CITY OF OCEANSIDE AGENDA

Joint Meetings of the Oceanside City Council,
Oceanside Small Craft Harbor District Board of Directors,
Oceanside Community Development Commission, and
Oceanside Public Financing Authority

Information for the October 26, 2022 City Council Workshop Meeting

Members of the public have the option to watch the meeting on KOCT Cox Channel 19 (live streaming service available at www.koct.org/channel-19) or watch via Zoom or attend in person. The California Department of Public Health (CDPH) strongly recommends masks or face coverings to be worn by anyone who is not vaccinated against COVID-19 in all indoor public settings.

Zoom Information:

To watch the meeting via Zoom please use the URL below. Please note that this is for viewing only; if you wish to make comments on any of the items in the agenda you must attend in person.

https://us02web.zoom.us/j/84600470056?pwd=TldUb2hsU0dZbnZQNzYrc01kR0l6UT09

Zoom Meeting ID: **846 0047 0056**
Passcode: **830559**

Phone Information:

To join the meeting by phone, dial **669-900-6833**.
Zoom Meeting ID: **846 0047 0056**
Passcode: **830559**

If you wish to provide a comment to the City Council, but are not interested in speaking during the meeting, you may email your comments to the City Clerk (CityClerk@OceansideCA.org). All comments must be sent via email by 4 PM on the day of the meeting. All timely received comments will be provided to the City Council prior to the meeting and made a part of the record of the meeting. ***Please note that these comments will not be read aloud during the meeting.***

CITY COUNCIL AGENDA

MAYOR AND COUNCIL WORKSHOP

October 26, 2022
2:00 p.m.

ADJOURNED MEETING

City Council Chambers
300 North Coast Highway

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

WORKSHOP ITEMS:

1. City Council: Authorization to take the following actions for the Beachfront Improvement Feasibility Study Phase II: receipt of the conceptual alternatives and concur with the following staff-recommended options: Reduced Height Option for the Junior Seau Bandshell Alternative, Option C for the Junior Seau Amphitheater, and Option A for the Junior Seau Beach Community Center; authorization for staff to proceed with preliminary design plans and commence environmental review of Phase II in coordination with the on-going Pier View Bridge and Lifeguard Headquarters Project; appropriation of $400,000 from the Assigned Infrastructure Reserves account to the Beachfront Improvement Feasibility Study Phase II project account

   A) Report by Darra Woods, Senior Civil Engineer
   B) Discussion
   C) Authorize actions

2. Public Communication on City Council Matters (off-agenda items)

ADJOURNMENT

The next regularly scheduled meeting is at 3:30 p.m. on Wednesday, November 2, 2022.

AGENDA POSTING AND MATERIALS
The agenda has been posted at least 72 hours prior to the meeting at the Civic Center Plaza, 300 North Coast Highway. The agenda may also be inspected at the City Clerk's Office at 300 North Coast Highway. Persons requiring assistance or auxiliary aids in order to participate may contact the City Clerk at 300 North Coast Highway, Oceanside, CA, telephone (760) 435-3000 at least 24 hours prior to the meeting.

ITEM NO. 1

STAFF REPORT *CITY OF OCEANSIDE*

DATE: October 26, 2022

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **BEACHFRONT IMPROVEMENT FEASIBILITY STUDY PHASE II ACTIONS**

SYNOPSIS

Staff recommends that the City Council take the following actions for the Beachfront Improvement Feasibility Study Phase II:

1) Receive the conceptual alternatives and concur with the following staff-recommended options:

    a. Option A for the Junior Seau Beach Community Center
    b. Reduced Height Option for the Junior Seau Bandshell
    c. Alternative Option C for the Junior Seau Amphitheater

2) Authorize staff to proceed with preliminary design plans and commence environmental review of Phase II in coordination with the on-going Pier View Bridge and Lifeguard Headquarters Project

3) Appropriate $700,000 from the Assigned Infrastructure Reserves account to the Beachfront Improvement Feasibility Study Phase II project account

BACKGROUND

The need to enhance the beachfront area that encompasses the Oceanside Pier, Lifeguard Headquarters, Junior Seau Amphitheater, and Junior Seau Beach Community Center has been an ongoing priority of the City for a number of years.

On May 20, 2020, the City Council authorized staff to proceed with the Beachfront Improvement Feasibility Study Phase II to explore potential improvements to the Junior Seau Beach Community Center, Junior Seau Pier Amphitheater/ Bandshell, and adjacent interior pier plaza and public spaces. On January 20, 2021 City Council approved a Professional Services Agreement with Johnson Favaro of Culver City, in the amount of $294,910 to complete this feasibility study.

Separately but concurrently, work has commenced on the Pier View Bridge and Lifeguards Headquarters Project through the initial task of developing replacement or rehabilitation options for the Pier View Bridge and the preparation of a schematic design for the preferred option.

Going forward, staff proposes to evaluate and plan this beachfront area cohesively, and where and when feasible, consolidate efforts for the Beachfront Improvement Feasibility Study Phase II, Pier View Way Bridge and Lifeguard Headquarters Project. These efforts include future preparation of the required environmental review documentation in accordance with the California Environmental Quality Act (CEQA), and permitting in accordance with the City's Local Coastal Program (LCP) and California Coastal Act.

ANALYSIS

The Beachfront Improvement Feasibility Study Phase II is comprised of three main phases: the Discovery Phase, Option Development Phase, and Final Documents Phase. As part of the Discovery Phase, the existing site conditions of the Junior Seau Beach Community Center, Junior Seau Pier Amphitheater/ Bandshell, and the pier plaza/ public spaces were documented and analyzed. Following that effort potential opportunities and constraints were identified at the various site areas, and based on this information site concepts and potential improvement options were prepared during the Option Development Phase. During the Final Documents Phase of the study, these improvement options were refined, and ultimately staff-recommended conceptual options were identified and presented to the public.

Design options and conceptual renderings were prepared for illustrative purposes only to aid in depicting the potential improvements that could feasibly be achieved on this study site based on public feedback. Final project design for any of the identified sites is not included in the Feasibility Study scope.

Outreach and Public Input

Public outreach was an important component of the Feasibility Study scope. Throughout the Feasibility Study, public input was solicited and collected through the City's various advisory bodies, as well as through extensive community outreach. A project webpage and interested parties list were also developed and updated regularly throughout the process. Prior to bringing this item before the Parks and Recreation Commission on October 12, 2022 for recommendation to the City Council, staff facilitated a total of 13 study-related outreach opportunities that included:

- Three community / townhall meetings;
- Two focused community meetings; one specific to Community Sports and Recreation, and one focused on Cultural, Community, and Special Events;
- A Discovery Phase agenda item at meetings for the Parks and Recreation Commission, Downtown Advisory Committee, Arts Commission, Economic Development Commission, Harbor and Beaches Advisory Committee, Historic

Preservation Advisory Committee, and Cultural District Steering Committee; and,

- An Option Development Phase agenda item at a Parks and Recreation Commission meeting for further review and discussion due to the site's direct use and oversight by the Parks and Recreation Department.

Proposition "A"

An important factor for staff and the consultant team to consider throughout the study was Proposition "A." Initiated through a general municipal election and approved by the City Council on April 9, 1986, Proposition "A" limits the height of new construction along The Strand from Wisconsin to Mira Mar to the "present elevation" of that portion of Pacific Street. The present elevation of Pacific Street adjacent to the study site is approximately 30 feet high.

Because the study site is located along The Strand between these specified limits, it is subject to Proposition "A" height restrictions. Therefore, construction of any new improvements, structures, or buildings above the elevation of Pacific Street would require another vote of the people and the City Council approval to amend or modify the Proposition.

Conceptual Alternatives/ Options

Junior Seau Bandshell: Currently, the Junior Seau Bandshell is approximately 23.83 feet high, thus standing below the Proposition "A" height limit. Based on the review of the existing bandshell conditions, evaluation of its uses and functions, and analysis of current special event guidelines and industry standards, a larger stage volume is recommended. Therefore, two bandshell height options for the Junior Seau Bandshell were identified through the study process, and staff is recommending approval of the reduced height option.

Study Site Element	Optimal Height – Exceeds Prop. "A"	Reduced Height – Complies with Prop. "A"
Junior Seau Bandshell	• The optimal bandshell height is 36 feet which exceeds the elevation of N. Pacific Street by approximately six feet. • This height is a guideline based on current industry standards and is recommended to meet the needs of the types of functions held at the bandshell.	• The reduced height bandshell is approximately 29 feet and would be below the present elevation of N. Pacific Street. • This proposed option requires supplemental lighting at the stage front. While it deviates from the Optimal Height option, the Reduced Height option will facilitate all proposed stage operations.

Additionally, through the community outreach process, options were proposed and evaluated which included adding openings to the back walls of the bandshell to provide additional coastal views through the bandshell, and reducing the solid wall area, thereby visually reducing its overall mass. This potential improvement had mixed feedback with some concerns from the public as to possible impacts to the bandshell acoustics, and

light and wind impacts to the users of these facilities. Design details regarding openings in the bandshell will be further evaluated and refined during the next design phase.

Junior Seau Amphitheater: The current amphitheater has an approximately 2,500-seat capacity; 1,500 of that capacity is provided through the concrete benches and the remaining 1,000-seat capacity is located at The Strand/ Plaza level. Four amphitheater seating configurations were studied. Based on public feedback, potential seating/ capacity loss, use and function of the venue, and configuration and massing, these options were reduced to two main seating options. Both options increase the total seating capacity, and both can be used in conjunction with either of the height options for the bandshell.

Study Site Element	Option A	Option B	Alternate Option C
Junior Seau Amphitheater	• This proposed option has an extended walkway area at two locations of the venue to address pre- and post-function event activities and to facilitate the movement of large numbers of people at the entrance and exit. This option also provides for a wider sidewalk and the opportunity of a coastal viewing area for pedestrians on N. Pacific Street. • An elevator which extends above the elevation of N. Pacific Street is included for this option. This projection exceeds Proposition "A's height restriction. • This proposed option increases the seating capacity to approximately 2,590 seats.	• This proposed option has smaller, reduced walkway areas at the entrance and exit areas, and includes landscaped bluff slopes. • An elevator is included for this option which extends above the elevation of N. Pacific Street. This projection exceeds Proposition "A"'s height restriction. • This proposed option increases the seating capacity to approximately 2,630 seats.	• Refined after the Option Development Phase, this is an alternate version of Option B, which eliminates the need for an elevator extending above N. Pacific Street, thereby conforming to Proposition "A". • A ramp in conjunction with an elevator on a lower mid-level would be used to address ADA requirements. • A ramp would be required from N. Pacific Street, south of the amphitheater, behind the newly-constructed Beachfront Operations Center.

Junior Seau Beach Community Center: Three options were studied for this facility ranging from minor improvements to major additions and renovations. Due to the existing elevation of the facility near sea level, Proposition "A" height restrictions, public feedback expressing significant sentimental attachment to the existing facility, and potential development restrictions associated with the California Coastal Commission, only one option is recommended. Recommended Option "A" would include minor, non-structural, cosmetic improvements and ADA path of travel upgrades, in an effort to restore and rehabilitate the facility. Additionally, Option "A" includes proposed public art and new building signage to commemorate the dedication of the building in honor of Junior Seau.

"Betty's Lot": Although not technically a part of the Phase II recommendations currently under consideration, a potential long-term option was generated for Parking Lot 30 (aka

Betty's Lot). Development of this option was motivated by the realization that it's infeasible to accommodate future enhanced sports and community space programming within the existing Junior Seau Beach Community Center for the reasons described above. Should the community favor expanding such programming in the future, the redesign of Betty's Lot could serve that function. Potential future improvements include building a structure above the existing, expanded, surface parking lot that could include four community recreation classrooms, three outdoor basketball/ multipurpose courts, and new public park open space, all in compliance with Proposition "A" height limitations. These highly conceptual Betty's Lot improvements were not identified as a priority; they are presented simply as "forward-thinking" ideas for consideration, if ever desired in the future and construction funding was available.

Staff-Recommendation

Staff-recommended options for the study site were developed following the feasibility study process and further refined through community input. Based on the limitations from Proposition "A" and public input requesting that the project maintain consistency with that legislation, the staff-recommended options do not include development above the approximately 30-foot height restriction.

Study Site Element	Staff-Recommended Option	Considerations
Junior Seau Bandshell	Reduced Height Option	The bandshell would increase in height to 29 feet, however, would remain below the present elevation of N. Pacific Street. This option requires supplemental lighting through stand-alone light poles in the plaza area. The enclosed version of the reduced height bandshell is recommended at this time. Design details regarding openings in the bandshell may be further evaluated and refined during the design phase.
Junior Seau Amphitheater	Alternate Option C	This is an alternate version of Option B, refined after the Option Development Phase. It eliminates the need for an elevator extending above N. Pacific Street. A ramp in conjunction with an elevator on a lower mid-level would be used to address ADA requirements. A ramp would be required from N. Pacific Street, south of the amphitheater, behind the newly-constructed Beachfront Operations Center.
Junior Seau Beach Community Center	Option A	This sole option proposes minor, non-structural, cosmetic improvements, ADA path of travel upgrades, etc. It does not address sea level rise impacts, nor trigger mitigation of anticipated sea level rise that would be required if substantial building improvements were proposed. It does not increase the recreation classroom size or quantity. The gym would still remain undersized.

