



THE CITY OF OCEANSIDE GENERAL PLAN UPDATE

Smart and Sustainable Corridors Specific Plan Community Workshop Summary

WORKSHOP HELD ON MARCH 13, 2021

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Executive Summary

On March 13, 2021, the Onward Oceanside planning team conducted a one and one-half hour community workshop over Zoom to discuss the Smart and Sustainable Corridors Specific Plan (SSCSP). The workshop ran from 10:30 AM to 12:00 PM and had 92 attendants over the course of the workshop, with 78 participants at its peak, and about 70 participants throughout the meeting. The workshop consisted of a presentation by City staff and project consultants, which was interspersed with interactive polling questions, and concluded with a discussion activity.

During the presentation, the City of Oceanside's Principal Planner, Russ Cunningham, gave an overview of the SSCSP and how it aligns with State, regional, and local goals. Project consultants Rajeev Bhatia and Brad Lents described various land uses and landscaping possibilities for the corridors, after which Cunningham gave an overview of each of the three corridors in more detail, covering key features, current land use, and mobility. Throughout the workshop participants were asked a series of polling questions, shown in Appendix 1. Following the individual corridors presentation, there was a discussion section in which participants were asked to respond to four questions either in the Zoom chat or through an application called Mentimeter. Respondents were asked:

- **Land Use.** What types of housing, commercial venues, and public facilities would you like to see more of within these corridors?
- **Visual Quality.** The Corridors Plan seeks to enhance the visual quality of these corridors. What improvements to visual quality do you want to see?
 - Streetscape
 - Public Realm
 - Architecture
- **Mobility.** The Corridors Plan seeks to expand mobility options and reduce dependence on the private automobile. How can these corridors better accommodate active transportation, transit, and other sustainable modes of travel?



- **Neighborhood Preservation.** Increased land use intensity in these corridors could have impacts on adjacent residential areas. A key objective of the Corridors Plan is to minimize such impacts. What potential impacts do you envision, and how do you think these impacts can be minimized?

A summary of the responses is found in Appendices 2 and 3.

Key themes that participants discussed during the SSCSP workshop were:

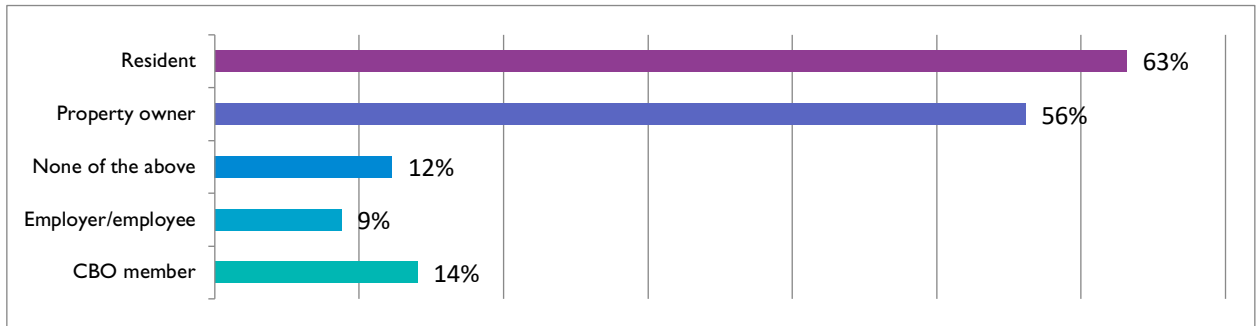
- Public Realm (streetscape and open space) and urban/building design;
- Improving visual quality along corridors through landscaping, art, and other activations; and
- Improving mobility on the corridors through tactics such as traffic management and making pedestrian and bicycle facilities safer. The workshop presentation emphasized that improving methods of active and non-automotive transportation along the corridors is a key goal of the SSCSP.

Participants also discussed zoning along the corridors in some detail. A summary of Zoom polling results is provided in Appendix 1, word clouds and feedback generated through the Mentimeter activity are shown in Appendix 2, and a transcript of the chat is provided in Appendix 3. A recording of the workshop is posted on the project website, www.onwardoceanside.com, where interested readers can also learn more about the SSCSP.

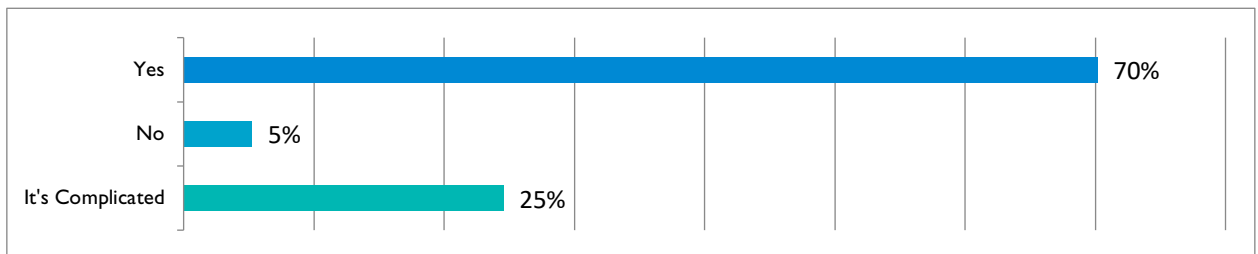
Appendix 1: Polling Results

Workshop participants were asked to answer the following polls at various intervals throughout the meeting. In some questions, respondents were permitted to select more than one option and prompted to pick their top two choices. Thus, totals may add up to more than 100 percent.

