



Community Open House

Smart & Sustainable Corridors Plan

Facilitating the revitalization of the City's major east-west commercial corridors through infill and development, complete streets improvements, and enhanced access to transit

Welcome! This Community Open House provides an opportunity to learn about and provide input on a key component of the City's General Plan Update. For an overview of the SSCP and its relationship to the rest of the General Plan Update, please view this short slide show prior to visiting the staffed stations.



The staffed stations allow for one-on-one and small-group discussion with members of the project team. All questions and comments will be documented and entered into the public record. While we may not be able to answer all of your questions tonight, we will pursue answers and follow up with you.



The infographics featured at each station will be posted to the project webpage, along with this slide show and a summary of the questions and comments received. Please visit onwardoceanside.com.



The open house will be followed by an online survey. The survey will be posted to the project webpage by April 30th. The input you provide this evening will assist us in developing survey questions. Please encourage those unable to attend the open house to take the survey.



We encourage you to respond on the comment cards for each station. This is the best way to ensure that your ideas are documented. Your input will help us refine the SSCP. If you prefer to complete the comment cards at home, you can email your responses to Principal Planner Russ Cunningham at: rcunningham@oceansideca.org.

SMART AND SUSTAINABLE CORRIDORS PLAN
OPEN HOUSE

April 2022

Name: _____

Email: _____

STATION 1: VISION AND GUIDING PRINCIPLESIs there anything you would **add to, and/or remove** from the SSCP Vision?

Are there any other **Guiding Principles** we should consider?

The Draft SSCP and related materials can be accessed on the project webpage: onwardoceanside.com. We encourage you to direct others to the Draft SSCP and invite them to provide comment by May 1st.



SSCP Components/Station Topics

Vision & Guiding Principles Revitalizing our commercial corridors

Land Use Finding the right balance between housing and non-residential uses

Mobility Expanding convenient transportation options and reducing VMT

Public Realm Enhancing the functionality and appearance of public spaces

Urban Design Integrating public improvements and private development

Station Hosts

Vision & Guiding Principles Rob Dmohowski, Senior Planner

Land Use Helen Pierson, Dyett & Bhatia

Mobility Andrew Prescott, CR Associates

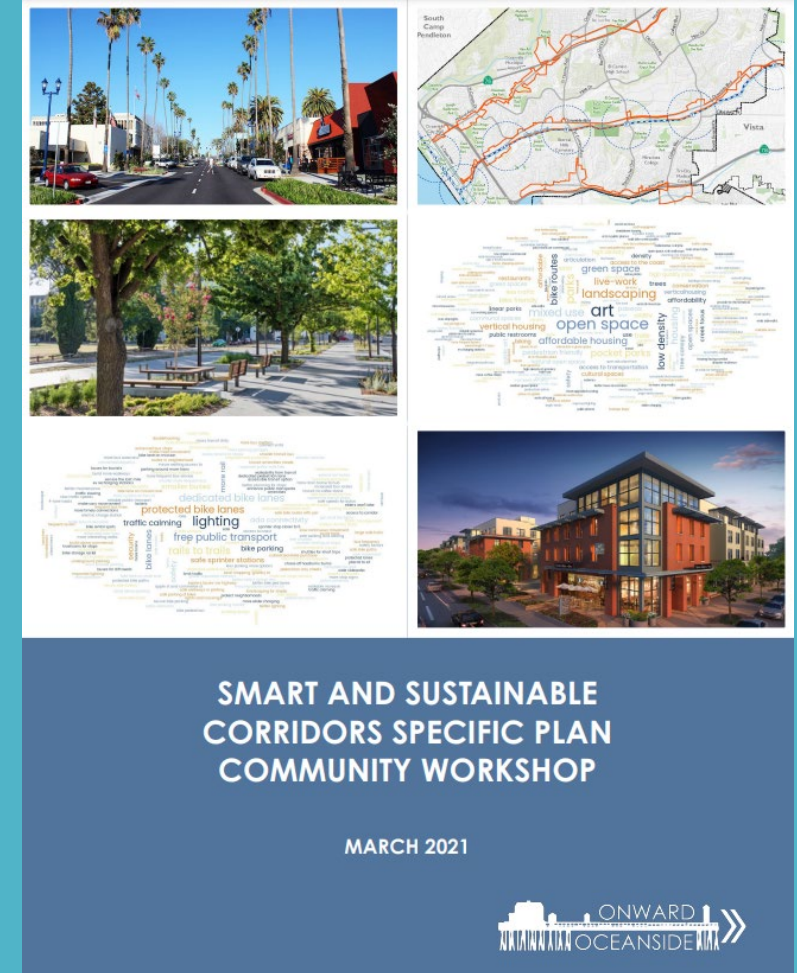
Public Realm Tori Talbott, Spurlock Landscape Architects