Proposed Next Steps

If the Feasibility Study is approved and direction is given by the City Council to continue with the project, staff would proceed to the next phase which would be the preparation of preliminary design plans (approximately 30% level) and completion of environmental review. Staff proposes to evaluate and plan the area holistically and consolidate the environmental documentation efforts with the Beachfront Feasibility Study Phase II and Pier View Bridge and Lifeguard Headquarters Project, with the eventual goal of having "shovel ready" projects eligible for potential grant funding. Therefore, staff intends to prepare a Professional Services Agreement (PSA) Amendment with Johnson Favaro for preliminary design which would be brought before the City Council for approval once the scope of work and compensation has been finalized.

ENVIRONMENTAL DETERMINATION

Upon the City Council approval and direction to proceed with the project, staff would commence environmental review and documentation in accordance with CEQA. Due to Beachfront Improvement Feasibility Study Phase II's proximity to the Pier View Bridge and Lifeguard Headquarters Project, staff anticipates the preparation of a Programmatic Environmental Impact Report (PEIR) to review both projects in accordance with CEQA Guidelines Section 15168.

FISCAL IMPACT

The estimated total project costs for the Junior Seau Beach Community Center and Junior Seau Amphitheater and Bandshell are $14,235,000 and $38,013,600, respectively, based on current construction values.

The portion of the PEIR needed to environmentally clear the Beachfront Improvement Phase II design is estimated to be $700,000. As the initial phase of the Pier View Bridge and Lifeguard Headquarters Project has not been completed, and this item has not been brought before the City Council for approval, the costs for the consolidated environmental review efforts for these two projects is unknown at this time. Therefore, refined project costs would be presented at the time the Pier View Bridge and Lifeguard Headquarters Project is brought before the City Council for approval, which is anticipated in February 2023.

Description	Request to Appropriate	Account Number	Funding Source	Account Number	Available Balance
Feasibility Study Phase II	$700,000	912167019581.5305	General Fund Assigned Infrastructure	101.3020.0054	$6.88M
A transfer of $700,000 is required from account 1101.6900.0581 to 912167019581.6800.0101.					

COMMISSION OR COMMITTEE REVIEW

On October 12, 2022, the Parks and Recreation Commission reviewed and heard public testimony on the proposed Beachfront Improvement Feasibility Study Phase II conceptual alternatives. The Parks and Recreation Commission voted 6-2 (one commissioner absent; Chair Hsu and Commissioner Schiafone voting no) in favor of the staff-recommended options. One commissioner raised concerns regarding supporting future improvements to the Junior Seau Beach Community Center when its location near sea level makes the facility more susceptible to flooding. Additionally, commissioners raised some concerns about moving forward with a recommendation when costs and timelines were not yet available or presented at this meeting. There also were several questions about future design details such as site security, number and type of restrooms, and parking.

There were five public speakers on this item and most of the public comment was in support of the staffs recommended options. However, there was some concerns with project costs, funding sources, construction timelines, maintaining public access to these facilities, parking, loss of the Junior Seau name affiliation with these facilities, and the insufficient number of gymnasiums in the City. Some of the public had concerns moving forward with the Study when the costs and project timelines to construct these facilities were not yet available or presented. Additionally, there was concern that the process of identifying funding sources for future development could result in a name change of these facilities from Junior Seau to a future funding donor or partnership.

CITY ATTORNEY'S ANALYSIS

Does not apply.

RECOMMENDATION

Staff recommends that the City Council take the following actions for the Beachfront Improvement Feasibility Study Phase II:

1) Receive the conceptual alternatives and concur with the following staff-recommended options:

    a. Option A for the Junior Seau Beach Community Center
    b. Reduced Height Option for the Junior Seau Bandshell
    c. Alternative Option C for the Junior Seau Amphitheater

2) Authorize staff to proceed with preliminary design plans and commence environmental review of Phase II in coordination with the on-going Pier View Bridge and Lifeguard Headquarters Project

3) Appropriate $700,000 from the Assigned Infrastructure Reserves account to the Beachfront Improvement Feasibility Study Phase II project account

PREPARED BY:

Darra Woods
Senior Civil Engineer

SUBMITTED BY:

Jonathan Borrego
City Manager

REVIEWED BY:

Rob O'Brien, Deputy City Manager
Darlene Nicandro, Development Services Director
Brian Thomas, City Engineer
Hamid Bahadori, Public Works Director
Jill Moya, Financial Services Director
Mark Olson, Parks and Recreation Division Manager

ATTACHMENTS:

1. Beachfront Improvement Feasibility Study Phase II

CITY OF OCEANSIDE - PHASE II BEACHFRONT IMPROVEMENT

FEASIBILITY STUDY

FINAL REPORT

JOHNSON FAVARO

SEPTEMBER 2022

Overview

- This report summarizes the findings of the Phase II Beachfront Improvement Feasibility Study effort, a 21 month process started in February of 2021, concluding November 2022.
- Preceding and accompanying this Final Report are the *City of Oceanside - Phase II Beachfront Improvement Feasibility Study - Discovery Phase Report (August 2022)* and the *City of Oceanside - Phase II Beachfront Improvement Feasibility Study - Appendix 01 - Site/Facilities Condition Assessment (August 2022).* Both of those reports summarize Discovery Phase analysis and findings, including existing condition assessment.
- The Final Report divides in two sections: 1) Summary findings and recommendations for each of the sites within the study area, and 2) Summary of options reviewed and public outreach.
- The recommendations described represent the consensus view developed during the process based on a review of several options for each site within the study area.
- The recommendations describe a framework for decision-making, based on community input, regarding potential future capital projects, identifying scope, configuration, and preliminary estimates of project costs. The conclusions of the Feasibility Study neither mandate implementation of any of the proposed recommendations, nor preclude modification of any of the recommendations at a future time.
- A Feasibility Study is a pre-design phase effort. Detailed design of any of the options presented is not a part of the scope of the Feasibility Study. Renderings created during this process are illustrations provided to facilitate an understanding of the general scale, massing, character and configuration of a recommended option and do not reflect a final design outcome. It is anticipated architectural design of these facilities will include an iterative, community driven process to be continued in future phases, if and when any of the recommended options move forward.
- The primary focus of the study is on two sites within the feasibility study site area: The Junior Seau Beach Community Center, the Junior Seau Pier Amphitheater and Bandshell and the plaza between the two. Those sites are the priorities identified by City leadership at the May 20, 2020 City Council meeting. During the feasibility study process a concept was studied and illustrated for Betty's Lot, an adjoining parcel at the beachfront. The Betty's Lot site was not scoped as a primary focus of the study nor was it identified as a priority at the project outset. The concept illustrated and described in this report is provided as information for consideration. It is presented as a conceptual, long range planning study, outside of the preliminary scope established for this Feasibility Study.

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Study Site and Background

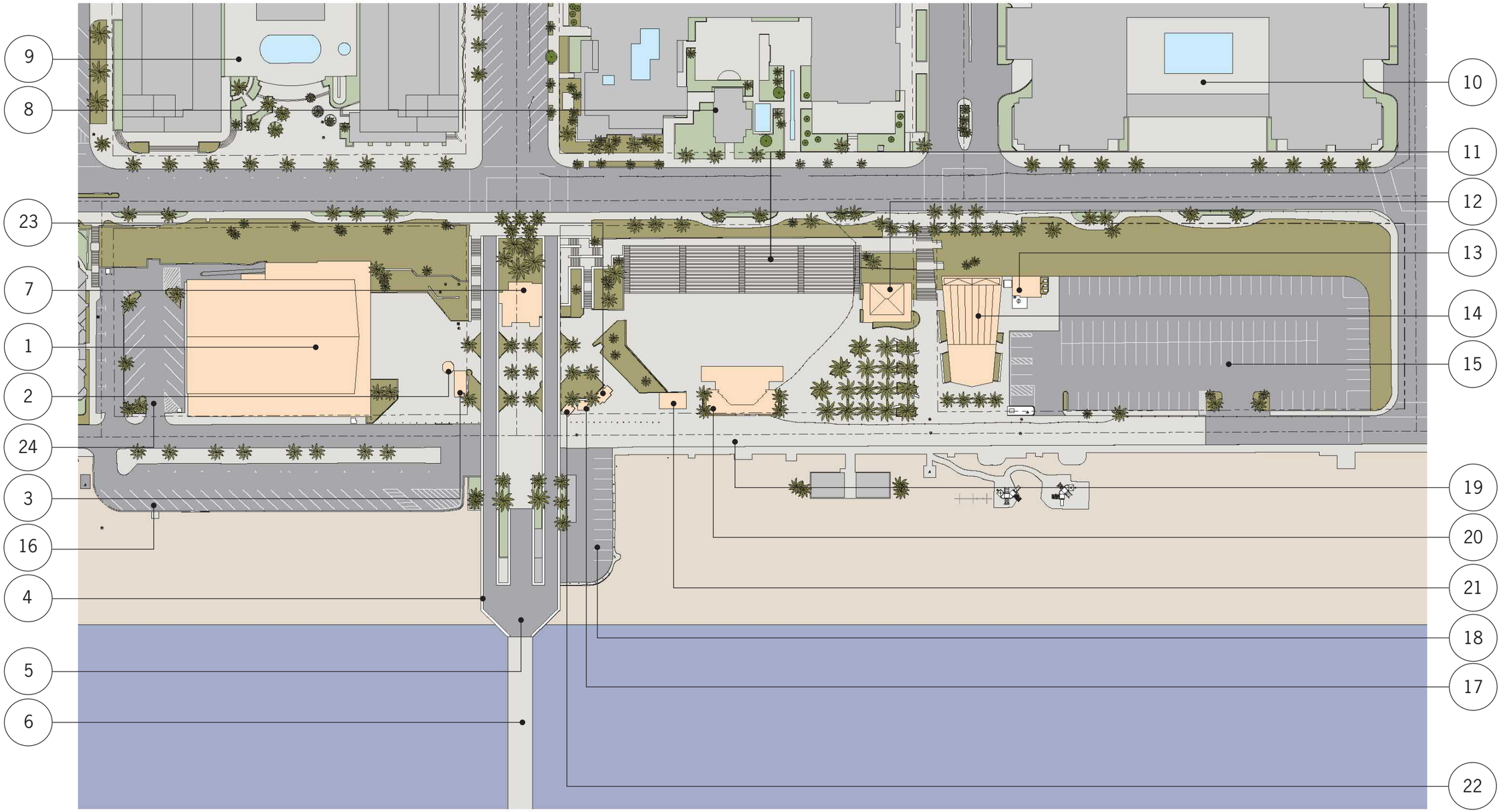
- The study site extends from the Junior Seau Beach Community Center to the north, Seagaze Drive to the south, the Strand to the west and N. Pacific Street on the east.
- The Oceanside Pier and Pier Bridge sits between the The Junior Seau Beach Community Center and the Junior Seau Amphitheater and Bandshell. The Pier View Bridge and Lifeguard Headquarters Project is the subject of a 2021 project to either upgrade/refurbish or replace the structure and is not included in this feasibility study . The Pier View Bridge and Lifeguard Headquarters Project is also not included in Appendix 01 - Site/Facilities Condition Assessment.
- Located south of the amphitheater is the Beachfront Operations Center completed in 2022. This facility includes a police substation, public works maintenance building and beachfront public restrooms. This facility is also not included in this feasibility study or Appendix 01 - Site/Facilities Condition Assessment.
- Three facilities are the subject of Appendix 01 - Site/Facilities Condition Assessment: The Junior Seau Beach Community Center, the Junior Seau Amphitheater and the Junior Seau Bandshell.
- The Junior Seau Beach Community Center, renamed in 2012, is a single story structure constructed in 1955 and totals 16,884 SF. The building replaced a structure on the site built in 1946.
- The Junior Seau Beach Community Center was partially renovated in 1985 and again in the 2000's. In 1992, a 45 foot ocean mural was added to the north elevation of the community center.
- The Junior Seau Pier Amphitheater, renamed in 2012, is a cast in place concrete structure, built in 1937 as a project of the Works Progress Administration. The amphitheater was altered in the 1950's.
- The amphitheater has a total seating capacity of approximately 2,500, with 1,500 seated in the stepped concrete seating and another 1,000 seated at the Strand level.
- The first bandshell structure was built on the site in 1919, prior to the construction of the amphitheater. In 1927, the original bandshell structure was enlarged, remodeled and relocated at the southwestern corner of the current amphitheater site.
- The 1927 bandshell was dismantled in 1948 due to termite infestation. The current bandshell, now centered on the amphitheater seating, and the concrete paved area was constructed in 1950. Additional renovations to the bandshell were completed in 1953.
- A 1992 Cultural Resource Survey titled "Oceanside, California's Pride", prepared for the City of Oceanside and approved by Resolution No. R93-43 in 1993, identifies the cultural resources in the City of Oceanside at the time. Of the structures on the study site, two structures are identified in this report: the Oceanside Pier and the Bandshell. An evaluation code is identified in the report and each structure receives a code indicating its status at the time. The pier is identified as 5S3, or "not eligible for separate listing or designation under an existing or likely ordinance, but is eligible for special consideration in local planning." The bandshell is identified as 5S1 or " not eligible for the National Register, but is of local interest because the property is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation." Neither the amphitheater or the community center is identified in the 1992 report.

