



Jul 14, 2025

City of Oceanside
300 North Coast Hwy
Oceanside, CA 92054

Re: Proposed Housing Development Project at 240 Grace Street

To: planningcommission@oceansideca.org

**Cc: CityClerk@OceansideCA.org; DSCstaff@oceansideca.org;
planningstaff@oceansideca.org; CityManager@OceansideCa.org;
tsburke@oceansideca.org**

Dear Oceanside Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 19-unit housing development project at 240 Grace Street, which includes 2 low-income units, and one moderate income unit. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), AB 130, and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id.* at subd. (d)) or reduce the project’s density (*id.* at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct “a thorough analysis of the economic, social, and environmental effects of the action.” (*Id.* at subd. (b).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to lot size, lot width, setbacks, lot coverage, residential unit types, front yard landscaping, maximum height of fences/walls, plantable retaining walls, parking, and frontage improvements. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Furthermore, the project is eligible for a statutory exemption from CEQA pursuant to AB 130 (Pub. Res. Code, § 21080.66), which was signed into law on June 30, 2025 and effective immediately (Assembly Bill No. 130, 2025-2026 Regular Session, Sec. 74, available [here](#)). Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will increase the city’s tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on

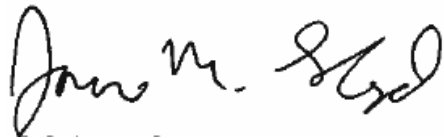
transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Todd Pazdur

Grace Street Resident
320 Grace St
Oceanside, CA 92054
tpazdur@yahoo.com
760-419-7196

July 14, 2025

Oceanside Planning Commission
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

**RE: STRONG OPPOSITION to Tentative Map T24-00005 / Development Plan D24-00016
/ Density Bonus DB24-00007
Grace Street Subdivision Project — 240 Grace Street (First Baptist Church Property)
Applicant: Hallmark Development Corp**

Dear Chairperson and Members of the Planning Commission,

As both a resident of Grace Street and a legal advocate well-versed in CEQA, land use, and zoning law, I submit this formal letter of opposition to the proposed Grace Street Subdivision Project. The proposed subdivision and rezoning of First Baptist Church property at 240 Grace Street would be devastating to the historic Loma Alta neighborhood, incompatible with existing zoning and character, environmentally deficient, and dangerous to community safety — particularly for the children and families who live directly in its path.

I. HISTORICAL SIGNIFICANCE AND INTEGRITY OF LOMA ALTA

Loma Alta is one of Oceanside's **oldest and most culturally significant neighborhoods**, with homes dating back nearly a century, known for their modest size, unique character, and intact streetscape. The proposed 19-home subdivision does not belong in this neighborhood and **threatens the very integrity of a community that predates much of modern Oceanside**.

The Loma Alta Neighborhood Planning Area was created to **preserve this character**. Allowing high-density infill directly on the edge of Grace Street — a quiet and narrow corridor — opens the door to **irreversible encroachment** and undermines decades of local planning.

That change is inconsistent with the **General Plan** and underlying **Specific/Community Plan** (such as the Loma Alta Planning Area).

The plan establishes a dangerous precedent, weakening Oceanside's ability to enforce future zoning in historic or preservation-sensitive areas. If the City alters zoning on a whim for a

religious institution seeking private profit from land sales, it invites similar upzoning requests from other institutions and nonprofits, further eroding community planning protections.

II. INCONSISTENT DENSITY AND SPOT ZONING CONCERNS

The parcel is designated **Public/Semi-Public (PS)** with a **General Plan Land Use of Single-Family Detached Residential (SFD-R)**. This designation explicitly protects Grace Street from multi-unit or medium- to high-density infill.

The proposal includes:

- **19 homes on 1.675 acres** (netting ~11.3 units per acre), far exceeding surrounding SFD-R standards
- Use of a **Density Bonus (DB24-00007)** to further escalate density despite **lack of proper transition** into the neighborhood
- A precedent-setting change that could **unravel neighborhood-scale zoning protections** across Oceanside

This effectively constitutes **spot zoning** and violates CEQA's "General Plan Consistency" requirement and Government Code §65860.

Breakdown of the Zoning ~~Violation~~Inconsistency:

Current Zoning (Per Notice):

- **General Plan Designation: Single-Family Detached Residential (SFD-R)**
- **Zoning Designation: Public/Semi-Public (PS)**
- **Planning Area: Loma Alta Neighborhood Planning Area**

Proposed Development:

- 19 homes on 1.675 acres = **~11.3 dwelling units per acre (DU/AC)**
- Includes a **Density Bonus Application (DB24-00007)** to exceed underlying density limits
- Claims 3 homes are affordable, allowing it to request higher density under CA Density Bonus Law

Zoning Definitions in Oceanside:

- **SFD-R (Single-Family Detached Residential):**
Typically allows **3 to 7 dwelling units per acre** (moderate density). Higher densities conflict with both **General Plan goals** and **neighborhood preservation efforts**.
- **High-Density Residential** (generally 10+ DU/AC):
Reserved for areas with multifamily zoning (like R-4), **not permitted in SFD-R zones** or PS-zoned parcels, unless both a General Plan Amendment and zone change are approved.

Why This Project Violates the Zoning Intent:

1. **Over 11 DU/AC exceeds SFD-R thresholds**, pushing the project into **high-density territory** — well beyond what the General Plan allows for this area.
2. The property is **currently zoned PS (Public/Semi-Public)**, which is **not a residential zone at all** — residential use would only be allowed if the parcel is **rezoned**.
3. While the applicant is **leveraging Density Bonus Law** for a few affordable units, that **does not override zoning inconsistencies** if:
 - ~~The base zoning doesn't permit residential use, and~~
 - The density increase drastically changes community character
4. **Density Bonus Law (Gov. Code §65915)** does not give unlimited rights — cities may still deny density bonuses **if the project causes significant environmental, historic, or infrastructure impacts**, or is inconsistent with the General Plan.

Commented [TW1]: This is not true. Rezoning is not required as long as the project is consistent with the general plan standards. I would remove this. This is included in the Staff Report on page 6. *Standards for the RS district are applied to the project pursuant to Section 1630 of the Zoning Ordinance. While single-family residential is not a specific land use classification identified as permitted in the PS district; pursuant to GOV § 65589.5(j)(4) "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan."

Conclusion:

~~Yes, the project crosses into high-density use, which is incompatible with the current General Plan designation (SFD-R) and underlying PS zoning. Without a formal zone change and General Plan amendment, this project is in violation of Oceanside's land use regulations, and therefore cannot lawfully proceed as proposed.~~

III. FAILURE TO ANALYZE FUTURE INTENSIFICATION OF CHURCH USE

The proposal states that **"the church would remain as-is."** However:

- There is **no deed restriction** or binding condition prohibiting future expansion or redevelopment of the church site.
- This opens the door to **future phases of development** — commercial, religious, or residential — all of which would intensify use without further CEQA review.
- CEQA requires the **"whole of the project"** to be disclosed, not just the first phase.

By segmenting development, the applicant avoids proper cumulative review under **CEQA Guidelines §15165**.

IV. TRAFFIC, CIRCULATION, AND INCOMPLETE ENVIRONMENTAL REVIEW

The Class 32 exemption cited in the notice is **not applicable** here due to **multiple disqualifying conditions**, including:

- **No full traffic study has been completed** for Grace Street or the surrounding Loma Alta Planning Area, despite obvious changes in use.
- The area is already under **stress from the new 300+ unit development at Crouch and Oceanside Blvd**, which will funnel overflow traffic northbound via Grace Street.
- Grace Street is not designed to safely handle construction or long-term traffic volumes. There are **no speed-reduction measures**, no widened shoulders, and limited sight lines.
- The **increase in cut-through traffic between Oceanside Blvd and Mission Ave** directly endangers my family, including **two children under the age of 5** who play in our front yard daily.

This development would dramatically increase vehicular movement in an already fragile, pedestrian-heavy, child-friendly corridor, without mitigations or infrastructure investments.

V. CEQA EXEMPTION MISAPPLICATION

The City's attempt to classify this project under **CEQA Class 32 (Infill Exemption)** is **legally flawed**. The exemption does **not apply** when:

- The project is **inconsistent with existing zoning** (Public/Semi-Public)
- There are **reasonable "unusual circumstances"** under CEQA §15300.2 — which clearly exist here:
 - Historic neighborhood
 - Traffic safety concerns for children and seniors
 - Lack of infrastructure improvements
 - Incomplete studies

Under the **California Environmental Quality Act (CEQA)**:

- A zoning change **requires a full Environmental Impact Report (EIR)** if it may significantly impact historical resources, traffic, noise, air quality, or neighborhood character.

