

(Parent) Project Number: GPA22-00002
 Project Name: OCEANSIDE TRANSIT CENTER
 Project Planner: ROBERT DMOHOWSKY

City Council Policy 300-14 Enhanced Notification and Community Outreach Report for Oceanside Transit Center Redevelopment

Addendum

In accordance with City Council Enhanced Notification Policy 300-14, the required public outreach report for the redevelopment of the Oceanside Transit Center (OTC) was submitted in October 2023. The outreach report was accepted, and a letter of completeness was issued by the city of Oceanside.

Since then, outreach has been on-going. While the original report provided a summary of the feedback we received, copies of all exhibits, and comprehensive responses to the key areas of interest, this addendum report is intended to summarize the community engagement that has taken place since submission (October 2023 – May 2025). A complete timeline is included as Exhibit A.

Supplemental Public Engagement and Education since submission of Outreach Report

Public Meeting 7: February 1, 2024



The seventh public outreach meeting was held virtually. The project team provided an update on the project status and shared the updated Station Plaza design. Project architects led attendees in an interactive workshop so their feedback could be incorporated into the ultimate design for the customer service building, gateway signage and tower. Meeting materials are posted [to the project website](#).

Public Meeting 8: May 22, 2025



This meeting was held in partnership with Strong Towns Oceanside and Ride San Diego. Roughly 50 attendees (pictured left) arrived at Green Cheek Beer Co. on Coast Highway to learn more about NCTD's strategic approach to TOD and proposed improvements for operational efficiency at OTC. Meeting materials are posted to the [project website](#).

Stakeholder Meetings and Presentations

- 2/26/24 – Oceanside Bike and Pedestrian Committee presentation
- 4/23/24 – Oceanside Coastal Neighbors Association presentation
- 5/22/24 – Oceanside Coastal Neighbors Association + City Staff
- 6/6/24 - Oceanside Chamber Emerging Issues Forum: NCTD Operations presentation
- 8/6/24 – Visit Oceanside (Leslee Gaul)
- 9/11/24 – Mainstreet Oceanside (Gumaro Escarcega)
- 11/19/24 – Oceanside Coastal Neighbors Association presentation
- 12/5/24 – Circulate San Diego (Jeremy Bloom)
- 12/5/24 – Oceanside Bike and Pedestrian Committee (Tom Lichterman)
- 12/6/24 – Mainstreet Oceanside board member
- 1/8/25 – Rob Howard, Oceanside Clean Energy Alliance
- 1/2/25 – Preserve Calavera, Sierra Club, Buena Vista Audubon Society

- 1/14/25 – San Diego North Economic Development Council board presentation
- 1/15/25 – Visit Oceanside (Leslee Gaul)
- 1/18/25 – Oceanside Democratic Club presentation
- 1/27/25 – SDSU Transportation Services presentation
- 1/29/25 – YIMBY Dems
- 3/5/25 – CSU San Marcos Transportation Services
- 5/16/25 – Strong Towns Oceanside, Ride SD + Build SD site visit



Additionally, Oceanside Transit Center was awarded a 2024 Momentum Award from Circulate San Diego. NCTD was honored at the November 15th event for its approach to transit-oriented development in the region and in Oceanside specifically and was celebrated by regional transit and housing advocates and elected officials.

Community Responsive Planning

As a result of these meetings, presentations and on-going collaboration with local and regional transit, housing and environmental advocates, the following benefits and enhancements were added to the project:

- The project will exceed Cal Green and be 100% electric!
- The required Transportation Demand Management Plan (TDM) was expanded beyond the requirements to include residential and retail uses, and TDM measures will be implemented on Day 1 of project occupancy.
- Residents and retail employees will receive free PRONTO cards to encourage transit use.
- The proposed tower in the Station Plaza will be designed through a public RFP process with public input any coordination with local arts groups.
- A Community Room was added to Cleveland Street to be managed by the City of Oceanside and available for public use.
- A revised parking plan that includes a modified unbundling program for residents has been established following requests from local environmentalists.
- Project updates existing municipal stormwater system through provision of onsite and offsite public infrastructure which will increase the capacity of the municipal stormwater system. System updates will improve the existing condition by reducing flooding during rain events.
- 119 public bike parking spaces were added to the Station Plaza (this is in addition to the required number of bike spaces for residential, office, hotel, and retail uses). Public bike parking includes a mix of short- and long-term parking options.
- In response to requests for improved placemaking and a “Grand Central Station” feel, the Station Plaza redesign is more conducive to social gathering opportunities and lends itself to programming or activation by local non-profits. Project renderings have been updated to depict these enhancements (figures 1-3 below).
- The midblock crosswalk has been increased to prioritize pedestrians and create better connectivity (figure 4 below).



Figure 1. Station Plaza, looking north. Station Plaza provides a park-like environment for residents and transit riders, alike.



Figure 2. Station Plaza, looking east.

View from existing pedestrian tunnel

The proposed Plaza Tower is 60 feet tall and visible from the beach. It will be designed through a public process and is envisioned to be an iconic project feature.



Figure 3. Cleveland at Topeka, looking south

Retail options, widened sidewalks and coastal landscaping create Grand Central Station – Oceanside Style!