BEACHFRONT FEASIBILITY STUDY SITE The study site extends from the Junior Seau Beach Community Center to the north, Betty's Lot to the south, the Strand to the west and N. Pacific Street on the east.

Existing Site

- Facility infrastructure and building systems have reached the end of useful life and are in need of replacement and upgrade. In particular, more energy efficient systems will result in on-going operational cost savings and a reduction in energy usage.
- In general, all building finishes and materials are in need of upgrade and replacement.
- Due to the age of the facilities, which pre-date current ADA requirements, insufficient disabled access is provided at all facilities and open space.
- There is insufficient parking for the Junior Seau Beach Community Center.
- Vendor kiosks are poorly configured and located in a way that restricts open space opportunities adjacent to the community center and the amphitheater. In particular, additional flexible open space is needed adjacent to the amphitheater/bandshell for special event production and logistics.

KEY TO EXISTING CONDITIONS SITE PLAN (SEE FACING PAGE)	
1	Junior Seau Beach Community Center
2	Vendor Kiosk
3	Vendor Kiosk
4	Oceanside Pier (Concrete Portion)
5	Oceanside Lifeguard Headquarters
6	Oceanside Pier (Wood Portion)
7	Tin Fish Restaurant
8	Hotel
9	Hotel
10	Hotel
11	Oceanside Pier Amphitheater
12	Beach Operations Center - Police Substation
13	Beach Operations Center - Trash Enclosure
14	Beach Operations Center - Public Works Maintenance Building and Restrooms
15	Betty's Lot (Lot #30)
16	Beachfront Parking Lot (Lot #29)
17	Vendor Kiosk
18	Oceanside Lifeguard Services - Parking Lot
19	The Strand
20	Bandshell
21	Vendor Kiosk
22	Vendor Kiosk
23	Vendor Kiosk
24	Junior Seau Beach Community Center Parking Lot



EXISTING FEASIBILITY STUDY SITE The study site is bounded by N. Pacific Street to the east, The Strand to the west, the Junior Seau Beach Community Center to the north and Betty's Lot to the South.

KEY TO EXISTING CONDITIONS AERIAL VIEW (SEE FACING PAGE)	
1	Junior Seau Beach Community Center
2	Vendor Kiosk
3	Vendor Kiosk
4	Oceanside Pier (Concrete Portion)
5	Oceanside Lifeguard Headquarters
6	Oceanside Pier (Wood Portion)
7	Vendor Kiosk
8	Hotel
9	Hotel
10	Hotel
11	Junior Seau Pier Amphitheater
12	Beach Operations Center - Police Substation
13	Beach Operations Center - Public Works Maintenance Building and Restrooms
14	Beach Operations Center - Trash Enclosure
15	Betty's Lot (Lot #30)
16	Beachfront Parking Lot (Lot #29)
17	Junior Seau Beach Community Center parking lot
18	Oceanside Lifeguard Services - Parking Lot
19	The Strand
20	Junior Seau Pier Amphitheater Bandshell
21	Vendor Kiosk

JUNIOR SEAU BEACH COMMUNITY CENTER The building is flanked by a surface parking lot to the north and a community plaza to the south.

JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL The amphitheater venue seats approximately 2,500 people. 1,500 are seated in the stepped concrete seating area. Approximately 1,000 can be accommodated in the open area between the amphitheater seating and the bandshell.

BEACHFRONT HISTORY The pier is the centerpiece of important cultural and civic resources for the City of Oceanside that include the Junior Seau Beach Community Center and the Junior Seau Pier Amphitheater and Bandshell. As the Oceanside resident population grows, so do the challenges of maintaining access to this important open space beachfront resource.

PROPOSED CONCEPT SITE PLAN

- **General:** Proposed improvements are identified at the primary site areas that are the subject of this feasibility study; The Junior Seau Beach Community Center, the Junior Seau Pier Amphitheater and Bandshell and the plaza area between these facilities. Recommended concepts reflect community and interested parties input throughout the feasibility study process. The concepts and improvements identified are proposed to address the aging and deteriorating finish and utility systems at both sites and to improve facility function which includes the provision of neighborhood community recreation programming at the community center and improved access to, and enjoyment of, community events, festivals, and outdoor performances at the amphitheater and bandshell.
- **Junior Seau Beach Community Center :** No expansion is proposed for the Junior Seau Beach Community Center. It is proposed to retain the existing building structure and restore the building and surrounding open space to a condition respectful of the building's history, while modernizing its systems. Many, throughout the process, spoke fondly of the mid-century architecture and a desire to return the building to its original appearance, where possible. Proposed are cosmetic, non-structural improvements to include repair/replacement of floor, wall, ceiling and building finishes, new energy efficient glazing within existing building openings, new doors and door hardware and new building interior and exterior code required and building identification signage. Also included are code required disabled access improvements, including path of travel modifications to the building entrance and replacement of existing restrooms. Mechanical, plumbing and lighting systems may be upgraded and new electrical service is to be provided to the building in order to remove the existing sidewalk mounted transformer that blocks access to the building entrance. Removal of a large planter and installation of public art are part of the improvements proposed to the plaza located at the building entrance in order to commemorate the legacy of its namesake and increase the utility of this important outdoor space for community events, community center programming, and enjoyment of the beachfront.
- **Junior Seau Pier Amphitheater and Bandshell:** Deterioration of the concrete plaza and amphitheater seating, which includes cracking and spalling concrete, will over time result in damage to stair nosings and steps. This kind of damage will result eventually in closure of portions, or all of the amphitheater area. Repair of the concrete amphitheater will be extensive and at a cost that will trigger code required disabled access improvements. The nature and configuration of those improvements require reconstruction of the amphitheater seating. Proposed is a seating configuration that provides more seating capacity than currently exists, while incorporating wheelchair seating that will be required. Massing of the proposed improvements are designed to retain the profile of the coastal bluff it abuts and the general configuration and dimension of the existing amphitheater. A site ramp that connects N. Pacific Street to the mid-tier seating area runs behind the Beach Operations Center and connects to a venue elevator that provides disabled access to the Strand, the plaza and the bandshell. The bandshell is replaced with a hardened concrete structure to withstand storm surge and high water. Stage volume is increased as necessary to accommodate a wide range of events and performances and stays below the elevation of N. Pacific Street, in conformance with the height restrictions identified in Proposition A. The bandshell includes 625 SF of backstage area. Plentiful restrooms and storage area are provided for events.

KEY TO PROPOSED CONCEPT SITE PLAN (SEE FACING PAGE)	
1	Junior Seau Beach Community Center building and site restoration - no addition or expansion proposed
2	Re-constructed community center plaza with proposed public art to commemorate Junior Seau
3	Re-stripe and re-surface existing community center parking lot to include required ADA van accessible parking space
4	New sidewalk, new curb ramps and entrance plaza to conform with current disabled access code requirements
5	New plaza includes removal of planters to increase utility of plaza open space for amphitheater events and recreation
6	Oceanside Pier View Bridge and Lifeguard Headquarters Project (not a part of the scope of this Feasibility Study)
7	Reconstruction of amphitheater seating to include improved ADA access, greater audience comfort and access
8	Reconstruction of bandshell; hardened concrete structure; height capped below elevation of N. Pacific Street
9	Proposed accessible ramp for access to Pier Bridge elevator (part of Pler View Bridge and Lifeguard Headquarters Project scope)
10	Sidewalk improvements at N. Pacific Street - no change to overall right-of-way dimension or profile of coastal bluff
11	Light standards for technical theater lighting to illuminate bandshell stage front.
12	Pier Bridge stairs (existing)
13	Betty's Lot (Lot #30)
14	Oceanside Lifeguard Services - Parking Lot
15	The Strand - roadway right-of-way dimension remains as is for full length of Feasibility Study site
16	Seagaze Drive
17	Beach Operations Center - stairs (existing)
18	Beach Operations Center - Palm Grove (existing)
19	Beach Operations Center - Public Works Maintenance Building and Restrooms (existing)
20	Beach Operations Center - Police Substation (existing)
21	Beachfront Parking Lot (Lot #29) (existing)
22	Proposed site ramp (disabled access to amphitheater seating and amphitheater elevator)

ILLUSTRATION OF PROPOSED IMPROVEMENTS This aerial view concept rendering illustrates recommended concept improvements to the Junior Seau Beach Community Center, the Junior Seau Pier Amphitheater and Bandshell and the plaza area between the two facilities. Betty's Lot remains as it exists. The Strand vehicular right-of-way is maintained as it exists for the full length of the feasibility study site, allowing for restricted vehicle use to all facilities.

EXISTING The pier is the centerpiece of important cultural and community resources for the City of Oceanside that include the Junior Seau Beach Community Center and the Junior Seau Pier Amphitheater and Bandshell. The Beach Operations Center, completed 2022, is located between the amphitheater and Betty's Lot, which is located at the south end of the feasibility study site.

PROPOSED The community center, upper left in this illustration, is restored, systems improved and the building is made more energy efficient. No addition or expansion is proposed for the community center. Existing Pier Bridge stairs are the northern boundary of the reconstructed amphitheater seating area. A new site ramp that provides access to amphitheater seating is constructed to the south of the amphitheater in the bluff area to the east of the Beach Operations Center. The new bandshell is capped at a height below the elevation of N. Pacific Street. No structures included as a part of the proposed improvements exceed height limitations prescribed in Proposition A. Primary improvements to the plaza between the amphitheater and the community center include removal of existing planters and new concrete paving. The Strand right-of-way, with restricted vehicle access between the Pier and the Beach Operations Center, is maintained as it exists for the entire length of the feasibility study site.

Junior Seau Beach Community Center

- Recommended project scope for the Junior Seau Beach Community Center includes renovation and refurbishment of the existing structure, limited to non-structural cosmetic improvements, including American for Disabilities Act (ADA) path of travel upgrades.
- The public, throughout the process, expressed significant sentimental attachment to the existing structure. Proposed is a restoration of the building that is faithful in spirit with the character of the original building as built in the 1950's, and yet includes contemporary improvements in terms of energy performance and comfort. Recommended are the use of colors, details, and signage consistent with the period of its design.
- No building floor area additions are proposed to address the existing deficiency in storage space, the undersized gymnasium court space, or make improvements in recreation classroom size and quantity.
- Improvements can include replacement of existing windows, doors, and clerestory light diffusing panels with more energy efficient high performance glazing to reduce solar heat gain and increase natural light in the building. New floor, ceiling and wall finishes may be replaced and code compliant energy efficient interior lighting can be added. New building signage, doors, hardware, casework and new kitchen appliances/equipment can be installed.
- The public expressed support for public art in the plaza area to commemorate Junior Seau. *O'Arts; Oceanside's Master Plan for the Arts,* adopted by City Council in February 6, 2019, was created to define ways the arts could contribute more to the community and define the role the City may play through the development of public projects. A specific goal in the master plan is to "enhance Oceanside's cityscape through creative placemaking." As noted in the plan "creative placemaking includes design and the built environment but goes beyond this to encompass events, programming, public art, and other "soft" forms of cultural vitality.
- Project scope shall include restoration of the plaza that fronts the building to become open space that more positively contributes to the community recreation and community event programming that takes place in the building.
- Existing barriers to entrance of the building, such as the electrical transformer located in the sidewalk and large planters in the front plaza are proposed to be removed.
- The Strand is exposed to coastal flooding and waves under existing conditions. As such, The Strand is categorized as having a high exposure to hazard *(Coastal Hazard Vulnerability Assessment, City of Oceanside, March 2018)*. Finish floor of the community center is elevated approximately 1.4 feet above the elevation of the Strand in this location. Renovation/addition options were studied for the community center that included a range of additions and other changes requiring structural upgrade of the existing facility. These options were deemed not feasible in the context of the height restrictions imposed by Proposition A. Additionally there could be potential development hurdles or constraints associated with the City's Local Coastal Program (LCP), California Environmental Quality Act (CEQA) and California Coastal Commission (CCC). These potential development restrictions are likely at this site based on an assessment of potential hazards, over the 75 year expected life of a renovated facility. Likely hazards include near term coastal flooding and long term anticipated sea level rise.

RESTORATION This photograph from the 1950's records the architectural character of the structure as built in 1955.

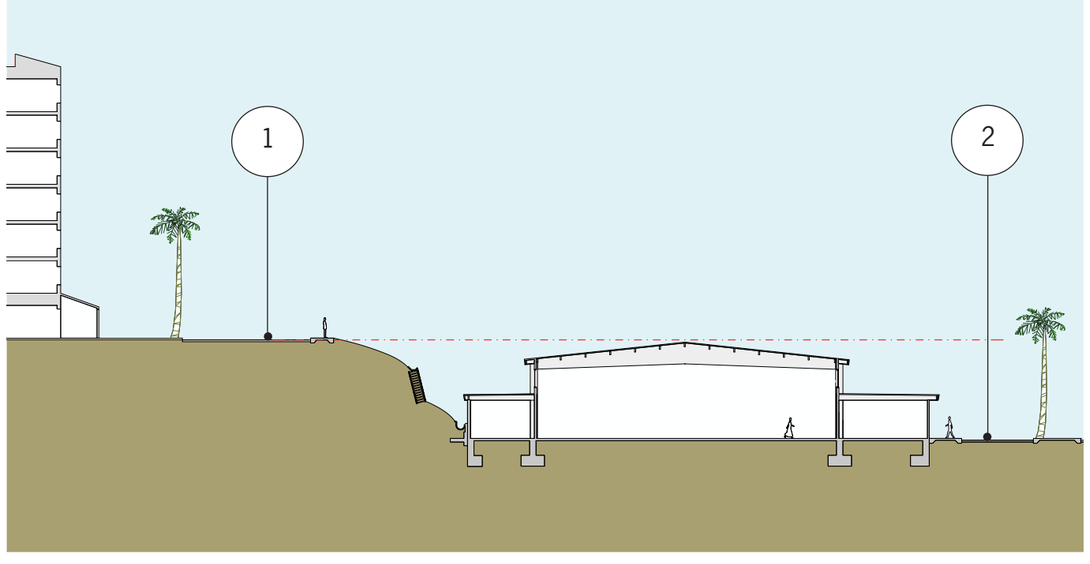
HISTORY A goal of modernization is to upgrade the facility to current codes and improved function while restoring the character of the original structure.