- The **Class 32 Infill Exemption** (often used to avoid CEQA) does **not apply** if the zoning must be changed or if the site contains historical features or unique circumstances (which Loma Alta does).

Under **Proposition A** (Oceanside's 2012 initiative):

- Some zoning changes that increase density, particularly in open space or agricultural areas, require **voter approval**.
- While the Grace Street site may fall outside Prop A's strict boundaries, it reinforces Oceanside's **anti-densification voter sentiment**, increasing political resistance to rezoning efforts.

Therefore, the **full CEQA review process must be initiated**, including traffic, noise, aesthetics, and cumulative development effects.

RECOMMENDATION

The Council must reject the proposal for the following legal and planning reasons:

- The development **violates CEQA** due to unmitigated historic, traffic, aesthetic, and cumulative impacts.
- The project **is incompatible with the Loma Alta neighborhood** and would permanently degrade its historic character.
- The **current zoning of the church property does not permit high-density residential**, and any attempt to rezone it would violate CEQA, California zoning law, and Oceanside's own planning principles.

The Planning Commission and Council are urged to **deny this application** outright. Approval would invite costly litigation, undermine trust in zoning consistency, and inflict irreversible harm on one of Oceanside's most cherished neighborhoods.

Dane Thompson

From: David Lindsey <dlindsey1206@gmail.com>
Sent: Sunday, July 6, 2025 3:46 PM
To: Esther Sanchez; Eric Joyce; Dane Thompson
Subject: Grace Street Subdivision Project

Mayor Sanchez,

My name is David Lindsey. My wife, Anita, and I are fortunate to be living in the house I grew up in at 2139 Foster Street. We are both long time residents of Oceanside and plan to spend our retirement years here. I have some concerns about the proposed development that will be on the other side of our back fence.

First, I appreciate your involvement in this process Ester. I was standing in my neighbor Rick's driveway with my mother when you listened to the concerns about the overflow parking from the adjacent apartment complexes that resulted in the parking permit program that has been highly successful to this day!

Our Concerns

- **Drainage** Once the Baptist Church raised the ground level (about 6') after adding the new structures, any significant rainfall resulted in flooding up against our back wall. Once we lose what absorption we had from that field, I'm afraid this run-off will increase. Last summer we invested money in patios and added drains. So we may be ok, but I am concerned about the other houses on this side of Foster.

- **Density Bonus Law** Fact, San Diego County is in no risk of violating the Governor's desire to provide low/middle income housing. Take a drive on Mission Ave. down in the valley By Marty's Valley Inn. Or the huge project that is under construction on Skylark and O'side Blvd (just to name a few). So if Oceanside does not allow the Density Waiver on Grace St and keeps it at the 10 unit limit, I see no downside to the city. The upside is only for the developer and the church, in the way of profits. Hallmark is in this business. And the church is also a business. The fact that the church has not been open to any concessions on the issue of allowing additional parking areas for visitors, at least in the meetings I have attended, and felt no moral obligation to communicate with the affected neighbors prior to the offer from Hallmark makes my point.

I'm guessing the city will also profit from having the additional units. But the city leaders have done such a fantastic job in attracting tourism to the pier area, and with the new Front Wave Arena, I can't see this being an issue.

One factor that drives the Density Bonus Law is to make housing affordable to low/middle income. Realistically, what low or middle income person or family is going to qualify for a loan to BUY one of these units? Ask Hallmark. This is not low income priced housing. So what happens to the units that are designated for low income but don't get sold to low income people?

- **Parking** Assuming two car garages will accommodate the standard family may not be realistic either. Garages are often used for storage (I speak from experience!) and leaves at least one car to park on the street. Visitor parking has not been addressed. Is the city going to use the Street Permit Parking for these units, either on Grace or Foster?

- **Traffic Safety** After retiring from the Navy, I started my career as a Safety and Health Professional. This included my certification as a safe driving instructor for over 12 years at my last company. I trained people to be aware of pedestrians walking, riding bicycles, running, and for vehicles entering and exiting driveways and pulling away from curbs. Add about 40 more drivers to this area that includes three turn lanes feeding onto Grace (2 from Foster, 1 from Dixie) and it makes me see an increased risk for collisions with vehicles and pedestrians. And I haven't even mentioned untrained young persons on E bikes! I don't believe ANY Traffic Impact Report includes these factors. And this is a good time to mention the property on the north corner of Dixie and Grace (The delay in the sale has increased the homeless pulling the fencing back and setting up camps). Hallmark has already shown interest in buying this property. In the near future I can see this area developed that will include much more vehicular traffic. If the Skylark project can get approved with a TIR being conducted well, just sayin'!

- **Fire Safety** I know the plans call for concrete tile roofing. But the primary construction material is wood. As we have seen recently up north fires can spread quickly through neighborhoods regardless of roofing material. We are in a low fire-zone but garage and house fires can start anywhere. Looking at the private street plan, any reasonable person can see that there is not enough room for a fire engine to pull in and turn around if needed. Having two level units increases

not only the amount of combustible material per square foot, but also increases the difficulty factor for firefighters. That could result in a delay to bring a fire into containment, which puts my house and those around me at a higher risk.

- **General Concerns** Our lives will be greatly impacted during the construction phase. This has been a quiet neighborhood all my life. Once finished, our privacy is all but gone. The first four units will have an upstairs window looking down in our backyard. I know this is not a valid consideration during the approval process. But it sure means a lot to my wife and I, as this is a huge change for us, but not for the better. Additional traffic, noise, people and safety concerns all change what this neighborhood has been to us and all the great neighbors we enjoy on a daily basis. **But it doesn't have to be that way.** You all have the power to require the developer to work with the church and amend the project and reduce the density down to a reasonable level with 10 single level, single family homes that blend with what this neighborhood is. Nobody wants the Baptist Church to shut down. We fear what would take its place. They could use the money from the sale of the property and invest in a solid marketing campaign to increase the parishioners. Heaven knows there is a need nowadays!

I look forward to the Planning Commission's Public Hearing on the 14th of this month!

Thank you again Ms Sanchez and to Eric, Dane and a few others that have taken time to solicit, and listen to our concerns.

David and Anita Lindsey

Also, I would be remiss if I didn't mention that **Sean Santa Cruz** of Hallmark Communities has done an excellent job in representing Hallmark. Both Rick and I reached out to him as soon as the posting was on the fence. He met with a group of Foster Street residents on-site prior to any public meeting being scheduled - on a Saturday!

Dane Thompson

From: Dane Thompson
Sent: Friday, July 11, 2025 2:35 PM
To: Dane Thompson
Cc: Darlene Nicandro; Merisue S. Repik
Subject: FW: Grace St. Development

Good Afternoon Commissioners,

The email below was received this Wednesday about the Grace Street Residential Subdivision project T24-00005.

Thank you,

Dane Thompson, Associate Planner
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
Phone: (760) 435-3562
dthompson@oceansideca.org

All voicemail to and e-mail to and from the City of Oceanside may be considered public information and may be disclosed upon request.

-----Original Message-----

From: leslie davis <nopupmills59@gmail.com>
Sent: Wednesday, July 9, 2025 8:43 AM
To: Planning-Planning Commission <PlanningCommission@oceansideca.org>
Subject: Grace St. Development

Warning: External Source

To Whom It May Concern,

It is ridiculous and is unreasonable to think you can cram 19 houses on the Baptist Church property. We have a lot of flooding in our neighborhood every time it rains. Please oppose this project.

Sincerely,

Leslie Davies

Winchester St.

Oceanside, CA 92054

Dane Thompson

From: Nicholas Bachert <nickbachert@yahoo.com>
Sent: Monday, March 31, 2025 12:25 PM
To: Dane Thompson
Cc: Eric Joyce
Subject: 240 Grace Street, Oceanside, Ca. 92054 (APN:148-320-42).

Warning: External Source

Dane Thompson, City of Oceanside Associate Planner

I'm concerned about the pending housing development application at 240 Grace Street, Oceanside, Ca. 92054 (APN:148-320-42). As a Maxson Street resident, I have concerns about its potential compliance with zoning regulations, adverse neighborhood impacts, and compatibility.