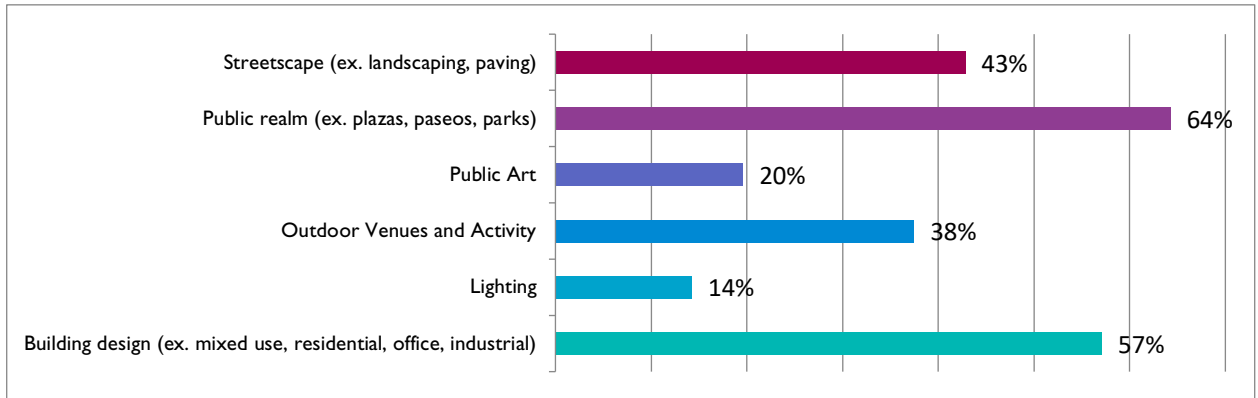
1. Do you live, own property, conduct business, or work with a community-based organization (CBO) within a half mile of any of these three corridors?



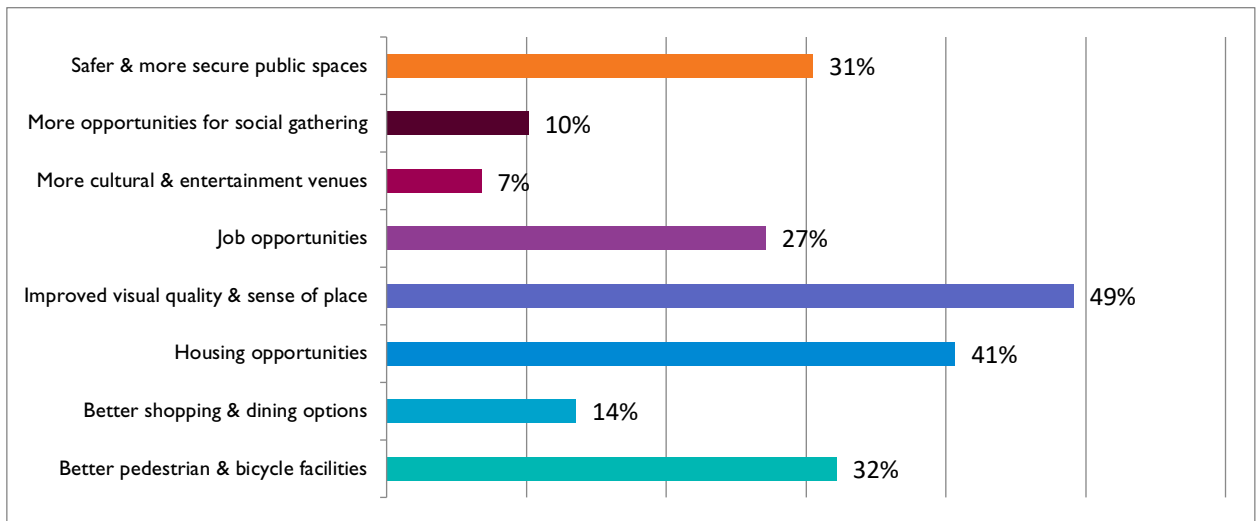
2. Do you generally agree that the City should accommodate growth through infill and redevelopment rather than through the conversion of open space and agricultural land?



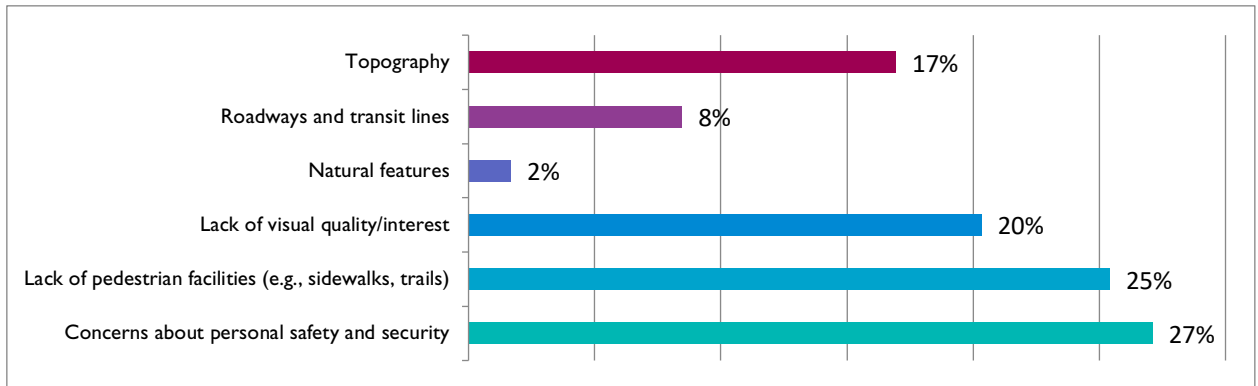
3. Creating a "sense of place" is typically a key objective of urban design. Which of the following urban design features are most important to you in terms how they contribute to a sense of place?



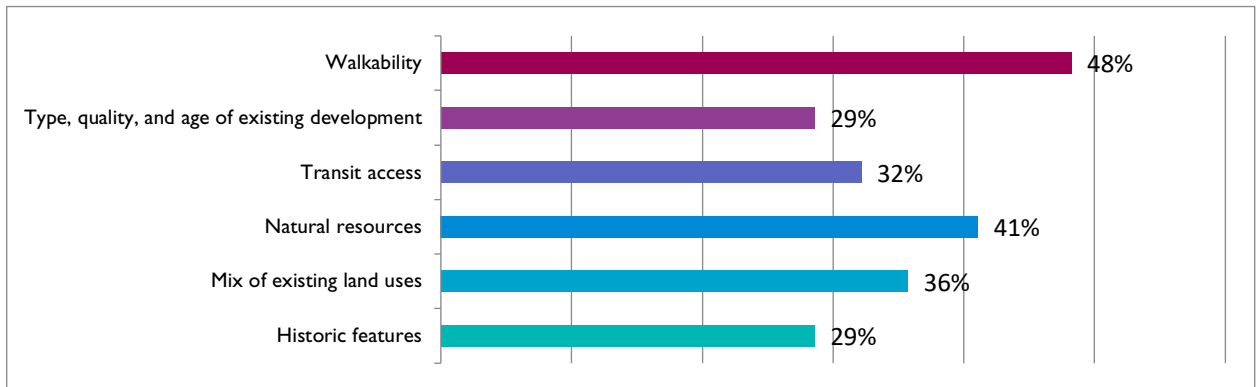
4. In terms of what revitalization of these corridors can achieve, which of the following benefits do you consider most important?