JUNIOR SEAU BEACH COMMUNITY CENTER View of the proposed plaza, looking north toward the building entrance. New glazing will provide improved energy efficiency and more natural daylight to the interior. Proposed public art and new building signage commemorate the dedication of the building to Junior Seau. Removal of the existing electrical transformer and large planter currently at the southwest corner of the building improve building access and increase usable open space in the plaza.

Junior Seau Beach Community Center

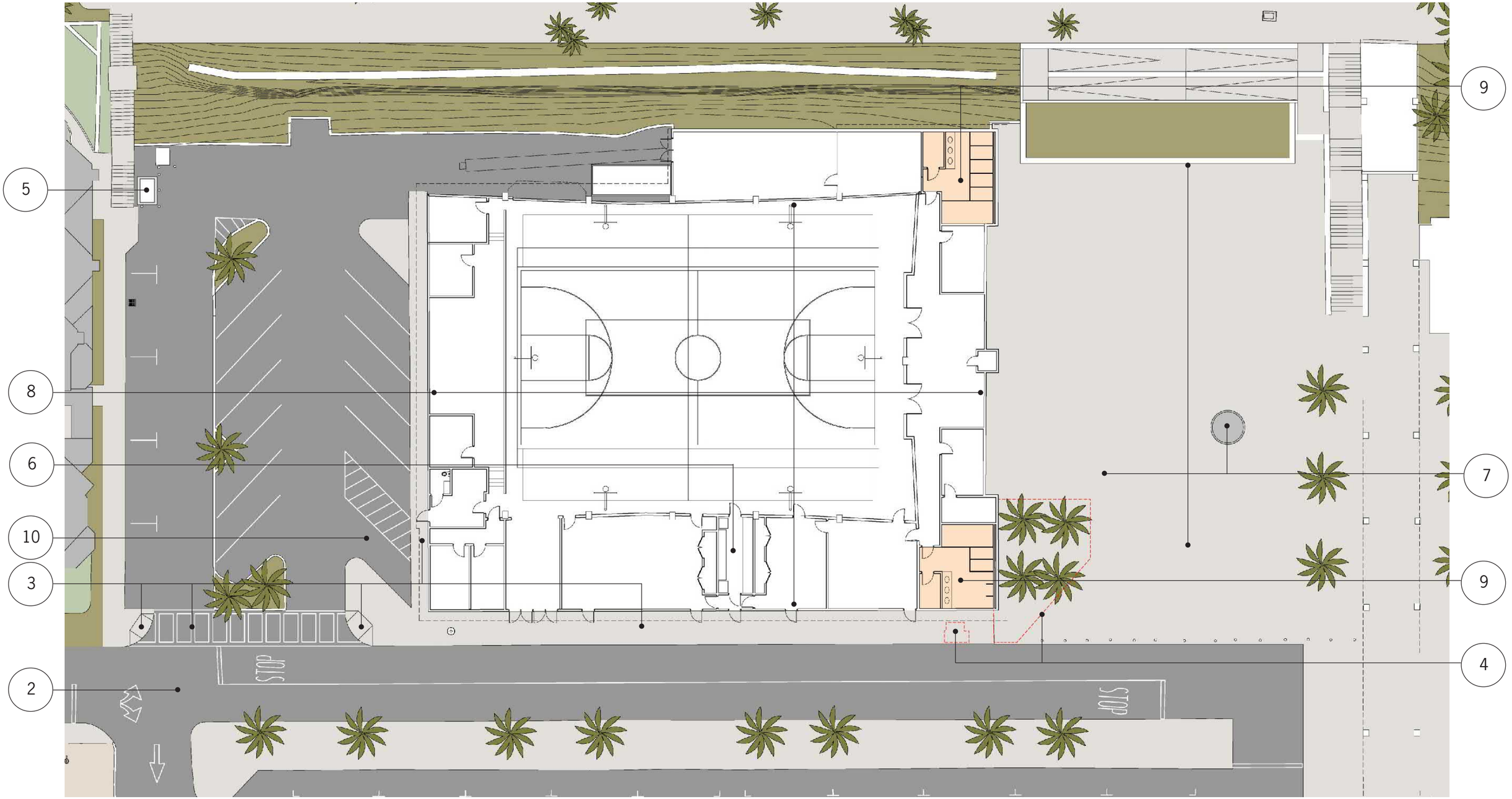
In addition to restoring the building's appearance, faithful to the original architecture, key energy performance, infrastructure and functional improvements are necessary. Alterations to the structure must comply with current California Building Code (CBC) requirements. Revisions to interior or exterior building stud framing or change in size or configuration of window or door openings will trigger an analysis of the building structure and likely result in a required structural reconstruction of the areas that are altered in order to achieve code compliance. Structural re-construction significantly increases the cost of the restoration and may result in more extensive California Environmental Quality Act (CEQA) review. For that reason, no structural changes are proposed as part of the renovation and this facility may be exempt from CEQA pursuant to Section 15301 (Existing Facilities). Below are notes regarding potential renovation scope to be considered that will extend the life and functionality of the building:

- New high performance, insulated solar glazing to replace existing windows and aged translucent clerestory panels to improve energy performance and increase indoor natural light.
- New concrete entrance plaza and tree grates, including removal of the existing planter. Proposed new public art commemorating Junior Seau.
- New electrical transformer and a new main switch to be located in parking lot to replace entrance sidewalk mounted transformer in order to provide compliant disabled access to the building entrance.
- New exterior wall finish to include patching, repair and repainting.
- New interior wall, ceiling and floor finishes, including refinishing of existing gymnasium flooring.
- New interior and exterior doors and code compliant accessible door hardware.
- New kitchen equipment and casework.
- New room identification, way-finding and building identification signage.
- New accessible restrooms.
- Upgrades to fire/life safety systems, including upgrade or replacement of the existing fire alarm and smoke detection system.
- New California Title 24 compliant LED lighting and controls
- New audiovisual, data, network, and information technology infrastructure and end-user equipment.
- New slurry coat refinish of the existing parking lot to include re-striping of required van accessible parking space.
- New sidewalks at the building perimeter to include a compliant path of travel and cross slopes and new sidewalk curb cuts to meet current disabled access codes.
- Re-configure existing storm drainage systems as required.



COMMUNITY CENTER CROSS SECTION No additions or structural changes are proposed. Finish floor of the single story building is located approximately at sea level. Existing building height is at the elevation of N. Pacific Street.

KEY NOTES (SEE ABOVE AND FACING PAGE)	
1	N. Pacific Street
2	The Strand
3	New curb ramps, cross-walk, and new perimeter concrete sidewalk to correct non-compliant path of travel sidewalk cross slopes
4.	Remove existing electrical transformer and planter to provide compliant disabled access to building entrance
5.	New electrical service for building and site; new electrical transformer
6.	New kitchen equipment and casework at existing kitchen location
7.	New concrete paving for plaza; proposed new public art to commemorate Junior Seau
8.	Non-structural, cosmetic improvements to include new glazing, finishes, and building systems (interior and exterior)
9.	New ADA accessible restrooms
10.	New code required van accessible parking space; slurry coat and re-stripe existing parking lot



SITE PLAN Exterior restoration includes significant site upgrades to include new sidewalks, parking lot re-surfacing and concrete entrance plaza with proposed public art commemorating Junior Seau.

JUNIOR SEAU BEACH COMMUNITY CENTER New perimeter sidewalks and curb cuts improve pedestrian access around the building. Proposed is a resurface and re-striping of the existing parking lot to include a required van accessible parking space. The Strand vehicular right-of -way is maintained the entire length of the feasibility study site. Restricted vehicular access, limited to emergency vehicles and event staging, occurs between the pier to the north and the Beach Operations Center to the south.

JUNIOR SEAU BEACH COMMUNITY CENTER The plaza area immediately below the Pier Bridge and extending north to the community center entrance is very important open space to the community and connects the community center to the amphitheater. Removal of the large planter near the building entrance and along the eastern side, opens up the plaza site area in front of the community center to community recreation and event programming. The new re-furbished plaza includes proposed public art commemorating Junior Seau. New insulated high-performance glazing, including replacement of aging translucent clerestory panels, increases natural daylight in the building, reduces solar heat gain and improves energy performance.

Junior Seau Pier Amphitheater and Bandshell

- Repair and reconstruction options of the amphitheater were evaluated. Repair of the existing concrete seating and access stair aisle areas is not feasible as the area of damaged concrete is extensive and the nature of water and moisture intrusion in concrete makes it inevitable that further corrosion and spalling will occur. Further, it is the damage to the steel reinforcing within the concrete which necessitates its removal and replacement structurally. Reconstruction is the only feasible option.
- The extent and construction value of either repair or reconstruction, establishes the requirement, by code, for accommodation of disabled persons, which includes providing access to wheelchair seats distributed throughout the facility, access to restrooms, access to disabled parking or pick-up and drop-off, and access to the stage.
- The existing amphitheater seats approximately 1,500 at the concrete benches and accommodates another 1,000 at The Strand Level seating area for a total of 2,500 seats. The re-constructed amphitheater seats 1,606 at new bench seating. In addition, there are 24 wheelchair seats. 1,000 are still accommodated at the Strand Level seating area for a total of 2,630 seats in the proposed facility.
- The re-constructed amphitheater provides wheelchair seats distributed throughout the facility as required by code and provides sight lines for wheelchair guests that allow view over standing guests.
- Aisle width at seating areas is widened to reflect current code requirements for exiting from amphitheater seats and to provide easier access to seats and greater comfort.
- A site ramp that serves the amphitheater extends south of the seating area and is located in the bluff area to the east of the Beach Operations Center. The ramp provides access to the mid-tier cross aisle and to the venue elevator that provides access to the Strand level seating area and stage. The proposed site ramp is in lieu of adding an elevator access stop at N. Pacific Street.
- With the proposed ramp, no structure or part of the amphitheater design extends above the elevation of N. Pacific Street, in conformance with the height restrictions prescribed by Proposition A.
- The bandshell is new construction and replaces the existing bandshell. It is designed to increase the stage volume as compared to the existing bandshell and includes in the construction electrical power, lighting, and audiovisual infrastructure to support the wide variety of events at the amphitheater.
- The bandshell total height will not exceed the elevation of N. Pacific Street, or approximately 29' above the Strand level, and is compliant with height restrictions prescribed by Proposition A. No structure in the recommended amphitheater and bandshell project exceeds the height restrictions prescribed by Proposition A.

