

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
 ABC 211 (6/99)

State of California

TO: Department of Alcoholic Beverage Control
 8620 SPECTRUM CENTER BLVD
 STE 302
 SAN DIEGO, CA 92123
 (858) 300-6855

File Number: **659650**
 Receipt Number: **3074236**
 Geographical Code: **3700**
 Copies Mailed Date: **January 16, 2026**
 Issued Date:

COSD CLERK OF THE BOARD
 2025 JAN 20 PM 12:51

DISTRICT SERVING LOCATION: **SAN DIEGO**

First Owner: **COUNTRY LAKESIDE LLC**
 Name of Business: **COUNTRY WINE & SPIRITS**
 Location of Business: **12215 WOODSIDE AVE
 LAKESIDE, CA 92040-3013**

County **SAN DIEGO**

Is Premises inside city limits **No** Census Tract: **0167.05**

Mailing Address:(If different from premises address)

Type of license(s): **21** Dropping Partner: Yes No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
21 - Off-Sale General	MBR	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	MEMBERSHIP TRANSFER	NA	0	01/16/26	\$1,000.00
Total					\$1,000.00

Have you ever been convicted of a felony? **No**
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SAN DIEGO** Date: **January 16, 2026**

Applicant Name(s)

COUNTRY LAKESIDE LLC

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
 ABC 211 (6/99)

State of California

TO: Department of Alcoholic Beverage Control
 8620 SPECTRUM CENTER BLVD
 STE 302
 SAN DIEGO, CA 92123
 (858) 300-6855

File Number: **675841**
 Receipt Number: **3070336**
 Geographical Code: **3700**
 Copies Mailed Date: **January 13, 2026**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN DIEGO**

First Owner: **THE DON 8, LLC**
 Name of Business: **DONS COCKTAIL LOUNGE**
 Location of Business: **13321 HIGHWAY 8 BUSINESS
 EL CAJON, CA 92021-2001**

COSI CLERK OF THE BOARD
 2026 JAN 20 PM 12:51

County **SAN DIEGO**

Is Premises inside city limits **No** Census Tract: **0168.09**

Mailing Address:(If different from premises address)

Type of license(s): **48** Dropping Partner: Yes No

Transferor's license/name: **565260 / VETERE, PASQUALE F**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
48 - On-Sale General Public Premises	PER	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ISSUE TEMPORARY PERMIT	NA	1	12/30/25	\$100.00
Application Fee	PERSON TO PERSON TRF	NA	0	12/30/25	\$1,525.00
Application Fee	FEDERAL FINGERPRINTS	NA	2	12/30/25	\$48.00
Application Fee	STATE FINGERPRINTS	NA	2	12/30/25	\$78.00
48 - On-Sale General Public Pre	ANNUAL FEE	PO	0	12/30/25	\$960.00
Total					\$2,711.00

Have you ever been convicted of a felony? **No**
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SAN DIEGO** Date: **December 30, 2025**

Applicant Name(s)

THE DON 8, LLC

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
 ABC 211 (6/99)

State of California

TO: Department of Alcoholic Beverage Control
 570 RANCHEROS DRIVE
 SUITE 240
 SAN MARCOS, CA 92069
 (760) 471-4237

File Number: **676065**
 Receipt Number: **3073257**
 Geographical Code: **3700**
 Copies Mailed Date: **January 13, 2026**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN MARCOS**

First Owner: **DIAMOND RESORTS MANAGEMENT INC**
 Name of Business: **RIVIERA OAKS RESORT & RACQUET CLUB**

Location of Business: **25382 PAPPAS RD
 RAMONA, CA 92065**

COSD CLERK OF THE BOARD
 2026 JAN 20 PM 12:51

County **SAN DIEGO**

Is Premises inside city limits **No** Census Tract:

Mailing Address:(If different from premises address) **317 E CARSON ST
 STE 333
 PITTSBURG, CA 15219**