My concerns include:

- **Density:** Our neighborhood is a small haven of single non-attached family homes surrounded by apartments and businesses. A half-mile radius shows the current density. The city wants to add more? Why change the zoning code when we already have high housing density from nearby apartments? Could the city reduce the density to a maximum of ten non-attached homes and preserve this area?
- **Traffic:** Traffic in our neighborhood is already bad, and with 19 new housing units, it will worsen. This area is a pass-through for cars heading from Oceanside Blvd. to Mission Ave. and vice versa. I know many neighbors and wave to them as they pass, but most drivers aren't my neighbors. The new development on Canyon St. at the Sprinter tracks will only add to the problem. Drivers don't stop at stop signs and use Grace Street's straightaway as a race track. Can the city improve or slow traffic? This has been brought up before. We have young families here, and heavy traffic and traffic law violations are a safety concern. There are also plans to add a biking route through our neighborhood, which is ridiculous. Bikers already have the river and train paths. Driving down Pacific Street on weekends is impossible because they ignore traffic rules, bunch up, and speed past stop signs.
- **Parking:** Parking is restricted on Grace and Foster streets due to excessive apartment dwellers parking there. They now park on nearby streets and leave trash on the road. The developer's plan prohibits car parking on unit driveways, but garages are inadequate, as most people use them for storage. There will only be three guest parking spots, which is insufficient for a development with 19 units. This raises concerns about potential parties, guests, and overnight stays, especially if the units are converted to Air B&Bs. At 19 units, a minimum of 38 cars, more parking should be available in the development. The current situation is concerning, especially during street cleaning and at night when drunk drivers drive through the neighborhood.
- **Infrastructure:** Our neighborhood, built between the 1940s and 1970s, has infrastructure designed for single-family homes, not 19 homes with multiple toilets, showers, and sinks. The city has repaired the piping on Grace St. multiple times due to its age. What are the city's plans to replace or improve the aging infrastructure if this development is approved? Additionally, if California faces water shortages, why are you building so many homes? The Sprinter track development on Canyon St. is already approved, and the average American uses 30 gallons of water daily. How much water will this development need?
- **Sidewalks:** With more cars, our neighborhood, already unsafe for pedestrians due to lack of sidewalks, becomes even more perilous. More cars parked on the streets force pedestrians to walk around them, making them vulnerable to accidents. Parents with strollers often walk on the streets, navigating to grocery stores and restaurants on all sides of our neighborhood. Despite Oceanside's poor walkability grade, our neighborhood lacks sidewalks. What are the city's plans to improve walking safety?

- Lack of open space: Our neighborhood lacks a safe green space despite the church sharing an empty lot with us during COVID. While Brooks and San Diego streets have parks, our neighborhood lacks one. The golf course is a concern as children run around it risk getting hit by golf balls. The baseball fields could be improved, but they're currently plagued by homeless people sleeping in the playground, under the bleachers, and camping in their vehicles. With the law's approval by SCOTUS, why is the city allowing homeless to take over and making it unsafe for residents?

Why does the City of Oceanside hate our neighborhood? It is an honest question. You have already placed a homeless shelter and methadone clinic here! Disruptive people from these facilities break into cars, homes, and harass residents in our neighborhood. They've grabbed my wife's trash bucket, yelled at us, and even shot drugs in a church parking lot where children walk to school. Apple St. is always crowded with people living in cars or tents. Visit Oceanside boasts about Goat Hill Golf Course, but it's surrounded by homeless people. We held a large Neighborhood Watch meeting because these facilities have attracted intruders. The city's Neighborhood Watch liaison said it was the largest group she's ever had. What are the city's plans to make our neighborhood safe?

Please reconsider the development plans for the lot on 240 Grace Street.

Thank you,
Nick Bachert
1923 Maxson St.
Oceanside, CA 92054

Sent from my iPad

Dane Thompson

From: Norma Bachert <abbiebachert@icloud.com>
Sent: Monday, March 31, 2025 9:46 AM
To: Dane Thompson; Eric Joyce; Esmeralda Gonzalez Jimenez
Subject: 240 Grace Street, Oceanside Ca. 92054 (APN:148-320-42)

Warning: External Source

Dear Dane Thompson, City of Oceanside Associate Planner, Eric Joyce, Oceanside Deputy Mayor and Esther Sanchez, Oceanside Mayor,

I am writing to formally express my concerns regarding the pending project application for a housing development located at 240 Grace Street, Oceanside Ca. 92054 (APN:148-320-42). As a resident on Maxson Street, there are significant concerns regarding its possible compliance with zoning regulations, potential adverse impacts on the neighborhood, and its compatibility within our neighborhood.

My concerns for this development are:

- Density
- Traffic
 - Parking
 - Infrastructure
 - Sidewalks
 - Lack of open space

Density:

Our neighborhood is a small haven of single non-attached family homes surrounded by apartments and businesses. A half-mile radius would show the density of our area, and now the city wants to add more? This is a single non-attached family home area, why would the city change the zoning code when we already have a high density of housing from all the apartments around this neighborhood? Could the city change this development's density to at a maximum of ten non-attached homes and keep this little haven?

Traffic:

We are already dealing with traffic issues in our neighborhood, and with an additional 19 housing units, this will only increase our horrible situation. This area is already used as a pass-through for cars heading from Oceanside Blvd. to Mission Ave. and vice versa. I walk our little haven and know hundreds of our neighbors and have even invited many to my home. So I tend to wave to them as they pass by, but the majority of the drivers that go by are NOT my neighbors! Plus, the new development on Canyon at the Sprinter tracks is only going to add to that!!! As it is, I can't get out of my driveway because drivers do NOT stop at stop signs and use Grace Street's straightaway as a race track! Can the city improve/slow the traffic going through our neighborhood? This is an issue that has been brought up to the city before. We have a lot of young families here, and with heavy traffic and not obeying traffic laws, this is a safety concern. Plus, I hear there are plans to add a biking route through our neighborhood...are you kidding me??? Why would you even consider placing one in a residential area? The bikers have the river and train paths already. It is practically impossible to drive down Pacific Street on weekends because the bikers ignore traffic rules. They bunch up, blocking the lanes and speed past stop signs!

Parking:

Parking on Grace and Foster streets are already restricted due to too many of the apartment dwellers parking on them. They now park on Country Club, Dixie, Maxson, Saratoga, and Greenbrier and walk back to their units. They often leave trash from their cars on the street. I know this because when I walk the neighborhood, I carry a bucket to pick up all the trash! According to the developer's plan, there will not be space to park cars on the driveways of each unit. Yes, there will be a garage, but most people do not park in their garages. I see this on my walks. People use them for storage. I am one of the few people in our neighborhood who does park in theirs. Plus, there will only be 3 spots for guest parking in this development! What?!?!? They don't think people

living there will have parties, guests visiting, or spending the night? Lord help us if they are purchased to be Air B&B's!!! At 19 units, you would figure a minimum of 2 cars for each unit, so where are 38 additional cars going to park? It is bad enough on street cleaning day when everyone is running around moving cars from street to street! Even parking on the street is not safe! I have seen the aftermath of many a parked car hit over the years, especially at night by drunk drivers cutting through our neighborhood!

Infrastructure:

Our neighborhood was mostly built between the 1940s to 1970s. The existing infrastructure laid out for this area is for single-family homes. Back then, that lot would have had 1-3 homes on it. The infrastructure, especially the water and sewer systems, are NOT designed for 19 homes with multiple toilets, showers, and sinks! As it is, I have seen the city repair the piping on Grace St. several times. This additional usage will stress this fragile system. What are the city's plans to replace our aging infrastructure? What are the city's plans to improve the infrastructure if this development is approved to accommodate the additional water usage? That is another thing...If California doesn't have water, as we are often told, why are you building so many homes? You already approved the development on Canyon St. by the Sprinter track. The average American uses 30 gallons of water a day! How much water will that development need/use?

Sidewalks:

With more cars, they are more dangerous to pedestrians! Our neighborhood is already not safe to walk due to the lack of sidewalks. People have to walk in the streets. With more cars parking on the streets, people will have to walk around them, making pedestrians easy targets for cars to hit them! I often see parents with strollers walking down the streets. Our neighborhood is a pathway to grocery stores and restaurants on all sides. I know Oceanside receives a poor grade for walkable neighborhoods. Why are there streets with half, partial, or no sidewalks in our neighborhood? What are the city's plans to improve and make walking safe in our neighborhood?

