

Project Name: 901 Mission Ave Development

Prepared For: City of Oceanside Development Services

Prepared By: JPI Development LLC

Re: 901 Mission Ave Outreach Report



Community Outreach Report

December 2024

This report outlines the 901 Mission Ave development team's community outreach, documenting the efforts undertaken to engage with the community and establish transparent communication surrounding the project. The outreach includes a public outreach meeting at the Oceanside Public Library, targeted notifications to stakeholders, and a meeting with the Oceanside Chamber of Commerce. Additionally, now that we have met with the community, we will be reaching out to City leadership to get their feedback as well on behalf of their constituents.

The outreach activities aimed to inform the Oceanside community and gather feedback to address concerns while showcasing the many benefits of the project. Of note, no significant concerns have been raised to this point.

Community Outreach Meeting – November 18, 2024

1. Notice to the Public:

A mailer was sent out via email to neighbors, stakeholders, and other interested parties that may want to give feedback about the project. The mailer is included in the following report.

2. Community Participation:

The development team addressed comments (bulleted below) during the meeting from those who showed up and walked them through project materials. The sign-in sheet from the event is included in the following report. Also included in this report is a Fact Sheet on the project that has been circulated and available to the public. In addition to positive comments about the landscaping, the following general comments were made by the public. We are happy to discuss plans for each at any time and feel like our responses were well received.

Attendees expressed a desire for the project to:

- Activate the ground floor retail
- Minimize/eliminate graffiti along Seagaze Dr.
- Minimize/eliminate homelessness in and around project site
- Incorporate public transit
- Include adequate parking for residents and retail

Private Sector Engagement:

In November 2024, the development team presented the 901 Mission Avenue project to the Oceanside Chamber of Commerce. The Chamber responded positively to the project. While follow-up meetings were offered to interested members, no meetings were requested.

If you have any questions about the project or our outreach efforts, please don't hesitate to contact me.

Sincerely,

Conner Kloeppel



YOU'RE INVITED

901 Mission Ave

Community Outreach Meeting

OVERVIEW

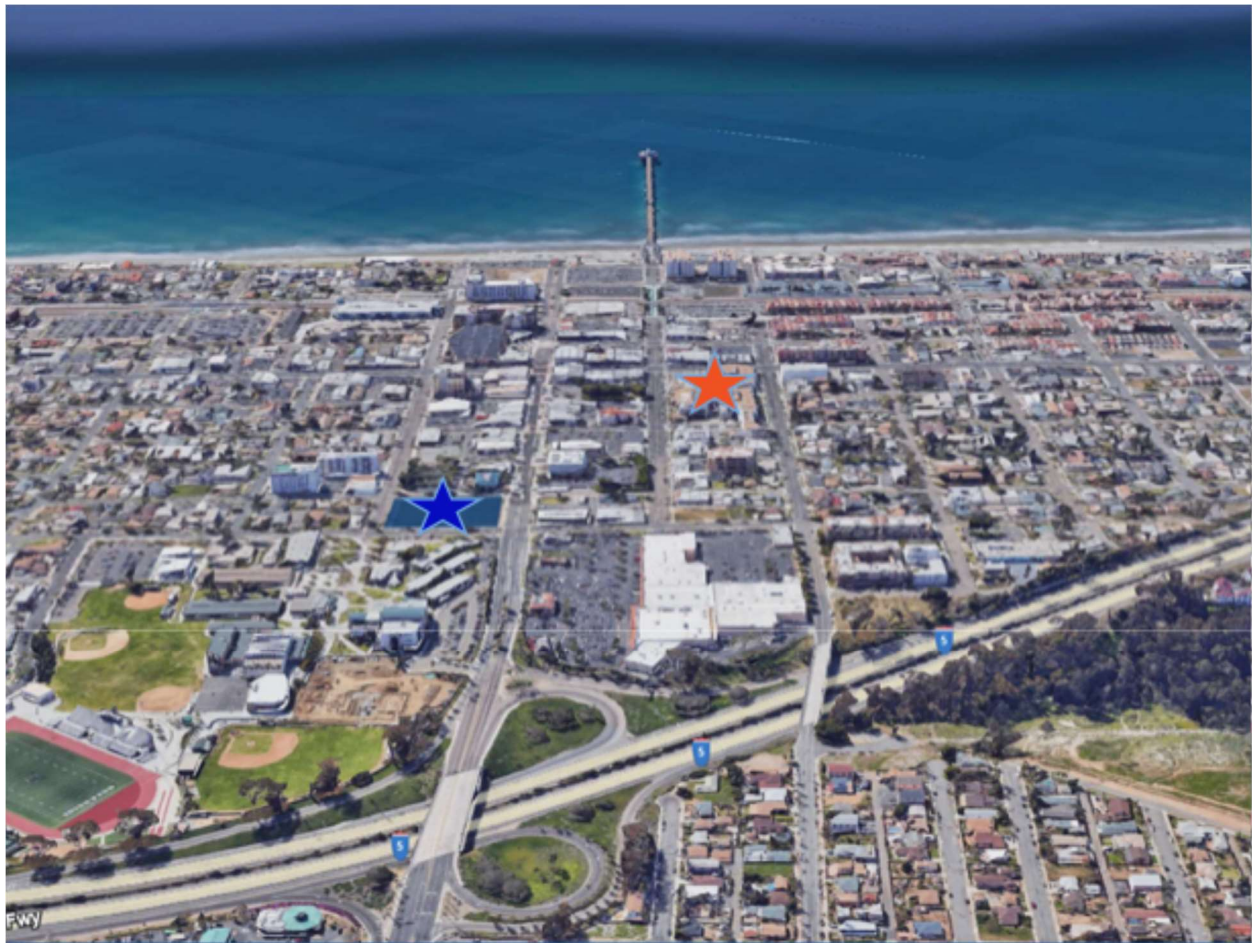
901 Mission Ave in Oceanside, CA, is a proposed Class A development consisting of 273 residential units and 4,006 square feet of commercial space, situated in the heart of downtown Oceanside. This development is ideally located to offer its tenants walkability to all the amenities that downtown Oceanside has to offer, including the beach. The site is also conveniently close to the 5 Freeway, providing tenants with easy access to job centers in North County.

