

Open space is not free

primary purpose of greens space is to sustain the community and climate.

El Coronado

more open space :) to provide

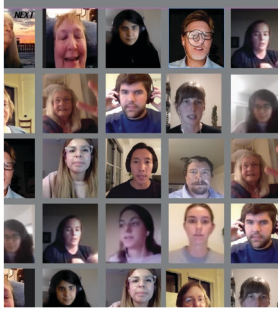
Access to Nature every child should have access to

Keep open spaces! Please! Include Along the river and south mo hills

preserve open space!

request more parks

El Coronado an parkland only.



COMMUNITY WORKSHOPS ON VISION, ISSUES, AND PRIORITIES REPORT

PREPARED FEBRUARY 2021

THE CITY OF OCEANSIDE GENERAL PLAN UPDATE

COMMUNITY WORKSHOPS ON VISIONS, ISSUES, AND PRIORITIES REPORT

WORKSHOPS HELD ON

JANUARY 12, 2021

JANUARY 13, 2021

JANUARY 19, 2021

Report Prepared

February 2021

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Urban and Regional Planners

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I INTRODUCTION

I.1 General Plan Update

The City of Oceanside is developing an updated General Plan that will help facilitate its ongoing transformation to a vibrant 21st century community. The State of California requires each city and county to have a comprehensive General Plan that outlines the community's long-term policies related to growth and development. Most of Oceanside's current General Plan dates to 1970s and 1980s. The updated General Plan will address a spectrum of topics including land use, housing, transportation, public services, environmental quality, and safety.

I.2 Public Involvement and Participation

The process of drafting a new General Plan enables the community to assess opportunities and challenges, establish a vision for the city's future, and outline a systematic process to achieve the vision. Preparation of the General Plan is far more than a legal formality – it is an opportunity for community members to define Oceanside's future, and to ensure a high quality of life for themselves and for subsequent generations.

While the planning process will take direction from many sources, the most important voice is that of the community. The valuable input of community members is essential to the creation of a new General Plan that accurately reflects the common goals, needs, visions, and desires of the community. Key outreach efforts in the General Plan process to date include:

1. Onward Oceanside Visioning Survey (November 2020)
2. Neighborhood Planning Areas (NPA) Survey (November 2020)
3. Virtual Community Workshops (January 2021)

Reports on these outreach efforts and an update on the project's status can be found on the Onward Oceanside website, www.onwardoceanside.com

2 This Report

2.1 Community Workshops

This report describes the process and results of three community workshops. The workshops were designed to engage the attention, interest, and active involvement of a broad spectrum of Oceanside community members and provide opportunities for energetic discussion of and effective input into the community's vision of Oceanside's future. Participants discussed what the community would like to preserve, improve, and create to ensure that all residents of Oceanside feel included in and proud of the future of the city.

TOPICS

The three workshops covered the following topics related to the General Plan Update:

- **Workshop 1**, January 12, 2021: Land Use, Mobility, and Noise
- **Workshop 2**, January 13, 2021: Community Facilities, Conservation/Open Space
- **Workshop 3**, January 19, 2021: Housing

SCHEDULE AND ATTENDANCE

The community workshops were held virtually over Zoom due to the Covid-19 pandemic. Workshops took place on three different weekday evenings in January 2021. Each workshop focused on different topics but followed a similar structure, including an informational presentation and interactive polling, followed by small breakout group discussions, and report back discussions. Peak attendance (not including City staff and the planning team) for the three workshops was 170, 130, and 97 members of the public, respectively.

WORKSHOP STRUCTURE/ ACTIVITIES

Each online workshop began with a PowerPoint presentation over Zoom led by members of project staff. Interspersed throughout the presentation were Zoom polls to collect basic demographic information and insight on community priorities from the participants. To keep the format engaging, the second and third workshop followed presentations with

virtual interactive activities. In all three workshops, participants engaged in 35–45-minute breakout discussion groups led by a project staff facilitator and guided by staff-provided discussion questions. Upon reconvening with the larger group, facilitators shared key points from the discussion.

2.2 Report Organization

The remainder of this report delves into the key themes that emerged from the community's input during each workshop. These themes reflect input from the breakout group discussions as well as the Zoom polls and interactive online activities. The complete record of the workshops' activities can be found in the appendix. Further community input, including stakeholder interviews and community survey results, are summarized in separate reports available on the project website, www.onwardoceanside.com. The key themes, priorities, and conclusions from these early reports will guide development of Onward Oceanside's vision and guiding principles, and will inform land use, urban design, and circulation alternatives to achieve the community's goals through the planning process.

3 Key Themes

The following summary reflects key themes that emerged from zoom poll results and breakout room discussions for Workshops 1, 2, and 3. A full record of materials can be found in Appendix A, B, and C, respectively.

Open space

Many participants stressed the importance of open space and recreation areas as key to preserving and enhancing Oceanside's quality of life. Open space areas that came up often in group discussions included the San Luis Rey River Trail, the future preservation of the El Corazon area, Oceanside's beaches and the agricultural open spaces of the South Morro Hills area. The San Luis Rey River Trail in particular was viewed as an underutilized resource by many participants due to the presence of homeless encampments along the trail and a perception of the trail as unsafe, especially at night. Some participants suggested increasing access to the River Trail by adding access to the north side, and pursuing habitat restoration along the riverbanks. The importance and value of Oceanside's

beaches was emphasized in many groups and participants saw sand retention and beach improvement projects as highly important to Oceanside's future.

Development Character

Many participants echoed the City's priority for concentrating new development along the major corridors. There was also a broad agreement on need for pedestrian and bicycle friendliness in all new developments. Participants also emphasized that new development should be compatible with existing development and pleasant to be around, suggesting requirements for setbacks, open spaces, accessible sidewalks, and design guidelines to ensure visual interest.

Economic Development

Workshop participant felt that Oceanside needed to do more to make itself attractive to employers, young professionals, and new families. Many participants supported efforts by the City to attract higher paying jobs with good benefits, but many also saw support and access to services for all levels of wage earners as important.

Alternative Transportation (pedestrians, bikes, transit)

While 75 percent of participants in a Zoom poll responded that they are currently able to conveniently access most of the goods and service they need within Oceanside, in the breakout discussions many voiced a desire for a more connected, complete, and safer bicycle and pedestrian infrastructure for transportation and recreation. The desire for continuous bikeways along the three principal east-west river/creeks was emphasized. Last mile connections to city's rail/Sprinter stations were also seen as key to improving transit access in Oceanside, and several participants championed a downtown shuttle or trolley system to improve beach access and reduce traffic.

Transportation and Parking

Some participants raised concerns about the implications of growth and new development on access to parking, especially the potential for overflow into residential neighborhoods. Participants suggested a variety of ways to provide more parking in Oceanside, including underground parking garages, and re-configured streets with room for parking. Participants also saw improvements to the City's bicycle and pedestrian infrastructure and public transportation system as ways to decrease the reliance on individual vehicles in the City, and therefore reduce the demand for parking. A shuttle

system to connect downtown areas and link inland neighborhoods to the coast was suggested in several discussion groups. A few participants mentioned the need to plan for reduced parking need in future, referencing the impacts of autonomous vehicles. Some participants were concerned with parking oversupply issues rather than lack of parking, noting the high costs of providing surplus parking, and instead pushed for unbundled parking, shared parking, parking demand management strategies, and new parking technologies.

Safety

While 80 percent of Zoom poll respondents reported feeling safe in Oceanside's public spaces, participants expressed a desire for an increased feeling of safety at community facilities throughout the city, especially parks. Homeless encampments along the San Luis Rey River trail and in other areas made some residents feel unsafe. Participants also felt that if public transit felt safer and more pleasant, more Oceanside residents would choose to forgo their cars. Most participants said that public spaces felt safest when more people were around. Bicycle and pedestrian safety were also brought up as important issues for the City to address. Participants called for better bike infrastructure, separated pedestrian and bicycle trails, and more safe places to cross major thoroughfares.

Natural Resources

Open spaces and natural resources were seen by most participants as important assets to Oceanside, and important contributors to a high quality of life. There was a strong consensus that Oceanside's greatest natural assets are its beaches and that efforts needed to be taken to preserve and protect them. Meeting participants emphasized sand retention (climate change and because of the harbor) and developing more amenities such as parking and restrooms as being important to ensuring the continued value of the city's beaches. Participants also valued El Corazon highly as an open space, and many called for it to be officially preserved as a park. Participants also emphasized a need for universal access to parks and open spaces, and called for improvements to the city's trail network, particularly the rail and river trails. Preservation of agricultural uses in the South Morro Hills area was also seen as important by some residents.

Community Facilities

Meeting participants were divided on whether Oceanside's community facilities matched neighboring cities' in quality and quantity. Participants identified several types of

facilities as needing improvement including facilities that catered to the arts, pools, parks, and beaches. Many participants identified the east side of the city as lacking access to high- quality community facilities.

Cultural Resources

Participants called attention to the Oceanside’s rich cultural history and the presence of significant cultural resources as a strong foundation to build upon. The Mission was called out by many participants as an important cultural resource that should be preserved. Participants also viewed the Native American heritage of Oceanside as an important to its culture, suggesting that a museum or historical society could help bring attention to the city’s pre-European settlement era. The City’s existing amphitheaters, museums and arts centers were seen as valuable resources that should be expanded and invested in. Strategies that honor Oceanside’s history and help enhance the City’s cultural identity were seen as a way to spur greater interest in the city’s cultural history and future.

Sustainability / Resiliency

Improved public transportation options to get people out of single occupant cars was seen by many as the single most effective strategy to combat climate change and promote long-term sustainability. Participants also desired Oceanside to prepare for the future by investing in Electric Vehicle (EV) infrastructure. Wildfire risk and extreme heat events were identified as concerns by many participants, as were rising sea levels and coastal erosion.

Increased Housing Opportunity and Options

The number one housing concern that workshop participants identified in a Zoom poll was overcrowding, followed closely by housing affordability. In small group discussions, participants identified housing affordability as one of the biggest issues facing Oceanside. Although a Zoom poll indicated that workshop participants preferred single-family homes with yards over other types of housing, in small group discussions many participants emphasized the need for a range of housing types, sizes, and affordability levels, including affordable housing, senior housing, accessory dwelling units, multi-family housing, smaller housing units, mobile home parks, and transitional housing. Several groups discussed ways to ensure greater access to housing in Oceanside including imposing stricter limits on vacation rentals and removing in lieu fees as an option for developers, requiring them to build affordable housing in place. Prioritizing housing

development and access was also seen as an important part of addressing homelessness in Oceanside by some workshop participants.

Location and Type of New Development

Mixed-Use development was a major point of discussion with a variety of opinions. Some community members see mixed-use and multi-unit development as necessary solutions Oceanside's needs, while other members voiced a desire to protect existing single-family zones. Regardless of type, many participants identified the corridors as the suitable location for most new development, as reflected in both the small group discussions and the Maptionnaire housing location activity. The character and design of new development were also important to many participants, with many suggesting visually interesting and pedestrian-friendly development that enhances Oceanside's unique character.

4 Appendix A: Workshop 1

4.1 Appendix A-1: Workshop Overview

The first workshop in the series covered land use, mobility, and noise. Interactive portions of the workshop included Zoom polls interspersed throughout the presentations, and small group discussions focused on key questions and facilitated by the project team. Key findings from the Zoom polls and breakout room discussions at Workshop #1 are summarized below.

BREAKOUT ROOM DISCUSSIONS

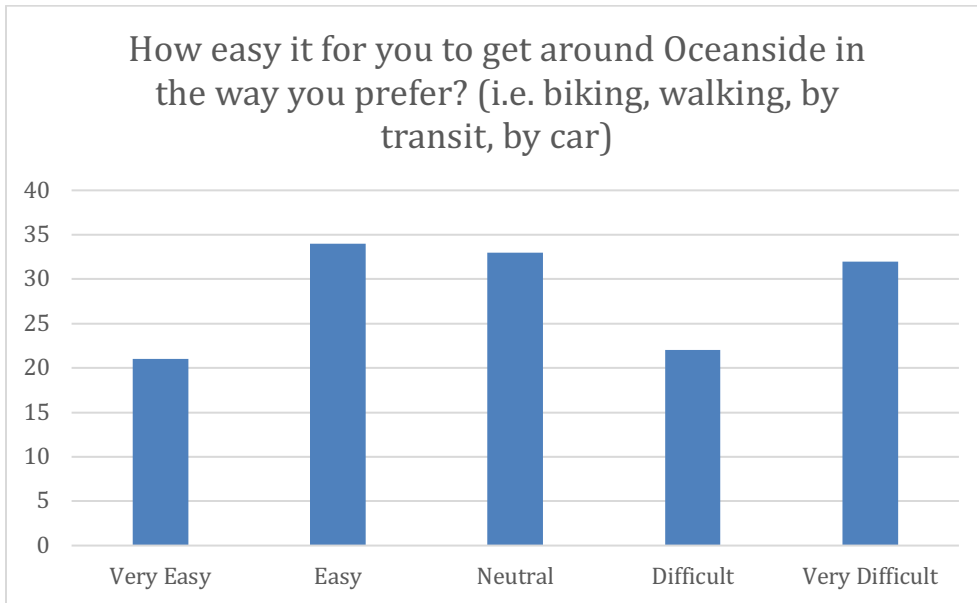
Following the presentation, participants were sent to Zoom breakout rooms to discuss the topics of the workshop. Each room had a project team facilitator and 5-7 participants, and discussions lasted 40 minutes before everyone was reconvened for a report back, led by each room's facilitator. The project team provided each facilitator with a series of discussion questions, intended to serve as rough guidelines for the conversation, and detailed notes as well as the breakout room chat record were collected after the meeting. The discussion questions provided for Workshop 1 are as follows:

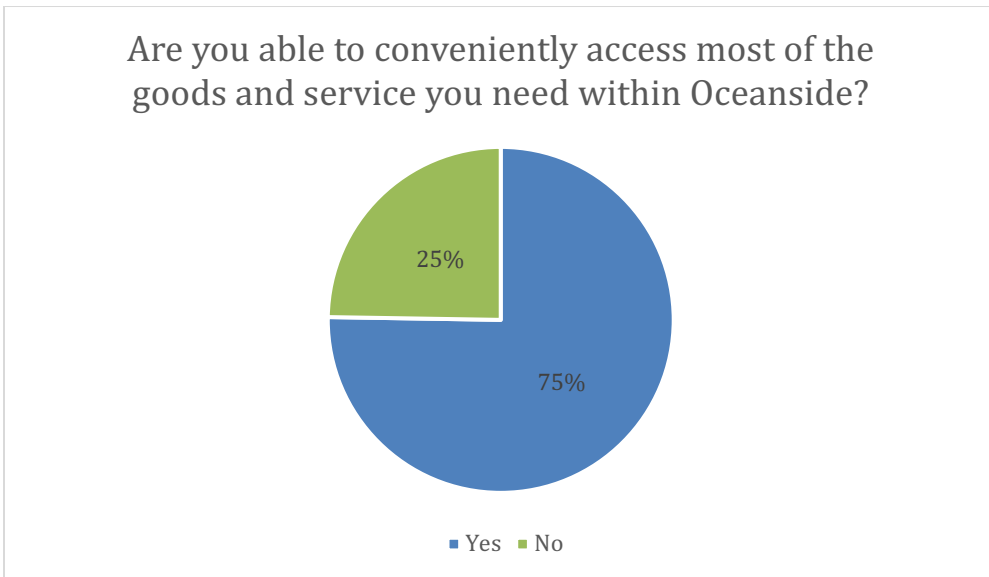
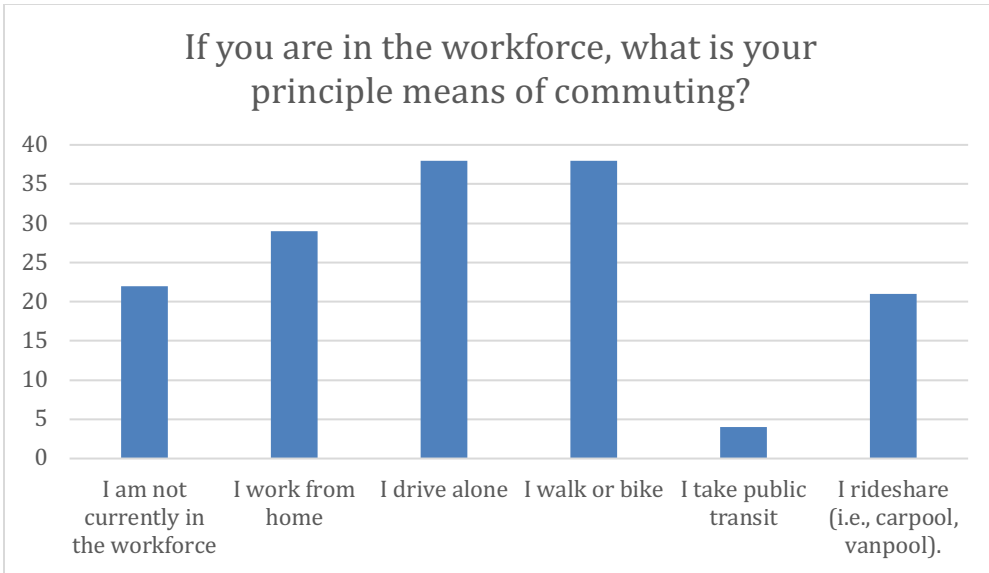
1. **Quality of Life.** A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them?
2. **Economic Growth.** Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the city.
 - How can the City promote **business activity** and **employment growth** through land use policies and zoning standards?
3. **Sustainability.** The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations.
 - In what ways can the City operate more sustainably?

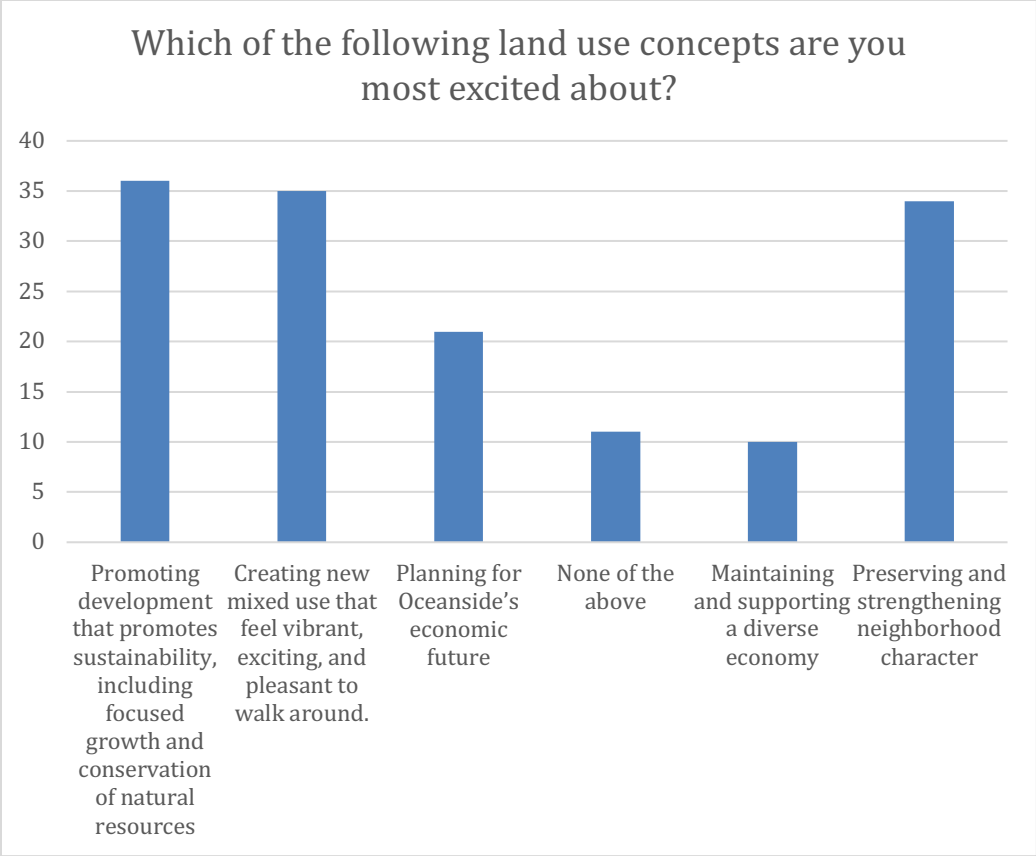
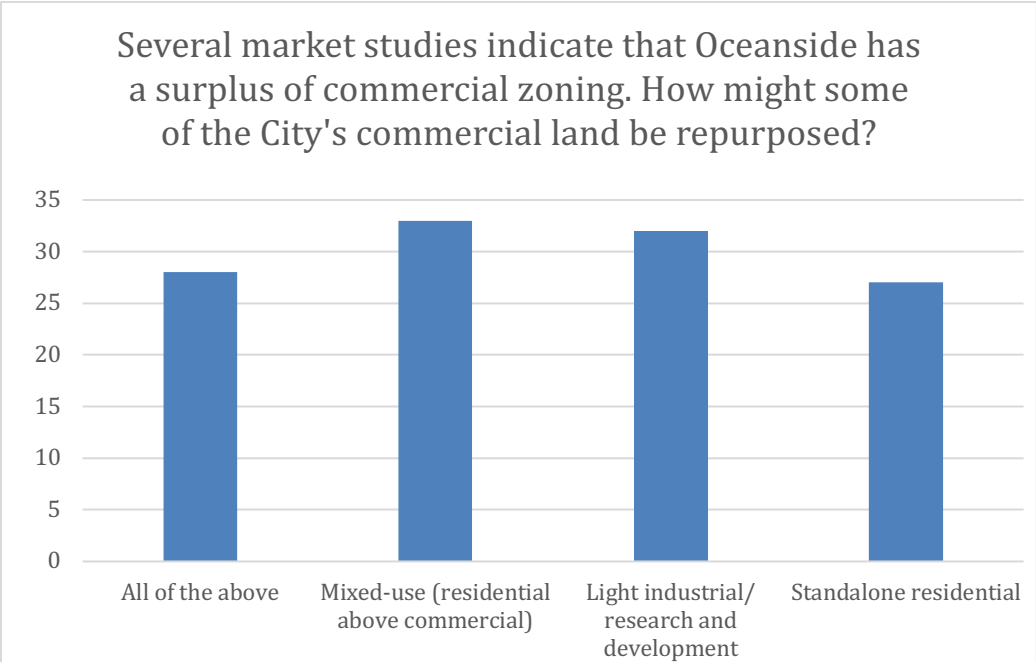
- 4. **Alternative Transportation.** Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community.
 - What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

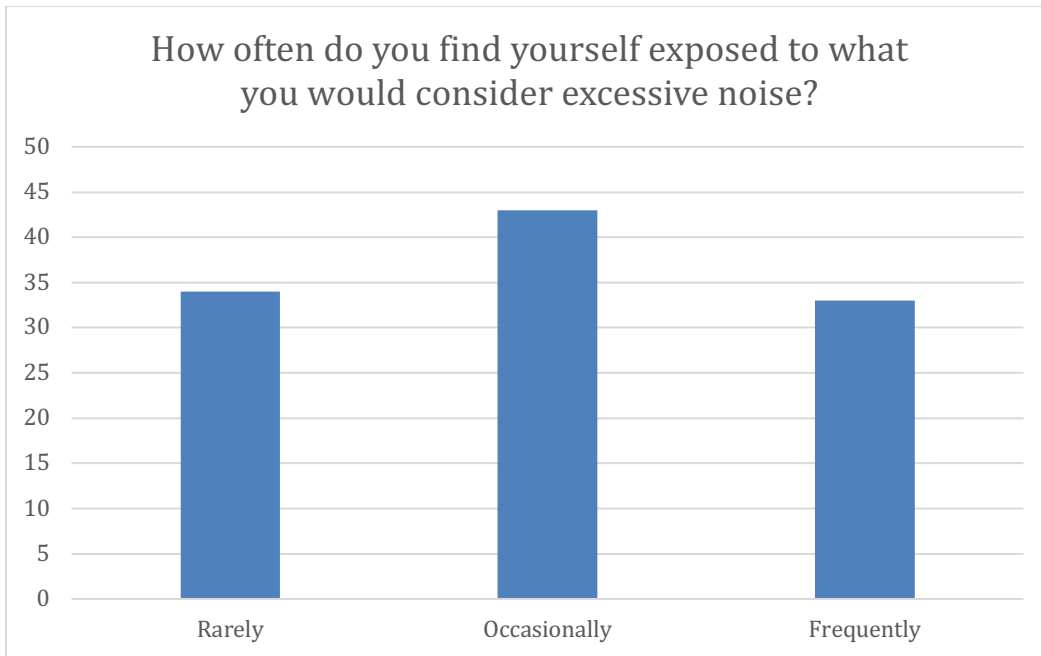
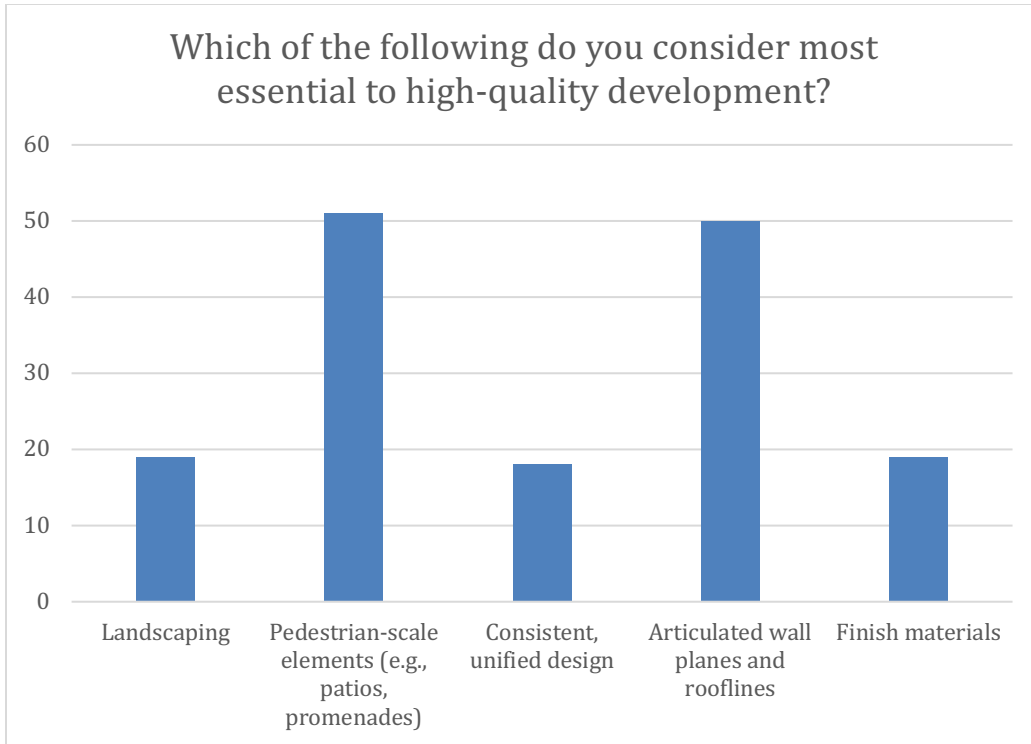
4.2 Appendix A-2: Zoom Questions/Results

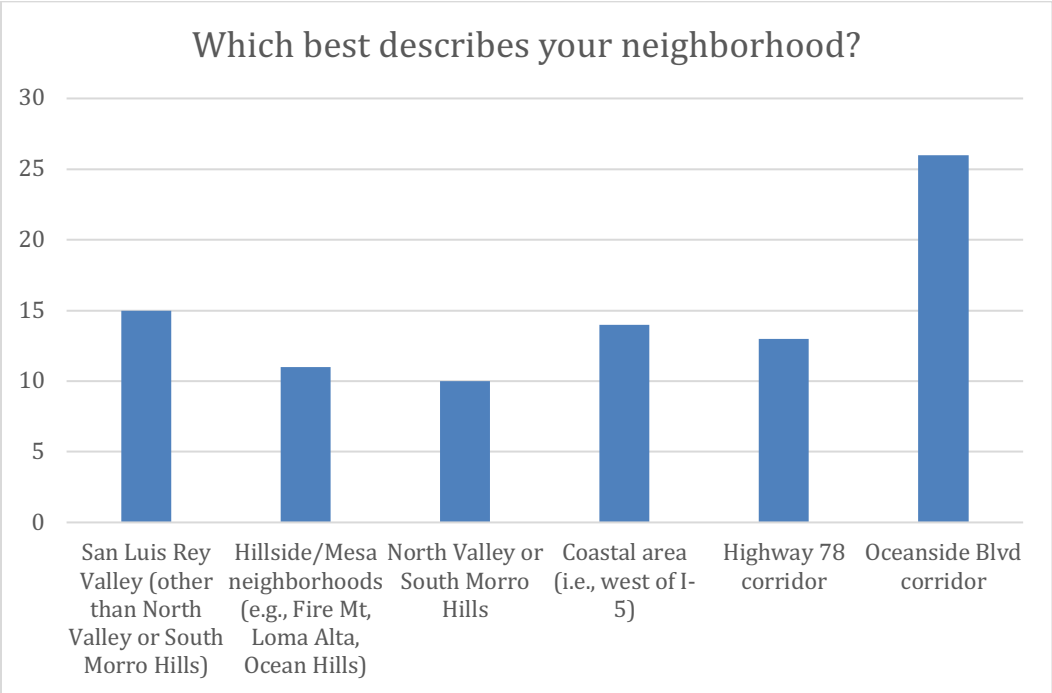
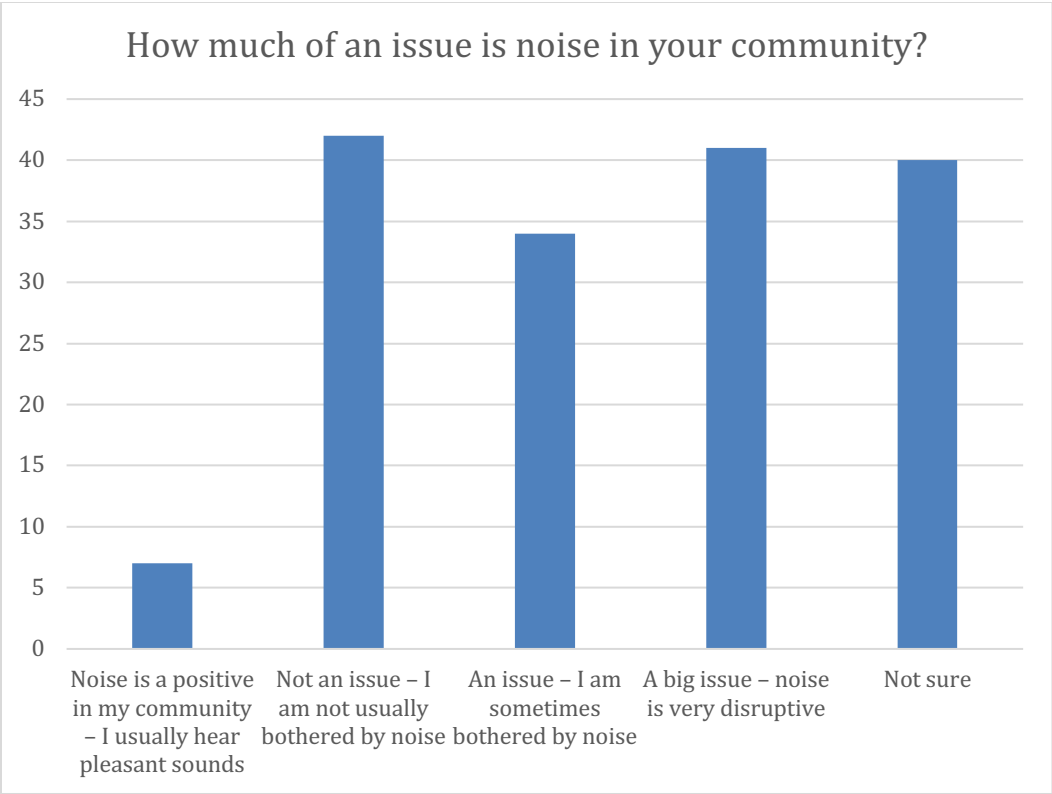
ZOOM POLL RESULTS

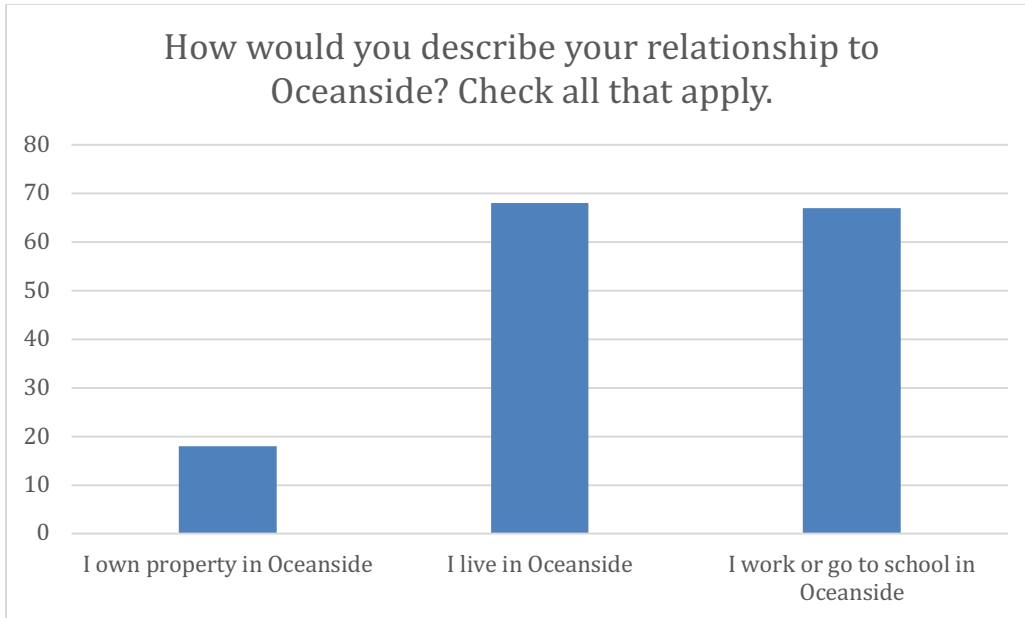












4.3 Appendix A-3: Chat Transcript

17:50:44 From Hazel O'Neil (D&B) to Everyone (in Waiting Room) : Hi all, thanks for waiting! The meeting will start at 6 PM

From Frank Greth to Hazel O'Neil (D&B)(Direct Message) : Hello - will this be recorded

From Frank Greth to Hazel O'Neil (D&B)(Direct Message) : can you share link to project web site

From Hazel O'Neil (D&B) to Everyone : onwardoceanside.com

From Frank Greth to Hazel O'Neil (D&B)(Direct Message) : Thank you

From alisa prestie to Hazel O'Neil (D&B)(Direct Message) : you couldn,t select more than one option on the survey

From Hazel O'Neil (D&B) to alisa prestie(Direct Message) : Thank you for letting me know, we will update for tomorrow,s meeting!

From alisa prestie to Hazel O'Neil (D&B)(Direct Message) : thank you!

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : might remind again to turn off video

From Hazel O'Neil (D&B) to Diane Nygaard(Direct Message) : Will do at the next check point, thank you

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : What does the red indicate?

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : There's no color legend

From Hazel O'Neil (D&B) to *Russ Cunningham(Direct Message) : Someone wants to know what the red color indicates?

From Hazel O'Neil (D&B) to Shari Mackin(Direct Message) : Thank you, thats a good question. I will pass that along to the planners to get back to you. I believe its a more complicated version of that land use map

From Patricia Frazier to Hazel O'Neil (D&B)(Direct Message) : it shut me out already

From Joan Bockman to Hazel O'Neil (D&B)(Direct Message) : Can we clarify that mixed use that simply perpetuates the strip mall effect is not as good as removing the strip mall effect.

From Anil Das to Hazel O'Neil (D&B)(Direct Message) : Will slides be made available? Transcript?

From Hazel O'Neil (D&B) to Anil Das(Direct Message) : Slides will be made available as well as a recording of the presentation on the project website

From Anil Das to Hazel O'Neil (D&B)(Direct Message) : Thank you

From Hazel O'Neil (D&B) to Anil Das(Direct Message) : You,re welcome!

From Hazel O'Neil (D&B) to Steven Sims(Direct Message) : Hi, do you mind chatting me your question? I,ll be reading out general questions at the break before the breakout room activity

From Hazel O'Neil (D&B) to Barbara Caganich(Direct Message) : Hello, do you mind chatting me your question? I,ll be reading out general questions at the break before the breakout room activity

From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : Gov. Gruesome is mandating that all vehicles be EV by 2035. I don't see that the Master Plan addresses anything about EV stations. Where will they be located throughout the city? Will there be enough to charge all the cars for residents, considering so many will not have charging stations at our homes/apartments?

From canjohnson to Hazel O'Neil (D&B)(Direct Message) : Russ is awesome to work with!!! as is Stefanie!

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : The parking is more a problem than transit.

From rob howard to Hazel O'Neil (D&B)(Direct Message) : That is not how I read that question.

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : Most are driving alone. Therefore biking and walking are not an issue.

From Esther Sanchez to Hazel O'Neil (D&B)(Direct Message) : Reflects the fact that a significant number tonight are coastal residents

From Patricia Tirona to Hazel O'Neil (D&B)(Direct Message) : Yes, many respondents said it's easy, but 30% of the attendees are west of the freeway, where public transit, walking and biking options are easier.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : Look at the difficulty of getting round responses related to neighborhoods- there are huge differences.

From Hazel O'Neil (D&B) to *Russ Cunningham(Direct Message) : From your mayor: [poll results] reflects the fact that a significant number tonight are coastal residents

From Andrea Suarez to Hazel O'Neil (D&B)(Direct Message) : Regarding Russ, comment about walking and biking, "I think if you worded the question, "Is walking/biking easy in O,side," you would get more no/negative responses. I responded in regards to driving

From Andrea Suarez to Hazel O'Neil (D&B)(Direct Message) : Which was my answer to the previous question.