Urban Design Gabriella Folino, Dyett & Bhatia

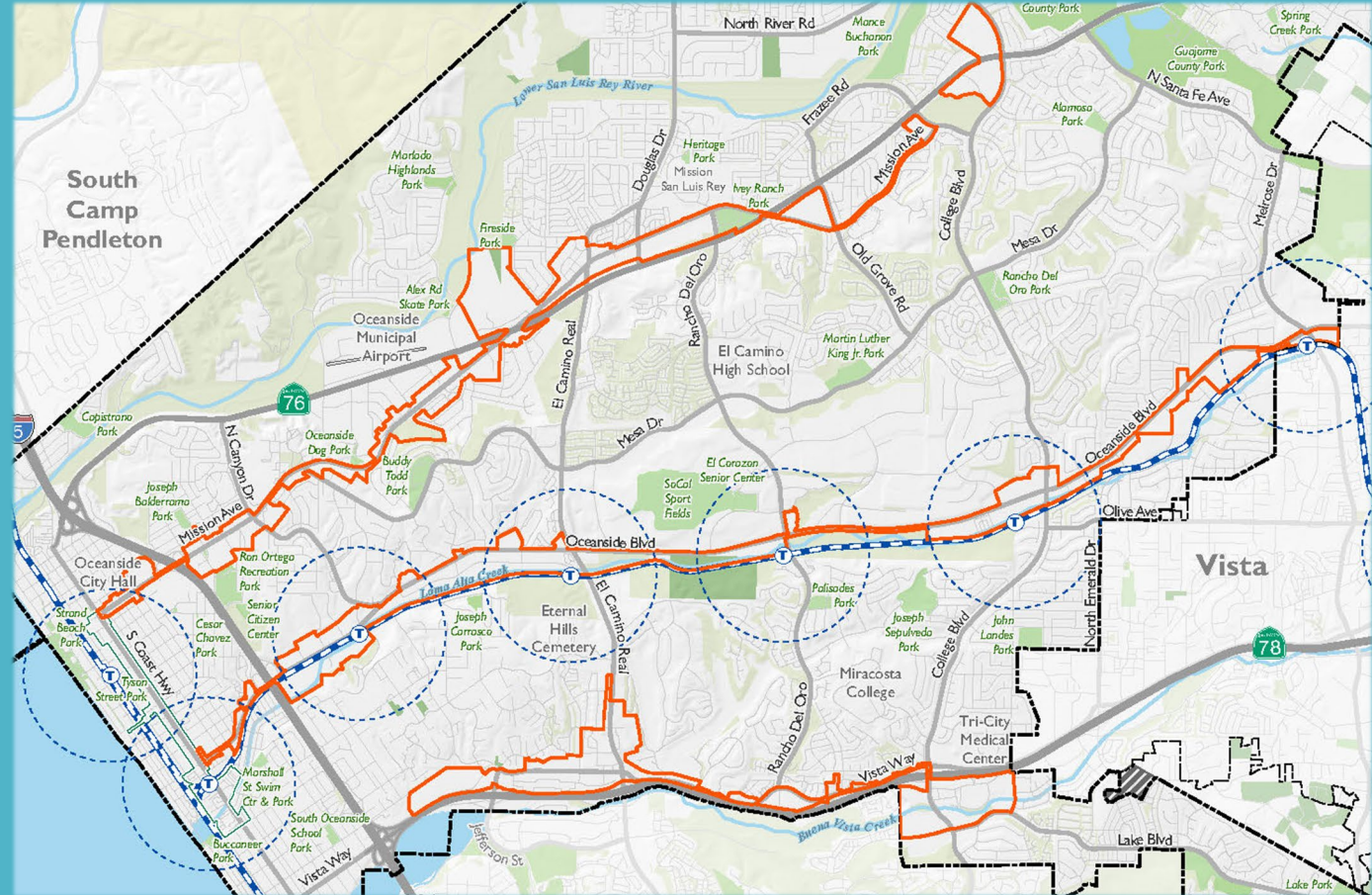
Supported by the Caltrans Sustainable Communities Grant Program, the SSCP integrates land use and transportation planning to further local, regional, and state priorities.

