

BLOCKS 5 & 20

DESCRIPTION & JUSTIFICATION

Mixed-Use Development Plan, Regular Coastal Development Permit, and Tentative Map

Updated: 8/14/2025

Project Overview & Setting

Blocks 5 & 20 (“Project”) proposes a high-quality, contemporary 373-unit mixed-use infill development, including 38 units for low-income households, on two downtown city blocks. In addition to providing much needed housing, the Project includes approximately 17,406 sf of total commercial space (5,958 sf of commercial, 8,963 of live-work, and 2,485 of adjacent outdoor space). The entitlement application for this Project includes a Mixed-Use Development Plan, a Regular Coastal Development Permit, and utilizes the Density Bonus Law. A Tentative Map will be processed to subdivide the two blocks along with a condominium plan for 373 residential condominium units as well as commercial condominium units.

Located one-half mile from the Oceanside Transit Center, the 3.52 gross acre site consists of a single parcel (APN 147-370-07-00) in Downtown Oceanside just north of Mission Avenue between N Myers Street to the west and the North County Transit District (NCTD) rail line to the east. Pier View Way bifurcates the site into two blocks: Block 5 to the north and Block 20 to the south. The blocks are currently two parking lots leased by the City of Oceanside. Existing uses in the vicinity include the Club Wyndham, Mission Pacific, The Seabird, and SpringHill Suites hotels, multiple mixed-use communities, a public parking structure, and multifamily residential apartment units. The Project has a General Plan Land Use designation of Downtown. Within the Downtown District, Blocks 5 & 20 are located in Subdistrict 1, which allows mixed-use developments.

Block 5, north of Pier View Way, will include 193 total units (including 3 live-work units) and approximately 7,868 sf of total commercial (2,321 sf of commercial, 4,406 of live-work, and 1,141 of adjacent outdoor space) on 1.05 net acres. The mixed-use community will be eight stories with six levels of residential apartment units and amenities above two levels of leasing, resident amenities, commercial, live-work units, and above-grade parking. There will be 1 level of subterranean parking.

Block 20, between Pier View Way and Mission Ave, will include 180 total units (including 3 live-work units) and approximately 9,538 sf of total commercial (3,637 sf of commercial, 4,557 of live-work, and 1,344 of adjacent outdoor space) on 1.02 net acres. The mixed-use community will be seven stories with five levels of residential units and amenities above two levels of leasing, resident amenities, commercial, live-work units, and above-grade parking. There will be 1 level of subterranean parking.

Mixed-Use Development Plan, Regular Coastal Development Permit

Consistent with the D Downtown District Property Development Regulations and the Downtown Oceanside Nine Block Masterplan, the mixed-use Project is designed with commercial spaces

and other active uses anchoring the building at the street & sidewalk level and with residential land uses and amenities above.

At the ground level, the building design, landscaping, and various uses activate the streetscape and enhance the pedestrian experience. The building façade is articulated with a change in planes and diversity of materials (glass, tile, stucco, metal, etc.). Landscaping includes street trees, planters, and softscaping. Uses include commercial (at both highly visible corners and other in-line locations along Mission Ave and N Myers St), active residential uses (leasing office, amenity spaces, etc.), and two-story “eyes on the street” townhome style units (with private stoops and direct access to the sidewalk). Commercial spaces at the intersection of Mission Ave/N Myers St and the pedestrian Pier View Way will be flexibly designed with higher ceilings, outdoor spaces, and infrastructure to accommodate active uses such as restaurants, cafes, etc.

Above the street level, the residential units will be comprised of stacked flats of varying unit types (studios, 1-bedrooms, and 2-bedrooms) and sizes ranging from 528-1,402 sf. Access is provided through secured interior hallways accessed via elevators and stairs. With the target resident seeking a downtown lifestyle, access to multiple transit options, and walkability to local businesses, Blocks 5 & 20 will provide 373 homes with 335 units as market rate and 38 units designated for low-income households. Each block will include private courtyards with pools, spas, and BBQ areas, rooftop decks for community gatherings, and multiple amenity spaces, including but not limited to, fitness rooms, surfboard storage, bike repair rooms, etc. A residential unit summary for the Project is provided below:

BLOCK 5 RESIDENTIAL UNIT MIX SUMMARY				
Plan Type	Size Range (SF)	Market Rate	Affordable	Total
Studio	534-734	56	7	63
1-Bedroom	573-950	74	8	82
2-Bedroom	1,076-1,402	43	5	48
Total		173	20	193

BLOCK 20 RESIDENTIAL UNIT MIX SUMMARY				
Plan Type	Size Range (SF)	Market Rate	Affordable	Total
Studio	528-700	60	7	67
1-Bedroom	554-780	60	6	66
2-Bedroom	1,022-1,369	42	5	47
Total		162	18	180

TOTAL RESIDENTIAL UNIT MIX SUMMARY				
Plan Type	Size Range (SF)	Market Rate	Affordable	Total
Studio	528-734	116	14	130
1-Bedroom	550-950	134	14	148
2-Bedroom	1,022-1,402	89	10	95
Total		335	38	373

***Unit mix summaries above include the Live-Work units as 2-Bedroom units*

TOTAL COMMERCIAL SUMMARY				
Block	Commercial	Outdoor	Live Work	Total
Block 5	2,321	1,141	4,406	7,868
Block 20	3,637	1,344	4,557	9,538
Total	5,958	2,485	8,963	17,406

Parking will be managed by on-site property management. The Project will provide 560 stalls onsite. Block 5 will provide a total of 276 stalls and Block 20 will provide a total of 284 stalls all of which will be within the secured parking garages. Tandem stalls will be assigned to 2-bedroom units. Parking provided exceeds what is required as evidenced by the table below:

REQUIRED PARKING							
	BLOCK 5			BLOCK 20			TOTAL
RESIDENTIAL	Units	Stalls / Unit	Total Stalls	Units	Stalls / Unit	Total Stalls	
Studio	63	1.0	63	67	1.0	67	130
1-BR	82	1.0	82	66	1.0	66	148
2-BR	48	1.5	72	47	1.5	70.5 (71)	120
Total Residential Required	193		217	180		203.5 (204)	421
Total Residential Provided			253			248	501
COMMERCIAL	SF	Use Retail Sales / Seating Area	Total Stalls**	SF	Use Retail Sales / Seating Area	Total Stalls**	
Commercial A	886	Retail Sales 886	4.4	527	Restaurant 342.6 (assumes 65% seating area)	6.9	
Commercial B	1,435	Restaurant 933 SF (assumes 65% seating area)	18.7	973	Retail Sales 973	4.9	
Commercial C				1,727	Restaurant 1,122.6 (assumes 65% seating area)	22.4	
Commercial D				410	Retail 410	2.0	
Total Commercial Required*			23			36	59
Total Commercial Provided			23			36	59
Total Required			240			240	481
Total Provided			276			284	560

**Parking requirements for commercial uses:

- Retail Sales: 1 stall per 200 sf
- Restaurant: 1 stall per 50 sf

Along Mission Ave, there is currently no street parking. Along N Myers, there are currently 6 existing parallel parking street stalls and 1 loading zone at Block 5, and 7 existing parallel parking street stalls at Block 20; 13 street stalls in total. The Project proposes to increase street

parking by maintaining a loading zone and providing 9 parallel parking street stalls at Block 5, and 7 parallel parking street stalls at Block 20; 16 street stalls in total.

The attached Exhibit A provides the Mixed-Use Development Plan standards proposed for Blocks 5 & 20 including the Base District Regulations and proposed modifications in accordance with State Density Bonus Law.

Building Architecture

The Project is comprised of two unique, yet complementary modern buildings. Each structure is nuanced with varying interpretations of the coastal modern architectural genre—capturing the spirit of Oceanside today, and looking towards an Oceanside of the future.

The buildings achieve richness in character through the use of façade articulation paired with purposeful material selections and expressive architectural languages – creating a unique sense of identity at each building, while working together to enhance key existing streetscape features which are contextual to the Project.

At the Pier View Way pedestrian underpass, which bisects the two buildings, the lower levels of each façade facing the linear park allow for natural ventilation of the parking garage and showcase decorative landscaping and hanging vines that serve as a textured backdrop for the landscape and topography currently present in the existing underpass design.

At the railway façade, rhythmic patterns of massing and materials are meant to be experienced from both a stationary perspective as well as in motion from the perspective of a traveler within a train.

Both buildings respond to the need for pedestrian scale with clearly articulated programmatic elements at grade, canopies for signage and scale, townhouse units with private stoops, and enhanced cladding materials.

Block 5

Being somewhat removed from the spotlight cast by the pedestrian and vehicular traffic at Mission Ave., the 8-story building at Block 5 is a more subtle in massing and articulation. The building's architectural language borrows influence from mid-century modern design principles and showcases a conservative, coastal-inspired color pallet with materials such as wood and stone-look porcelain tiles stucco, and glass. All guardrails and privacy screens have been integrated into the façade to create a singular architectural expression.

The clean forms and clearly defined modern façade treatment accentuate the expansive podium level courtyard and accentuate key building features such as courts, balconies, and outdoor commercial space.

Block 20

Located at the intersection of Mission Ave. and N Myers Street, Block 20 represents a more visible and unique landmark opportunity, which will provide Downtown Oceanside with boutique living units within walking distance to beach access and add versatile retail space to enhance the already vibrant streetscape along Mission Ave.

The 7-story building is articulated with a playful yet purposeful nautical-inspired contemporary massing elements. Porthole-like splayed window box-outs serve as a defining characteristic in the façade design, while also providing a privacy separation between adjoining balconies. Façade materials consist of wood-look cladding, metal panel, stucco, and glass in a coastal-inspired pallet, drawing inspiration from sun-bleached teak and seafoam green which are commonly associated with surf culture

The façade at Mission Ave. showcases a concentrated amalgamation of architectural techniques implemented elsewhere throughout the building. On the same façade at the streetscape level, a wall mural integrates landscape into the facade as one cohesive element that is punctuated by a generous indoor/outdoor commercial space located at the building's most prominent corner on the corner of Mission Ave and N Myers St.

Project Amenities

The site location naturally provides residents with a host of amenities with the beach, downtown living, and multiple transit options. In addition to that, Blocks 5 & 20 will include numerous indoor and outdoor amenities to provide residents with social and recreational opportunities. The communities will include separate leasing centers and amenities which include rooftop decks, pools and spa, courtyards, BBQ areas, resident lounges, fitness centers, surfboard & bike storage, and dog/surfboard/bike washrooms.

The below table summarizes the amenity and usable open space areas for the Project:

LOCATION	BLOCK 5 AREA (SF)	BLOCK 20 AREA (SF)
Common Indoor Amenity Areas		
Level 1	3,224	2,233
Level 3	4,314	5,170
Clubhouse	748	918
Total Common Indoor Amenity Areas	8,286	8,357
Common Open Space		
Central Courtyard	8,975	5,527
Rooftop	1,596	3,773
Interior Courtyard		1,413
Total Shared Open Space	10,571	10,713
Private Open Space		
Total Private Open Space	17,319	14,707
Average per Unit	89.7	81.7
Total Open Space	27,890 SF	25,420 SF
Total Open Space per Unit	152.4 SF	141.2 SF

Landscape Design

The enhanced streetscapes at the ground level are intended to create a cohesive corridor along Mission Avenue and N Myers Street and tie into the adjacent Pier View Way plaza and pedestrian corridor. Street trees create a buffer zone along the street to shield pedestrians from vehicular activity and help to bring the 7 and 8-story buildings down to scale. Commercial spaces include setbacks to allow outdoor areas to further activate and connect to the pedestrian thoroughfares. The third level terrace is designed as an active amenity deck for both Blocks 5 & 20 and features amenity spaces such as swimming pools, spas, areas for outdoor dining and lounging. The lush landscaping at the third level terrace is intended to provide a space for residents to escape from the surrounding urban environment. The Level 8 terrace (Block 5) and Level 7 terrace (Block 20) are designed as view decks and are located at the corners of the buildings to align with the natural view corridors down Mission Avenue and Civic Center Drive. This vantage point gives residents views towards the ocean and neighboring beach areas. The roof decks are designed as quieter and more passive spaces with areas for outdoor dining, lounging, and absorbing the views.

Stormwater Management

Storm water runoff from roof and deck drains will be conveyed to proprietary modular biofiltration systems. Smaller above ground planters will provide the volume retention requirements. The majority of the site flow will then discharge into storm drain curb inlets on North Myers Street, then travel continuously within storm drain pipe and cleanouts westerly down Pier View Way, then discharges to Pacific Ocean via existing storm drain headwall on the north side of the Oceanside Pier adjacent to Oceanside Fire Department Lifeguard Headquarters. The remainder will travel north in the gutter N Myers gutter, cross the street and head west down Civic Center Drive where it will enter a short stretch of storm drain that discharges into the Pacific Ocean. This Project is exempt from hydromodification requirements and is a "No-Infiltration" condition.

Project Grading

Each parcel will include excavation to accommodate a subterranean parking garage. The subterranean parking garage extends approximately to the limits of the structure footprint and is to be 11'-15' in depth. The vertical excavation shall be supported by shoring systems that may include cantilever piles and/or tie-backs. The onsite geology, at these depths, consists of dense poorly-graded silty sands. An additional 3-feet of remedial grading may be required for foundations and shall be field determined by the project geotechnical engineer. Groundwater is not expected to impact the proposed development; however, localized perched groundwater may be encountered during construction and can be treated on an individual basis. The total grading quantities are estimated to be 30,000 CY of cut and 0 CY of fill. The net cut amount is 30,000 CY which will be exported. Grading activities are expected to take approximately two months for each block.

Transit and Access

Given the proximity to the Oceanside Transit Center (<.5 mi), Blocks 5 & 20 are located within the Downtown Transit Oriented District (TOD) thus residents and commercial users will benefit from multi-modal and multi-directional mass transit. Additionally, high-frequency bus service is located on nearby North Coast Hwy and Mission Ave further enabling residents and commercial users with additional options for public transportation. Pair these transit options with the availability of bicycle storage on site, Blocks 5 & 20 will support alternative transit options and allow residents and commercial users to move throughout the region without reliance on personal vehicles.

Primary site access for both Blocks 5 & 20 will be off N Myers Street with each community served by one point of entry for their respective parking garages. Parking is provided in one level of subterranean parking and two levels of above grade parking. The parking garages will have secured gates to separate resident parking from visitor and commercial parking. An existing loading area along N Myers Street will remain and the buildings will also provide interior space within the garages and near the elevators to provide for off-street loading/unloading activities.

Trash/waste collection will be provided by a trash chute system with a centralized trash room provided at each residential level in each building. The trash termination rooms are located on the ground level within the garages.

Parkland Dedication

The Project is subject to parkland dedication requirements and shall pay the entire park impact fee (\$4,431/unit per the current City of Oceanside Fee Schedule) at the time a building permit is issued for each individual block.

Affordable Housing, Density Bonus & Waivers and Incentives

The State of California's Density Bonus Law (Government Code § 65915-65918) was established to promote the construction of affordable housing units and allows projects to exceed the maximum designated density and to use development standard waivers, incentives and concessions in exchange for providing affordable housing units in compliance with all current density bonus regulations. The City of Oceanside zoning regulations implement the state requirements.

The Blocks 5 & 20 Project is comprised of 373 units of which 38 units shall be deed-restricted at the low-income level. The Project complies with both the City's Inclusionary Housing Ordinance and meets the Density Bonus Law requirements regarding affordable housing. Affordable units shall be proportional to the overall Project in unit size, dispersed throughout the Project, and have access to all amenities available to market rate units. The table below provide a summary the distribution:

TYPE OF UNIT	CALCULATIONS	BLOCK 5	BLOCK 20	TOTAL
Market Rate Units		173 units	162 units	335 units
Affordable Units (Low Income)	10% of total units reserved for low-income households	20 units	18 units	38 units
Total Units		193 units	180 units	373 units

Incentives and Waivers

State Density Bonus Law entitles the Project to certain incentives and waivers. The City is required to grant these incentives/concessions and waivers to encourage the construction of housing projects.

By providing 10% low-income units, this Project is entitled to one incentive/concession, or a regulatory deviation that results in cost reductions to provide for affordable housing costs. (Gov. Code § 65915(k)(3).) The Project has yet to allocate its incentive.