From Joan Bockman to Hazel O'Neil (D&B)(Direct Message) : Landscapers blowing dirt into our air is a major noise problem that also leads to very bad practices for landscape.

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : 48% are bothered by noise you did not read the slide correctly

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : If I stay in my house, noise isn't a problem. I will NEVER eat outside along Coast Hwy because of the obnoxious un-muffled motorcycles.

From Hazel O'Neil (D&B) to *Russ Cunningham(Direct Message) : Similarly: I think if you worded the question, is walking/biking easy in O,side, you would get more no/negative responses. I responded in regards to driving"

From Kelsey Eastburn to Hazel O'Neil (D&B)(Direct Message) : walking and biking are VERY difficult in eastern oceanside, particularly for children (I have several small children) and particularly for non-workforce related travel ie groceries, restaurants etc.

From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : Remember those replying to your query about the way people commute. This could be temporary due to unemployment patterns because of COVID.

From Hazel O'Neil (D&B) to Barbara Caganich(Direct Message) : Thank you, yes that is a good point!

From Hazel O'Neil (D&B) to Nadine Scott(Direct Message) : Ah, thank you. Zoom is recording the stats for us, so rest assured that the write up for these meetings will reflect the accurate numbers

From William Elkins to Hazel O'Neil (D&B)(Direct Message) : I don't see a pop up

From Hazel O'Neil (D&B) to Everyone : Question 1: , Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them?

How can these priorities be supported and advanced by land use policies and zoning standards?

From Hazel O'Neil (D&B) to Everyone : Question 2: Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City.

How can the City promote business activity and employment growth through land use policies and zoning standards?

From Hazel O'Neil (D&B) to Everyone : Question 3: Sustainability. The term sustainability typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations.

In what ways can the City operate more sustainably?

From Hazel O'Neil (D&B) to Everyone : Question 4: Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community.

What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

From Hazel O'Neil (D&B) to Kathy Engelhardt(Direct Message) : Hi Kathy, how can I help?

From Arleen Hammerschmidt to Everyone : Ninia Hammond had input in the previous meetings. She is NOT a resident, has NO place inputing in this venue. ALL of her comments should be deleted and her in her breakout group deleted.

From Hazel O'Neil (D&B) to Everyone : Please be respectful, all

From Joan Bockman to Hazel O'Neil (D&B)(Direct Message) : Arlene is very respectful. She has been seriously pushed by Ninia.

From Shari Mackin to Everyone : We discussed safety as it pertains to traffic under quality of life. Please make sure that is noted. Thank you.

From Sam Jammal to Hazel O'Neil (D&B)(Direct Message) : Hazel,

From Sam Jammal to Hazel O'Neil (D&B)(Direct Message) : sorry, still learning to use this. thank you for hosting; I will leave the meeting now.

From Hazel O'Neil (D&B) to Sam Jammal(Direct Message) : Thank you for joining!

From Shari Mackin to Everyone : We also talked about the lack of parkland in South Oceanside and that once the La Salina Plant is recommissioned, it be left in the public's hands for use as an extension to Buc park.

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : We discussed safety as it pertains to traffic under quality of life. Please make sure that is noted. Thank you.
We also talked about the lack of parkland in South Oceanside and that once the La Salina Plant is recommissioned, it be left in the public's hands for use as an extension to Buc park.

From Colleen Balch to Everyone : Thank you Shari.

From Hazel O'Neil (D&B) to Shari Mackin(Direct Message) : Thank you, the chat will be recorded and I will make sure the land use team sees your comment

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : Thank you.

From William Elkins to Everyone: Just an extra note on the quality of life. This conversation focuses a lot on walking trails or bike trails, but no one seems to have brought up more active areas like the skate park. For example we don't have a bicycle pump track like Temecula that would attract family's and give the youth something active and constructive to do besides trying to surf.

From Mike Blankers to Everyone : Thumbs up on the extreme sports culture of Oside. This is part of our culture.

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : I think it is super important that we hear all what was said rather than worry about time. Please, let each tell their room's story. Thank you.

From Hazel O'Neil (D&B) to Shari Mackin(Direct Message) : WE will be writing up a detailed workshop report that will be posted on the project website/shared through the email newsletter in the coming days/weeks. All rooms stories will be reported out in detail!

From Maria Mellano to Everyone : also worry about losing the unique character of Oceanside

From Maria Mellano to Everyone : Thank you for rich discussion and learning. I need to step off. Have a nice evening.

From Mike Blankers to Everyone : If the city of Oside sees this as an asset, which it should, then they should find a way to capture it and make it part of who we are. That would not be difficult with good leadership and vision.

From CLAUDIA MUNOZ LOL life of Liberty ADP Prg Director to Everyone : while we are looking to grow, lets also look into the crime increase and increase of flow of individuals coming in and out our city.

From Joan Bockman to Everyone : We need everyone to thrive. One reason we moved here vs Cbad.

From Olga Cruz to Everyone : great point on extreme sports culture, oceanside has a significant military population that I think would enjoy that

From Marlene Arellano to Everyone : This meeting was very eye opening. Just want to emphasis on building on what Oceanside IS and HAS.

From Mike Blankers to Everyone : Oside has so many gems. Mission. Harbor. Beach. Pier. Moro Hills. Airport. Skate Parks. Mira Costa. El Carozon. What have I missed?

From William Elkins to Everyone : Parking...

From Mike Blankers to Everyone : Lol!

From Colleen Balch to Everyone : The River was at one time planned to be a small campground.

From William Elkins to Everyone : River Walk = great idea

From Colleen Balch to Everyone : This has been a great meeting.

From William Elkins to Everyone : See: San Antonio

From Jonathan Ruiz to Everyone : we need to update the design standards for strip malls to beautify the city

From Galaxy Tab A to Everyone : drone airport

From Florence Scheft to Everyone : Guajome Park

From Marlene Arellano to Everyone : Ditto on river walk !!!!

From Roger Davenport to Everyone : Recommend granny flats to provide low-cost small houses distributed through neighborhoods, also helping support homeowners via rent. Don't allow non-resident short term rentals.

From Stephanie Hendrick to Everyone : Lake Calavera Hiking Trail

From Mike Blankers to Everyone : Yes, so many gems!

From William Elkins to Everyone : Yes Granny flats! So my mom can move out of my room

From richardmayer to Everyone : connect river to El Corazon

From Ryan Adams to Everyone : Working with ISPs to increase high speed internet/fiber optic access to pre-existing neighborhoods, not just new development is a necessity for better quality of life.

From Jonathan Ruiz to Everyone : all business buildings in non industrial sectors need improved sustainability and aesthetics worthy of our beautiful city

From William Elkins to Everyone : Model Denver's continuous bus up and down the downtown area for hop on and hop off access without needed parking everywhere.

From richardmayer to Everyone : all parks within a 10 minute walk of your house

From William Elkins to Everyone : Well, or at least one park right...

From Nadine Scott to Everyone : Hopefully Alison has more to share. We gave her many issues besides what she was able to report.

From Cindy Davenport to Everyone : Yes, Denver's 16th Street Mall is great...all pedestrian street with free, frequent shuttle and next to large transit center.

From Amy Krajec to Everyone : We really need to look at not building more homes where we know roads can't be expanded like the 76

From Mary Reese to Everyone : What will be the web address where we can view this list?

From Hazel O'Neil (D&B) to Everyone : onwardoceanside.com

From Stephen Stone to Everyone : It's NCTD, not NCTP. And population will double in 15 years or less. Not much talk about housing growth although we did talk about it in groups.

From Mary Reese to Everyone : Thx.

From Hazel O'Neil (D&B) to Everyone: There will be a more detailed report about this meeting that covers what everyone talked about in their rooms posted there in the coming weeks.

From Hazel O'Neil (D&B) to Everyone: As well as a recording of this + tomorrow and next Tuesday,s meetings and presentation slides

From Karen Willson to Everyone : very glad air quality mentioned. lots of particulates in the air have become an issue in Oceanside.

From William Elkins to Everyone : Can you allow Grocery stores right in residential areas so we don't have to drive there?

From William Elkins to Everyone : What if some of the services I wanted weren't just locked up in strip malls, what if they were part of my neighborhood? Saw that in Italy once...

From Diane Nygaard to Everyone : parking needs to be right-sized- the best answer isn't always more parking

From Patricia Frazier to Everyone : No insult to anyone in place but has Oceanside ever had an outside firm (with no conflict of interest) project the best path for the future? Maybe ... it would help our council come together.

From Stephen Stone to Everyone : This meeting is important and we want Oceanside Government to know it.

From Ryan Adams to Everyone : Address Oceanside's ,identity crisis. Where in Oceanside would you want to spend \$50k on a wedding or private event, if you could afford it?

From Diane Nygaard to Everyone: key concern is sticking with the plan- we have had too many GPA's- ignoring sound planning

From Kelsey Eastburn to Everyone : it's counter intuitive but the research shows that more parking meters equals healthier downtowns. a block or two away is free parking structures but having many meters means less congested parking.

From Shari Mackin to Everyone : Thanks to all who took part in this - see you tomorrow night!

From Cindy Davenport to Everyone : Yes, stick to the plan.

From Ryan Adams to Everyone : Offer rebates for residential grey water system adoption

From Amy Krajec to Everyone : thank you

From Jane Marshall to Everyone : Great meeting - Thanks Russ and the team!!

From Arleen Hammerschmidt to Everyone : Thank you Russ.

From Jonathan Ruiz to Everyone : thank you

From Alison Inglis to Everyone : Great start!

From Kelsey Eastburn to Everyone : Walkable City by Jeff Speck. Everything he says is gold!! thanks so much!!

From Kellie Davis to Everyone : Thank you!

From Fred Harned to Everyone : thank you

From Galaxy Tab A to Everyone : Metro quest public engagement

From Stephen Stone to Everyone : goodnight

From Keith Retzack to Everyone : Excellent session!

From Mary Matava to Everyone : thanks. great meeting!

From Charli Jones to Everyone : Good night everyone!

4.4 Appendix A-4: Small Group Facilitator Notes

Facilitator Name: Calvin Chan, Dyett & Bhatia

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- High quality beach and parks
- Concern for disappearing parking especially in the Downtown. Adequate parking is critical for good quality of life—need good parking near beach without cluttering residential neighborhoods
 - Downtown parking structures are desirable
 - More capacity for parking structures to accommodate locals and visitors
 - Multi-story structures okay.
- Encouraging convenient parking options connected to local transit
 - Better connections to Sprinter—it would be nice to be able to park downtown and then shuttle to the Sprinter
- Concerns with traffic congestion
- Living wage jobs in diverse industries
- Even with EV, people will need to park—don't get rid of all the parking, plan for more smartly

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Focus on high tech jobs
- Area above El Corazon—wide open commercial land—opportunity for more larger scope business/employment campuses
- Have the right/good paying jobs and people will come

- Focus on economic development strategies—City can provide bonuses for “valuable/desirable industries”

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Sand replenishment is critical—we live here because of the beach
 - Need a long range plan for consistent quality of our beaches for enjoyment by locals and visitors
 - Beach is vital for city’s economic development/attraction as well
- More solar in the city—incentives need to be offered by the City to make it easier for residents and businesses to make the switch to solar
- More EV charging stations
- Pure Water Project is good

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- Bus system/schedule has been really reduced
 - It is not fast, convenient, or cost-effective to take the bus (multiple bus routes needed)
 - Driving is just faster/easier most times
- Need more convenient connections to Downtown and other frequently-visited local destinations
- Need to become more pedestrian and shuttle friendly
- On-demand transportation (Uber/Lyft) was great pre-pandemic and was working well
- Explore pedicabs like Downtown SD

- Desire mini shuttle busses that connect with frequently-visited destinations for locals/visitors and the transit center
- Desire for overall reduced costs for downtown circulation
- Concern for congestion downtown and lack of easy parking

Questions/Comments For City

- Have you looked at other popular beachside cities for transportation improvements? Let's not re-invent the wheel. What are other cities doing and are their strategies working?
- Crouch Street Sprinter Station Project—need more details/public outreach about the infill development project. There are concerns for egress/ingress and making sure the surrounding residential area is not negatively impacted.
- Community outreach is not done well. Need to get the whole city involved. More emphasis needs to be placed on technological outreach (e.g., tapping into social media). Also need to emphasize reaching older populations (maybe via email). Also don't forget in-print outreach (i.e. don't just focus on electronic)
- Outreach during early hours/ working hours makes it hard for lots of people to participate (workshops at 2pm on a weekday don't work—need more events around 5pm or 6pm)
- Weekend workshops can be considered.
- MetroQuest was specifically mentioned by one individual as a good civic engagement tool.
- The crafting of language for surveys and polls needs to be simplified—too complex and high chance of skewed results.
- Desire for more community buy-in—make the community feel like they are heard.

Facilitator Name: Gina

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- no huge apartment complex built at Crouch St station - affects quality of life
- Oceanside Corridor - keep a lot of great stuff, but emphasize new development in blighted properties (high end apartments, senior buildings, include affordable housing - section 8?)
- Santa Clarita has different places you could go to for concerts, food, etc on Friday nights. Different things going on during the weekend. Host at train station to encourage
- Balance needed in terms of new development
- More mixed-use (residential over commercial) over main corridors rather than in existing residential areas
- Develop Morro Hills as agricultural area
- Coast Highway Corridor Plan - would transform downtown portion of coast highway into something more pedestrian oriented and less auto oriented, attract pedestrian scale of development. Active transportation corridor
- Property owners maximize by zoning - mixed use
- Zoning flexibility to attract businesses
- People are going to be more isolated and will need more of a social venue to get out which will create jobs - opportunities to get people out and about

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Many people do not have a job right now - if we build all of this housing, how will people pay for it? Certain aspect of population that will be able to move in, but how to address housing insecurity. Because of COVID. Making new revenue streams for households instead of jobs
- Not really shortage of industrial sized commercial in the city - industrial business park has plenty of buildings available, available space in Oceanside Industrial Center. Not that zoning or land use policies are inhibiting development
- Zoning that supports smaller scale businesses rather than business parks - such as small office spaces. Someone buy big buildings and partition it out
- Owners of industrial spaces would be happy to do that if they had the clientele

- Is Oceanside going to be a commuter city?
- Smaller types of commercial spaces over residential

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Like SANDAG - focus more intensive development in areas along major corridors and not allow development to occur in scattered manner.
- Develop alternatives to driving a car by yourself
- Building out the trail system
- Coast Highway Corridor Plan
- City adopted Climate Action Plan - takes implementation for those policies to have a positive effect. City adopted some implementing ordinances
- CAP - battery charging stations. CA will stop selling gas-powered vehicles. How do we get those battery charging stations, market Oceanside as transit town. Where will the charging stations be located? Can there be a spectacle to emphasize and attract towards battery charging stations - make them works of art? Partner with businesses/artists like murals
- Springer stations in Oceanside - only one has battery charging stations. Locate near train
- What industries have survived in Oceanside
- Development - redo zoning, require solar on new development
- Implement zero footprint standard for new development

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- improve the longer distance of cycle and pedestrian paths - incl finishing coastal rail trail and getting
- College is getting congested - dangerous near schools. Autos use it as expressway to avoid 78

- Like Coast Highway Corridor Plan
- Anything that improved bicycle and pedestrian programs
- Pedestrian environment in areas it's not good right now
- First mile last mile services - bike share program!! City has used e-bikes in the past. Encourage city to coordinate with the north regional bike share program. Littering of bikes throughout the city - make sure a plan is implemented to organize
- Change mentality of people using their cars
- Shower at place of employment
- Must feel safe to ride bike

Facilitator Name: Matt Alvarez-Nissen

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- Overall city theme and aesthetics (concerns about areas of the city being a “hodgepodge”)
- **Worried about homelessness**

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Light industrial/R&D would be good for economy
- Incubators would be good for the economy

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Land maintenance: Worried about **sand** and the beach, **South Morro Hills**
- **Riverbed and Riverwalk**

- **Worry about overdevelopment (especially downtown).**

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- **Worried about parking** w/ automatic and electric vehicles (especially near the beach).
- **More (accessible) bike trails** especially on hills, harder for senior citizens
- Adapting bike plans for electric bike use
- Concerns about Sprinter's safety
- South Morro Hills safety and bus connection

Other

- Noise – fix infrastructure (roads and Sprinter)

Notes

Colleen:

- Doesn't like guiding questions. (reiterated in chat):
- From Colleen Balch to Everyone: 07:02 PM: I really don't like guiding questions. I feel we should be able to not be guided but guide the conversation.
- Vehicles on the road – self-driving cars and electric vehicles. Reduces gas powered, but still need to park vehicles
- Sprinter – when the Sprinter is safe, people will ride it. Not the city's fault.
- Planning Commission doesn't get a say what goes on downtown. Highrise development, etc. No voice of the people.
- Noise – freeway and the Sprinter. When the Sprinter updates the horn, it's different (usually louder). Too loud, didn't sign up for a Sprinter.
- Caltrans and soundwalls, do they negotiate for buffers? Neighboring towns have these.

- Theme - Certain areas are themed (like local coastal plan), but the city has neglected this.
- Sustainability – riverbed was supposed to be a campground, but never followed through. City gave up on it.
- Wants to build higher spec, more use in buildings

Keith:

- More dedicated bike trails
- More employment opportunities. Quality of life improves when you work where your live.
- In Seagate, it seems like the homeless population has decreased. Not sure why.
- Wise to invest in incubator scenario to bring in research or light industrial.
- Vacant lot near the airport, curious about what's being developed there? Riverwalk would be an excellent idea (especially here).
- Sustainability/employment – improve employment improve sustainability

Tom:

- Like the city to pick a theme (Spanish, traditional, surfer, etc.). Spanish is an excellent theme.
- Enhancements – river could be a Riverwalk. Tourists and tourist dollars. Employment increase.
- Bike trails are great, walking trails are good.
- Settlements down on the riverbed are a nuisance.
- What happened to the Airport? Used to be great, but now they have nothing.
- Noise – fixing the roads. Dangerous and noisy due to potholes, etc. Improve current infrastructure
- Sustainability – riverbed is nice, but a real fire hazard. Clean up the riverbed.

Richard:

- QAL – beachfront is being overdeveloped
- No parking in beach areas
- Mobility downtown is good, but not in his area (probably because of topography). Bike trails on the hills, hard for senior citizens.

- Jobs to housing ratio – change business development areas to industrial and R&D.
- Oceanside Blvd is a hodgepodge now.
- Likes the idea of a Riverwalk.
- Concerned about the homeless population. Affects quality of life and safety.

Maria:

- Positive changes
- QAL – safety is top priority. Lots of homeless people. Affects the safety of the city. Requires multiple approaches.
- Concerned about development along the coastal area. Would be a shame to lose the character of Oceanside. Building modern characterless buildings in place of older buildings.
- Concerned about the parking. During the summer it's very hard to find parking near the beach.
- South Morro Hills – not safe to walk, bike, or access a bus station (without driving). Intense traffic along Wilshire, development along that road is a necessity. Too many accidents along that bend.
- Sustainability along the riverbed. Taking existing structures and utilizing them, more of that makes sense. Beautifying existing structures.
- History is what makes Oceanside unique, especially Native American history.
- Incorporating Indigenous opinions about how to use the land is part of smart growth.
- Land in south morro hills is important to preserve. Combine agriculture and commerce (agritourism).

Lisa:

- Concerned about overdeveloping the character of Oceanside away. Big blocks downtown with high intensity development. Residents will have nothing to say about it, approvals will be administrative rather than participative. 6 stories and up along Mission, and downtown. Why this development isn't going along Oceanside Blvd with the Sprinter? If more development went out there, more people would ride the Sprinter.
- People won't give up their cars, going to be a very long time. Flexibility.

- Electric bikes are being ridden more, accommodate them – very different from regular bikes. Currently ridden on the sidewalk.
- Sustainability – what to do about the sand? If we don't have a beach we're just a transit stop. How to have sand on the beach at low tide and beyond? No ways to go between north and south beach.
- Second the idea of incubators

Facilitator Name: Shannon Vitale

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- Address Homelessness (repurpose existing vacant buildings to homeless shelters)
- Access issues (ingress and egress to agricultural/rural areas, esp. Morro Hills)
- Limit higher density residential in rural areas
- Mobility options
- San Luis Rey Trail (increase safety by addressing homeless population adjacent to trail)
- Limit development in Ag areas
- Promote placemaking, especially downtown
- Improve existing facilities that are unique amenity to Oceanside (Pier, Harbor, Bandshell)
- Better access to public transit
- Preserve El Corazon
- More parking
- Address vandalism
- Walkability
- Safety

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs

outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Lower rents to incentivize commercial businesses to locate in Oceanside
- Improve schools
- Provide executive housing
- Attract more employers by building housing near job centers
- Coordinate with Tri-City area to become a regional hub

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Focus on improving existing facilities
- Preserve El Corazon
- Don’t change zoning to allow higher density development
- Increase revenue to pay for sustainability efforts (i.e. raise parking fees)

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identifies as part of Phase I?

- Placemaking. Make Oceanside a place people want to get out of their cars.
- Improve walkability and pedestrian safety

Facilitator Name: Alison Moore, Group 16

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- Good qualities: people, surfing town feel, love for neighborhoods.

- Several participants were interested in the housing and jobs balance. Many people had to commute long distances to get to work, and existing transportation (Coaster) isn't always usable b/c of frequency.
- Affordable housing: Need for housing that is affordable- deed restrictions, low income, etc.
 - ADUs in HOA areas? Problems with short term rentals
 - Desire to preserve "funky beach town" vibe, part of that involves people of all income levels being able to stay.
- Balance of land uses, done "in the right way"-
 - "Right way" = mixed use, design techniques, amenities like green space, adequate parking, supported by infrastructure-in the corridors.
- Balancing new development with open space (a few disliked new development downtown) Several discussed the desire to preserve agriculture and not add a significant amount of homes in South Morro Hills.
- Support for mixed use and amenity-rich development.
- Concerns:
 - Issues of safety and homelessness- encampments in SLR Trail. People living in their cars. This can be off-putting to families.
 - With new development comes increases in traffic and noise.
 - Particular noise concerns around airport and along 76.
 - Infrastructure concerns: lack of resourcing, downtown- dips in the street, etc. neglect.

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Concern about Drive-In project, perceived to bring in low paying jobs, traffic, etc. One resident wanted to see it converted back to light industrial- good paying jobs and less traffic burden.
- Need for higher quality paying jobs. Perception that most jobs in Oceanside are lower-wage. Need to look at median income.

- Desire to attract jobs generally as part of strategy to improve jobs-housing balance.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Jobs-housing balance- land use patterns that are mixed use, more jobs closer to housing
 - Concern that all the land downtown was being developed and none of it preserved, blocking ocean views, etc.
- Preserving agricultural land
- Smart development
- Policies to maintain good air quality

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- Completing the SLR trail and consider safety along it
- Last mile problem- while some participants were users of transit, they noted gaps in their routes that often required them to use their cars.
- 2 participants expressed concerns about the frequency of transit, visibility of stops/more stops needed, and how to plan trips.
- Increased coordination with NCTD is needed
- Making the Transit Center more friendly to bicyclists
- Some neighborhoods have incomplete sidewalks and could use more bike lanes; corridors require more amenities to make it pedestrian friendly.

Other:

- Transparency in government- perception that council is being paid off. Yes to sticking with plan, make it hard to change zoning. People see projects and don't know how they got approved.

Facilitator Name: Brad Lents

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

Discussion notes

- Like that Oceanside feels like the last “old school” beach community in North County
- Gentrification – do need more jobs and jobs that pay more
- Stops building housing that people can afford – workforce house
- Do we want to be a bedroom community where people are working elsewhere
- Short term rentals are impacting quality of life – increased congestion, lack of parking, decrease in affordability
- Short term rentals create less of a sense of community
- Acknowledge that there is tourism and it is a destination as a beach community
- Vista Way – new Scripps center would have been more beneficial if put on 76 – building infrastructure on major roads.
- Could use a major medical facility within walking distance – some access via bus at bus terminal
- Development of high rise downtown concerning
- Affordability with housing is a concern
- Believe in neighborhood concepts - people feel a strong sense of connection to their neighborhood – a plus.

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

Discussion notes

- Camp Pendleton really contributes to the jobs of many people in the economy
- Once the marines are deployed it has a major impact on businesses
- A lot of opportunities along 76 to better utilize land – should be developed in a smart way. Potentially with mixed use
- Carlsbad had the gem? Institute, brewery and very close proximity
 - How can we leverage what Carlsbad is doing and proximity to benefit Oceanside
- High rise in south Oceanside – has a real asset being by train station. Could some of these areas adjacent to public transportation utilize more office space or employment centers close to the train stations. How we leverage the transit we have for more employment opportunities.
- Area around the train station should be developed more – would be a shame to tear down small houses, but would be a real opportunity.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

Discussion notes

- Carlsbad has a habitat management plan. Would like to see this adopted for Oceanside
- What impact will climate change have on natural open spaces
- Carbon impacts of vehicular traffic a concern
- Desalinations plants – a potential positive – in Camp Pendleton
 - Would have to offset power usage if moving forward.
- The River is an underutilized resource – likely a lot of agencies that have jurisdiction over this area. Would be a lovely resource work hiking, biking.
 - Potentially look at how this could be managed or maintained better as a resource
- Investment in electric infrastructure

- Utilization of volunteers for community betterment

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

Discussion notes

- What are long term plans for 76?
- A lot of buffer of open land – would be difficult to traffic calm this area
- Currently a parking lot – would need expansion potentially before developing this area out
- Lack of public transportation along the 76 corridor is a problem.
- The train station feels very separate from downtown – could be better integrated into downtown. Doesn't always feel safe. Better lighting, pedestrian connections.
- Would love to see the city have parking close to parking close to downtown – could provide a shuttle service to major destinations
- Difficult with the impacts of COVID – in the near term
- What impacts will self-driving cars have on transportation element and long term plans?
- Parking downtown is problematic and was expressed by 3 people in the group.
- People want to walk to services and goods, churches etc, but most people are not living in areas where this is possible.
- Potentially look at charges for parking, or creating a restricted parking district in the downtown area for on-street parking for residents to offset parking congestion around short term rentals.
- Expressed concerned with recent road diet on S Coast Highway in south Oceanside. This area is congested with 1 lane to get out of the neighborhood. The adjacent land uses seem to not lend themselves well to walking or biking so its still very auto dependent. This seems like an opportunity to emphasize this corridor a more mixed use to promote walking/biking.

- Concern about future road diets – making sure these are in appropriate places and have land use that support these changes.

Facilitator Name: Emily Morin

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- Having access to open space, a park within the short distance of the home, more street trees.
- One participant lives next to a park but finds herself driving to a different park. Some parks in the city are not visually appealing, do not feel safe due to lighting, existence of porta-pottys in parks. Should first focus on the neglected parks.
- Excitement for making El Corazon park a central park for Oceanside
- The mixture of people and community's culture is a boon to Oceanside, there is a neighborhood vibe
- Placemaking downtown with new hotel developments, the Starbucks and its fountain is an example of placemaking that has been a success that is not a park.
- For the 17 different areas of Oceanside, the Land uses need to be looked at collaboratively, are parks close to schools? can you walk there?
 - There are parts of town where sidewalks just end-- fix this
- Mixed Use development could be attractive of changing the commercial strip malls. Make those areas a little more vivacious.
 - Debate over if Mixed Use was good for oceanside: people say they do not want to live in those areas but could provide space for small businesses which would be positive.
 - Concerned that Mixed Use development is one solution for a much larger problem.
 - Would need transportation and make sure that parking overflow would not go into the neighborhoods.
 - Should not be hung up on single family home ideals because since ADUs have been approved most properties are three-unit properties anyway.

- One participant brought up Vancouver as an ideal with the division of bike, rollerblade, and walking lanes.
- More blinking light crosswalks-- Carlsbad on the corridor along the water feels very safe.

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Concerned that the reason companies do not choose Oceanside is because we do not have a high-quality school district and workforce housing is limited.
 - This is an old mindset, and we need to reassess for a current situation.
- Should create cool suburban communities to entice people to live here.
- In South Morro Hills there should be the development of Agritourism. Waves to Wine concept of a shuttle that would transport people.
- Think about the branding of Oceanside, pitch it as unique and a positive. It is more rural than OC and Newport that should be our selling point.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Put housing in areas that fit current infrastructure that could be coordinated with North County transit district, add a bus line.
- Valley area of Oceanside has a lot of seniors and they would benefit from a routine regular transit system that could bring people downtown or to the harbor.
- City needs to divide which areas deserve preservation and then set a goal and plan around it.
- Solar energy. Adequate amount of landscaping, trees, drought tolerant planting, urban forestry.
- Make developers not build to the entire lot size and leave space for greenery.
- In drought areas need mindful planting

- City wide campaigns: yards who use less water, zero waste campaigns.
- Drought incoming people takes more than housing to sustain the population.
- Food and AG: most agriculture is not feeding oceanside, if we are going to preserve agriculture should we make it actually serve our community more?
- Community gardens in every neighborhood

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- North/South connection: bus routes, should identified as a corridor more than just bus routes.
- Shuttles for people to get to the Camp Pendleton base.
- Most city buses are empty: maybe smaller shuttles instead?
 - They need to be dependable and frequent.
 - Routes that run every half hour
 - Routes for morning and night for commuters, routes in middle of the day for elderly
 - Need to pay attention to the aging demographic.
- Ways to make biking more feasible in the hilly areas.

Facilitator Name: Stefanie Cervantes

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- conserve open space, enhance quality of life.
- not intended to be work hub, maybe more tourist/retirement land use. does it fit what Oside is.
- open spaces, nature. Quiet, don't like the large development.

- preserve the quite peaceful, does not have to be a giant economic land.
- do we have to grow? Do we have to more people? Encinitas – refusing the RHNA number and just paying fee. Can Oceanside do that?
- More low-income housing = use more resources, like schools and water. Maybe it's just cheaper to pay fees.
- no low income.

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- survey a lot of commercial. Light sciences – biotech hubs, medical development. Life sciences. Maybe they are underutilized commercial land.
- tax sensitive, travel incentives for carpooling, or work with Caltrans. Electric car plug-in.
- not looking forward to more growth. Don't see the need for constant growth.
- business is essential. Being able to have a job with a living wage in Oceanside. Would like kids to be able to live in Oceanside.
- Tax incentives for high wage jobs. IMB. Microsoft. More educated population. Tax incentives for the right industries.
- Internet connectivity/wireless towers.
- Live, work, leisure in oceanside, reduce commuting time, so people can work and live here.
- Bring back manufacturing land uses.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations.

- In what ways can the City operate more sustainably?
- Opportunity to learn from other Cities. Learn from our environments.

- Planting trees in the right location. Beautify the city. 76, lack of ag. Trees in certain location.
- Can have low-income housing, screened by trees. Using trees/landscaping to unifies the 'look' of the City. Funding issue.
- controlled a bit, buffer, better utilize existing committees/regulations, instead of creating new complicated processes.
- Ensuring some of these areas are preserved.
- go forward with community energy. Get rid of SDGE.
- Adopt the Multi-species habitat plan/SAP.
- Need to benchmark the City to know where we are at. And added value.
- Need standards for City-owned land.
- Trees along 76, with open land.
- focus on recycled water. For habitat/irrigation. Use recycled water where we can, not for drinking.
- more EV plugs in apartment buildings, grocery stores.
- Encourage solar energy – net metering. Sometimes a problem to work with the big companies.

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community.

- What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?
- DT should be more accessible to bikes. Some bike corridors kind of just end. East, suburban. 76, no way to bike it. No bikeable way to go east west. Add fenced off/Class I bike lane.
- E-bikes. Easier to go longer distances.
- Shared biked programs. Rented as needed.
- find corridors based on where people live. Oside a bit challenging. Even in DT is more touristy. East-West. But where would you actually put it? Hwys are taken. East – west needed in other to make a difference.

- need to plan out funding for alternative mode planning and construction.
- So many hills, as a senior walking/biking not an option. In the hilly areas, will really need to access to public transportation.
- walking is design issue.
- Encourage co-locating of uses, to reduce walking/travel distance.
- Need better streetscape design in suburban areas – in some existing areas, you need to walk a mile, just to get a bus, that’s not even convenient to where you want to go.

Facilitator Name: Andrew Prescott, Chen Ryan Associates

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them?

How can these priorities be supported and advanced by land use policies and zoning standards?

- Concerns about increased density in coastal area.
- Need to address homelessness; concern that the pandemic may increase homelessness.
- Need homeless shelters and to facilitate transition to permanent housing.
- Tiny homes to support homeless transition and provide affordable housing option.
- Expensive for residents and local workers to live in Oceanside.
- Integrate 5G.

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Support small businesses with economic recovery.
- Concern about vacant commercial businesses. Consider rezoning to better use.

- As a city, what do we want to be? Small town or encourage growth? This is a question that needs an answer to drive the planning.
- How much development is needed to make a change in the job/resident balance?

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Leave a better planet for future generations; water and air quality need to be protected.
- City is doing well with waste and recycling.
- Preserve farmland.
- Support/encourage electric vehicles with more EV charging stations.

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- Coaster frequency is difficult; sprinter is sufficient.
- Have heard discussions regarding one-way streets in south oceanside if it increases parking.
- Grade separated intersections would be beneficial to SR-76; help reduce congestion and improve safety.
- Free electric shuttle downtown: transit center, harbor, mission avenue – decrease parking demand and improve access to the coast and businesses.
- Safety around transit stops is a concern; improving safety may increase ridership.
- Promote electric vehicles, providing more charging stations.

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Facilitator Name: Helen Pierson

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Discussion:

- Protect El Corazon
 - Develop for recreation.
- Improve bike connections across the city (i.e. major thoroughfares)
- Connect residential areas to services and amenities
- Bring in businesses that can provide living wage jobs
 - Promote industries that support a high quality of life
 - Higher quality of life will save the city expenses in public safety

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

Discussion:

- Incentivize employment that provides higher quality of life
- Subsidize wages of low paying jobs
- Better wages in the social services jobs
- Lower taxes
- Higher wages for jobs like teacher
 - One participant commuted to work as a teacher in a neighboring city because wages were higher there
- Identify jobs of the future and zone areas for those jobs
- Look more closely at the jobs to housing ratio
 - Many residents are retired / not in the workforce
 - Not having as many jobs in Oceanside may not be that big of an issue
- Cluster businesses together along corridors
 - Adjacent to transit oriented corridors
 - Coast highway
- Workforce development
 - Support education and training programs like MiraCosta College\
- WFH is changing office dynamics
 - Office spaces and commercial areas might be in oversupply
 - Use up-to-date numbers to make decisions about what type of development to encourage

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

Discussion:

- Existing programs that are working well
 - Zero waste goal
 - Water saving education and workshops

- Move to community choice energy
- Quantify and keep track of emissions and how individuals' actions contribute to the city's GHG emissions

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

Discussion:

- Support ridesharing
 - Create or promote rideshare matching message boards / apps
 - Find ways for people to meet each other and find rideshares
- Do outreach to businesses
 - Encourage programs that support employee use of public transit
 - Transit stipends
 - Make existing businesses to TDM modeling and reporting, not just new businesses
- Work with neighboring cities to support transit commuting across city boundaries
- Support and increase last mile connections
 - Downtown trolley
 - Citi-bike type system

Facilitator Name: Jossie Ivanov

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

- Big quality of life contributors: ocean, beaches, river, parks, open spaces, character/flavor of different areas and neighborhoods of the city.

- Areas for improvement: traffic noise and particulate matter, too many cars, better sustainability, more mixed use, youth-focused spaces and activities throughout all areas of the city (several neighborhoods have no areas for kids), consistent sidewalks, more pedestrian spaces (e.g. along the Coast Highway corridor)

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City.

- How can the City promote **business activity** and **employment growth** through land use policies and zoning standards?
- City should try to attract high-skill industries as long as they match the employment needs of residents. May need a marketing campaign to attract these kinds of businesses.
- Locate more light industrial along Sprinter Rail (as long as habitat areas can be protected).
- Rezone underutilized commercial areas to be more adaptable for needed other types of business/employment uses (but preserve small neighborhood-oriented commercial uses within walking distance to neighborhoods)
- We should nationalize the telecom lines and be a home worker hub. Those are the best residents- less carbon footprint & home to watch neighborhood
- Local markets and community hubs that are walkable would reduce miles travelled. Make visiting more expensive- people will still come.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations.

- In what ways can the City operate more sustainably?
- Continue push to put solar on top of municipal buildings
- Increase EV charging station network to encourage better adoption of EVs
- Continue good work on waste management, including weekly blue and green bin pickup
- Need high rises in several areas.
- Cannabis is sustainable agriculture and good for the economy

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community.

- What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?
- ebike puts you within 20 minutes to sprinter. We need safe bike parking at the stops to enable multi-model connections.
- Look to Copenhagen for bike infrastructure.
- The geography of Oceanside makes it difficult to access transit in many areas. Sprinter is great if you live nearby and it goes where you need to go. Expanding service to more destinations may help increase ridership. Some areas may always be car dependent – may be better to invest resources in creating some walkable/transit areas near Sprinter with more people and density.
- The Sprinter trains are mostly empty and can sometimes feel unsafe inside. Need better community outreach and a cultural shift to encourage transit ridership, plus increased safety measures/patrol.
- Biking feels unsafe in many places when you are sharing the road with cars. Should reduce travel lanes for safer-feeling roads, or find parallel alternate routes along slower-speed streets and publicize the routes.
- Bike safety also depends on road maintenance – unsafe to ride on streets when there is debris in the shoulders.

Facilitator Name: Katherine Stiegemeyer

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them? How can these priorities be supported and advanced by land use policies and zoning standards?

Summary: The variety and accessibility of open space makes Oceanside the great community it is. Threats to quality of life include development encroaching on natural land (increasing fire concern), noise primarily from car traffic, and increasing pedestrian collisions (especially around schools).

