

This application form is to be used in conjunction with the General Discretionary Permit Application for any development project utilizing State Density Bonus Law. Complete the form and provide any supporting materials described in this Supplemental Application and submit it along with a complete General Discretionary Permit Application.

General Information

Applicant Name: Trumark Homes

Applicant Address: 450 Newport Center Dr., Ste. 300, Newport Beach, CA 92660

Applicant Email Address: vextale@trumarkco.com todd@c-cdev.com Applicant Phone: (818)943-0915

Property Owner Name: O'side Partnership, LLC

Property Owner Address: PO Box 7295, Rancho Santa Fe

Property Owner Email Address: Jon Corn <jon@n4fl.com> Property Owner Phone: 760-903-3100

To be completed if Applicant is not Property Owner:
I authorize the applicant indicated above to submit the application on my behalf: Signed by: Jon Corn 3B4004E8D44B496...

Signature of Property Owner
(or attach a letter of authorization)

Property Information

Property Address: Ocean Pointe Rd. and Mission Rd., Oceanside, CA

Assessor's Parcel Number (APN): 160-280-48&58, 160-290-58&60 Lot Size: 1.84 Acres (80,151 sf)

Zoning Designation: Horizontal Mixed Use

Before You Apply

State income limits are described as percentages of the local "Area Median Income" (AMI) and are published on the California Department of Housing and Community Development (HCD) website. Prior to submitting a planning application, contact the City's Housing and Neighborhood Services Division at (760) 435-3360 or online at housingmain@oceanside.org to discuss these categories.

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Inclusionary Housing

This document and its examples do not include the City's inclusionary housing requirements. The inclusionary housing required income tiers **may not** be modified or combined with bonus density units. For more information, review the Municipal Code Chapter 14C.

Allowable Density Calculations

Step 1: Calculate Base Allowable Density

Under Density Bonus Law, where a density range is provided, the base number of units permitted is determined by multiplying the gross site size by the maximum density for the specific zoning range and land use element of the general plan applicable to the project. Per T19-00004 and Reso 22-R0718

80,151 square feet (lot size) x _____ maximum density ($\frac{dwelling\ units}{square\ feet}$) = _____ base units

Step 2: Determine Amount of Affordable Units

The amount of density bonus that a project may see is a sliding scale as set forth in State Law. Specify below the income level of affordable housing being provided and the percentage of units in the development that will be reserved as affordable. Density bonuses from more than one income category cannon be combined.

100 % [x] Low income x _____ base units = _____ affordable units

- [ ] Very low income
- [ ] Moderate income condominiums
- [ ] Senior housing
- [ ] Lower income student

Step 3: Calculate Density Bonus Units

Calculate the percentage of density bonus granted based on the level and amount of affordable units proposed. Government Code Section 65915(f) contains tables showing the sliding scale.

_____ Base units x _____ % Density Bonus Granted = _____ Additional Units

Step 4: Calculate Total Dwelling Units

Add the base allowable units and the density bonus units.

_____ Base units + _____ Density Bonus Units = _____ Total Units

Final Resulting Density: _____ Units per Acre

**Note: All density calculations at all steps of the process shall be rounded up to the next whole number, pursuant to State Law.*

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Concessions/Incentives

Please list any concessions/incentives the project is seeking and describe how each requested concession/incentive would result in identifiable and actual cost reductions for the project. The City may request additional documentation to verify that the requested concessions/incentives result in cost reduction for the project. The number of concessions/incentives granted is dependent on the number of affordable units proposed, as detailed in Government Code Section 65915(d).

Waivers

Please list any waivers the project is seeking and describe how each requested waiver is necessary to allow the proposed project to physically accommodate the additional permitted density.

The project will be requesting a waiver for the covered parking requirement. The elimination of the covered parking requirement will result in savings due to the elimination of the costs associated with the construction of garages will result in savings due to the elimination of the costs associated with the construction of garages or carports.

Reduced Parking

If you are seeking a reduction in parking pursuant to Government Code 65915(p), indicate the number of spaces proposed per bedroom and the criteria proposed for the reduction. Provide the waling distance from the project site to the nearest transit stop on the vicinity map submitted with your planning application submittal.

The Ocean Kamp family apartments will be located on a stand-alone parcel within the larger Ocean Kamp horizontal mixed use development. The project will be utilizing State Density Bonus Law parking standards. Submittal sheet A-APT 1.0 reflects 88 parking spaces which addresses the 88 spaces required per State Density

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Transit Stop Proximity

Walking Distance

The Ocean Kamp affordable community will be located approximately .19 miles from the nearest bus stop.



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REMOVAL OF UNITS AFFIDAVIT

The State Housing Crisis Act and Density Bonus Law mandate additional protections for units that are removed or demolished as part of a new housing project. The City may request additional information on the type and size of the existing units, as well as the incomes of households occupying the units.

Residential Unit Information

Answer the following questions to verify the project complies.

	Yes	No	N/A
1. Will the project require the demolition of residential units?	☐	☒	☐

If yes, complete the table below with information regarding the existing units. Include descriptions for any units rented within the last five years. Additional forms may be attached as needed.

Unit	# Bedrooms/Baths	Household Size	Household Income	Cost of Rent

	Yes	No	N/A
2. Are any units subject to affordability restrictions to persons of lower or very low income within the last 5 years?	☐	☒	☐

If yes, provide the covenant, ordinance, or law applicable to the site that restricted rents to levels adorable to very low or lower income households in the last five years.

3. Does the project create at least as many residential units as will be demolished?	☐	☐	☒
4. Does the project include at least as many residential units as the greatest number of units that existed on the project site within the last five years.	☐	☐	☒
5. The project will replace the affordable residential units with one of the these methods:	☐	☐	☒

- ☐ The project creates at least as many restricted affordable units of equivalent size and of the same or lower income category as well be demolished, and at the minimum percentages as required by State Law; or
- ☐ The project is 100% affordable (exclusive of manager units), and will be affordable to, and occupied by, either a lower or very low income household.

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Signatures

Under penalty of perjury the following declarations are made:

a. The information presented is true and correct to the best of my knowledge.
b. I understand that if the income category of the last household is occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City.
c. I understand affordable units have the right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent or an affordable housing cost

Owner's Signature Signed by: jon corn 3B4004E8D44B496... *Date* 12/05/25 | 11:43 AM

Owner's Name (printed) Jon Corn