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memorandum

date January 19, 2017

to John Amberson

cc Russ Cunningham, Jeff Hunt, David DiPierro, Laura Muna-Landa, Neal Payton

from Kimiko Lizardi, Reema Shakra

subject Summary of comments from Community Workshop- January 17, 2017

Please find below a summary of the comments and questions received by the ESA team at the Community Workshop held on January 17, 2017.

- There was general support for the planning areas and distinctions between the Nodes, Avenues and Commercial Villages with exception of the South O nodal area. We received several questions about the configuration of the South O nodal area, including:
 - Why is it a node since it is not near a transit center?
 - Why is it only on the east side of the street?
- General concerns about traffic impacts, including delays on Coast Highway and cut-through traffic in the adjacent neighborhoods.
- No major concerns expressed regarding increased density and height within the Nodes.
- One person expressed concern that fewer permits would be approved by the Planning Commission under the Overlay
- One person indicated that the Council would be concerned about the introduction of residential in the Avenues for its potential to take away employment and economic development opportunities. However, most attendees either expressed support or did not voice any immediate concerns.
- A number of people expressed interest in enhancing the park/open space and trail areas around Loma Alta Creek. One person indicated support for restoring the creek and planning for future impacts from sea level rise.

- A lot of interest and support was expressed for redevelopment and enhancement of the “dip” area in and around the Sprinter Station Node.
- General comments received that there is a need for more park space, particularly in the Seaside neighborhood area.
- Several comments were received about why the Overlay ends at Seagaze Drive and does not include the downtown area (particularly in around Mission and Ditmar).
- One question about what the City is doing to address homelessness through this project.
- One question as to whether the overlay allows sober living homes/facilities.
- One question about what the City is doing to address affordable housing through this project. Another person suggested that affordable housing could be identified as a public benefit.
- A desire for street trees along Coast Highway, but no palm trees!
- A number of questions regarding the City’s timing to implement the street improvements and when the Overlay will take effect.
- One question about the timing of the I-5/SR 78 interchange improvement and how that would affect traffic on Coast Highway
- Several questions about the Coastal Commission’s involvement and how the City will convince them to approve this.
- One question about the R3 properties near Ditmar and Oceanside Blvd and why they were included in the Overlay.
- It would have been useful to show the Coastal Zone boundary on the maps as there were a number of questions about where the coastal zone is in relationship to the Overlay boundary.
- One person expressed concern about the trailer park at Tremont between Oceanside Blvd. and Godfrey St. being included in the Overlay/Sprinter Station Node as they would not want to see it go away.
- One person asked some detailed questions about the incentive program including:
 - How will the City manage the incentive program over time for example when the benefits reach their limit (i.e. when sufficient public parking spaces would be provided)?
 - Why doesn’t the program prioritize the benefits? However, he did not offer any specific suggestions on which benefit(s) should be a priority over others.
 - How will the City determine the in-lieu fee?

- One person expressed concern about allowing in-lieu fees instead of on-site public benefits out of concern that impacts would not be addressed within the area affected.
- There was one comment/question about who at the state or federal level is forcing this project on Oceanside.
- Several people asked about funding for this project and what kind of funding the City has for future implementation.
- One person asked what the City's priority(s) was for the street improvements.
- One person asked what happened to the AT&E district.
- Several people expressed concern about the lack of parking in South 'O.' One person spoke to extensive communication with the City that their parking studies were inaccurate on Vista Way and that past attempts to supplement City's data with citizen collected information were not successful.
- Several people were confused by the map labels that pointed to the nodes, and not the actual transit stations.
- One person asked whether public input at similar workshop settings on the corridor project has been documented and where that information could be found.
- General comments about the limitations of transit within Oceanside and how difficult it is to move within the City via bus.