- Oceanside has everything – beach, park, mission, beautiful trails, hiking spaces
- Open space for people of all ages to explore
- Recreation – places to ride your bike, walk your dog

- Safety – don't want development to create fire safety issues – Capistrano area has concerns only having one ingress and egress
- We need to build places for low-income people to live, young families
- Ability to work and live in the same area
- Traffic has increased due to ADUs and vacation rentals – Accidents around elementary schools increase greatly
- A lot of noise issue comes from car traffic and speeding – roads are too wide – roundabouts are much better than stoplights for slowing traffic – speed limits and traffic calming measures are needed, some residential areas are 50 mph – vegetation as well can help reduce traffic noise

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

Summary: Concerns were raised about the need for better schools to ensure employees want to live in Oceanside. The group was interested in encouraging non-traditional business forms, such as smaller footprints and home-based businesses. The group also emphasized the importance of attracting high-quality and high-paying jobs by becoming a cutting-edge city, in particular with regard to transportation and climate planning.

- School system – people who work in biotech in Oceanside live elsewhere because they want to send their kids to better schools
- We're well developed in terms of coffee shops – families want to gather out in the open
- People want shopping close by to them
- Shift an abundance of commercial to industrial – people are working from home now who traditionally work in offices – allow biotech/tech instead, high paying jobs
- Incentives have been used successfully in the past – often expensive, but turned out well – we should encourage more incentives to employers
- We should encourage working from home
- Improving bike trails/paths will help draw high paying jobs (tech workers like to bike)

- Reduce required footprint for businesses – you don't need that much space
- We should also encourage more home businesses instead of large industrial groups
- We should distinguish ourselves from other cities by having a strong Climate Action Plan – young, smart workers want to live in climate smart cities
- The City needs its own cutting edge TDM plan, this would help draw companies
- Want to attract more biotech

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

Summary: La Salina Wastewater Plant should be made into a public park when it is re-commissioned, which will act as open space conservation as well as help in planning for future needs imposed by sea level rise. The group had consensus that no roadways should be widened or increased. Additionally, future development should follow strict requirements to ensure it is “green.” Lastly, the group had concerns about water planning, and emphasized the City must be planning for the effects of climate change on the City's water supplies.

- La Salina Wastewater Plant should be made into a public park – keep in mind rising sea levels
- We should not widen the monstrosity 8 lane freeway I-5 – only causes induced demand
- We're top habitat area for migratory birds – we must maintain our natural corridors for future generations to enjoy birdsong
- Create housing that is green
- Electrification is needed
- Keep El Corazon – focus on trails for residents, not bringing in big tournaments – don't sell it off
- We can't do anything without ensuring we have a good source of water into the future – water table is way down, wells have dried – we have to plan for how we can reuse the water that we already have – water reclamation, infiltration, etc.
- Climate change threatens all of our water sources

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

Summary: Progressive parking policies must be considered moving forward. Pricing should be implemented to reflect that driving and parking are not free. Active transportation facilities should also be addressed across the city to make biking a more attractive mode. Traffic calming is needed especially around schools to make walking safer for children.

- Coast highway has a lot of potential – should be included as corridor
- Car parking should be included as mobility priority – what kind of car parking system we implement, we need to utilize technology so that people don't cruise for parking
- Pricing things correctly is important – we need a road use charge, gas tax isn't viable with coming electric cars
- It's not free parking – it's bundled benefit parking
- Need to improve bike riding skills among the public
- Sprinter doesn't connect to anything really – need hubs of retail etc.
- Bike trails is something to be encouraged – serve multiple purposes (less driving, attracting jobs, recreation, etc.)
- The freeway that's by the mission (76) must not get any wider (noise is terrible)
- Accidents have increased greatly around elementary schools as traffic and speeding has increased

Chat:

- Karen, check out Pure Water (City of Oceanside). We are way ahead of other cities with water recycling. You can request a virtual tour. :-)
- We discussed safety as it pertains to traffic under quality of life. Please make sure that is noted. Thank you.

- I was looking at the makeup of the group that has responded, and wondered how we might entice more Latino and minority participation? Their voices and thoughts are very important to this process.
- We also talked about the lack of parkland in South Oceanside and that once the La Salina Plant is recommissioned, it be left in the public's hands for use as an extension to Buc park.

Facilitator Name: Devaki

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them?

- Preserve quality of community
- Access to open spaces
 - To connect with the community (parks create opportunities for strangers in neighborhoods to meet, and create a stronger sense of community)
 - To exercise/for health (everyone should have access to open space within a 10 minute walk from their home)
- Additional open spaces
 - Smaller open spaces in neighborhoods (ex. pocket parks, neighborhood parks)
 - Developers to include parks in new projects
- Trails
 - Connect neighborhoods to parks through the addition of trails/connect communities through trails
 - Increase walkability through canyons (ex. add trails through canyons)
 - Develop river-walk
- Homelessness
 - Get homeless population the help they need
 - Retain neighborhood character
- Measure quality/character of different neighborhoods (ex. there should be a metric that could calculate houses with porches/single garage doors etc.)

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City.

- Increase industrial development/jobs
- Housing
 - No housing on existing farmland
 - No housing along railroad tracks
- Hire locally
- Attract workforce to oceanside with jobs + quality of life (parks/retail/affordable housing)

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations.

- Open space preservation for future generations (San Luis Rey River Trail, Parks, land adjacent to Carlsbad, El Corazon)
- Ordinance to preserve these spaces to prevent any future development (should be a priority of the city)
- Farmland/Agricultural land preservation
 - Don't farmland convert to residential
- Electric vehicles
 - All future city vehicles should be electric/solar powered
- New development
 - Green/solar powered, ecologically friendly
- Preservation of beach
 - Should continue (bringing additional sand to stop/slow down erosion)
- Increase access to open space
 - Everyone should be able to walk/bike to open spaces

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community

- Safer bike lanes/trails
 - Bike lanes along major street are not safe for children
 - Currently need to travel to neighboring cities to use pump tracks
- Development near transit stops/stations
 - Would decrease depending on driving if access to transit is easy
- Parking/access to parking
 - Run trolley/golf carts to parking from major locations (beach, downtown, etc.)
 - Increase parking options in downtown (currently there are only 2 locations – near library and transit station)
- Access to public transit
 - Better access to public transit from neighborhoods (people won't use public transit if it's easier to drive)
- Increase ridership
 - Increase residential connections
 - Add commercial uses near transit stops/stations
 - Readable timetable/more information on different lines
 - Promote usage (ex. one week free where people could learn to use it)
 - Seasonal routes (increase access to beach during summer months)
 - Make it free if you're travelling within certain distance from your neighborhood (ex. if transit were free/less expensive to beach from adjacent neighborhoods, it would decrease parking pressure)
- Last mile connections (trolley/golf carts)

Facilitator Name: Brendan Hurley

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them?

- Awful lot of people that are experiencing homeless. More social workers helping and assisting, which is a positive.
- Last frontier for city development, airport, harbor, lot of good things going for it. Need to do it right.
- Culture shock for people who have lived in community for a long time. Want to preserve some of the old Oceanside culture while balancing new development. Good to focus development along corridors. Need to do it right.
- Beach community drastically different from eastern parts of the community. Whole new town/city. Inland aspect less developed.
- How can these priorities be supported and advanced by land use policies and zoning standards?
- Get inland portion of Oceanside more up to speed with jobs, housing, commercial opportunities.

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Chamber focus on bringing jobs into job center, corporate center, in Rancho del Oro.
- Believe Oceanside is going into the right direction, condos and community centers. The sports center will bring people and senior center in Oceania.
- Low income housing along Mission, big block housing. Balance with workforce housing. Still lacking in low income housing (40% of RHNA needs to be lower income categories).
- Instead of in-lieu fee, make developers build affordable housing on-site as part of the project or pool resources to make new developments. More mixed income housing, incentives.
- Cost of business still high, look at ways to reduce costs of business to attract new businesses.
- **Tourism in downtown makes it lively and tourists have always been a part of Oceanside. Although don't mind sharing, it has become all-year around tourism attraction which has stresses on the community.**

- COVID-19 has hit restaurants and downtown hard. Oceanside was blossoming with people and reduction of crime. Nice restaurants, good food, good people, not afraid to go out at night. Lost of revenue to city. Retail is greatly impacted, a lot of stores aren't going to make it.
- What could have been done? Oceanside could have done better about stepping things up the hill to increase views and value of apartments.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Certain bus routes, metro lines, and public transportation powered by alternative fuels. Reduce emissions from vehicles. Sprinter is electric.
- New businesses and buildings to be more eco-friendly and supply charging stations. Currently, large-scale projects are required to be sustainable—electric charging stations, energy efficient. Title 24 green building code with California building code.
- Important to implement Climate Action Plan. Different energy sources, Community Choice energy programs, like wind and solar.
- Housing- Green Element. Infrastructure, make sure new buildings are built within existing infrastructure (not in Moro Hills). Concentrate development in existing infrastructure.

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- Still need to get groceries by car. Completing the rail trail will be excellent for active recreation. Biking is largely recreational, jobs are not within community so people still need to drive.
- People who take the bus don't seem to like it, make transit a more enjoyable experience, including smaller buses to make more efficient and nicer.

Facilitator Name: Rajeev Bhatia

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- Oceanside has it all, and we need to build on the city’s assets. We need to celebrate the river (underutilized asset), have the creeks be corridors of life, connectors of the community
- Promote walking/biking access through the community
- Diversity of uses in all neighborhoods, diversity of housing types.
- Build on Oceanside’s strengths
 - Oceanside has it all – ocean, pier, marina, downtown, locus of transportation system (freeways east-west & north south), airport, places to live work and play.
 - Location between San Diego and LA, with access east to I-15 where HSR will go. Access to several rail systems.
- Promote accessibility—mix of uses in different parts of the city (e.g., restaurants in SMH) make it easy to cross certain streets (highway 101) on foot, make biking comfortable and safer

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Create a destination with (linking together) all the amenities we have, promote visitor uses, and support R&D, tech., and startups where there are obsolete strip shopping centers.
- It’s bureaucratic to start new business in the city.
- Focus attention to areas outside of west of I-5 for job growth as well.
- The City has never had a clear vision for what the different places could be – City Council has micromanaged rather than set a vision. This is the first time ever we are having a visioning exercise – we need a vision for what downtown is/could be, what South Morro Hills should be. This is a super opportunity for us to take a step back and outline our vision and future.

- We need to promote start-ups.
- Downtown shuttle linked to transit. Pedicabs to get around downtown.

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Electric/community aggregate buying/solar, promote biking/walking, focus on e-bikes, Diversity within neighborhoods/mix of uses (reduce car trips)
- Looking at CAP. Community Choice energy. Lot of opportunity to reduce GHG
- Big advocate of solar. Gotten rid of natural gas. 100% solar/electric.
- City can set a good example: buying EV, putting solar on all buildings, it is absolutely no brainer.
- Not easy: imminent problems are water supply/city doing pure water project. Forecast of drought. Recycled water to more places. Online next year.
- Providing opportunities for different ways of transportation. You can’t make people get in a car, but providing continuous trails, manage traffic flow so that bikers are comfortable – San Luis Rey to 76. Going over the Buccaneer Park. Allow for flexibility to technologies – especially with electric bikes. Love to see a bike trickster – mom with two kids, be able to go five miles or last miles, so we need more divided/separate path.
- Electricity is the future – bought an all electric house. Have solar and plug-in car. With the pandemic. Worked in Rancho Bernardo. Made a conscious effort – tried to be in Oceanside for everything incl. shopping. Looking for it and finding it. Staying local does a lot of sustainability.
- Landscapers have to start stopping blowing up the dirt.
- TOD. Near Sprinter stations
- City should be a model, with buying EVs and putting solar on all City buildings.

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to

reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- Diversity of thoughts and ideas –Promote transit, go electric with all cars and VMT does not. Bikes yes, but need to create safer facilities.
- Bike network, waterways with trails, as separated bike paths
- Don't think VMT is the answer – driving an EV. Better for everyone to just go electric
- Downtown trolley – go around downtown, beach, hwy 101, restaurants, (should be electric). City or business sponsored.
- Many people making personal choices – train is wonderful, need to make connections to airport etc. Padres games. Like pedal rickshaws.
- Question bike use – most of it is recreational – safety for trucks/bicyclists. Corridor down the river is fantastic. Too much of the bike first/can't just do one. Bikeways in SMH needs to be planned from the ground up. SMH needs e-bikes.
- HSR down Temecula, need to connect to it. Japan train moves a minute 700 people.

Facilitator Name: Rob

Ground rules—We aim for respectful conversation, everyone get a chance to speak, and you can also use the chat to respond to questions if preferred

The purpose of this discussion is for participants to share their vision and priorities for the issues at hand tonight. and how the general plan can help address them.

One “round robin” where you will call on people to introduce themselves, say what neighborhood they're from, and what their initial thoughts were on any of the questions. limit comments to 2 minutes so everyone gets a chance to talk,

1. Quality of Life.

- I feel safe in parks, public safety is #1 priority and should continue to provide safe access to recreational amenities, CA great job of access to beach, prefer biking to beach, access along Oside Blvd needs improvement, a bike path to beach would be great.
- Public Safety #1, much more access to walkability, bike, without car, taking bus is a 1:45 hour ride, too long, other than car it is difficult to get where you need to go,

- Should be mixed use in neighborhoods with essential services, shorter time to walk to bus stops, if could live without car I would live here forever
- What happened in LA will happen here, be smart about growth
- Oside is unique in diversity of geography, hills, not all flat, not all concrete like LA
- Gems- Oside has many gems. Balance things we want to do, and pay for it. Bring more visitors, but polish gems like harbor, beaches, el Corazon, pier, mission. Many of these facilities need improvements. How can we make them great, so that people will visit these gems, to generate more money for the city?
- Downtown development good, but if gets bad reviews for beach (no sand, poor maintenance) they go elsewhere, and spend money to go elsewhere. Oside has assets nobody else has, the pier (gritty needs fix), spread to thin, mission, cemetery historical IMPROVE AMENITIES FOR RESIDENTS, not just visitors
- Likes how Oside feels open, friendly feel, need more green, don't make it concrete and asphalt, parks and open space feels welcoming, family friendly. This will decrease crime, improve well being, property values increase

2. **Economic Growth.**

- Kelsey – For retail space to work and Drawing more jobs requires drawing younger generation. Millennials like urban feel, less suburban shopping centers and giant parking lots. Noticed that Coast Hwy towards Carlsbad, less walkable, more parking lots, empty space, contiguous buildings of occupied space is what millennials are looking for. So many working from home, no need to go back to commercial buildings.
- Less commuting, need more convenience that the city offers near home. Near coffee shop, very convenient, attract younger workforce. Parking lots need to go. if I could walk out door at get what needed, that would be great. Doors should be on street frontage, on street rather than in back behind parking. Attract tourism elsewhere besides beach, stretch it inland. Improve mission, public space, walkability access, more frequent buses
- What is really the point of jobs housing ratio? As a culture, we are shifting from brick and mortar to online
- What is best way we can run in black when culture shifts? we can appropriate way that attracts culture. If culture leaves, how do we transition?

- People vote by where they buy houses, build and hope they come? Don't make a losing bet on attracting certain sectors, don't put too many eggs in basket
- Fred, look at Carlsbad, attracted tech with nice business parks, make commercial land to high end tech parks, create employment, oceanside would be great place for young professionals
- Where people work is changing, no offices needed, adapt

3. Sustainability.

- Recycled water in landscaping areas
- Public transportation because of climate crisis, what can I do? Reduce car use? Loves bike path in oceanside, paths should be for transit, not just recreational use, bike paths needed, city auto centric, people go fast because of width of road inland, bus only lanes, bikes paths should be class 1, better buffered, protected for cars and more comfortable,
- Need more green space, plant more trees
- Water use sustainability
- Love idea of biking, Amsterdam example, what is amazing is weather that is good for biking, san Diego. Admires oceanside for water conservation, electric use (CAP), make a stand to become bikeable as possible
- Plan boroughs with essential services that avoid need to get in car and go places like Costco. Neighborhood grocery stores, dry cleaner, coffee shops, etc.

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community.

- Electric bikes, solves parking, cultural shift
- Bird scooters are a liability, nuisance, not safe
- Rail along 76 or 15
- More frequent bus stops

Facilitator Name: Gabriella Folino

Name, zip code/neighborhood, topic most interested in starting with/views goals on these topics

- Barbara Caganich - South Oceanside, Quality of Life

- Diane Nygaard, Ocean Hills, Economic Growth
- Anil Das, Townsight, Quality of Life
- Esther, Eastside Community – Quality of Life (left the conversation)

Quality of Life. A fundamental goal of the General Plan Update is to enhance quality of life for Oceanside residents. What factors do you believe have the greatest influence on quality of life in Oceanside and how would you prioritize them?

- Ensure preservation of the open space. As development comes in it has become less of a priority. More people are using natural open space.
- Need Recreational spaces and natural open space as population increases.
- Put densities in the right places – not just focused in a few areas. Not only in certain areas such as Coast highway and Mission Avenue. South Oceanside is overburden with development.
- Finding the right balance of density and open space
- Existing parks lacking amenities – marshal street pool (shut down for rehabilitation is expensive)

How can these priorities be supported and advanced by land use policies and zoning standards?

Economic Growth. Oceanside has one of the lowest jobs-to-housing ratios in the San Diego region, and the vast majority of Oceanside residents commute to jobs outside of the City. How can the City promote business activity and employment growth through land use policies and zoning standards?

- Need to understand existing jobs of Oceanside residents and future job needs.
- In the past much of the industrial land has been converted to housing. Need to also consider industrial land and jobs not just housing.
- Under-utilized commercial land
- Mixed use commercial is a good idea.
- Need to think of creative ways to look at industrial uses. They are currently single story with lots of parking.

- Oceanside needs to think bigger – Carlsbad had a vision and implemented that plan – Example the mall - Oceanside needs to consider big projects.
- Diverse job elements – 7 sectors – not all eggs in one basket

Sustainability. The term “sustainability” typically refers to the management of both natural resources and the built environment in a manner that ensures these assets remain available to future generations. In what ways can the City operate more sustainably?

- Zero waste program done well
- Job / Housing balance
- Protecting open space
- Oceanside has had many amendments to the general plan. All the dense housing gets approved. We need a vision for the City.
- Need Affordable housing especially in the eastern part of Oceanside with more public transportation for newer families.
- Comparison to Carlsbad – Carlsbad updates impact fees regularly. Oceanside needs to also do this. Oceanside has not updated park impact fees in 20+ years.

Alternative Transportation. Despite access to four passenger rail services, local and regional bus service, and expanding active transportation facilities, Oceanside remains an auto-centric community. What more can the City do to reduce dependence on the automobile, one of the priorities identified as part of Phase I?

- No need to reduce the need for automobile.
- Oceanside is not safe to ride bikes.
- Need alternative choices for transportation.
- Topography is a challenge for bicyclist and walking.
- Need more electric charging stations.
- Smart growth - place jobs near housing
- Big parts of the city do not have transit services.

- Need to consider how we allocate the transportation dollars – SANDAG. We use the money for road improvements instead of public transportation.
- Getting across coast highway is a challenge – pedestrian network dangerous – This is true of all arterial streets. Pedestrian crossings are far between.
- Parking with public transportation is full especially in the summertime.
- Need to distributed park and ride for public transportation throughout the City.

Facilitator Name: Russ Cunningham, City of Oceanside

- Discourage additional sprawl and preserve agricultural resources
- Emphasize the importance of housing in addressing homelessness (i.e., it's not all about enforcement and ancillary services)
- Introducing housing into the commercial corridors can have multiple benefits
 - Demand for commercial goods and services
 - Enhanced walkability
 - Demand for transit service
 - Visual improvements (e.g., tree canopy)
- The City's inclusionary housing standards should be revisited; it's too easy to simply pay the in-lieu fee
- Support small business, which provides the majority of jobs; be careful not to constrict commercial zoning to the point where commercial land becomes too expensive; lower rents are something of an advantage to the City, in that they encourage small and start-up business
- Avoid eliminating or precluding employment uses through re-designations of non-residential land
- In light of the ongoing decline of brick and mortar retail, the City should look for ways to embrace and accommodate online commerce
- Encourage shuttle service between transit stops and employment hubs
- Recognize Palomar Airport as a regional amenity and find ways to market Oceanside to those who patronize the airport
- Transit use can increase worker productivity

- Once adopted, the General Plan and associated plans should be respected and followed

5 Appendix B: Workshop 2

5.1 Appendix B-1: Workshop Overview

The second workshop in the series focused on community facilities, conservation, and open space. Interactive elements of the workshop included Zoom polls interspersed throughout the presentation, small breakout room discussions led by project team facilitators, and a Miro board activity, an interactive online sticky note activity platform described in detail below.

MIRO BOARD ACTIVITY

Following the informational presentation and Zoom polls, the meeting participants were invited to respond to questions concerning the meeting's themes using Miro, an interactive online collaboration tool. Participants were given a link to the interactive board during the workshop to provide comments and view comments by others in real time. For those who were unable to or chose not to engage through the Miro platform, they were invited to post their comments in the Zoom chat. A member of the project team was copying chat comments onto the Miro board in real time during the meeting. The boards provided areas to comment on the following questions posed by the project team:

1. In what areas of the city should access to community facilities (e.g., libraries, cultural venues, community centers) be improved? What improvements would you make? What specific facilities are in need of expansion/ renovation/ programming?
2. What do you consider to be the primary purpose of the city's green spaces and why?
3. In your view, what natural hazards present the greatest risk to the city and why?

The Miro boards were displayed on the Zoom meeting shared screen, and the final boards with all of the submitted comments can be found in Appendix B.

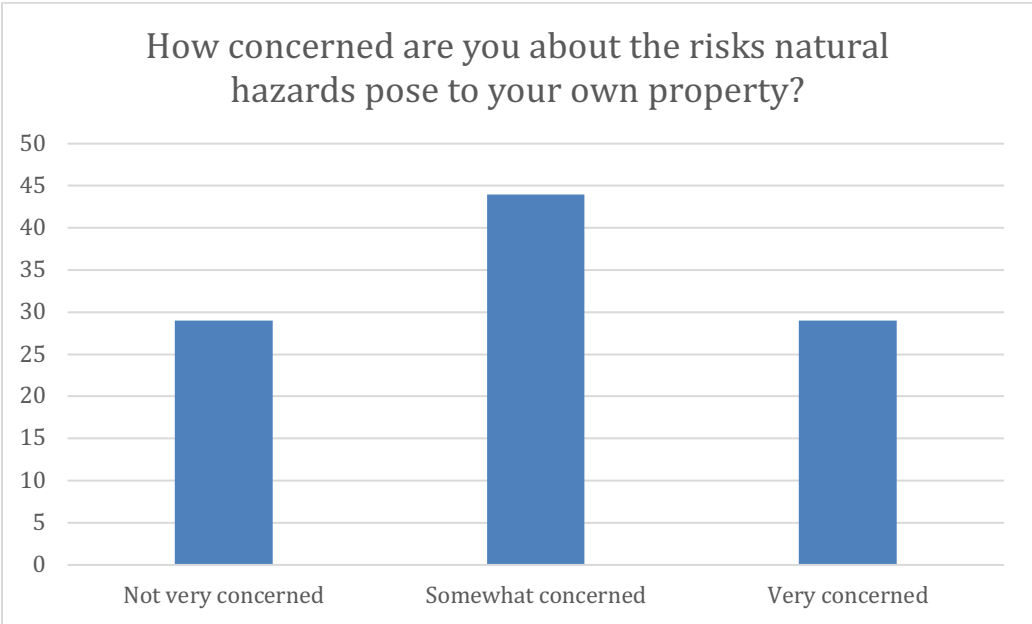
BREAKOUT ROOM DISCUSSIONS

Following the Miro board activity, participants were sent to Zoom breakout rooms to discuss the topics of the workshop. Each room had a project team facilitator and 8-10 participants, and discussions lasted 35 minutes before everyone was reconvened for a report back, led by each room's facilitator. The project team provided each facilitator with a series of discussion questions, intended to serve as rough guidelines for the conversation, and detailed notes as well as the breakout room chat record were collected after the meeting. The discussion questions provided for Workshop 2 are as follows:

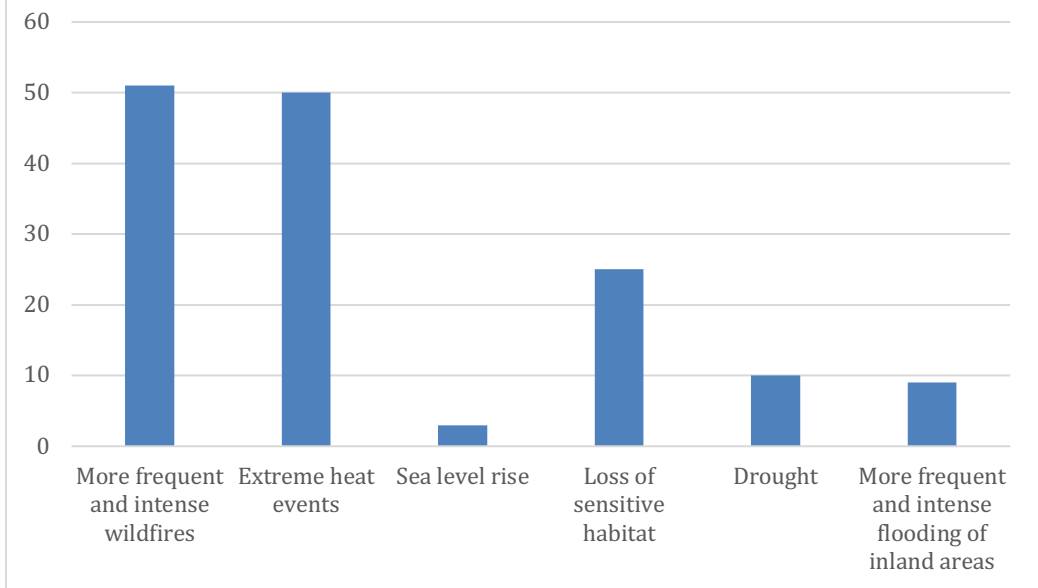
1. **Community Facilities.** What concerns do you have regarding the safety, quality, and/or accessibility of the city's open spaces, parks, libraries, and/or community centers?
 - What improvements would you make, and where in the city would you make them?
2. **Corridors Public Improvements.** With efforts to promote infill and redevelopment along the city's major corridors, what **public improvements** do you feel are needed in these areas to accommodate new development?
3. **Conservation and Open Space.** What are Oceanside's most **important natural resources** and why?
4. **Conservation of Cultural Resources.** What are Oceanside's most **important cultural resources** and why?
5. **Air Quality.** Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of **residents and businesses to improve air quality** at the **local level**?

5.2 Appendix B-2: Zoom Questions/ Results

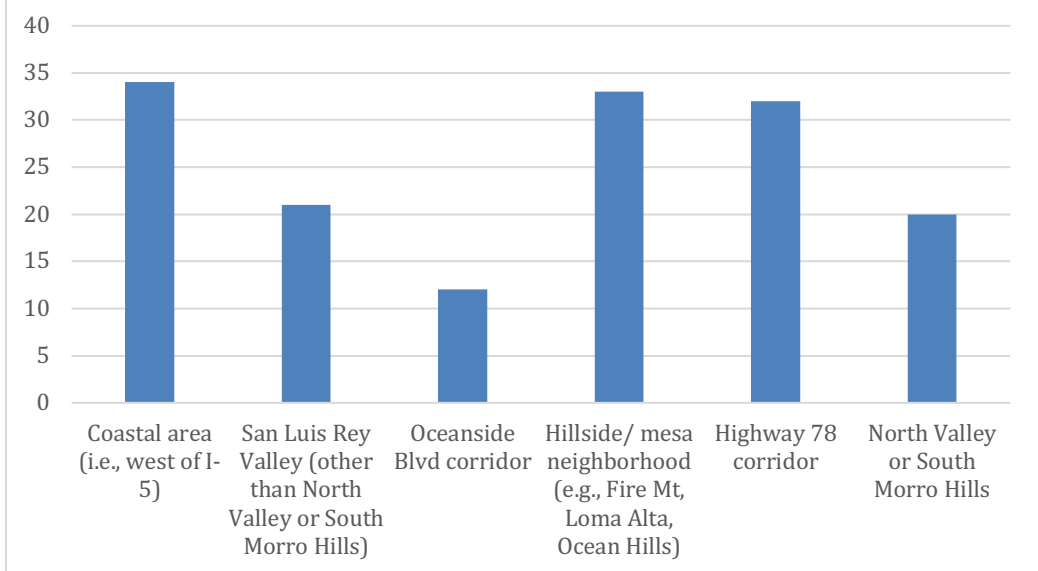
ZOOM POLL RESULTS

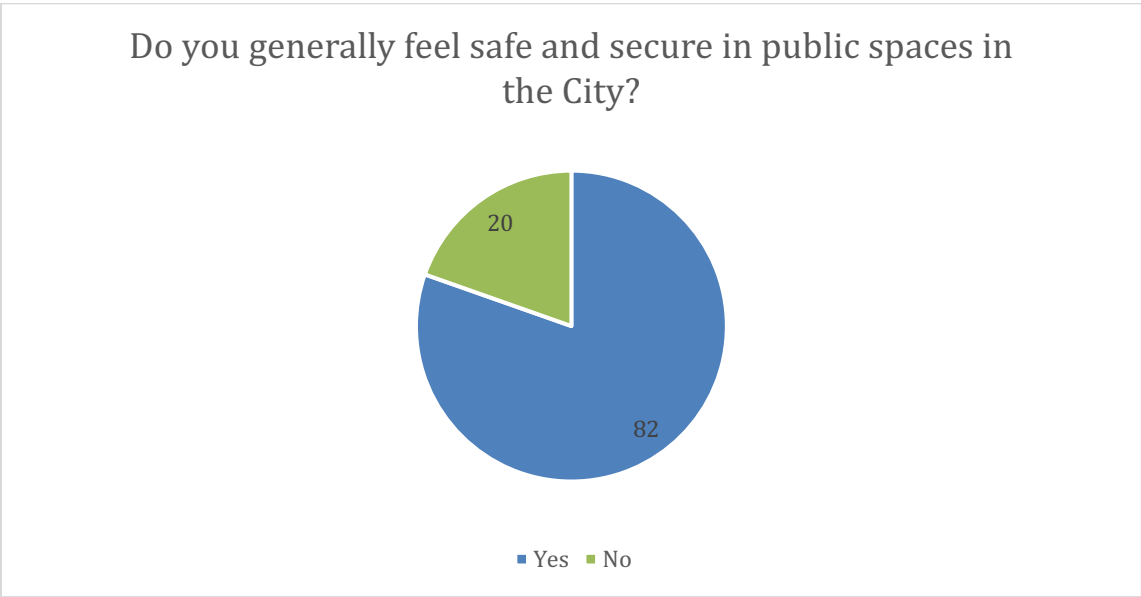
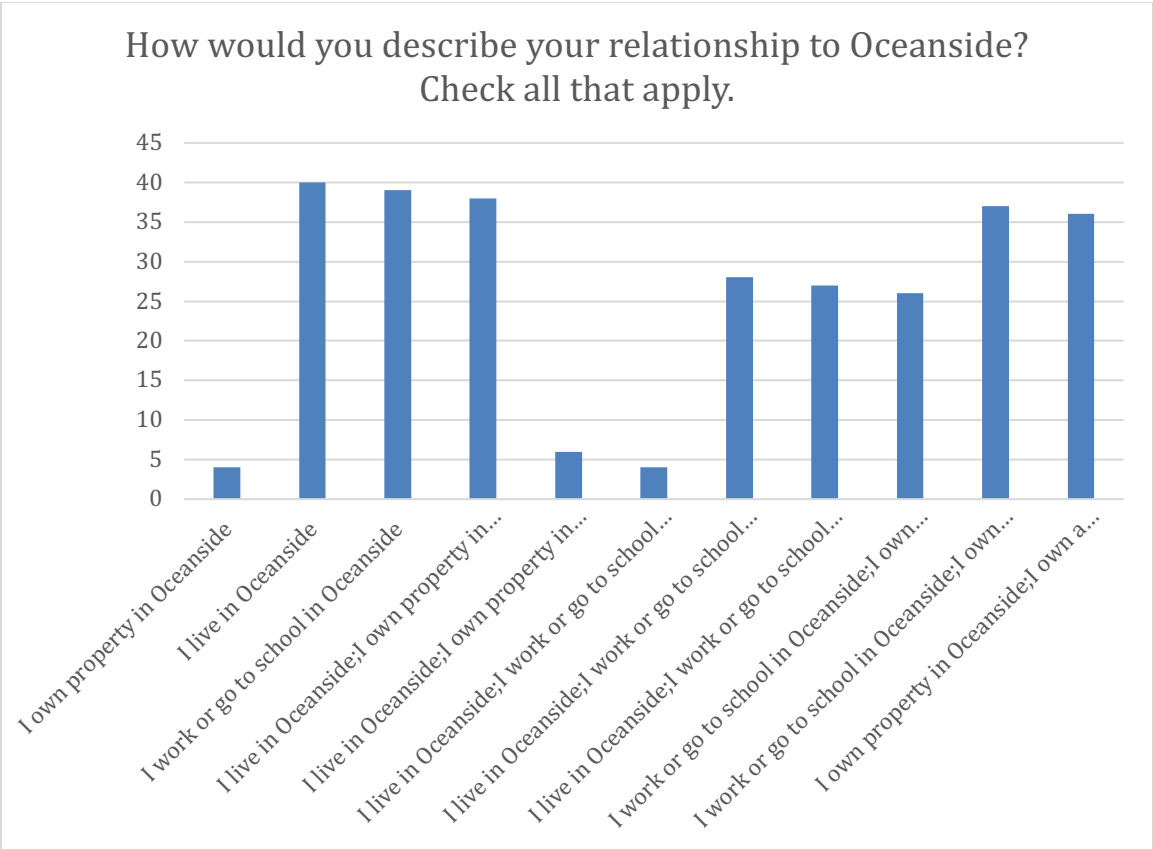


The Safety Element must address climate adaptation—i.e., ways to protect the built environment and sensitive habitats from the current and anticipated impacts of climate change. What do you consider to be the greatest climate-related threat to the city?

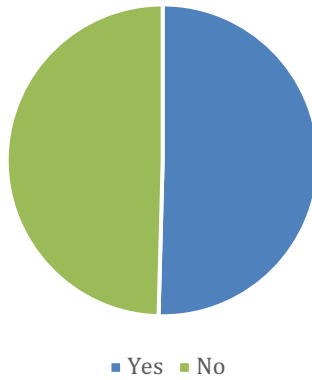


Which best describes your neighborhood?