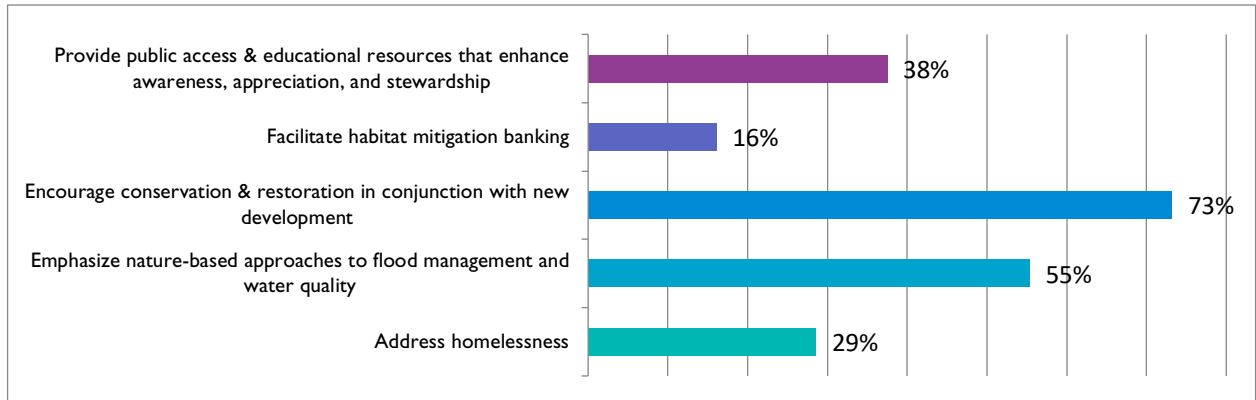
5. The Corridors Plan seeks to enhance walkability both within the corridors and between the corridors and adjacent neighborhoods. What is the greatest challenge to walkability in those areas with which you are most familiar?



6. Each of these corridors features a watershed. How can the SSCSP support the ecological, scenic, and recreational value of these natural resources?



7. The project team recognizes that each of these corridors is unique. Which of the following elements do you consider to be the most essential in distinguishing the corridors from one another?





Visual Quality: What improvements to visual quality do you want to see? (This includes the streetscape, public realm, and architecture)

- parkways between curb and sidewalk
- trees between curb and sidewalk
- Services and shopping near to each neighborhood will reduce traffic and need to drive
- arts in public places
- More artwork, murals, public art structures.
- Trees with canopy
- native plants
- Buffer planting on sidewalks
- drought resistant plants
- underground parking for housing and also for public parking
- more trees and hardscape for visual affect.
- Green belts
- Architectural style of Spanish routes
- Higher density provides funds for great architecture and open space.
- Repurposing/developing empty commercial buildings/strip malls into something more integrated and that meet current needs.
- feel like we are in a valley and celebrate the waterways
- Native plants
- murals
- Public art
- less homeless encampments
- walkways/breezeways that are visually appealing
- More green space./landscaping.
- More art, trees and not palms
- Canopy trees



- buildings that match the character of oceanside
- incentives for improved landscaping and public art
- Oceanside Vision Plan realized!
- Have the area secure and open
- Streetscape, public realm, public art, ADA Accessibility.
- Natural landscaping. Learn to love native plant landscaping conserve water.
- Native landscaping and permeable hardscaping
- native plants as much as possible - sycamore, cottonwood, willow, oaks
- not boxy buildings
- Interesting architecture
- Limit the height of buildings where appropriate to conserve view.
- Outlaw single family development, raise height limits
- housing variety
- More green spaces, water fountains, sculptures, calming quiet spaces, demolish old ugly buildings.
- Fewer palm trees
- Art and natural landscaping.
- Native plants in landscape
- Shade
- Lighted crosswalks when pedestrians enter like in Carlsbad
- buildings that interact with our natural elements - light, windows, mirroring ideas of waterways
- native plants, tree canopy, local artists' works displayed
- To develop these quality corridors as shown existing properties will have to conform when new permits are requested
- Buildings articulated!
- Skyline - make the nodes taller and the avenues greener and shorter
- more park facilities for children



- Greenery along the entire corridor. Native plants. Permeable surface for walkways and parking.
Multi-story.
- A “human scale” enabled with pathways, green scape and safe biking that links to Sprinter line and neighborhoods. Get people out of cars and onto our sidewalks, bike trails and Sprinter line.
- Mission architecture
Green
Public space
- more diversity of building size and type (no homogeneous sprawl), more greenery along the roads and in the medians, no parking lots, art, across street lighting, MORE CROSSWALKS with lights. Classic look that will be attractive for years to come
- Recognition of unique flavor of Oceanside, including history, diversity, and art.
- More trees and greenery with innovative lighting. Bring art element to every project, underground parking, conserve open space for wildlife too, creek paths for peds & biking, articulation vs big boxes with no visual interest
- Tree canopies
- native landscaping, more public art, architecture that looks like Oceanside instead of Del Mar, walkable paths separated from the busy streets
- lighting for safety
- Take advantage for watershed and existing natural green spaces.
- Pedestrian orientation
- Small business opportunities
- make parallel streets to 4-lane roads more attractive - don't attract people to fast-moving traffic areas
- trails that enable an "escape from city life" like on El Corazon
- Variety of colors to building.
- make the strip centers more appealing to the eye.
- Pedestrian friendly intersections, especially at Coast Hwy!
- Sculpture



- Protect & enhance indigenous, low-water vegetation.
Mixed use with green-belts NO MORE THAN 2 to 3 stories high.
Preserve natural lighting--no tall bldgs.
Rebuild mixed use in vacant strip malls by Sprinter & Coaster.
Utilize EXPRESS busses.
- less parking lots/structures facilities or a creative way to incorporate them as more than just a large empty space
- small businesses not big box stores
- Maintain scenic views of ocean, mountains, and river valleys
- complete the street grid so traffic can always move
- Succulents that flower. Trees. Color. Less homeless. Public art. Pocket parks.
Cleanliness. Update old strip centers. Nearby housing clean up. Especially off Mission and Fireside. Coffee shops. Pet friendly.
- Parkway between curb and sidewalk. Wide sidewalks with native landscaping . ADA considered. No boxed building. Actually use architecture. Architecture is the art we live in. Good lighting.
- California native plants with low water and maintenance needs
- Lighting at night
- Pocket parks
- Trail head where feasible
- Public art, inviting storefronts with outside searing, preserve historical aspects
- Much open green space is critical to visual quality. Clean modern mixed with historical architecture where development is concerned. Shade is important. Coast Live Oaks are nice, water resistant and native. More walking space is very appealing.
- Lots of solar on every rooftop or parking lot
- Make Love Not War
- Four way stop for pedestrians.
- Alternative traffic is not a real concept...buses are nearly empty now!
- green space and protect wildlife
- Cafes - small gathering places