Lack of open space:

Many in our neighborhood use that empty lot as open space. The church has been kind enough to share it with us! During COVID, it was extremely popular as a safe place for kids to run around and walk dogs. People still use it today! Why is it that our neighborhood doesn't have a safe green space? Brooks and San Diego streets have parks, where is ours? Sure, we have the golf course, but you can't have children running around it without a helmet for fear of getting hit by golf balls! Plenty of our houses and cars are hit by them each week. The baseball fields could be nice if it weren't filled with homeless sleeping in the playground, under the bleachers making rock forts, or camped out in their vehicles along the street. That is not a fun thing to explain to children? With the law's approval by SCOTUS, why is the city allowing homeless to take over and making it unsafe for residents?

Why does the City of Oceanside hate our neighborhood? It is an honest question. You have already placed a homeless shelter and methadone clinic here! These disruptive people venture up to our neighborhood and break into cars, try to get into homes, and harass people. I have had them grab my trash bucket, yell, and follow me!!! I have even seen them shooting up drugs on the church parking lot corner where children walk by on the way to school!!! Apple St. is always packed with people living in cars or makeshift tents. It is funny how Visit Oceanside loves to show off Goat Hill golf course, but if you drive up to the course, you see homeless or unhoused people all around it on the streets and in the canyons! We had to have a large gathering for Neighborhood Watch because these facilities have attracted disruptive people to our area. You can ask the city's Neighborhood Watch liaison on how many concerned neighbors attended. At our meeting, she said it was the largest group she has ever had. What are the City's plans to make our neighborhood safe from these intruders?

After addressing all of my concerns, please reconsider the development plans for the lot on 240 Grace Street.

Thank you,
Norma Bachert
1923 Maxson St.
Oceanside, CA 92054

Dane Thompson

From: leslie davies <nopuppymills59@gmail.com>
Sent: Saturday, March 29, 2025 11:26 AM
To: Dane Thompson
Subject: Oppose project T24-00005 on Grace street

Warning: External Source

Dear City Planner,

My name is Leslie Davies. I live on Winchester St. in Oside. I am writing to request that you oppose project T24-00005 on Grace street. The proposed plan is to cramp **19 homes on 1.67 acres**. This is just way too many homes on that small parcel of land. We already have major flooding at the end of Winchester St. every time it rains. Please reduce the number of house in this project.

Sincerely,

Leslie Davies

2015 Winchester St.

Oceanside, CA 92054

Dane Thompson

From: jamesrheuark@yahoo.com
Sent: Friday, March 28, 2025 5:49 PM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Mr. Thompson, I live in the Loma Alta Mission Park neighborhood and am writing to express concerns about the proposed Grace St Development. Issues of concern include increased traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure for water and sewage. These must be addressed before moving forward. Thank you for considering my concerns.

Dane Thompson

From: richard kratcoski <richardkratcoski@att.net>
Sent: Friday, March 28, 2025 1:18 PM
To: Dane Thompson; Eric Joyce; Esther Sanchez
Subject: Grace Street Development

Categories: Red Category

Warning: External Source

Dane, Eric, Esther, This e-mail is in reference to project number T24-00005 Grace Street development at Baptist Church. This project has several concerns that need to be addressed before going to Planning Commission. There are lots of folks who live in my neighborhood the Loma Alta Park Neighborhood that have lots of concerns about this project's impact on our existing single family residential zoned area. Some of us adjacent to the project on Foster Street have met with Sean from Hallmark to discuss our concerns. A major concern is noise , dust , dirt and rodents. Originally Hallmark only planned an insufficient dividing wall between houses on Foster and the planned development. Many of the neighbors on Foster who met with Sean unanimously voted we needed a solid block wall to help with the constant noise (Backup alarms on equipment , Nailing guns etc, etc.) , dust and dirt that existing neighbors will have to deal with during the construction phase. Hallmark originally just wanted to put up a small retaining wall and acrylic fence between their project and Homes on Foster. We need city Planning department to come up with the best remedy for this issue. In our opinions a solid block wall will help deter the noise, dust and dirt. During construction we desire noise and work to begin no earlier than 8 am ending at 4 pm. Going back to dividing wall between planned project and homes on Foster it has been found that the Church property actually encroached on Foster Street property lines. The Church and developer need to remedy this situation before any approval

process is even considered. The Church may need to purchase the land they have considered to be theirs from property owners on Foster encroached upon.

Next big issue is the size and zoning designation of this project. I believe and others believe the vacant land owned by the Church is actually zoned for public use such as churches, schools General use?) etc and not zoned for residential. So the applicant needs to address the zoning change before proceeding to Planning commission along with the disputed property lines. I understand the existing zoning for a residential project on this parcel of land allowed for only 10 single family homes. Even with the mandate from the state for affordable housing units and extra density this project should have no more than 15 houses . Five more than normal for this zoning . Not 9 more. Which bring us back to an issue with insufficient parking on site as compared to street parking. After watching the fires devastate homes crammed together in Pacific Palisades , I see the plans current design as a potential death trap for folks too close together with only one way in, with the same one way out. I recently read an article about Dixon Trail and in their attempts to make construction more fire-resistant they want a more than 5 foot non- Combustible zone surrounding the home , space out vegetation and a host of fire-resistant Materials throughout the home. Seeing that most of these 19 planned homes are very close to each other there is a potential for the whole street of 19 homes to catch fire and spread to our single - family homes on Foster. The upgrading from 10 homes to 19 is the ROBLEM. Too Big. Not well thought out. If the church wants to start selling off their property because their church is failing or needs more money, they should have a meeting with all the neighbors of Loma Alta Mission Park to discuss their long range plan for their property. This would be a good opportunity for Hallmark and the Church to come up with a Master Plan for the

entire First Baptist church property. Not piece meal away the area to the highest bidder.

Dane Thompson

From: Glory Deveney <gloryrenee920@gmail.com>
Sent: Thursday, March 27, 2025 8:46 PM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Dear Mr Thompson,

I am a resident of the Loma Alta Mission Park neighborhood, and I am writing to express my concerns about the proposed Grace St Development. While growth is inevitable, our neighborhood lacks the infrastructure to support additional housing.

Key concerns include increased traffic congestion, speeding on a "pass-through" road that connects Mission and Oceanside Blvd, insufficient sidewalks for pedestrian safety, and a rise in street parking that could make roads more hazardous. Additionally, the development would contribute to wildlife displacement and put further strain on our already limited water and sewage systems. These issues must be thoroughly addressed before any development moves forward. Also, the proposed development does not match the aesthetic appeal of the current housing around the land. On Dixie street, the HOA townhomes fit well on that street because the development was considerate as to push the homes out of the surrounding neighborhood's view-meaning-you would never know that development was there unless you were a local in our neighborhood. This development would be seen from all sides of Grace street and Foster. I am not opposed to growing communities, however, I am opposed to placing high density homes in an area that was not originally planned that way.

I urge you to consider the long-term impact on our community and work toward solutions that ensure safety, sustainability, and responsible growth.

Sincerely,

Glory Deveney

2125 Winchester st

Oceanside CA 92054

386-983-2230

Gloryrenee920@gmail.com

Dane Thompson

From: Stan King <sdsking@hotmail.com>
Sent: Thursday, March 27, 2025 7:55 AM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Dear Mr. Thompson,

I live in the Loma Alta Mission Park neighborhood and am writing to as a concerned citizen to express concerns about the proposed Grace St Development to build 19 new homes.

I have issues of concern that include increased density, traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure for water and sewage. These must be addressed before moving forward. Thank you for considering my concerns.

Sincerely,

Stan King
349 Grace Street
Oceanside, CA 92054

Dane Thompson

From: Marc Kalb <marckalb@icloud.com>
Sent: Wednesday, March 26, 2025 6:16 PM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Mr. Thompson, I live in the Loma Alta Mission Park neighborhood and am writing to express concerns about the proposed Grace St Development. Issues of concern include increased traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure for water and sewage. These must be addressed before moving forward. Thank you for considering my concerns.

Sent from my iPhone

Dane Thompson

From: David Lindsey <dlindsey1206@gmail.com>
Sent: Wednesday, March 26, 2025 6:12 PM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Mr. Thompson, I am an homeowner on Foster Street. Living in the house I grew up in, and now enjoy as our “forever house” to spend our retirement years. am writing to express concerns about the proposed Grace St Development. Issues of concern include increased traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure for water and sewage. These must be addressed before moving forward. Thank you for considering my concerns.