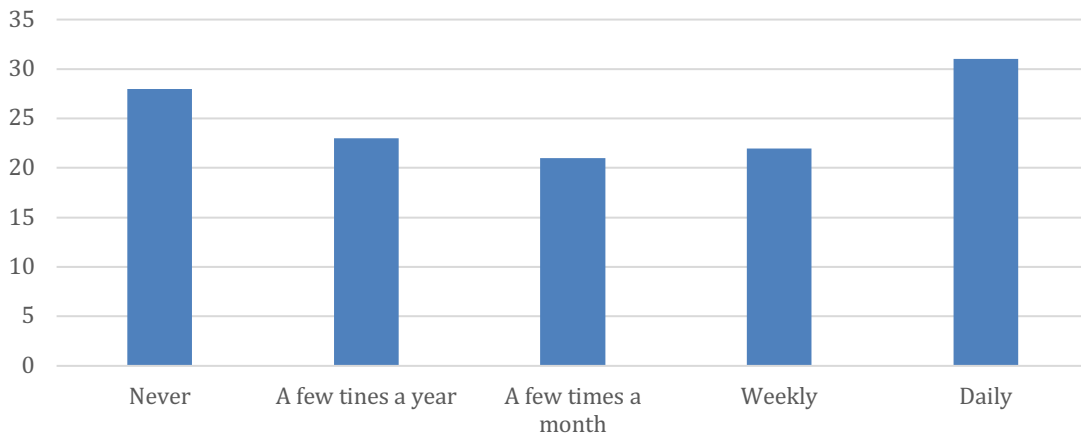


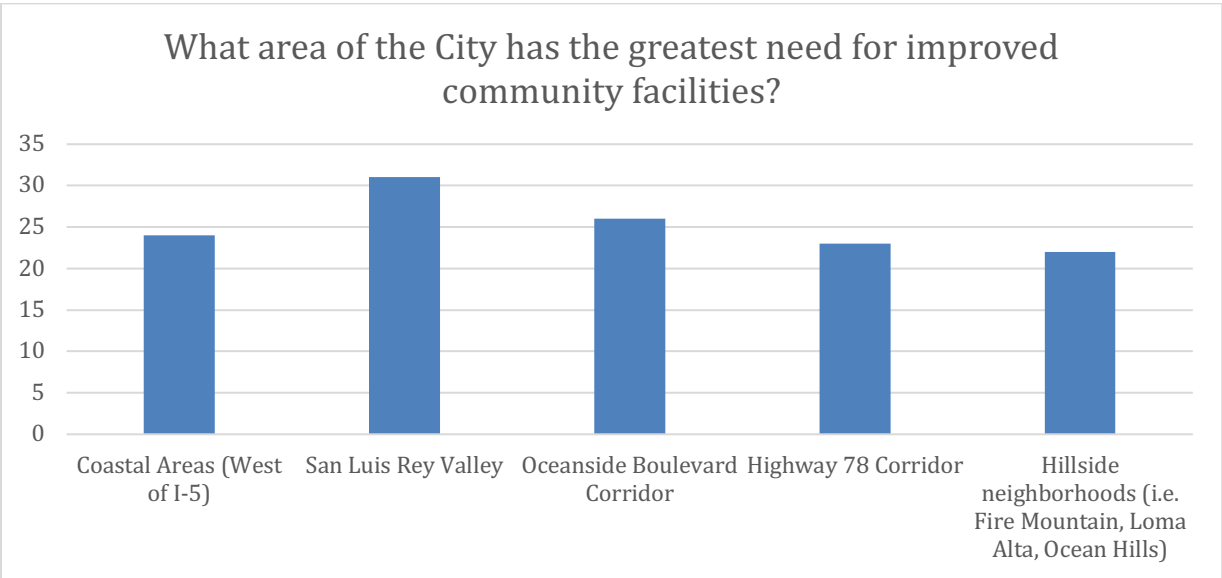
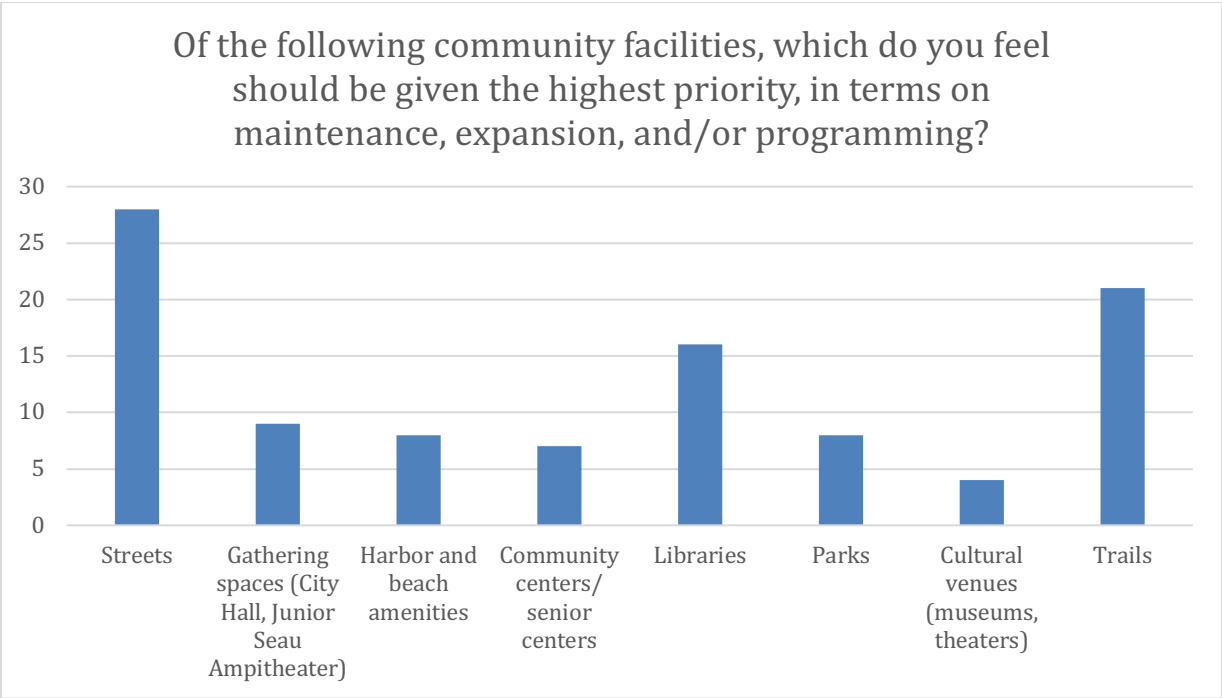


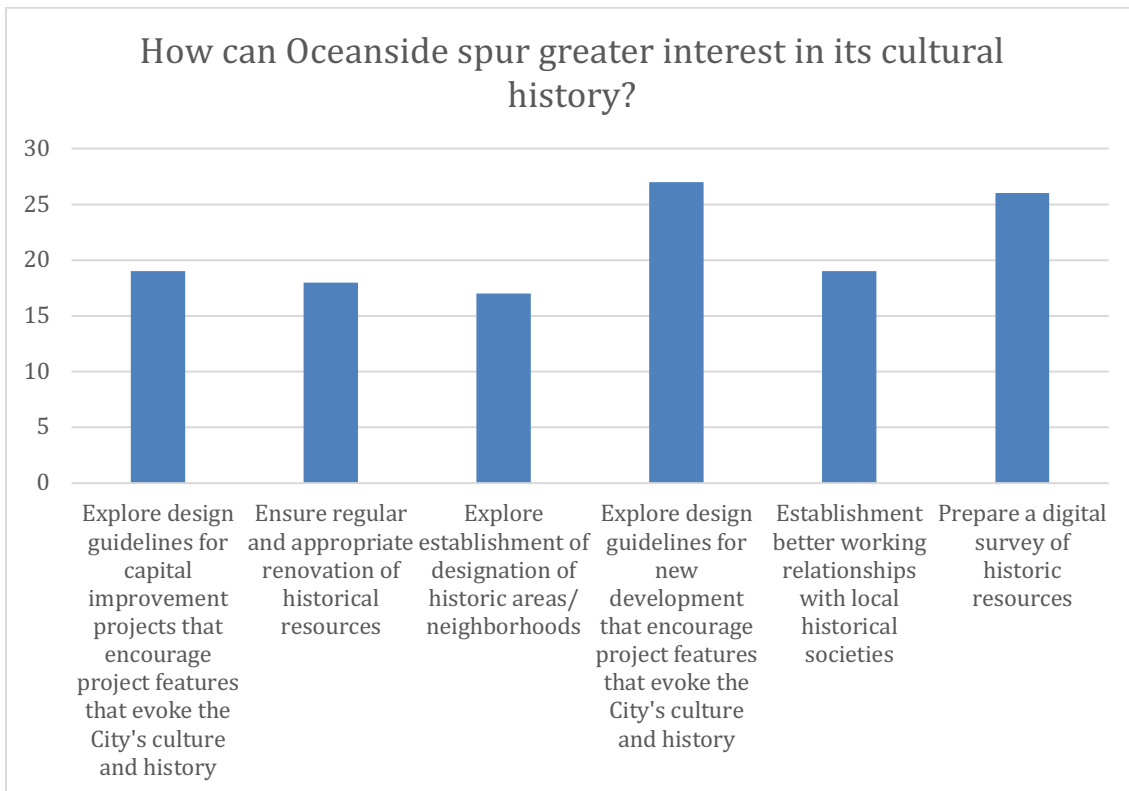
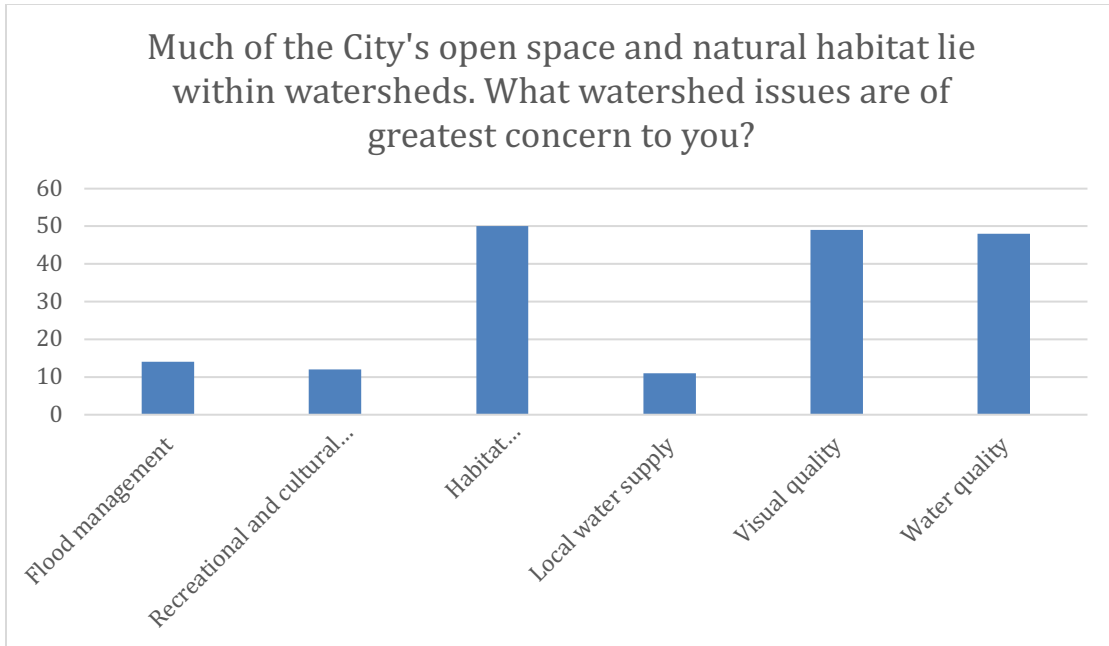
In general, do you believe the City provides community facilities and services comparable in quality and quantity to those provided by other cities in the region or other communities with which you are familiar?

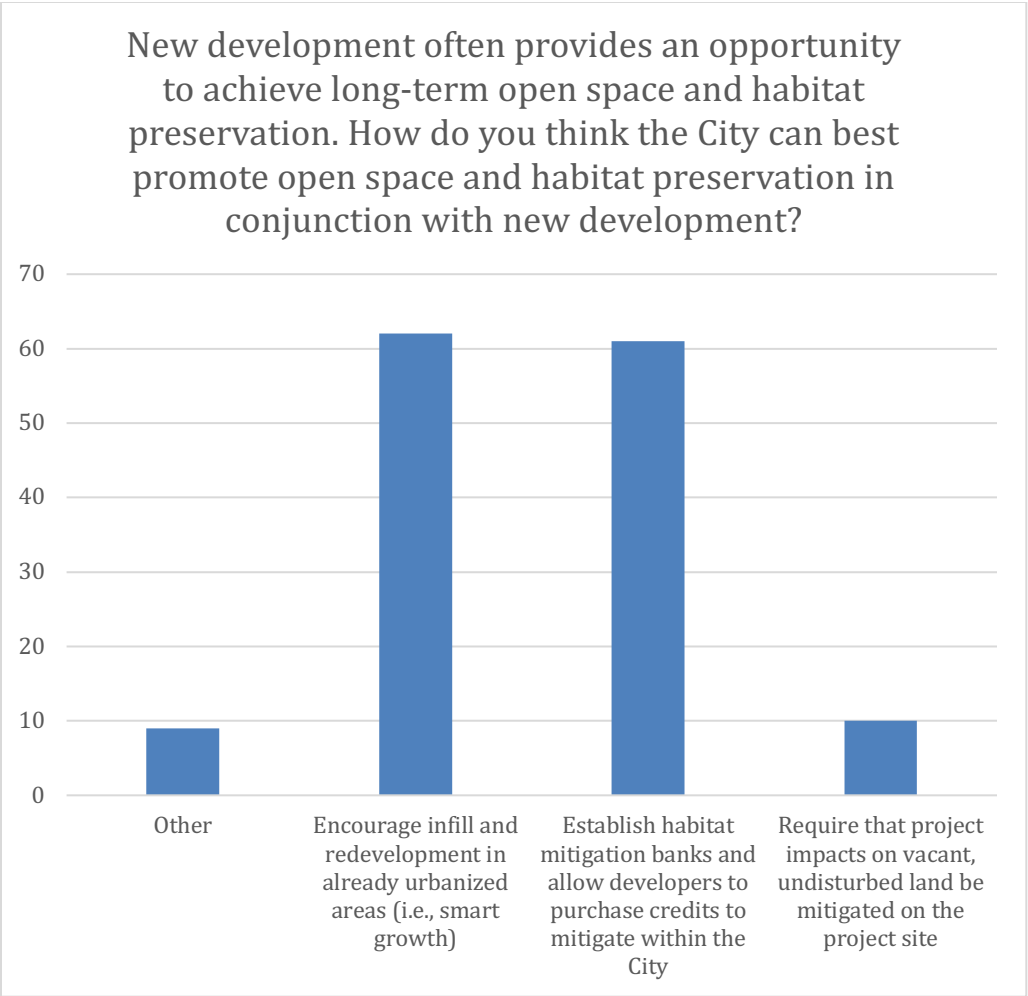


How often do you frequent the City's parks, libraries, and/or community centers?









5.3 Appendix B-3: Chat Transcript

From Hazel O'Neil (D&B) to Everyone : 7343557298 - Hazel contact in case of emergency

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : hi cm Rocco here just fyi I have two devices on the other just says Android so I,m not sure which room I,ll go to just FYI

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Hi - could you send me your phone number? I will pair the two

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Unless it,s just two video feeds, then you get to pick!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : I am recording the event on FB live so this I am using two devices 760-717-3339

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : it,s two video feeds

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : I,m recording with my other phone so technically I have three devices lol

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Gotcha, thanks for the heads up

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Let me know if you need any help at the transition

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : ok thx

From mark evans to Hazel O'Neil (D&B)(Direct Message) : Hazel, will we discuss traditional public safety during this process? Law enforcement, Fire, healthcare?

From Hazel O'Neil (D&B) to mark evans(Direct Message) : Yes, stay tuned!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : did last night first question allow for multiple responses?

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : No - we fixed that for tonight, that I hope

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : Ie live own work here

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : u did

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Great

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : it was my feedback last night

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Thank you!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : then I thought I was crazy!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : awesome responsiveness team!

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : :)

From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : I don,t see Marshall St pool on public facility!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : FYI I am only voting on this device not on the other one because don,t want to skew stats

From Hazel O'Neil (D&B) to Barbara Caganich(Direct Message) : You will see it later tonight, thank you for that comment though, I,ll make sure the planning team includes that public facility

From Esther Sanchez to Hazel O'Neil (D&B)(Direct Message) : Include resource centers

From Esther Sanchez to Hazel O'Neil (D&B)(Direct Message) : ,Ä¶ and rec centers

From Hazel O'Neil (D&B) to *Shannon Vitale(Direct Message) : Your mayor says include resource centers and rec centeres

From Hazel O'Neil (D&B) to Esther Sanchez(Direct Message) : Passed along, thank you

From *Shannon Vitale to Hazel O'Neil (D&B)(Direct Message) : for the CFE

From Hazel O'Neil (D&B) to *Shannon Vitale(Direct Message) : I believe so, it was on the slide before the survey results

From *Shannon Vitale to Hazel O'Neil (D&B)(Direct Message) : I believe those are included... just labeled under "community facility"

From Hazel O'Neil (D&B) to *Shannon Vitale(Direct Message) : Issues I think

From Hazel O'Neil (D&B) to *Shannon Vitale(Direct Message) : Gotcha

From *Shannon Vitale to Hazel O'Neil (D&B)(Direct Message) : i'll make sure though

From *Shannon Vitale to Hazel O'Neil (D&B)(Direct Message) : thanks!

From Hazel O'Neil (D&B) to *Shannon Vitale(Direct Message) : No prob, I am sure you will!

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : How are these polls being measured...not by 100%. For example, the first poll when added up came in at 171%.

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : Percent is measured by 100.

From Hazel O'Neil (D&B) to Shari Mackin(Direct Message) : People can select more than one option so responses may or may not total 100%

From Hazel O'Neil (D&B) to *Shannon Vitale(Direct Message) : Do not have to

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : Nope, I have been unable to select multiple answers.

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : FYI but these polls are skewed if I thought sewer was important I had no choice

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : the infill answer was also rigged

From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : When I attempted to do so, it auto deletes the previous choice.

From Hazel O'Neil (D&B) to Shari Mackin(Direct Message) : I,m sorry about that, we will look into it for the next meeting

From Esther Sanchez to Hazel O'Neil (D&B)(Direct Message) : sea level rise?

From Hazel O'Neil (D&B) to *Russ Cunningham(Direct Message) : Mayor says make sure to mention sea level rise

From Hazel O'Neil (D&B) to *Russ Cunningham(Direct Message) : I think

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : the smh monkey survey was completely manipulative and easily manipulated so that data is unreliable except for only broad stroke outcomes

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Thank you for your input, none of these are scientific surveys but are to allow us to get a broad idea of community priorities and input

From Esther Sanchez to Hazel O'Neil (D&B)(Direct Message) : SONGS decommissioning, spent fuel storage as a regional safety issue

From Hazel O'Neil (D&B) to *Russ Cunningham(Direct Message) : ,decommissioning, spent fuel storage as a regional safety issue, -from mayor

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : I understand I just wish the City would get 1M % better at public engagement this series is Awesome btw but I think we can do better does ur co do APP development for public engagement? similar to MetroQuest?

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : it,s truly the only way to get real buy-in so that there,s a reduction in the bucking of development plans etc

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : anyway I,ll stop blowing up ur chat lol

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Definitely always room for improvement. I can,t speak to your question in detail, as I am just IT, but please send these comments along to the planning team at any point! They are always available via phone or email and definitely want to make sure that they,re reaching as many people as they can in a meaningful way.

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : thx!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : the question was asked twice so fires was over 50% I think

From Esther Sanchez to Hazel O'Neil (D&B)(Direct Message) : More frequent and intense wildfires was listed twice, so that should have doubled that response

From Hazel O'Neil (D&B) to Esther Sanchez(Direct Message) : Noted, thank you

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : more frequent and intense wildfires question was listed twice- actual response is the 2 added together

From Kathryn Carbone to Hazel O'Neil (D&B)(Direct Message) : Concern about wildfires was listed twice and the percentage is 49% not 30%

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : sorry I notice workers things

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : wierd

From Barbara Collins to Hazel O'Neil (D&B)(Direct Message) : Didn't 49% say more frequent intense wildfires, it was listed twice

From Kathryn Carbone to Hazel O'Neil (D&B)(Direct Message) : Please ask the moderator to go back and correct that, both in the record as well as vocally to everyone in this meeting

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : it,s called ADD lol

From Vee(she/hers/ella) P to Hazel O'Neil (D&B)(Direct Message) : Pls note the final question in the last poll listed fires TWICE o the overall % should be 49% for that response

From Kathryn Carbone to Hazel O'Neil (D&B)(Direct Message) : 49%

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : that wasn,t to call u out silly!

From Kathryn Carbone to Hazel O'Neil (D&B)(Direct Message) : thank you!

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : u r doing great!

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : https://miro.com/app/board/o9J_1ZQ88J0=

From Hazel O'Neil (D&B) to Everyone : https://miro.com/app/board/o9J_1ZQ88J0=

From Hazel O'Neil (D&B) to Everyone : https://miro.com/app/board/o9J_1ZQ88J0=

From Hazel O'Neil (D&B) to Everyone : Chat is now open publicly so you can share your comments here as well

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : I

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : I'm lost

From Michael Odegaard to Hazel O'Neil (D&B)(Direct Message) : concern to preserve 10-minute parks walkshed standard in parks masterplan, no in-lieu fees accepted for projects in park-deprived neighborhoods

From Constance Curtin to Everyone : I don't get how to leave the notes. The screens are so small that they cannot be read.

Nadine Scott to Everyone : This is extremely difficult to use. The boards are small.

From Mike Blankers to Everyone : my board continues to move randomly

From John McDonald to Everyone : Same here. Not clear at all.

From Nadine Scott to Everyone : I was unable to participate.

From Constance Curtin to Everyone : Impossible to give input

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : Help!

From Karen Willson to Everyone : cant get rid of all the other comments

From Leilani Gjellstad to Everyone : where is the link to enter?

From Roxanne Nelson Faris to Everyone : I can't increase the screen size

From Teresa Barnes to Hazel O'Neil (D&B)(Direct Message) : I would like to see trails and streets where bikes or exercise enthusiasts with hearing loss are given visuality with the hearing friendly symbol. As 1 in 5 of those exercising or walking cannot hear from behind. I could not figure out the other system

From Patricia Tirona to Everyone : I don't see a link in my chat page.

From Amy Krajec to Hazel O'Neil (D&B)(Direct Message) : The screens keep moving around too much so unable to see anything

From Jim Rice to Everyone : Link to enter?

From Leilani Gjellstad to Everyone : I don,t see a link to click on

From *Alison Moore (D&B) to Everyone : The miro link is here:
https://miro.com/app/board/o9J_LZQ88J0=

From Michael Odegaard to Hazel O'Neil (D&B)(Direct Message) : natural hazard: brush-fires

From Esther Sanchez to Everyone : Sorry, went to that site and everything is moving pretty quickly, getting me dizzy. Don,t know how to get to the questions.

From CLAUDIA MUNOZ to Everyone : too much going on and screens keep moving around

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : still lost

From Amy Krajec to Hazel O'Neil (D&B)(Direct Message) : It's not the cursors it is the whole pictures moving

From dorren stadlander to Hazel O'Neil (D&B)(Direct Message) : not working!

From Suzanne Hume to Hazel O'Neil (D&B)(Direct Message) : I am on my phone. Suggestions

From Colleen Balch to Hazel O'Neil (D&B)(Direct Message) : not doing it can,t figure it out. Done

From Michael Odegaard to Everyone : concern to preserve 10-minute parks walkshed standard in parks masterplan, no in-lieu fees accepted for projects in park-deprived neighborhoods

From Esther Sanchez to Everyone : Is there a way to get a copy of these and turn them in later with comments?

From Nadine Scott to Everyone : I went to the site and I'm locked into Emily Morin's screen and can't comment.

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : how do I get in?

From Nancy Norton to Everyone : The boards are too small. I'll watch.

From Colleen Balch to Everyone : I can,t do anything either

From John McCoy to Hazel O'Neil (D&B)(Direct Message) : Unable to do sticky note

From richardmayer to Hazel O'Neil (D&B)(Direct Message) : Ok Im lost!

From Constance Curtin to Everyone : Can/t figure out how to comment or see. This is not working

From Colleen Balch to Everyone : Terrible

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : Way to busy and confusing.

From Karen Willson to Everyone : cant read anything too small

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Notepad thing is almost useless due to the slowness and confusion going on .

From dorren stadlander to Hazel O'Neil (D&B)(Direct Message) : this is not working

From Amy Krajec to Everyone : This is not working very well

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : I can not do this at all.

From Colleen Balch to Everyone : I can,t see questions how would I leave message in chat.

From dorren stadlander to Hazel O'Neil (D&B)(Direct Message) : can't chat and look at Zoom at the sane time, my screen is too small

From Maria Mellano to Everyone : this boards are extremely distracting. i think the re-
sponse effectiveness will be impacted.

From Suzanne Hume to Hazel O'Neil (D&B)(Direct Message) : Thank you for phone in-
structions. Are instructions for the phone written anywhere?

From Marlene Arellano to Everyone : To be a safe space that families and kids can be
active and healthy without worry about their physical safety.

From Chris Gorman to Hazel O'Neil (D&B)(Direct Message) : sticky notes not working.
too small to read or even find how to start a sticky note

From Leilani Gjellstad to Everyone : this isn,t working on my iPad

From Karen Willson to Everyone : it keeps asking me to take a tutorial

From Patricia Frazier to Everyone : must be high level tech to participate. so, I have no participation.

From Nancy Lesperance to Everyone : I,m on my phone and not able to write on my sticky note.

From Carolyn Krammer to Everyone : sorry this is not working for me.

From Hazel O'Neil (D&B) to Everyone : Please chat your comments if you cannot get this to work!

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : Primary purpose of our Green Space.: Sanity of residents,

From Marlene Arellano to Everyone : I couldn,t either, so I posted here in the chat, its an option! :)

From Esther Sanchez to Everyone : Questions are not showing up. Please send to me so that I can respond and return.

From Nadine Scott to Everyone : Primary purpose of greens space- sustain the community and climate.

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : How do I get in?

From mark evans to Hazel O'Neil (D&B)(Direct Message) : I think that you are going to miss a lot of good comment if you are relying on miro on such short notice.

From Hazel O'Neil (D&B) to Arleen Hammerschmidt(Direct Message) : What do you consider to be the primary purposes of the city,s green spaces?

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Open space is needed as a respite from the urban or built-up environment. It also is a good part of our city's amenities, so if you get rid of it you destroy the reason for people to come /stay here.

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : Stillcan't get in

From Hazel O'Neil (D&B) to Roger Davenport(Direct Message) : What do you consider to be the primary purposes of the city,s green spaces?

From richardmayer to Hazel O'Neil (D&B)(Direct Message) : Ill go with whaT OTHERS SAY> I CAN,T GET IN!

From Hazel O'Neil (D&B) to Everyone : What do you consider to be the primary purposes of the city,s green spaces?

Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : this isn,t working for me. The Marshall St. pool needs to be renovated and we really need it to remain in South O! Kids especially cannot be expected to ride their bikes to El Corazon to that pool. That,s a ridiculous expedition.

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Seems like we need more libraries - in E. O'side

From Patricia Frazier to Everyone : please preserve green spaces. too much love

From Hazel O'Neil (D&B) to Everyone : In what areas of the City should access to community facilities (e.g., libraries, cultural venues, community centers) be improved? What improvements would you make? What specific facilities are in need of expansion/ renovation/ programming?

From Bea Moniz to Everyone : Unable to do this activity. Boards keep bouncing around.

From Hazel O'Neil (D&B) to Everyone : In your view, what natural hazards present the greatest risk to the City and why?

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : Yeh but where can I get the questions?

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : What areas of city need improved access: Fire Mt. For parks and gathering places.

From Colleen Balch to Everyone : Pools need to be preserved. Buccaneer needs to be increased in size us La Salina to expand that park.

From dorren stadlander to Hazel O'Neil (D&B)(Direct Message) : this is way too confusing

From Hazel O'Neil (D&B) to dorren stadlander(Direct Message) : What do you consider to be the primary purposes of the city,s green spaces?

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : The Deep Valley: needs Library access.

From Hazel O'Neil (D&B) to Everyone : What do you consider to be the primary purposes of the city,s green spaces?

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : VERY FRUSTRATING

From Hazel O'Neil (D&B) to Everyone : In your view, what natural hazards present the greatest risk to the City and why?

From Jose Manuel Villarreal to Everyone : I am the OHS Principal, Dr. Villarreal, and our Crown Heights Community needs more green space

From Constance Curtin to Everyone : Can not see the questions

From Nadine Scott to Everyone : Parks need to be properly maintained. Each area should be mapped and compared to walkability figures. Many areas do not have a park.

From Esther Sanchez to Everyone : Need to move forward with El Corazon Park Master Plan, stop changing to residential and other private uses

From Patricia Frazier to Everyone : too much building. not much green space left. will the council adhere to these plans to preserve?

From Bea Moniz to Everyone : Update Marshall st. park and pool.

From Chris Gorman to Hazel O'Neil (D&B)(Direct Message) : green spaces important to help air quality

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Natural hazards: wildfire immediately, sea level rise and extreme temperatures in the med. term (up to 2100). Need to find a way to stop growing or we will destroy what is good about our City.

From Nancy Lesperance to Everyone : Drought is of high concern. Are there plans for more desalination plants?

From richardmayer to Hazel O'Neil (D&B)(Direct Message) : Build El Corazon

From Patricia Frazier to Everyone : yes update Marshall street

From Claudia Troisi to Everyone : Our beach improvements are uniquely Oceanside compared to the rest of the entire County. We need to improve the incredible resources we already have Harbor, Community Center, Bandshell...

From Patti Hanley to Everyone : answer to 1st question: mitigate urban sprawl

From Carolyn Krammer to Everyone : Greatest risk to our city is the threat of more wild-fires. Keep housing out of harms way and accommodate more housing in corridors not farmland

From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : Parks need to be safe. currently many are not safe.

From Timothy Anderson to Hazel O'Neil (D&B)(Direct Message) : concur with El Corazon Park plan!

From Karen Willson to Everyone : Heritage park should receive major upgrade as a gathering space with a coffee shop and programs that include hispanic and American Indian heritage

From Colleen Balch to Everyone : Too much building that does not adhere to what is already there.

From Leilani Gjellstad to Everyone : adding my comments here bc Miri isn,t working on iPad: San Luis Rey Valley has so much potential if illegal camping is under control to reduce fire risk and increase safety /hygiene for all. our community is also in desperate need of a dog park. surrounding communfiies have dog parks but Oceanside doesn,t,

From Timothy Anderson to Everyone : concur with El Corazon Park plan!

From Linda Slater to Everyone : El Corazon should be designated a park ASAP

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : Natural resources highest hazards: Wild fire, Coastal flooding, Drought

From Patricia Frazier to Everyone : update facility at Melba bishop

From Louise Balma to Hazel O'Neil (D&B)(Direct Message) : Make Pier View pedestrian only

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Most hazards are exacerbated by more population.

From Esther Sanchez to Everyone : Where there are higher densities, need to include open areas like open squares, gathering places

From Patti Hanley to Everyone : need more parks

From Karen Williams-Graham to Everyone : enjoying the meeting Arts Commissioner Karen Williams Graham We should have cultural history of people in Oceanside

From Colleen Balch to Everyone : Designate El Corazon parkland.

From Andrew M. Andrioff to Hazel O'Neil (D&B)(Direct Message) : dedicate la Salina as a beach side park

From Karen Willson to Everyone : our playhouses like Star Theatre are treasures

From richardmayer to Hazel O'Neil (D&B)(Direct Message) : Support Oceanside Museum of art

From Carolyn Krammer to Everyone : Preserve open space and dedicate El Corazon as parkland for the people of Oceanside.

From Patricia Tirona to Everyone : More parks.

From Patricia Frazier to Everyone : do something with the river bed ... make it an attraction

From Chris Gorman to Hazel O'Neil (D&B)(Direct Message) : evacuation routes must be adequate in case of natural disaster, fires

From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : where is my city councilman tonight?

From Constance Curtin to Everyone : Slope erosion and wildlife and open space preservation of great importance. Do not let development overtake

From Suzanne Hume to Everyone : Increase trees in urban areas, parkways and in parks for cooling.

From Lola Swank to Everyone : aquatic opportunities enhanced

From Andrew M. Andrioff to Everyone : Dedicate La Salina as a new beach side park with extended parking for buccaneer beach

From richardmayer to Hazel O'Neil (D&B)(Direct Message) : Riverwalk Park concept needs to be fleshed out

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : El Corozon an parkland only.

From Nadine Scott to Everyone : Natural hazard risks- continuing to allow businesses and building in flood area; filling floodways and floodplains must stop. More attention paid to prohibiting building in earthquake areas. The opening photo was very telling- it's right on top of the landslide as clearly shown in the photo. The neighborhood fought this project and a much larger one. Does NOT look like good planning.

From Nancy Lesperance to Everyone : Energy to the city is a concern with more electric cars being encouraged , is there any development of harvesting energy from the powers of ocean waves and currents?

From Karen Willson to Everyone : wildlife need water and trees and areas they can live undisturbed

From Nadine Scott to Everyone : Natural hazard risks- fire and clustered housing

From Andrew M. Andrioff to Everyone : Dedicate La Salina as a new beach side park with extended parking for buccaneer beach

From Nadine Scott to Everyone : Unbelievable that the city will not adopt the SAP!

From Suzanne Hume to Everyone : Preserve open space!

From Esther Sanchez to Everyone : Prioritize beach recreational activities, including surfing, swimming, fishing, NOT groin fields

From Alison Inglis to Hazel O'Neil (D&B)(Direct Message) : Wildfire in canyons..how to clear undergrowth without destroying all natural habitat?

From Karen Willson to Everyone : Every child should have access to green space and parks

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : Open field spaces for student athletes/teams to practice - More of them and more access.

From Roxanne Nelson Faris to Everyone : use all California native plants

From Esther Sanchez to Everyone : Need to adopt the city,s multiple habitat subarea plan

From Patricia Frazier to Everyone : will oside join in with neighboring cities re: utilities?

From Andrew M. Andrioff to Everyone : Implement sand saving measures like Jetty,s or groins for our beaches

From Nancy Lesperance to Everyone : Open space for out door activities are important for physical and emotional and mental health.

From Alison Inglis to Hazel O'Neil (D&B)(Direct Message) : Make the three watersheds a part of the corridors plan, so develop transit and recreation in parallel.

From Linda Slater to Everyone : More open space

From Chris Gorman to Hazel O'Neil (D&B)(Direct Message) : less concrete, more green growing things to help us breathe

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : I love this activity but I need to do for homework and submit to team later

From Roger Davenport to Everyone : For resilience, Community Choice Energy provides incentives for local power production, local storage.

From Arleen Hammerschmidt to Hazel O'Neil (D&B)(Direct Message) : Places that draw people/community together.

From Chris Gorman to Hazel O'Neil (D&B)(Direct Message) : lately air quality very bad at certain times of the day

From Nancy Lesperance to Everyone : Parking for tourists makes the city more inviting.

From Hazel O'Neil (D&B) to Everyone : Question 1: 1. Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City,s open spaces, parks, libraries, and/or community centers?

What improvements would you make, and where in the City would you make them?

From Hazel O'Neil (D&B) to Everyone : Question 2: 2. Corridors Public Improvements. With efforts to promote infill and redevelopment along the City,s major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

From Karen Williams-Graham to Everyone : couldn't read boards

From Hazel O'Neil (D&B) to Everyone : Question 3: 3. Conservation And Open Space. What are Oceanside,s most important natural resources and why?

From Hazel O'Neil (D&B) to Everyone : Question 4. Conservation Of Cultural Resources. What are Oceanside,s most important cultural resources and why?

From Amy Krajec to Everyone : Huge concern for air quality is allowing developers to buy carbon offsets instead of making our own air quality better

From Hazel O'Neil (D&B) to Everyone : Question 5. Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

From Hazel O'Neil (D&B) to Everyone : 1. Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City,s open spaces, parks, libraries, and/or community centers?

What improvements would you make, and where in the City would you make them?

2. Corridors Public Improvements. With efforts to promote infill and redevelopment along the City,s major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

From Hazel O'Neil (D&B) to Everyone : 3. Conservation And Open Space. What are Oceanside,s most important natural resources and why?

From Hazel O'Neil (D&B) to Everyone : 4. Conservation Of Cultural Resources. What are Oceanside,s most important cultural resources and why?

From Hazel O'Neil (D&B) to Everyone : 5. Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : I left the room on this device

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : Alright cool, hopefully one of your three is situated alright!

From Hazel O'Neil (D&B) to CM Rocco(Direct Message) : I,ll just be hanging out here in case anyone else joins

From CM Rocco to Hazel O'Neil (D&B)(Direct Message) : FYI I,m not public or participating on the other device I,m not prepared enuf fyi

From Kelsey Eastburn to Everyone : A comment I wasn't able to make in our breakout room was that I'd like to see more farmer's markets in Oceanside; more often and in multiple locations. We typically attend the Vista Oceanside because of the convenience of the date and time. We love Sunset Market and we'd like to see it expand to be less crowded.

From Margot Lowe to Everyone : Our group, Calvin, never even got to natural resources, which was my main concern.

From *Alison Moore (D&B) to Everyone : Please enter any other ideas in the chat! We are taking note of everything

From Joan Bockman to Everyone : we said to remove stop signs in neighborhoods and replace it with traffic calming that allows the continuous and slow percolation of cars. They will get there just as fast.

From *Alison Moore (D&B) to Everyone : Thanks for that clarification, Joan!

From Rachael Coccia to Everyone : Solar to power EVs!

From Nadine Scott to Everyone : I'm a no on electric vehicles.. cost, cost, cost and the need as a single woman to have absolute reliability and not need to stop to charge. I would go hybrid tho.

From Karen Williams-Graham to Everyone : tom I have a podcast on u tube world tuned radio Ask Mama G Sunday nights at 7pm Karen Graham

From mark evans to Everyone : public charging stations downtown and in vicinity of amenities

From Joan Bockman to Everyone : So happy to hear about native plants. It used to be just me and I haven,t even brought that up. Great job everyone!

From Nadine Scott to Everyone : Shared with our planner: If you're going to be our consultants working on our general plan please take a tour of our city so you know what areas we are talking about. Thank you.

From Kathryn Carbone to Everyone : Housing should be put in within Smart Growth corridors, not on agricultural land. Not only is South Morro Hills PRIME farmland growing food, it also acts as a buffer for wildfires, keeping them from the city. Smart Growth principles include building closer to the city hub, near transit, and repurposing strip malls to be mixed use. We don't need to build anything on Oceanside farmland.

From Patricia Frazier to Everyone : create a Riverwalk style attraction in the river bed while preserving the habitat. good for locals & tourism

From Roxanne Nelson Faris to Everyone : beautification along the train track going south

From Cindy Davenport to Everyone : No reason why the majority of the City's fleet cannot be transitioned to electric vehicles. More charging stations can help residents and tourists.

From rob howard to Everyone : Once we get the economy up and running, we will have numerous minimum wage jobs downtown many getting off work after 10pm. We need better mass transit options including but not limited to "on call" electric vehicles with NCTD. Vehicles can also assist with last mile issues when using mass transit (coaster/sprinter/metrolink).

From *Lori Spar to Everyone : To room 6: Please note that even if your specific topic was not part of my summary, they are included in my detailed notes that I will share with the City. Thanks, guys!

From *Russ Cunningham to Everyone : Ditto for me, Lori!

From Kelsey Eastburn to Everyone : I'd like limits on the number of big box stores and shopping centers since interest in those is dying. There should always be community places interspersed in the commercial/retail spaces. ie, garden patios or plazas shared by neighboring restaurants.

From Patricia Tirona to Everyone : For air quality, implement an ordinance like Del Mar to discourage people from idling their cars for extended periods of time.

From Rachael Coccia to Everyone : Increase Ocean Friendly Gardens and support more Ocean Friendly Restaurants: <https://www.surfrider.org/programs/ocean-friendly-gardens> <https://www.surfrider.org/programs/ocean-friendly-restaurants>

From Cindy Davenport to Everyone : Agree, Patricia, no idling ordinance

From dorren stadlander to Everyone : San Luis Rey River is one of our most important natural resources supporting wetland habitats and associated species. It provides a wild-life corridor, helps maintain water quality and recharge, flood attenuation.. Recommend looking at opportunities to expand not only wetlands but restore uplands areas that would be contiguous with wetland areas. Explore policies that would further this issue including exploring opportunities of restoring agricultural lands adjacent to the river to increase ecological functions.

From Shari Mackin to Everyone : Make sure we honor how we came to be who we are and the people that helped us. Such as the Hayes family for donating the sandy beach from Betty's Lot to the BVL and the Walker family for the property beginning at the Bandshell to the SLR. In addition, recognizing the El Salto Falls and the connection to local tribe.

From Kelsey Eastburn to Everyone : bus stop benches and shelters!!!! Buses should not be seen as "only for the poor"!

From Joan Bockman to Everyone : All municipal buildings should be inspired by Irving Gill to match the ones already doing that. It is our sense of place for municipal buildings.

From Patricia Tirona to Everyone : Agree with Doren about San Luis Ray River!

From Shari Mackin to Everyone : - Preserve the land currently used for the La Salina Waste Water Plant for public uses once the plant is decommissioned in 20203. The land is desperately needed to expand Buccaneer park for public uses. Considering Sea Level Rise and the possible loss of beaches, this area should be preserved for public uses related to beach uses. Seek grant funding to build the park,Ä¶normally if an educational component is incorporated grant funding is much easier to acquire.

From Patricia Tirona to Everyone : Would love a dog park!