The Project is also entitled to unlimited waivers, or deviations from development standards that would physically preclude development of the Project as designed, with its proposed density and incentives. (Gov. Code § 659015(e)(1).) The granting of waivers does not reduce the number of incentives allowed on a project, and the number of waivers that may be requested and granted is not limited. Based on the proposed design to accommodate the affordable and market rate units, the Project seeks the following waivers of development standards:

WAIVERS:

SETBACKS

- W-1 WAIVER TO REDUCE FRONT, REAR, AND SIDE SETBACKS SET FORTH BY SECTION 1232 BASIC REQUIREMENTS FOR SETBACKS AND PARKING TO BE LOCATED WITHIN SETBACK PER SECTION 1232 (K), AND TO ALLOW BALCONY PROJECTIONS GREATER THAN 3 FEET INTO ALL YARDS SET FORTH BY SECTION 1232 (G) AND 3015, AND TO ALLOW FENCING 8' H. MAXIMUM FENCING WITHIN SETBACKS IN LIEU OF 42" MAXIMUM SET FORTH BY SECTION 1232(Z)

OPEN SPACE

- W-2 WAIVER TO REDUCE TOTAL OPEN SPACE REQUIREMENTS SET FORTH BY SECTION 1232(FF)1 FROM 200 SF PER DWELLING UNIT TO 152 SF PER DWELLING UNIT FOR BLOCK 5 AND 141 SF PER DWELLING UNIT FOR BLOCK 20.
- W-3 WAIVER TO REDUCE TOTAL PRIVATE OPEN SPACE REQUIREMENTS SET FORTH BY SECTION 1232 BASIC REQUIREMENT TO AN AVERAGE AREA OF 80 SF PER UNIT IN LIEU OF A MINIMUM OF 48 SF PER DWELLING UNIT AND A MINIMUM DIMENSION OF 6 FEET INCLUDING NO PRIVATE OPEN SPACE FOR 5 UNITS (WHERE JULIET BALCONIES ARE PROVIDED)

PARKING REQUIREMENTS

- W-4 WAIVER FROM SECTION 3109 AND 3110 B.1 TO USE 8'-0" X 18'-0" AT 90 DEGREE STANDARD AND TANDEM PARKING STALL AS THE MINIMUM INTERIOR DIMENSIONS FOR COVERED PARKING STRUCTURES HOUSING MORE THAN 6 CARS VIA ACCESS AISLE IN LIEU OF THE REQUIRED MINIMUM DIMENSIONS OF 8'-6" X 18'-0 FOR LARGE CARS,

AND ALSO FOR THE REQUIRED 1 FOOT OF EXTRA WIDTH IN ADDITION TO THE 8'-6" MIN. WIDTH SHALL BE PROVIDED AT EACH PARKING SPACE ADJOINING A WALL, COLUMN, OR OTHER OBSTRUCTION

- W-5 WAIVER FROM SECTION 3110 B.2 NOT TO PROVIDE 2'-0" BUFFER AT THE END OF PARKING BAYS
- W-6 WAIVER FROM SECTION 3111 TO PROVIDE 22' DRIVE AISLE WIDTHS FOR 90 DEGREE PARKING STALLS IN LIEU OF 24'

BUILDING HEIGHT

- W-7 WAIVER TO INCREASE HEIGHT LIMIT FROM 35' PER SECTION 1232 BASIC REQUIREMENT AND 1232 (N)2.(B) TO 98'-6" FOR BLOCK 5 AND 87'-0" FOR BLOCK 20 AND A WAIVER FROM SECTION 1232(O) TO ALLOW THE PROPOSED HEIGHT FOR STAIRWAY ENCLOSURES TO EXTEND A MAXIMUM OF 10' ABOVE THE MAXIMUM HEIGHT LIMIT OF THE DOWNTOWN DISTRICT

BUILDING ENVELOPE

- W-8 WAIVER TO ELIMINATE 1:1 OR 45 DEGREE DAYLIGHT PLANE RESTRICTION SET FORTH IN SECTION 1232(I)
- W-9 WAIVER TO REDUCE MINIMUM COURT DIMENSIONS SET FORTH BY SECTION 1232 AND ADDITIONAL REQUIREMENT (EE)
- W-10 WAIVER FROM THE FACADE MODULATION MINIMUM DEPTH OF 5'-0" FROM THE SETBACK LINE PER SECTION 1232 BASIC REQUIREMENT

SITE

- W-11 WAIVER TO PERMIT THE OVERALL LANDSCAPE PERCENTAGE PER OZO 1232 AND 1232 (P, R, S) TO INCLUDE PLANTING AREAS, RAISED PLANTERS, PATIOS, POOL AREAS, AND OTHER OUTDOOR RECREATIONAL FACILITIES INCLUDING ON-SITE PUBLIC PLAZAS, INTERNAL COURTYARDS, AND ROOFTOP DECKS.
- W-12 WAIVER FROM SECTION 3103 TO PROVIDE (1) SHARED ON-STREET LOADING AREA SERVING BOTH BLOCKS 5 AND 20 IN LIEU OF OFF-STREET LOADING SPACES AT EACH BLOCK PER 3103 SCHEDULE B.

MISC.

- W-13 WAIVER FROM SECTION 3035(C)(3) TO ALLOW UP TO 100% OF LIVE/WORK UNIT FLOOR AREAS TO BE USED OR ARRANGED FOR RESIDENTIAL PURPOSES IN LIEU OF 33% MAX.

The Exhibit A provides a summary table of the development standards and zoning regulations as established for D Downtown District Subdistrict 1. The table provides Project information to demonstrate compliance with the standards or to indicate a standard for which a waiver is requested.

Tentative Map

The Project includes a Tentative Map to subdivide the existing parcel into two (2) separate parcels. This subdivision will include the development of 373 condominium units and approximately 6,000 sf of commercial condominiums. It is important to note that the existing parcel includes areas that overlap with public streets, which will be dedicated as part of the final subdivision map

Summary

The Project transforms and activates two city blocks, Blocks 5 & 20, in the heart of Downtown Oceanside into contemporary coastal mixed-use communities. In addition to addressing the housing supply challenges by adding new market rate and affordable residential units, the communities will introduce commercial spaces at highly visible locations along N Myers St, Pier View Way, and Mission Ave. The high-quality architecture and landscape are designed to be appealing to visitors, future residents, and neighbors. The Blocks 5 & 20 Project implements the goals, intents, and objectives of the City's General Plan, Zoning Ordinance, and Local Coastal Plan.

Exhibit A

Blocks 5 & 20 Mixed-Use Development Plan Development Standards / Regulations Comparison

DESCRIPTION OF ORDINANCE	TYPICAL CITY STANDARDS / REGULATIONS UNDER DOWNTOWN SUBDISTRICT 1	BLOCKS 5 & 20 PROJECT AS PROPOSED	NOTES
NOTE: THIS TABLE PRESENTS THE MIXED-USE DEVELOPMENT PLAN AND WAIVER REQUESTS. ALL REFERENCES TO SECTIONS OR ARTICLES ARE FROM THE CITY OF OCEANSIDE ZONING ORDINANCE, AS APPLICABLE WITHIN THE D DISTRICT, SUBDISTRICT 1.			
MAXIMUM DENSITY OZO 1232	N/A	BLOCK 5: 183.8 DU/AC BLOCK 20: 176.5 DU/AC	
MINIMUM LOT AREA	5,000 SQUARE FEET	BLOCK 5: 45,895 SF BLOCK 20: 44,359 SF	
MINIMUM LOT WIDTH	50 FEET	APPROX. 150 – 300 FEET	
MINIMUM SETBACKS OZO 1232	BLOCK 5/20 FRONT: 10' REAR: 5' SIDE: 10'	BLOCK 5/20 FRONT: 0' / 0' FRONT: 50' from CL of Mission Ave. / 50'-2" REAR: 1'-4" / 0" SIDE: 0" / 0"	WAIVER REQUEST W-1
FLOOR AREA RATIO OZO 1232(D)6	N/A FOR RESIDENTIAL AND NONRESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS	BLOCK 5: 4.26 FAR (195,606 SF / 45,895 SF) BLOCK 20: 4.05 FAR (179,457 SF / 44,359 SF)	
HEIGHT OZO 1232 (N)2(e) SUBDISTRICT 1 1232 (O)	35' MAX.	BLOCK 5 98'-6" BLOCK 20 87'-0"	WAIVER REQUEST W-7

1232 (N) (b) x. 1232 (N) 2. (e)			
LANDSCAPING			
LANDSCAPING REQUIRED OZO 1232 (P)	25% MIN.	33% OF GROSS SITE AREA; SEE LANDSCAPE SHEET L102	WAIVER REQUEST W-11
TREE CANOPY OZO 3049	12% MIN.	15%; SEE LANDSCAPE SHEET L102	
PERMEABLE SURFACE AREA OZO 3049	22% MIN. BLOCK 5 (NET ACREAGE) 1.054 AC BLOCK 20 (NET ACREAGE) 1.018 AC TOTAL AREA 2.072 AC REQUIRED PERMEABLE SURFACE AREA 0.456 AC FOR PROJECT SITES 1 ACRE OR MORE 22% MIN.	23% OF TOTAL SURFACE AREA SEE LANDSCAPE SHEET L102 BLOCK 5 LEVEL 1 PERMEABLE SURFACE 0.064 AC (2,782 SF) LEVEL 3 PERMEABLE SURFACE 0.159 AC (6,909 SF) LEVEL 8 PERMEABLE SURFACE 0.035 AC (1,510 SF) BLOCK 20 LEVEL 1 PERMEABLE SURFACE 0.068 AC (2,971 SF) LEVEL 3 PERMEABLE SURFACE 0.119 AC (5,196 SF) LEVEL 7 PERMEABLE SURFACE 0.025 AC (1,091 SF) TOTAL 0.47 AC (20,459 SF)	
OPEN SPACE	PRIVATE OUTDOOR SPACE: 48 SF PER UNIT (6' MIN DIMENSION)	PRIVATE OUTDOOR SPACE: BLOCK 5: 17,319/193= 89.7 SF / UNIT (AVG)	WAIVER REQUEST W-3

		<p>BLOCK 20: $14,707/180 =$ 81,7 SF / UNIT (AVG)</p> <p><i>Note: Some units only provide a Juliet balcony so a waiver is requested to calculate private open space based on the project averages per unit.</i></p>	
OZO 1232	<p>SHARED OUTDOOR SPACE: BLOCK 5 $(200-48) \times 193 = 29,336$ SF BLOCK 20 $(200-48) \times 180 = 27,360$ SF</p> <p>TOTAL OUTDOOR SPACE: BLOCK 5 $200 \times 193 = 38,600$ SF BLOCK 20 $200 \times 180 = 36,000$ SF</p>	<p>SHARED OUTDOOR SPACE: BLOCK 5: 10,570SF BLOCK 20: 10,941 SF</p> <p>TOTAL OUTDOOR SPACE: BLOCK 5: 27,890 SF BLOCK 20: 25,420 SF</p>	WAIVER REQUEST W-2
<p>COURT DIMENSION</p> <p>OZO 1232 (EE)</p>	<p>COURTS OPPOSITE WALLS ON THE SAME SITE: HEIGHT (LEVEL 3 TO PARAPET) / 2</p> <p>BLOCK 5 $64' / 2 = 32'$ BLOCK 20 $53'-6" / 2 = 26'-9"$</p>	<p>BLOCK 5: 19' BLOCK 20: 19'</p>	WAIVER REQUEST W-9
	COURT DIMENSIONS: 16' MINIMUM - 3' BALCONY ENCROACHMENT (WHERE APPLIES)	<p>BLOCK 5: 6'-6" AT BALCONY BLOCK 20: 11' AT BALCONY</p>	WAIVER REQUEST W-9
OFF-STREET PARKING			
<p>RESIDENT PARKING</p> <p>OZO 3032 GOVERNMENT CODE SECTION 65915 (P) OZO 3109 OZO 3110</p>	<p>DIMENSIONS: 8.5' (+1' AT OBSTRUCTED SIDE) x 18' DEEP</p> <p>BLOCK 5: 217 BLOCK 20: 204</p>	<p>DIMENSIONS: 8' (+1' AT OBSTRUCTED SIDE) X 18' DEEP</p> <p>BLOCK 5: 253 BLOCK 20: 248</p>	WAIVER REQUEST W-4

RETAIL PARKING OZO 3103 OZO 1231 OZO 1232 (W) 4-5	1 PER 50 SF OF SEATING AREA (ASSUMED RESTAURANTS FULL SERVICE) 1 PER 200 SF (ASSUMED RETAIL SALES)	BLOCK 5: (1,435 SF x 65% ASSUMED SEATING AREA) / 50 SF = 18.7 886 SF / 200 SF = 4.4 TOTAL = 23 BLOCK 20: (527 SF + 1,727 SF) x 65% ASSUMED SEATING AREA / 50 SF = 29.3 (973 SF + 410 SF) / 200 SF = 6.9 TOTAL = 36	
TOTAL OFF-STREET PARKING	BLOCK 5: 240 BLOCK 20: 240	BLOCK 5: 276 (36 SURPLUS SPACES) BLOCK 20: 284 (44 SURPLUS SPACES) TOTAL 560 (80 SURPLUS SPACES)	
COMPACT PARKING OZO 3109 OZO 3110	SPACES PROVIDED IN ADDITION TO THE NUMBER REQUIRED MAY BE SMALL-CAR SPACES	BLOCK 5: 18 BLOCK 20: 23	
ACCESSIBLE PARKING CBC 1109A	RESIDENTIAL: 2% OF ASSIGNED RESIDENT SPACES VISITOR (GUEST): 5% OF UNASSIGNED SPACES BLOCK 5: 253 x 0.02 = 5.06→6 23x 0.05 = 1.15→2 Total: 8 BLOCK 20 248 x 0.02 = 4.96→5 36 x 0.05 = 1.8→2 Total: 7	BLOCK 5: 8 BLOCK 20: 7	

<p>EV PARKING</p> <p>CAL GREEN JULY24-SUPP 4.106.4.2.2</p> <p>(STANDARDS EXCEED OZO 3048)</p>	<p>WITH RECEPTACLES: 40% OF ASSIGNED SPACES</p> <p>WITH EV CHARGERS: 10% OF TOTAL PARKING</p>	<p>BLOCK 5: 253 x 0.4 = 101 276 x 0.1 = 28</p> <p>BLOCK 20: 248 x 0.4 = 99 284 x 0.1 = 28</p>	
<p>BICYCLE PARKING</p> <p>OZO 3108</p>	N/A	<p>BLOCK 5: 40</p> <p>BLOCK 20: 40</p>	
<p>SCREENING OF MECHANICAL</p> <p>OZO 3021</p>	<p>EXTERIOR MECHANICAL EQUIPMENT EXCEPT SOLAR COLLECTORS AND OPERATING MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW ON ALL SIDES. EQUIPMENT TO BE SCREENED INCLUDES HEATING, AIR CONDITIONING, REFRIGERATION EQUIPMENT, PLUMBING LINES, DUCT WORK, AND TRANSFORMERS.</p> <p>UTILITY METERS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY. METERS, IN A REQUIRED FRONT YARD OR IN A CORNER SIDE YARD ADJOINING A STREET, SHALL BE ENCLOSED IN SUBSURFACE VAULTS.</p> <p>SCREENING MATERIALS MAY HAVE EVENLY DISTRIBUTED OPENINGS OR PERFORATIONS AVERAGING 50 PERCENT OF THE SURFACE AREA AND SHALL EFFECTIVELY SCREEN MECHANICAL EQUIPMENT SO THAT IT IS NOT VISIBLE FROM A STREET OR ADJOINING LOT.</p>	<p>PARAPET WALLS PROVIDED ON ALL ELEVATIONS. TRANSFORMERS TO BE LOCATED BELOW GRADE. UTILITY METERS ARE LOCATED INSIDE BUILDINGS SCREENED FROM PUBLIC RIGHTS-OF-WAYS.</p>	
<p>RENEWABLE ENERGY FACILITIES</p>	<p>50% OF FORECASTED ENERGY USE OR IN THE EVENT THAT INSTALLING A RENEWABLE ENERGY FACILITY IS NOT FEASIBLE, PURCHASE AN ENERGY</p>	<p>PROJECT SHALL PROVIDE ONSITE ROOFTOP SOLAR PANELS AND WILL PURCHASE A</p>	

OZO 3047	PORTFOLIO COMPRISING AT LEAST 75% RENEWABLE, EMISSIONS-FREE ENERGY	RENEWABLE ENERGY PORTFOLIO TO MAKE UP ANY SHORTFALL IN ONSITE GENERATION TO MEET THE REQUIREMENT.	
----------	--	---	--

City Council Policy 300-14 Enhanced Notification and Community Outreach Report for Blocks 5 & 20 Mixed Use Density Bonus Project by Ryan Companies

The 3.52 gross acre site is comprised of two vacant lots bordered to the south by Mission Avenue, Myers Street to the west, residential uses to the north and the railroad tracks to the east. Pier View Way bifurcates the site into two parts: Block 5 and Block 20 (figure 1, below).