- Encourage efficient development patterns/minimize sprawl
- Expand housing opportunities
- Create synergies between housing and non-residential uses
- Reduce vehicle miles traveled (VMT) and related GHG emissions
- Protect environmental and agricultural resources
- Promote social equity and environmental justice

In March 2021, the City conducted an online workshop on the SSCP. Over 90 community members attended the workshop, providing input on potential opportunity sites, public realm improvements, building design, and challenges to walkability. This input guided development of the Draft SSCP.



The SSCP planning area (orange boundary) includes portions of Mission Ave, Oceanside Blvd, and Vista Way located outside of the coastal zone and the City's Downtown District. The dashed circles depict the half-mile radii around the City's rail stations. Improving access to these stations is a key goal of the SSCP.



The SSCP envisions new housing and non-residential uses in the form of transit-oriented mixed-use development. Mixed-use projects will engage and activate the adjacent street frontage with architectural elements that create the look and feel of an “outdoor room.” Key architectural elements include conspicuous entryways, storefront glass systems, awnings, tasteful signage, and accent lighting.

For illustrative purposes only



The SSCP promotes “complete street” improvements that accommodate all modes of travel. Section 3.4 of the SSCP depicts street sections for the three corridors and provides recommendations for pedestrian and bicycle connectivity, transit access, public realm improvements that enhance the safety and comfort of walking and bicycling, and reducing commute trips.



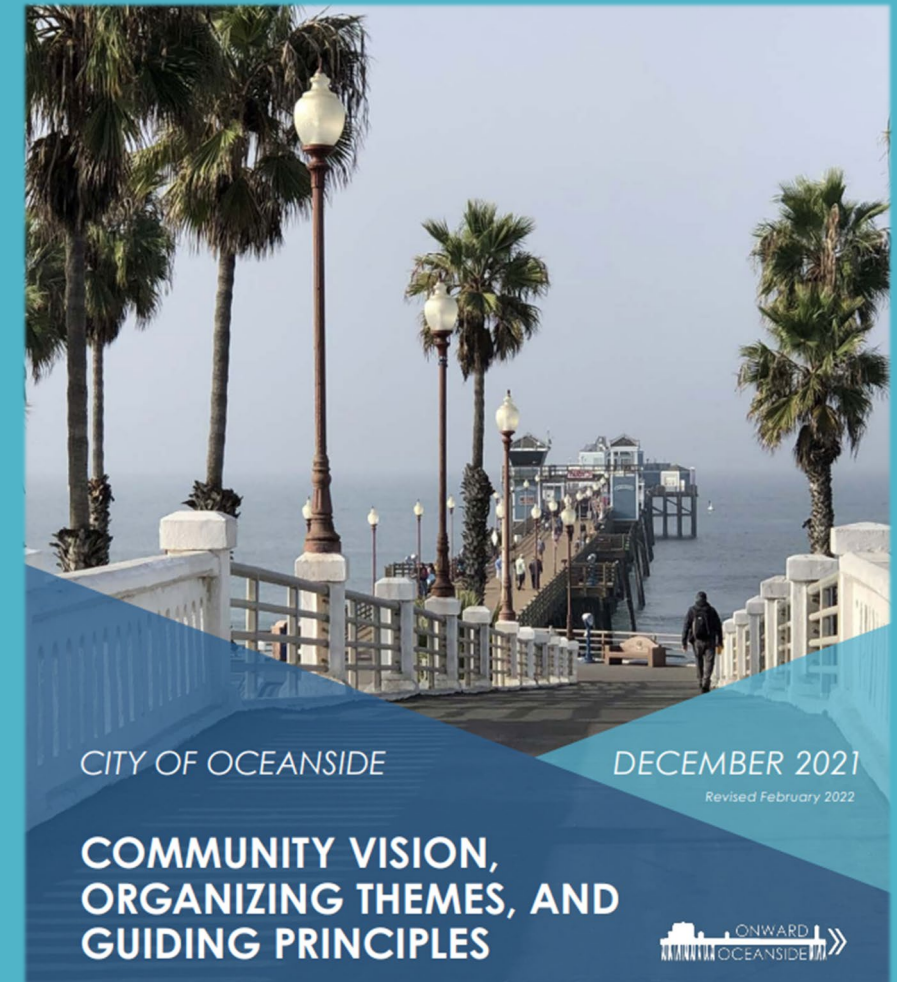
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The SSCP promotes the organizing themes of the Community Vision.