From Cindy Davenport to Everyone : Yes, I agree with Doreen and Patricia about SLR watershed

From Marlene Arellano to Everyone : Ditto on San Luis Ray River,Ä¶!!!! So much potential for synergy !! :)

From Kelsey Eastburn to Everyone : Also, I've lived in Oceanside for 4 years and tonight is the first time I've heard of the El Corozon park...is it hidden??

From dorren stadlander to Everyone : Recommend there be a clear distinction of what "open space" is in terms of natural lands vs green space/parkland so we can clearly set goals and policies

From Joan Bockman to Everyone : Go to FriendsofElCorazon.org and join us!

From Patricia Tirona to Everyone : Another good point, promote our special parks!

From Amy Krajec to Everyone : not allowing developers to buy carbon offsets. They need to make sure they keep the air where they are building clean

From Liz Clark to Everyone : I agree with Doren about the rive too. It is so unique and such an opportunity for recreation and education!

From Hazel O'Neil (D&B) to Everyone : onwardoceanside.co,

From Hazel O'Neil (D&B) to Everyone : onwardoceanside.com

From Marlene Arellano to Everyone : Further meetings for each district!!! Specific needs

From Joan Bockman to Everyone : Thanks to Mayor Esther Sanchez for being a champion of our natural areas.

From Shari Mackin to Everyone : Save Marshall Street Pool! Asset for South O and surrounding area which consists of many multifamily units that need low cost recreation. We also should keep the pool open for daily lap swimming.

From Timothy Anderson to Hazel O'Neil (D&B)(Direct Message) : thanks Hazel!

From Hazel O'Neil (D&B) to Timothy Anderson(Direct Message) : You,re welcome!

From Kellie Davis to Everyone : Thank you Russ and team.

From Amy Caillouette to Everyone : Thank you all for a robust dialogue and for trusting and valuing the input of us as City residents!

From richardmayer to Everyone : connect river trail to el corazon without cars

From Erik Douglas to Everyone : Agree with Shari - Marshall is a treasure!

From Roxanne Nelson Faris to Everyone : Yes Save Marshall Pool

From Suzanne Hume to Everyone : Also we talked about No Idling Policy (and signs) as a part of the CAP.

From Shari Mackin to Everyone : South O has very little open space and our beaches are shrinking...

From Colleen Balch to Everyone : Thank you

From Kelsey Eastburn to Everyone : Loving these meetings, thanks so much!!

From Andrew M. Andrioff to Everyone : thanks everyone

From Jane Marshall to Everyone : Thanks everyone!

From Claudia Troisi to Everyone : Excellent Job Russ

From Suzanne Hume to Everyone : Also healthy soils. Stop synthetic pesticides and fertilizers

From Timothy Anderson to Everyone : bye! thanks everyone!

From Cindy Davenport to Everyone : Yes healthy soil

5.4 Appendix B-4: Miro Activity



What do you consider to be the primary purpose of the City's green spaces and why?

wildlife needs water and trees and areas they can live in undisturbed

We must preserve El Corazon for citizens and wildlife and preservation

preserving natural spaces and habitats

Primary purpose of greens space- sustain the community and climate.

Open space is not free

preserve open space!

Keep open spaces please! Includes Along the river and south morro hills

use all California native plants

more open space :)

Access to Nature

every child should have access to green space and parks

to protect wildlife, reduce stress, improve visual quality and reduction of stress for citizens

Need native plants in parks and public spaces

use all California native plants

Vitamin N!

open space for outdoor activities are important for physical and emotional and mental health

to provide interactions with nature

Contributing to the City's quality of life for residents and visitors alike

Wildlife habitat, flood protection, and exercise space, learning spaces for children and general public.

Resiliency of nature and community enjoyment

Mitigate climate change, improve health with clean air and water.

mitigate urban sprawl

El Corazon must be designated parkland ASAP.

concur with El Corazon Park plan!

Designate El Corazon parkland.

El Corazon should be designated a park ASAP

YES

South Oceanside has very little open space. - Preserve the land currently used for the La Salina Waste Water Plant for public uses once the plant is decommissioned in 20203. The land is desperately needed to expand Buccaneer park for public uses. Considering Sea Level Rise and the possible loss of beaches, this area should be preserved for public uses related to beach uses. Seek grant funding to build the park...normally if an educational component is incorporated grant funding is much easier to acquire.

Preservation and access to natural spaces rather than a city that has been completely developed with no room to breathe.

Collective health, both physical (exercise as well as environmental) and mental/emotional of the community.

Sense of place. We are unique place and our habitats tell us that.

To be a safe space that families and kids can be active and healthy without worry about their physical safety.

prioritize beach recreational activities, including surfing, swimming, fishing, NOT groir fields

Fire Mt should get a trails network through the canyons .

open spaces and hiking trails

Our 3 watersheds should be trails from the beach to their source.

habitat protection and access for us to visit it. One area that is underutilized is the Buena Vista Lagoon.

concern to preserve 10-minute parks walkshed standard in parks masterplan, no in-lieu fees accepted for projects in park-deprived neighborhoods



In what areas of the City should access to community facilities (e.g., libraries, cultural venues, community centers) be improved? What improvements would you make? What specific facilities are in need of expansion/ renovation/ programming?

The map displays various locations in Oceanside, including the downtown area, harbor, and surrounding residential zones. Key landmarks like the Oceanside Museum of Art and the Pier Bandshell are marked. The sticky notes provide a range of perspectives on community needs, such as the importance of green spaces, the need for updated parks and pools, and the desire for more cultural and recreational opportunities. Specific suggestions include dedicating La Salina as a new beach side park, upgrading Heritage Park, and improving the downtown area's walkability and greenery.

Facilities

- The information for SMH existing uses is wrong
- please preserve green spaces, too much love
- More trees, better tree placement and pruning
- The map for SMH existing uses is wrong
- Ag is not sustainable so we need another plan
- Agriculture is a business not the City's open space
- Where there are higher densities, need to include open areas like open squares, gathering places
- San Diego County
- Fire Mountain has very limited park space. Additional investment needed in downtown and harbor areas to drive both tourist and resident spending.
- The improvements the City should make to community facilities is making sure we maintain what we currently have and insure that we can offer access to the facilities at a reasonable rate. We should keep our pools open year around and make sure we keep all the pools we have. Marshall St. pool needs to be year around, the bandshell should be updated (concerns about deed restrictions on the property).
- aquatic opportunities enhanced
- Update Marshall st. park and pool.
- The downtown area
- I am the OHS Principal, Dr. Villarreal, and our Crown Heights Community needs more green space
- Compare demographics to access.
- Pier Bandshell is iconic and deserves updates - ability to use with current technologies
- Our beach improvements are uniquely Oceanside compared to the rest of the entire County. We need to improve the incredible resources we already have Harbor, Community Center, Bandshell...
- dedicate La Salina as a new beach side park with extended parking for buccaneer beach
- Save all of the parkways in the older sections. Remove the concrete and change the rules.
- our playhouses like Star Theatre are treasures
- where is Public Art? It is an afterthought
- Pools need to be preserved. Buccaneer needs to be increased in size us La Salina to expand that park.
- Dedicate La Salina as a new beach side park with extended parking for buccaneer beach
- do something with the river bed ... make it an attraction
- Increase trees in urban areas, parkways and in parks for cooling.
- enjoying the meeting Arts Commissioner Karen Williams Graham We should have cultural history of people in Oceanside
- Heritage park should receive major upgrade as a gathering space with a coffee shop and programs that include hispanic and American Indian heritage
- Amphitheater could be a treasure. Needs updating.
- Some way to deal with the homelessness that is out of control on Oceanside Blvd.
- The eastern part of the city doesn't get attention though half of the city is in RDO and east - whether placemaking, art/culture, community center, etc.
- Buck Beach park is gem and definitely could use some improvements
- update facility at Melba bishop
- People don't feel safe in the existing parks, we need to improve them before we build new ones
- San Luis Rey Valley has so much potential if illegal camping is under control to reduce the risk and increase safety hygiene for all, our community is also in desperate need of a dog park, surrounding communities have dog parks but Oceanside doesn't
- too much building, not much green space left. will the council adhere to these plans to preserve?
- Plant trees in every parkway.
- Rails to trails connections between Oceanside and remainder of SD County
- update Marshall street
- Designated dog-friendly area of the beach (South) and/or dog park
- Eastern Oceanside needs places in addition to parks for children to gather as a community
- Parks need to be properly maintained. Each area should be mapped and compared to walkability figures. Many areas do not have a park.
- Need to move forward with El Corazon Park Master Plan, stop changing to residential and other private uses
- Too much building that does not adhere to what is already there.



In your view, what natural hazards present the greatest risk to the City and why?

Wildfires are the greatest concern in the east. Other concerns are taking away wildlife areas that come into the neighborhoods as no where else to go!

Wildfires, especially those started by homeless camps in preserves

Wildfires endanger the entire City and they will just get worse

Wildfire!

Wildfires are the greatest concern in the east. Other concerns are taking away wildlife areas that come into the neighborhoods as no where else to go!

fire and clustered housing

SMH is not the fire hazard zone, the riverbed is and it needs to get cleaned up. The living in the river is what creates the fire hazard

the area near the Mission needs blight control

Egress from beach areas in case of emergency are hampered by rail tracks. I think O'Side should investigate solutions to allow traffic to flow unhindered, as in Solana Beach.

Cal Fire can't designate SMH as "higher risk" because there are no homes there yet - that's the only reason. Fires are the biggest threat to Oceanside

SMH is not the fire hazard zone, the riverbed is and it needs to get cleaned up. The living in the river is what creates the fire hazard

Invasive plants are a major problem. Inv grasses = fire hazard.

Coastal erosion

Heat/Drought/Lack of water

Egress from beach areas in case of emergency are hampered

No new construction in sea level rise zones and flood plain should be mandated.

Greatest risk to our city is the threat of more wildfires. Keep housing out of harms way and accommodate more housing in corridors not farmland

Natural resources highest hazards: Wild fire, Coastal flooding, Drought

Sea level and associated erosion of beaches in the long term. Wildfires in the near term.

Continuing to allow businesses and building in flood areas; filling floodways and floodplains must stop. More attention paid to prohibiting building in earthquake areas. The opening photo was very telling - its right on top of the landslide as clearly shown in the photo the neighborhood fought this project and a much larger one. Does NOT look like good planning.

Huge concerns w of bridges/roadway expansion Oceanside being two 100 year old. Coastal surges a concern due to injured by rip beach

Fixing the homes are always the solution. Fire flood and sealevel rise. Controlling nature is not a good strategy.

Rising sea levels, floods, drought and water supply due to climate change.

Most hazards are exacerbated by more population.

Community Choice Energy incentives for local power production, local storage.

SMH is not a fire hazard, the riverbed is and they need to clean it up not protect it

Drought

Taxpayers should not have to pay for the protection or removal of homes threatened by sea level rise. It is a known thing with plenty of time to plan. No excuses.

Modern building codes should take care of earthquakes. It is the house that is the solution.

Energy to the city is a concern with more electric cars being encouraged, is there any development of harvesting energy from the powers of ocean waves or currents?

Rezoning of open spaces and ag lands threaten our community in multiple ways (wildlife, citizen enjoyment/stress reduction, fire and flood, and traffic/GHG emissions!

Air quality is a global issue that can not be fixed by a neighborhood

Drought is of high concern. Are there plans for more desalination plants?

All aspects of climate change that will continue to worsen if we do not prioritize renewable energy, plant-based diets, and habitat restoration

Excess overheating of the city and its residents due to global warming and lack of shade canopy...will lead increased fire hazard and drought!

Lack of preparedness of people. How many can survive for a week with no water?

Slope erosion and wildlife and open space preservation of great importance. Do not let development overtake

Natural hazard risks- continuing businesses and building in flood filling floodways and floodplains must stop. More attention paid to prohibiting building in earthquake area opening photo was very telling on top of the landslide as clear in the photo. The neighborhood fought this project and a much larger one.

5.5 Appendix B-5: Small Group Facilitator Notes

Facilitator Name: Alison Moore

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Garrison creek trail feels very safe, habitat. More people makes places feel safer.
- **Desire for plans to be granular- Fireside Park does not feel safe. Nephew at Mira Costa College was robbed.**
- **More buses and cars- safety concern when people are using public transport**
- **Concerns about transients. Cant sit in front yard because of transient population.**
- If we stop treating people as visitors and unwelcome, they wont act unwelcome
- Challenge in open spaces and people's behavior
- Mira costa area- oceanside is made of diverse, moving pieces. There are some safety Issues in different places, some in none.
- We have a great community, but there are areas that are difficult because of interactions with homeless populations, those with mental health issues, etc. When bike riding, there are some spots that feel unsafe.
- Comm facilities- bike trail and levee- if facilities are done in a nice way and improved upon, and the environment is welcoming to residents, and a large use of it by residents, you have a good environment that prevents those who want to do harm. If we're present, we're preventing some of the problems before they occur
- Realities in the difference of outcomes in policing
- We should not be giving up places of community value (ex: Nature Center). If we treated people better, and said they can't live like that, it would be a good thing.
- Creeks are not throwaway places- need to be highly valued places.
- Taken the bike trail up on Douglas- opportunity there to make it the safest place it can be. People don't feel as safe as they used to. Some way to manage it. Management.
- The more we utilize spaces, the safer they feel.
- District 4, near Fireside Park sometimes feels unsafe. Probably whole Mission Ave corridor, from coast to El Camino Real. Part of that is location of services, and where

people have access. Hamstring enforcement. Crisis housing- some people don't want to be helped.

- Bicycling is a great thing- but fear for people on bicycles- lanes, signage, etc. should be able to ride bikes in neighborhoods. Not sure if biking downtown w traffic is good, bike vs car issue.
- Bike- share roads are nice, not protected. Rather not be in roads. Rather have protected. People don't want to walk or take bus because they don't feel comfortable. Spaces that are more welcoming to members of the community.

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Strip mall effect- if one area is slightly successful, commercial stretches on. Opens on opportunity for housing on major streets. On mission, to a little commercial zone- area needs to be housing. Needs to end and have 1 or 2 block commercial area.
- Having housing on streets like mission- bus stops, etc. happen to go along with creeks- opportunity to integrate nature, smart growth all in one. Mixed
- Mission- aesthetically, be pretty, palm trees, could be a big plus
- Pleasant parkways, family oriented facilities. This encourages people to be out, walking, in public, etc.
- Palm trees don't start until Rancho del Oro. In between is a void. Doing construction, and then was just rocks.
- Loma Alta Creek valley- ruined effect of valley with leafy green trees and along creek. Consideration of that would give you **sense of place**. Would help with feel.
- Solar and new buildings. Offer incentive for solar in addition to what feds are giving, so more people are actively looking at it.
- Should not allow housing development project to buy carbon credits to make GHG look like they're not any at all- paying money, we're getting the bad air.
- Be prepared for it- EV charging, need to see panels in garages and areas where cars can park. Some high schools have that.
- Remove stop signs for all neighborhoods- if we made all neighborhoods continuous, traffic calming, one way streets, etc. slowly but continuously, better for bikes, etc.

- Cant escape. Slower, but more continuous traffic. remove stop signs in neighborhoods and replace it with traffic calming that allows the continuous and slow percolation of cars.
- Air quality- Removing stop signs would improve air quality
- Safety- Eyes on the street, park, etc.
- Corridors- Placemaking, mixed use- nodes and avenues, and parkways

Facilitator Name: Helen Pierson

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

Discussion:

- Bike Safety, separated bike paths
 - More connections between neighborhoods
 - Off street trails for bike and ped
- Preserve El Corazon
- Maintain farmlands
 - Valuable source of funding for the city
- Need for more parks/community facilities
 - Sports fields / basketball courts
 - Need for facilities AND programming of parks and community facilities
- Enforcement of traffic law
 - Improve roadway safety, prevent serious accidents
- Improve safety in public/open spaces
 - Homeless encampments along the San Luis Rey River Trail

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

Discussion

- Pedestrian friendly development

- Setbacks from sidewalks
- Landscaping along buildings
- Design guidelines
- Visual buffers
- Public gathering spaces included in new developments.
- Public views of the ocean
 - Preserve view corridors
- Bicycle friendly
- Transit access
 - Revive the bus system
 - Balance between 'road diet' and leaving room for transit
 - Separate bus lanes
 - Bike lanes
 - Adequate sidewalks
- Connect corridors / downtown to the train station
 - The station is a great amenity for the city, but currently feels disconnected and hard to access

Conservation And Open Space. What are Oceanside's most important natural resources and why?

Discussion

- Beaches***
 - Huge amenity for Oceanside
 - Must be cleaned up and well kept
 - Good to have parking and bathrooms for the beaches
- El Corazon
 - Half is developable
 - Formerly sand mine
 - Must be preserved as open space for the city

- Creeks and rivers
 - Underutilized
 - San Luis Rey River***
 - People are afraid to go down to the bike trail
- Farmlands
- Heritage park
- Buena Vista Lagoon
 - EIR just completed
 - There was a settlement

Conservation Of Cultural Resources. What are Oceanside’s most important cultural resources and why?

Discussion:

- Luiseno
 - Landless tribe
 - Oceanside must honor its indigenous heritage
 - Especially in the Valley, site of the largest historical village
 - Balance protection of the tribe’s historical and cultural resources with preservation and public access
 - Many tribe members prefer locations of important sites to remain hidden from the public to prevent damage and theft
 - Greater access could lead to greater public awareness and cultural value
- Historical missions
- Top gun house
- Incentivize preserving Oceanside’s unique character
 - Preserve building facades
 - Prevent big box stores from taking over

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

Discussion

- Promote public transportation
- Promote solar installations
- Provide more electric vehicle chargers

Facilitator Name: Jossie Ivanov

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City’s open spaces, parks, libraries, and/or community centers?

- What improvements would you make, and where in the City would you make them?
- El Corazon should be dedicated as parkland – add protection for parkland in the heart of the city.
- The Crown Heights community needs more access to green spaces, especially unprogrammed spaces/spaces for gathering
- More Spanish language signage and bilingual City services would help make things feel more accessible to Latinx community
- Public spaces could be made to feel more welcoming to different community members and youth. (e.g. there are lots of “no” signs at the beach)
- Oceana has no open spaces
- Very few dog-friendly spaces in Oceanside. Need to take dog to different cities to find legal dog beaches and spaces. Even at South Beach in Oceanside – where there are always tons of dogs – it’s not actually legal to bring dogs.³

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City’s major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Public transportation – need much better transit service along corridors. Potential to use smaller buses/shuttles
- More walkable/bikeable spaces – make it safe for bikes and pedestrians
- Bike paths and trails should connect to complement new housing.
- Need open spaces for new residents to use.
- Opportunities for more public art along corridors – even if there is no space for open spaces, public art could provide visual breaks and feature local artists.

- Update infrastructure – developers should pay their fair share, not just have bills paid by Oceanside residents.

Conservation And Open Space. What are Oceanside’s most important natural resources and why?

- Preserving agriculture/open space in South Morro Hills – don’t develop it as housing.
- El Corazon
- Ocean and beaches, of course! Recent loss of parking spaces there has led to loss of access for older people/people who live further away. Shuttles or a tram could bring people to the beach from further away parking lots or communities- there are good examples of this being done successfully in other communities. Must have access in addition to preservation.
- At beaches, better availability and regular maintenance of trash and recycling cans – overflowing trash often blows onto the beach and into the ocean.

Conservation Of Cultural Resources. What are Oceanside’s most important cultural resources and why?

- Cultural district designation downtown has been great, but not enough attention has been paid to resources outside of downtown.
- More attention to the cultural diversity in Oceanside.
- The bandshell is an underutilized asset.
- Oceanside High School is an important cultural resource – needs to be treasured
- More embracing of Polynesian cultural history.

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- The City should make sure there are enough EV charging stations
- Indoor air quality is a huge concern – the City should facilitate/incentivize the transition to electric appliances, get rid of gas appliances.
- More trails would help more people use alternative transportation, including finishing/connecting bike trails.
- Require restaurants to compost, expand composting for residents
- New development should be required to expand the food scraps program

Facilitator Name: Emily Morin

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Concerned about the walkshed being changed from 10 minutes to 15 minutes
- Concerned that facilities are concentrated in the downtown and none are on the East side of the city. East side does not have an area for regular meetings or places to share the neighborhood for council meetings etc.
 - No arts or culture on the East Side
 - No police station or fire station
- The Bandshell renovation... used to be used for concerts and celebrations, would be nice to continue with that kind of programming there.
- Cannot go to some parks because of the impact of unkempt porta potties
- Alamosa Park is a very nice park, however the park by the river houses a lot of transient folk making it not as nice of a community asset/
- Downtown area streets are overrun with the houseless that sometimes even the people who work there do not feel safe.
 - Homelessness is only going to get worse with people out of jobs at this time, need to help find jobs, get transitional housing.
- Alex Rose Skate Park: there is no running water. Surprised it has not received more attention by the city. It gets more use of anywhere in Oceanside. 200 kids a day sun up to sun down. There are no good lights either. City should bring water to the park and actual bathrooms.
 - It is one of the most popular Skate Parks in all of Southern California. Has been featured in videos and movies, over Instagram and twitter, a lot of people want to access it and it does not have adequate facilities.

CHAT

Andrew M. Andrioff to Everyone (7:10 PM)

the police station is owned by the city, it's not rented

Andrew M. Andrioff to Everyone (7:11 PM)

the amphitheater needs renovations along with jr seau center

both are extremely under utilized for their location and proximity to the pier

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Biggest concern is that there are no alternative forms of transportation. Concerned that building out corridors would only increase more cars.
- Alternative forms of transportation need to be reliable and frequent.
- Need to focus on what can be in Oceanside and negotiate with North County Ocean District.
- Need to coordinate with transit companies to make mass transit more reliable and efficient- and often are inconvenient and do not feel safe.
- Erosion feature because of the soils that could be detrimental for development along the El Camino Real going East...
- Need for nodes and avenues like what happened in the Downtown redevelopment plan. Would be great to use that same concept for the corridors as well as development higher density articulation

Conservation And Open Space. What are Oceanside's most important natural resources and why?

- Ocean and the harbor and the pier -- bring tourists, important to make those tourists friendly and accessible. Trying to discourage people in cars but tourists will be coming by cars, make it inviting for tourists to come to the city.
- WATER
- Saving our beaches, have gone so long pumping sand from one end to another. Would like to see the city progressively retain the sand. we are so devoted to downtown and tourism need that to be a top priority

Conservation Of Cultural Resources. What are Oceanside's most important cultural resources and why?

- Multi-cultural city, festivals and things that take place at the cultural center, one of the beauties of this area want to encourage more celebrations of that
- People feel increasingly disconnected in neighborhoods. What were churches that are being neglected do not have institutions which can support lacking cultural resources in their neighborhoods. See provision of these resources threatened and not

accommodate. Have not built any new parks, have so park neglecting neighborhoods. Owe it to residents to raise opportunities for health.

- Mission and heritage center, has historic oceanside downtown buildings
- Diverse communities which are not celebrated enough, EASTSIDE community, historic Mexican families, would be great if it was celebrated like a little old town. Samoan culture 50% as big as the Samoan island is a sister city, to have areas not just festivals that people can enjoy and learn more about everyone gets along well. never have a lot of issues in the valley there are neighborhood groups that want to maintain their identity Seaside want to maintain rather than have it build out not necessarily preserved maintain character of different communities
- Urban design curriculum in Hawaiian language-- need to come to grips with the discouragement of the Hawaiian language in the urbanization process becomes genocide when we do not incorporate it into the urban design
- heritage park potential for a public private partnership of the cultural resource there could be rented out to a private party that would

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Do not think there should be requirements but should be incentives, more electric charging centers towards the city. Do not recommend requirements only incentives as far as solar panels offering charging stations.
- The trend is to go electric with your vehicles and do mass transit. Where do we get the power for these electric vehicles? Why isn't there a way to harness power of the ocean as a clean energy source
- Big concerns about drought and having enough water supply, are there more desalination plants for potable water.
- reducing Greenhouse gas emissions. need to get serious about alternative forms of transportation: buses and other things that allow people to feel confident and comfortable in using their car. Is great to have a-car in the summer. We have waves of blackouts then what happens.
- North County transit district - a lot about grants initially ride free on the weekend that was convenient to find a parking place.
- a way to explore what we can do right now and do not have to have a 10 30 year plan you can't get to the beach bc u don't have parking or quarters.

Facilitator Name: Gabriella Folino

Participants

Erik Douglas, South oceanside, resident 20+ years, teacher at Oceanside Highschool

Niel Nagata, SMH, resident 30 years

Dennis Martinek, SMH – 40+ years

Dianne Nygaard, Ocean Hills, 22 year

Stan Dale (Did not participate)

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City’s open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Preservation of open space is important. Management and maintenance of the open will only get worse as population increases.
- Does not matter who manages the open spaces they are all not managed well.
- El Corazon Park should stay as natural open space. The plans take away from the open space. Planned for recreational space.
- Positives include the restrooms and bandshell along beach bandshell. They are well maintained facilities.
- Stormwater system – The city lost many of the wetlands. Need to preserve the wetlands from future development. Low impact development is key.
- Safety on bike trails is important. Elements buildup in areas of the street and are not well maintained.
- Access to parks for all neighborhoods - Many of the parks have not been updated. The amenities are old need to be rehabilitated.
- Senior Center needs repair located in Goat Hill, East of I-6.
- The rail trail in Buccaneer beach needs improvement.

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City’s major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Place compatible uses along the corridor. Place density at nodes along the corridor and lower density uses between the nodes.
- Safety along corridors - bike safety
- Vista Way is challenging for pedestrian safety, especially at the bus stops.
- Need landscaping along the corridors. Palm trees are not pedestrian friendly.
- Smart growth near transit areas
- Homeless issues
- Road improvements – Need to update the roads to allow for increased vehicular access.
- Need more public spaces along the corridors.
- No variety - No sense of where you are
- Need to rethink the Strip malls. Retail along the corridors with parking behind.

Conservation and Open Space. What are Oceanside's most important natural resources and why?

- The Beach – The beach is disappearing. Need to plan to mitigate erosion as a result of sea level rise.
- Camp Pendleton is taking the sand.
- San Luis Rey river – changes made to the floodplain
- Polluted creeks – Not able to swim after a storm.
- Natural habitat has been lost over time.
- SMH plan – Need to preserve agriculture. Statement on the onward oceanside website regarding the SMH plan states that the plan seeks to accommodate additional housing. The plan needs to preserve agriculture as much as possible.
- Agriculture is becoming more difficult over time. Need creative ideas for change of land. Need to be creative and have some housing but also agriculture related uses such as wineries.
- Need to consider the cost of extending infrastructure to SMH. For growth of the City need to consider smart growth and find the right balance .

Conservation Of Cultural Resources. What are Oceanside’s most important cultural resources and why?

- Mission primary cultural resource – historical district – needs to do a better job of preservation.
- Bandshell and Pier – and events
- Harbor

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Does not matter who manages the places.
- Not a huge concern for the group.
- Electrification will help with air quality.

Facilitator Name: Calvin Chan

TOP 3 TAKEAWAYS

- More activities for youth and opportunities for increased facility use by locals
- Focus on city beautification and get the community involved, highlighting local art
- Science-based planning efforts supported by city initiatives to make it easier to go green

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City’s open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

Concerns:

- Facilities are lacking out east and south, especially recreation for kids and youth
- It is hard to get into the community center/facilities—limited in hours/availability—during evenings/weekends, even outdoors, they are booked up and locals experience challenges in accessing it.

Improvements:

- Support activities for youth (e.g. gym) – look at Tri-City – more activities for kids
- Opportunities for job-training facilities in community facilities—place to have key components of community development

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Have protected bike lanes (especially along Oceanside Blvd. and where there are lots of services).
 - Encourage slower speed auto-traffic to make cyclists feel more comfortable.
 - Explore car-separated bike lanes – cars shielding cyclists (2 way bike lane—look at what they have done in SD) [sidewalk, bike lane, car parking] – creating a safety buffer
 - Have more bike lanes connecting to employment centers—get people out of the cars
 - Focus on beautification (highlight huge local artist community and Oceanside's bohemian feel) and cleaner environment citywide—address trash
 - Take old-school culture and blend in new-school development/technological advancements—create a personalized, uniquely Oceanside atmosphere
 - Put in more trees/greenery
 - Promote mixed-use housing near the Sprinter
 - Promote neighborhood-serving uses in close proximity to homes (e.g. grocery stores near homes)
1. **Conservation And Open Space. What are Oceanside's most important natural resources and why?**
 - Our group discussion did not get to this topic.
 2. **Conservation Of Cultural Resources. What are Oceanside's most important cultural resources and why?**
 - Bridge art with cultural resources and other improvements (e.g. artistic-looking EV charging stations)
 - Incorporating art / creating spectacle (e.g. mural initiative)
 - Maximize pier/harbor/beach
 - San Luis Rey Mission – highlight this community asset

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Encourage EV vehicles (e.g. require new housing developments/businesses to have charging stations)
- City needs to provide more incentives (e.g. subsidies/rebates) to help make it easier/cost less to go green
- Planning efforts need to be firmly rooted in scientific data

OTHER

- Is there a map of just the corridors of focus? Desire for basic map of these frequently-referenced locales for future growth—need to be easily accessible on project website
- General feeling that language/messaging for the project is overly complex (jargon, too technical, requires basic planning understanding already to participate). Desire to make community outreach and materials more accessible by the general public.
- Suggestion for a General Plan 101 or FAQ – super simple primer to help people understand what is going on and to then be able to participate better.
- Strong desire to know more about what other cities do to address the issues we are talking about. What are the success stories? Can we see sample images to then react to? Before/after images of an infill project to better understand what infill even means and how it can be done well.

BREAKOUT ROOM CHAT TEXT

- *Oceanside Blvd is in serious need of attention.*
- *The Oside Blvd plan was shelved with the last recession and never brought back. We need to bring it back.*
- *There is an apartment complex planned for the Crouch station ... currently going through planning*
- *We need to require green technologies for all new builds and substantial remodels.*
- *For landscaping we should also be looking at using California native plants. Canopy plants (instead of more palm trees) would also help*
- *Oceanside is one of the first 14 cultural districts in the state ... we should be focusing on identifying our history and highlighting it. Incorporating arts that draw attention to our identity, our history and our functionality (as Kellie is describing) as well as our future should be a priority.*
- *Even little things like utility boxes and such ... have you seen some of them in Vista? Individual mini-masterpieces*

Facilitator Name: Katherine Stiegemeyer

Major Highlights:

- More programming at existing facilities (Oceanside has great facilities such as the Harbor and community center) we need to invest in these and stop deferring maintenance
- Expanding access to waterways and need to address homelessness to make Oceanside's unique waterways accessible to all members of the public
- Promoting agritourism in the South Moro Hills area
- Promoting electrification across all modes (cars, trains, buses, bikes)
- Expand the tree canopy – no more palm trees

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Library in the eastern part of Oceanside
- Baseball diamonds and other facilities are often locked up at parks – leased to teams or companies? – these should be more accessible
- We have facilities that no other community in the County has – couldn't be built today because of the Coastal Commission – we must re-establish these great facilities that no other community has – often underutilized
- We need to maintain traditions (Oceanside High graduation)
- We must stop deferring maintenance – old buildings only continue to get more expensive in terms of fixes
- Are the lands in the schools playgrounds still public? They're not open, but they're still included in parks planning – needs to be corrected
- Pickleball is the way of the future – people aren't using tennis courts, convert to pickleball
- We should capitalize on agritourism possibilities in South Moro Hills – bike facilities, etc.

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Very supportive of the corridor plan – we need to take development out of the agricultural lands
- Development must be closer to transportation facilities
- Biking, sidewalks that work
- Protect the rivers by corridors
- Traffic volume on Oceanside Blvd is too high
- Most mixed use buildings right now are failing
- Along Oceanside Blvd is most of our industrial development – we can't displace that – delicate balance
- We must evaluate parking – people aren't all going to get out of their cars – goods delivery is still important

Conservation And Open Space. What are Oceanside's most important natural resources and why?

- We also need to conserve the character of our neighborhoods – many different uses coming in to try and make SFH areas something they shouldn't be (short term rentals)
- Beaches, sand
- Wetlands, river corridors running through our city is unique – should be enhanced to be more accessible and friendly
- Trails and biking along our waterways would be good – but we must fix homeless issue first
- Waterways are taken over by the homeless
- There once was a plan in an LCP to make a tent camping area along the river up from the Harbor

Conservation Of Cultural Resources. What are Oceanside's most important cultural resources and why?

- The Mission
- Great art museum and surf museum
- Historical society
- The Adobe – worried we're going to lose this – acreage around it should be preserved

- The Bandshell – we should use it more – have programming such as public dances, concerts, etc.
- The Harbor – what if you could buy raw fish off the boat
- The community center
- These resources are charming but they need care, attention, programming

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Don't know how you do that with a major interstate, diesel trucks running through your town
- Must encourage electrification
- Electrify Coaster and Sprinter
- Promote electric vehicles – don't need to worry about VMT with electric cars
- Can't require electric promotion – can only encourage/discourage
- Encourage new homes to be all-electric
- We need community choice energy
- Promote solar energy among residents – there should be an incentive – perception that it's costly but it's not
- You could put 2 or 3 megawatts on the airport land (solar) without affecting anything – City Council has been averse to community choice energy – they must proceed
- Carbon sequestration – we have a great air culture region in Oceanside – we can promote that without requiring everyone to get electric cars
- Smart growth corridors will help with air quality – get people out of their cars
- Even smaller vehicles like golf carts are better – making streets friendly to those alternative modes
- Electric bikes enable people who maybe wouldn't bike to bike
- Tree canopy – enough of the palm trees, they're not the solution anymore – palms all go to a landfill
- Healthy soils absorb carbon – our soils are healthier when we don't use pesticides or other toxins
- Out wetlands absorb and filter carbon

- Place signs to remind people to turn off their cars while they're waiting – stop idling outside businesses – idling produces significant emissions – Positive reminders (don't necessarily need a No Idling Ordinance)
- Providing people with information on how they can help care for trees or extra tree care support so people don't want to cut down trees
- Vertical gardens to help absorb pollution
- As in-fill development comes in we need to make sure people living next to freeways are properly protected from pollution
- Developers plant trees that actually have to be taken out because their root systems don't actually work in that location
- We need to get rid of natural gas – just go straight to electric

Facilitator Name: Matt Alvarez-Nissen

Major takeaways:

- Park improvements (security and dog), San Luis Ray riverbed cleanup, maintain beaches and South Morro Farmlands, encourage electric development (cars and buildings) and traffic reduction (single-occupancy commute)

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Senior citizen centers
- **Need more parks and improve what we do have** (including El Corazon)
 - Better security lighting
 - Non street connection between parks
 - Dog park development
- Development of park facilities
- **San Luis Ray riverbed trail**

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Better parking along Sprinter stops

Conservation And Open Space. What are Oceanside's most important natural resources and why?

- **Sand (and beaches)** is key to our community (economically, aesthetically, etc.)
 - Limiting development along the beach
- **San Luis Ray riverbed** is a great asset, but needs to be cleaned up.
- More trails would be great, safer than the streets
- **Farmland in South Morro Hills**

Conservation Of Cultural Resources. What are Oceanside's most important cultural resources and why?

- Beaches and access

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- City should be responsive to **electric** cars and bikes
- Reduce single-occupancy car commutes (including promoting WFH)
- Cut-through **traffic**
- **No more carbon offsets**

Notes

John:

- Conservation
- Sand. Associate with beaches, makes Oceanside unique. Level of sand on the beach fluctuates.
 - Loss of sand with creation of the harbor and the marine base
- **Richard:**
- Senior citizen center off of Brooks needs improvement.
- Need for parks in East and NE area
- Riverwalk project along the river
- Big supporter of museum of art
- Park

- Improved security lighting in the parks
- Connection between river and El Corazon
- Air quality
 - Be responsive to electric bikes and cars
- Corridor improvements
 - Better parking along the Sprinter stops

Timothy

- Need more parks and improvements
 - Including El Corazon for recreation (not urban development)
- San Luis Ray river valley
 - River Trail is very nice, but would like to see the area cleaned up
 - Wildlife protected
 - Fires
 - Homeless population
 - More trails would be great, safer than the streets
- Traffic along the 76
 - Coming in from the west, lots of traffic.
 - Capable of supporting traffic, but the current light system causes traffic slowdown in the morning. Support removal/change of traffic lights.
- Skate park seems good

Barbara

- Beaches and open spaces
 - Most important natural resources
 - Parks
 - Some of the last farmland in the county
- Protect watersheds
 - Loma Alta, San Luis Riverbed (important for wildfire)
- Air quality

- Electric vehicles
- Single car commutes, should survey large employers to encourage rideshare, transit, bike, etc.
- Promote work from home to reduce commuting
- Should promote more electric/non-GHG development
 - Including heating, etc. Wouldn't be adding to GHG in new buildings

Leilani

- San Luis Rey river bike trail
 - Doesn't feel safe due to homeless population, fire hazard, trash, etc.
 - Not sure if it's private or not
 - So much wildlife, great access.
 - Good location for tourists as well
- No (legal) dog park
 - Neighboring communities have them, but we don't
 - So people don't use the beach as a de facto dog park

Amy

- Lighting in Lance-Buchanan is a problem
 - Need better regular lighting around the park (not just stadium lights)
 - Has safety concerns about people in the park at night
- No carbon offsets for developers
 - Not fair to leave us with the bad carbon and air in our city
 - Goes along with our and County's CAP
 - Especially with SLR riverbed
- Protecting natural habitats
 - Especially riverbed
- Study on traffic along major roads (76, etc.)
 - Cut-through vs in-city traffic?
 - Can't expand it

- Important to keep farmland in S Morro Hills, can't take more traffic
- Limiting development near the beach

Chat

From Leilani Gjellstad to Everyone: 07:19 PM

I agree about the need for better lighting in parks, Amy

From Timothy Anderson to Everyone: 07:26 PM

great idea Richard! concur!

From Leilani Gjellstad to Everyone: 07:27 PM

the San Luis Rey trail is quite dark. lighting there would likely increase safety and decrease illegal camping, hoarding stolen bikes in the riverbed, etc.

From Timothy Anderson to Everyone: 07:29 PM

more bicycle lanes/corridors

Camp Pendleton has a ride share program

From Leilani Gjellstad to Everyone: 07:31 PM

could plantings along the 5 helps absorb car pollution and noise pollution?