- Variation in setback From roads. Tree canopy no boxy bldg. Buffer from road.
- Walkable + transit for seniors
Cluster stores and services
- Separate pedestrians from fast traffic
- Natural storm water mgmt
- sculpture
- less concrete
- no feather flags
- Art and Landscaping.
- colorful designs in buildings
- parklets
- no driveways or parking lots or "empty teeth"
- Accessible for walking and biking
- Architecture should have clean lines.
Sidewalks should be wide/walkable.
- Never outlaw single family homes.
- Architecturally pleasing raised walkways to cross over the other side
- outdoor dining, sitting
- Design guidelines, trees, small neighborhoods parks, art
- functional homeless solutions
- Planting trees with blooming flowers, arts (paintings, sculptures, soft music); Also capping the level of noise in traffic would improve visual quality; enhance historical landmarks,; restoration of creeks; limit boxy commercial buildings.;
- No waste land of parking lots
- Complete bike and pedestrian path along the Sprinter line.
- Clean and decent places for public to wait for buses. Use Solana Beach as an example.
- Landscaping.
- Canopy trees.



- Complete sidewalks.
- Traffic calming.
- Theme corridors, yes!
- Themed building.
- Yes, connect themes from Loma Alta and Fire Mountain neighborhoods.
- historical/architectural themes

Neighborhood Preservation: How do you think potential impacts from increased land use intensity can be minimized?

- Freeze all single family zoning now
- more agritourism
- Do not allow any more SF zoning after freezing what we have
- cannabis dispensaries
- TRANSIT USE
- Noise buffered by greenery
- cannabis lounges
- Density is fine with open space
- Less commercial buildings in the residential corridors
- 360 Architectural design
- Traffic calming
- integrate new building and old building to make it cohesive and accessible
- establish architectural guidelines
- Keep density ON the 4 Corridors not in neighborhoods
- Overcrowding
- facilities for youth recreation
- Open space
Public parks, paseos
- better lighting, more trash cans



- Protect neighborhoods with signage that directs them away from existing neighborhoods. Reduce cut through traffic.
- native plant use/revitalization
- neighborhood transit links
- Traffic Calming in neighborhoods
- Public Art
- Keep it balanced
- Avoid urbanizing all of Oceanside - limit total growth to what is sustainable and maintains the character of the city
- Do not put it all in one place
- Land speculators will increase the value of land. Therefore, the city needs to make sure housing can still be affordable for residents.
- Designate neighborhoods "bungalow" etc
- Use smart lighting
- Can't think of any ways. More traffic, more crowds. More noise. I don't want increased density.
- No more single family developments in existing neighborhoods (especially historic neighborhoods).
- noise buffering and natural separations with native landscaping
- more pedestrian walk/bikeways rather than drive-able pathways
- more walkability means slower and safer traffic for adjacent neighborhoods
- Eliminate stop signs with traffic calming on all streets
- More pedestrian access from residential neighbor to commercial zones & transportation
- Mixed use buildings
- Focus density
Maximize open space
- Red curbs and cross walks
- Roundabouts



- actively protect existing neighborhoods from being destroyed and sacrificed for fast and quicker travel times
- Paseos, smart lighting,
- Increase access via bike lanes; limit heavy, noisy traffic; increase trees
- round-a-bouts
- Traffic congestion
- Designate main thoroughfares and allow residential side street to remain SIDE streets.
- Set the expectation of SLOW continuous movement of cars in neighborhoods and west of 5.
- traffic calming reduce speeds
- Establish themed areas to protect the existing neighborhood.
- Any new large projects should include grade-separated intersections to lessen traffic and reduce emissions. Charging stations to encourage EV use to reduce noise and emissions.
- Building intensity oriented to road frontages
- Lots of roundabouts
- Change street sign colors entering neighborhoods
- Air quality mitigation
- Address noise from night time use
- Traffic circles
- dynamic public transit system
- commercial areas need to have local ownership.
- Commitment to protect our natural views.
- create 1 way streets to reduce speed & cut through
- shops should be locally owned.
- Provide onsite parking
- What is the plan to save our barrios? Gentrification is not good for low income folks.



- increase amenities around neighborhoods to allow people to shop, dine and recreate closer to home
- Multi-unit housing over commercial; Focus on H2O efficient landscape & natural lighting; better focus on wildlife (Flora & fauna) preservation; More outdoor recycling bins to lessen trash thrown. Air & H2O quality.
- Increased traffic must be addressed... simply has to happen. Our quality of live is at stake.
- mixed use spaces in new development
- connecting the new building to the existing neighborhoods is a good thing and should be sought after to achieve greater walkability and less traffic, co2, and traffic congestion.
- historical themes
- Spread out high density to areas near main thoroughfare and away from neighborhood, signage that directs away from neighborhoods, reduce traffic. Avoid urbanizing sterile buildings with more open space and gathering areas in safety and pretty design
- Provide inexpensive solutions to get from my home to transit hubs without my car or bike,
- visual borders into neighborhoods with trees, etc
- Find ways to reduce cut throughs in neighborhoods
- Mission theme. Spanish Architecture theme.
- Provide onsite parking
- more parks, sport and recreational areas
- The watershed defines the plant palette for all 3 EW corridors. Use native trees to make the point.
- look at solutions for reducing sound and light pollution
- more parks, sport and recreational areas
- historical themes throughout the city
- Ocean themes
- I think we should capitalize on our surf town history!