- Efficient & Compatible Land Use
- Integrated Mobility
- Healthy & Livable Community
- Vital & Sustainable Resources
- Safe & Resilient Environment
- Remarkable Community

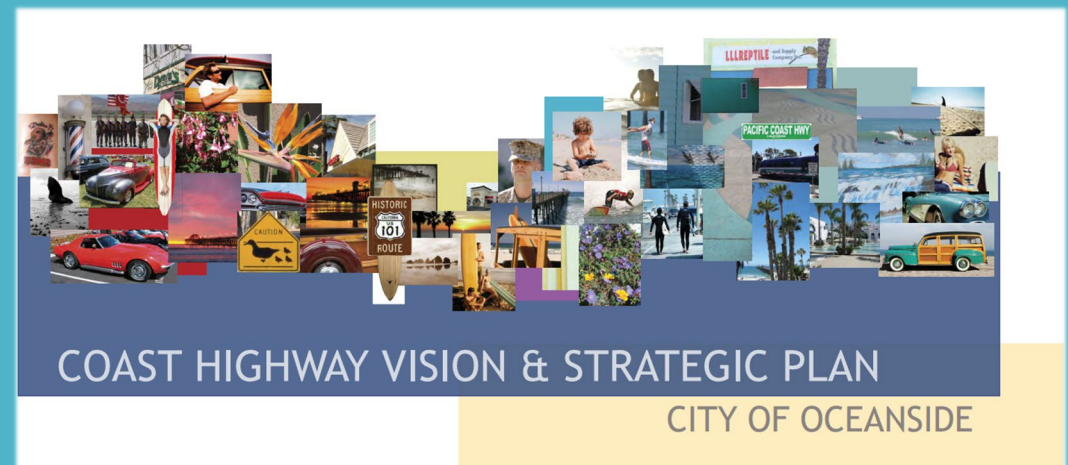
These themes will serve as the titles of the elements of the updated General Plan.



The SSCP will provide the basis for the Smart & Sustainable Corridors Specific Plan, which will establish land use policy and zoning standards for the corridors, provide detailed roadway sections, outline strategic infrastructure improvements, and establish a streamlined project review process through objective design standards and an Environmental Impact Report that proactively identifies and mitigates potential environmental impacts. The specific plan is expected to be available for public review in October.

The commercial zoning districts within the SSCP planning area currently allow for mixed-use development with residential densities up to 29 du/acre. Under state density bonus law projects can exceed this density allowance and waive other development standards (e.g., height, setbacks, parking) when they provide certain percentages of affordable housing. The project team is exploring ways to encourage the development community to comply with the requirements of the specific plan and not evoke state density bonus provisions.

While not included within the SSCP planning area, the Coast Highway corridor is also expected to accommodate significant growth and change over the next 30 years, in accordance with the Coast Highway Vision and Strategic Plan and the Coast Highway Corridor Study.



The SSCP is informing the development of project alternatives for the General Plan Update. Informed by technical studies and community input, these alternatives will share the following assumptions:

- Projected housing and employment growth will be largely accommodated through infill and redevelopment
- Single-family neighborhoods will experience some change, with the addition of accessory dwelling units and other housing facilitated by state law
- Industrial uses will be accommodated through more flexible commercial land use standards, more restrictive industrial land use standards, and incentives for more efficient use of industrial properties

The project alternatives will reflect different assumptions regarding:

- The amount of housing the City will need to accommodate
- The extent of change in single-family neighborhoods
- The percentage of industrial sites that are redeveloped/repurposed
- The percentage of commercial zoning occupied by industrial uses
- The potential for agritourism in South Morro Hills

The project alternatives for the General Plan , including a staff-recommended preferred plan, will be discussed by the Planning Commission on May 23rd and the City Council on June 22nd. As necessary, the SSCP will be modified to align with the selected preferred plan.



Thank you for joining us this evening! We respect your stake in the City's future, appreciate your participation in the process, and value your input!