From Timothy Anderson to Everyone: 07:32 PM

there is a lot of cut through traffic.

concur with keeping farmland in SM

From Leilani Gjellstad to Everyone: 07:33 PM

I also support open spaces in smh, maybe agritourism if traditional farming isn't profitable

could you please add dog park development? this is

an area where Oside falls short compared to neighboring areas

thanks!

From Timothy Anderson to Everyone: 07:39 PM

thanks Matt!

Facilitator Name: Stefanie Cervantes

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- decentralized, business/facilities. Go to smaller, satellite facilities
- Some things need a hard building, like theater, cultural facilities, renovated for natural hazards. Brooks theater – Arts and Cultural district
- Do need physical, but perhaps offer virtual options to allow community involvement.
- Rethink what it means to bring arts and culture.
- Getting artist out to the community.
- Flexible spaces.
- Internet access in parks and open spaces
- Economic side
- Design spaces for flexibility
- Preservation of open space
- integrate new development into every open space.

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Recycled water access

- General recycling
- Circular economy
- Oceanside Blvd, better bike lanes.
- Traffic in Morro Hills, along N. River Road, no shoulder and lots of bikers
- Dedicated bike lanes,
- New/more sidewalks
- El Corazon for parkland, great hiking trail but need to drive. Create better pedestrian access.
- Oceanside Blvd, all development back the Creek. Need to design/integrate new development to enhance Loma Alta Creek
- More plazas, in Downtown. Bring more people to businesses.

Conservation And Open Space. What are Oceanside's most important natural resources and why?

- Oceans and open space, 33 parks but not advertised, no enough parking spaces or public transit to them, can't walk there.
- River rail parks
- Food trucks – more mobile structures to keep costs down, but still have access at different parks.
- Water and air quality need to improve
- Reduce concern about economic development, prioritize habitat and wildlife
- Farmland – allow urban farming and nonland farming. Feeding people and saving the environment.
- Being able to produce food in your home – new methods.
- Make farming economic to compete with other cities
- Carbon sequestration, new techniques
- Incentives to plant trees to sequester, avocado and citrus great for sequestration, but you need a lot water
 - Takes maintenance responsibility away from City (because tree farms will be private) and produces food.
 - Work with people that want to develop tree farms

- Urban tree planting
- High quality recycled water, with reduced rate
- permeable surfaces. No more concrete in ROW
- Back yards and front yards on private property for farming, irrigation, landscaping organic food in your back yard.
- Help promote other uses in existing facilities, example theater can be used for classes.
- Different groups working together, farmers, businesses, artists, to achieve the same goals

Facilitator Name: Lori Spar

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City's open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Marshall Street pool repaired and available for kids
- SLR Trail (from College /76 to the beach):
 - homeless and pet waste: suggest post with signs and dog bags.
 - Clean out scrub brush from river bed clean
 - Berms in the river will slow flow and increase filtration
- Buccaneers Beach Park- homeless
- Band shell availability (see Quest 4): Local treasures not available to public anymore. Need to be assessable to locals
- Greater open hours in library
- Improvement ideas:
 - Make trails an "attraction"
 - Riverwalk type development along San Luis Rey.

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Parking
- Redevelop within infill needs assessable open space/ parkland incorporated
- alternate transportation

- Funding for facilities

Conservation And Open Space. What are Oceanside's most important natural resources and why?

- San Luis Rey River provides enormous benefit: wetland/ wildlife corridor/ sand transport.
- Looking for opportunities to restore upland habitats to be contiguous with wetland habitats. Maybe restore ag land to native habitats.

Conservation Of Cultural Resources. What are Oceanside's most important cultural resources and why?

- This conversation focused on disappearance of cultural events- ie: Juneteenth holiday used to be a bigger event.
 - loss of local event space.
 - ie: Band Shell not available to locals

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Question: Will City join with other Cities to investigate new utility opportunities/ solar/ alternative energy?

Other notes:

- Empty building along the beaches. Overdeveloped.
- Conversation about EV w/o ability to actual plug in due to rolling blackouts. How will homeowners afford EV panels?

Facilitator Name: Rajeev Bhatia

Overall

- **Beach preservation/restoration, related areas and facilities. Tied to this is watershed protection, water table restoration**
- **Developing only in infill areas/smart growth; preserve farmland**
- **Push for electrification, including community aggregate choice, and support for EVs/infrastructure**

- **Safety from wildfires**

- **Overall additional priorities**

- Opportunities to access the beach area in case of emergency under the railroad
- Safety from fires.
- Climate crisis: what can we do to mitigate.
- Protection from Wildfires
- 20% of the population has some kind of hearing loss. Big safety issue when people are hiking and biking. “Hearing-friendly city.”
- Cindy: Developers controlling how our city grows. Smart growth is the way to grow.

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City’s open spaces, parks, libraries, and/or community centers? What improvements would you make, and where in the City would you make them?

- Already upgrading restroom facilities at beach
- Libraries will be going online so don’t need more of them.
- We have two libraries. Look at expanding library in another part of Oceanside.
- Lot of people/kids don’t have books in the house.
- The more open space we have for people, the better. Can never have too many parks.

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City’s major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Future is electric cars. More charging stations. Applicable to new and infill construction. As well as retrofitting. Better public transit, but future is EV, any transit should also be electric.
- Zoning for mixed use. Walking access to stores and services.
- More EVs. Have community choice energy. Need revenue – may generate revenue. Additional revenue from SDEnergy – would come to the community. Local control.
 - Also lowers the cost of energy – profits go back into the city.

Conservation and Open Space. What are Oceanside’s most important natural resources and why?

- Do not build hundreds of homes on farmland. Also requires more infrastructure. Infill development will help.
 - Second above. Houses there (SMH) will not be affordable by 70%, Need smart growth not outward growth.
- Watersheds, restore marshland – can prevent flooding.
- Address beach erosion
- Water table and related soil, ocean beaches, all same system. If the ocean ceases to be a draw, we would not be Oceanside, the whole
- Need to take care of the beaches. Existence of harbor causing erosion – ongoing every years, Army Corps or Engineers replace the sand. Putting band aid on the problem. Put in sand every year. Need a 10-15 year plan.
- Keeping farmland important, but that’s also private land. DO good development
- 1. **Conservation of Cultural Resources. What are Oceanside’s most important cultural resources and why?**
 - Love the art museum (seconded by two)
 - Really wonderful non-profit – do great work with families

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Big problem, but one small thing. No idling ordinance – have seen a lot idling for no reason. Maybe hard to enforce. Delivery services ... heads up that this is a no idling city.
- El Corazon – produces a lot of methane.
- Electrification
- Oceanside should consider a ban on small gas-powered lawn-mover.

Facilitator Name: Devaki Handa

Community Facilities. What concerns do you have regarding the safety, quality, and/or accessibility of the City’s open spaces, parks, libraries, and/or community centers?

- Improve maintenance of community facilities
 - San Luis Rey Post Office (needs an upgrade)
 - Increase funding to upgrade facilities in North River Valley (used by a lot of low income neighborhoods)

- Improve safety around these spaces
 - Issues regarding homelessness around these facilities
 - Increase monitoring (police/task force)
- Access/ Location
 - Mission Ave Library (not that easy to access)

Corridors Public Improvements. With efforts to promote infill and redevelopment along the City's major corridors, what public improvements do you feel are needed in these areas to accommodate new development?

- Concentrate on N-S corridors as well (maintenance/potential redevelopment along it)
- Add open spaces along e-w watersheds along corridors
- Increase street trees along corridors

Conservation And Open Space. What are Oceanside's most important natural resources and why?

- Oceanside should have a Habitat Management Plan (HMP) like Carlsbad or an Open Space Strategic Plan
- Local conservation program (where people/developers could buy/sell credit)
- Add opportunities for public enjoyment of open spaces (ex. view points)
 - Populate areas adjacent to open spaces with active uses
- Natural Parks
 - Parks should enhance nature (not contaminate waterways, climate control)
 - Create natural habitat (ex. Hamilton Community Garden, San Diego Botanic Garden)
 - Without artificial features like synthetic turf (can contaminate waterways and increase heat)
- Trails
 - Maintenance/access to trails (would increase usage and safety)
 - Lagoon walks (like Batiquitos Lagoon Trail in Carlsbad)
 - Add new features to canyons such as trail system, natural play elements, viewing points to encourage more families to use these spaces (such as Double Peak Park)

- San Luis Rey River Trail (unhealthy due to pesticide usage in close proximity, should switch to organic farming)
- Trails along watersheds
- Improvements to beach trail (better connectivity and access)
- Trails connecting to El Salto Falls
- Plan active land uses around existing trails
- Increase access to river trail from the South side of the river
- Bike trails
 - Safety issues along bike river trails
 - Lacking N-S connections
- Riverbed
 - Cleanup/maintenance
 - Homelessness issue
- Better access to creek along Oceanside Boulevard
- Preservation of parks (ex. Buddy Todd Park)
- Beach
 - Issues regarding preservation after 15-20 years
 - The new Police headquarters should have been built 3 ft higher (issues regarding sea level rise)
- Funding needed to preserve open spaces
- Improve safety of open spaces (especially San Luis Rey River Trail and Canyon Park)
- Trees
 - Maintain existing trees, slowly replace non-native trees/landscaping
 - Plant more trees with canopies to increase shade/usable space for recreation in summer months
 - Plant native trees, and fewer more palm trees (fire hazard, don't provide shade)
- Maintain skate parks
- Populating areas around these spaces to increase safety
- Create river edge like Napa (north of River)

- Use vacant lots north of river (combination of city owned parcels/vacant industrial land)
- Add commercial/retail and active uses
- Will help add vibrancy and attract people (12-18 hour vibrancy)
- Fire safety
 - Make land fire safe (remove undergrowth) without negative impacts on environment
 - Plants that stay green year round (decrease fire hazard)
- Soil erosion
 - Plant on slopes (plants with deep roots)

Conservation Of Cultural Resources. What are Oceanside's most important cultural resources and why?

- Native American Resources
 - More info about native American history in area and honor it (tell their story)
 - Identify location of past settlements/history of Native Americans in the area (ex. Sleeping Indian)
- Agritourism
 - More agritourism (ex. wine tasting in South Morro Hills)
 - Would increase public access to agricultural areas and help in preservation these spaces

Air Quality. Air quality and emissions are mostly regulated and monitored at the regional and state level. What are reasonable actions the City can require of residents and businesses to improve air quality at the local level?

- Open Spaces
- Preservation of Open Spaces (there should be a minimum percentage of open space that must be preserved in new developments)
- Add native plants to large open spaces like El Corazon Park
- Additional parks along all 3 E-W watersheds/corridors
- Electric vehicles
 - All future city vehicles should be electric/solar powered

- Air Quality Monitors
 - More monitors should be installed to measure air quality
 - Increased public knowledge about data/location of monitors
 - Data should be readily available to everyone 24/7

Other

- Agriculture is a business, it is not open space.

Facilitator Name: Russ Cunningham, City of Oceanside

- Utilize integrated pest management (IPM) methods to address pest control on City-owned property; stop using traditional pesticides
- Improve or replace bathroom facilities at Buddy Todd Park
- Capistrano Park is an example of a public space that is frequently occupied by homeless individuals, creating an intimidating environment and discouraging residents from visiting and utilizing these amenities
- The north side of the SLR River below the Eastside Capistrano neighborhood has extraordinary potential as both a public amenity and natural habitat; the City should consider a walking trail along the north side of the river that connects the Eastside Capistrano neighborhood to the Harbor; in conjunction with the development of the trail, the City can pursue habitat restoration and establish barriers to habitat areas; a trail in this area would help to discourage illegal camping; the trail could include viewing areas
- The pedestrian crossing over I-5 from Eastside Capistrano to the Harbor area is unsafe and unsightly, discouraging its use
- The City should institute shuttle service that both connects inland neighborhoods to the coastal area and provides another mobility option for residents and visitors traveling between coastal locales (e.g., from the downtown area to the Harbor)
- Following decommissioning of the La Salina Wastewater Treatment Plant, the property should be dedicated to public use – e.g., public park
- The City should commit to expanding the urban forest within the public right-of-way and City-owned properties, with emphasis on low-maintenance native species
- The City should renovate the Beach Community Center into first-class public amenity
- Restoration and preservation of sensitive habitat in Loma Alta Creek should be a priority

- The City should pursue implementation of the Inland Rail Trail
- Consultants should be familiar with the City's built and natural environment

6 Appendix C: Workshop 3

6.1 Appendix C-1: Workshop Overview

The third and final workshop of the series focused on just one topic: housing. Interactive elements of the workshop included Zoom polls throughout the presentation, small breakout group discussions facilitated by members of the project team, and an interactive mapping activity through the Maptionnaire platform, described in detail below.

MAPTIONNAIRE ACTIVITY

Maptionnaire is a community engagement platform that helps facilitate community input in the city planning process. It is a map-based tool that allows users to collaborate to collect and visually analyze information. Participants in Workshop #3 were provided link to a Maptionnaire map of Oceanside and asked to place pins where they would like to see housing development. Comments explaining the pin placements were encouraged but not required.

BREAKOUT ROOM DISCUSSIONS

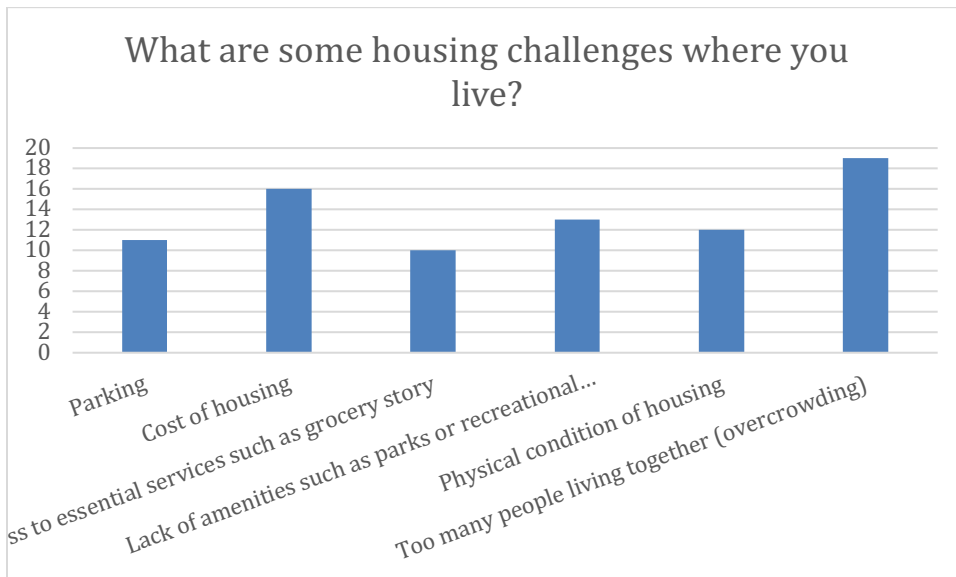
Following the Maptionnaire activity, participants were sent to Zoom breakout rooms to discuss the topics of the workshop. Each room had a project team facilitator and 8-10 participants, and discussions lasted 35 minutes before everyone was reconvened for a report back, led by each room's facilitator. The project team provided each facilitator with a series of discussion questions, intended to serve as rough guidelines for the conversation, and detailed notes as well as the breakout room chat record were collected after the meeting. The discussion questions provided for Workshop 3 are as follows:

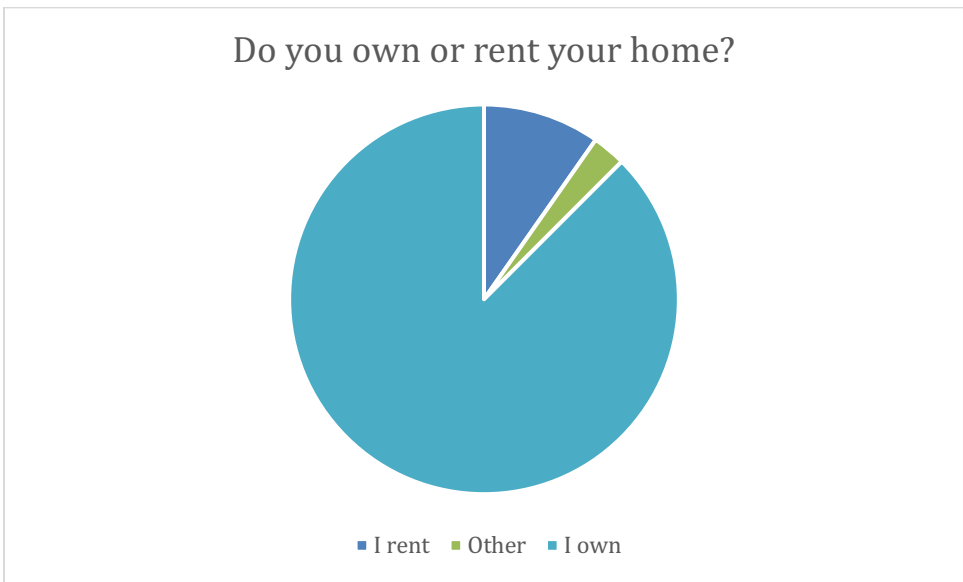
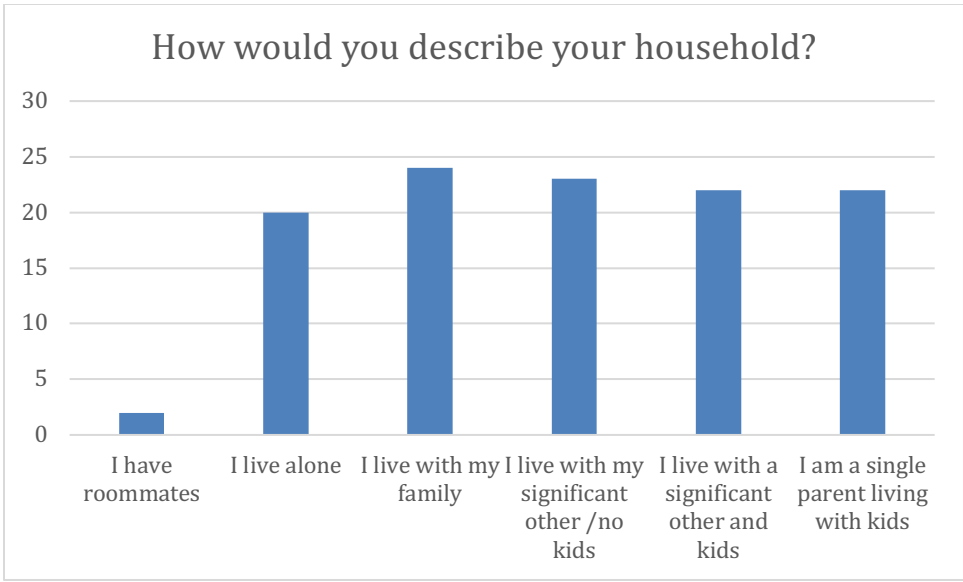
1. Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)
2. Do you have any recommendations on how to increase housing affordability or access to housing?
3. Are there any housing programs that the City should be offering?

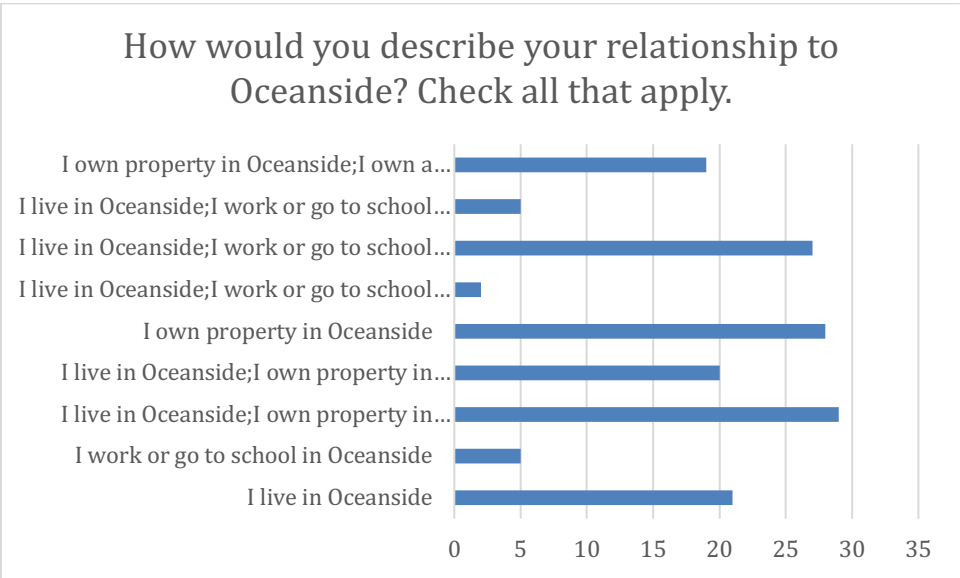
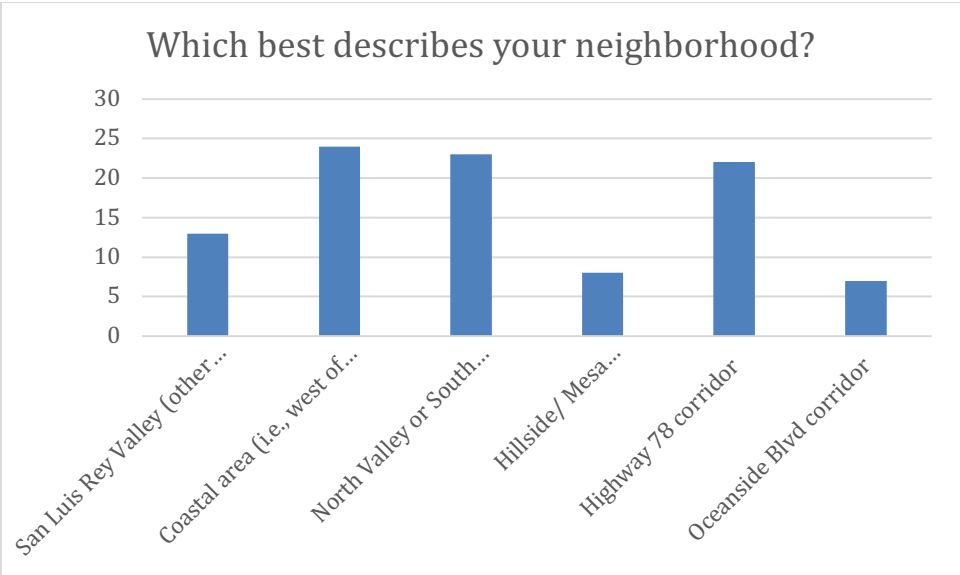
Back Up Questions:

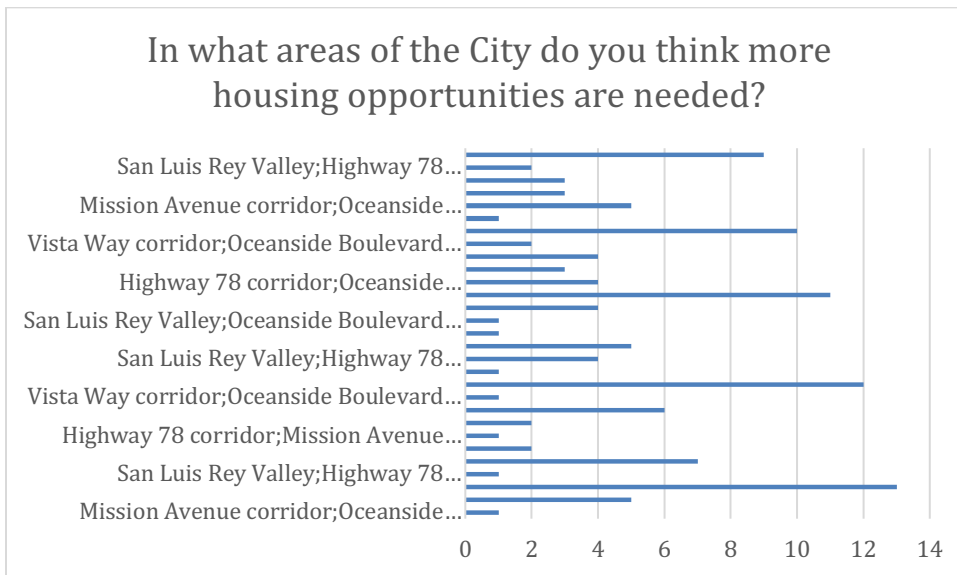
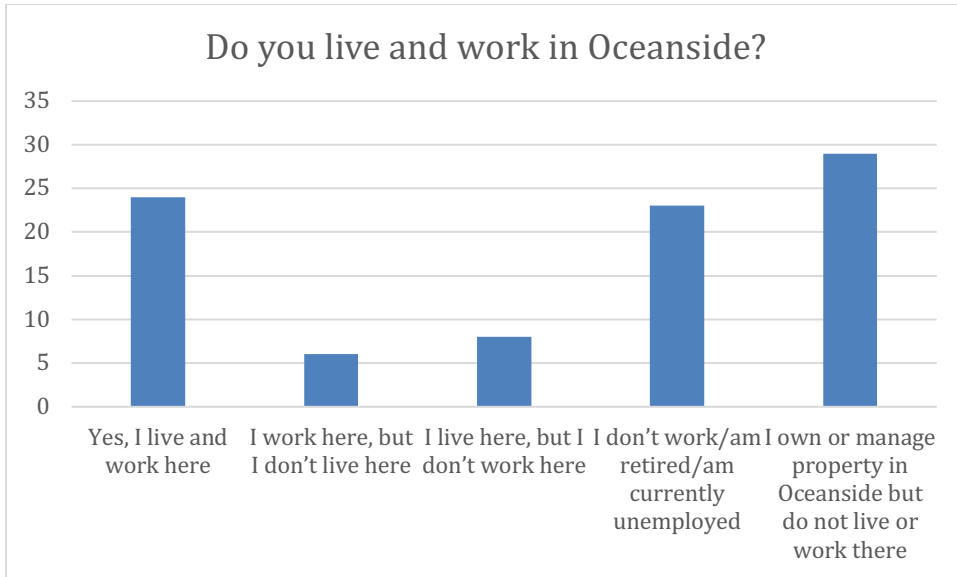
- 4. What are some ways that the City can better encourage developers to build affordable housing in combination with market rate housing?
- 5. What are some of the main challenges in helping the homeless find permanent housing?
- 6. Are there other special groups that are underserved?

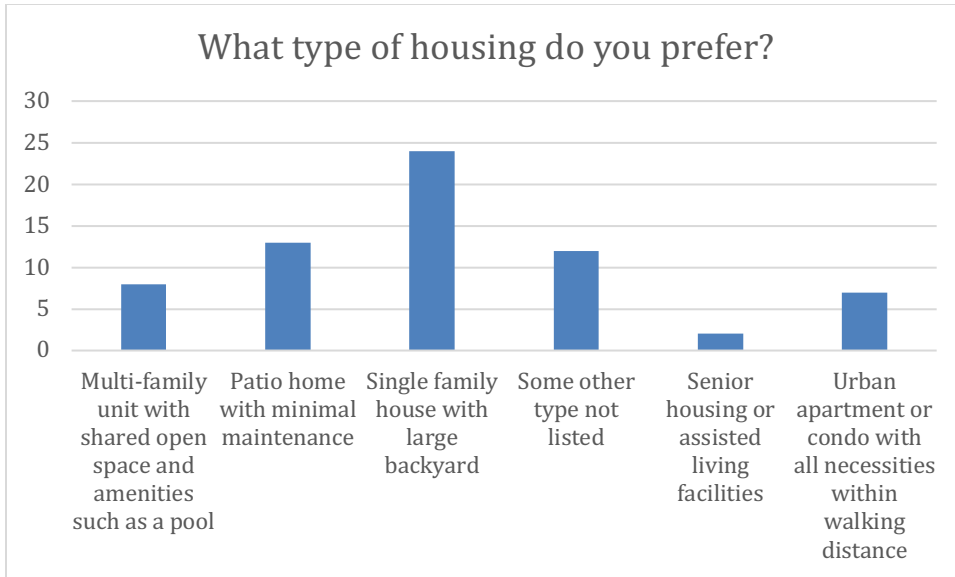
6.2 Appendix C-2: Zoom Questions/Results











6.3 Appendix C-3: Chat Transcript

From Hazel O'Neil (D&B) to Everyone : 7343557298 - hazel phone in case of emergency internet crash, etc

From Stan Dale to Hazel O'Neil (D&B)(Direct Message) : Will a recording of this session be available?

From Hazel O'Neil (D&B) to Everyone : A recording of tonight,s meeting, as well as a report summary of all three meetings that we,ve held in the past week will be posted on the project website soon: onwardoceanside.com

From Stan Dale to Hazel O'Neil (D&B)(Direct Message) : Thank you!

From Hazel O'Neil (D&B) to Stan Dale(Direct Message) : You,re welcome!

From Alison Inglis to Hazel O'Neil (D&B)(Direct Message) : Why not have a slide of the RHNA requirements or something interesting to look at while we wait for polls to complete?

From Hazel O'Neil (D&B) to Alison Inglis(Direct Message) : Thank you for the feedback, that is a good idea for next time!

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : Will the slides be available too?

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : ADU's are ideal for "smaller households"

From Hazel O'Neil (D&B) to Mary Reese(Direct Message) : Hi Mary, I believe they will be, yes

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : I see Zoom hasn't solved it's security issues!!!

From Joan Bockman to Hazel O'Neil (D&B)(Direct Message) : If that happens again. Start talking to monopolize the microphone.

From Hazel O'Neil (D&B) to Joan Bockman(Direct Message) : Yes. I,m sorry about that.

From Hazel O'Neil (D&B) to Mary Reese(Direct Message) : :(

From Sally Bickerton to Hazel O'Neil (D&B)(Direct Message) : The second question is what we want to live in, or what is needed in the future?

From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Everyone will always WANT single-family homes, but practically, low-cost housing means condos and multi-family.

From Hazel O'Neil (D&B) to Everyone : <https://app.maptionnaire.com/en/9866/>

From Hazel O'Neil (D&B) to Everyone : <https://app.maptionnaire.com/en/9866/>

From *Russ Cunningham to Everyone : And please let us know WHY you think these locations are appropriate for housing growth.

From Mo Peram to Everyone : I will just follow and watch .

From Hannah Kreitman to Hazel O'Neil (D&B)(Direct Message) : Hello Hazel! I am doing my senior research project at UC San Diego on community input in city planning and im using the housing element update as a case study. Would it be possible to get a copy of the poll results from this meeting for my data?

From Barbara Caganich to Everyone : can,t get this to work. I think the housing should be located as Far East on mission ave,

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : Not working for me.

From Carol Hilton to Hazel O'Neil (D&B)(Direct Message) : Cant find pin.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : Areeas for housing:

From Hazel O'Neil (D&B) to Hannah Kreitman(Direct Message) : Poll results will be included as part of our workshop write up! Anticipating getting those posted in the next week or so

From Karen Merrill to Everyone : not working for me

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : All housing should be considered except for a lot of single family- we need to build affordable and senior and apartments that are NOT going to be transformed into Short Term Rentals.

From alisa prestie to Everyone : I,m literally making dinner while attending but definitely would love to see higher density housing around Oside Blvd ..

From Hannah Kreitman to Hazel O'Neil (D&B)(Direct Message) : That is perfect, thank you so much!

From Amy Krajec to Everyone : can you repost the link to the app as Zoom shut down and I had to rejoin and can no longer find the link

From Hazel O'Neil (D&B) to Everyone : <https://app.maptionnaire.com/en/9866/>

From Amy Krajec to Everyone : TY

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : I put my pin on all that open space next to the Crouch St. Sprinter station. I don't know how to get more pins, though.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - Cannon/Melrose shopping center-underutilized strip mall

From Carol Hilton to Hazel O'Neil (D&B)(Direct Message) : Pin not moving.

From Michael Odegaard to Hazel O'Neil (D&B)(Direct Message) : can,t move pin very specifically

From D Keck to Hazel O'Neil (D&B)(Direct Message) : not familiar with locations around these corridors

From chris gorman to Hazel O'Neil (D&B)(Direct Message) : I can,t get it to work. I,m watching on my computer, audio on my phone.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - Areas outside of OHCC in Ocean hills neighborhood- good for ADA's

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : You simply cannot put all the housing on O'Bvd. The transportation ie. Sprinter system stinks! Housing needs to be spread out between different areas INCLUDING EAST of El Camino Real.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - vacant land along Vista Way- not good for commercial but could be well served by transit

From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : I don't really want more housing, anywhere. Too many people too much traffic.

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : NO extra housing on precious agricultural land in S Morro Hills. You don't preserve farmland by building on it. You don't grow new land.

From Karen Merrill to Everyone : not working....all housing along corridors

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - many areas along Oceanside Blvd- underutilized shopping centers

From Jonathan Sciano to Everyone : I believe that finding living space in the countryside is very nice.

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : There is a lot of open space along El Camino across from Oceana, the old part. We have a lot of empty hills, but they can be used anyway.

From Barbara Caganich to Everyone : sorry, continuing from previous message- on mission ave because there is already too much development historically on coast hwy and Oside Blvd are and the east city are really needs to be better developed in every single way including in transportation and services, grocery, etc. stop putting all the burden on the coastal corridor, we already have too many houses, granny flats thanks to Chris Rodriguez protecting the neighborhood that he lives in. spread the development fairly.

From Florence Scheft to Hazel O'Neil (D&B)(Direct Message) : Didn't work for me.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - around all of the Sprinter stations along OS blvd

From *Alison Moore, D&B to Everyone : Thanks to those adding comments in the chat, everyone! Let us know what type of housing you'd like to see and why

From Claudia Troisi to Hazel O'Neil (D&B)(Direct Message) : downtown, mission, oceanside blvd.

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : Agree with Barbara Caganich- infrastructure needs to be improved/transportation/services, etc.

From Mike Bullock to Hazel O'Neil (D&B)(Direct Message) : Housing should be dense on our 2 transit corridors: Coast Highway and around Sprinter Stations.

From Michael Ogden to Everyone : Like to see more townhomes in the coastal area

From chris gorman to Everyone : To make a choice I think a site visit would be essential. This is too general. There are various locations scattered about the city that might be viable. Parking must be considered. Granny flat might not have parking.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - along S blvd- varied- but not single family with large backyards- we should be building very little of that type anywhere

From Jane Marshall to Hazel O'Neil (D&B)(Direct Message) : How can you have 168 map responses with only 96 participants? Are you counting each pin vs each response?

From Michael Odegaard to Everyone : A multijurisdictional Sprinter TOD Masterplan Coordinating University, Research, and Tourism

From Claudia Troisi to Hazel O'Neil (D&B)(Direct Message) : condo, live work for downtown,

From Carol Hilton to Hazel O'Neil (D&B)(Direct Message) : More live, walk, shop community type settings

From Patricia Downs to Everyone : Definitely want to see the Jefferson Project downsized. Too many condos in a traffic dense area

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : Do not want all or the most development on O'blvd. Terrible parking issues already. Lots of multi-family apartment buildings already. Over concentration on O'blvd.

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : I'd like to see apartments and condos (what's the difference? rent vs own?) because they can be made more affordably. We need housing for service employees salaries.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - tiny houses should be part of the mix- could work in some of the existing shopping centers that are underutilized

From Florence Scheft to Hazel O'Neil (D&B)(Direct Message) : I see potential around 76 and Foussat. It could be multi incomes with near by shopping and restaurants.

From Louise Balma to Everyone : I,m not on the map but along the corridors multifamily apartments, condos. ADU,s , single family detached and attached are not affordable and the best use of the land we have left. The drive in area is a perfect place for all of this along with commercial.

From Amy Harned to Hazel O'Neil (D&B)(Direct Message) : what is the Jefferson project.

From chris gorman to Everyone : If most people want a large backyard, it will take some thinking to figure out if that,s viable. I also think a large back yard is important.

From Mary Reese to Hazel O'Neil (D&B)(Direct Message) : I also think we need to build more affordable housing like that big project by Airport Rd in the valley.

From Carol Hilton to Everyone : More live, walk , shop settings

From Edward B to Hazel O'Neil (D&B)(Direct Message) : Allow owner-occupants of single family homes to add triplex to back of lot in multifamily zones with streamlined priority over „Äüdevelopers,Äü - this reduces likelihood of them resorting to a reverse mortgage when they are seniors, but rather let the rental income sustain their lifestyle. 1 car spot per unit only.

From Mike Bullock to Everyone : I click the gray box and get nothing.

From Diane Nygaard to Hazel O'Neil (D&B)(Direct Message) : - homeless housing- needs to consider folks who temporarily live in cars- and make parking lots available at night for safe paRKING

From Jane Marshall to Everyone : All commercial areas on the corridor "nodes" need to be rezoned "mixed use" before any agricultural or openspace is rezoned

From Carolyn Krammer to Everyone : apartments and condos along sprinter and transit corridors

From Kathryn Carbone to Hazel O'Neil (D&B)(Direct Message) : There is zero reason to put any housing on our prime farmland in South Morro Hills

From Hazel O'Neil (D&B) to Everyone : 1. Housing Development. What are some ways that the City can better encourage developers to build affordable housing in combination with market rate housing?

2. Homelessness. What are some of the main challenges in helping the homeless find permanent housing?

3. Special Groups. Are there other special groups that are underserved?

From Nadine Scott to Hazel O'Neil (D&B)(Direct Message) : WE MUST preserve our open space and environment- NOT all open areas could or should be developed.

From Vanessa Graziano to Everyone : low affordable housing?

From Vanessa Graziano to Everyone : transitional housing for our unsheltered and seniors?

From Kathryn Carbone to Everyone : There is zero reason to put any housing on our prime farmland in South Morro Hills

From Mo Peram to Everyone : I was just n a group with Robert . my battery went down and I got dropped out from the group. no worries I can wait till all other a join.

From Jane Marshall to Everyone : What is the different color dots mean?

From Hazel O'Neil (D&B) to Everyone : Higher concentration of pins!

From Shari Mackin to Everyone : We must take the Coast Hwy out of our Local Coastal Program as it is in conflict with our housing needs. The Coast Hwy has been identified as a transit corridor which means housing, not STVRs. The Coastal Act encourages visitor serving uses=STVRs. We can't have both! If it is a transit corridor, it needs to be used for HOUSING, NOT STVRs.