- Neighborhood monuments to announce new area
- The city can manage fees to set up "funds" to sponsor affordable housing.
- mid mod styles along the corridors would make new building look more cohesive with the old style homes in Oceanside
- Use ideas from Pete Buttigieg's placemaking and street redesign which helped revitalize downtown.
- Mission history/architecture defines Oceanside. Preserve it don't lose it.
- Restore native plants and habitat area
- round about at Ivy and Avocado
- Preserve historic bldgs. Reduce the focus on tourism.
- Mission architecture arches colonnades
- Architectural design based on function and livability creates a classic environment. Everything else ages
- Minimize the impact by limiting what is developed. Why not improve what already exists (what is already developed) rather than net new dev? For neigbrhds like RDO, continue to restrict big trucks. Open space makes it easier to stomach new dev.
- Protect our views.
- Visual appeal. Diversity. Affordability. Easy transit. Safety and security. Less homeless. Green space. Quality business. Better traffic flow. Neighborhood police officers. Walkability. Public art. Historic appeal. Mission mostly needs clean up.
- Mitigate homeless bums and hoodlums & beggars
- Use art and landscaping to distinguish corridors
- The city can impose developer fees to subsidize/fund public transportation so it can be free/cheap.
- In building vertical housing leave open spaces and make them green spaces.
- Improve traffic flow by subsidizing/making transportation free for all students.
- With design guidelines for buildings, set backs, large sidewalks
- Open Rancho del Oro!
- Open Rancho del Oro.



Appendix 3: Chat Transcript

10:33:08 From Shari Mackin to Hazel O'Neil (D&B)(Direct Message) : Hey Russ, been looking for the Goals PP for the NPA - will you please forward? Thank you!

10:39:28 From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : too urban -- how big should Oceanside be allowed to grow? I think not more than the resources of water allow.

10:39:42 From Karen Merrill to Everyone : Landscaping with natives! NO PALM trees!

10:39:50 From Hazel O'Neil (D&B) to Everyone : Please share with everyone publicly!

10:40:06 From Jane Marshall to Everyone : It would be nice if these were numbered so we can reference specific images!

10:40:14 From Joan Bockman to Hazel O'Neil (D&B)(Direct Message) : Flat roofs are ripe for roof deck abuse with lighting and an extra story due to shade and string lights. Must avoid.

10:40:16 From Roger Davenport to Everyone : Not enough trees/plants!

10:40:21 From Shari Mackin to Everyone : sterile

urban

boxy

look the same

some with set backs, other on roadway

few articulated

like the final image

10:40:29 From Michael Szuch to Everyone : Nice variety, visually pleasing.

10:40:37 From Karen Merrill to Everyone : Permeable surfaces where appropriate



10:40:43 From Erika Carter to Everyone : Not enough greenery. Seems unwelcoming. Very sterile

10:40:48 From Amy Caillouette to Everyone : modern looking - like the idea of mixed use; bulky; some appear severely lacking personality; seem more like a SD development rather than an Oceanside development; not particularly inviting but certainly look useful and utilitarian; the drawings with more mixed materials have more of a visually striking appearance; the wide sidewalks allow for easy access but lack an environmental element or that they actual interact with our outdoor Oceanside spaces

10:40:57 From Amber Newman to Everyone : Some were better than others, but most looked like they were designed by the same architect and just reconfigured. Most were not inspiring. And not enough green on most of them. All landscaping should be done with native plants. Time to let the palm trees go.

10:41:03 From Joan Bockman to Hazel O'Neil (D&B)(Direct Message) : The street side must ALWAYS have trees and green plants touching the curb in multiple places. This is a must because otherwise it looks like a subdivision and not the urban and historic feel that is Oceanside.

10:41:04 From Shari Mackin to Everyone : wish more had green/open space components.

10:41:09 From Heather Conklin to Everyone : All the designs look the same—minimalist, blocky, grey, bland, sterile. Would like to see more greenery (natives) and buildings that reflect sustainability and the history of the area.

10:41:10 From Kelsey Eastburn to Hazel O'Neil (D&B)(Direct Message) : I generally like the architectural style and the bulk and scale of the building. I especially love the mixed use spaces with businesses below. However, some of these buildings feel more high-end and not so homey. I think the only thing I'd change about the buildings and businesses is to make them a little less ostentatious and a little more down to earth.

10:41:10 From James Greco to Hazel O'Neil (D&B)(Direct Message) : I like the modern, clean lines. Urban street scene seems appropriate. Didn't like the one slide with the extensive lawn in the parkway. Seems difficult to maintain; not good for conserving water; and less "clean." BTW: I am a former public and private land planner.

10:41:11 From Michael Szuch to Everyone : Are those living quarters on some upper floors?



10:41:19 From Patricia McMillan to Everyone : Very needed here. Are they affordable?

10:41:24 From Erika Carter to Everyone : Yes, agree, more green space.

10:41:26 From Linda Slater to Everyone : they all look the same, too boxy, architectural style boring, more plants!

10:41:33 From Heather Conklin to Everyone : The designs are overall uninspiring.

10:41:34 From dorren stadtlander to Everyone : Most of the slides buildings look sterile, cold and institutional. Some are way too tall (looks like some were more than 4 stories tall

10:41:36 From Dan McSwain to Hazel O'Neil (D&B)(Direct Message) : Please veer away from the already dated Rule of Three: Every new project must have three different colors and three different materials. Not sure if planners are pushing this or architects, but in the future it will look every bit as ridiculous as the fake Dutch, Tudor and Spanish styles from the '70s.

10:41:39 From Kelsey Eastburn to Everyone : I generally like the architectural style and the bulk and scale of the building. I especially love the mixed use spaces with businesses below. However, some of these buildings feel more high-end and not so homey. I think the only thing I'd change about the buildings and businesses is to make them a little less ostentatious and a little more down to earth.

10:41:49 From Jane Marshall to Hazel O'Neil (D&B)(Direct Message) : All 5 story buildings? What is the population?

10:41:55 From Kevin Byrne to Everyone : My concern is how is this architecture will fit with existing structures.

10:41:56 From James Greco to Everyone : I like the modern, clean lines. Urban street scene seems appropriate. Didn't like the one slide with the extensive lawn in the parkway. Seems difficult to maintain; not good for conserving water; and less "clean." BTW: I am a former public and private land planner.

10:42:02 From Kellie Davis to Everyone : More art and beauty.



10:42:02 From Jane Marshall to Everyone : Scale is rally tall and not enough or no pedestrian areas in many images. Need more variation in style then modern like mission style.

10:42:06 From Colleen Balch to Hazel O'Neil (D&B)(Direct Message) : All too tall, Not enough public space they all look the same Very few have articulation. Definitely not for South O. Need more green space. Don't bring buildings to the edge of property lines.