Figure 1: Block 5, north of Pier View Way. Block 20, south of Pier View Way

These vacant lots have been planned for mixed use development as part of the long-term vision for downtown. Currently, the lots are on short-term leases with the City of Oceanside and being used as parking.

Envisioned for Block 5 are 193 units (10% designated for lower income households at 80% AMI) above 7,868 square feet of ground floor commercial.

Proposed for Block 20 are 180 units (10% designated for lower income households at 80% AMI) above 9,538 square feet of ground floor commercial.

The project is utilizing State Density Bonus Law due to the provision of these 38 affordable units for very-low income households. In compliance with City Council Enhanced Notification Policy 300-14, a variety of opportunities have been available for interested parties to learn more about the project, ask questions and share their feedback.

This report summarizes outreach and engagement conducted to date and provides responses to the community feedback received.

On-Site Signage

All on-site signage is posted to the site in accordance with city policy.

Mail Notification

Introduction Letter

An introductory letter was sent to all addresses within the Expanded Radius on March 21, 2024 describing the proposed project and informing residents of the first public meeting and project email address (exhibit 1). Pursuant to Policy 300-14, this mailing was sent to property owners within a 1,500-foot radius and occupants within a 100-foot radius of the project site.

Email: blocks520@ryancompanies.com

A community email address was established for the project; neighbors and community stakeholders are encouraged to submit their questions and comments. As of June 13, 2025, four (4) emails have been submitted.

Project Update Postcard

A second mailer was sent to surrounding property owners on September 30, 2024 informing them of the upcoming public meeting (exhibit 2).

Community Education and Engagement

Ryan Companies has hosted two public meetings.

Public Meeting #1 – April 9, 2024

A neighborhood meeting was hosted on April 9, 2024, at the Springhill Suites (110 N Myers St). This meeting was the first opportunity to learn more about the project, meet the team, ask questions, and provide feedback on the plans. The meeting date was also shared at the April 2, 2024 Mainstreet Oceanside meeting.

There were 35 attendees who signed in at the check in table (exhibit 2). However, three attendees opted to remain anonymous.

Daniel Bertao, Vice President of Development for Ryan Companies, presented an overview of the proposed plans (exhibit 3) and took questions from the public. Following the formal question and answer period, project exhibits were displayed at the back of the room (exhibit 4) and members of the public were invited to get a closer look. Members of the project team, including the civil engineer, architect and landscape architect, were present to discuss the exhibits in greater detail.

Attendees were given a comment card to provide feedback. Although 24 comment cards were distributed (some couples chose to share), only 12 were completed (exhibit 5). The most common themes are depicted in figure 2.

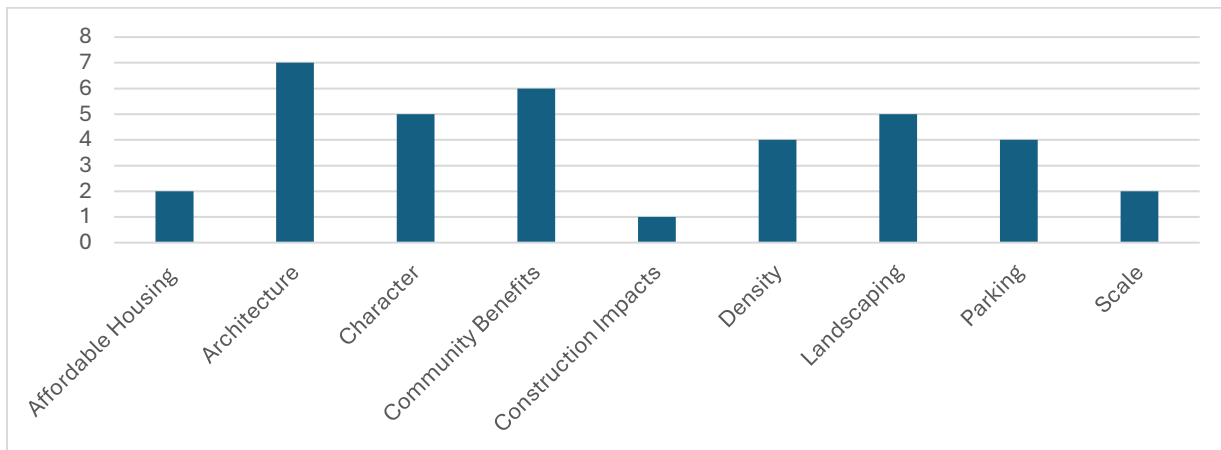


Figure 2 April 9, 2024 Comment Card Summary

The categories above have been grouped and summarized as follows:

- **Aesthetics** – Given the height of the buildings, attendees would like to see more articulation to provide visual relief. SALT and Seabird, specifically the Piper restaurant on the corner of Mission and Myers, were shared as examples of who got it right.
- **Community Character** – Placemaking through public art and increased landscaping would help create consistency with the other improvements taking place downtown. Greenery and increased setbacks could help soften edge conditions, while also enhancing the pedestrian experience.
- **Scale/Density** – Attendees expressed concern of the unit count. Consistency with the existing community was also referenced in comments about scale.
- **Community Benefits** – Identify opportunities for the public to benefit from the project. Things like co-working space or the ability to rent deck space would be nice because the surrounding condos don't have recreation space.
- **Parking** – Residents are concerned over the loss of public parking from the redevelopment.

Public Meeting #2 – October 16, 2024

A community open house was hosted on October 16, 2024, in the Civic Center Library Community Rooms to provide an update on the project modifications that were made in response to community feedback. The invitation was shared with the community at-large through a project update postcard. An email invite was also sent to the project interest list which included attendees from the first public meeting.

Fourteen attendees signed in at the check in table (exhibit 6).

The open house was organized into five stations (exhibit 7a) consisting of various exhibit boards (exhibit 7b). Members of the project team were positioned at each station to speak directly with attendees and review attendees' specific concerns. Because there was no formal presentation, attendees were encouraged to stop by between 6:00 – 8:00 p.m. to view the exhibits at their convenience.

As with public meeting #1, attendees were asked to complete a comment card (exhibit 8) to garner a better understanding of lingering concerns and areas of interest. A follow up email was sent to attendees with a virtual comment card; however, it did not yield additional responses. The comment cards submitted reflect an improvement in sentiments about the project.



Community Stakeholder Meetings



Understanding that questions will arise outside of formal public meetings, members of our team have also been available for one-on-one or small group meetings with neighboring property owners and members of the community.

Additionally, the project team has and will continue to reach out to local stakeholder groups and nonprofits for project update presentations and briefings, including Mainstreet Oceanside, Oceanside Coastal Neighborhood Association, Oceanside Chamber of Commerce, North County Economic Development Council, Visit Oceanside, and Oceanside Bike

and Pedestrian Committee. Interested parties are also able to request presentations.

Given the project's commitment to provide affordable housing and its consistency with state housing accountability laws, local affordable housing advocates also demonstrated interest in the project, including YIMBY Law, YIMBY Democrats and LISC.

Community Responsive Planning

In response to community feedback, the following project modifications have been implemented:

- Mission Ave and N Myers St have been further activated to include additional commercial and spaces that could be shared between residents and the greater community (for example, coworking/gathering spaces and surf shop/storage).
- Commercial space has been increased from the initial proposal of roughly 4,100 square feet to nearly 6,000 sf and approximately 9,000 sf of live-work and 2,500 sf of outdoor commercial.
- An Art Wall has been added facing the Mission Avenue public right-of-way. The piece will be curated and privately funded as part of the development and construction with input from local stakeholder groups.
- Additional improvements to Mission Avenue frontage include enhanced planters and increased landscaping.
- Hanging vines and green wall mesh have been added along the railroad tracks to soften the edges.

Key Themes and Responses

Topic	Response
Parking	<p>We recognize the importance of parking, especially in coastal areas. Ryan Companies is not utilizing state incentives for transit-oriented development which allow for parking reductions given its proximity to the Oceanside Transit Center. The project meets city requirements for commercial uses and exceeds requirements for residential, for a total of 584 stalls.</p> <p>Additionally, public parking is available in the downtown area (exhibit 8, board 2), including the 340-stall structure at SALT.</p>
Scale/Height	<p>Blocks 5 and 20 are 8 and 7 stories, respectively, which is consistent with the existing 6 and 7 story buildings in the Nine Block Master Plan (figure 3, below). Overall height is consistent when considering the pitched roof massing of neighboring buildings.</p> <p>Roof decks and amenity spaces are strategically located to provide social gathering opportunities and break up the building's massing along Myers Street.</p>
Community Character	<p>This project is an opportunity to revitalize this site and complete the long-term vision for downtown.</p> <p>Pier View Way bisects the site and creates a unique opportunity to activate this highly visible, yet underutilized pedestrian corridor to provide an engaging plaza experience just blocks from the strand (figure 4).</p> <p>Commercial spaces are sited on the corners with outdoor spaces and landscaping to add to the existing neighborhood character and connect to the other businesses in the area.</p>

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

	<p>“Eyes on the Street,” Live/Work Townhomes with patios will front N. Meyers St. create a livelier streetscape and provide a housing type not currently available in the immediate vicinity.</p>
Aesthetics and Architecture	<p>The two blocks are designed to complement each other, similar to how Pierside North and South are related, yet distinct. Modern coastal architecture utilizing a mix of colors and textures with elevated façade treatments are incorporated to enhance the pedestrian experience.</p> <p>While the two buildings share some design features, each has its own style and character.</p> <p>Cladding materials for block 5 are comprised of neutral hues and natural textures, such as walnut and travertine, projecting a rich, conservative aesthetic inspired by mid-century modern architecture.</p> <p>The material pallet at Block 20 makes a notable departure from that of Block 5. Located at the arterial gateway to the Oceanside pier, the pallet at Block 20 celebrates the arrival of visitors to the beach community with hues of sun-faded teak and seafoam green cladding. Combined, these elements result in a definitively more playful coastal modern aesthetic compared to the more reserved aesthetic found at Block 5.</p>
Density	<p>Consistent with State Density Bonus, 10% of the proposed units will be for households at 80% AMI in a transit rich, walkable environment.</p>
Views	<p>We understand preserving existing view corridors is essential and we have been sensitive to ensure that public views at Pier View Way remain (figure 5)</p>

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA



Figure 3 Community Consistency



Figure 4 View simulation looking east from Pier View Way

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA



Figure 5 View simulation looking west down Pier View Way from Cleveland

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit Index

- Exhibit 1 – March 21, 2024 Mail Notification
- Exhibit 2 – September 30, 2024 Project Update Postcard
- Exhibit 3 – Public Meeting #1 Check In Sheet
- Exhibit 4 - Public Meeting #1 Presentation Slides
- Exhibit 5 – Public Meeting #1 Exhibit Boards
- Exhibit 6 – Public Meeting #1 Comment Cards
- Exhibit 7 – Public Meeting #2 Check In Sheet
- Exhibit 8a – Public Meeting #2 Stations
- Exhibit 8b - Public Meeting #2 Exhibit Boards
- Exhibit 9 - Public Meeting #2 Comment Cards

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 1 – March 21, 2024 Mail Notification



Project Name: Blocks 5 & 20 Development Project
Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Notice of Public Outreach Meeting

Dear Neighbors and Interested Community Members,

We are writing to share information about the plans to develop two blocks in Downtown Oceanside, located on Myers Avenue at Pier View Way (see reverse for project location map). We are hosting a neighborhood open house in the coming weeks to share our vision for the site. This meeting will be your first opportunity to learn more about the project, meet the team, ask questions, and provide feedback on the plans. We hope you will join us.

You're invited to a Neighborhood Open House

Tuesday, April 9th at 6:00 p.m.

Springhill Suites Downtown Oceanside, Ballroom A (110 N Myers St.)

Email blocks520@ryancompanies.com to RSVP

Conveniently located one-half mile from the Oceanside Transit Center, the 3.52 gross acre site is comprised of the final two blocks of the long-term visioning plan for downtown which includes what are now Pier View North & South, the Springhill Suites, and multiple hotels and mixed-use communities. Pier View Way bifurcates the site into two parts: Block 5 to the north and Block 20 to the south. This configuration creates a unique opportunity to activate this highly visible, pedestrian corridor, providing an engaging plaza experience just blocks from the strand. These vacant lots are currently used for parking through a temporary easement to the city of Oceanside (under our ownership).

Envisioned for Block 5, north of Pier View Way, are 193 units (10% designated for lower income households) above nearly 1,500 square feet of ground floor commercial.

Proposed for Block 20, between Pier View Way and Mission Ave, are 180 units (10% designated for lower income households) above roughly 2,600 square feet of ground floor commercial.

The project is still very early in the process, so we encourage you to join us on the 9th to share your feedback. If you are unable to attend, you can always email us at blocks520@ryancompanies.com and a member of the community outreach team will be in touch. By providing meaningful opportunities for you to participate, we are confident this can be a positive and productive experience for us all.

Thank you, and we look forward to meeting you!

A handwritten signature in black ink, appearing to read "D-Bertao".

Daniel Bertao
Vice President of Development

*Scan this QR code using
your camera's phone to
RSVP or to contact us*





Project Name: Blocks 5 & 20 Development Project
Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Location

(APN 147-370-07-00)

 Project site  Master Plan boundary



View Simulation of Myers Street



Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 2 – September 30, 2024 Project Update Postcard

Notice of Public Outreach Meeting

BLOCKS 5 & 20 | OPEN HOUSE INVITE

September 30, 2024

Dear Neighbor,

We're writing to provide a brief update on our plans to develop two blocks in Downtown Oceanside, located on Myers Avenue at Pier View Way.

Conveniently located one-half mile from the Oceanside Transit Center, this new mixed-use community provides affordable housing and neighborhood serving shops and services, and activates the Pier View Way pedestrian corridor to provide an engaging plaza experience just blocks from the strand.



These vacant lots have been planned for mixed use development as part of the long term vision for downtown. Currently, the lots are on short term leases with the City of Oceanside and being used as parking.

We began community engagement in April and appreciate those of you who attended our first public meeting or reached out to ask questions and provide feedback. The topics we've heard most about have been public spaces and retail offerings, aesthetics, public art, parking, and architecture. Over the last several months, our design team has been hard at work refining the plans to respond to city and community comments.

PLEASE JOIN US FOR A COMMUNITY OPEN HOUSE
WEDNESDAY, OCTOBER 16, 2024

OCEANSIDE CIVIC CENTER COMMUNITY ROOM
300 N COAST HWY
6:00 - 7:30 P.M.

There will not be a formal presentation, so attendees can stop by at their convenience within this timeframe. This will be a good opportunity to review new project imagery, meet the team and ask questions. Please email Blocks520@RyanCompanies.com to RSVP.

In the meantime, our team is available for one-on-one or small group meetings.

We look forward to hearing from you!