KEY TO PROPOSED CONCEPT SITE PLAN (SEE FACING PAGE)	
1	Junior Seau Beach Community Center plaza
2	Junior Seau Pier Amphitheater (re-constructed seating area)
3	Bandshell and access ramp (bandshell elevation capped below elevation of N. Pacific Street)
4	Site ramp providing access to amphitheater seating
5	Wheelchair seating (accessed from N. Pacific Street)
6	Wheelchair seating (mid-tier)
7	New landscape areas following profile of existing coastal bluff
8	Widened sidewalk at N. Pacific Street (align with sidewalk width at Pier entrance)
9	Stage lighting standards
10	Cross aisle
11	Sound Mix
12	Beach Operations Center - Police Substation
13	Beach Operations Center - Trash Enclosure
14	Beach Operations Center - Public Works Maintenance Building and Restrooms
15	Beach Operations Center stairs
16	Betty's Lot (Lot #30)
17	The Strand (roadway right-of-way maintained for length of feasibility study site)
18	Seagaze Drive
19	Pier Bridge disabled access ramp (part of future Pier View Bridge and Lifeguard Headquarters Project; completion date unkonwn)
20	Pier Bridge stairs (existing)

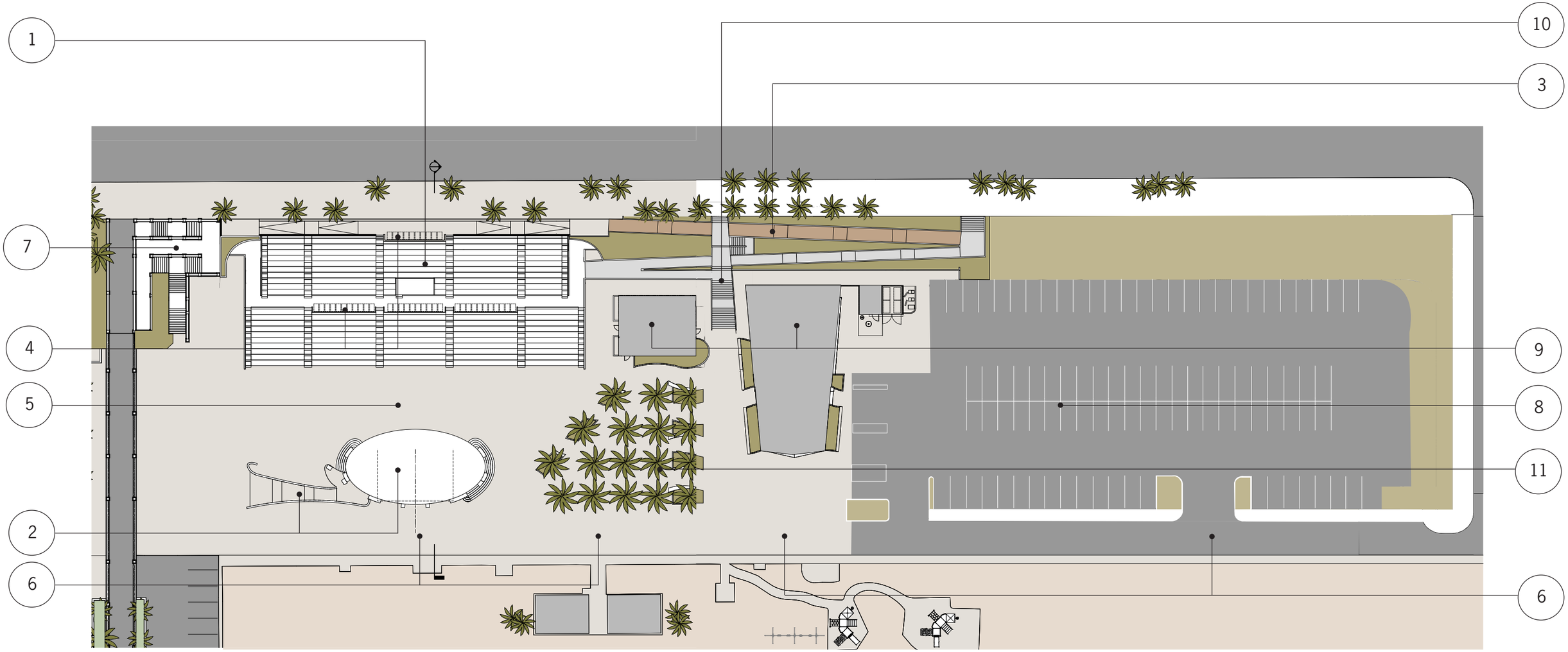
AMPHITHEATER AND BANDSHELL A reconstructed amphitheater retains the general profile of the original amphitheater while providing required wheelchair seating throughout the venue. A site ramp eliminates the need for a disabled elevator stop at the N. Pacific Street elevation and extends south of the seating area, to the east of the Beach Operations Center. This site ramp provides access to the mid-level wheelchair seating and to the venue elevator that provides access to the Strand Level bandshell and audience area.

Junior Seau Pier Amphitheater and Bandshell

- The proposed sidewalk width at the amphitheater aligns with the prevailing sidewalk width at the Pier Bridge. The wider sidewalk accommodates the large volume of people entering and exiting the venue. It also allows spectators to view the stage during an event, from the sidewalk, without entering the amphitheater seating area.
- The Strand vehicular right-of-way is maintained as existing for the entire length of the feasibility study site. Restricted vehicle access for police, lifeguard and emergency vehicles across the site remains in place. The Strand access roadway is also required for event production vehicular access and logistics.
- The area of the Strand level audience seating area plaza located between the amphitheater and the bandshell stage, at over 5,000 SF, accommodates 1,000 people at an event *(based on CBC code occupancy factor of 5 SF/person for an assembly event).*
- The reduced height bandshell, capped below the elevation of N. Pacific Street in compliance with Proposition A height limits, requires the addition of two light standards at each end of the amphitheater seating area. The light standards are designed to support technical stage lighting that is needed to light the bandshell stage front.
- A mid-tier cross aisle, seen in the illustration on the right, connects entrance/exit at the Pier Bridge stairs to the north and entrance/exit at the proposed site ramp to the south.
- Also seen in the illustration on the right are the sloped planters designed to minimize the mass of the amphitheater structure by aligning its profile with the adjoining coastal bluff. Many in the community during outreach appreciated "greening" the structure in this way to mitigate the concrete construction.
- Pre-cast seating with seat backs is added to the concrete structure in the seating area and will provide greater comfort to those attending an event.

AMPHITHEATER AND BANDSHELL Aerial view of proposed amphitheater and bandshell. Existing Pier Bridge Stairs are on the left and the disabled site ramp is visible just beyond the amphitheater behind the existing Beach Operations Center. Visible are the two light standards required for stage lighting to light the stage front.

KEY NOTES (SEE FACING PAGE)	
1	The Amphitheater
2	The Bandshell and access ramp
3	Site ramp providing disabled access to mid-tier cross aisle of amphitheater seating area
4	Wheelchair seating distributed throughout the venue
5	Strand Level audience and event area
6	The Strand vehicular right-of-way is maintained for the full length of the Feasibility Study site
7	Pier Bridge Stairs (existing)
8	Betty's Lot (Lot #30) (existing)
9	Beach Operations Center (existing)
10	Beach Operations Center stairs (existing)
11	Beach Operations Center and Palm Grove (existing)



SITE PLAN Existing Pier Bridge stairs to the left on this plan and the existing Beach Operations Center and Palm Grove in the center of the plan above, form the boundary of the new amphitheater seating and Strand Level plaza and audience area. A 250 foot long disabled access site ramp starts at the southeast corner of the amphitheater at the elevation of N. Pacific Street and continues south behind the Beach Operations Center and back north to the amphitheater. This site ramp connects to the mid-tier cross aisle that provides access to wheel chair seating, the amphitheater elevator and facility restrooms. The Strand vehicular right-of-way is maintained as it exists for emergency vehicles, event production vehicles, and access to the bandshell and amphitheater.

AMPHITHEATER AND BANDSHELL The plaza area immediately below the Pier Bridge connects the Junior Seau Pier Amphitheater and Bandshell and the Junior Seau Beach Community Center. This area is a central location to enjoy the activities of the pier and the surrounding facilities. Existing planters are removed in order to better accommodate large crowds for events that can be co-programmed simultaneously at both facilities. The proposed bandshell roof structure covers the stage and includes built-in rigging and utility infrastructure to support lighting, speaker systems and audiovisual equipment. Bandshell height is capped to not exceed the elevation of N. Pacific Street and is in conformance with height restrictions identified in Proposition A. Visible at the corner of the amphitheater is one of the two light standards that support technical stage lighting necessary to light the bandshell stage front.

AMPHITHEATER AND BANDSHELL Above is an aerial view of the bandshell and amphitheater from the southwest looking northeast. To the south of the amphitheater is the disabled site ramp entrance that takes a switch-back path in the bluff area east of the Beachfront Operations Center and connects to the mid-tier cross aisle in the new seating area. Sloped planting beds with native coastal plantings flank the amphitheater and follow the general profile of adjoining coastal bluffs. Visible at the corners of the amphitheater seating are the two light standards that support technical stage lighting that lights the bandshell stage front.

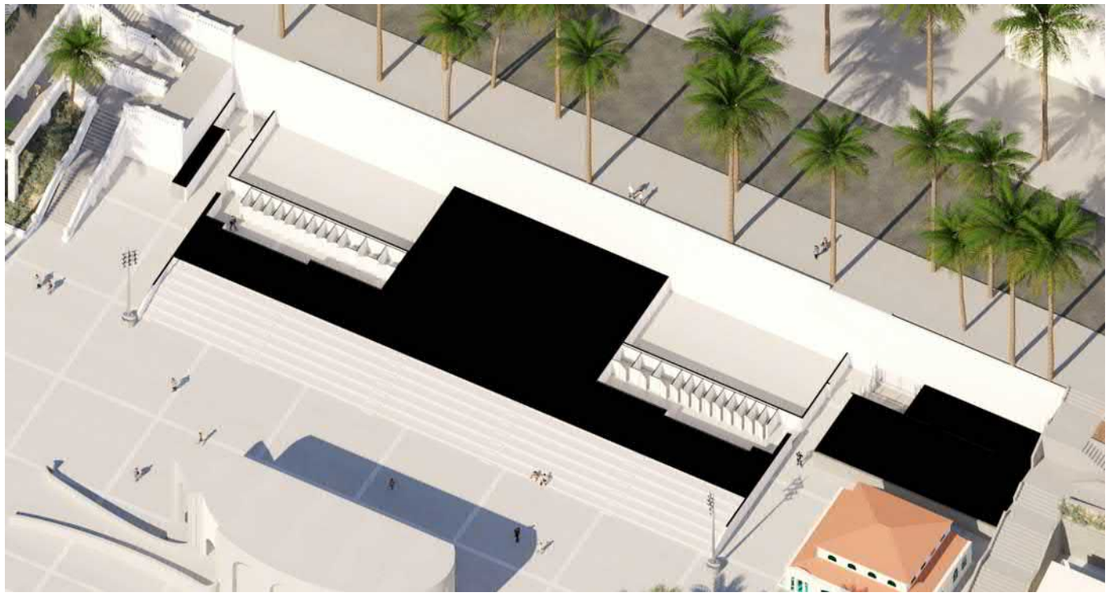
Junior Seau Pier Amphitheater and Bandshell

The cut-away aerial views on this page and the facing page illustrate the components of the proposed amphitheater at each of the three levels of the structure - N. Pacific Street level, mid-level, and the Strand Level.

- The sidewalk adjoining the amphitheater is widened to the same width that exists at the Pier Bridge and Pier Bridge stairs entrance.
- At N. Pacific Street level, two ramps provide disabled access to wheel chair seating at the top of the amphitheater seating area. A third site ramp that starts at the southeast corner of the amphitheater provides access to the mid-level cross aisle, a second location in the venue for wheelchair seating.
- Planted areas over the structure, descend from N. Pacific Street and contain native coastal bluff vegetation. These planting areas flank the amphitheater and take the form of a re-constituted coastal bluff in alignment with the existing bluff.
- The Pier Bridge stairs to the north and the proposed site ramp to the south provide entrance and exit from N. Pacific Street to a mid-level cross aisle that connects both sides of the amphitheater seating area. From the mid-level cross aisle, four aisle stairs provide access to amphitheater seating above and below the mid-level cross aisle. Upper tier seats can also be accessed by way of the two ramps at the top of the structure.
- Also accessed from the mid-level cross aisle is the Sound Mix, or Mixing Desk station, providing event technical crew with a center stage location to control audio and lighting production at an event.
- Restrooms are built on both sides of the amphitheater below the seating structure at both the Mid Level and Strand Level. These restrooms can be closed off with a security gate when not used for events.
- Large storage areas, totaling 2,960 SF are proposed at Strand Level, built below amphitheater seating. These storage areas are for items to support amphitheater events such as movable perimeter fencing to be installed during ticketed events, detachable stage lighting and audio/ speaker systems, projection screens, banners, and Strand Level movable seating for example.

N. PACIFIC STREET LEVEL The sidewalk abutting the amphitheater is widened to a dimension equal to sidewalk width at the Pier Bridge entrance. It is designed to accommodate large crowds entering and exiting the venue. Landscape planting areas descend from N. Pacific Street and follow the profile of the coastal bluff.

MID LEVEL A cross aisle at the Mid Level connects the Pier Bridge Stairs and south site ramp entrance/exits. Additional wheelchair seating and the Sound Mix station are also located at the Mid Level. Restrooms, at this level, serve both sides of the amphitheater and are built below the amphitheater seating. A two-stop amphitheater elevator connects the Strand level and Mid Level of the structure.



