

## Stephanie Rojas

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**From:** Thomas Schmiderer  
**Sent:** Wednesday, June 3, 2026 2:43 PM  
**To:** City Clerk  
**Subject:** Fwd: Downtown Density Cap

**Thomas Schmiderer, MMC, MPA**  
**Assistant City Clerk**  
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Sent from my iPhone

Begin forwarded message:

**From:** patti kirchwehm <pkirch00@yahoo.com>  
**Date:** June 3, 2026 at 2:28:49 PM PDT  
**To:** City Council <Council@oceansideca.org>, Jonathan Borrego  
<JBorrego@oceansideca.org>  
**Subject: Downtown Density Cap**

**EXTERNAL MESSAGE:** Use caution when opening attachments, clicking links, or responding.  
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Mayor , Council and Manager,

As expected when you "promised" a cap of 85/ acre in the downtown, you now are wanting to increase to 100.  
When is a "promise" not a promise? When you don't expect to keep it.  
Why is this needed?

Research says that to qualify for leasing , one must make 3x the monthly rent. This is impossible for "work force housing" in Oceanside when the average salary is \$81,000 . It ranges \$97000 to \$102,000 household income, if more than one salary is available.

Examples of available rentals now that do not meet this criteria for our average Oceanside renter:

Alta Oside: Established 2024 with 303 units ( why are there vacancies if there is such a need?)

1bd --- \$2817- 3132

2bd ---- \$3700--3985

3bd----- \$5054--

Ocean Creek on Oside Blvd. Established 2026 with 295 units  
( after years of planning and construction finished, why are the renters just filling out applications instead of moving in if there is such an URGENT need?)

Studio---\$2983--3013

1 BD-----\$2755-2971

2 BD-----\$3410-3655

3 BD-----\$4085-5550

LUMA at El Corazon vacancies available:

2BD --\$3640---??

3 BD-- \$4000---??

You have developments on Mission and Seagaze now in various phases.

Why do you insist on more units that will not be filled by Oceanside residents? Those leasing must come from out of town.

This does nothing good for Oceanside but much for developers.

This increases congestion downtown and prevents Oceansiders from even coming to their beach as there is little parking.

Do NOT continue to promote this as housing needed for Oceansiders.

At their average salary , they cannot qualify for the \$36,000 to \$60,000 / year .

Why would you pass this increase when the only ones benefitting are tourists and developers. You have the means to stop this now. I hope that you have the will to do so.

None of you live in the downtown area. You don't live the daily congestion.

Last I checked many of the city planners don't live there or even in Oceanside. They don't feel the impact.

Our beach town is expected to change. But with your help , it can do so intelligently and moderately. Other beach cities navigate the state requirements more successfully.

We can also.

Regards.

Patti K.