Sent from my iPhone

Dane Thompson

From: bryan cannon <bryancannon22@gmail.com>
Sent: Wednesday, March 26, 2025 6:00 PM
To: Dane Thompson
Cc: Eric Joyce
Subject: T24-00005

Warning: External Source

Bryan Cannon
334 Grace St
Oceanside, Ca

3/26/25

To Whom It May Concern,

I am writing to express my concerns regarding the proposed housing development of 19 homes on a 1.67-acre lot in our neighborhood. While we understand the potential benefits of new housing, there are several issues that need to be addressed to ensure the well-being of our community.

Firstly, the increased density of homes could exacerbate existing traffic and parking issues. Our neighborhood already struggles with limited parking, and adding more homes could worsen this situation. The 19 homes that are proposed only have parking for 2 cars in a garage and as we all know most people use garages for other uses like storage or additional living space. The homes will average 4 cars per home which would be approximately 80 additional cars added to an already messy parking situation coming from the Greenbriar Apartments and now from this future project on Grace. The City should consider that the project plan for more parking on the project site opposes pushing this project issue on the local and existing neighborhood surrounding.

Additionally, the community and neighborhood has been fighting for speed bumps on GreenBrier and Grace st for what is an already existing issue of unsafe conditions with high speed and heavy traffic. Now adding an approximate 80 cars to the daily traffic will only increase the speed and unsafe conditions.

Moreover, the current stormwater runoff is already a significant issue, with water running down existing streets and over most driveways on the city sidewalks. In fact, I just fixed a water flow issue at my property due to upstream water flows and now I will have many more issues that I will not be able to stop during heavy rain storms. The new development may increase this problem, and it is crucial to have a comprehensive plan for stormwater management which should go underground through pipes to a culvert area. Additionally, our sewer infrastructure is outdated and designed for our old community, and the added demand from new homes could lead to further problems.

I urge you to carefully consider these issues and work towards solutions that will benefit the entire community. We feel that these homes don't fit our old community let alone why we have to suffer the consequence of a developer's profit and the city's gain. Thank you for your attention to this matter and we hope that the city will resolve current and prior issues as the city should also consider the community's current issues and impacts of this project.

Sincerely,

Bryan Cannon

Feel free to adjust any details as needed!

Sent from my iPhone

Dane Thompson

From: Rachel Gold <contact4rachel@gmail.com>
Sent: Wednesday, March 26, 2025 2:45 PM
To: Dane Thompson; Eric Joyce
Subject: Grace St Project zoning?

Warning: External Source

Dear Associate Planner and Councilmember:

I live within one block of the planned Grace Street Development.

I'm not opposed to new housing but why are 19 attached townhomes allowed in a neighborhood that is predominantly single detached family homes?

Let Hallmark build a reduced number of single family detached homes on the site so that the development fits with Loma Alta Mission Park, instead of just stuffing in as many units as possible for the sake of pure profit.

Sincerely,
RP

Dane Thompson

From: Pedro Reyes <7pr1999@gmail.com>
Sent: Wednesday, March 26, 2025 1:01 PM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Mr. Thompson, I live in the Loma Alta Mission Park neighborhood and am writing to express concerns about the proposed Grace St Development. Issues of concern include increased traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure for water and sewage. These must be addressed before moving forward. Thank you for considering my concerns.

Dane Thompson

From: Randy Tooker <randy@tookerclassics.com>
Sent: Tuesday, March 25, 2025 6:26 PM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Mr. Thompson,

I live in the Loma Alta Mission Park neighborhood and am writing to express concerns about the proposed Grace St Development.

Issues of concern include increased traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure. Not to mention its long term effects with the high density of 19 homes, seems like 10 homes would fit the lot and the neighborhood.

These must be addressed before moving forward. Thank you for considering my concerns.

Randy Tooker
2408 Saratoga st

Dane Thompson

From: Matt Elliott <motomatt43@icloud.com>
Sent: Wednesday, March 26, 2025 9:40 AM
To: Dane Thompson
Subject: Grace st

Warning: External Source

Mr. Thompson, my name is Matt Elliott and I reside on Maxson st near the proposed Grace st project. I have several concerns and/or questions regarding this project. (1) drainage (2) parking (3)safety for pedestrians (4) endangered wildlife species that live on property (5) traffic (6)time frame to finish project (7)staging area during construction (8)dust control during construction. Please respond.
Sent from my iPhone

Dane Thompson

From: joseph rubano <josrubano@hotmail.com>
Sent: Tuesday, March 25, 2025 1:54 PM
To: Dane Thompson
Cc: joyce4oside@gmail.com; ssantacruz@hallmarkcommunities.com
Subject: Proposed Development at 240 Grace Street, Oceanside

Warning: External Source

To whom it may concern,

I am a concerned neighbor. My property borders on the field of the Baptist Church on which the Hallmark Development Corp. is proposing to build 19 single-family houses.

I am concerned about traffic, public safety, water run-off, privacy for residents with homes bordering on the proposed project, and its effect on wildlife (our local owls, hawks and falcons) and the character of our community.

I hope you can see how this proposed project will negatively impact the neighborhood and that these concerns will be taken into consideration if it is to go forward.

Sincerely --

Joseph Rubano
2162 Saratoga Street

Sent from [Outlook](#)

Dane Thompson

From: patricia rubano <patrubano@hotmail.com>
Sent: Tuesday, March 25, 2025 1:20 PM
To: ssantacruz@hallmarkcommunities.com; joyce4oside@gmail.com; Dane Thompson
Subject: Proposed development on Grace Street

Warning: External Source

To all it may concern,

I am writing to place on the record my opposition to this development as it is proposed. I live on Saratoga St. and would be directly and dramatically impacted by such a large development.

I do not oppose development in general, but the density that is proposed and would require an exemption is not reasonable for this location. Affordable housing is desperately needed in San Diego, but the three units proposed here don't make a dent in that need and what that tiny percentage allows is not healthy for anyone - humans or animals.

This community cannot support the traffic, rain run-off in the increasing weather 'events' that bring extreme conditions and make it necessary to take such things into consideration for future planning. It is short-sighted to allow such high-density developments in this area.

I am asking that serious consideration of the long-term effects of our city planning on the population living here be taken.

Respectfully, Patricia Rubano

Dane Thompson

From: tyler.marcus.rauch@gmail.com
Sent: Tuesday, March 25, 2025 9:55 AM
To: Dane Thompson
Subject: Grace Street Development

Warning: External Source

Mr. Thompson,

I live in the Loma Alta Mission Park neighborhood at 2205 Maxson Street and am writing to express concerns about the proposed Grace St Development. Issues of concern include increased traffic, speeding, lack of sidewalks, increased street parking, wildlife displacement, and inadequate infrastructure for water and sewage.

I have young children and fear the increased traffic would lead to an injury and/or prevent them from playing in our neighborhood.

These must be addressed before moving forward. Thank you for considering my concerns.

Tyler Rauch
(760) 310-3921

Sent from my iPhone

Dane Thompson

From: Anastasia Walwick <stacywalwick@sbcglobal.net>
Sent: Tuesday, March 25, 2025 9:07 AM
To: Dane Thompson
Cc: Eric Joyce
Subject: Urgent Action Needed: Reject the Proposed Development at Grace Street Development T24-00005, D24-0001 6, DB24-0007

Warning: External Source

Council Members,

As a dedicated resident of 315 Grace Street for more than three decades, I am reaching out with a heartfelt plea regarding the proposed development of 19 homes on a mere 1.67 acres. While I fully support thoughtful and responsible growth, the overwhelming density of this project poses a serious threat to our beloved community.

I urge you to consider the following critical issues before making any decisions:

1. **Traffic Hazards**: The addition of 19 homes will significantly increase traffic, leading to faster driving and heightened risks at our intersections. Our street is already narrow, and the influx of cars will exacerbate congestion and compromise safety. We have a responsibility to prioritize safe passage for all our residents.
2. **Endangered Local Wildlife**: Our neighborhood is home to a rich variety of wildlife, including bats and herons. This development threatens to disrupt their habitats and diminish the natural beauty that makes our community unique. We must stand firm in protecting the delicate balance of our ecosystem for future generations.
3. **Strained Infrastructure**: Our current water and sewage systems are already at capacity, and flooding is a frequent concern during heavy rains. Adding more homes will only intensify these issues, creating potential health hazards and risking property damage. We owe it to our community to safeguard our infrastructure.