10:42:11 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : Supermarkets, storage, public transportation changes?

10:42:11 From Harvey Antonizio to Hazel O'Neil (D&B)(Direct Message) : I agree with Linda, it is too plain and block-like

10:42:12 From Kelsey Eastburn to Hazel O'Neil (D&B)(Direct Message) : I feel if something this bulky were to be in our city it would need to be balanced by nearby buildings and not isolated

10:42:16 From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Asceptic environment. not typical of Oceanside.

10:42:27 From Michael Szuch to Hazel O'Neil (D&B)(Direct Message) : Much depends on exactly where these would be and what else is around the area.

10:42:33 From Mark Gombar to Hazel O'Neil (D&B)(Direct Message) : Deep setbacks are more pleasing. Green scape is more inviting

10:42:43 From Heather Wilson to Hazel O'Neil (D&B)(Direct Message) : Seems same design of modern and sterile for many buildings. Not welcoming and not enough nature incorporated. Nice colors, though. Needs more connection to lifestyles of beach communities,

10:43:07 From Dan McSwain to Hazel O'Neil (D&B)(Direct Message) : Another thing: Requiring "mixed use" in every streetscape makes little sense. San Diego and L.A. end up with storefronts that stay empty for years and years, because the market had not been supporting small glass front retail or service spaces in the overwhelming majority of these new mixed use neighborhoods. Thanks for listening!

10:44:03 From Jay Malik to Hazel O'Neil (D&B)(Direct Message) : building height is too tall, new development downtown recently completed has created "canyon-like"



landscape which takes away from neighborhood feel of community. would be better if only 2 stories...density is NOT a good thing for ur coastal close development!

10:53:39 From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : 'The incredible bulk' - hate it, hate it, hate it. No style. What about the Spanish Mission theme like city Hall. I would like to see the Spanish Mission theme retained through the buildings and grounds in the City.

10:55:00 From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : I'm very interested in knowing specifically how many Square feet of actual park space (this does not include schools) that we have in South Oceanside. AND how many sq ft per person is this in South O? Also what is the ratio in other neighborhoods in Oside?

11:05:53 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : Possibilities for non-corporate business developments?

11:06:19 From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : If I wanted to live in high density, mixed-use development, I would have stayed in Los Angeles or moved to Orange County. I can't understand anyone who would want to live in high density, mixed use - but anyway, I don't. Don't ruin Oceanside; but increasing the density, and destroying the character.

11:06:47 From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : These stand alone residential units look like college dormitories.

11:07:24 From Margot Lowe to Hazel O'Neil (D&B)(Direct Message) : My chat doesn't give me an option of everyone. Is that how it's supposed to be?

11:07:53 From Hazel O'Neil (D&B) to Margot Lowe(Direct Message) : We are going to open chat to everyone after this section

11:09:20 From Russ Cunningham to Everyone : Everyone, you will be able to choose more than one option on upcoming questions. We encourage you to choose your top two or three preferences. Choosing all of the options will not give us good data on community priorities.

11:09:27 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : First large commercial enterprises during Colonial period started in coffee shops-integrating businesses and into a new 'supermarket' model?



11:27:31 From Dan McSwain to Hazel O'Neil (D&B)(Direct Message) : The 313 bus line goes right through an area of Townsite around the high school that is packed with apartments and other high density uses. Why isn't that included in the Mission Ave area west of I-5? Please reconsider. No way that area should stay single-family zoning. Vertical redevelopment near the freeway and transit makes most sense there, on both sides of the 5.

11:36:14 From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Can connect from Vista Wy to ocean by going N. into neighborhood roads at Jefferson/Avocado

11:37:41 From Hazel O'Neil (D&B) to Everyone : Send your thoughts here and we will post them into the menti activity

11:37:49 From Hazel O'Neil (D&B) to Everyone : Make sure to chat to "Everyone publicly"

11:38:07 From Rajeev Bhatia to Everyone : <https://www.menti.com/afyg2p5az7>

11:38:10 From Margot Lowe to Everyone : If we have to have housing - low density - with lots of open space.

11:38:39 From Colleen Balch to Everyone : Low density, open space.

11:38:46 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : green areas, cultural venues, energy efficient building

11:39:09 From Heather Wilson to Hazel O'Neil (D&B)(Direct Message) : open space, safer walking and biking areas

11:39:11 From Amber Newman to Everyone : How do you get affordability without density this close to the ocean?

11:39:17 From Colleen Balch to Everyone : Parks

11:39:20 From Barbara Caganich to Hazel O'Neil (D&B)(Direct Message) : venues that provide high quality jobs to multiple people which will bring increased tax dollars to the city for many many years.

11:39:42 From Susie Coker to Everyone : open space and landscaping, trees, creek focus

11:39:57 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : disaster resilience



11:40:10 From Susie Coker to Everyone : pocket parks

11:40:11 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : Housing is fluid. Transport and storage are a part of the paradigm. What are all the elements you have considered in the housing category?

11:40:14 From Heather Conklin to Everyone : Open space, live-work, affordable housing, innovative spaces that promote sustainability and natural resources conservation.

11:40:23 From Rajesh Patel to Hazel O'Neil (D&B)(Direct Message) : housing

11:40:34 From Susie Coker to Everyone : wide sidewalks

11:40:39 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : emergency response

11:40:56 From Heather Conklin to Everyone : Pocket parks, linear parks, outdoor (green) "flex spaces" (e.g., for events)

11:41:01 From Barbara Caganich to Everyone : venues that provide high quality jobs to multiple people which will bring increased tax dollars to the city for many many years

11:41:14 From Dan McSwain to Everyone : High density housing will fix the depressed commercial by providing local consumers

11:41:14 From Linda Slater to Hazel O'Neil (D&B)(Direct Message) : affordable housing

11:41:27 From Linda Slater to Hazel O'Neil (D&B)(Direct Message) : entertainment

11:41:27 From Susie Coker to Everyone : clean up homeless camps and provide for the homeless

11:41:37 From Bill Roth to Everyone : Less traffic congestion, human scale, safe biking paths, green spaces

11:41:55 From dorren stadlander to Everyone : Vertical housing but not too tall

11:41:56 From Rajesh Patel to Hazel O'Neil (D&B)(Direct Message) : housing

11:42:01 From Linda Slater to Hazel O'Neil (D&B)(Direct Message) : unique ways to address the homeless



11:42:08 From Roger Davenport to Everyone : separate bikes and peds from high-flow streets

11:42:09 From Dan McSwain to Everyone : Less parking

11:42:26 From Edward Trujillo to Everyone : Less traffic is number one!