Daniel Bertao
Vice President of Development

SCAN THIS QR CODE USING
YOUR PHONE'S CAMERA TO
RSVP OR TO CONTACT US



Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 3 – Public Meeting #1 Check In Sheet

Ryan Companies - Blocks 5 and 20

April 9, 2024 Intro Meeting Attendees

First	Last	Email
Karl	Anthony	karlantonymusic@gmail.com
Laura	Basset	laurabasset50@gmail.com
Noi	Brizendine	
Lynn	Capelotti	lmcapel@cox.net
Mary	Fisher	mmfisher12@sbcglobal.net
Madeo	Forcina	
Mark	Freitas	mark.freitas@alum.mit.edu
Michelle	Freitas	
Thomas	Glasser	thomas_glasser@yahoo.com
Esmeralda	Gonzalez	egonzalez@oceasideca.org
Richard	Hamm	hammrichard@sbcglobal.net
Jamaica	Hardly	jamaicahardley@gmail.com
Jessica	Jimenez	
Mark	Karren	mark@locationmatters.com
Sue	Lattin	tutulattin@gmail.com
Lyne	Lightfoot	lwklft@gmail.com
Kurt	Lightfoot	
Nong	Mai	donmi1950@gmail.com
Jane	Marshall	jmarshall@bbs.net
Sandra	McGinnis	sandiebill@igoud.com
Gregg	McGinnis	mogregg2012@gmail.com
William	McGinnis	
jesus	Medina	jesmed1322@gmail.com
Tim	Obert	obert@me.com
Jim	O'meara	
Jana	Panter	
Fran	Rettenerg	fran2641@sbcglobal.net
Jerry	Rugg	jerryrugg1@gmail.com
Pat	Rugg	
Lyle	Stotelmyre	lylestotelmyre@gmail.com
Greg	Trapp	Greg.Trapp@outlook.com
Lisa	Troop	lisa.troop22@gmail.com
Sherri		
Mattie		

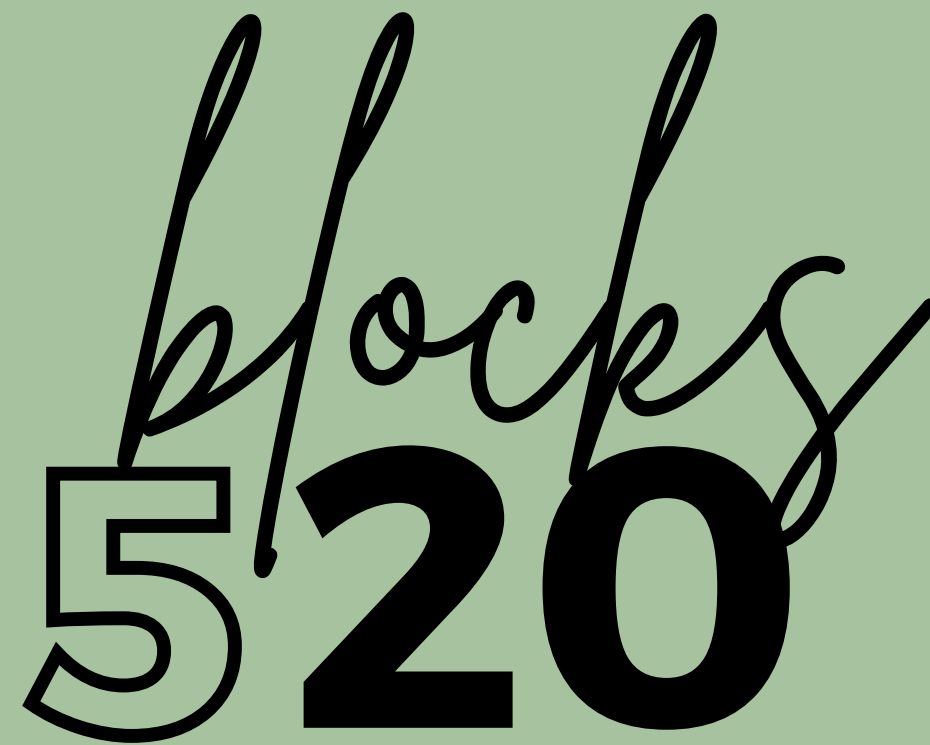
Contact information redacted for privacy

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 4 - Public Meeting #1 Presentation Slides



Daniel Bertao, Vice President of Development
Ryan Companies



OVERVIEW

Thank you for having us! We're early in the process and look forward to sharing more about our vision for Blocks 5/20.



ABOUT RYAN COMPANIES



COMMUNITY CONTEXT



PROJECT VISION



NEXT STEPS



MEET THE TEAM



our **PHILOSOPHY**

For us, success means developing projects that don't just fill an empty site, they transform it.



Pierside South



Pierside North



Spring Hill Suites

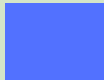
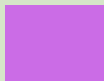



The Avalyn (Chula Vista)



community CONTEXT

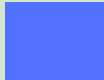


Conveniently located less than half a mile from the Oceanside Transit Center, the 3.52 acre site is comprised of the final two blocks of the long-term vision for downtown.

-  Project Site
-  Oceanside Transit Center
-  Master Plan boundary



community CONTEXT

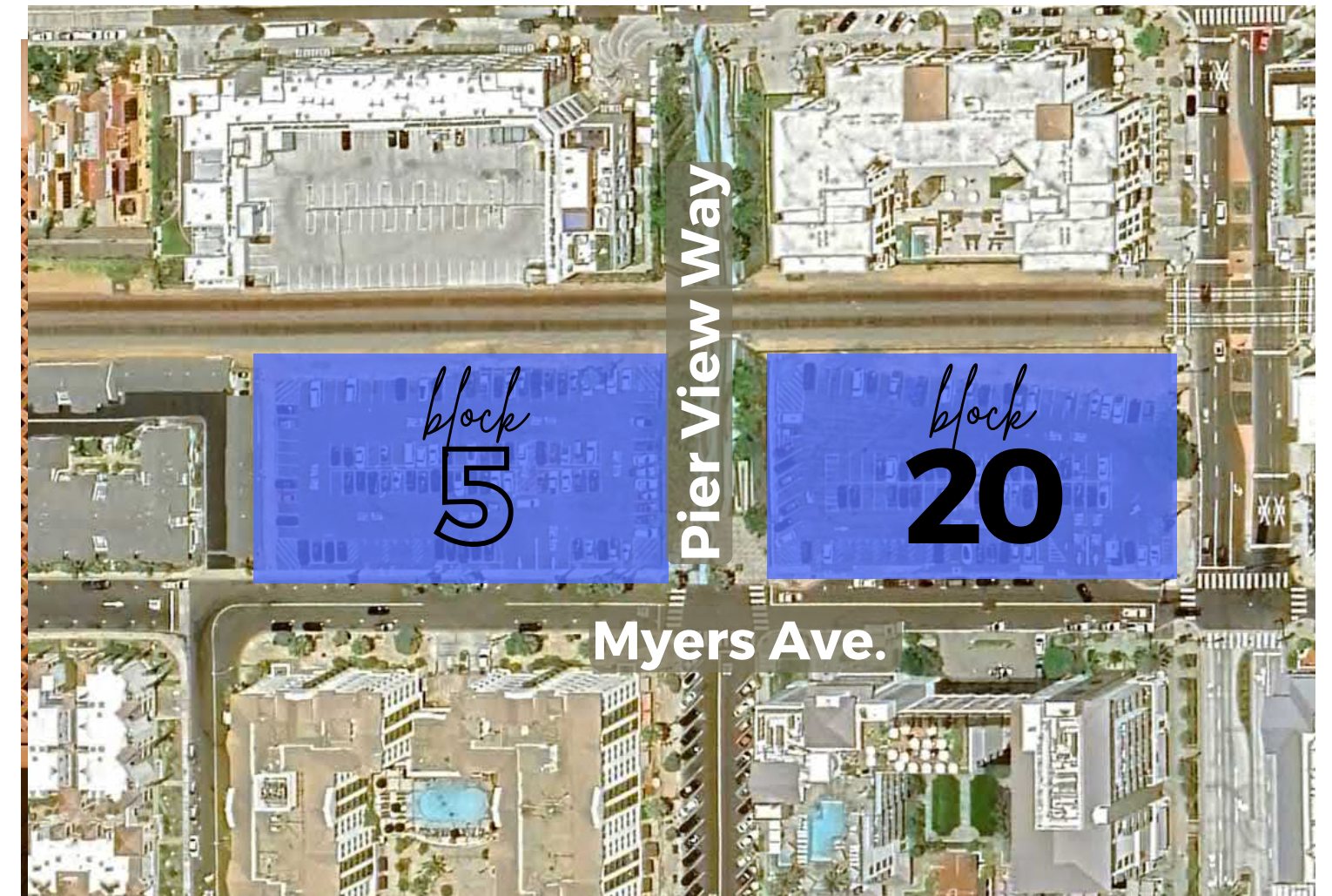
Conveniently located less than half a mile from the Oceanside Transit Center, the 3.52 acre site is comprised of the final two blocks of the long-term vision for downtown.

-  Project Site
-  Pier View Pedestrian Connection
-  Commercial Locations



Design FEATURES

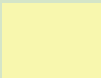
Modern coastal architecture utilizing a mix of colors and textures with elevated façade treatments to enhance the pedestrian experience.



FIRST FLOOR SITE PLAN



Residential Amenity



Residential



Commercial



Parking/Utility



Design FEATURES

Townhomes with private patios will front Meyers St. to create a more lively streetscape.

Key Map.



PROJECT INTRO MEETING. APRIL 9, 2024

ROOF VIEW SITE PLAN

Roof decks and amenity spaces provide social gathering opportunities and break up the building's massing.



Preliminary FEEDBACK



We began our outreach with a presentation at Mainstreet Oceanside on April 2. This list is a summary of what we heard.

- Parking

Use	Required	Provided
Residential	422	545
Commercial/Public	39	39

Subject to city review and approval. Counts to be updated as plans are refined.



Preliminary FEEDBACK

We began our outreach with a presentation at Mainstreet Corridor April 9, 2024. This list is a summary of what was discussed.

- Parking
- Consistency





Preliminary FEEDBACK

We began our outreach with a presentation at Mainstreet Oceanside on April 2. This list is a summary of what we heard.

- Parking
- Consistency
- Types of Commercial
- Landscaping, setbacks
- Social Gathering Spaces

Community Character





Preliminary FEEDBACK

We began our outreach with a presentation at Mainstreet Oceanside on April 2. This list is a summary of what we heard.

- Parking
- Consistency
- Types of Commercial
- Landscaping, setbacks
- Social Gathering Spaces
- Construction Impacts

Community feedback will be combined with city comments and reflected in subsequent application submittals.



project MILESTONES

We're early in the process and look forward to sharing more about our vision for Blocks 5/20.



PROJECT INTRO MEETING. APRIL 9, 2024

Application Submittal

Our first application was submitted in late 2023.

Community Meeting

April 9, 2024
6pm @ Spring Hill Suites

Resubmit Application

Refine application in response to city and community feedback

Public Hearing

Late 2024. City review of project

Permitting/ Construction



blocks520@ryancompanies.com

Thank
you!

block
5

block
20



**WE WANT TO
HEAR FROM YOU:**

blocks520@ryancompanies.com

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 5 – Public Meeting #1 Exhibit Boards

Project MILESTONES

Original Master Plan Approved

The long-term visioning plan for downtown which includes what are now Pierside North & South, the Springhill Suites, and multiple hotels and mixed-use communities was approved in Spring of 2000.

Application Submittal

Our first application was submitted in December 2023.

Community Engagement Begins

We began meeting with members of the community and project neighbors in April 2024.

Resubmit Application

Development is an iterative process. The next application submittal will respond to city comments and community feedback.



Continued Community Outreach

Members of our team are available for one-on-one or small group meetings.



WE WANT TO HEAR FROM YOU!
blocks520@ryancompanies.com

Public Hearings

We hope to achieve city approval in late 2024.

Permitting and Construction

Once we receive the necessary building permits, construction is anticipated to take 24 months.

We will coordinate with city staff and local stakeholder groups to minimize construction impacts.

Community CONTEXT

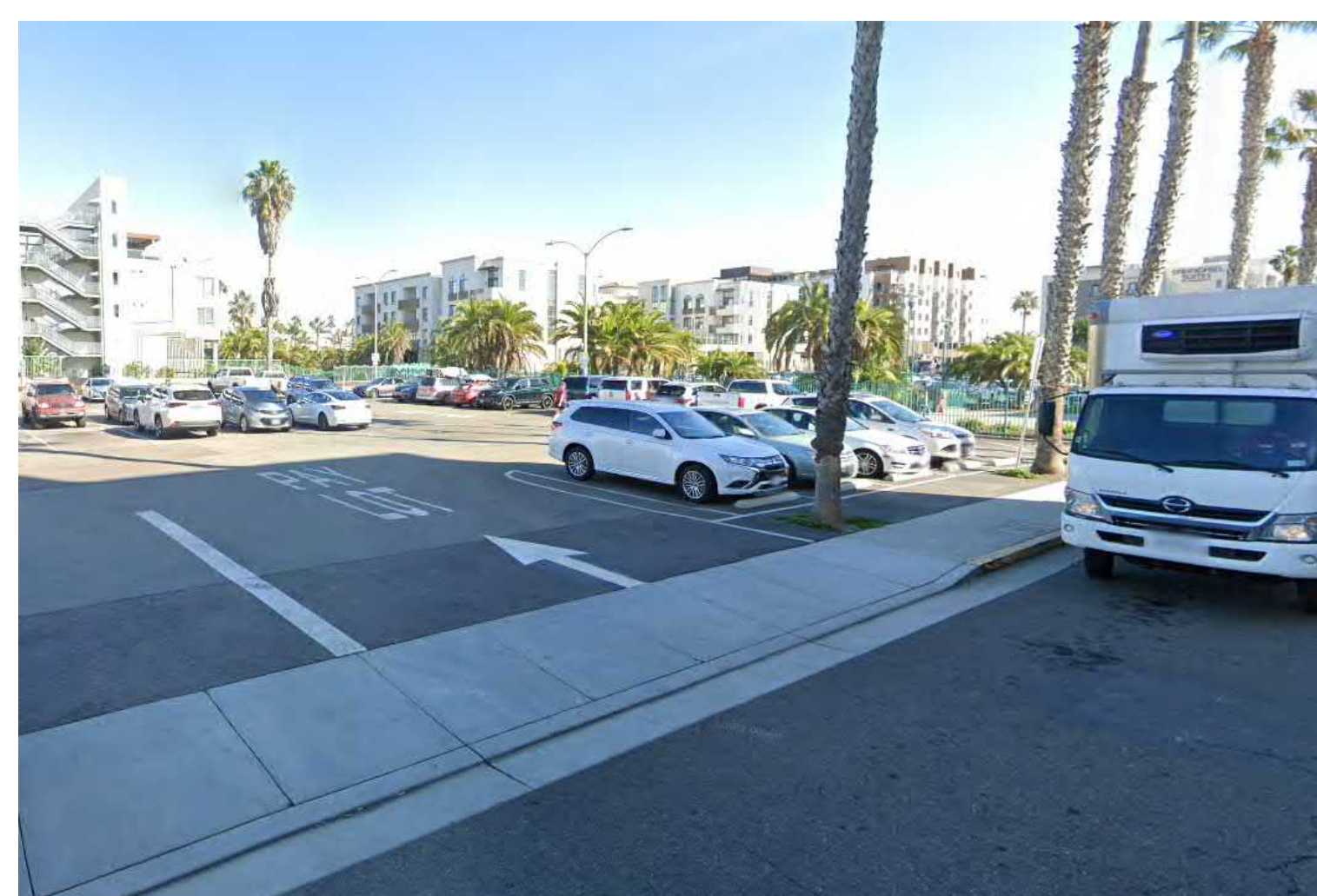
Conveniently located less than half a mile from the Oceanside Transit Center, the 3.52 acre site is comprised of the final two blocks of the long-term vision for downtown.



- Project Site
- Oceanside Transit Center
- Master Plan boundary



Excerpt from Oceanside zoning map



Block 5 entrance

Figure 1: Left - The site is currently zoned Mixed-Use (D-1) in Oceanside's General Plan.

Figure 2: Right - These vacant lots are currently used for parking through a temporary easement to the city of Oceanside (under Ryan Companies' ownership).

Site Plan - First Floor

Residential Amenity Residential Commercial Parking/Utility

Block 5

- 193 units, including 10% designated for lower income households
- nearly 1,500 SF of commercial

Block 20

- 180 units, including 10% designated for lower income households
- roughly 2,600 SF of commercial



Townhomes with private patios will front N. Meyers St. to create a more lively streetscape.

Pier View Way bisects the site and creates a unique opportunity to activate this highly visible, pedestrian corridor to provide an engaging plaza experience just blocks from the strand.

Commercial spaces are sited on the corners to add to the existing character.