November 18 | 4 PM - 6 PM

Community Room

**Oceanside Public Library at 330 N Cost Hwy,
Oceanside, CA 92054**

Snacks and Drinks Provided



Proposed Site: 901 Mission Ave, Oceanside, CA 92054



**Meeting Location: Community Room at Oceanside
Public Library.
330 N Coast Hwy, Oceanside, CA 92054**

901 Mission Ave Sign-In Sheet

PLEASE SIGN IN BELOW

[illegible]





901 Mission Ave

Project Overview

The 901 Mission Avenue project is a dynamic, mixed-use development located in downtown Oceanside, near restaurants, shops and popular attractions like the Oceanside Pier and beach. The project comprises a single eight-story building that will host:

- 273 residential units (including 28 affordable units).
- 4,006 square feet of commercial/retail space.
- 323 parking spots

Development Goals

This development aims to enhance the vibrancy of Downtown Oceanside by increasing the availability of housing options while also supporting local businesses. By creating a mixed-use environment, the project aims to foster a “live-work-play” atmosphere that encourages community engagement through street level interaction and walkability. This project is designed to reflect Oceanside’s coastal and urban environment with a modern aesthetic. Key sustainability features include:

- **Walkability:** The project site is within a ½ mile from the Oceanside Transit Center, encouraging residents to use the Coaster and train to access other parts of the greater community.
- **Low-impact construction:** Environmentally conscious construction practices aimed at minimizing disruption to the local ecosystem and reducing material waste.
- **Electric vehicle charging:** 50% of parking stalls will be EV-capable, in line with the latest 2024 standards.



Site Details

Spanning 1.513 acres (65,912 square feet), the project site is located in the heart of downtown Oceanside. It is bordered by Mission Avenue to the north, Seagaze Drive to the south, N. Horne Street to the east, and N. Clementine Street to the west. Residents will enjoy seamless access to downtown Oceanside's beaches, restaurants, shops, and cultural destinations, all within walking distance.

Amenities

The design features a range of indoor and outdoor amenities, including rooftop decks, pools, lounges, BBQ areas, and a fitness center. The third-level pool deck offers a swimming pool, spa, outdoor dining, TV lounging, and fire pit areas, while the rooftop provides views of the ocean and downtown. In total, the development provides 17,146 square feet of common outdoor areas and 15,897 square feet for private outdoor space. 901 Mission Avenue will offer residents a wide variety of indoor and outdoor amenities designed for relaxation, recreation, and community engagement.

