

Jericho Moulder

From: Thomas Schmiderer
Sent: Wednesday, June 3, 2026 6:22 AM
To: City Clerk
Subject: FW: Council agenda Item #33 SB79

Please add to the record. Thanks!



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From: joan bockman <joanbockman@sbcglobal.net>
Sent: Tuesday, June 2, 2026 6:41 PM
To: City Council <council@oceansideca.org>; Jonathan Borrego <jborrego@oceansideca.org>; Dane Thompson <dthompson@oceansideca.org>; Brian Thomas <bthomas@oceansideca.org>
Subject: Council agenda Item #33 SB79

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Dear Council Members and Mayor Sanchez,
Use this opportunity to state the reasons Oceanside has a better solution.
Please include language that exempts the RS zone inside Coast Hwy, Oside Blvd, Missouri St and I-5.

The promise of the SSCP is that neighborhoods are protected! The TOD radius map west of I-5 includes our entire neighborhood. The argument for the state is that we HAVE sites in the SSCP! The RS zone in this area should be exempt. I understand that the state may disagree but we must put the reasons into the record. The RS zone west of I-5 and north of Oceanside Blvd is surrounded by and includes grandfathered high density structures. The SSCP moves future high density ON to our major streets rather than ruining a beautiful neighborhood that is already doing all the right things! We have low income housing, we have homeless shelters, we have always had ADU's. Our streets are public and available to all. We already have the walkable public linear park known as parkways on almost all of our streets. We also have narrow lots (25ft wide) underlying the area east of Grant St.
Please include language that exempts the RS zone inside Coast Hwy, Oside Blvd, Missouri St and I-5. This is perfectly reasonable given the very likely (and currently happening!) high density

coming to all the areas outside that zone. We must provide all types of housing and this provides the model for all other neighborhoods to aspire to.

Maybe you should require enough housing to fill the requirements now. Then we wouldn't have empty expensive condos such as those approved at the transit center. Surely it is a better city where we all want to live here rather than just see us as a soul-less "investment."

- Joan Bockman

Proposed at Dev Conf for the corner of Ditmar and Stanley - next to single family homes.

Thank God for
Parkways!



