

# OceanKAMP

## Oceanside Resort

### A Proposed California Lifestyle Resort

#### Community Outreach Report (Council Policy 300-14) Application Number P19-00009, D19-00016 and CUP19-00021

Through community outreach, the O'Side Partnership, LLC team (formerly known as Zephyr Oceanside, LLC) working on the proposed Oceanside Resort has engaged the residents of the City of Oceanside and encouraged their input and involvement in the planning process.

O'Side Partnership, LLC plans to construct the OceanKAMP, a California Lifestyle resort and mixed-use community, at the Northeast corner of Foussat Road & State Route 76 in the Community Commercial Zone. The current site is currently being graded as a part of the previously approved Pavilion Project approval and was recently known as the Oceanside Swap Meet site.

#### **Project Description:**

The site will be accessible by vehicle by Foussat Road and Mission Road. The proposed site will contain up to 300 resort hotel rooms, approximately 126,000 square feet of retail, restaurant, and commercial uses, and approximately 700 residential units. The buildings will be designed with a clean modern look incorporating natural materials such as wood, stone, glass and steel. The project is requesting a Mixed-Use Development Plan, Tentative Parcel Map and Condition Use Permit for the site.

O'Side Partnership, LLC started its community outreach before the application was submitted (above and beyond the requirements of the Council Policy). A community workshop was held on the evening of June 13<sup>th</sup>, 2019 to update neighboring residents on the status of the previously approved Pavilion Project and to gather input on residents' vision(s) for the proposed property development.

#### **OUTREACH IMPLEMENTED:**

Over and above the proposed outreach included in the original Community Outreach Plan, O'Side Partnership, LLC hosted more than THIRTEEN (13) separate meetings with impacted

and interested members of the community. In total, over 600 members of the City of Oceanside public attended these meetings.

### **SUMMARY OF COMMENTS AND CONCERNS:**

The primary focus of the comments and concerns were two (2) issues:

1. Traffic Impacts; and
2. Public Access to the Wave Lagoon.

In response to these comments, O'Side Partnership, LLC has worked with the City of Oceanside and revised the development plan accordingly. First and foremost, OceanKAMP (the "Project") has worked with the City of Oceanside Traffic Engineering Department on this subject. Over the course of over two (2) years, the potential traffic impacts of the Project have been analyzed and the Project has been revised to mitigate any such impacts to the maximum extent feasible. The Project has agreed to make a significant financial contribution to the City of Oceanside's Roadway & Intersection Improvement Fund over and above its obligations under the requirements of the California Environmental Quality Act ("CEQA").

Additionally, the Project has included development changes to traffic flow in and outside the Project boundaries. These changes include, but are not limited to, roundabouts, flashing pedestrian crossings across Foussat Road to the existing skate park, and other traffic calming features on and off the Project site.

As it pertains to public access to the Wave Lagoon, O'Side Partnership, LLC confirmed that the Wave Lagoon shall be open to the public-at-large and that residents of the City of Oceanside shall receive privileged pricing to surf in the Wave Lagoon. Moreover, O'Side Partnership, LLC has confirmed with the Oceanside School District that special access to the Wave Lagoon for education opportunities, including Physical Education classes such as Surf P.E. and interscholastic surf competitions shall be granted.

Other concerns were raised regarding a lack of desire for "Big Box Retail", airport safety compliance, and play areas for children. The Project proposes no Big Box retail, the Federal Aviation Administration has approved the Project, and the Project is programmed to include a multitude of opportunities for dynamic play areas for children of all ages.

**ATTACHMENTS:**

The Project has complied with Policy Number 300-14 (the Enhanced Notification Program) as stated within the original Written Plan for Community Outreach. Attached hereto please find:

1. Dates and locations of Community Meetings; and
2. Copies of sign-in and comment sheets.

As stated above, these Community Outreach efforts have directly reached over 600 residents of the City of Oceanside. In addition to direct outreach, the Project's website was available for over Eighteen (18) months.

Reviewed and Approved by:

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City Planner

\_\_\_\_\_  
Date

<b>ORGANIZATION</b>	<b>LOCATION</b>	<b>DATE</b>	<b>NUMBER OF ATTENDEES</b>
Direct Commuinity Outreach	St. Mary's Star of the Sea	6/13/2019	132
Visit Oceanside	Main Street Oceanside	9/19/2019	42
Oceanside School District	School District Office	12/11/2019	5
Tri City Hospital	Tri City Hospital	10/14/2019	5
Oceanside Chamber of Commerce	Chamber Office	10/3/2019	45
Oceanside Harbor District	Harbor District Office	12/4/2019	3
CA Brisas HOA	Neighborhood home	9/12/2019	15
CA Brisas HOA	Residence Inn - El Corazon	12/6/2019	20
Direct Commuinity Outreach	El Corazon Senior Center	12/18/2019	75
Ocean Kamp	Bagby Beer Company	9/9/2019	250
Ocean Kamp - Scoping Hearing	Oceanside Public Library	2/25/2020	16
Ocean Ridge HOA	Oceanside Library Community Room, 3861 Mission Ave	3/10/2020	10