Our neighborhood is steeped in historic charm and character, and it deserves a development plan that enhances our community rather than overwhelms it. I implore you to reconsider this proposal and to engage with residents to explore alternatives that align with our values and prioritize safety.

Let's come together to ensure a bright and sustainable future for Grace Street. Your leadership in this matter can make a significant difference.

Thank you for your attention to this urgent issue.

Sincerely,

Anastasia Walwick
315 Grace St.
Oceanside, CA.
92054

760 212-5442

Dane Thompson

From: colleen Stephens <flywatts@yahoo.com>
Sent: Tuesday, March 25, 2025 8:03 AM
To: Dane Thompson
Cc: Eric Joyce
Subject: Fwd: Grace Street Development T24-00005, D24-0001 6, DB24-0007

Warning: External Source

I am also a concerned citizen that lives in the community opposing this project for many reasons, traffic, street conditions, rain water, sewer problems and above all safety.

Thank you,

Colleen Stephens

2021 winchester st

Sent from my iPhone

Begin forwarded message:

From: Charity Bracy <cbracy@umich.edu>
Date: March 25, 2025 at 7:55:57 AM PDT
To: flywatts@yahoo.com
Subject: Fwd: Grace Street Development T24-00005, D24-0001 6, DB24-0007

----- Forwarded message -----

From: Charity Bracy <cbracy@umich.edu>
Date: Mon, Mar 24, 2025 at 8:33 PM
Subject: Grace Street Development T24-00005, D24-0001 6, DB24-0007
To: <dthompson@oceansideca.org>, <ejoyce@oceansideca.org>
Cc: <greenbriernw@gmail.com>

Dear Council Member Joyce and Mr. Thompson:

I am writing as a concerned community member and neighbor who has lived in the beautiful Loma Alta Mission Park neighborhood, otherwise known by the neighborhood as the "Goat Hill" neighborhood, for over 20 years. I have serious concerns about the proposed Grace Street Development which includes building 19 homes on a parcel that is less than 2 acres (1.67 acres). In the weeks ahead, I will provide more details and recommendations. I am simply writing today to express my initial general concerns so my voice is part of the record.

The main issues that need to be considered and addressed for this project include:

Public Safety

1) Increased traffic in and out of the neighborhood heading to both Mission Ave and Oceanside Blvd with high speed drivers. Any given morning when I walk the neighborhood, I see cars not stopping at the already established stop signs, and cars speeding at excessive rates.

Additionally, it's a major challenge some mornings trying to drive out of the neighborhood due to the heavy traffic flow and speeding.

2) Lack of sidewalks on Grace Street, Dixie Street, Maxson Street, Saratoga Street, and in other parts of the neighborhood making it unsafe with the high volume of cars (several speeding) for pedestrians and bikes, as well as a lack of crosswalks for the numerous families, children, seniors and disabled that live in this neighborhood

3) Grace Street is already a narrow road. Street parking on both sides of Grace will make it even more narrow which will make it even more dangerous for pedestrians.

Wildlife

4) This neighborhood has an amazing amount and variety of wildlife. All varieties of hawks, barn owls and great horned owls, herons (the herons in fact often reside in the grassy area of the site where this development is planned), and birds galore including several species that travel to the neighborhood annually to nest (e.g. Orioles), We coexist with coyotes and nature in this neighborhood. It's one of the things that makes this neighborhood so great and, in my opinion, one of the best in Oceanside. The construction related to this development and the finished development itself will disrupt, displace, and destroy much of this wildlife.

Infrastructure

5) Water and sewage lines cannot handle more homes without serious updating which must happen to accommodate so many more residents. Additionally, more water/sewage infrastructure needs to be a priority.

6) When we get high volumes of rain, this neighborhood turns into a lake in certain areas and flooding of yards, garages, and even homes is a common occurrence. This issue needs to be addressed before adding more homes to the neighborhood.

Like I said above, this letter just outlines my initial concerns about this development. I look forward to participating in future conversations on this project to ensure this neighborhood remains a gem of Oceanside.

Best
Charity

Dane Thompson

From: Kathy Magerkurth <kathymagerkurth@gmail.com>
Sent: Tuesday, March 25, 2025 6:43 AM
To: Dane Thompson; Eric Joyce
Cc: Sean
Subject: Grace Street Development T24-00005, D24-0001 6, DB24-0007

Warning: External Source

Dear Council Member Joyce and Mr. Thompson:

I am writing as a concerned community member and neighbor who has enjoyed life on Grace Street for 22 years. I have serious concerns about the proposed Grace Street Development which includes building 19 homes on a parcel that is less than 2 acres (1.67 acres). In the weeks ahead, I will provide more details and recommendations. I am simply writing today to express my initial general concerns so my voice is part of the record.

The main issues that need to be considered and addressed for this project include:

Public Safety

1) Increased traffic in and out of the neighborhood heading to both Mission Ave and Oceanside Blvd with high speed drivers. I walk the neighborhood with my dog nearly every morning and most evenings. I see cars not stopping at the already established stop signs, and cars speeding at excessive rates sometimes leaving tire burnout marks. Additionally, it's a major challenge some days trying to get out of my driveway due to traffic who roll through the stop sign at the corner of Grace and Maxson combined with the increase of traffic coming from Greenbrier.

2) Lack of sidewalks on Grace Street, Dixie Street, Maxson Street, Saratoga Street, and in other parts of the neighborhood making it unsafe with the high volume of cars (several speeding) for pedestrians and bikes, as well as a lack of crosswalks for the numerous families, children, seniors and disabled that live in this neighborhood.

The west side of Grace and Maxson partially lacks a sidewalk on both sides of the street, leaving the only option to walk, is in front of the parked cars literally in the street.

3) Grace Street is already a narrow road. Street parking on both sides of Grace will make it even more narrow which will make it even more dangerous for pedestrians who will only have one sidewalk as the other side does not have a sidewalk right in front of the proposed site.

We have had numerous accidents involving drivers who have hit parked cars along Grace Street, my neighbor's mailbox has been run over twice within a 2 month time period.

Wildlife

4) We are fortunate to have an abundance of wildlife that call our area home.

Bats, hawks, owls, the blue heron who often are seen on the very proposed building site. Orioles and ducks who migrate here in the Spring.

Height of Homes

5) Building 2 story houses on top of proposed lot will block the light from well established homes on Foster and Saratoga. What will happen to all the trees and foliage that these neighbors have purchased based on sunlight.

Infrastructure

6) Water and sewage lines cannot handle more homes without serious updating which must happen to accommodate so many more residents. Additionally, more water/sewage infrastructure needs to be a priority. Grace Street has had 2 if not 3 sinkholes where the resolution was patchwork vs replacing the pipe down the center of the street.

7) When we get high volumes of rain, the waterflow already causes flooding of yards, garages, and even homes. The increased amount of asphalt and cement of the 19 homes will create even more water to flow down Grace Street.

This issue needs to be addressed before adding more homes to the neighborhood.

It is truly a blessing to live in this neighborhood with amazing neighbors I call friends, it is an old neighborhood with old houses and old streets not designed for new developments in its current state.

Please make note of my initial concerns about this development.
I look forward to participating in future conversations on this project.

Best
Kathy Magerkurth



Dane Thompson

From: Charity Bracy <cbracy@umich.edu>
Sent: Monday, March 24, 2025 8:34 PM
To: Dane Thompson; Eric Joyce
Cc: greenbriernw@gmail.com
Subject: Grace Street Development T24-00005, D24-0001 6, DB24-0007

Warning: External Source

Dear Council Member Joyce and Mr. Thompson:

I am writing as a concerned community member and neighbor who has lived in the beautiful Loma Alta Mission Park neighborhood, otherwise known by the neighborhood as the "Goat Hill" neighborhood, for over 20 years. I have serious concerns about the proposed Grace Street Development which includes building 19 homes on a parcel that is less than 2 acres (1.67 acres). In the weeks ahead, I will provide more details and recommendations. I am simply writing today to express my initial general concerns so my voice is part of the record.

