



TRUST, SERVICE AND INNOVATION SINCE 1906

August 11, 2025

SUBJECT: Stakeholder Outreach Report for the 801 Mission Mixed-Use Development Project No. RD23-00005, DB23-00009

H.G. Fenton and its consulting team Intesa Communication Group conducted a Stakeholder Outreach Program for the 801 Mission Mixed-Use Development on Mission Avenue in the City of Oceanside. The outreach program included the following:

Initial Project Notification

In accordance with City guidelines, an initial notice of project application was mailed to all property owners within 1,500 feet of the project site and all occupants within 100 feet within 30 days of project application. In addition, two 2x3 ft signs were posted on the project site with the project application information.

In person Community Outreach Meeting

One Community Outreach Meeting was held for the project at the Oceanside Library on Thursday, December 12, 2024 from 5:30PM to 6:30PM. Notices (Exhibit 1) for the meeting were sent two weeks in advance to the notice of project application radius. One individual attended the meeting (Exhibit 2). Attached are a compilation of questions that were received verbally during the outreach meeting (Exhibit 3).

Stakeholder Outreach

In addition to the community meeting, H.G. Fenton provided presentations to two stakeholder groups. On September 3, 2024, the project was presented to MainStreet Oceanside and a group of approximately 20 residents. On December 5, 2024, the project was presented to the Oceanside Chamber of Commerce Emerging Issues Forum.

Additional communications

The project team received two phone calls: One in support of the project and one interested in living at the project.

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In addition to the above outreach, the project team had informal conversations with local employers, industry groups, adjacent neighbors, and any other interested individual or group that had interest in the project.

Sincerely,



Ryley Webb
Land Planning and Entitlements Manager, H.G. Fenton

Exhibits:

1. Community Meeting Notice
2. Community Meeting Sign in Sheets and images
3. Community Meeting questions and answers

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OUTREACH NOTICE

November 25, 2024

SUBJECT: Development Proposal for 801 Mission Avenue (Project No. RD23-00005)

Dear neighbors and interested stakeholders,

Please join The H.G. Fenton Company for an informal meeting to discuss development plans for 801 Mission Ave. The proposal presents a mixed-use project at the gateway into Downtown Oceanside. The development will span one city block, from Mission Ave to Clementine St to Seagaze Dr to Nevada St. The proposed mixed-use project will include approximately 5,470 SF of ground-floor retail and office on Mission Ave, 230 residential apartments, underground and street parking, residential amenities, and public improvements. The project is currently under review by the City of Oceanside. As a neighbor and stakeholder, you will be notified of all City hearings on the project.



The informational meeting will be held at:

5:30-6:30 PM
Thursday, December 12, 2024
Oceanside Public Library
Community Room
Oceanside, CA

Welcome!

PLEASE SIGN IN BELOW

Sign in sheet is for public outreach record for
801 Mission Ave

NO	NAME	EMAIL	PHONE
1	Joseph Garne	josephgarne@gmail.com	(760) 492-0602
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Questions from community outreach meeting

1. How is the parking designed, how many spaces will there be? How parking levels will there be?
2. How will the entrances be places and what is the circulation?
3. Asked for more detail about the mixed units
4. Do we have a tenant for the gym?
5. Asked about the glass elevator with the view and how many floors the building will have.
6. What will the rent be?