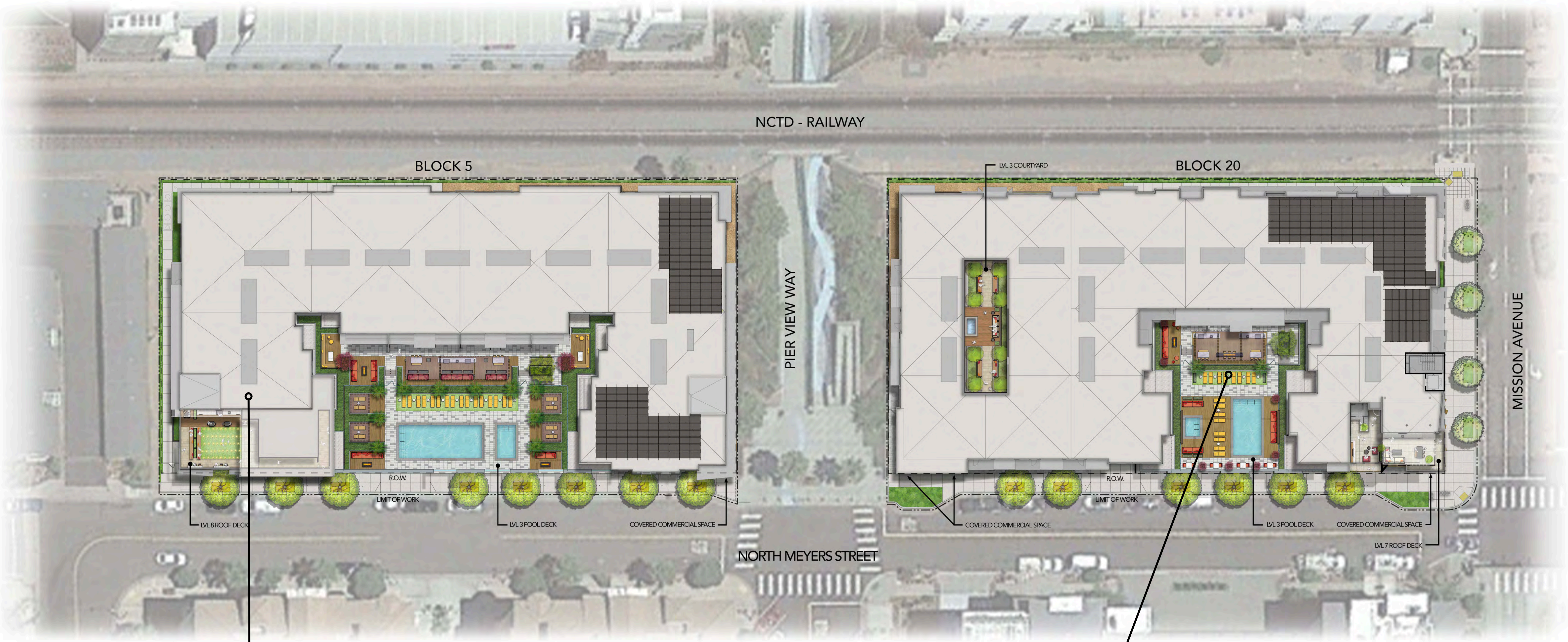
Site Plan - Roof View

Block 5

- 8-stories
- 98 ft. 6 in. tall

Block 20

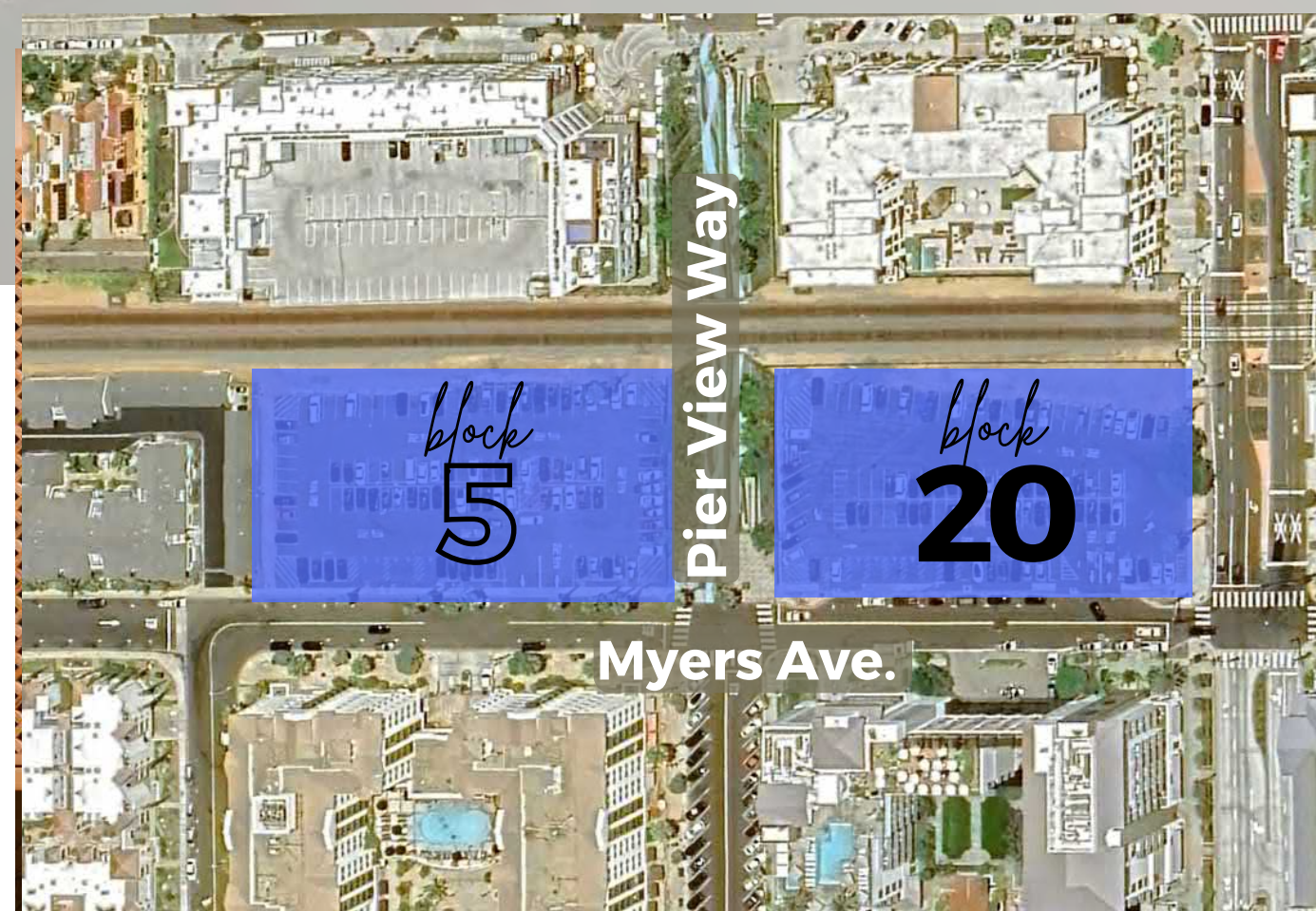
- 7-stories
- 86 ft. 4 in. tall



Roof top decks provide social gathering spaces.

Each building has the private amenity located on the third floor to create breaks in the massing.

Blocks 5/20 Elevation



Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 6 – Public Meeting #1 Comment Cards

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☒ I am interested in hosting a small group meeting in my home. *OCNA MTG APR 23 6-7PM*
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☒ Consistency *- OPEN LIKE HELLO BETTY*
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☒ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: *OPENNESS, ARTICULATION ON MISSION*

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I prefer something else. See my comments below.

OPPORTUNITIES Likes	Dislikes
<i>- MISSION ACCESS NEEDS MORE OPEN & WELCOME TO THE PUBLIC</i>	
<i>- BACK WALLS NEED RELIEF OR APPEAL IN THE CONSTRUCTION VS. AFTER</i>	
<i>- PUSH BACK AND OPEN SIDEWALKS FOR CAFE SEATING & LANDSCAPING</i>	
<i>- THE PIERVIEW UNDERPASS ADJACENT WALLS NEEDS LANDSCAPE MAYBE</i>	
<i>HANGING GARDENS-SOMETHING TO SOFTEN 75ft & 100ft WALLS</i>	
<i>- MAYBE SHADE LEASING & AMENITY SPACES FOR MORE RETAIL & RESTAURANT SPACE</i>	

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

What else would you like us to know? (Additional comments/questions)

STATE MANDATES ALLOW FOR RUN-AWAY DENSITY WITH POTENTIAL TO CREATE SLUMS WITH OVERBUILDING & NOT PROVIDING ROOM FOR GREEN SPACES & COMMUNITY GATHERINGS/PLACEMAKING. IT WOULD BE GREAT IF DEVELOPERS ADDED THESE ON THEIR OWN VS. PUBLIC

Name: JANE MARSHALL
Address: DOWNTOWN O'SIDE

Email: jmarshall@bps.net
☐ Add me to the email list

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☒ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☒ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at JamaicaHardley@gmail.com
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
	Construction Noise (WFT)

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

work spaces, like internet cafe

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

What else would you like us to know? (Additional comments/questions)

many of condos don't have community centers / pools / rec rooms.

Name: _____
Address: _____

Email: _____
☐ Add me to the email list

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☒ Types of Commercial
- ☒ Affordable Housing
- ☒ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☒ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Grocery. Like Trader's Joes

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

more trees and plants

What else would you like us to know? (Additional comments/questions)

make it quality, not quantity

Name: Noi Brizendine
Address: 400 No Myers St.

Email: noibriz@gmail.com
☐ Add me to the email list

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
	The whole project feels too massive. No beach charm — feels like massive scale.

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

↳ Trader Joe's — as of now there is no place to food shop — Walmart doesn't do it.

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

interesting facade/architectural interest. SALT bldg is more appealing visually than the 2 Ryan Bldgs on the corner of Mission/Chadway. They both look like typical apt. bldgs. Dull.

What else would you like us to know? (Additional comments/questions)

Parking for public will be non-existent. We can't afford to lose public pkg. Lightford

Name: _____
Address: _____

Email: _____
☐ Add me to the email list

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: Neighbor

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of? over all

Parking

What else would you like us to know? (Additional comments/questions)

Let's talk

Name: Jim O'Neen
Address: Oceanock, West of 5

Email: _____
☐ Add me to the email list

(14)

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☒ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
	NEED MORE RETAIL TO ADD NON-FOOD + BEV USES

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

LOCAL RESTAURANTS - M

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

What else would you like us to know? (Additional comments/questions)

Name: MARC KARRER
Address: _____

Email: MARCO@LOCATIONMATTERS.COM
☒ Add me to the email list

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☒ Something else:

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at _____
- ☐ I prefer something else. See my comments below.

I'm hoping public art with both of these buildings will be part of your plan.
Will come to future mtgs. city council mtg regarding this project.

Likes	Dislikes
	<i>Building are too tall - density is too high!</i> <i>pls consider something lower than planned</i>

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Tractor Joe's! or a similar grocery store - !

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

Public art incorporated into your plan.

What else would you like us to know? (Additional comments/questions)

Name: Jerry & Pat Rugg
Address: _____

Email: _____
☐ Add me to the email list

(18)

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☒ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I prefer something else. See my comments below.

Likes	Dislikes
	No Public Parking Provided

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

What else would you like us to know? (Additional comments/questions)

Eliminating Public Parking will cause beach goers to continuously circle North Cleveland Street looking for a parking space greatly increasing traffic.

Name: LYLE STOTELMYRE
Address: _____

Email: _____
☐ Add me to the email list

19

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☒ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: Beauty

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I prefer something else. See my comments below.

Likes	Dislikes
	TOO MUCH DENSITY. SPREAD LOW-COST AND STATE HOUSING MANDATE THROUGHOUT OCEANSIDE AND NOT FOCUS ON DOWNTOWN AREA.

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Cafes, bars, restaurants along Myers and Mission (entire area)

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

RETAIL ALONG ALL OF MYERS ST. AND FROM MYERS TO RR TRACKS ON MISSION.

What else would you like us to know? (Additional comments/questions)

Name: Tom Glasser
Address: 497 N Cleveland St

Email: thomas-glasser@yahoo.com
☒ Add me to the email list

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I prefer something else. See my comments below.

Likes	Dislikes
	- more affordable - more parking for tourists / beach guests

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

local small businesses @ affordable rates

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

Spaces open to community, greenery

What else would you like us to know? (Additional comments/questions)

Name: Esmeralda Gonzalez
Address: Oceanside, CA

Email: egonzalee@oceansideca.org
☒ Add me to the email list 23

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☒ Social Gathering Spaces
- ☒ Construction Impacts
- ☐ Something else: _____

How this will enhance OCenside

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at obent@me.com
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
Love the additional activation + diversity in OCenside	Visual + Lack of green space

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

What else would you like us to know? (Additional comments/questions)

Name: Tim Obent
Address: _____

Email: _____

☐ Add me to the email list

26

Blocks 5/20 Community Meeting

April 9, 2024

Thank you for attending the first community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☐ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☒ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
More housing to Oceanside Continued improvement of downtown Oceanside	

Approximately 4,000 square feet of commercial space are planned. What types of uses would you most like to see? (for example, restaurant/café, shopping, etc)

Restaurants, Shopping

Community character and context are important components to designing a project that will enhance the area. What elements or design features would you like to see more of?

Lighting to continue to improve the safety of the neighborhood.

What else would you like us to know? (Additional comments/questions)

Plan seems solid despite the "salty" owner of the apartment complex stating that the proposal is doing something far different than an original plan from 20 years ago

Name: Jessica Jimenez Email: _____
Address: San Diego, CA ☐ Add me to the email list

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 7 – Public Meeting #2 Check In Sheet

Ryan Companies - Blocks 5 and 20

Oct. 16, 2024 Open House Attendees

First	Last	Email
Matthew	Berry	matthew@oceansidesurfschool.com
Cole	Bezzant	cbezzant@gmail.com
Karen	Edmundson	beachshack5@aol.com
Steve	Edmundson	
Greg	Farrell	ocoast@gmail.com
Thomas	Glasser	thomas_glasser@yahoo.com
Sue	Glasser	
Mark	Jacobs	mjacobs8228@gmail.com
Patti	Kirchem	pkirch00@yahoo.com
Sandra	McGinnis	sandiebill@cloud.com
Gregg	McGinnis	mgregg2012@gmail.com
Joanne	Omara	apolodepo@gmail.com
Alejandra	Pawzun	ale.grcs@gmail.com
Heidi	Verzwyvelt	heidiverz@att.net

Contact Information redacted for privacy

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 8a – Public Meeting #2 Stations

Blocks 5/20 Open House
October 16, 2024 from 6:00 – 7:30 p.m.

Event Details

- Oceanside Library Community Rooms – 300 N. Coast Highway
- There will be no formal presentation, so attendees are invited to stop by any time within that window to peruse the exhibits and ask questions.
- All attendees will be given a comment card upon arrival. All comment cards will be collected at the end of the event.

Team Roles

- Each project team member has been assigned a station. Their role at the station is to answer questions asked by community members and note specific follow up needed.
- Team members will be given post-it notes to write down their observations, questions from neighbors or recurring themes. Outreach team will collect all notes at the end of the event and present findings.

Station Outline with Objectives

There are 5 stations with multiple exhibits in each one. It is possible that the order of the stations and suggested exhibits may change to ensure clarity and ease for attendees. The goal is for the flow to be as intuitive as possible so attendees leave with a clear understanding of the project features and modifications and process.