11:42:33 From Susie Coker to Everyone : traffic calming

11:42:35 From Barbara Caganich to Everyone : open up streets and with nice landscaping in center

11:42:57 From Roger Davenport to Everyone : linear park along waterways, with paths and restaurants, etc.

11:43:16 From dorren stadlander to Everyone : Drought tolerant landscaping

11:43:23 From Dan McSwain to Everyone : Time the traffic lights at speed limits, encourage less stop and go

11:43:27 From Barbara Caganich to Everyone : no two lane streets

11:43:28 From Heather Conklin to Everyone : One thing that hasn't been mentioned yet is making sure that services for residents are still able to be located along the corridor that can co-exist with additional industries (e.g., biotech).

11:43:35 From Roger Davenport to Hazel O'Neil (D&B)(Direct Message) : Facilites made of sustainable material

11:43:37 From James Greco to Everyone : In general, the City has set aside far too much strip commercial, especially on Mission. New urban aspects reflected in slides are highly supported. I propose incentives for achieving mixed-use, property owner rehab of landscape and facades. Biggest issue is attracting quality, higher end retail to an area not valued by retailers because of perceived and real lower income per household relative to other areas.

11:43:42 From Barbara Caganich to Everyone : underground parking

11:43:59 From Lynne Fiedler to Everyone : biking is alternative move but not safe



11:44:35 From Roger Davenport to Everyone : Services and shopping near to each neighborhood will reduce traffic and need to drive

11:44:56 From Barbara Caganich to Everyone : underground parking for housing and also for public parking

11:44:57 From Edward Trujillo to Everyone : Green belts

11:45:00 From Heather Conklin to Everyone : Repurposing/developing empty commercial buildings/strip malls into something more integrated and that meet current needs.

11:45:11 From Hazel O'Neil (D&B) to Alison Moore(Direct Message) : I am taking only after m

11:45:18 From Alison Moore to Hazel O'Neil (D&B)(Direct Message) : yep great

11:45:25 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : pergolas

11:45:27 From Margot Lowe to Everyone : Natural landscaping. Learn to love native plant landscaping conserve water.

11:45:29 From Heather Conklin to Everyone : Native landscaping and permeable hardscaping

11:45:34 From Susie Coker to Everyone : not boxy buildings

11:46:14 From Heather Conklin to Everyone : Recognition of unique flavor of Oceanside, including history, diversity, and art.

11:46:32 From Roger Davenport to Everyone : make parallel streets to 4-lane roads more attractive - don't attract people to fast-moving traffic areas

11:47:02 From Heather Wilson to Hazel O'Neil (D&B)(Direct Message) : Underground parking, biking, trees, open space, buildings with custom touches on buildings. Not boxy, modern look, custom and beach themed architecture

11:47:04 From dorren stadlander to Everyone : Maintain scenic views of ocean, mountains, and river valleys



11:47:04 From Colleen Balch to Everyone : Parkway between curb and sidewalk. Wide sidewalks with native landscaping . ADA considered. No boxed building. Actually use architecture. Architecture is the art we live in. Good lighting.

11:47:22 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : signage for emergencies (evacuation, etc.)

11:47:28 From Edward Trujillo to Everyone : Alternative traffic is not a real concept...buses are nearly empty now!

11:47:51 From Barbara Caganich to Everyone : no feather flags

11:47:52 From Susie Coker to Everyone : colorful designs in buildings

11:48:05 From Colleen Balch to Everyone : Never outlaw single family homes.

11:48:09 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : Culture 'normalizes' communal behavior. Large projects in NYC failed because of transition from a marketplace, street culture to a lower energy interaction culture. What transition issues do you anticipate with your model?

11:48:28 From Joan Bockman to Everyone : Agree Colleen. That is the bargain with this plan.

11:48:51 From Heather Wilson to Hazel O'Neil (D&B)(Direct Message) : agreed, rails to trails

11:49:06 From Lynne Fiedler to Everyone : safer walking and biking

11:49:08 From Barbara Caganich to Everyone : provide covered seating at public transportation stops

11:49:10 From Roger Davenport to Everyone : promote thru traffic on 4-lane roads, local traffic on parallel or off-shoots

11:49:41 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : electric vehicles for public

11:49:47 From Margot Lowe to Everyone : safe bike paths/routes. Wide pedestrian areas at each corridor.



11:50:01 From Susie Coker to Everyone : connect el Camino real a commercial roadway to mission

11:50:15 From Edward Trujillo to Everyone : Our current culture is a world of automobiles. We must face that fact in any plan

11:50:20 From Roger Davenport to Everyone : Make parkways by adding parallel lanes with bike/ped access and landscaping. Don't try to make O'side blvd a bike-friendly road.

11:50:24 From Colleen Balch to Everyone : Protected bike lanes. Safe depots for the rail trail. Buses that work with the different needs as related to sprinter. Safe sprinter stations or no one will ride.

11:50:37 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : electric recharging stations for vehicles

11:50:54 From Heather Conklin to Everyone : Protected and enhanced bike lanes. Lights and crossings should be geared for bikers. Better quality (and fixed for existing) sidewalks. Traffic slowing measures for adjacent residential thoroughfares (e.g., Mesa).

11:51:04 From Barbara Caganich to Everyone : connect vista way corridor biking through fire mountain/Cassidy to the beach

11:51:11 From Colleen Balch to Everyone : must provide parking as there will always be a need to park.

11:51:28 From Susie Coker to Everyone : protect neighborhoods already built for desirable living environment

11:52:07 From Colleen Balch to Everyone : Better lighting.

11:52:20 From Roger Davenport to Everyone : Put a monorail above Mission Ave

11:52:22 From Cindy Davenport to Everyone : Grade-separated intersections

11:52:23 From Michael Szuch to Hazel O'Neil (D&B)(Direct Message) : YES!

11:52:35 From Bill Roth to Everyone : Agree with Susie Coker...protect neighborhoods already built that have bike paths and walk ability from increased traffic risks



11:52:45 From Ellen Bartlett to Everyone : Bus stops in the city are often just a dirt area with no benches or cover. Need to be a safe space.