618 TOTAL



## Community Workshop - Zephyr

Thursday June 13th, 2019 ♦ 6:00 pm - 8:00 pm

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### S U M M A R Y : K E Y T H E M E S

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On June 13, 2019, Zephyr Partners convened a Community Workshop for a potential new development project located at the site of the former Oceanside Swap Meet. The purpose of the workshop was to review the site history and potential development program, and to facilitate community ideas for the project. Approximately 140 community members attended the workshop and asked questions of project team members and provided comments through a facilitated, large group discussion format. Some participants also provided written comments. Key themes from participants' input are as follows:

- 1. Project Overview and Development Program:** Maximize community engagement through various uses and minimize development of housing and big box retail to the extent feasible
- 2. Neighborhood Identity:** Establish an authentic neighborhood identity by creating a high-quality project that will attract people to the Oceanside community and bring value to the area
- 3. Community Amenities:** Provide a range of amenities and attractions that serve all age groups, local residents and tourists
- 4. Mobility and Traffic:** Address traffic and circulation impacts to neighboring residential areas
- 5. Noise and Lighting:** Minimize impacts from noise and lighting on the neighboring residential areas, especially in the evening
- 6. Safety and Security:** Activate the project site with desirable users and visitors to promote safety and security
- 7. Public Spaces and Amenities:** Establish open public spaces including trails, dog parks and gathering spaces that will provide value and benefits to the local residents and visitors alike
- 8. Site Concept and Uses:** Establish a world class wave pool that will attract visitors from all over the world while also creating a mix of locally-serving, year-round uses
- 9. Community Input:** Continue to regularly involve the community in planning and designing the project through the entitlement process

# COMMENTS / QUESTIONS

- SAFETY & SECURITY
- AIRPORT → FLIGHT PATH
  - BUILDING HEIGHTS - NOISE
  - FIELD NEXT TO RUNWAY
- CONCERN ABOUT CIRCULATION FOR LOCAL RESIDENTS
- TOURISM TO BRING EXTRA TRAFFIC?
- NOISE LEVEL (CONCERN AMPLIFIED)
- NEED BROADER COMMUNITY FOCUS
  - MORE DESTINATION ATTRACTIONS LESS HOUSING
- PALA ROAD EXTENSION WILL IT GO IN? CONCERNS ON-SITE (HOW HANDLING?)
- NO MORE BIG BOX
- LASTING RETAIL
- LIKE MIXED CONCEPT
- DISCOUNTS FOR LOCAL RESIDENTS
- ENJOYS OPEN SPACE BUFFER (SOUNDS OF NATURE)
- WHERE OPEN SPACE
- WHAT IMPROVEMENTS ON HO-CALTRANS + BLANES
- HOMELESS - HOW ADDRESS? (VIBRANT/ACTIVE COMMUNITIES)

- CAPITAL IMPROVEMENTS?
- TRAFFIC CIRCULATION? EMERGENCY ACCESS?
- SHUTTLE PROGRAM?
- BIG DEVELOPMENT
  - VEARLY
  - KEEP US INVOLVED
  - MORE WORKSHOP?



- WATER SOURCE? O'SIDE
- GROUND WATER WELLS ON-SITE? (15' DEEP) (ADDING 5' OF ELEVATION)
- LOOK AT CAMP PROJECT IN O.C. (HIGH-END)
- SENIOR ACTIVE LIVING OPTIONS
  - SHOWS (ENCLOSED)
  - WALKWAYS
  - JAZZ CLUB
- BALANCE HOUSING TO JOBS
- KIDS PLAYGROUNDS

- FAM THEATER (NOISE) (HINED REVIEWS)
- GREAT IDEA (LIKE LEGOLAND TO C'BAD) "GO FOR THE MOON" O'SIDE
- WINTER EVENTS? VISITORS? WILL IT BE?
- ACTIVATION IMPORTANT
- UPDATED RETAIL (CONCERN TYPICAL RETAIL) LOCAL EMPHASIS
  - RESTAURANTS
  - SMALL SCALE
  - GROCERY STORE
- RESORT BUSINESSES
- RESIDENTIAL PRODUCT TYPES
- WAVE POOL
  - QUALITY MODEL
  - WANT KELLY'S WAVE
  - EXAMPLES? SIZE?
  - ATTRACTS ENERGY TOURISM
- RESPECT ADJACENT RESIDENTIAL
- CONSIDER HANDLING COMPETIONS.
- RESTAURANTS (FAST FOOD - NO)
- CONSIDER MULTI-USE PARKING STRUCTURES
- LIGHTING AT NIGHT? CONCERNS!
- SEES POTENTIAL FOR PROPERTY VALUE INCREASE
- POTN HIGH-END QUALITY PROJECT
  - HIGH-END MOVIE THEATER

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