



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
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Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT Zephyr Oceanside, LLC		2. STATUS Owner/developer		GPA	
3. ADDRESS 700 2nd Street, Encinitas, CA 92024		4. PHONE/FAX/E-mail 858.558.3650 cbeucler@zephyrpartners.com		MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Chris Beucler, Zephyr Partners		7. PHONE/FAX/E-mail 858.558.3650 cbeucler@zephyrpartners.com		ZONE CH.	
6. ADDRESS 700 2nd Street, Encinitas, CA 92024		7. PHONE/FAX/E-mail 858.558.3650 cbeucler@zephyrpartners.com		TENT. MAP	
8. LOCATION 3480 Mission Avenue, Oceanside, CA 92054 (NE corner Foussat Rd & SR-76)		9. SIZE 92 acres		PAR. MAP	
10. GENERAL PLAN Commercial	11. ZONING CC	12. LAND USE Commercial/Vacant	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" W			

PART II – PROPERTY DESCRIPTION

10. GENERAL PLAN Commercial		11. ZONING CC	12. LAND USE Commercial/Vacant	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" W			

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
 Oceanside Resort Community Project proposes a mix of commercial and residential uses, including a resort hotel, retail, restaurants, office space, recreational/activity-based uses and amenities (e.g., wave lagoon, climbing walls, bike path/trails), event center, and multi-family residential.

17. PROPOSED GENERAL PLAN Commercial	18. PROPOSED ZONING Community Commercial	19. PROPOSED LAND USE Commercial (mixed-use)	20. NO. UNITS 700 multi-family	21. DENSITY Approx. 23 du/ac
22. BUILDING SIZE See attachment	23. PARKING SPACES 968	24. % LANDSCAPE TBD	25. % LOT COVERAGE or FAR TBD	

PART IV – ATTACHMENTS

<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 type="checkbox"/> 33. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 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 (Print): Chris Beucler, Zephyr Oceanside, LLC	36. DATE 08/27/2019	37. OWNER (Print) Chris Beucler, Zephyr Oceanside, LLC	38. DATE 08/27/2019
Sign:		Sign:	

• 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.
 • 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.