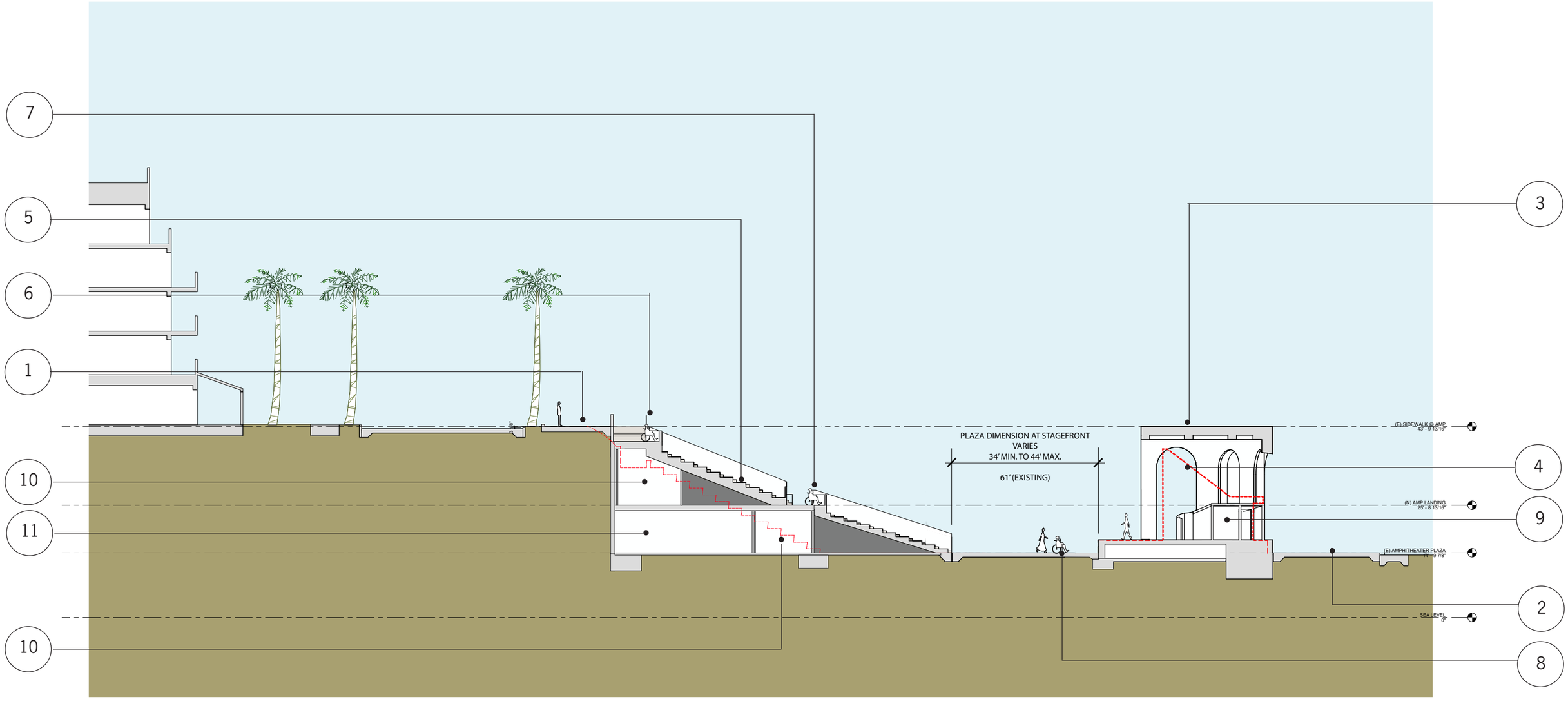
STRAND LEVEL The two-stop amphitheater elevator provides access to Strand level seating areas and restrooms located at both sides of the amphitheater. Also located at Strand Level are large storage rooms totaling 2,960 SF. Both the restrooms and storage areas are built below amphitheater seating. Visible at each corner of the amphitheater seating are light standards for technical lighting to light the bandshell stage front.

The Amphitheater

- The cross section profile of the new amphitheater follows the general contour of the adjacent coastal bluff.
- Planting beds with native coast vegetation, built over the structure, flank both ends of the amphitheater in order to minimize its visual mass and integrate the structure with its surroundings.
- Aisles are sized according to emergency egress code requirements. Front to back dimension of the proposed seating aisle is 48 inches. Existing front to back seating aisle dimension, for comparison, is 36". A greater aisle depth provides easier access.
- Wheelchair seats are distributed throughout the venue as required by code.

KEY NOTES (SEE FACING PAGE)	
1	Sidewalk widened at N. Pacific Street (aligns with sidewalk width at Pier Bridge entrance)
2	The Strand (vehicular right-of-way maintained for the full length of the Feasibility Study site)
3	Bandshell (maximum height capped at elevation of N. Pacific Street)
4	Indicates profile of existing Bandshell
5	Amphitheater seating
6	Wheelchair seating accessed from N. Pacific Street
7	Wheelchair seating at Mid-Level cross aisle
8	Wheelchair seating at stage front
9	Enclosed backstage area (625 SF)
10	Restrooms built below amphitheater seating
11	Storage built below amphitheater seating

PLANTED SLOPE A portion of the amphitheater structure includes a sloped planting bed planted with native coastal vegetation. The profile follows the general shape of the adjoining coastal bluff. A new site ramp that starts at the southeast corner of the amphitheater provides disabled access to the Mid Level cross aisle. The elevator stops at the mid - level and provides access to the Strand Level seating areas.



THE AMPHITHEATER AND BANDSHELL This cross section illustrates the profile of the amphitheater and the height of the bandshell relative to N. Pacific Street. No structure is above the elevation of N. Pacific Street and is in compliance with height restrictions established by Proposition A. Restrooms and storage areas are built below amphitheater seating.

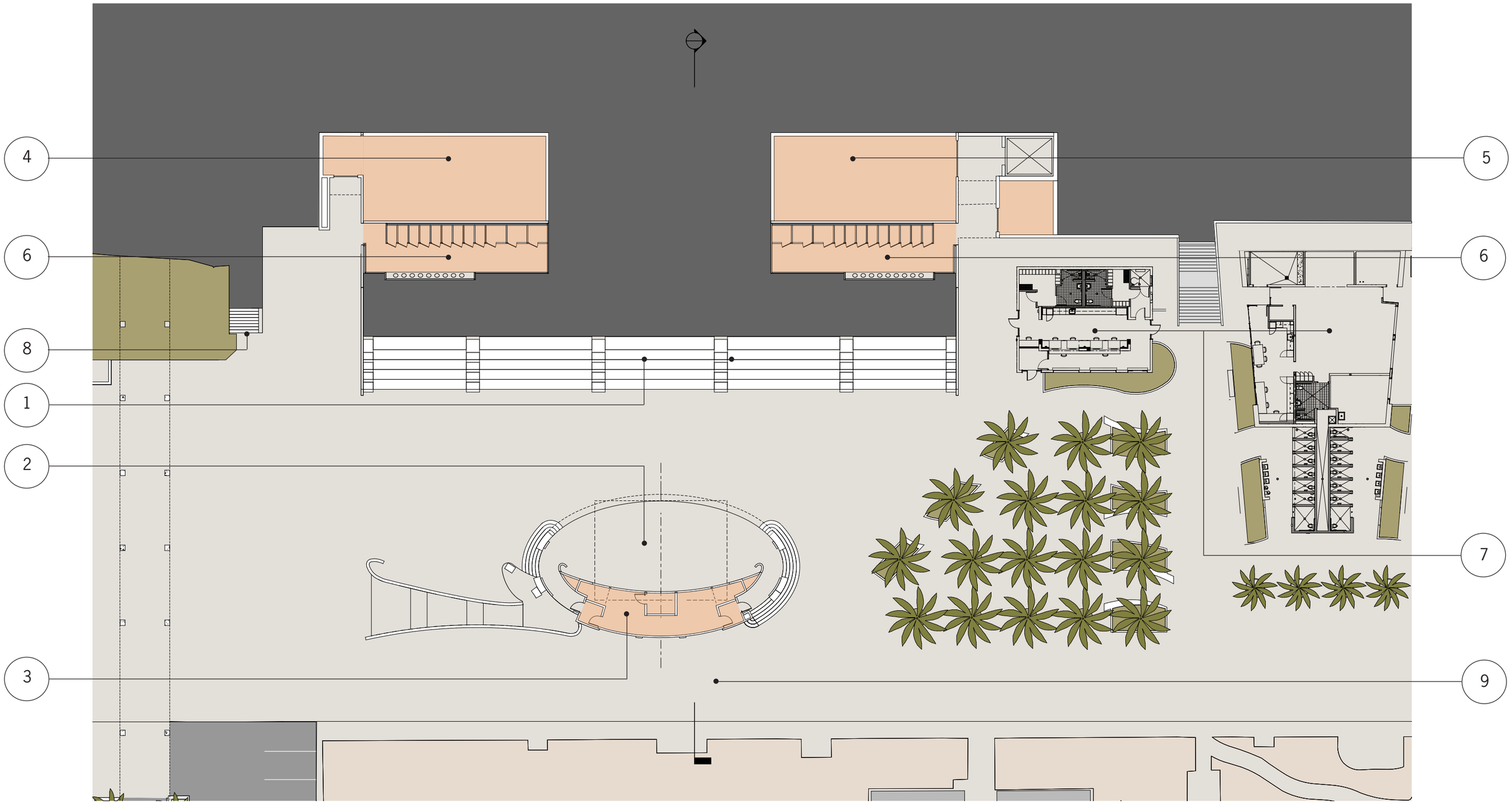
The Bandshell

- Architectural detail provided in the concept illustrations is preliminary and does not reflect final design which will occur in a later phase. The scope of the Feasibility Study is to identify general configuration, size, placement and scope for a proposed Bandshell.
- The proposed bandshell will be a hardened structure constructed in cast-in-place concrete designed to withstand storms and high water. An accessible ramp, in lieu of a mechanical lift, provides access to the stage level for performers and large equipment.
- The proposed bandshell shall accommodate a wide variety of events including cultural festivals, musical performances, and theatrical performances.
- The bandshell design includes electrical power, house power for event productions, lighting and electrical infrastructure to support technical stage lighting and audio equipment for events. Built-in rigging to support sound and lighting equipment is integrated in the covered structure, eliminating the need to construct stage rigging for each event.
- The bandshell stage is 60 feet wide and 28 feet deep. Stage area is 1,430 SF and is fully covered. The stage has a clear interior height of 23 feet. The existing bandshell is 45 feet wide and stage depth varies between 20 feet at the narrowest and 32 feet at the deepest. Only 15' feet of the existing stage area is covered by the bandshell structure and clear height above stage varies between 9' and 18'- 6". Existing stage area totals 1,500 SF, of which only 400 SF is covered.
- The backstage area is secured and totals 625 SF and includes dressing areas, a green room, lighting and audio control panels, and a restroom. Crawl space area is provided below the stage for additional storage. Existing Bandshell backstage area totals 590 SF.

KEY NOTES (SEE FACING PAGE)	
1	Amphitheater seating area at Strand Level accommodates 1,000 people
2	Bandshell
3	Enclosed backstage area (625 SF)
4	Storage (1,560 SF)
5	Storage (1,400 sf)
6	Restrooms
7	Beachfront Operations Center (existing)
8	Pier Bridge Stairs (existing)
9	The Strand - vehicular right-of-way is maintained for the full length of the Feasibility Study site

PROPOSED BANDSHELL By day, the bandshell is an open pavilion that is part of the amphitheater plaza open space, a place for enjoyment of the beachfront.

PROPOSED BANDSHELL The stage area is fully covered and the roof structure includes built-in infrastructure to support lighting and audiovisual systems. With this structure, there is no need to construct stage rigging for community events and performances.



STRAND LEVEL ENLARGED SITE PLAN An elevator provides disabled access between Strand level functions and Mid Level amphitheater circulation. Restrooms and storage areas serving the venue at the Strand Level are built below amphitheater seating. The bandshell includes 625 SF of backstage area that includes a green room, dressing areas, a restroom and lighting/audio control panels. Some crawl space storage is also provided below the bandshell. A ramp to the bandshell stage serves the disabled as well as event staff moving large equipment or other items to the stage.

California Coastal Commission

- The key to successful project development and potential mitigation strategies is early and ongoing consultation with California Coastal Commission staff. Proposals to mitigate identified impacts should be formulated early in the process and presented to Commission staff as soon as possible.
- The City's certified Local Coastal Program (LCP) and Coastal Commission regulations define coastal resources and detail required protections and allowable uses affecting those resources. These definitions define the basis of mitigation requirements in connection with proposed development.
- The project site is located outside the California Coastal Commission's permit jurisdiction. However, pursuant to the City's Local Coastal Program, a Coastal Permit would be issued by the City and appealable to the California Coastal Commission.
- Assuming negilble or no expansion of use with a proposed renovation of the Junior Seau Beach Community Center and a limit to non-structural, cosmetic improvements, the project may be exempt from CEQA pursuant to Section 15301 (Existing Facilities).
- Scope of work that would include structural revisions to Junior Seau Beach Community Center will require new building structure and foundations to meet current code, and falls outside of the definition of "repairs/maintenance". This option would result in significant reconstruction and a significantly increased investment in the structure presently located near sea level. With that increase in scope, the California Coastal Commission may require or request the City to complete a risk assessment in the context of anticipated long term sea level rise and near term increase in the frequency and severity of storms and high water since the area falls within their appeal jurisdiction.
- The Junior Seau Pier Amphitheater and Bandshell are significant resources with a long history at the beachfront that provide community benefit and shoreline public access. Reconstruction of the amphitheater and bandshell will require a coastal permit issued by the City and is appealable to the California Coastal Commission. Article 6 of the Coastal Act specifically deals with development and limitations on coastal armoring and landform alteration. The new structures will be evaluated for adverse effects to wave and tidal patterns in areas adjacent to this site and the potential diminution of protection in place from storm surges to this area of the beach. Also considered, on the other hand, will be improved public access and recreation provided by these enhanced resources which do not represent a change in use or intensity of use on this site.
- The *Coastal Hazard Vulnerability Assessment, City of Oceanside,* prepared by ESA in March 2018 and revised in September 2018 was provided for review as part of the Feasibility Study and is the basis for sea level rise information in this study.
- Increased coastal flooding from encroaching seas and waves in the form of permanent inundation and episodic events caused by storms is the most commonly referenced sea lever rise risk.
- Future sea-level rise is expected to create a permanent rise in ocean water levels that would shift the water's edge landward.
- A range of sea-level scenarios, through the year 2100 are identified in the assessment.
- Projected Oceanside sea-level rise in the short term (2025 -2045), which assumes the High Range scenario for that time frame is .8 feet or 9 - 5/8".
- Projected Oceanside sea-level rise in the mid term (2040 - 2070), which assumes the Mid-Range scenario for that time frame is 1' - 7-1/2".
- Projected Oceanside sea-level rise in the long term (2070 - 2100), which assumes the Low Range scenario for that time frame is 3' - 3-1/2". Between 2100 and 2140, sea-level rise is projected at 5'-8-1/2".
- The potential results to community and institutional buildings located within the study site boundary include disrupted access to and from buildings, increased frequency of flooding of buildings leading to water damage and other flood related damages.
- The assessment provides guidance on potential Oceanside vulnerabilities in the areas of Building Assets and Infrastructure Assets. Infrastructure assets include storm water, waste water, and domestic water management systems, transportation, coastal structures, communications, energy, and emergency response facilities.
- Oceanside building assets within the project site boundary, such as the existing community center and Beach Operations Center are characterized as high potential exposure to hazard, medium sensitivity to hazard and medium-high vulnerability.