Station	Exhibits	Objective
1. Project Site	1. Community Context 2. Long Term Vision 3. Milestones 4. Community Feedback/ Project Modifications	Provide context around site. Demonstrate how vision for project aligns with mixed use zoning and consideration of site constraints Provide overview of process and community responsive planning
2. Project Overview	5. Site Plan – First Floor 6. Site Plan – Roof View 7. Project Overview Rendering	Discuss project components
3. Aesthetics	8. Design Features – 5 9. Design Features -20 10. Pier View - East	Discuss design elements of project and consistency with surroundings.
4. Components	11. Mission Corner 12. Pier View Corner	Demonstrate opportunities for street activation and social gathering, community character which align with past suggestions/feedback

Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS




Project Planner: MANUEL BAEZA

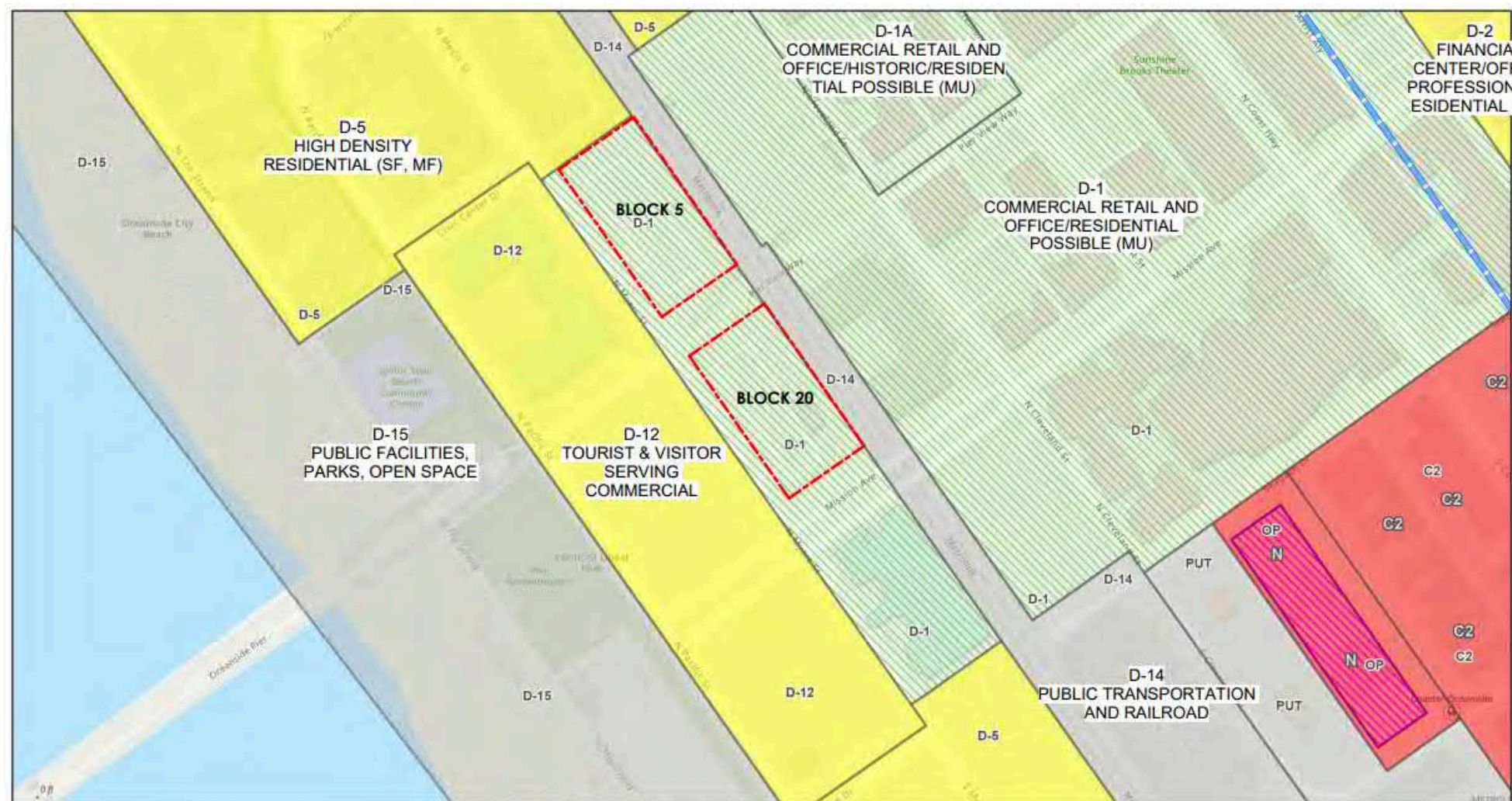
Exhibit 8b - Public Meeting #2 Exhibit Boards

Community CONTEXT

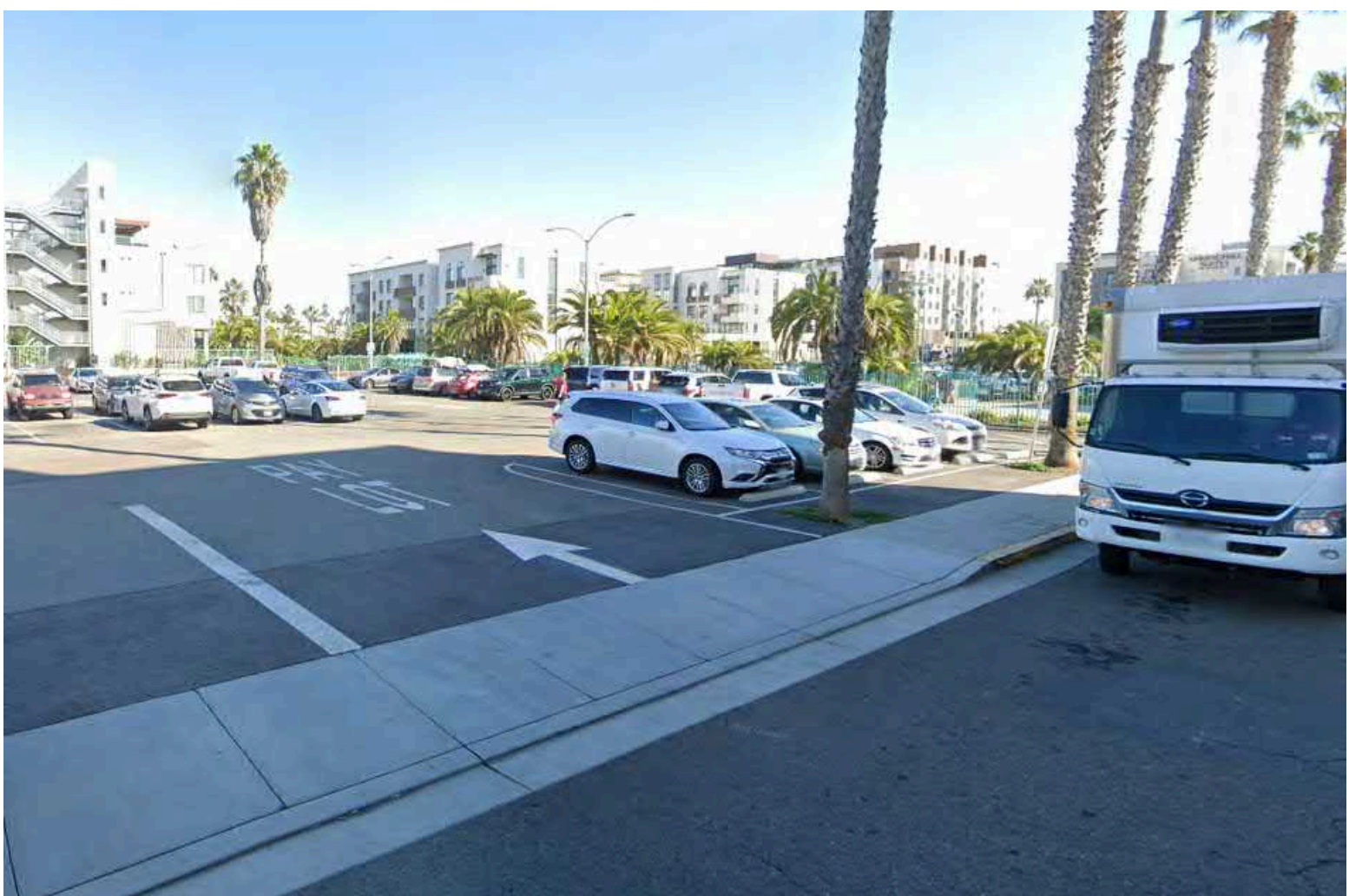
Conveniently located less than half a mile from the Oceanside Transit Center, the 3.52 acre site is comprised of the final two blocks of the long-term vision for downtown.



-  Project Site
-  Oceanside Transit Center
-  Master Plan boundary



Excerpt from Oceanside zoning map



Existing Condition

Figure 1: Left - The site is currently zoned Mixed-Use (D-1) in Oceanside’s General Plan.

Figure 2: Right - These vacant lots are currently leased by the City of Oceanside and used as short term parking lots.

Long Term PLANNING

Blocks 5 & 20 are part a larger long-term vision to revitalize Downtown Oceanside. Beginning more than 20 years ago, that vision includes numerous hotels, visitor serving commercial, parking, and multiple mixed-use residential communities.

Elements of this Downtown revitalization plan have come on line over the past several years including the Spring Hill Suites, Mission Pacific, and Seabird hotels; the Lot #23 parking structure; and Pierside North, Pierside South, and SALT . **Blocks 5 and 20 will complete this long-term vision.**

SALT (2019)



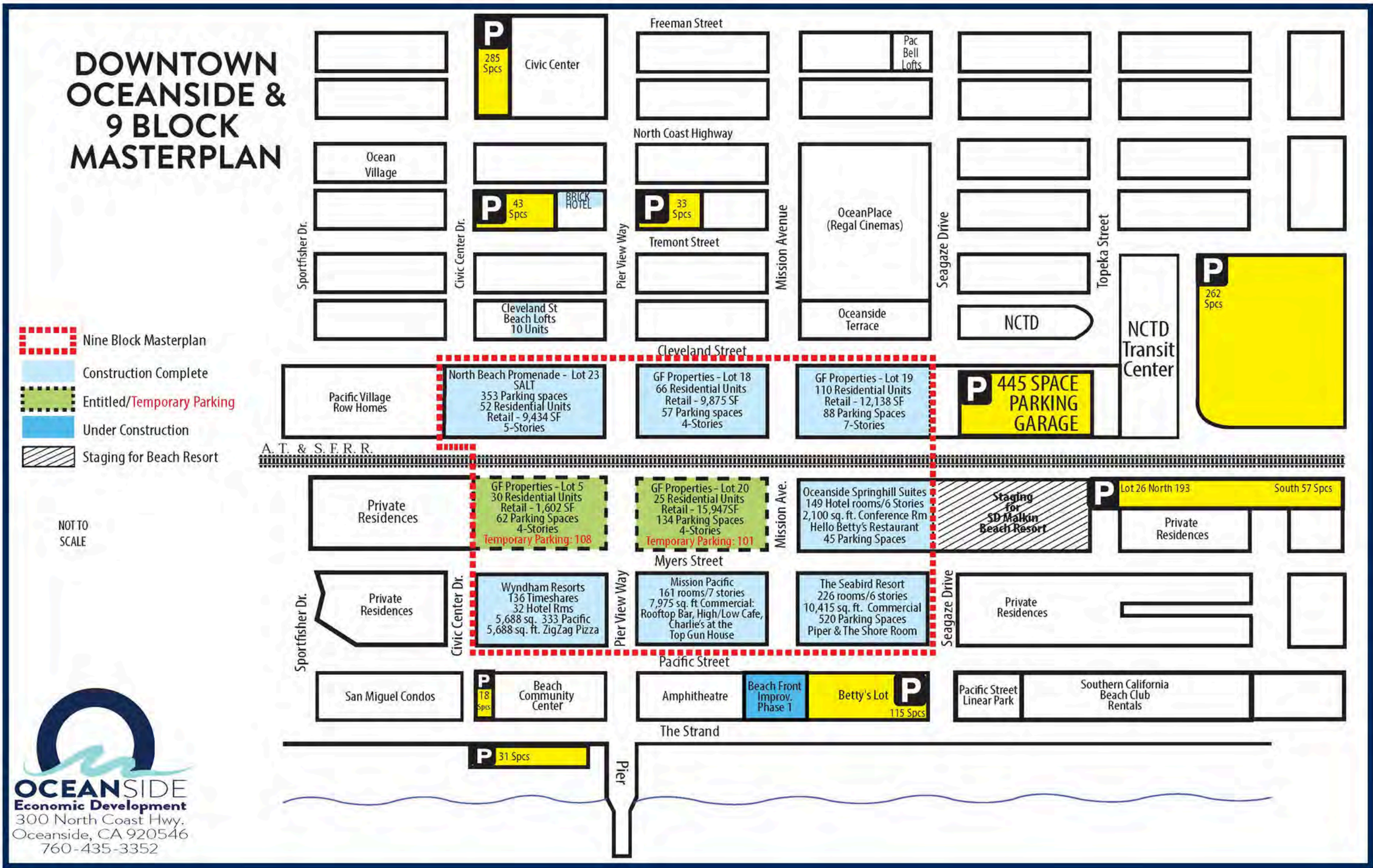
Pierside North (2016)



Pierside South (2018)



Source: <https://www.osidebiz.com/resources/maps-and-publications/-folder-543>



Wyndham Resorts (2008)



Mission Pacific (2021)



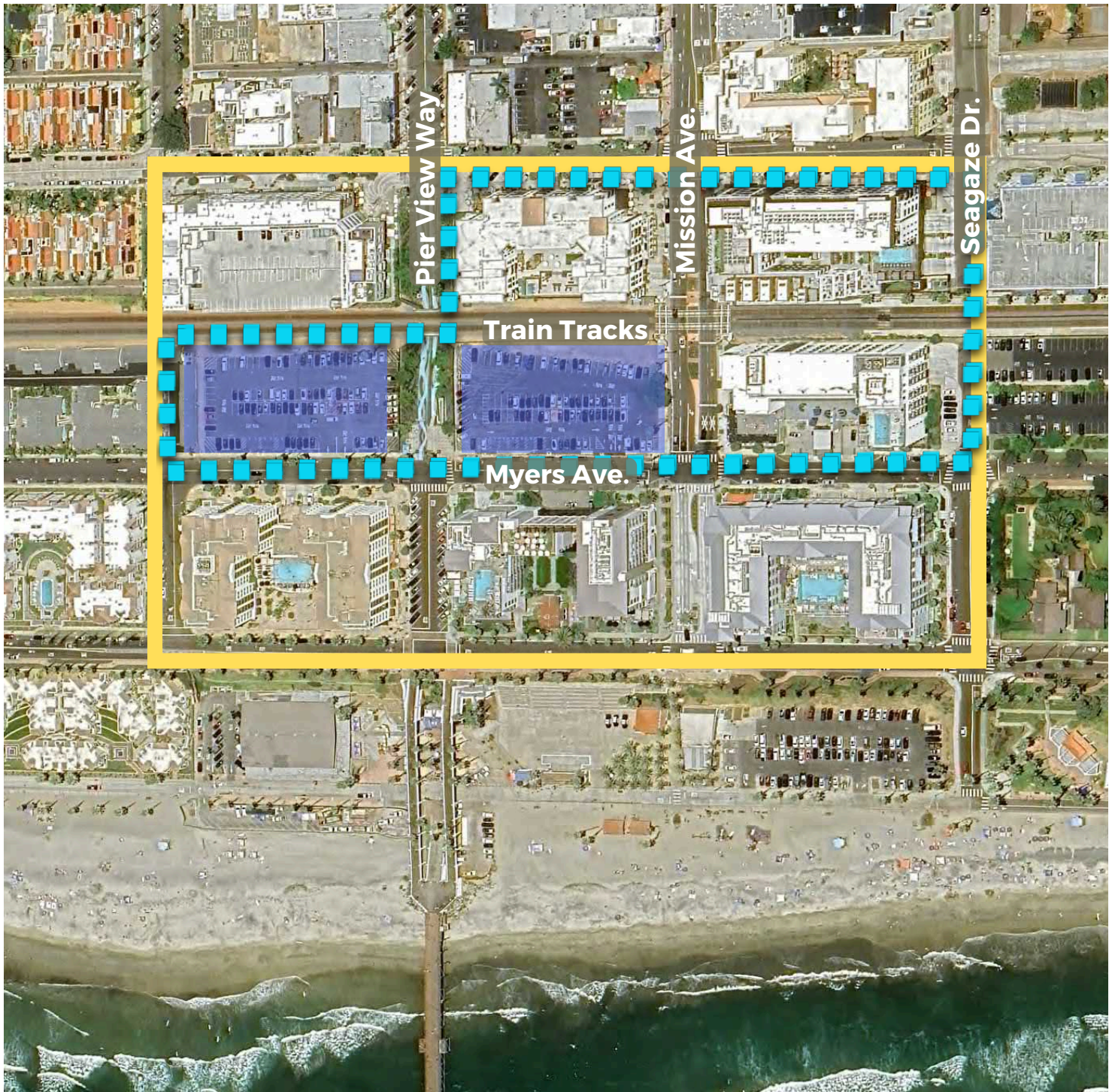
Seabird Hotel (2020)



Spring Hill Suites (2014)



Blocks 5 & 20 are entitled as the One Mission Avenue 5-Block Entitlement which includes Spring Hill Suites, Pierside North and Pierside South.



Our Project amends the original entitlements to address the growing affordability challenges by providing more mixed-income housing close to public transit and existing local businesses and services (pursuant to the underlying zoning and in accordance with State Density Bonus Law).

	Approved	Complete	Proposed
Residential	231 units	176 units	373 units
Commercial	48,000 SF	22,013 SF	approx. 7,900 SF
Hotel	124 rooms	149 rooms	0

- Project Site
- One Mission - Five Block Master Plan
- Original Nine Block Master Plan boundary



Project MILESTONES

Original Master Plan Approved

The long-term visioning plan for downtown which includes multiple hotels and mixed-use communities was approved in 2000. The One Mission 5-Block Entitlement which includes Blocks 5 and 20, Spring Hill Suites, Pierside North and Pierside South was approved in 2008.

Application Submittal

Our first application was submitted in December 2023.

Community Engagement Begins

We began meeting with members of the community and project neighbors in April 2024.

Resubmit Application

Development is an iterative process. The next application submittal will respond to city comments and community feedback.



Continued Community Outreach

Members of our team are available for one-on-one or small group meetings.