From Kathryn Carbone to Everyone : Unhosted short term rentals are deteriorating the entire city, neighborhood by neighborhood

From Cindy Davenport to Everyone : No housing development in South Morro Hills...we need to focus on SMART development along corridors, along with smaller homes, which can also help our population whose median income is \$70K.

From Nadine Scott to Everyone : why should all the incentives go to developers? How about incentivizing neighborhoods by requiring deed restrictions that PROHIBIT STVRS.

From Joan Bockman to Everyone : 70% of the vote agrees with Cindy D and others saying similar things.

From Mary Reese to Everyone : The first thing we should do with STRs is making them pay a fee for their customers to park on our city streets. For every bed they advertise, there should be a fee for one parking space unless they provide that on the property.

From Andrew M. Andrioff to Everyone : The cost of housing is directly correlated with the lack of housing stock

From Roger Davenport to Everyone : Emphasize small units. They are more affordable and could help people get into the market.

From Sally Bickerton to Everyone : Agree strongly that short term rentals take away housing! They need to be very limited and regulated

From Roger Davenport to Everyone : Limit short term rentals to local owners with on-site support

From Carolyn Krammer to Everyone : deed restrictions on stvr on new development

From Louise Balma to Everyone : I agree STR need to be lessened, its a conflict when this goes out of the coastal zones and into neighborhood

From Joan Bockman to Everyone : The Coastal Neighborhoods are suffering with STRs. Need to restrict them citywide.

From chris gorman to Everyone : Compared to other cities, don,t we have more housing than other cities in southern ca?

From Mike Bullock to Everyone : "smart" housing needs to be "VMT-Reducing Housing" (Note: VMT is vehicle miles travelled or DRIVING)

From Andrew M. Andrioff to Everyone : We need housing of all levels, from first home buyers, to senior housing and executive homes.

From Andrew M. Andrioff to Everyone : Not only ,Áúaffordable homes,Áù

From Carolyn Krammer to Everyone : housing built along transit corridors and preserving agricultural and farmland

From Jonathan Sciano to Everyone : Andrew, Yes.

From Joan Bockman to Everyone : Yes, save all of our Single Family homes as the high end and all new development should be more dense and on our major streets.

From chris gorman to Everyone : How about families with children. Places are getting too small. Kids should have a place to play outside.

From Mike Bullock to Everyone : We must build housing that reduces per-capita driving because we have a climate crisis.

From Shari Mackin to Everyone : According to several realtors, we have many people moving here (especially Fire Mountain) from San Francisco since COVID 19. Most have

stated that since the pandemic, they found having more space around them less stressful. Is there data supporting this?

From Joan Bockman to Everyone : Most of the kids in OUSD live in apartments.

From Chiwah Slater to Everyone : We need to focus new housing into areas already zoned for housing or mixed use, not agricultural land or open space. If we lose our open space, living here will not be so wonderful. Also, focusing housing into areas with transportation access is important to reduce miles traveled and cut our carbon footprint.

From Joan Bockman to Everyone : Get on the boundary committee to see school population numbers. Most in apartments.

From Ellen Bartlett to Everyone : I believe that the city should make sure that they get input from our media household earning group (\$70,000/year). It seems that most of us on this discussion are older, retired O,side residents that are homeowners.

From Nadine Scott to Everyone : I agree with Chris Gorman- builders must include amenities for families/kids in dense housing projects.

From Andrew M. Andrioff to Everyone : Employment drives housing requirements. We need to incentivize businesses to come to oceanside to create careers rather than more service jobs (hotels/bars/restaurants)

From Jane Marshall to Everyone : What is the "net" RHNA numbers by category? There are housing units in the pipeline, and STR's take away housing and increasing housing (both purchase and rental) prices.

From *Russ Cunningham to Everyone : Excellent comments in chat. Thank you! Your comments will be entered into the record!

From Hazel O'Neil (D&B) to Everyone : Onwardoceanside.com

From Hazel O'Neil (D&B) to Everyone : Stay engaged!

From Mike Bullock to Everyone : Conflict: yes, coastal is expensive HOWEVER, it has good transit and is walkable.

From Joe Hill to Everyone : Totally agree with Drew Andrioff.

From Jonathan Borrego to Everyone : Jane, i sent you an answer to your question.

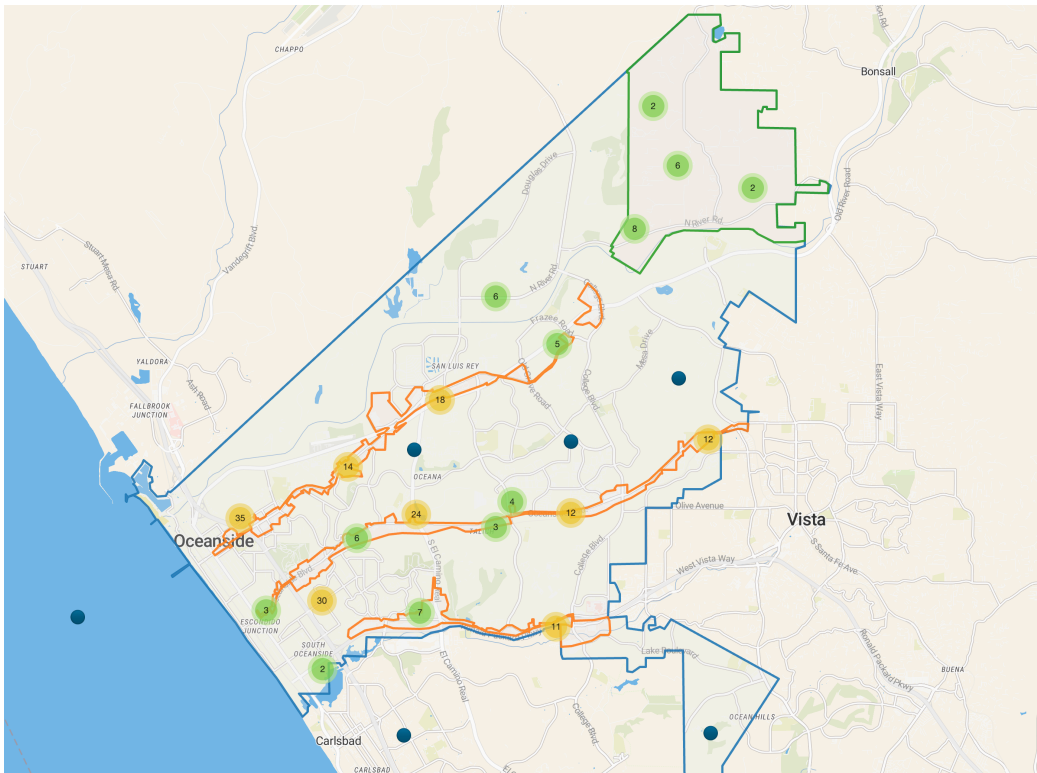
From Karen Merrill to Everyone : thank you all....this was a constructive discussion!

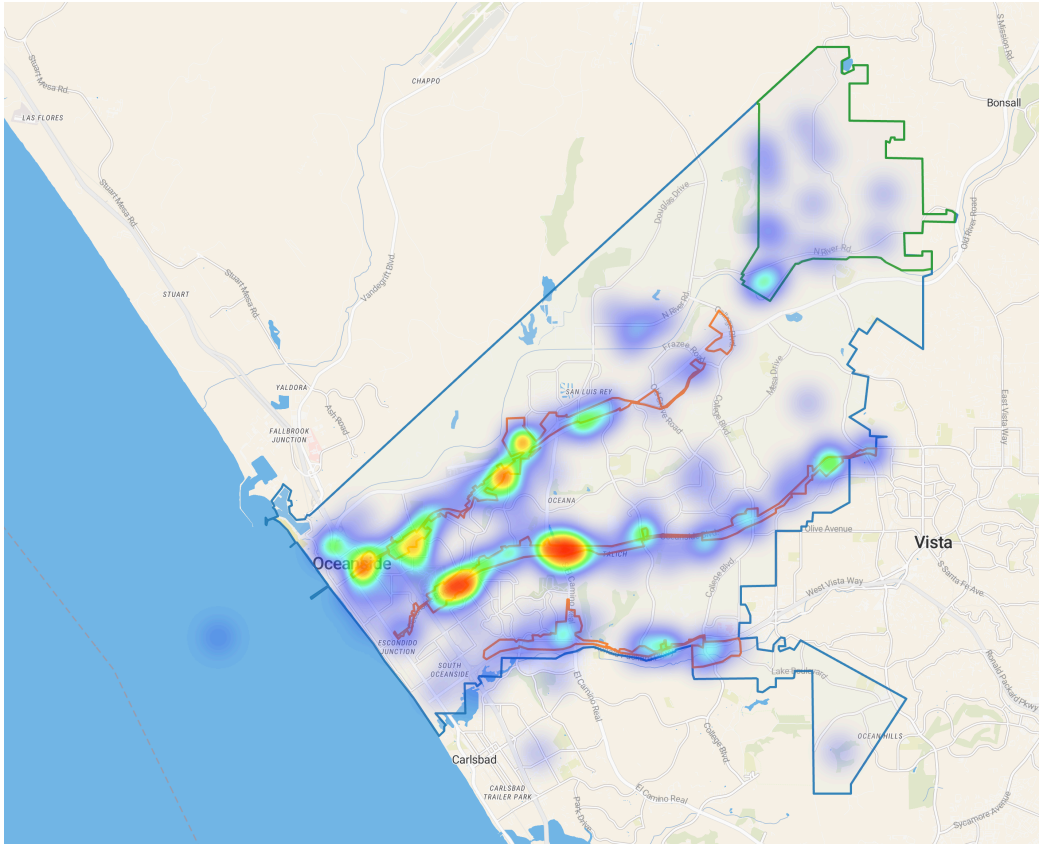
From Kathryn Carbone to Everyone : Thank you for hosting this workshop!

From Joan Bockman to Everyone : Must subsidize affordable housing. No other way.

From Kellie Davis to Everyone : Thank you.

6.4 Appendix C-4: Maptionnaire Activity





6.5 Appendix C-5: Small Group Facilitator Notes

Facilitator Name: Gabriella Folino

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Many residents in Oceanside in the hospitality industry or are in the military. Oceanside is a working-class family city. We need affordable housing for all.
- Need to protect existing single-family zoning.
- We should not be building any more single-family housing.
- Growth should occur along the corridors.
- Need to have all housing types to accommodate different needs.
- Challenges include the cost of land and cost of infrastructure.
- Young people don't want the work involved with a single-family house such as yard work.
- One resident does not want to live near a six pack as a single-family neighborhood.
- Place the majority of housing along the corridors. Need to also add East and West corridors to connect to sprinter lines (for example Rancho del Oro).
- Mass transportation needs to also be developed as density increases.
- Big job centers should have housing around it - smart growth.
- We should not use open space for development such as El Corazon.
- Regulatory issues slow down the process.
- Need to consider city growth for next 50+ years not 8-10 years as identified by the housing element.

Do you have any recommendations on how to increase housing affordability or access to housing?

- Mixed use development should include the first floor as retail, second as office space. Housing should be placed near office.
- We haven't defined downtown in Oceanside. We need a skyline.

- St Mary's church and the Bank of America are potential development sites.
- One resident believes Oceanside lacks parking. Parking should be built underground and meet the needs of all development.
- \$25,000 a spot once you go underground – makes all project not affordable.
- Paying for parking would be an incentive for less people to own vehicles. Need to change the focus to alternative modes of transportation.
- Young people are not thinking about parking.
- Need to streamline the process to gain affordable housing.
- Homeowner don't get help from the City. To build ADU you need to figure it out on your own. It is a hardship for the owner.
- If we increase development along the corridors, we need to change our streets to be safer.
- Streets could be designed to accommodate more parking.
- Mixed feeling from the group regarding roundabouts.

What are some of the main challenges in helping the homeless find permanent housing?

- The solution needs to be more holistic. It can not just be about housing. A full range of services are necessary including job creation.
- WPA program is an example.
- The closed military base could be converted to housing for the homeless.

Facilitator name: Katherine Stiegemeier

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Seniors are being forced out of their housing – they've lost part time jobs, not enough money on social security to afford their mortgages
- Potential solution could be tiny houses for single people or small families
- North county food bank exposes dire need of families right now
- Multiple families are living in one home – crowding

- Rent is too high – need to adopt a program to cut the rent
- Affordability is the biggest issue we have – unfortunately you make a bigger profit when you make a SFH with a big yard – that’s capitalism – we need to have more ways to build affordable housing but also workforce housing – what about the people working at Trader Joe’s making moderate income so they don’t qualify for low-income housing
- Tiny houses have a place, but what we need is multi-story multi-family housing
- Need to put housing where services are so they’re more accessible
- Affordability is the number one issue, and having access to services nearby is number two
- Tiny houses are a good idea, but they take space on land and don’t allow for a lot of housing (need to build up)
- Take advantage of AB1851 to build housing for low-income and homeless on religious facilities sites
- Churches have retreat space – another option to provide housing support
- There’s a model in Scandinavia – essentially a cruise ship on land – each family has their own little apartment, and they share facilities and some resources
- So many mobile home parks in Oceanside – provide opportunity for all different types of people
- Also need access to services – safe transport from these different housing options to where people need to go – shuttles, special buses, or something – if you have to go to the doctor and you have no way to get there, or for homeless people you must provide social services on site
- More housing on Oceanside Blvd – make this a mixed-use corridor
- The Mission has a lot of land – should be preserved as open space, but the existing buildings should be used for housing (retreat center)
- There are some old developments on Oceanside Blvd that need re-development – we don’t need that many auto-serving uses (car shops, car repair shops)
- We have plenty of large SFH on large lots – we need to look at increasing density, smart-growth
- ADUs are too often converted to Airbnb’s – lose out on affordable housing stock, especially rentals

- People are given perks to build these because they're not supposed to be short-term rentals, supposed to contribute to the affordable housing stock
- Is there any way that the City could provide subsidy or implement a policy for rents to be re-structured so that seniors could remain in their homes?
- Covid relief focused on seniors
- Seniors are often burdened by healthcare costs as well – there must be some sort of relief
- Seniors working part-time or in minimum wage jobs, they're not going to be able to afford rent – most seniors are not homeowners
- The senior share of the population is only going to grow
- There are so many banked affordable housing units that haven't actually been built for the city
- Insidious issue of city council members in the pockets of developers
- City council needs to do what's right for Oceanside
- We should limit what city councilmembers are able to take from developers in campaign contributions
- The city should provide the housing and development commission meetings on Zoom – allow for people to advocate at these meetings
- Area around Tri-City Hospital should be revitalized with new housing – nice multi-family housing in that location would be good – it's a huge employer for the city and provides many medical services
- We have an empty Sears building at the mall – there's no business big enough to go in there – should be converted to housing for young professionals and families (technically in Carlsbad – Oceanside should push for this)
- Big supermarkets that are now empty should be converted to housing or even temporary housing for the homeless
- Homelessness is only going to become a greater issue
- Oceanside doesn't have almost any transitional shelters for homelessness – this is going to be critical in the short-term and the long-term
- Old hotels should be converted permanently to supportive homeless housing
- Find the empty buildings and convert them to transitional housing

Facilitator Name: Alison Moore

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- **Lack of choice.** Oceanside residents do not have a lot of options for housing types- most seem to be larger and more expensive.
- The quality of jobs is a barrier to affording larger housing units, especially for single people or even couples.
- **Affordability.** Affordability is a major concern in Oceanside, especially for new young couples, young people, or people who are downsizing.
- **Mobile home parks.** These areas are often the last bastion of affordable housing and were once a key political constituency. There are challenges in balancing need to maintain affordability with property use. Property owners are allowed to seek the highest and best use of their land (the land could be used for large developments.)
- If mobile home park land is redeveloped, offering preference for existing residents would be great, but there is nothing that forces a developer to produce any more affordable units outside of inclusionary requirements.
- Preserving the zoning for mobile home parks could be one way to preserve affordability/these existing mobile home park use.

Do you have any recommendations on how to increase housing affordability or access to housing?

- Unit size and fees. Need smaller units that are the right size. Developer fees should be related to square footage, rather than the number of units—this removes disincentive for developing smaller units.
- Developers need guidance
- Increasing/enforcing inclusionary fees for affordable housing development
- Nonprofit partnerships. Work with nonprofits to develop projects. If you have a shovel ready project, nonprofits are scouring the county for places that will work with them on these kinds of projects.

- Nonprofit leadership- Hope that Oceanside has someone like Margery Pierce (re-tired) who is reaching out to affordable housing agencies. Need for a strong advocate and coordinator.
- Coordination on land leasing/donation for affordable projects
- Narrative/Education. The conversation around affordable housing is still marred by discrimination and stigma. There is a need to reinvent the conversation about what “affordable housing” really means, including factors like cost, types of affordable housing ,etc.
- Some landlords are reluctant about Section 8; could use education about the law.
- Section 8 vouchers are just one solution in talking about affordability; can sometimes take 7-8 years to obtain.
- Creation of incentive zones for higher density housing, especially in corridors
- In exchange for height/density in the corridors, developers could pay into conservation banks/trail improvement efforts.
- Should incentivize driving less, using public transit.
- Need for Transportation Demand Management strategy
- Road diets help to make places more attractive to live/walk around
- Parking. Give people more choice about how much parking they want to pay for. Parking is expensive to provide.
- Car parking system- strategy already in climate action plan.
- Demand responsive parking pricing
- Unbundling parking from housing
- Incorporation of new technologies

Are there any housing programs that the City should be offering?

- **Transitional housing.** Some youth in Oceanside are living in their cars. Even people going to college, or those with lower income jobs, could use some kind of support.
- Programs that relate to these populations could be useful.

- **MiraCosta.** MiraCosta doesn't yet have leadership looking for housing solutions. Land is the issue, though they do have large parking lots. Limited support for safe parking lot project. Could be some room to coordinate on that.

Other discussion points

- Interest in relationship between climate change/sustainability and relationship to housing
- Dichotomy between what developers would like to do and what might be best for the community (perception that developers are only building larger units, or luxury units)
- Support for affordable projects like Mission Cove and La Mision (both built in partnership with nonprofits, funding came from developer fees).

Facilitator Name: HP

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- High rent
- Availability of housing
- We can only fit so many people in Oceanside
- Parking
- Especially an issue in single family neighborhoods that are adding ADU's
- Not enough access to transportation
- Options other than cars
- Bikes, pedestrian access, buses, transit
- Will also help the City reduce its GHGs

Do you have any recommendations on how to increase housing affordability or access to housing?

- Some group members did not see housing affordability as an issue in their community
- Increase the variety of housing options available
- Range in sizes and types of housing

- Place new housing in suitable areas
- Access to transit and commercial areas
- Provide rent supplements through programs like Section 8
- Build more housing specific to seniors
- More affordable housing specific developments
- Increase salaries and wages in Oceanside so that everyone is paid a living wage
- Build more ADUs
- Include design guidelines to match existing neighborhoods

Are there any housing programs that the City should be offering?

- Section 8 vouchers
- Senior specific housing
- Modify larger homes to accommodate live-in caretakers or create small rentable apartments
- Encourage ADUs
- Building ADUs should not decrease open space in the city's single-family neighborhoods
- Don't change the buildable footprints, preserve backyards for wildlife habitat
- Lower permitting costs and barriers to development
- Build/zone for mixed use developments along major corridors

Other Comments

- Any new developments should be pedestrian friendly
 - Varied heights
 - Setbacks (no lot line to lot line building)
 - Green spaces
 - Preserve sunlight and privacy
- New housing should not go in existing single family neighborhoods

- Should be concentrated along the corridors
- Close to the transit center
- Preserve single family zoning and instead add housing in areas that are already zoned higher

Facilitator Name: Shannon Vitale

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Cost of housing
- Low inventory
- Lack of variety in affordable housing options
- Housing not near resources/amenities
- Housing not near public transit
- Zoning should be more flexible to support higher densities
- Provide more diverse housing options
- Residents unaware of housing services. City should provide more outreach (esp. to Hispanic community) on resources available.
- Food desert downtown

Do you have any recommendations on how to increase housing affordability or access to housing?

- Hold public officials accountable for meeting housing needs
- Revise in-lieu fees to encourage developers to construct affordable units
- Provide smaller housing options for affordable housing (i.e. smaller efficiency units, artist studios, student housing)
- As families downsize smaller homes are needed. Building smaller homes will create more affordable homes.
- Need to ensure higher density housing is built in appropriate locations. Avoid placing high density housing near environmentally sensitive areas and areas not able to accommodate higher density (Moro Hills).

- City needs to upgrade infrastructure and plan for future development.
- Affordable housing should not be located in Ag zone.
- Provide more amenities east of I-5

Are there any housing programs that the City should be offering?

- Funding for senior housing updates/renovations
- Collaborate with Camp Pendleton to provide transition housing for veterans
- Post Covid: Program to help people who may get evicted once rent moratorium is over
- Look at what our community needs and provide services to sustain people who already live here

Facilitator Name: Emily Morin

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Affordability - ocean property is expensive. Even if we build cheap housing and price will go up
 - Price and the supply
 - Tied in with this is supply at all levels of housing there is a lack of supply. Long waiting lists for affordable housing and market rate housing
 - Needed throughout the city, such a strong demand for affordable housing it is going to be filled wherever you put it.
- This housing element focuses on same traffic corridors as past housing elements.
- What is meant by affordable housing? There is so much cash in the market right now where a person would be able to afford something at one price but then someone can come along with cash and the price will be raised. It is a very difficult time for affordable housing
 - Need to educate the community about what affordable housing actually means in order to prevent NIMBYism

- When talking in terms of affordable housing, what does it mean? what does it look like? if not subsidized housing then we need a broader term for what is included.
- An understanding of how deed restricted affordable housing gets built. IE: In Carlsbad new development is required to build atleast 10% affordable housing in the community. They have affordable housing in every neighborhood-- cannot distinguish affordable housing between normal housing.
- Was an eye opener to see what the different classifications actually mean
- City should have incentives for market rate housing to then carry the burden of affordable housing
 - What is the difference between market rate housing, workforce housing, attainable housing?
- Goal should be to have affordable housing throughout the city not just on the Coast-- affordable housing everywhere
- Worried about adding more housing and not adding more cars, roads are already in poor condition

Do you have any recommendations on how to increase housing affordability or access to housing?

- Alternative modes of transportation- want to have growth which is close to major corridors on Oceanside BLvd to the East of 5 they have a yellow sign for tentative development 200 or some townhomes/apartments there are two modes of transportation sprinter slash but it is just one exit ramp away from I-5, a corridor close to a major node. A good example of a space that is available that has the acreage and space.
- Finding areas, that have proximity to freeways and sprinter that are ripe for those development
- Discussion is already around MixedUse, a category that has not come on strong. Oceanside Blvd has a huge transient population former bread of life, is a problem need to be really careful about planning 100% affordable housing in a place need to also have mixed use housing
- Housing/neighborhoods that people want to live in-- difficulty in housing in Oceanside. peoples idea or concept to who and what oceanside is they do not want to live in certain neighborhoods sometimes you can build something in a

particular neighborhood if it isn't where anyone wants to live...have to look at when you are building and when you are building in certain neighborhoods who are you trying to market these properties to.

- When you design something you appeal to the whole spectrum where you have the very nice with the affordable. realistic expectation of what your commercial will be, amends itself to create more housing
- Allow businesses to let them set up living quarters above the business. Is a very practical way to do it, many cities do not allow this, commercial is commercial, residential is residential
- When you try to screw the bolts down too tightly you do not know what is going to happen in the future, when we reinvent planning future it should be more flexible so we can adapt to it
- Should have a lot of provisions which allow for flexibility
- last time this was updated the internet did not exist
- Look how much covid has changed it for all of us how we do business how we are communicating with each other, we need monroe flexibility in what we are able to do because none of us can predict what the future will be sticking to a plan that was made so many years ago
- If they want to build housing units in commercial spaces should be considered want to avoid vacancies
- Granny Flats-- allowing granny in the backyard then we have problem of additional people that was designed for one family per house not sure if people would welcome that and then there are 50/60 more cars on the street would probably make people unhappy
- flexibility is so key, that is looked at getting cars off roads, electrification of the cars if you put yourself in situation where we all do public transportation we are lowering greenhouse gases because of a mass acceptance of the technology changing
- Rapid transit is not comfortable, it is not convenient. If we put half population in EV we do not have the grid do not have the capacity, they run off of electricity which is produced by coal and natural gas moving GHG from one place to another

- has become a tiered system people do not build housing because they are concerned about greenhouse gases and habitat find struggle with that as housing as premier problem for people
- Building codes have come in and reduced water usage electricity usage, new homes and planning efforts that are efficient when you require cost requirements
- All over CA you have state county and city and a whole bunch of rules need a philadelphia lawyer to get through them very expensive and complicated process
- starts at planning stages on the city's end they have a strong desire to see planning happen in a certain area but other places where they don't want to see as much growth and it is lengthy and challenging it is very expensive the problem is i cannot afford to buy the property or get the property owners to sell it.

Are there any housing programs that the City should be offering?

- City offers Section 8 Housing
- Would be nice if they could refit some housings for the elderly with grab bars, or convert motels into senior housing
- Cornerstone employers, what are there housing needs for their employees, how could the city partner with them to build workforce housing? How can we draw other big employers to the city by having housing there
- Genetech and Corporate Park big companies which would love to have their employees close could link the city to advertise and get people to live there reach out to people who are already city servants with the city would be a nice recruitment that they have something
- Police- not comfortable to not live in the city where they live
- This creates problems with policing when you live in the community you care more about the community.
- Personally, I think that is a good idea. Should be a requirement that a certain number of your civil servants need to live within the community. We are talking about big communities that bring in very skilled employees. It is very difficult to get them to live in Oceanside.
- Everyone wants to live in Carlsbad and Temecula because the first people things hear is that they do not want to live in Oceanside.
- has so much to offer.

- losing funding for schools because family's are moving out
- need something to keep families here professionals here it is a community
- need to bring families in, family influences.
- You need a vested interest in your community. It is very rewarding to run into your students in the community. I find something that is a plus.
- The City of Oceanside has a first time home buyers program has been very limited and very cumbersome, you need to qualify, but there never seems to be enough money in that fund.
- How can we increase money in this fund?
- Success stories: moved to south O-Land in 99 there has been a resurgence of families, neighborhood walkability, it has regenerated itself and it has been neat to see that has been a positive. It is amazing to see what has happened in South O with the young families on Coast Highway with the restaurants the kind of community we want where families are out there and at the park shopping locally i try to spend most of my dollars in Oceanside i do not know many restaurants outside of oceanside but when i do i want to patronize oceanside and there are many other oceanside residents that have the same mentality that we want to service and patronize
- accentuate the positive accentuate flexibility as far as housing has been concerned

Facilitator Name: Rob Dmohowski

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- LYNNE SHEFT – 76 Mission Avenue, oceanside suffers affordability for certain incomes, people being priced out, need workforce housing, work with corporations and incentives for employees to live closer, different options, cost money
- Arleen, people live elsewhere, drive to work here
- More housing that is affordable, areas with roundabouts , making a village, need places close by for shopping, NCTD not efficient for bus, sprinter helped, but not ideal. Housing that will cater to need

- The NCTD buses are huge, half full, use electric bus that can replace, shuttles, workforce shuttles, make it easier , nice if employers could provide transportation, smaller transportation,
- City owned bus that makes a loop every 15 minutes, smaller bus that goes on standard route (denver gas bus example)
- Mo Peram – safety within last year or so, vandalism going on, package drop offs being stolen, community watch groups, need neighborhood safety, need more neighborhood watch
- Margot – Likes it here because not overly developed, now we have multi-family stacked high on every open space
- Chivah Slater – Housing needs to be in areas to cause people to drive less, preserve open space, preserve few places that feel natural
- No on L, preserve agriculture for larger families, has ambiance, need a co-op, definitely room for housing in commercial centers. We cant change things with state law, put it where it works,
- Whatever GP we come up with, that is what it is, don't change GP based on a developer, must build the housing we need, not what we have to much of.
- Not smart to build houses on agricultural land, not an option, just go away. Election cycles are too long.
- Oside needs population policy, how big are we going to get? What is the end, need a policy
- And widen the freeways now
- We all would like big houses, but need to live closer together, so we can preserve open space.
- Bigger environmental picture, every person added increase environmental footprint. Impacts environment, loss of habitat
- We have a lot of condo developments with common areas covered by grass. Should be available for community gardens, make it useful rather than just waste of water.
- Water will be issue for future growth. Oceanside hope is Colorado River, not
- Vee – keep more open spaces, more affordability, City Council needs to get act together and stop allowing projects without input

- Parts of GP not updated, it is a disgrace. Should be current
- Important to update GP to make sure we meet state housing mandates, work on transportation issues

Do you have any recommendations on how to increase housing affordability or access to housing?

- Make square-footage problem, make sure park within 10 minutes walking to keep sanity, don't need much to start with
- Tiny houses for people starting careers
- Community pools
- Quality of life amenities a draw to residents. People can make it work and then upgrade as they can afford
- Single level housing for seniors
- Easy to walk to restaurants, essential services such as laundry,
- Make it safe to walk in neighborhood
- Chivah - in san luis rey shopping center, always empty buildings, what can we do about that ? Fill empty spaces. Make multiple use rather than one use, multi-level mixed-use
- Keeps agriculture
- Pop up stores, a new pop up each month, artist, poetry reading, exposure to that new business. Have to get landlords since need new contracts, city could help vet people that can apply for business with limited rent, Each person gets an entire month, only need one months rent, work with city to arrange lease agreements. Have this in different places around town.
- No longer have sunset market, people can experience pop up stores with
- New development should address demand on city services and cover costs

Are there any housing programs that the City should be offering?

- Developers should build inclusionary housing onsite , no fee
- Developers never going to lose money, they jack up price to subsidize affordable housing and make money anyway.

- Program for new business owner to be interested in a live work, possible near sprinter,
- Credits for work places to subsidize housing

-

Facilitator Name: Rajeev/Devaki

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Tax structure that prevents people from moving (Prop 19 that's going to go into effect in May or June will help)
- Lack of affordable multi-generational housing.
- Do you have any recommendations on how to increase housing affordability or access to housing?
- Our top three:
 - Put curbs on short-term rentals – otherwise we'll never have housing for people to live in. Jonathan: There aren't any restrictions, we're monitoring it ... it is an issue out there. Predominantly coastal areas .. but everywhere. But developers should also put restrictions Distinction between hosted and unhosted – hosted ok. Can be done in SF housing.
 - Solution to multiple issues (workforce housing/people downsizing): Quadrplexes, four or five units, shared amenities, reduces the cost. Tiny homes/duplexes. ... if a developer can include park space, smaller homes. A la Carlsbad.
 - On site affordable housing: Every developer should provide 10% affordable. Quit paying the in lieu fees, build the housing. Rename affordable/lower-income, because even middle income cannot afford anything.
- Developers don't need incentives to build.
- Shouldn't focus on above \$130,000 ... prioritizing the low and moderate income. Means different things to different things.
- Moving:
 - Lot of aging Oceanside would want to downsize and would want smaller or even shared housing: affordable; socially, better, sustainable.

- Median HH income \$73k, and median for sale is \$130k. Look at people who are unable to buy. Live in multigeneration household. Found just one house in Oceanside that was multigeneration we can afford.

Are there any housing programs that the City should be offering?

- SB 2955 Farmland Conservation Act becomes part . Force us to do more smart housing .. more land and more energy.
- How to help people out of homelessness. We need to place them with services. If the City wants to help people with homelessness – need adjacent services. We see that de facto Oceanside Blvd.
- Focus on TOD for new location

Facilitator Name: Matt Alvarez-Nissen

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Link between housing and employment
- Increase attractiveness of the city for people (parks, schools, etc)

Do you have any recommendations on how to increase housing affordability or access to housing?

- Inclusionary ordinances (over in-lieu fees)
- Reduce short term vacation rentals (especially coastal zone)

Are there any housing programs that the City should be offering?

- Energy conservation to upgrade buildings
- Rehab (especially for seniors)

Notes:

Joel

- How to increase housing without changing nature of stable neighborhoods?
- How to increase housing density without more roads?
 - Especially with the necessity of cars

- Walkable, transit, based housing will only cover a small fraction. People will still want single family homes, etc.
- Doesn't think people will live in expensive condo without a car
- Employment and education
 - Companies are great, but came to Oceanside to live here. Quality of life is good.
 - Agree that school district needs to be improved
- Public private partnership
 - Industry, schools, etc. work together to improve the attractiveness of the employers
- Where to put walkable condos
 - Coastal transit center, want high quality housing there
 - Without restriction, all will become STVR. Won't be able to convert back to rental units.
 - If you put more expensive condos west of I5, would allow for more affordable ones in the coastal area
 - Energy conservation to upgrade existing facilities

Diane

- Housing is not the only thing to accommodate, sustainable community, job/housing balance, more industrial. Quality of life depends on natural open space.
- Challenge is to accommodate more housing and quality of life
- Housing stock is older
 - Challenges about retaining mobilehome parks
 - Duplex neighborhoods are older
 - Need to update the housing stock
- Employment
 - Likes diversity of job type
 - Key is retaining the function of agriculture
- In-lieu fees and inclusionary zoning

- Bump up to 20% affordable housing units
- Tiny houses as affordable option
 - Need to figure out where/if it makes sense
- Policies to limit STRs in general plan?
- Also worried about second family homes, not just STVR
- ADU conversion

Andrew

- **State has grown by 40-50%, but constructing less housing than 1970**
 - We don't have the housing stock available on the market
 - How to meet RHNA numbers without changing character of the neighborhoods?
 - Need to be built along oceanside and coastal area, need to expand into agricultural space where farming is no longer viable
- Employment and housing needs
 - Considered a bedroom community
 - Need to improve facilities as well as housing, how to incentivize companies to bring careers as opposed to just jobs
- Short term vacation rentals
 - Conversion from single family homes to STVR
 - Needs to be addressed especially in Coastal zone

Michael

- Just monitoring
- Homelessness
- Parks
 - Next to worse in San Diego, people look for parks to move in (quality of life)
 - Need to oppose increase of walk time to park

Shari

- Competition and availability
 - High rents

- Competition with short term vacation rentals
- New housing
 - Units along coast highway are vacation rentals
 - What good does it do to promote housing on transit corridor if it's just vacation rentals?
 - In Coastal zone, need to be strict controls over vacation rentals
- Put a cap on short term vacation rentals
- First time homeowners programs
- Rehab programs
- Need inclusionary housing, developers are better builders than the city
- More people need to go to school board meetings to improve the schools
- Need to look at LCP and possibly take highway out of it
 - Would make it easier to ensure density and housing would be for housing and not vacation rentals
- Interested in how Encinitas can provide \$110,000 condo?
 - They work directly with the builder, not the city. Might make it cheaper

Facilitator Name: Stefanie Cervantes

Based on your experience, what are some of the main challenges residents face when trying to find access to housing options in Oceanside? (High rent? Availability? Location? Transportation?)

- Price!
- Residents can't save for down payment, can't afford property with their income.
- Most people can afford \$350-375K, but there is zero inventory in that range
- few developers in that price range because they can't make money.
- Need more Mixed-Use along Oceanside Blvd, re-development of existing commercial centers to make it worth it.
- Availability issue.
- Need to limit vacation rentals, STRs. No more mini-hotels.
- STRs should not be in Single-family zoning. There should be caps

- They don't live here, so they don't care.
- Detrimental to neighborhoods.
- City too focused on TOD

Do you have any recommendations on how to increase housing affordability or access to housing?

- Focus mixed-use development along the major corridors. Hubs along Oceanside Blvd and Rancho Del Oro.
- Encourage more affordable housing that is attached duplex, townhomes, or even small Single-family. Everything is apartment/multi-family. Need more variety.
- Don't allow developers to use in-lieu fee. Instead require low-income housing on site.
- In-lieu fee is too low.
- Stop sprawl
- Maps should show where there is open space that needs to be protected, so developers know where they can go
- Some people in attendance purposely trying to get more housing in South Morro Hills, even though 70%* of voters said no. *Not sure if that is accurate

Are there any housing programs that the City should be offering?

- Increase Section 8.
 - Current wait is 6-8 years.
- USDA has a program that allows 1% down, but you have specific houses/properties.
- Use more State/Federal grants
- Need more staff to handle resources.
 - City has had to give money back because there isn't staff to administer programs.
- Replace Housing staff when they retire. Plan ahead. New staff should come in before retirements for training.
- City needs to meet RHNA numbers.

- Need more Senior and family housing. Single-level.
- Each project needs to have community input from folks in the area.
 - Have focus groups to discuss the project.
- Need to protect light industrial along the corridors. Need to figure out where we can put the existing uses (industrial or commercial). They pay taxed and deserve to stay part of the community.
- More down payment assistance.
- no sprawl. Need to maintain open space, for health of citizens. We have a lot of physical constraints, oceans and mountains, that limit where new development can go.
- Need better administration of low-income housing programs. But what if there are not enough units, then no point.
 - Need more transparency to ensure funds are being used correctly.
- Try to condense the high density project to DT, and travel corridors. Best way to make Oceanside the best to everyone is to try to maximize the density into those area to keep SFR district the same.
- Millennials, is difficult to find a home near your parents. Need to have jobs.
- Need to encourage more business to come. Offering tax breaks. Free rent.
- Address the Aging infrastructure.
- When new business come in they improve the spaces they take over.