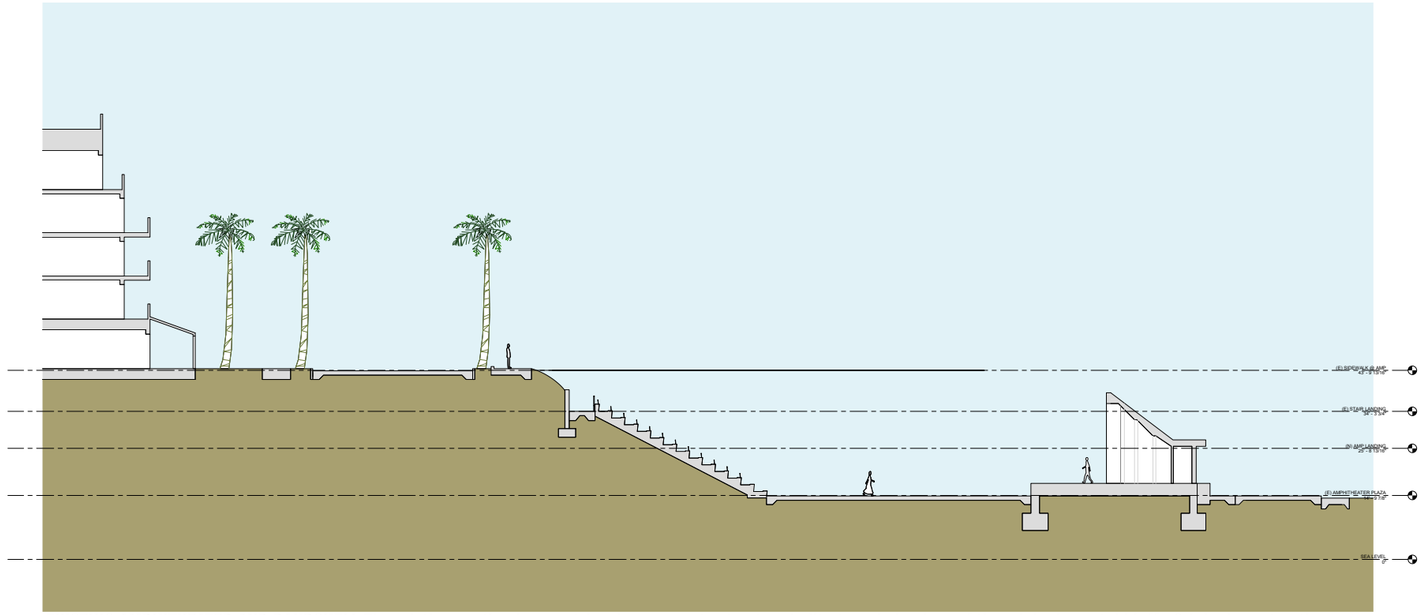
COMMUNITY CENTER Ground floor occupied areas and utility infrastructure are presently situated at sea level.

YEAR 2100 PROJECTED SEA LEVEL RISE Assuming between the years 2070 - 2100, there is a shift toward a low-er-emission service and information economy featuring cleaner technologies, projected sea level rise may be over seven feet by the year 2100, rendering the single story building un-occupiable as currently configured.

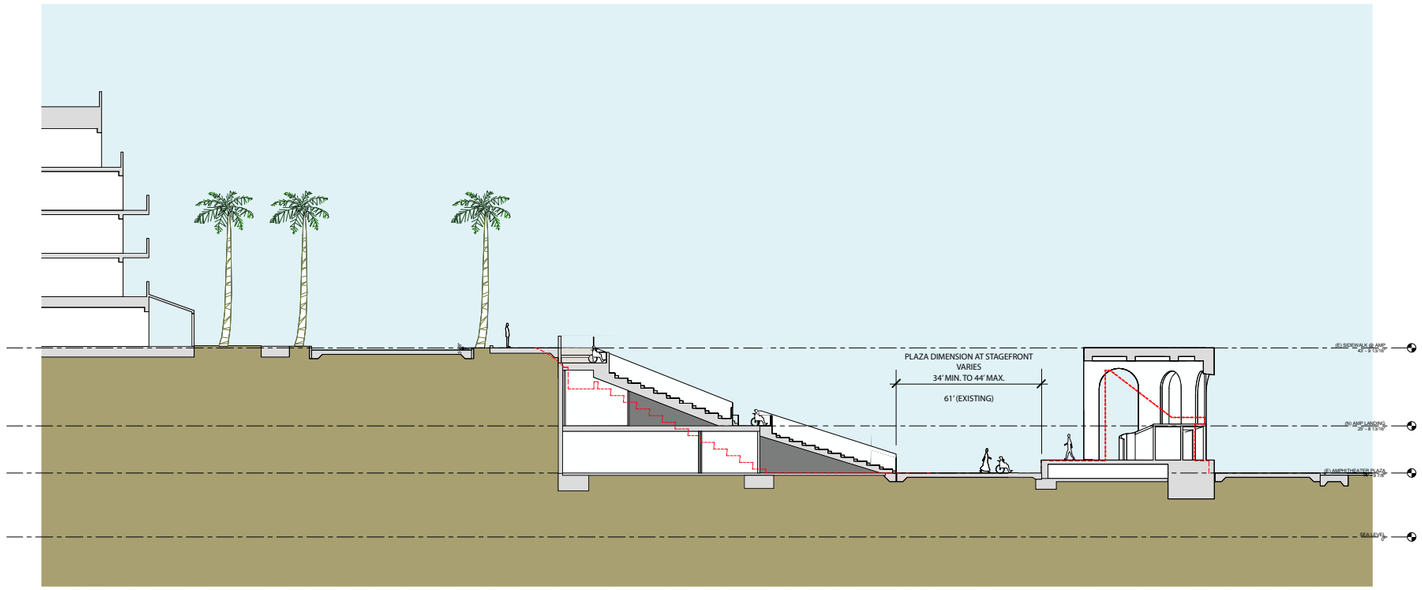
N. PACIFIC STREET LEVEL AND OVERVIEW

MID - LEVEL

STRAND LEVEL The proposed amphitheater is a reinforced concrete retaining wall structure, incorporating restrooms and storage to facilitate public access to events.



EXISTING AMPHITHEATER AND BANDSHELL The existing seating is a cast-in-place concrete structure built at grade in place of the original coastal bluff. Original construction was in 1937 and was altered in the 1950's.



PROPOSED The existing amphitheater structure is replaced with a reinforced concrete structure which includes a retaining wall for some portion of the N. Pacific Street frontage. See section above and diagrams to the left. The retaining wall creates the below seating floor area designed for restrooms and storage areas. The new bandshell is a significantly hardened reinforced concrete structure designed to withstand near term anticipated sea level rise and periodic high water and storm surges.

Estimate of Preliminary Construction Costs

SUMMARY

JUNIOR SEAU BEACH COMMUNITY CENTER			
1	Existing Building Renovation		$ 6,996,000
2	Site work		$ 2,321,000
3	Public Art Allowance		$ 350,000
4	TOTAL		$ 9,667,000
5	Escalation to Midpoint of Construction	17.81%	$ 1,721,000
6	Recommended Construction Budget		$11,388,000

JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL			
1	Bandshell and Enclosed Amphitheater Building Area		$ 5,578,000
2	Site work including Amphitheater seating area (excluding area of ADA site ramp)		$16,657,000
3	Site work (ADA site ramp)		$ 2,645,000
4	TOTAL		$24,880,000
5	Escalation to Midpoint of Construction	27.32%	$ 6,798,000
6	Recommended Construction Budget		$31,678,000

BETTY'S LOT CONCEPT			
1	Enclosed Recreation Center Building Area		$10,996,000
2	Site work		$25,230,000
3	TOTAL		$36,226,000
4	Escalation is Not Included		$ 0
5	Recommended Construction Budget		$36,226,000

COST PROJECTION

- The Feasibility Study consultant team includes a cost consultant who prepared Cost Study Plans for each of the individual study sites, summarized here. Cost estimates are based on data available at the time the estimate was prepared in August of 2022.
- The cost studies identify building and site areas associated with each study area as a basis for the estimated construction cost. Each individual cost study is a preliminary quantity based line item cost plan, identifying building/ site components and a preliminary estimate for each component line item.
- Costs identified include contractor general conditions, bonds and insurance and contractor overhead, profit, prevailing wages and fee.
- The preliminary estimate of construction costs are provided as planning information for City staff and leadership to determine preliminary scope and cost of any proposed future capital improvement projects that may emerge from the Feasibility Study.
- Projected preliminary construction cost depends on schedule. See section on facing page regarding Cost Escalation and Schedule.

CONSTRUCTION COST AND PROJECT COST

- Cost studies prepared in this Feasibility study identify *"hard costs"* or ***"Construction Cost".*** Construction Cost is the cost for a contractor to build a project. It is the estimated value of the awarded contract to a general contractor to build the project at the conclusion of a competitive bid process. Not included in the detailed Cost Study Plans are projections for City or owner *"soft costs"* incurred to complete the project. *Total Project Cost is the total of Construction Cost (hard cost) and owner soft costs .*
- Total Project Cost, is the recommended capital cost budget for individual projects.
- City, or owner, soft costs include, but are not limited to, professional design services fees, construction management fees, hazardous materials abatement, permit costs, fixtures, furnishing and equipment (FFE), owner's contingency or construction contingency, moving/storage costs, legal fees, etc.
- Soft Costs at preliminary concept stages such as this are generally estimated as a percentage of Hard Costs or construction cost. The percentage applied is generally based on the project type and size. For the Junior Seau Beach Community Center and the Betty's Lot Concept, it is recommended to assume soft costs to be approximately 25% of construction cost. For the Junior Seau Pier Amphitheater and Bandshell, it is recommended to assume soft costs to be approximately 20% of construction cost.
- A separate phase of work is recommended to develop a selected project to a sufficient level of detail to submit for Coastal Permit from the City in order to establish a reliable project schedule and eventual project costs.

STUDY SCOPE AREAS

JUNIOR SEAU BEACH COMMUNITY CENTER		
1	Total Site Area (including building footprint)	51,786 SF
2	Enclosed Building Area	17,688 SF
3	Net Site Area	34,098 SF

JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL		
1	Total Site Area	64,627 SF
2	Enclosed Building Area - Strand and Mid Level Restrooms and Storage	8,088 SF
3	Bandshell Area	2,855 SF
4	Site Area including Amphitheater seating area (excluding area of ADA ramp)	59,407 SF
5	Site Area (ADA site ramp)	5,220 SF

BETTY'S LOT CONCEPT		
1	Total Site Area (includes one level parking structure area)	121,411 SF
2	Enclosed Building Area	14,211 SF
3	One level parking structure (below Park /Court and Building	44,243 SF
4	Site Area - Strand Level	15,983 SF
5	Site Area - Park and Court Level	32,765 SF
6	Site Area - Street Level	28,420 SF

METHODOLOGY AND ASSUMPTIONS

- Cost projections are based on site floor plans, site sections, views, and facility program information. In addition building floor areas and site areas were provided to the Cost Consultant.
- At the concept stage of this Feasibility Study, design details are not completed or described. At this time, construction documents and detailed specifications, the basis for more detailed cost analysis and projection of a future bid outcome, are not completed. Projected costs, at this early phase, are based on costs for structures/facilities of similar size and type and reflect a completed design project, including anticipated value engineering and a competitive bid process with at least three competent bidders. The cost consultant on the project team utilizes an extensive data base for completed and on-going projects in Southern California in order to establish labor and material unit rates for these cost projections.
- *The Discovery Phase Report* and *Appendix 01 - Site/Facilities Condition Assessment* were provided to the Cost Consultant for use in preparation of the cost projections.
- The cost projections assume the eventual contract will be competitively bid with qualified general and main sub-contractors, based on a design/bid/build procurement method. It is assumed the contractor will be required to pay prevailing wages.

