



**Application for Discretionary Permit**

Development Services Department / Planning Division  
 (760) 435-3520  
 Oceanside Civic Center 300 North Coast Highway  
 Oceanside, California 92054-2885

**STAFF USE ONLY**

ACCEPTED	BY
----------	----

<b>Please Print or Type All Information</b>				HEARING	
<b>PART I - APPLICANT INFORMATION</b>				GPA	
1. APPLICANT O'Side Partnership, LLC		2. STATUS Owner		MASTER/SP.PLAN	
3. ADDRESS P.O. Box 7295, Rancho Santa Fe, CA 92067		4. PHONE/FAX/E-mail <i>jon@n4fl.com</i>		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Jon Corn				TENT. MAP	
6. ADDRESS P.O. Box 7295, Rancho Santa Fe, CA 92067		7. PHONE/FAX/E-mail <i>jon@n4fl.com</i>		PAR. MAP	
<b>PART II - PROPERTY DESCRIPTION</b>				DEV. PL.	
8. LOCATION 3480 Mission Avenue, Oceanside, CA 92054			9. SIZE 94 Acres		
10. GENERAL PLAN Commercial	11. ZONING CC	12. LAND USE Commercial/Mixed Use	13. ASSESSOR'S PARCEL NUMBER 160-270-31, 82, 79; 160-280-14; 48-51; 53-55 160-290-58, 60, 63		
14. LATITUDE 33 13' 20.34" N			15. LONGITUDE 117 20' 26.99"		
<b>PART III - PROJECT DESCRIPTION</b>					
16. GENERAL PROJECT DESCRIPTION O'Side Partnership, LLC proposes a mix of commercial and residential uses, including hotel, retail, restaurant, office, recreational uses and amenities (e.g. a wave lagoon, climbing walls, bike trails, etc.) and a mix of housing units.					
17. PROPOSED GENERAL PLAN Commercial	18. PROPOSED ZONING CC	19. PROPOSED LAND USE Commercial/Mixed Use	20. NO. UNITS Up to 700	21. DENSITY Approximately 26 DU/Acre	
22. BUILDING SIZE See Attached	23. PARKING SPACES Approx. 1,055	24. % LANDSCAPE TBD	25. % LOT COVERAGE or FAR TBD		
<b>PART IV - ATTACHMENTS</b>					
<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT			
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS			
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 33. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 34. OTHER (See attachment for required reports)			
<b>PART V - SIGNATURES</b>					
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 (Print): Jon Corn		36. DATE	37. OWNER (Print) O'Side Partnership, LLC		38. DATE <i>10/9/2020</i>
Sign: <i>[Signature]</i>		Sign: <i>[Signature]</i>			
<ul style="list-style-type: none"> <li>• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.</li> <li>• 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.</li> </ul>					