

To: Oceanside City Council  
From: Oceanside Coastal Neighborhood Association (OCNA)  
Date: April 25, 2018  
Re: Proposed Fairfield Inns & Suites  
D15-00002 GPA 15-00004 ZA00009 CUPs 15-000023, 24 V15-00002

**Please make this letter part of the official record.**

Dear Honorable Mayor and Councilmembers,

We write you representing our membership of downtown residents between the borders of Mission Avenue, Highway 5, Oceanside Blvd, and Pacific Street. Our neighbors, and your constituents, are dismayed to see this project continue after being denied by the Planning Commission on January 22, 2018 by a 6-1 vote.

We **strongly** oppose this development for the following reasons:

- 1) **Significant Traffic Impacts and Poor Mitigation Plan.** The EIR does not adequately analyze and disclose the traffic impacts from the project and therefore fails to meet the requirements of CEQA. The proposed traffic circulation creates significant and unmitigated traffic impacts along Oceanside Blvd for tourists and residents alike. Moreover, the traffic analysis proposes a installation of u-turn as a mitigation measure for impacts at the intersection at Ditmar & Oceanside Blvd. This “mitigation measure” will negatively impact an intersection adjacent to an elementary school.
- 2) **Zoned for Residential Development.** Oceanside should not rezone residential land while it continues to fail to meet the housing requirements mandated by the State of California.
- 3) **Project Requires Dynamite Blasting.** The October 2, 2015 Geotechnical Report from GeoSoils, Inc. clearly states within its Executive Summary that, “blasting should be anticipated”. The adjacent homeowners will suffer through this construction for a period of 12 to 18 months.
- 4) **Quality of Life Impacts.** The EIR fails to adequately analyze the air and noise pollution from the project and its impacts upon the residential properties (considered “sensitive receptors” under CEQA) immediately adjacent to the project. The project’s excavation and construction activities and on-going air and noise pollution from the roof top equipment will have significant and undisclosed impacts to the adjacent residential neighborhood.
- 5) **Discretionary Approvals Required.** The City Council has an obligation to represent its constituents. Your constituents want you to deny the FEIR Certification, General Plan Amendment, Zone Amendment, Development Plan, Conditional Use Permits, and Variance sought by the project applicant.
- 6) **No Significant Public Benefits.** Granting discretionary approvals should result in the provision of significant public benefits by the project applicant. The developer contends that sidewalk improvements constitute those significant public benefits. However, construction of sidewalks along public rights-of-way is a standard condition of approval in any development proposal. This project provides no public benefits as currently proposed.

We at OCNA support responsible development within our community and thoughtful review of projects recognizing they will be part of our community for years to come. However, this limited service hotel does not meet the CEQA requirements, provides no public benefits, dangerously impacts traffic and safety of children, and will negatively impact the adjacent homes for years to come.

We strongly urge you to **vote NO on the Fairfield Inn and Suites project.**