WE WANT TO HEAR FROM YOU!
blocks520@ryancompanies.com

Public Hearings

We hope to achieve city approval in late 2024/early 2025.

Permitting and Construction

Once we receive the necessary building permits, construction is anticipated to take 24 months for each block.

We will coordinate with city staff and local stakeholder groups to minimize construction impacts.

Community FEEDBACK

These are the key themes that have been shared with us. Tonight's exhibits aim to provide clarity on these areas of interest.

Areas of Interest:

- Parking
- Community Character
- Master Plan Consistency
- Types of Commercial
- Landscaping, setbacks
- Construction Impacts
- Aesthetics/Architecture
- Scale/height
- Density
- Views

What we heard:

- Increase retail square footage
- Incorporate public art
- Enhance Mission frontage
- Consider Co-Working space
- Add opportunities for social gathering
- Reduce density

Project MODIFICATIONS

Thank you to everyone who provided input on what they'd like to see incorporated into the project.

The following modifications have been made in response to public feedback.

- Mission Ave and N Myers St have been further activated to include additional commercial and spaces that could be shared between residents and the greater community (for example, coworking/gathering spaces and surf shop/storage)
- Commercial space has been increased from the initial proposal of roughly 4,100 square feet to nearly 7,900 square feet.
- Public Art has been added to Mission Avenue. The theme of this new mural will be with input from local stakeholder groups. The piece will then be curated and privately funded as part of the development and construction.
- Additional improvements to Mission Avenue frontage include enhanced planters and increased landscaping. We explored additional setbacks but are limited by site constraints and utility needs.
- Hanging vines and green wall mesh (pictured right) have been added along the railroad tracks to soften the edges.
- We understand preserving existing view corridors is essential and we have been sensitive to ensure that public views at Pier View Way remain. This image shows the view looking west down Pier View Way from Cleveland.



Blocks 5 and 20 Overview



Site Plan - First Floor

- Residential Amenity
- Residential
- Commercial
- Parking/Utility

Block 5

- 193 units, including 10% designated for lower income households
- approximately 3,200 SF of commercial

Block 20

- 180 units, including 10% designated for lower income households
- roughly 4,700 SF of commercial



“Eyes on the Street,” Live/Work Townhomes with patios will front N. Meyers St. to create a more lively streetscape.

Pier View Way bisects the site and creates a unique opportunity to activate this highly visible, pedestrian corridor to provide an engaging plaza experience just blocks from the strand.

Commercial spaces are sited on the corners to add to the existing neighborhood character.



Site Plan - Roof View

Block 5

- 8-stories
- U-shaped massing similar to neighboring properties
- Stepped back massing at the northwest corner creates an outdoor view deck.

Block 20

- 7-stories
- Differentiated massing to create character and variation
- Roof deck at the southwest corner
- Zen-like courtyard allowing for natural light and ventilation along corridors and interior units

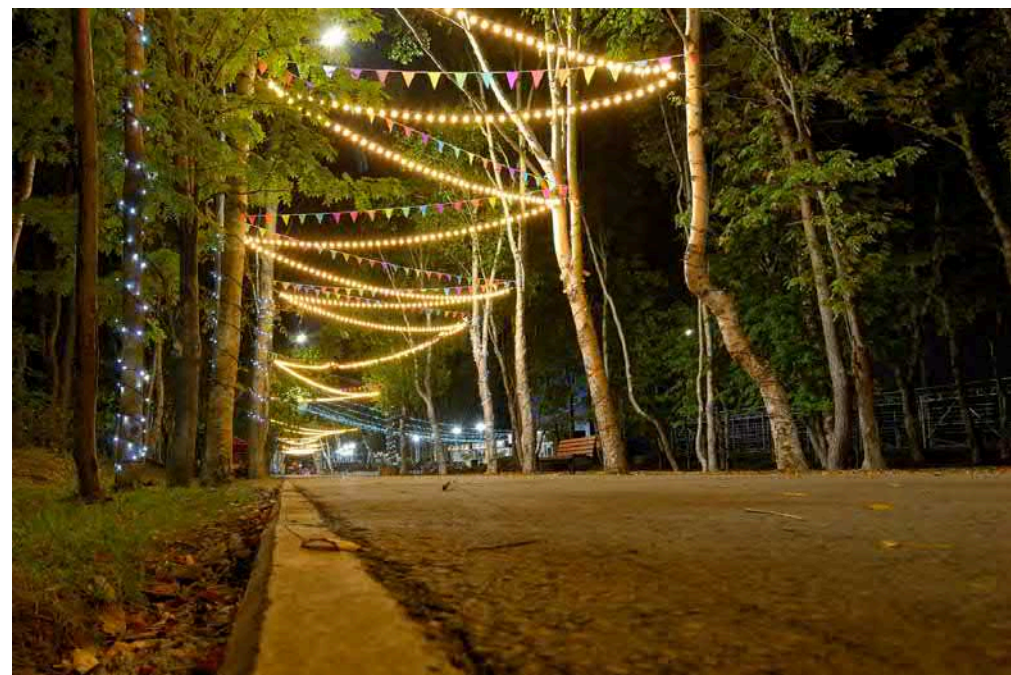
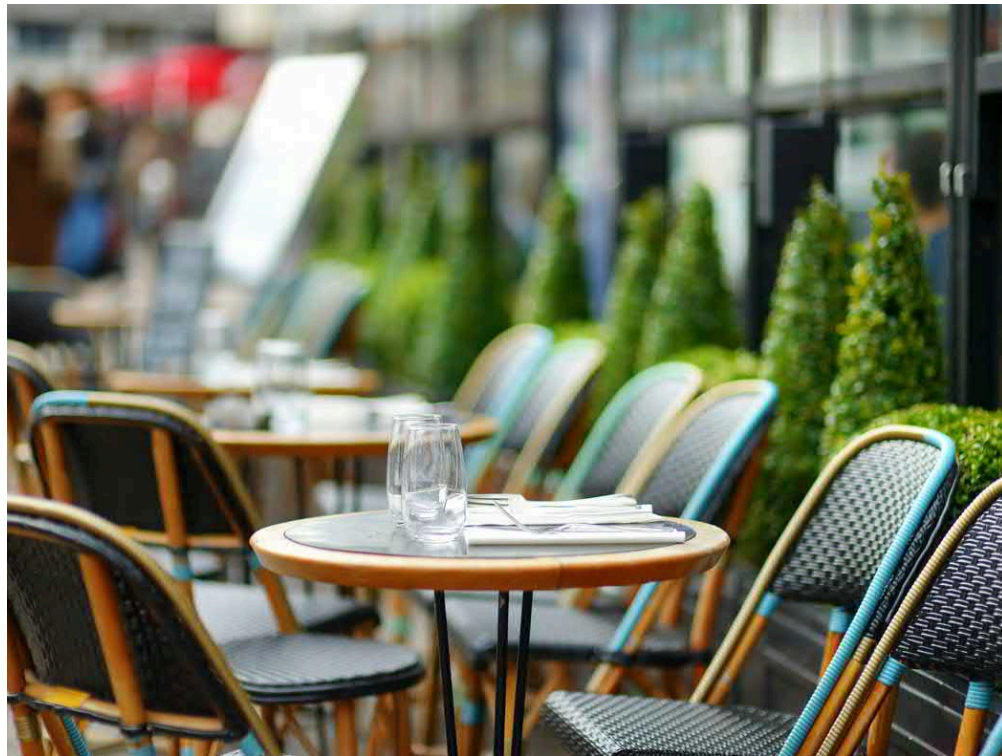


Roof top decks provide social gathering spaces.

Each building has the private amenity located on the third floor to create breaks in the massing.

Blocks 5 & 20 - Pier View Way, view from Myers

New commercial spaces frame the Pier View undercrossing and create an activated plaza-like experience. The lower levels of each façade showcase decorative landscaping and hanging vines that serve as a textured backdrop for those headed to the beach or exploring Downtown.



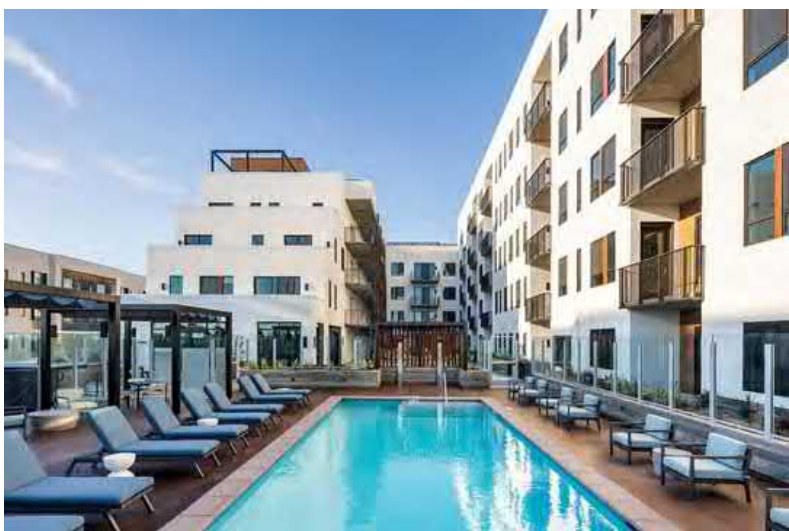
Block 5 Design Features

The building's architectural language borrows influence from mid-century modern design principles and showcases a conservative, coastal-inspired color palette with materials such as wood and stone-look porcelain tiles stucco, and glass.

Stepped back massing to create an outdoor view deck



Myers Elevation



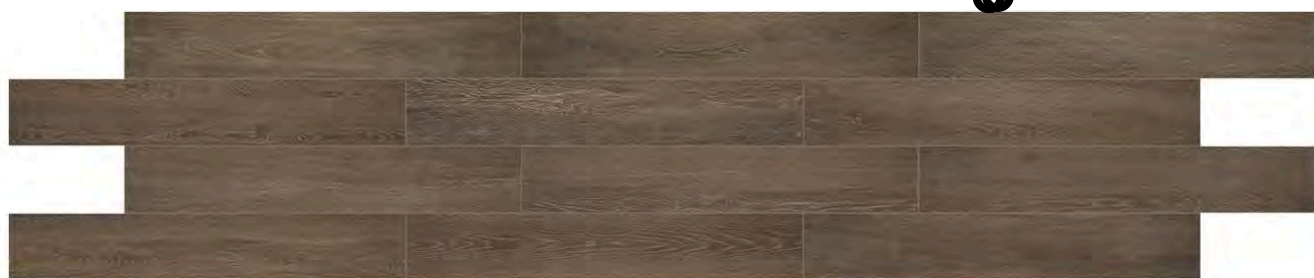
Pool Deck



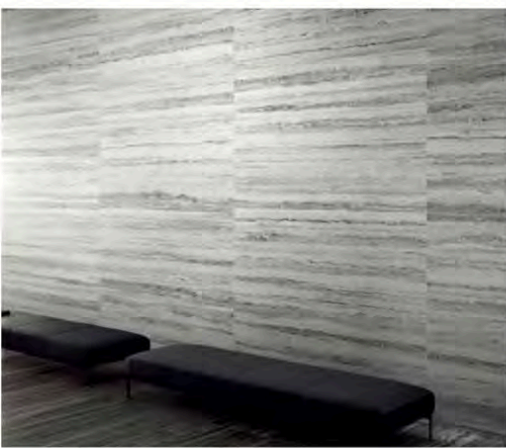
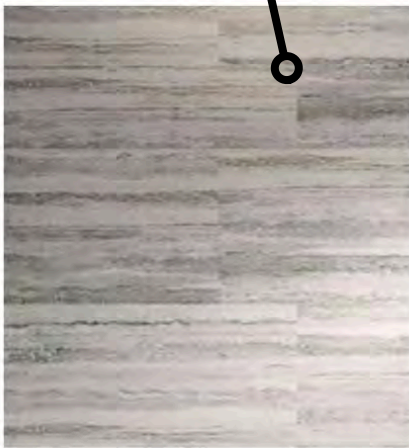
Stucco Color Palette



Storefront



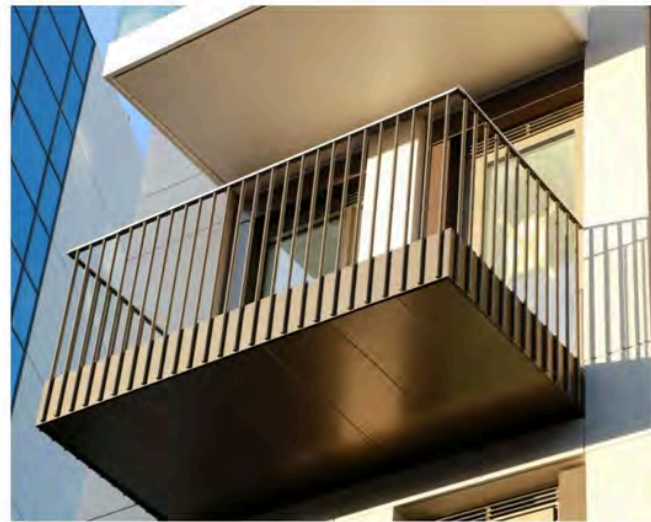
Tile



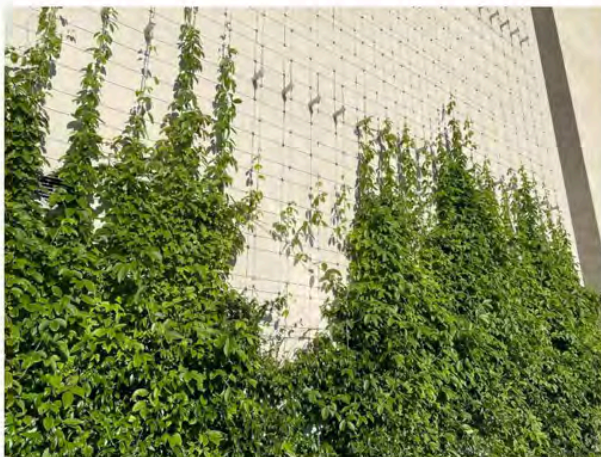
Large Format Porcelain Tile



Key Map



Railway Elevation



Green Wall Mesh



Hanging Vines



Key Map

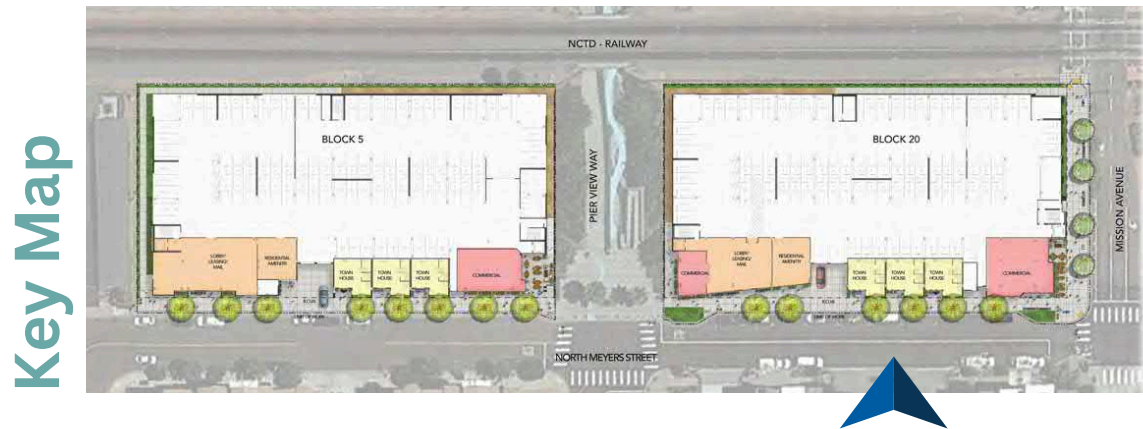
Block 5 - Corner of Pier View and Myers



Block 20 Design Features

Modern coastal architecture utilizing a mix of colors and textures with elevated façade treatments to create visual interest and enhance the pedestrian experience.

Façade materials consist of wood-look cladding, metal panel, stucco, and glass in a coastal-inspired pallet, drawing inspiration from sun-bleached teak and seafoam green which are commonly associated with surf culture.