Figure 4. Cleveland at Michigan, looking north

The Station Plaza is the heart of the reimagined Oceanside Transit Center. The open design and wayfinding will be punctuated with public art. Improved pedestrian connectivity will make getting around safer and more efficient.

Exhibit A – Outreach and Engagement Entitlement Timeline (Aug. 2022 – May 2025)

(Parent) Project Number: GPA22-00002
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2022

- 8/15/22 Launch of Project Info Website (www.osidetransit.com)
- 8/26/22 Introductory Letter to Community
- 8/29/22 Oceanside Coastal Neighborhood Association (Lane Stewart)
- 8/29/22 Oceanside Chamber (Scott Ashton)
- **9/15/22 Public Meeting #1 - Community Open House**
- 9/22/22 Alex Foster (neighbor)
- 10/12/22 Oceanside Arts Commission
- 11/3/22 Kevin Ham (neighbor)
- 11/9/22 Oceanside Downtown Advisory Council
- 11/9/22 North County EDC intro (Erik Bruvold)
- 11/28/22 SANDAG (Marisa Mangan, Thomas DeFranco)
- 12/6/22 Mainstreet Oceanside
- 12/7/22 Tom Lichterman, Mike Bullock, Tom Frankum
- 12/7/22 Tim Pirkey (B-Cycle)
- Outreach to Diane Nygaard (Preserve Calavera)

2023

- 1/12/23 Update communication: project update, scoping reminder and Scoping mtg save the date
- **1/13/23 NOP**
- 1/18/23 Email Update re: Scoping Meeting
- 1/19/23 Jeremy Cohen (Seabird Resort)
- **2/1/23 Public Meeting #2 - Scoping Meeting**
- 2/3 North County EDC briefing
- **2/13/23 Close of Scoping Period**
- 2/15/23 Email Update
- 2/22/23 Michael Mitchell (resident)
- **2/22/23 Public Meeting #3 - Transit and Mobility – Part 1 (virtual)**
- 2/23/23 George Piner (neighbor)
- 2/24/23 Email Update
- 2/27/23 Bike and Ped Committee (feedback)
- 2/28/23 Gumaro and Rick (Mainstreet Oceanside)
- 3/3/23 Arts Commission
- 3/11/23 Email Update
- 3/15/23 Kevin Ham
- 3/16/23 Preserve Calavera, Sierra Club, Buena Vista Audubon Society
- **3/16/23 Public Meeting #4 - Transit and Mobility – Part 2 (in person)**
- 3/20/23 Bike and Ped Committee (presentation)
- 3/22/23 Scott Ashton, Oceanside Chamber
- 3/29/23 Kevin Ham, Jane Marshall, Mark Jacobs with Tracy Foster and Chris Orlando
- 3/31/23 Door to Door to Mission Ave Businesses
- 4/3/23 Arts Commission
- **4/3/23 Mission Ave Happy Hour**
- 4/4/23 Mainstreet Oceanside
- 4/6/23 Parking discussion with Mike Bullock and Joe LaCroix
- 4/10/23 Micro Grid Discussion
- 4/15/23 Oceanside Democratic Club

- **4/26/23 Public Meeting #5 - Aesthetics**
- 5/1/23 Micro Grid follow up
- 5/8/23 Charles Trevino
- 5/22/23 Oceanside Bike and Pedestrian Committee
- 5/24/23 Oceanside Museum of Art
- 5/30/23 SANDAG Briefing
- 6/5/23 CJ DiMento public art
- **6/13/23 Public Meeting #6 - Small Business Luncheon**
- 6/14/23 Bike parking, SANDAG
- 6/16/23 Dick Hamm, SALT
- 7/27/23 Preserve Calavera follow up
- 9/8/23 Downtown Design and Branding Charrette
- 10/23/23 Oceanside Bike and Pedestrian Committee

2024

- 1/18/24 Email Update re: Meeting
- 1/30/24 Email Update re: Meeting Reminder
- **2/1/24 Public Meeting #7 – Architecture**
- 2/7/24 Michael Mitchell
- 2/26/24 Oceanside Bike and Pedestrian Committee
- 3/21/24 Meet the City
- 4/23/24 OCNA
- 5/22/24 OCNA leadership + City Planning
- 5/30/24 Sustainable Tourism Event
- 6/6/24 Oceanside Chamber Emerging Issues Forum: NCTD Operations
- 8/6/24 Visit Oceanside (Leslee Gaul)
- **9/4 – 10/18/24 Public Circulation of DEIR**
- 9/11/24 Mainstreet Oceanside (Gumaro Escargera)
- 10/26/24 Circulate San Diego, Momentum Awards
- 11/15/24 Circulate San Diego (Jeremy Bloom)
- 11/19/24 OCNA
- 12/5/24 Tom Lichterman
- 12/6/24 Mainstreet Oceanside board member

2025

- 1/2/25 Preserve Calavera
- 1/8/25 Rob Howard, Oceanside Clean Energy Alliance
- 1/14/25 San Diego North Economic Development Council
- 1/15/25 Visit Oceanside
- 1/18/25 Oceanside Democratic Club
- 1/27/25 SDSU Transportation Services
- 1/29/25 YIMBY Dems
- 3/5/25 CSU San Marcos Transportation Services
- 5/16/25 Strong Towns Oceanside, Ride SD + Build SD site visit
- **5/22/25 Public Meeting #8 – Transit Oriented Development and Affordable Housing**