Type of license(s): **70** Dropping Partner: Yes No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
70 - On-Sale General Restrictive Servi	ORI	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	01/12/26	\$7,515.00
Application Fee	FEDERAL FINGERPRINTS	NA	4	01/12/26	\$96.00
Application Fee	STATE FINGERPRINTS	NA	4	01/12/26	\$156.00
70 - On-Sale General Restrictive	ANNUAL FEE	P0	0	01/12/26	\$985.00
Total					\$8,752.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SAN DIEGO**

Date: **January 12, 2026**

Applicant Name(s)

DIAMOND RESORTS MANAGEMENT INC

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
 ABC 211 (6/99)

State of California

TO: Department of Alcoholic Beverage Control
 8620 SPECTRUM CENTER BLVD
 STE 302
 SAN DIEGO, CA 92123
 (858) 300-6855

File Number: **672852**
 Receipt Number: **3071615**
 Geographical Code: **3700**
 Copies Mailed Date: **January 14, 2026**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN DIEGO**

First Owner: **KEVEK GROUP MANAGEMENT CORPORATION**

Name of Business: **TAPPI BISTRO**

Location of Business: **2654 JAMACHA RD
 STE 111
 EL CAJON, CA 92019-4327**

COSD ASSESSMENT APPEALS
 2025 JAN 20 PM 12:51

County **SAN DIEGO**

Is Premises inside city limits **No** Census Tract: **0136.08**

Mailing Address:(If different from premises address)

Type of license(s): **47** Dropping Partner: Yes No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
47 - On-Sale General Eating Place	ORI	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	09/19/25	\$19,315.00
47 - On-Sale General Eating Plac	ANNUAL FEE	P40	1	01/06/26	\$1,505.00
Total					\$20,820.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SAN DIEGO**

Date: **September 19, 2025**

Applicant Name(s)

KEVEK GROUP MANAGEMENT CORPORATION



CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

NOTICE OF APPLICATION

Per City Council Policy 300-14, you should know that an application has been filed with the City of Oceanside for a discretionary entitlement project. Please see the project details below.

COSD CLERK OF THE BOARD
2026 JAN 20 PM 12:57

PROJECT NUMBER: T25-00005, RC25-00010, D25-00015, AND DB-00015

PROJECT NAME: TREMONT CONDOMINIUMS

DATE OF APPLICATION: DECEMBER 29, 2025

PROJECT DESCRIPTION: TENTATIVE MAP, DEVELOPMENT PLAN, REGULAR COASTAL PERMIT AND DENSITY BONUS TO CONSTRUCT A SIX STORY, 22 UNIT (INCLUDING 2 DEED RESTRICTED UNITS FOR LOW-INCOME HOUSEHOLDS AND 2 DEED RESTRICTED UNITS FOR MODERATE-INCOME HOUSEHOLDS) CONDOMINIUM BUILDING WITH SUBTERRANEAN GARAGE ON A .23-ACRE LOT.

CONTACT NAME: DAN NIEBAUM, THE LIGHTFOOT PLANNING GROUP
(760) 692-1924; DAN@LIGHTFOOTPG.COM

LOCATION: 405 S. TREMONT STREET,
CORNER OF TREMONT STREET AND MISSOURI AVENUE
(APN: 150-182-13-00).

PROJECT PLANNER: NATHALIE VAZQUEZ, ASSOCIATE PLANNER
(760) 435-3558, NAVAZQUEZ@OCEANSIDECA.ORG

The decision to approve or deny this application will be made by the Community Development Commission. You will receive a notice of the Public Hearing at that time within 15 days of the Hearing Date. Additionally, you will be notified of any Environmental Notices that are posted for public review.

The project application and materials related to the project are available for public review on the City's website through e-Trakt at the following link:

<https://www.ci.oceanside.ca.us/government/development-services/planning/project-search>

Use the project number **T25-00005** for your search.

If you have any questions regarding this application at any time, please contact the City of Oceanside Project Planner listed above.