The main issues that need to be considered and addressed for this project include:

Public Safety

- 1) Increased traffic in and out of the neighborhood heading to both Mission Ave and Oceanside Blvd with high speed drivers. Any given morning when I walk the neighborhood, I see cars not stopping at the already established stop signs, and cars speeding at excessive rates. Additionally, it's a major challenge some mornings trying to drive out of the neighborhood due to the heavy traffic flow and speeding.
- 2) Lack of sidewalks on Grace Street, Dixie Street, Maxson Street, Saratoga Street, and in other parts of the neighborhood making it unsafe with the high volume of cars (several speeding) for pedestrians and bikes, as well as a lack of crosswalks for the numerous families, children, seniors and disabled that live in this neighborhood
- 3) Grace Street is already a narrow road. Street parking on both sides of Grace will make it even more narrow which will make it even more dangerous for pedestrians.

Wildlife

- 4) This neighborhood has an amazing amount and variety of wildlife. All varieties of hawks, barn owls and great horned owls, herons (the herons in fact often reside in the grassy area of the site where this development is planned), and birds galore including several species that travel to the neighborhood annually to nest (e.g. Orioles). We coexist with coyotes and nature in this neighborhood. It's one of the things that makes this neighborhood so great and, in my opinion, one of the best in Oceanside. The construction related to this development and the finished development itself will disrupt, displace, and destroy much of this wildlife.

Infrastructure

- 5) Water and sewage lines cannot handle more homes without serious updating which must happen to accommodate so many more residents. Additionally, more water/sewage infrastructure needs to be a priority.
- 6) When we get high volumes of rain, this neighborhood turns into a lake in certain areas and flooding of yards, garages, and even homes is a common occurrence. This issue needs to be addressed before adding more homes to the neighborhood.

Like I said above, this letter just outlines my initial concerns about this development. I look forward to participating in future conversations on this project to ensure this neighborhood remains a gem of Oceanside.

Best

Dane Thompson

From: Christine Myers <christinemyers916@yahoo.com>
Sent: Monday, March 24, 2025 8:00 PM
To: Dane Thompson
Cc: Eric Joyce
Subject: Proposed development, 240 Grace St. Oside

Warning: External Source

I am writing to formally express my concerns regarding the pending project application for a housing development located at [240 Grace Street, Oceanside Ca. 92054](#) (APN:148-320-42).

Traffic:

The increased population of this project will add to existing traffic issues on Grace/ Foster/ Maxon/Canyon. This includes concerns related to speeding and increased number of cars on the main streets. Speed bumps are needed.

Parking:

This proposed project will have a 2-car garage per unit and no driveway parking. Only 3 "visitor" parking spots will be available. So this will force most of the residents to park on the surrounding streets, pushing these cars in front of homes and on unsafe parts of the street.

Storm Drainage and wastewater:

The project will add to already existing issues with runoff and storm drainage. Additional studies should be performed when a rain storm is happening, as current residents we deal with overflow and flooding each time it rains.

Christine Myers

916-396-4686

334 Grace St. Oside (homeowner)

Dane Thompson

From: Nick Ruiz <nick@fatcatonline.net>
Sent: Monday, March 24, 2025 7:42 PM
To: Dane Thompson
Cc: Esther Sanchez; Eric Joyce
Subject: Opposition to Proposed Development at 240 Grace Street

Warning: External Source

Members of the Planning Commission, Mayor Sanchez, and Deputy Mayor Joyce:

I am writing to formally oppose the proposed development at 240 Grace Street and request my concerns be entered into the record. As a nearby resident, I believe this project poses serious risks to traffic, pedestrian safety and infrastructure.

The commission should reconsider project scale for safety. I urge you to deny approval unless these issues are resolved. Thank you for your attention.

Nick
(760) 715-5928

Dane Thompson

From: Sean Davis <mrscdavis1@gmail.com>
Sent: Monday, March 24, 2025 2:18 PM
To: Dane Thompson
Cc: Eric Joyce; ssantacruz@hallmarkcommunities.com
Subject: Grace Street Project Concerns

Warning: External Source

March 23, 2025

To Whom it may concern,

I was unable to attend the meeting held on March 17th at Grace Bible Church regarding this development. Although I heard a group letter outlining many of the residents' concerns was submitted, I was asked to provide my own comments. The three main issues that I wish to (re)emphasize are:

1. Infrastructure
2. Speeding and street capacity
3. Lack of transparency and true evaluation of future Loma Alta development

Infrastructure

I've lived on Greenbrier Drive for nearly 12 years and have witnessed a number of major city projects in the area including Goat Hill Park's renovation and grey water plumbing, a neighborhood sewage renovation, and more recently the installation of optical cable lines. Albeit major disruptions, I have to believe these improvements were necessary and had future planning in mind. As stated in the group letter however, I believe the number of proposed structures on this particular site raises a great concern for the impact on existing infrastructure and the overall quality of life to this area.

Speeding and Street capacity

Our community is actually unique in that the majority of traffic does not derive from its residents. There is some percentage (I'd estimate as high as 40-50% minimum) that originates from commuters and customers of local businesses and services in and around the area. There are several organizations that exist in this area from Goat Hill Park, Ron Ortega Park, Country Club Senior Center, Elks Lodge, Boys & Girls Club, churches and other businesses in and around Mission and Oceanside Blvd that draw traffic. Grace, Greenbrier and Foster streets are the main conduits through the community.

If you currently drive down adjacent Dixie Street, you will notice the congestion that now exists there. Prior to the construction of homes there, that block used to be wide open with the exception of when there were events being held at Friendly Church of God (1836 Dixie Street). If you drive along Grace Street now, in between Foster and Maxson, you seldom see vehicles parking alongside the road. That is likely to change for the worse with this new development; particularly with its proposed density.

In addition, I do not believe there are or have been any studies to accurately portray the amount of speeding we observe in this area. As a resident of Greenbrier Drive, we see much of this residual traffic speeding down our block. So much so that we are in the process of having the city add speed reduction measures (speed bumps) to curtail this. As such, there has to be some analysis that captures this dynamic which should be factored into future developments. There is far more traffic in this area than your traditional measures may capture.

The lack of transparency or proper evaluation of future development in Loma Alta

I appreciate the fact that a meeting was made available to discuss this project but it seems like it has already been approved and could likely move forward without regard for resident input. This isn't the first time this has happened around here. Greenbrier Village (563 Greenbrier Dr.) off of Apple Street and Greenbrier was completed in 2024 and has resulted in increased traffic and new parking issues. Even greater concern is development of the empty lot across the street from this proposed development (corner of Grace & Dixie) that has been rumored for years to become a Convalescent home. Money continues to be thrown at individual projects in this neighborhood with little or no discussion or review of long-term impact to the community at large.

In closing, I accept that Grace Bible Church has the right to sell a portion of its property to whomever they desire and for the city to seek to provide additional housing for its residents. However, I do not agree with the proposed housing density with a lack of understanding of existing and long-term effects. I hope you will take these comments as well as those raised by my neighbors under strong consideration.

Sincerest Regards,

Sean Davis

(408) 832-3739

Dane Thompson

From: ingrid <ingridmota2000@gmail.com>
Sent: Saturday, March 22, 2025 7:24 PM
To: Esmeralda Gonzalez Jimenez; Esther Sanchez; Dane Thompson
Subject: Grace street Project

Warning: External Source

I am writing to express my concerns with the housing project upon the Church selling the adjacent land due to drainage issues and the loss of habitat of owls and bats that may be endangered species and other wildlife that live around the field and depend on it to survive. I live at 2151 Foster St Oceanside CA 92054 home phone #760-433-4483 & cell 760-978-0898

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Ingrid Mota

Dane Thompson

From: Glen Mills <gleneth.l.mills@gmail.com>
Sent: Thursday, March 20, 2025 5:31 PM
To: Dane Thompson
Cc: Eric Joyce; Esther Sanchez
Subject: Requested Email Re Grace St. Project

Warning: External Source

Dane,

Thank you for answering my call this morning. Please review the letter written below and forward to the appropriate parties. During our conversation I was surprised to find out that there was no intent from the planning department to respond to the concerns brought up by the residents at the meeting held on March 17. I believe you indicated that no one had given you their email or asked for a response. I'm guessing that most of us assumed that there would be open two way communication about the project. If I misunderstood your message, please correct my understanding, I'm asking for a response from planning and the developer as well as continued updates on the project. Several of the participants at the meeting will be contacting you for follow up information as well. I'm positive that by communicating and working to resolve concerns all parties involved can agree to a reasonable solution. Per your request I will validate the residents who would also like a response and ensure that they also send you an email requesting feedback on their concerns. Respectfully expect another letter(s) with an updated list of concerns from the residents.