11:53:28 From Roger Davenport to Everyone : Avoid urbanizing all of Oceanside - limit total growth to what is sustainable and maintains the character of the city

11:53:37 From Barbara Caganich to Everyone : better lighting, more trash cans

11:53:38 From Colleen Balch to Everyone : Protect neighborhoods with signage that directs them away from existing neighborhoods. Reduce cut through traffic.

11:53:55 From Margot Lowe to Everyone : Can't think of any ways. More traffic, more crowds. More noise. I don't want increased density.

11:54:03 From Heather Conklin to Everyone : No more single family developments in existing neighborhoods (especially historic neighborhoods).

11:54:25 From Susie Coker to Everyone : actively protect existing neighborhoods from being destroyed and sacrificed for fast and quicker travel times

11:54:38 From Heather Conklin to Everyone : Designate main thoroughfares and allow residential side street to remain SIDE streets.

11:54:42 From Colleen Balch to Everyone : Establish themed areas to protect the existing neighborhood.

11:55:15 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : dynamic public transit system

11:55:35 From Colleen Balch to Everyone : Do not create more density that impact failed intersections.

11:55:39 From dorren stadlander to Everyone : Provide onsite parking

11:56:01 From Heather Wilson to Hazel O'Neil (D&B)(Direct Message) : Spread out high density to areas near main thoroughfare and away from neighborhood, signage that directs away from neighborhoods, reduce traffic. Avoid urbanizing sterile buildings with more open space and gathering areas in safety and pretty design--not modern



11:56:02 From Edward Trujillo to Everyone : Increased traffic must be addressed... simply has to happen. Our quality of live is at stake.

11:56:19 From Jorge Meneses to Hazel O'Neil (D&B)(Direct Message) : more parks, sport and recreational areas

11:56:27 From Margot Lowe to Everyone : Mission theme. Spanish Architecture theme.

11:56:31 From Lynne Fiedler to Everyone : Utilize sound reports prior to adding intensity to neighborhoods and scale back density as needed or required by existing city noise ordinances.

11:56:31 From Colleen Balch to Everyone : Provide onsite parking

11:56:40 From Roger Davenport to Everyone : Reduce traffic by grade separation at intersections, e.g., for one or two lanes each way

11:57:13 From Margot Lowe to Everyone : Mission history/architecture defines Oceanside. Preserve it don't lose it.

11:57:35 From Ted Lundquist to Hazel O'Neil (D&B)(Direct Message) : Architectural design based on function and livability creates a classic environment. Everything else ages

11:57:35 From Lynne Fiedler to Everyone : round about at Ivy and Avocado

11:57:41 From Susie Coker to Everyone : make Oceanside Blvd the primary entrance to El Corazon with colorful shopping and eating opportunities

11:57:48 From Colleen Balch to Everyone : Protect our views.

11:58:05 From Amy Caillouette to Everyone : I think what Russ just asked needs to be it's own question - if you can include that in the survey

11:58:25 From Margot Lowe to Everyone : design neighborhoods with cul-de sacs etc.

11:58:34 From Heather Wilson to Hazel O'Neil (D&B)(Direct Message) : Architectural styles similar to La Costa where the lagoon or nature is kept in place and the buildings are in an incorporated areas, Classy styles not boxy and no imagination.



11:58:49 From Heather Conklin to Everyone : Historic neighborhoods identified and recognized. Architectural themes for Oceanside corridor should really focus on mixed materials (wood/stone) that highlight sustainability.

11:58:52 From Michael Szuch to Hazel O'Neil (D&B)(Direct Message) : Roundabouts work.

11:59:09 From Michael Szuch to Hazel O'Neil (D&B)(Direct Message) : YAY!

11:59:38 From Kelsey Eastburn to Everyone : I believe many people are skeptical about increased building and especially density. I think a great amount of community education and influencing can and needs to happen to change community opinion.

11:59:42 From Jane Marshall to Everyone : Yes have architectural styles vs glass boxy institutional style

11:59:46 From Roger Davenport to Everyone : Biggest question is how to limit total growth to avoid destroying what we have to accommodate all the growth that anyone wants to propose.

12:00:15 From Joan Bockman to Everyone : How will we get a solid agreement that this plan saves our single family zoning? This is the tradeoff - density on major streets and SF in neighborhoods.

12:00:46 From Bill Roth to Everyone : Making Oceanside Blvd as primary entrance/exit for El Corazon will increase retail revenues, creating jobs for Oceanside citizens and increase city tax revenues. Every trip on RDO is a lost opportunity to capture a retail sale from El Corazon visitors.

12:01:14 From Hazel O'Neil (D&B) to Everyone : All information available on www.onwardoceanside.com

12:01:25 From Cindy Davenport to Everyone : Need a plan to use existing office space and commercial buildings that are empty. Re-purpose

12:01:31 From Lynne Fiedler to Everyone : glass boxy buildings deflect noise into neighborhoods

12:01:31 From Karen Merrill to Everyone : Preserve historical elements throughout



12:01:33 From Joan Bockman to Everyone : EL Corazon has a specific design due to ground conditions. RDO is the commercial side and that won't change.

12:02:07 From Joan Bockman to Everyone : Please go to FriendsofElCorazon.org for more info.

12:02:09 From Margot Lowe to Everyone : Thanks for the opportunity to participate in the planning.

12:02:13 From Jane Marshall to Everyone : Good job Russ and everyone!

12:02:54 From Joan Bockman to Everyone : Our single family zoning already allows ADUs so we are duplex already. We must save SF especially in Seaside.

12:03:07 From Amy Caillouette to Everyone : Thank you all - I truly appreciate that you are requesting and listening to our community input. I am grateful to be part of this as it is shaping my community and Oceanside's future!

12:03:15 From Anni Watson to Hazel O'Neil (D&B)(Direct Message) : Thank you everyone.

12:03:19 From Kellie Davis to Everyone : Thank you!

12:03:22 From Lynne Fiedler to Everyone : Rezone SFR zoning negatively impacted by high density growth for multi housing if homeowner chooses to do so

12:03:24 From Erika Carter to Everyone : Thank you!

12:03:24 From Karen Merrill to Everyone : Thank you all

12:03:25 From Michael Szuch to Hazel O'Neil (D&B)(Direct Message) : Great job. Thank you!

12:03:26 From Hazel O'Neil (D&B) to Everyone : Thank you participants!

12:03:30 From Bill Roth to Everyone : Thank you Russ and to the Oceanside team