Facilitator Name: Russ Cunningham, City of Oceanside

- The City should further promote ADUs as a way to distribute new housing throughout the City
- To avoid monotony, new development should maintain variable setbacks from the street frontage
- It's important to provide diverse housing options that address a wide range of housing preferences
- While some believe that large lots are essentially to quality of life, others view large-lot properties as a waste of limited land resources

- A lot of people are attracted to low-maintenance housing options – e.g., condominiums
- The City should consider a first-time homebuyer assistance program; take a look at Escondido’s program
- On-street parking demand can be an indication of overcrowded housing
- Efforts to mitigate the cost of housing could include:
 - Allowing smaller units
 - Increasing density allowances
 - Further restricting short-term rentals
 - Providing new housing opportunities in inland areas
 - Monitoring occupancy of investor-owned properties
- Efforts to address homelessness could include:
 - Taking a “housing first” approach
- Understanding the root causes of homelessness, prioritizing housing for individuals with the intent and wherewithal to remain housed, offering temporary shelter and services to those who appear to be choosing homelessness



~~Alison Moore~~ <~~alison@dyettandbhatia.com~~>

Re: City Council 20 Jan 2020- zoom participation

3 messages

Russ Cunningham <RCunningham@oceansideca.org>

Wed, Jan 20, 2021 at 11:31 AM

To: ~~D Woelke~~ <~~dmwoelke@gmail.com~~>

Cc: Stefanie Cervantes <SCervantes@oceansideca.org>, Rajeev Bhatia <rajeev@dyettandbhatia.com>, Alison Moore <alison@dyettandbhatia.com>

Thank you, ~~Diane~~. We will consider your input as we develop goals and policies for the Conservation and Open Space Element.

Sent from my iPad

On Jan 20, 2021, at 10:37 AM, D Woelke <~~dmwoelke@gmail.com~~> wrote:

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~~Dianne Woelke MSN~~

D2

Item 9-

Now that the city has installed hazardous synthetic turf at the Aquatics Center, despite the plans for no synthetic turf in El Corazon Park, do not add additional hazardous waste in the form of Trex or other composite fencing.

I met with the regional representative (3 state area) of Trex in 2018 at my home. Composite wood products contain myriad hazardous and carcinogenic chemicals, are as combustible as wood, have a prorated (25 yr) warranty and are not recyclable. I was informed that they lose color and display uneven color with water exposure, as well. Finally, the representative informed me that upon removal, they are piling up in warehouses in Los Angeles because they are hazardous waste.

HDPE (high density Polyethylene) shade sails contain PFAS and other toxic and carcinogenic chemicals found in plastics. They, too, are considered hazardous waste.

These products contain hazardous materials at installation and disposal. They are not magically non-hazardous during use.

Please consider hardwood timber fencing or concrete fencing as in Mance Buchanan Park. Consider non-hazardous materials and canopy trees for shade structures and pavilions.

<image0.jpeg>

Item 13-

Please DISALLOW hazardous synthetic turf and other features for the Civic Center Library Court.

Item 16-

Oppose biosolid use on Agricultural, commercial and residential applications in Oceanside. Recycling of pesticides, the PFAS and other toxic and carcinogenic components of biosolids are not removed via waste water influent and treatment. To then allow them to live to pollute the environment and harm wildlife and people another day is counter-intuitive, to say the least!

<https://www.ewg.org/news-and-analysis/2020/08/feeding-waste-cycle-how-pfas-disposal-perpetuates-contamination>

<https://www.ewg.org/enviroblog/2007/07/you-send-your-children-out-play-yard>



image0.jpeg
1589K

~~D Woelke~~ <~~dmwoelke@gmail.com~~>

Wed, Jan 20, 2021 at 11:45 AM

To: Russ Cunningham <RCunningham@oceansideca.org>

Cc: Stefanie Cervantes <SCervantes@oceansideca.org>, Rajeev Bhatia <rajeev@dyettandbhatia.com>, Alison Moore <alison@dyettandbhatia.com>

Hi, ~~Breanna~~.

I'll speak. I don't have a lot of indication they get read ahead of time. I always cover my bases!
Dianne

Sent from my iPhone

On Jan 20, 2021, at 11:32 AM, Russ Cunningham <RCunningham@oceansideca.org> wrote:

Thank you, ~~Diane~~. We will consider your input as we develop goals and policies for the Conservation and Open Space Element.

[Quoted text hidden]

~~D Woelke~~ <~~dmwoelke@gmail.com~~>

Wed, Jan 20, 2021 at 11:48 AM

To: Russ Cunningham <RCunningham@oceansideca.org>

Cc: Stefanie Cervantes <SCervantes@oceansideca.org>, Rajeev Bhatia <rajeev@dyettandbhatia.com>, Alison Moore <alison@dyettandbhatia.com>

Thank you, Russ.

I have all 3 P&R Workshops plugged into my calendar. Hope to see you there.

~~Dianne Woelke~~ MON

On Jan 20, 2021, at 11:32 AM, Russ Cunningham <RCunningham@oceansideca.org> wrote:

Thank you, Diane. We will consider your input as we develop goals and policies for the Conservation and Open Space Element.

[Quoted text hidden]



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1589K



Alison Moore <alison@dyettandbhatia.com>

Re: Follow up thought.

4 messages

Russ Cunningham <RCunningham@oceansideca.org>

Wed, Jan 20, 2021 at 2:53 PM

To: ~~Alison Inglis <alisoninglis@gmail.com>~~

Cc: Rajeev Bhatia <rajeev@dyettandbhatia.com>, Alison Moore <alison@dyettandbhatia.com>, Stefanie Cervantes <SCervantes@oceansideca.org>

What a great idea. Sharing with our consultant partners via this email.

Thanks ~~Alison!~~

Sent from my iPad

> On Jan 20, 2021, at 2:25 PM, ~~Alison Inglis <alisoninglis@gmail.com>~~ wrote:
>
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> _____
>
> Russ
>
> I enjoyed the housing workshop this week.. a good balance of input and output !
>
> One of the things that struck me about the possibilities for
> Oceanside's future growth is the balance between opportunities for
> more dense housing and more preserved open space.
>
> Maps are such a great way to get a birds' eye view of future plans
> If you created a map that combined the proposed corridors for
> development with corridors of possible open space , we could get a
> sense of the balance between density and public amenities like parks
> and trails .
>
> It's interesting that the corridors run west to east, and the open
> space mostly falls on lines between those corridors. The San Luis Rey
> Valley runs all the way from the coast to Morro Hills.. to extend a
> trail to Morro Hills would connect the agro tourism area with the
> beach.
>
> Buccaneer Beach might have a trail that runs inland past the back of
> Oceanside Boulevard to El Corazon.
>
> Buena Vista lagoon could have a trail that runs inland along the creek
> to the Salto Falls (This would have to be in cooperation with
> Carlsbad)
>
> If we had a map (General plan)with potential trail development that a
> housing developer could actually contribute to as mitigation for
> density, we could make density more acceptable and focus energy on
> both.
>
> Just thought I'd drop that idea on you before the whole process goes
> behind the scenes again!
>
> Thanks for encouraging public input !
>
> ~~Alison (St John Inglis)~~
>
> Sent from my iPhone



Alison Moore <alison@dyettandbhatia.com>

FW: Onward Oceanside

4 messages

Russ Cunningham <RCunningham@oceansideca.org>

Tue, Jan 19, 2021 at 5:23 PM

To: ~~ron.hettinger@live.com~~ <ron.hettinger@live.com>

Cc: Alison Moore <alison@dyettandbhatia.com>

Hi ~~Ron~~,

Thanks for reaching out. Yes, homelessness has implications for many aspects of this project. I agree that we need to redouble our efforts to reduce homelessness in Oceanside and North County, but I hope we don't decide against new public gathering spaces for fear of the homeless occupying them. You've motivated me to do some research on how other jurisdictions address the maintenance and security of public spaces in areas where homelessness is prevalent. Let me know of any information you might have on this subject.

We will enter your comments into the record. Thanks again!

Russ

Russ Cunningham, AICP

Principal Planner

City of Oceanside

Development Services Department

Planning Division

760.435.3525

rcunningham@ci.oceanside.ca.us

From: Hazel O'Neil <hazel@dyettandbhatia.com>**Sent:** Tuesday, January 19, 2021 3:43 PM**To:** Russ Cunningham <RCunningham@oceansideca.org>**Subject:** Fwd: Onward Oceanside

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----- Forwarded message -----

From: ~~Ron Hettinger~~ <ron.hettinger@live.com>

Date: Tue, Jan 19, 2021 at 3:42 PM
Subject: Onward Oceanside
To: admin@dyettandbhatia.com <admin@dyettandbhatia.com>

Hello, I'll not be able to make the meeting tonight, but I do have a question: The plans and preferences expressed for grand plazas and pedestrian walkways seems wonderful, but if we don't first solve the homeless problem in Oceanside I fear all that money will be wasted. No one will want to go to these new places if the homeless are allowed to take them over. It's already barely safe to grocery shop after dark in many parts of the city.

I like the planning, but the process will be incomplete if the homeless problem isn't acknowledged, addressed, and solutions offered.

—have a **great** day!

~~RON HETTINGER~~
~~708-271-0841~~

--

Hazel O'Neil

Graphic Designer / Urban Planning Project Assistant

DYETT & BHATIA

Urban and Regional Planners
1330 Broadway Suite 604
Oakland, CA 94612

dyettandbhatia.com

~~Russ Cunningham <RCunningham@oceansideca.org>~~
To: Russ Cunningham <RCunningham@oceansideca.org>
Cc: Alison Moore <alison@dyettandbhatia.com>

Tue, Jan 19, 2021 at 5:50 PM

Thanks Russ. This might not be the friendliest way to deal with homelessness, but I know the courts prohibit cities from banning the homeless unless they provide shelter. It seems to me, however, that there are many ways to legally make living homelessly in Oceanside much less comfortable than other places, especially to those who struggle with addiction and other issues that make them unlikely to seek public shelters and the rules imposed on those who accept the shelter's help.

No easy answers.

—have a **great** day!

From: Russ Cunningham <RCunningham@oceansideca.org>
Sent: Tuesday, January 19, 2021 5:23 PM
To: '~~ron.hottinger@live.com~~' <~~ron.hottinger@live.com~~>
Cc: Alison Moore <alison@dyettandbhatia.com>
Subject: FW: Onward Oceanside

[Quoted text hidden]

Russ Cunningham <RCunningham@oceansideca.org>
To: ~~ron.hottinger@live.com~~
Cc: Alison Moore <alison@dyettandbhatia.com>

Wed, Jan 20, 2021 at 7:04 PM

Thanks again, ~~Ron~~. The City is currently pursuing a shelter, which, as you note, may give the City more legal wherewithal to enforce illegal camping, etc. There is often talk of addressing homelessness through regional and sub-regional coalitions. I'd like to see the North County cities come together to explore collaborative solutions.

Russ Cunningham, AICP

Principal Planner

City of Oceanside

Development Services Department

Planning Division

760.435.3525

rcunningham@ci.oceanside.ca.us

[Quoted text hidden]

~~Ron Hottinger~~ <~~ron.hottinger@live.com~~>
To: Russ Cunningham <RCunningham@oceansideca.org>
Cc: Alison Moore <alison@dyettandbhatia.com>

Wed, Jan 20, 2021 at 8:15 PM

Hi Russ, I agree north county should partner on this.

I'm interested in seeing what develops.

Thank you again

have a great day!

From: Russ Cunningham <RCunningham@oceansideca.org>
Sent: Wednesday, January 20, 2021 8:04:45 PM
To: ~~ron.hottinger@live.com~~ <~~ron.hottinger@live.com~~>
Cc: Alison Moore <alison@dyettandbhatia.com>
Subject: RE: Onward Oceanside

[Quoted text hidden]



Alison Moore <alison@dyettandbhatia.com>

Fwd: Onward Oceanside - General Plan

1 message

Russ Cunningham <RCunningham@oceansideca.org>

Thu, Jan 21, 2021 at 4:24 PM

To: Rajeev Bhatia <rajeev@dyettandbhatia.com>, Alison Moore <alison@dyettandbhatia.com>

More ad hoc dialogue.

Sent from my iPad

Begin forwarded message:

From: ryanjadamo428@yahoo.com**Date:** January 18, 2021 at 4:07:33 PM PST**To:** Russ Cunningham <RCunningham@oceansideca.org>**Subject:** RE: Onward Oceanside - General Plan

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Russ,

I have some additional comments and responses below. Thank you.

Mr. Cunningham,

My family and I are residents of the Guajome neighborhood of Oceanside. We have lived here for over a decade. I have major concerns about the direction, or lack-there-of, throughout Oceanside. Any identity that downtown Oceanside (Townside and South Oside) once had has been rapidly stripped away over the last few years by the rubber-stamp development of high-rise buildings that block the ocean views and add zero aesthetics to the area. **Many long-time residents share this sentiment. I personally don't. I lived in the downtown from 2000 to 2010 (and I still own a condo in the area). In 2000, much of the downtown was blighted, theft and other petty crime was rampant, and there was little pedestrian activity, as many people didn't feel safe walking around and there weren't that many places to go. There was an unsettling amount of violence occurring around the bars and in other areas after dark. Prostitutes were a fixture on some street corners. Drug sales took place in plain view. There was a strip club on Pier View. There was no Pier View pedestrian underpass. The area straddling Mission Avenue west of the railroad was a sea of asphalt (before that, it was a railroad stockyard). The block of South Pacific between Mission and Seagaze was littered with rundown buildings. I'm not a huge fan of the architecture of some of the recent midrise development; I would've liked to see more vertical articulation, higher quality finish materials, more conspicuous points of entry, etc. That said, to some extent, the quality of the architecture is in the eye of the beholder. I think the biggest miss was not incorporating more public plazas and green spaces in the nine-block master plan area, but at the time the plan was prepared, the homeless were occupying much of the public realm and there was concern that plaza, etc. would just attract that population.**

I agree that, in the years leading up to the development, much of the downtown area had become blighted. However, that doesn't excuse the approval of the designs that we're now stuck with. Height restrictions can be established and enforced, like they once had in Carlsbad Village. A more "terraced" design approach could've been taken. Requiring a mix of public/private use parking structures for new buildings downtown could've been pursued, as was done in San Marcos near Urge Gastropub. I'm not saying extensive work wasn't needed in that area. I'm saying what we got

did not measure up to what was needed. This is, in part because of a lack of focus or clear vision for what an end goal of major revitalization should/could look like (recognizing that development is a more of a continual process over many years).

This adds to the “identity crisis” that Oceanside seems to be experiencing all over. **What was the City’s identify before downtown redevelopment? What preexisting character would you like to see restored? I know a lot of people are nostalgic for the “scrappy” downtown, though in truth a lot of these folks were not spending time in the downtown when things were “scrappy.”**

I wasn’t arguing for any major preexisting character to be restored, but an attempt to preserve whatever small, beach-town charm and history of Oceanside could be preserved then cleaned up and improved. The “scrappy” downtown may have been outgrown, but what style, architecture, and design elements will allow Oceanside to stand apart from other beach towns. I’ve similarly been sad to see the erasure of the charm and character of Carlsbad Village. Many of the Tudor-style buildings and European charm only dated back to the 1960’s, but it was clearly part of a city plan to create a cohesive area with specific design elements that made it stand out from neighboring areas. It was the “Carmel of Southern California”. Revitalization doesn’t always have to be “restoration” or nostalgic. When done properly, it can create a community that draws people in based on it’s uniqueness. Perhaps Oceanside’s history can be used as a road map for design elements to incorporate? The city could try to accentuate the San Luis Rey area and the Mexican/Spanish influence, incorporate nods to the WWII era establishment of Camp Pendleton and the positive aspects of that relationship over the decades, and maybe take styling cues from the 1940’s/1950’s when the two came together (but with a more modern flare). I’m not a designer, but I’m trying to make a point that a properly executed and unique identity can make a huge difference in the ability to draw visitors in over longer periods of time and provide some sustainability for smaller businesses. The recent downturn in Carlsbad Village is most likely a result of mismanagement from the city and a lack of interest in preserving their unique charm, resulting in the current transition period where height restrictions are being waived and design/materials are not at all cohesive throughout the area. How many La Jolla’s does San Diego county need? Is that the goal of Oceanside? That is the identity crisis of which I was speaking.

In my neighborhood, there have many attempts over the years to develop the private land East and West of Melrose, at Oceanside Blvd./Bobier. Thankfully, they have not been successful yet. **Plans to develop the northeast and northwest corners of Melrose and Oceanside were approved over a year ago. Maybe, but no work on those parcels has occurred, making me wonder if the developers have had financial issues (hopefully), and thus not yet successful in their buildout. The parcel at the southeast corner has not been entitled.** The road at Melrose already bottle-necks north of that intersection and is already insufficient for the amount of traffic. Widening of it is needed even without additional development. **I’ll inquire with Traffic Engineering about the buildout configuration of Melrose. The fact is, the City is not going to build its way out of traffic congestion. The plans that the developers proposed (and evidently got approved) included a widening of Melrose just north of that intersection (maybe, in part, because they were going to have difficulty getting their heavy equipment on-site otherwise and saw it as a way to entice the city into approving the plans). Since widening is already needed, adding 300 or 700 (or whatever the number of homes is) to the area is only going to put us in the same place we are now, in terms of congestion. I agree that we can’t build our way out of congestion, but “we” can avoid massively adding to it. Adding more homes increases the issues of emergency evacuation and response for all residents of the area, both new and pre-existing. As part of the updating of the Safety Element, we will be looking at evacuation routes and protocols.** Included in the last proposed development was another strip mall that no one asked for or needs. There was no discussion by the developers of any interest by local businesses or any pre-negotiated leases. The sycophantic developers (none of whom are Oside residents) are operating off of the “if you build it, they will come” idea. Vacancies drag down surrounding property values and increase issues with homelessness and crime. **To some degree, commercial vacancy results from a surplus of commercial zoning in Oceanside. One approach to addressing this surplus is to facilitate housing within the City’s commercial corridors, either through mixed-use development or standalone residential. The Smart and Sustainable Corridors Specific Plan (SSCSP) will seek to find the right balance between residential and non-residential use along Oceanside Boulevard and the City’s other major east-west commercial corridors. It should be noted that residential use in conjunction with mixed-use development has been allowed in the City’s commercial districts for generations. Just because it’s been allowed, doesn’t mean it’s always needed or a good idea. Since I don’t have an HOA, I’m allowed to paint my house a ridiculous color but it doesn’t mean it’s going to help me, my neighbors, or the community around me. If there’s already a surplus of commercial zoning, why approve more, without a compelling need or some evidence that it won’t sit vacant for some period of time? If more commercial space is needed in certain areas, to make them more**

walkable, great! But, allowing developers to build it just because they can or because it's allowed doesn't help anyone. By far, the largest issue is that the last version of plans do not address the increased strain on the infrastructure in the immediate area. What schools would those homes be zoned for? The same schools already relying on multiple portables and struggling to provide sub-par education. **OUSD enrollment is down over 1,500 students since 2015. The district is closing several elementary schools. Are those totals representing every area of Oceanside, or pocketed in specific areas, like near the back gate of Pendleton and possibly due to the reduction (which began around that time) of active duty Marines on Pendleton by attrition? Does that mean that basic aid will be reduced for all schools in OUSD? How is that going to help schools that are 3/10 or 5/10, which hurt property values and undermine city efforts to attract larger/higher value employers?** There is a lag in allocation of funding to account for the population increase, and even longer lag in the realization of tax revenue from those areas. The police and fire will have much more to patrol and the closest fire station doesn't have sufficient real estate to expand any further. It seems clear to anyone with half a brain that zero thought was given to any of these matters. Instead, the city seems blinded by outside investors dangling a mirage of dollar signs in their face so that the city will continue to reduce open space, pander to lazy and greedy developers, and put zero thought into long-term impacts. **With some exceptions, development in Oceanside over the past few decades has occurred on properties designated for the uses proposed and approved. Designating a property for a certain category of uses essentially establishes a development right for that property. While the City maintains some discretion over proposed development through the project review process, property owners have legal rights to develop their properties consistent with applicable land use and zoning designations and standards. There have been some re-designations of property to accommodate housing (Mission/Academy, Mission between Foussat and Carolyn Circle, Old Grove near College, Oceanside/Vine). We hope an updated General Plan will discourage such re-designations in the future. I hope so too!**

I have my doubts that this General Plan update will address any real issues, only continue the problems of the last few years into the next 20. I believe the first step in addressing this is to determine what kind of city Oceanside wants to be, a carbon copy of the other beach towns up and down the coast, an affordable option and bedroom community for the North County and San Diego proper areas, or something else entirely. **What is your vision for Oceanside? What path would you suggest the City follow over the next 20 years? In addition to what I stated above, regarding design elements and identity, I think there has to be some acknowledgement of the aging population, and the explosion of retiring baby-boomers (for one). I don't have data on the demographics of the surrounding areas, but 5BR, \$750k split-level homes are not affordable for many people on a fixed income. For people that had high paying jobs, were able to invest, etc. maybe they can afford some of the more affluent areas, but what about everyone else? In addition to the aging population, there are younger people unable to purchase a home because of the outrageous starting price. What if Oceanside focused its development on smaller, "starter homes" and retirement friendly properties. Along with that, something should be done about Tri-City hospital to provide better healthcare to the surrounding area. I've made it known to my wife that, if I am incapacitated, under no circumstances should I be taken to "Die-City", and I will risk the few extra miles to go to Scripps Encinitas. So, I suppose my vision would be to make Oceanside more attractive to working class individuals, both young and older, and to be both a starting point and/or final destination for people that want to make a life for themselves in Southern California, without having to go all the way to Ramona, etc. Areas like Del Mar, La Jolla, parts of Rancho Bernardo will likely always be strongholds for retirees with means, but Oceanside can effectively "corner the market" in affordable housing and ensure long-term stability.** Then, figure out how to carve out areas that will be essentially designated for smaller, more affordable homes, for seniors and lower income individuals (where state authorized rent control is in effect). This has the added benefit of reducing homelessness caused by people that have been pushed out of their homes by prices that have outpaced wages. Additionally, any available Open Space should be protected and developers should be pointed towards re-development of rundown and vacant areas. **This is precisely what we hope to do. This is the principal intent of the SSCSP, which will inform the development of "smart growth" goals and policies in the Land Use Element and other components of the General Plan. I'm glad to hear you support the provision of additional housing, as the state and region are in the midst of a significant housing crisis and housing has an important role (as noted above) in stabilizing the City's commercial sector. I'm a little bit suspicious of the severity of the housing crisis, mainly because of areas where outside/foreign investors have been so active in acquiring properties. There are numerous neighborhoods in Carmel Valley that have been sold, but sit empty because they were purchased by foreign real estate speculators. Many other investors own multiple residential properties for passive income (which I'm not opposed to), but rent increases force people out or prevent them from affording it in the first place. In some cases, increased operating costs drive rent increases, and in some it's probably greed. Regardless of the reason, I suspect that the lack of inventory is more a manufactured issue (not by any one group). They hate that because demolition of pre-existing structures costs time and money, so they prefer a "blank canvas" (hence my**

claims of laziness). It's mostly land costs that motivate developers to pursue outlying properties. I have no doubt that is an initial motivating factor, but if there were two lots of equal size and price but one was raw land and the other had some sort of structure on it...I'd be willing to bet they would choose the raw land every time. Unfortunately, the long-term cost of providing and maintaining infrastructure It seems like the modern approach is for developers to pass infrastructure costs on to new residents in the form of a Mello Roos, which is absolutely abhorrent in my opinion. So, what does Oceanside want to be when it grows up? While this is largely for the community to decide through this process, it's important to note that there are also state and regional priorities that have to be accommodated. I'd be happy to discuss these with you.

My guess is that none of these virtual workshops or any surveys are honest or legitimate attempts to get input from residents. It is most likely a "dog and pony" show just to give the appearance of caring about anyone other than themselves and their own self-interests. I'm sharing these thoughts so that I know that I at least said something...even if it falls on deaf ears. Nope. We're listening. While finding consensus and establishing a clear and consistent direction will be challenging, with so many voices and perspectives among community members, we're going to try. I hope you are right, because there is a difference between "hearing" and "listening". And, it's more about what is done with the information once you have it. You can't make everyone happy but I think, at the end of the day, most people want the same thing...a safe, affordable place to call home. I am encouraged by the response in the workshops and the consistent themes, for the most part. One area that gives me pause is the desire to attract larger, tech-focused employers. No one has to say it, but I think everyone knows that people are envisioning Google, Facebook, Amazon, etc. and I do not think companies like that would end up helping the area. I believe caution is needed when looking at what kinds of industries Oceanside would like to attract. In contracting, a business partner on one project can be a competitor on another. Oceanside would be well served by understanding that and it's role in the county, and surrounding areas. Grab small businesses that are being pushed out of Carlsbad Village by their high rents, market Oceanside as a close and more affordable lodging option for Legoland visitors. At the same time, let Del Mar, La Jolla, Fashion Valley, etc. have all of the extravagance instead of dreaming to compete with them. It doesn't mean Oceanside can't or shouldn't have nice things, but keep in mind what else is in the area. One comment I made in one of the workshop sessions was, if you had \$50k+ to spend on a wedding or other event, is there anywhere in Oceanside you would want to have it? (For me, the answer is "no").

Russ

Thank you for taking the time to respond, and with thoughtful feedback.

R/S

~~_____~~

From: Russ Cunningham <RCunningham@oceansideca.org>

Sent: Monday, January 18, 2021 12:46 PM

To: ~~ryanjadams128@yahoo.com~~ <~~ryanjadams128@yahoo.com~~>

Subject: RE: Onward Oceanside - General Plan

Hi ~~Ryan~~. See my comments below.

Russ

Russ Cunningham, AICP

Principal Planner

City of Oceanside

Development Services Department

Planning Division

760.435.3525

rcunningham@ci.oceanside.ca.us

From: ~~ryanjadams123@yahoo.com~~ <~~ryanjadams123@yahoo.com~~>

Sent: Thursday, January 7, 2021 6:16 PM

To: Russ Cunningham <RCunningham@oceansideca.org>

Subject: Onward Oceanside - General Plan

Warning: External Source

Mr. Cunningham,

My family and I are residents of the Guajome neighborhood of Oceanside. We have lived here for over a decade. I have major concerns about the direction, or lack-there-of, throughout Oceanside. Any identity that downtown Oceanside (Townside and South Oside) once had has been rapidly stripped away over the last few years by the rubber-stamp development of high-rise buildings that block the ocean views and add zero aesthetics to the area. **Many long-time residents share this sentiment. I personally don't. I lived in the downtown from 2000 to 2010 (and I still own a condo in the area). In 2000, much of the downtown was blighted, theft and other petty crime was rampant, and there was little pedestrian activity, as many people didn't feel safe walking around and there weren't that many places to go. There was an unsettling amount of violence occurring around the bars and in other areas after dark. Prostitutes were a fixture on some street corners. Drug sales took place in plain view. There was a strip club on Pier View. There was no Pier View pedestrian underpass. The area straddling Mission Avenue west of the railroad was a sea of asphalt (before that, it was a railroad stockyard). The block of South Pacific between Mission and Seagaze was littered with rundown buildings. I'm not a huge fan of the architecture of some of the recent midrise development; I would've liked to see more vertical articulation, higher quality finish materials, more conspicuous points of entry, etc. That said, to some extent, the quality of the architecture is in the eye of the beholder. I think the biggest miss was not incorporating more public plazas and green spaces in the nine-block master plan area, but at the time the plan was prepared, the homeless were occupying much of the public realm and there was concern that plaza, etc. would just attract that population. This adds to the "identity crisis" that Oceanside seems to be experiencing all over. What was the City's identify before downtown redevelopment? What preexisting character would you like to see restored? I know a lot of people are nostalgic for the "scrappy" downtown, though in truth a lot of these folks were not spending time in the downtown when things were "scrappy."**

In my neighborhood, there have many attempts over the years to develop the private land East and West of Melrose, at Oceanside Blvd./Bobier. Thankfully, they have not been successful yet. **Plans to develop the northeast and northwest corners of Melrose and Oceanside were approved over a year ago. The parcel at the southeast corner has not been entitled.** The road at Melrose already bottle-necks north of that intersection and is already insufficient for the amount of traffic. Widening of it is needed even without additional development. **I'll inquire with Traffic Engineering about the buildout configuration of Melrose. The fact is, the City is not going to build its way out of traffic congestion.** Adding more homes increases the issues of emergency evacuation and response for all residents of the area, both new and pre-existing. **As**

part of the updating of the Safety Element, we will be looking at evacuation routes and protocols. Included in the last proposed development was another strip mall that no one asked for or needs. There was no discussion by the developers of any interest by local businesses or any pre-negotiated leases. The sycophantic developers (none of whom are Oside residents) are operating off of the "if you build it, they will come" idea. Vacancies drag down surrounding property values and increase issues with homelessness and crime. To some degree, commercial vacancy results from a surplus of commercial zoning in Oceanside. One approach to addressing this surplus is to facilitate housing within the City's commercial corridors, either through mixed-use development or standalone residential. The Smart and Sustainable Corridors Specific Plan (SSCSP) will seek to find the right balance between residential and non-residential use along Oceanside Boulevard and the City's other major east-west commercial corridors. It should be noted that residential use in conjunction with mixed-use development has been allowed in the City's commercial districts for generations. By far, the largest issue is that the last version of plans do not address the increased strain on the infrastructure in the immediate area. What schools would those homes be zoned for? The same schools already relying on multiple portables and struggling to provide sub-par education. OUSD enrollment is down over 1,500 students since 2015. The district is closing several elementary schools. There is a lag in allocation of funding to account for the population increase, and even longer lag in the realization of tax revenue from those areas. The police and fire will have much more to patrol and the closest fire station doesn't have sufficient real estate to expand any further. It seems clear to anyone with half a brain that zero thought was given to any of these matters. Instead, the city seems blinded by outside investors dangling a mirage of dollar signs in their face so that the city will continue to reduce open space, pander to lazy and greedy developers, and put zero thought into long-term impacts. With some exceptions, development in Oceanside over the past few decades has occurred on properties designated for the uses proposed and approved. Designating a property for a certain category of uses essentially establishes a development right for that property. While the City maintains some discretion over proposed development through the project review process, property owners have legal rights to develop their properties consistent with applicable land use and zoning designations and standards. There have been some re-designations of property to accommodate housing (Mission/Academy, Mission between Fousat and Carolyn Circle, Old Grove near College, Oceanside/Vine). We hope an updated General Plan will discourage such re-designations in the future.

I have my doubts that this General Plan update will address any real issues, only continue the problems of the last few years into the next 20. I believe the first step in addressing this is to determine what kind of city Oceanside wants to be, a carbon copy of the other beach towns up and down the coast, an affordable option and bedroom community for the North County and San Diego proper areas, or something else entirely. What is your vision for Oceanside? What path would you suggest the City follow over the next 20 years? Then, figure out how to carve out areas that will be essentially designated for smaller, more affordable homes, for seniors and lower income individuals (where state authorized rent control is in effect). This has the added benefit of reducing homelessness caused by people that have been pushed out of their homes by prices that have outpaced wages. Additionally, any available Open Space should be protected and developers should be pointed towards re-development of rundown and vacant areas. This is precisely what we hope to do. This is the principal intent of the SSCSP, which will inform the development of "smart growth" goals and policies in the Land Use Element and other components of the General Plan. I'm glad to hear you support the provision of additional housing, as the state and region are in the midst of a significant housing crisis and housing has an important role (as noted above) in stabilizing the City's commercial sector. They hate that because demolition of pre-existing structures costs time and money, so they prefer a "blank canvas" (hence my claims of laziness). It's mostly land costs that motivate developers to pursue outlying properties. Unfortunately, the long-term cost of providing and maintaining infrastructure So, what does Oceanside want to be when it grows up? While this is largely for the community to decide through this process, it's important to note that there are also state and regional priorities that have to be accommodated. I'd be happy to discuss these with you.

My guess is that none of these virtual workshops or any surveys are honest or legitimate attempts to get input from residents. It is most likely a "dog and pony" show just to give the appearance of caring about anyone other than themselves and their own self-interests. I'm sharing these thoughts so that I know that I at least said something...even if it falls on deaf ears. Nope. We're listening. While finding consensus and establishing a clear and consistent direction will be challenging, with so many voices and perspectives among community members, we're going to try.

Russ

Regards,

s

Oceanside Resident

From: Russ Cunningham [<mailto:RCunningham@oceansideca.org>]

Sent: Saturday, January 16, 2021 10:07 AM

To: ~~Mike Bullock~~ <mike_bullock@earthlink.net>

Cc: ~~Tom Frankum~~ <tomfrankum@aol.com>; ~~Tom Lichtenman~~ <tlichterman@cox.net>; ~~Roger Davenport~~ <colarguy@aol.berkeley.edu>; ~~Barbara Collins~~ <bcollins02@gmail.com>; ~~Isolator20~~ <isolator20@gmail.com>; ~~D RA~~ <dra805@gmail.com>; ~~Diane Nygaard~~ <dnygaard2@gmail.com>; ~~Maleeka Marsden~~ <maleeka@climateactionscampaign.org>

Subject: Re: ~~Mike Bullock~~ RE: Onward Oceanside Virtual Workshop: Community facilities, Conservation/Open Space, and Safety Confirmation

Hi ~~Mike~~! We appreciate you being part of the discussion. See my responses below.

Sent from my iPad

On Jan 15, 2021, at 7:53 PM, ~~Mike Bullock~~ <mike_bullock@earthlink.net> wrote:

Warning: External Source

Russ,

Regarding the excellent Mobility-Land Use discussion of January 12th:

1. Why wasn't the Coast Highway included as a "Smart and Sustainable Corridor"? This corridor was addressed by the Incentive District, adopted last year. The ID will provide some guidance for updated zoning standards and review processes for the major east-west corridors. Sounds good. Perhaps this should have been mentioned?
2. I also think that "car parking" should have been included on both the "Mobility" list and the "Mobility Issues" list. In retrospect, I believe parking should've been addressed more explicitly. With so many community members still perceiving a general lack of parking, this is a very difficult conversation to have, but we need to have this reckoning sooner rather than later. I welcome ideas and data that help us make the argument that parking should not be the sole driver of what can and can't be built in the corridors. In the near term, we should identify those corridor segments where spillover parking could be an issue. If

parking is value-priced and shared, less is needed and spillover and driving to seek parking is reduced. Driving to seek parking is reduced by good technology allowing a driver to select price and walk-distance and then be guided to the optimum spot.

3. Also, for the Bikes discussion, I think that the LCI (League Certified Instructed) Traffic Skills class should have been mentioned. Yes, we should take every opportunity to highlight these programs. Send me some information. I hope Tom can do that. The Bike-Ped Committee has done great work. The Bicycle League feels the LCI class increases riding.
4. For Noise, I think loud vehicles (often motorcycles) should have been mentioned. Many respondents to the neighborhood planning area survey expressed frustration over motorcycle noise. I've reached out to OOD on this subject, to understand if/how enforcement might be enhanced. Perfect.
5. And of course the big one: to shift significantly from the SOV mode, we MUST include the need to implement systems to improve the way we pay for the use of roads (RUC = Road Use Charge) and parking (DAP = Dividend Account Parking). I'd like to see SANDAG move into the RUC space and bring the cities along with them. As for DAP, the more you can simplify the message, the better. DAP is a car-parking system in which the parking is value-priced, shared, automated, and in which the parking earnings go to those losing money because the parking is being provided OR for whom the parking is built.
6. For safety, the advantage of round-a-bouts versus signalized intersections should have been included (91% fewer fatalities). Roundabouts within the east-west corridors may be a tough sell, given how these corridors function now (i.e., they are thoroughfares and key links to employment centers, freeways, etc.). We'll see what the traffic study shows. We should have it soon.

The road diet would certainly work well on Vista Way from Jefferson to Walmart. I think a "super roundabout" should be studied to replace the stop light at the SR-78/I-5/Vista Way intersection (or just leave it alone).

For Items 4 and for the RUC of 5, Oceanside needs to petition the State. SANDAG also.

For Item 5, see the attached files.

I include the CC list for their information only. I do not mean to imply they agree with my opinions.

Regards,

~~Mike~~

From: Russ Cunningham [<mailto:no-reply@zoom.us>]

Sent: Wednesday, January 13, 2021 10:59 AM

To: ~~mike_bullock@earthlink.net~~

Subject: Onward Oceanside Virtual Workshop: Community facilities, Conservation/Open Space, and Safety Confirmation

Hi ~~Mike Bullock~~,

Thank you for registering for "Onward Oceanside Virtual Workshop: Community facilities, Conservation/Open Space, and Safety".

Please submit any questions to: rcunningham@oceansideca.org

Date Time: Jan 13, 2021 06:00 PM Pacific Time (US and Canada)

Join from PC, Mac, Linux, iOS or Android: [Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)



Alison Moore <alison@dyettandbhatia.com>

RE: Please stop synthetic turf in Oceanside

1 message

Russ Cunningham <RCunningham@oceansideca.org>

Thu, Jan 21, 2021 at 5:03 PM

To: ~~Suzanne~~ <~~suzanne@cleanearth4kids.org~~>

Cc: Shannon Vitale <SVitale@oceansideca.org>, Stefanie Cervantes <SCervantes@oceansideca.org>, Alison Moore <alison@dyettandbhatia.com>

Thank you, ~~Suzanne~~. We really appreciate your participation in the workshops.

Your comments below, echoed by others, will be considered in the development of goals and policies in both the Community Facilities and Conservation/Open Space Elements.

Russ

Russ Cunningham, AICP

Principal Planner

City of Oceanside

Development Services Department

Planning Division

760.435.3525

rcunningham@ci.oceanside.ca.us**From:** ~~Suzanne~~ <~~suzanne@cleanearth4kids.org~~>**Sent:** Thursday, January 21, 2021 3:46 PM**To:** Russ Cunningham <RCunningham@oceansideca.org>**Subject:** Please stop synthetic turf in Oceanside**Warning: External Source**

Hi Russ,

Thank you so much for all the great planning meetings! I sent the comment below to the council yesterday. We look forward to collaborating with you!

Please do not install synthetic turf at El Corazon, the Civic Center Library Court or on any City property in Oceanside.

As a City who has won awards for its Zero Waste program, we should look for ways to reduce plastic and microplastics. Synthetic turf is a major source of plastic pollution, toxic chemicals and ends up in landfills. We must work to make a better future for our children.

Places like El Corazon and the Civic Center are a symbol of Oceanside and must represent our values to residents and visitors. It is an important opportunity to show residents and visitors where Oceanside is going. Please ban the use of synthetic turf on any City owned or leased property.

Thank you! Have a great day!

~~Suzanne~~

~~Suzanne M. Hume~~

~~(760)510-2770~~

~~Suzanne.Hume@CleanEarth4Kids.org~~

~~CleanEarth4Kids.org~~