To whom it may concern in Care of Dane Thompson Associate Planner

I am writing to formally express my concerns regarding the pending project application for a housing development located at [240 Grace Street, Oceanside Ca. 92054](#) (APN:148-320-42). As a concerned resident there are significant concerns regarding its possible compliance with zoning regulations, potential adverse impacts on the neighborhood, and its compatibility within our neighborhood. The following is a list of the major concerns identified at this time.

Traffic and Infrastructure:

The increased population density resulting from the proposed housing project will strain existing traffic and infrastructure in the area. This includes concerns related to parking, public transportation accessibility, and the capacity of local roads to handle the

additional vehicular traffic. Ensuring that developments do not unduly burden the existing infrastructure is crucial to maintaining the quality of life in our community.

Currently, residents are experiencing issues with excessive speeding and parking. Adding additional units would create even more congestion and safety concerns. The community meeting held on March 17 at the First Baptist Church on Grace Street gave very little information on improving this situation and the presentation was vague on the total impact the proposal would create for our streets. The function of nearby roads and the ease and safety with which vehicles gain access to the site and the amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians was not addressed.

Neighborhood Character:

The proposed development's scale and design may significantly alter the neighborhood's character. There has been no mention of the development adding to the improvement of the neighborhood. Specifically, the representative stated that the developer was not advertising the development homes as "Family" homes.

Amenity and Privacy:

Residents of neighboring properties may experience privacy and amenity issues due to the proximity and height of the proposed apartment building. Issues such as lighting and personal privacy were mentioned but nothing was addressed to give the residents assurance that their privacy would not be invaded upon. I'm sure there are some requirements requiring the importance of ensuring that new developments do not unreasonably impact the amenity and privacy of nearby residents.

Storm Drainage and wastewater:

The proposal as explained will add to already existing issues with runoff and storm drainage. These issues were brought up at the March 17 meeting by residents. The response was that a study had been completed and met the requirement. This response is unacceptable, and further discussion should take place before moving forward with the project. There are existing issues with flooding and wastewater that tax the existing systems in place.

In closing, as a resident, I understand the need to provide for residential use in a variety of forms. However, the proposed development's size, scale, and density do not align with the established character of the neighborhood, potentially leading to negative impacts on amenity, traffic, privacy and infrastructure.

In this case, many residents in the community agree that the cumulative impacts to the community would impact the amenity of the community to such an extent that it could not be considered appropriate to put a project of this size into the area.

Considering the issues outlined above, I respectfully request that the Planning Department carefully review this proposal with the concerns of the community as a

priority. I firmly believe that building this development, in its current form, may create adverse effects on our community.

I appreciate your attention to this matter and trust that the Oceanside Planning Department will act in the best interest of the community. I look forward to receiving updates on the progress of this application and any further opportunities for community input.

Respectfully,

Glen Mills

[2420 Saratoga St. Oceanside Ca. 92054](#)

"Kindness is the language which the deaf can hear and the blind can see." - Samuel Clemens

"Too much of anything is bad, but too much good whiskey is barely enough" - Mark Twain 🍷...

Same guy, different context,

Dane Thompson

From: Jett Horn <jettthorn@outlook.com>
Sent: Saturday, March 1, 2025 6:04 PM
To: Dane Thompson
Subject: 240 Grace Street

Warning: External Source

Dear Dane Thompson,

I am writing to express my concerns regarding the proposed development near my home, which includes only three visitor parking stalls for 19 single-family houses. As a resident of Maxson St., I am part of the community that will be directly impacted by this project, and I respectfully urge you to reconsider the adequacy of the developments parking allocation in light of the needs of families and their visitors. I will be discussing this with my neighbors.

Three visitor parking stalls for 19 households seem negligently insufficient to accommodate the parking demands of residents, let alone the friends, family members, or service providers who may visit. In my experience, single-family homes often house multiple vehicles per household—typically two or more—especially when accounting for growing families, adult children, or shared living arrangements. Most single-family residents enjoy the use of a garage to store family belongings, children's toys, bikes, sports gear, etc. Beyond resident vehicles, visitors such as extended family or guests for gatherings would further strain this limited parking. I am concerned this development approval will lead to overflow parking on nearby streets, potentially disrupting traffic flow, safety, and the overall character of our neighborhood.

I also seek clarification on how the proposed development aligns with local parking/traffic standards and whether the developer has considered the practical realities of modern residential life. For instance, will the homeowners' association (HOA) for this development impose restrictions on driveway parking? In many communities, HOAs regulate the number of vehicles allowed in driveways or prohibit certain types of vehicles (e.g., RVs or commercial trucks) to maintain aesthetics. If driveway parking is limited or restricted, the reliance on these three stalls becomes even more problematic. I would appreciate it if you could confirm whether the developer has submitted an HOA plan outlining parking rules and how they intend to address potential shortfalls.

As someone who values the functionality and livability of our area, I oppose the current proposal unless additional parking solutions are incorporated. I suggest the planning department require the developer to increase the number of parking stalls, increase garage sizes to accommodate storage and vehicles or provide alternative options, such as designated visitor parking areas, to better serve the 19 households and their guests. This would help mitigate the inevitable strain on surrounding streets and ensure the development integrates harmoniously with our community.

I respectfully request the opportunity to discuss this further or attend any public hearings related to the proposal. Please let me know how I can stay informed about the review process and contribute to a solution that balances growth with the needs of existing residents. Thank you for your time and consideration in addressing this matter.

Sincerely,
Jett Horn

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Dane Thompson

From: Holly S. <hollysorensen89@gmail.com>
Sent: Monday, March 24, 2025 7:27 PM
To: Dane Thompson
Cc: Esther Sanchez; Eric Joyce
Subject: Opposition to Proposed Development at 240 Grace Street, Oceanside, CA 92054

Warning: External Source

Holly Sorensen
2121 Maxson Street
Oceanside, CA 92054

24 March 2025

Members of the Planning Commission, Mayor Sanchez, and Deputy Mayor Joyce:

I am writing to formally express my opposition to the proposed development at 240 Grace Street, Oceanside, CA 92054 and have my concern entered into the record. As a resident of the neighborhood community, I have serious concerns regarding the potential negative impacts this project will have on infrastructure, public safety, and environmental risk.

1. Increased Traffic and Lack of Infrastructure

The existing roadways surrounding the proposed development already suffer from significant traffic issues, and the added volume from this project will only make matters worse. The intersection of Maxson Street and Grace Street is particularly dangerous, as cars frequently speed through the area and fail to stop at the stop sign. Additionally, many vehicles use Grace Street as a cut-through between Oceanside Boulevard and Mission Avenue, or to reach the I-5 freeway, creating constant congestion and unsafe driving conditions. I urge the commission to conduct a new traffic impact study that specifically assesses these existing hazards and how they will be exacerbated by additional vehicles from a new development. Furthermore, the lack of sidewalks and crosswalks on the western side of Grace Street presents a serious safety risk to pedestrians, especially children and families who walk in the area.

2. Pedestrian Safety Risks

With no sidewalks or designated crosswalks on the western side of Grace Street, pedestrians—including children walking to and from school—will be at a heightened risk. Increased traffic from the development will only exacerbate these dangers, increasing the likelihood of accidents and injuries. Without proper pedestrian infrastructure, the development could pose a direct threat to life and public safety.

3. Flooding and Drainage Concerns

The proposed development's stormwater discharge plan appears to direct excess water into the street, which could worsen flooding conditions in the area. Increased runoff without proper mitigation measures may result in hazardous road conditions, threat to property, and unsafe pedestrian access, particularly during heavy rains. I urge the planning commission to require a thorough documented assessment of how stormwater will be managed beyond what is included in the developer's plan to

prevent these risks (i.e., what will the city be doing to improve existing infrastructure to our neighborhood to mitigate this inevitable problem).

4. **Excessive Housing Density and Safety Risks**

The proposed density of this development appears to be excessively high, raising concerns about overcrowding and emergency access. High-density housing developments often increase response times for emergency services due to congestion and limited access points. This could put residents at greater threat to life in the event of a fire, medical emergency, or natural disaster. I request that the commission reevaluate the density of this project to ensure it aligns with safety standards and community well-being.

I respectfully urge the Planning Commission and our elected officials, Mayor Esther Sanchez and Deputy Mayor Eric Joyce to reconsider the approval of this development unless these concerns are adequately addressed. I appreciate your time and attention to this matter and look forward to your response.

Sincerely,

Holly Sorensen