



Application for Discretionary Permit
Development Services Department / Planning Division

STAFF USE ONLY	
ACCEPTED	BY

Please Print or Type All Information HEARING

PART I – APPLICANT INFORMATION			GENERAL PLAN AMENDMENT
1. APPLICANT JPI REAL ESTATE ACQUISITION II, LLC	2. STATUS Developer		MASTER/SPECIFIC PLAN
3. ADDRESS 11988 El Camino Real, San Diego,	4. PHONE & E-MAIL conner.kloepfel@jpi.com / 314-302-2469		ZONE AMENDMENT
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Conner Kloepfel			TENTATIVE MAP
			TENT. PARCEL MAP
6. ADDRESS 11988 El Camino Real, Suite 200, San Diego, CA	7. PHONE & E-MAIL Available: Monday- Friday anytime.		DEVELOPMENT PLAN
			CONDITIONAL USE PERMIT
			VARIANCE
			COASTAL PERMIT
			HISTORIC PERMIT

PART II – PROPERTY DESCRIPTION			
8. LOCATION 901 Mission Ave, Oceanside, CA 92054			9. SIZE 1.513 acres (65,912 square feet)
10. GENERAL PLAN Downtown	11. ZONING Subdistrict D-2	12. LAND USE Mixed Use / Residential / Office / Financial	13. ASSESSOR'S PARCEL NUMBER 147-196-10
14. LATITUDE 33.197674		15. LONGITUDE -117.375868	

PART III – PROJECT DESCRIPTION				
16. GENERAL PROJECT DESCRIPTION The proposed project is located at 901 Mission Avenue, encompassing an eight (8) story mixed-use development to include 272 multi-family dwelling units complemented with approximately 4,006 square feet of commercial/retail space.				

17. PROPOSED GENERAL PLAN Downtown	18. PROPOSED ZONING Subdistrict D-2	19. PROPOSED LAND USE Mixed Use Residential	20. NO. UNITS 272	21. DENSITY 179.8
22. BUILDING SIZE Units: 479 to 1,097 SF	23. PARKING SPACES 326	24. % LANDSCAPE 11.5%	25. % LOT COVERAGE or FAR 4.2 FAR	

PART IV – THE FOLLOWING ATTACHMENTS WILL BE REQUESTED AFTER REVIEW OF APPLICATION. PLEASE PROVIDE BOX EMAIL ACCOUNT: conner.kloepfel@jpi.com

26. DESCRIPTION/JUSTIFICATION	27. TITLE REPORT WITH LEGAL DESCRIPTION	28. NOTIFICATION MAP & LABELS
29. ENVIRONMENTAL INFO FORM	30. STORM WATER QUALITY ASSESSMENT FORM	31. PLOT PLANS
32. FLOOR PLANS AND ELEVATIONS	33. CERTIFICATION OF POSTING	34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. ATTACH ADDITIONAL PAGES AS NECESSARY.

35. APPLICANT OR REPRESENTATIVE Conner Kloepfel	36. DATE 05-22-2024	37. OWNER Rahim Amidhozour	38. DATE 05-22-2024
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eSigned via SeamlessDocs.com
Conner Kloepfel

eSigned via SeamlessDocs.com
Rahim Amidhozour

I DECLARE UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01 / POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.