Metal Panel



Color Stucco Accent

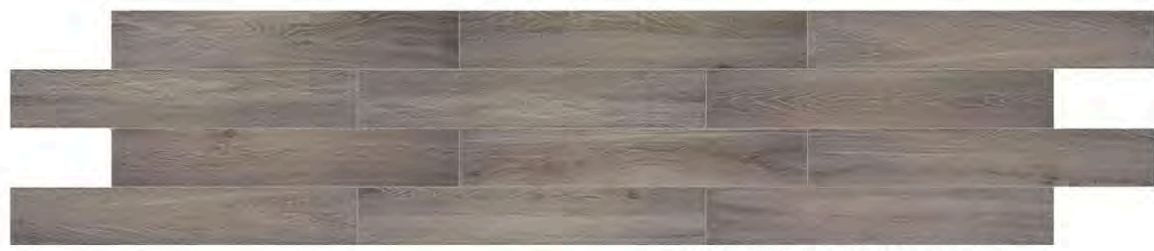


Pool Deck



Store front 1

Myers Elevation



Tile



Store front 2

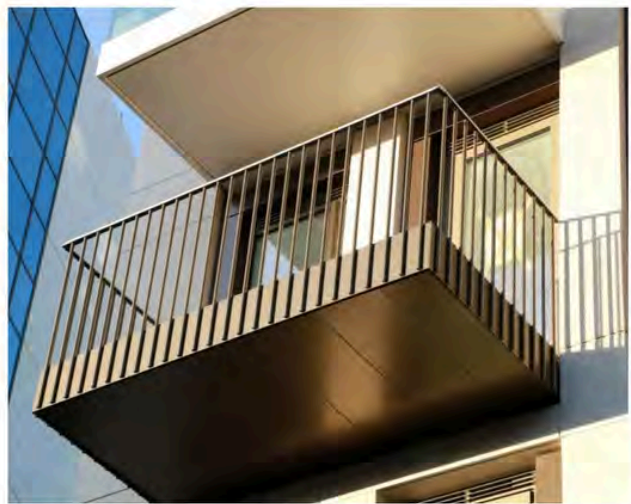
Commercial spaces at the intersection of Mission/N Myers and Pier View/Myers include features like higher ceilings, outdoor spaces, and infrastructure to accommodate active uses such as restaurants, cafes, etc.



Townhome porch

Live/Work Townhomes with patios will front Myers St. to create a more lively streetscape.

Mission + Railway Elevation



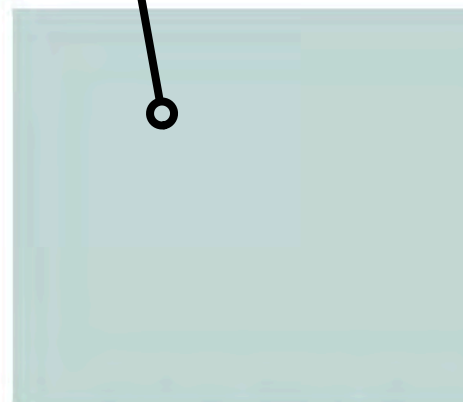
Balcony



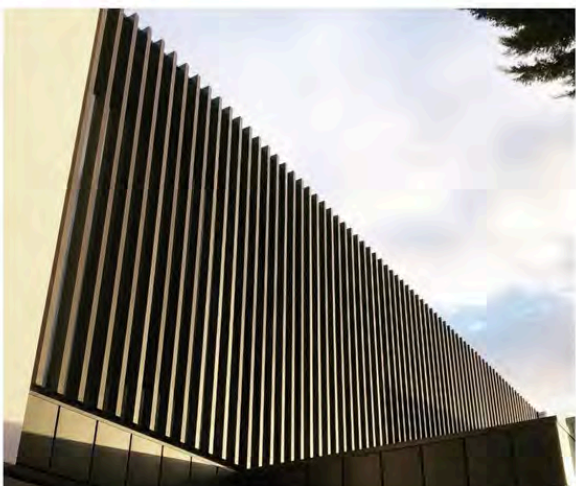
Metal Panel



Mural location



Color Stucco Accent



Aluminum Batten Podium Screen



Green Wall Mesh



* Under city review. Subject to approval and availability of materials.

Block 20 - Corner of Mission and Myers



Project Numbers: RD23-00006, RRP23-00003, RP23-00002, DB23-00010

Project Name: BLOCKS 5 & 20 MIXED USE DENS. BONUS

Project Planner: MANUEL BAEZA

Exhibit 9 - Public Meeting #2 Comment Cards

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☒ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☒ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☒ I need more information. Email me at mjacobs8285@gmail.com
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
	Not enough setback on Mission More retail on Mission

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

Having this project be pedestrian-friendly along Mission

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

Dream life

What else would you like us to know? (Additional comments/questions)

Name: Marc Jacobs
Address: 301 Mission Ave.

Email: mjacobs8285@gmail.com
☒ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☒ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☒ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: Retail on Mission

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
	Too dense. Insufficient retail.

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

What else would you like us to know? (Additional comments/questions)

Name: Tom Glasser
Address: 497 N. Cleveland

Email: thomas_glasser@yahoo.com
☒ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☒ Something else: safety/security

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
Look and security guards	Parking to tenants ratio 1 bedroom can mean two people/cars

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

Ocean make it tasteful

What else would you like us to know? (Additional comments/questions)

Where will staging and parking for workers be?

Name: Alijandra Pawzun
Address: 400 N Myers St

Email: ale.grcs@gmail.com
☒ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
	MORE UNDERGROUND PARKING !

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

What else would you like us to know? (Additional comments/questions)

Name: Patrizia

Email: _____

Address: _____

☐ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Parking | <input type="checkbox"/> Landscaping, setbacks |
| <input type="checkbox"/> Consistency | <input checked="" type="checkbox"/> Social Gathering Spaces |
| <input type="checkbox"/> Types of Commercial | <input type="checkbox"/> Construction Impacts |
| <input checked="" type="checkbox"/> Affordable Housing | <input type="checkbox"/> Something else: _____ |

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
Better than parking lot	only 10% affordable

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

Small business incubator space - affordable retail rent

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

LOCAL ARTISTS

What else would you like us to know? (Additional comments/questions)

Name: DeBazat

Address: Dakmar

Email: CHERRANT@EMAIL.COM

☐ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☐ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☐ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☒ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
could bring more people to town	

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

don't know

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

not sure, I'm sure you will have something good in mind.

What else would you like us to know? (Additional comments/questions)

I am more interested in the Regal project

Name: John B. O'Hara
Address: 404 Mission Ave

Email: Apollo Depot@gmail.com
☐ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☐ Construction Impacts
- ☒ Something else: _____

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
like that you order more retail.	

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

What else would you like us to know? (Additional comments/questions)

Between 400 N Myers and your project the wall on 400 has vines to keep off graffiti. That area needs to be secured between our properties.

And we will need access. MAYBE A GATE ON STREET AND RR TRACKS

Name: _____

Email: _____

Address: GREGG MC GINNESS

☒ Add me to the email list
megregg2012@gmail.com

400 N MYERS

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Parking | <input checked="" type="checkbox"/> Landscaping, setbacks |
| <input type="checkbox"/> Consistency | <input checked="" type="checkbox"/> Social Gathering Spaces <i>Roostop</i> |
| <input type="checkbox"/> Types of Commercial | <input type="checkbox"/> Construction Impacts |
| <input type="checkbox"/> Affordable Housing | <input type="checkbox"/> Something else: _____ |

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☐ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
Parking in center	Party top next to residences Parking

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

Please keep Beach theme

What else would you like us to know? (Additional comments/questions)

lots of flowers in landscaping - color

Name: Karen Edmondson
Address: 400 N. Myers #5

Email: Beachshack5@AOL.com
☐ Add me to the email list

Blocks 5/20 Community Meeting

October 16, 2024

Thank you for attending the second community meeting for Blocks 5/20! We're grateful for your time and look forward to hearing your feedback. The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ I want to learn how I can support this project.

I am most interested in learning more about (check all that apply):

- ☒ Parking
- ☐ Consistency
- ☐ Types of Commercial
- ☐ Affordable Housing
- ☒ Landscaping, setbacks
- ☐ Social Gathering Spaces
- ☒ Construction Impacts
- ☐ Something else: Lighting

The vision for Blocks 5/20 completes the long-term plan for this part of downtown and seeks to leverage the site's proximity to transit, existing shops and services, and recreation. The plan includes market rate and affordable housing and seeks to activate the Pier View Way pedestrian connection through new commercial spaces with indoor/outdoor spaces.

How do you feel about the vision?

- ☒ I like what I see.
- ☐ I need more information. Email me at _____.
- ☐ I prefer something else. See my comments below.

Likes	Dislikes
<i>Looks good, how long construction</i>	<i>Too many rentals that aren't rented. Take your time, Roof Top Deck.</i>

The project provides affordable housing for low-income households, public art, social gathering spaces and the opportunity to activate the Pier View Way underpass. Are there other community benefits you'd like to suggest?

In response to community feedback, a new public mural has been added to Mission Ave. What themes or suggestions do you have for this space? (This can include stakeholders or local artists)

*Beach Mural by Local Artist
Lots of color & Landscape*

What else would you like us to know? (Additional comments/questions)

*I have next door & the noise & lighting & parking
are a concern*

Name: Heidi Verjaguel
Address: 400 N. Myers St #4
Orland CA

Email: heidiverj@att.net
☐ Add me to the email list

Manuel Baeza

From: Dane Thompson
Sent: Monday, November 4, 2024 1:04 PM
To: Manuel Baeza
Subject: FW: Blocks 5 & 20 / Project #RD23-00006 / Ryan Companies

fyi

From: Charles Baker, SRA, AI-RRS <cbaker@appraisalpros.com>
Sent: Monday, November 4, 2024 10:55 AM
To: Planning Web <planningstaff@oceansideca.org>
Cc: blocks520@ryancompanies.com
Subject: Blocks 5 & 20 / Project #RD23-00006 / Ryan Companies

Warning: External Source

TO: Manuel Baeza, Oceanside Planning Department

Mr. Baeza: I'm inquiring about the status of the above captioned project.

My wife and I are looking to buy a unit in the SALT building. The project contemplates an 8-story mixed-use maximum density building on Block 5 and a 7-story building on Block 20.

Block 5 is directly seaward of the SALT building and will tower above it, substantially narrowing the field of view down Pier View Way from the SALT patio area.

The previous plan for these two blocks, circa 2007-08, included a pedestrian promenade, outdoor dining areas, trees, etc. along with ground floor commercial and residential above, approximately 4-5 levels total. The latest project will stand as a towering monolith stretching from property line to property line. In addition, the project is consists of no "for sale" housing. Not sure how this will fulfill the aspirations of potential homeowners, wealth and legacy building and a true feeling of community in downtown Oceanside. The transient nature of rental housing does nothing to foster long term stability and connection. Tenants have no vested interest in the health and vibrancy of a community. They come and go.

Honestly, I am befuddled at the decision to add such bulk and massing compartmentalized into little boxes filled with tenants.

My question is – where does the project stand in terms of approvals and is do the plans depict the final version of the project?

Thank you.

Charles Baker, SRA, AI-RRS
AppraisalPros.com, Inc.

Since 1988 / CA CERT #AR004921
SoCal prestige & high-end residential specialist
Expert Witness: LA, Orange & San Diego Superior Court

SoCal Appraisal Institute Chapter President 2018

LinkedIn: <http://www.linkedin.com/in/charles-baker-appraiser/>

Web-site: <http://www.appraisalpros.com>

HOUSING CRISIS ACT of 2019 – SB 330

PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp*1,2:

Received

DEC 19 2023

City of Oceanside
Development Services

*1Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*2Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 300 N Meyers St & 200-298 N Meyers St

Unit/Space Number _____

Legal Description (Lot, Block, Tract)

Attached? YES ☒ NO ☐

See attached legal description attached as last page of application.

Assessor Parcel Number(s) 147-370-07-00

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

The site is two parking lots with no improvements or structures.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES ☒ NO ☐

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES ☒ NO ☐

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

Block 5: a new mixed-use project with approximately 193 multifamily units, 191,477 sf of residential development, 1,474 sf of commercial, 875 sf of nonresidential development, and 102,723 sf of parking.

Block 20: a new mixed-use project with approximately 180 multifamily units, 171,368 sf of residential development, 2,612 sf of commercial, 871 sf of nonresidential development, and 100,563 sf of parking.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	Blk 5: 173; Blk 20: 162; Total: 335
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	Blk 5: 20; Blk 20: 18; Total: 38
Moderate Income	
Total No. of Units	Blk 5: 193; Blk 20: 180; Total: 373
Total No. of Affordable Units	38
Total No. of Density Bonus Units	0

Other notes on units:

Site is not subject to a density cap. 10% of the units shall be designated for low income households as to qualify the project under State Density Bonus Law.

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)	see plans	see plans	see plans
Square Footage of Construction	see plans	see plans	see plans

7. **PARKING** - The proposed number of parking spaces:

Onsite: Tandem as 2 stalls--Blk 5: 295; Blk 20: 299; Total: 594 stalls; tandem as single stalls--Blk 5: 274; Blk 20: 278; Total: 552 stalls

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES ☒ NO ☐

If "YES," please describe:

Waiver to reduce front and side setbacks from 10' minimum setback to 0' setback, reduce total open space requirements, to reduce total private open space requirements, allow compact parking spaces in lieu of standard parking spaces, setback standards to allow encroachments for front, side, and rear yards for covered porches and balconies, to reduce minimum court dimensions, to adjust parking space width next to columns, to allow reduced drive aisle widths, to allow compact tandem parking spaces, to reduce off street parking requirements, to increase fences/walls within front/street yard, to reduce 12% tree canopy requirements, to reduce 22% minimum permeable surface area, to reduce min 25% landscaping requirement, to allow increase in building height, and to amend required façade modulation. Other waivers as determined through review and approval process

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

****Note that box below autofills from section 8.**

Project will split Block 5 and Block 20 into separate legal parcels.

YES ☒ NO ☐

If "YES," please describe:

Waiver to reduce front and side setbacks from 10' minimum setback to 0' setback, reduce total open space requirements, to reduce total private open space requirements, allow compact parking spaces in lieu of standard parking spaces, setback standards to allow encroachments for front, side, and rear yards for covered porches and balconies, to reduce minimum court dimensions, to adjust parking space width next to columns, to allow reduced drive aisle widths, to allow compact tandem parking spaces, to reduce off street parking requirements, to increase fences/walls within front/street yard, to reduce 12% tree canopy requirements, to reduce 22% minimum permeable surface area, to reduce min 25% landscaping requirement, to allow increase in building height, and to amend required façade modulation. Other waivers as determined through review and approval process

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☒

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

- a. Whether a portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☒

- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☒

- iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES ☐ NO ☒

- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☒

- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☒

- vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☒

If "YES" to any, please describe:

- b. Does the project site contain historic and/or cultural resources?

YES ☐ NO ☒

If "YES," please describe:

- c. Does the project site contain any species of special concern?

YES ☐ NO ☒

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES ☐ NO ☒

If "YES," please describe:

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES ☐ NO ☒

If "YES," please describe and depict in attached site map:

13. COASTAL ZONE - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES ☐ NO ☒

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES ☐ NO ☒

- c. A tsunami run-up zone.

YES ☐ NO ☒

- d. Use of the site for public access to or along the coast.

YES ☐ NO ☒

14. PROJECT TEAM INFORMATION - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Daniel Bertao

Company/Firm Ryan Companies US Inc.

Address 4275 Executive Square **Unit/Space Number** Ste. 370

City La Jolla **State** CA **Zip Code** 92037

Telephone 858-812-7910 **Email** daniel.bertao@ryancompanies.com

Are you in escrow to purchase the property?

YES ☐ NO ☒

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) Citymark Oceanside, LLC

Address 44 Cook Street Unit/Space Number Ste. 500

City Denver State CO Zip Code 80206

Telephone 303-935-1630 Email bmulvany@sugf.com

Optional: Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____


Primary Contact for Project: ☐ Owner ☒ Applicant ☐ Agent/Representative ☐ Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Oceanside which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Development Services Planning Department for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the City of Oceanside within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature 
Printed Name Brian Mulvany
Date 12/14/2023

Signature _____
Printed Name _____
Date 12/14/2023

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 2 OF ONE MISSION AVENUE - PHASE 3, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16218, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 8, 2017, AS MAY HAVE BEEN AMENDED BY THAT CERTIFICATE OF CORRECTION EXECUTED BY MICHAEL S. BUTCHER, DATED OCTOBER 31, 2020, RECORDED ON NOVEMBER 16, 2020 AS INSTRUMENT NO. 2020-0718278 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN A DEED RECORDED FEBRUARY 18, 1992 AS INSTRUMENT NO. 1992-0085422 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS EVIDENCED BY QUITCLAIM DEED RECORDED SEPTEMBER 20, 2017 AS INSTRUMENT NO. 2017-431579 OF OFFICIAL RECORDS.

APN: 147-370-07-00