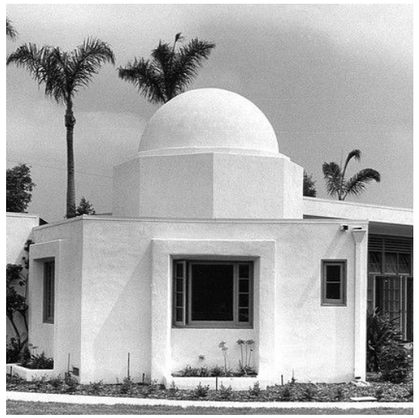
COST ESCALATION AND SCHEDULE

- All estimated construction costs provided here are based on material and labor rates, as well as market conditions at the time of the estimate (August 2022). To determine construction cost, the Cost Consultant recommends annual rates of escalation to cover anticipated increases in cost of labor and/or materials between the date of the Feasibility Study estimate (August 2022) and the actual proposed construction start date.
- Recommended annual rates of escalation:
    - Year 1 - 8.0%
    - Year 2 - 7.0%
    - Years 3 - 5 - 6.0% P.A. (No projections are provided beyond year 5)
- No schedule for any of the individual projects has been identified at this time. For the purpose of these cost projections, hypothetical construction start dates and construction durations were identified for the Junior Seau Beach Community Center and the Junior Seau Pier Amphitheater and Bandshell:
    - Community Center hypothetical construction start date and construction duration: April 2024, 16 months duration
    - Amphitheater/Bandshell hypothetical construction start date and construction duration: April 2025, 24 months
- Betty's Lot Concept has not been identified as a priority and therefore no construction start date is contemplated. Betty's Lot Concept projected costs are presented based on materials and labor costs at the time of the estimate (August 2022).

Architectural Design and Future Design Phases

- A Feasibility Study is a pre-design phase effort. Detailed design of any of the options presented is not a part of the scope of the Feasibility Study. Renderings created during this process are illustrations provided to facilitate an understanding of the general scale, massing, character and configuration of a recommended option and do not reflect a final design outcome. Architectural design of these facilities will include an iterative, community driven process to be continued in future phases, if and when any of the recommended options move forward.
- Some in the community, during public outreach, expressed a desire that any new structure look exactly like the existing structure. Many in the community, were excited by change. It is accurate to say that most if not all in the community feel strongly that any new project fit the site and fit Oceanside.
- The history of the site is long. Through that history there has been change. Several bandshells, each a different architectural style, have been built on the site. Architectural taste, building methods, and materials have changed over time.
- Oceanside has many things to draw from as a future community design process is considered including it's rich and significant architectural history. Public art created by local Oceanside talent today can also be integrated into architectural design.
- A most important consideration in the future design process is to respect the magnificent setting. It is a first principle of the feasibility study to preserve and enhance open space at the beachfront.

THE HISTORY OF BANDSHELLS The bandshell has changed appearance and location several times. There is a continuity in the design of the various bandshells, despite style differences, and a recognizable bandshell form that is common to many venues across the United States.



HOW DO WE START History and tradition should not be overlooked and Oceanside has a rich architectural legacy. When some say, "don't change a thing," it is a reflection of the need for continuity and the appreciation of a shared history. There are a variety of architectural styles in Oceanside, each tied to a moment in time. Architectural style is a reflection of the tastes of the day, culture and history. Style is also influenced by the craft of building, how things are made, the nature of materials, and how they are experienced in the environment. These images illustrate how architectural form and taste can vary but in the end fit well in the Southern California environment.

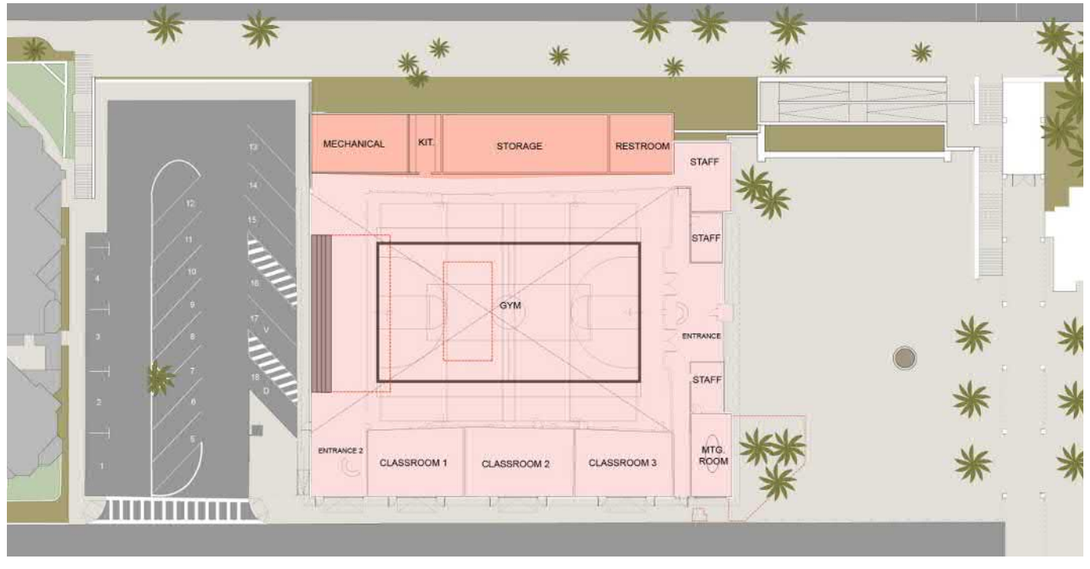
Options Reviewed - Junior Seau Beach Community Center

- Three options were studied: Option A, a cosmetic, non-structural restoration of the existing building; Option B, full renovation of the existing building and a modest addition; and Option C, full renovation of the existing building and a larger addition including a second floor and rooftop park.
- For the two options that included full renovation and some form of building addition, the new addition was intended to always blend with the environment and not overshadow the existing building.
- New additions were proposed for the N. Pacific Street side of the structure and in the case of the largest addition, a second floor was proposed over the existing parking lot. The materials of the proposed additions were intended to blend with the natural beach environment and appear as a background to the mid-century building. To further blend the additions with the existing condition and focus on the beach environment and open space, the roof was treated as a park, a terraced extension of the N. Pacific Street coastal bluff landscape designed as beach trails and open space for recreation and leisure accessed from N. Pacific Street.
- The more extensive renovation scope and additions were deemed not feasible in light of the requirement to re-build much of the existing building in order to bring structural performance up to current building code. There is also the challenge of obtaining a Coastal Permit issued by the City, and appealable by the California Coastal Commission, with any extensive re-development project on this site given the prospect of anticipated sea level rise over the expected life of the new structure and the sea level location of the existing site.

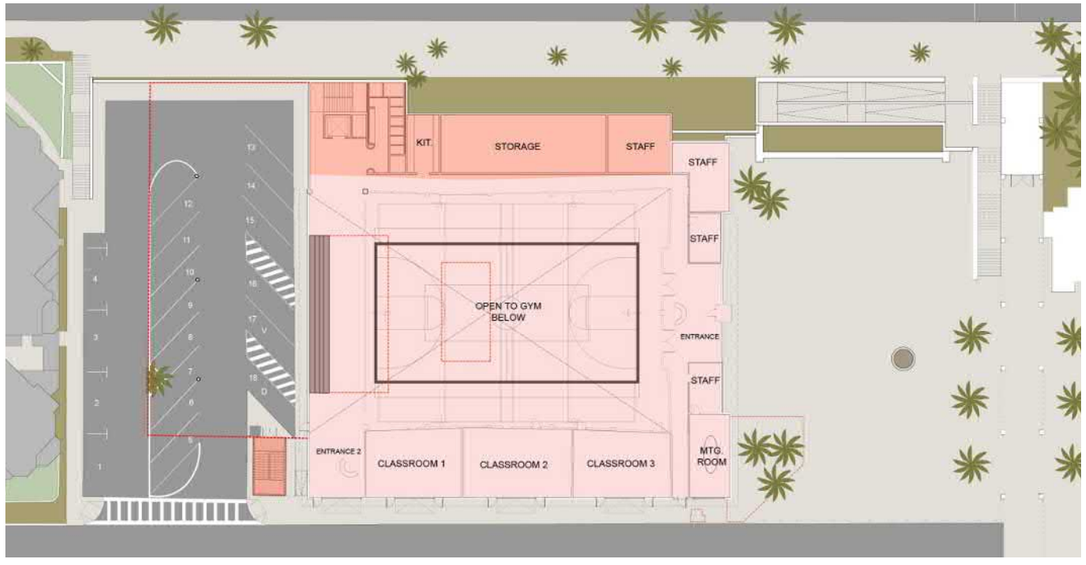
OPTION B RENOVATION/MODEST ADDTION This view illustrates a modest single story addition on the east side of the building, which includes a rooftop park on top of the addition. Also included is a more extensive interior renovation to enlarge classrooms, which would require structural upgrade.

OPTION C RENOVATION/MAXIMUM ADDITION Included with the two story addition, is a more extensive renovation of the existing building including enlargement of classrooms and window openings at the exterior. The changes would require extensive foundation and structural revision in order to provide code required upgrade to the lateral force resisting system.

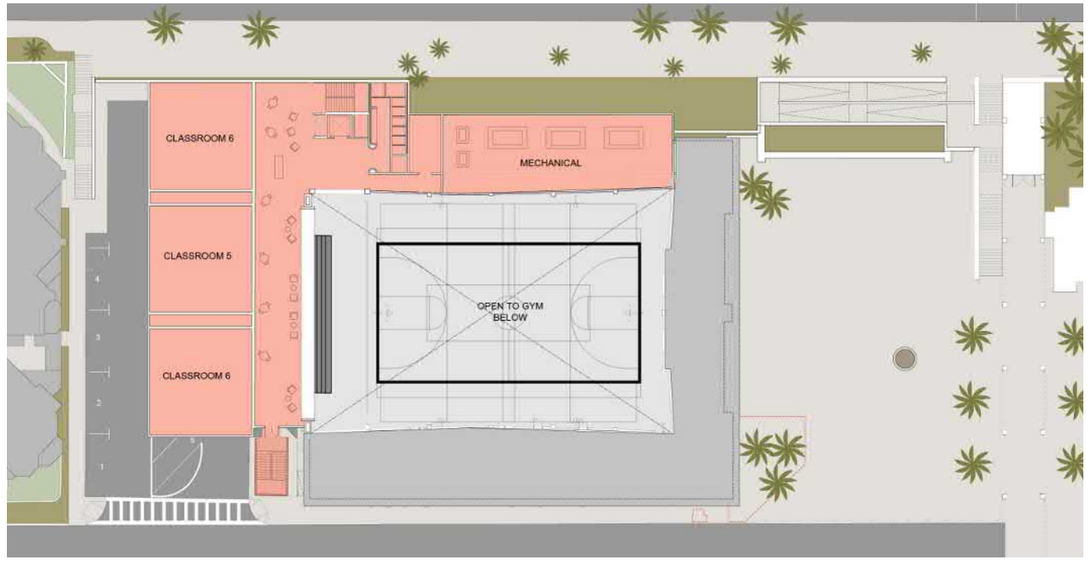
OPTION C RENOVATION/MAXIMUM ADDITION View of the option study illustrating a two story addition to the existing building at the north and east sides of the structure, and the addition of a rooftop park that connects to N. Pacific Street.,



OPTION B RENOVATION/MODEST ADDITION Includes extensive interior renovation and also includes a modest single story addition on the east side of the building to address the storage and other functional deficits in the building.



OPTION C RENOVATION/MAXIMUM ADDITION Ground floor plan illustrating first floor addition on the east side of the building. Included in the addition, are storage areas , restrooms, and stairs and elevator to a proposed new second floor addition located over the existing parking lot.



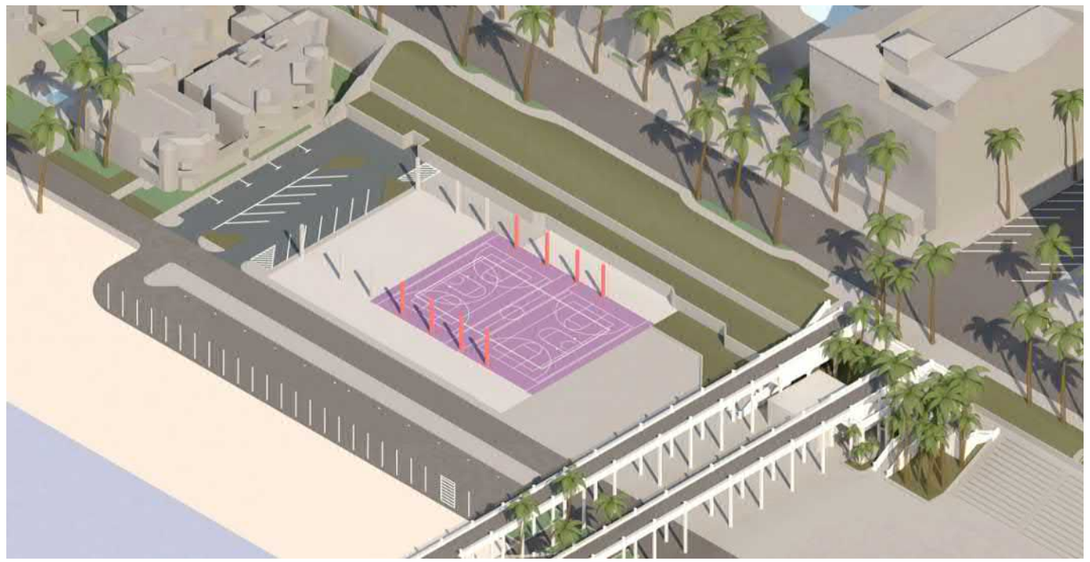
OPTION C RENOVATION/MAXIMUM ADDITION Second floor plan illustrating 3 large recreation classrooms added to the 3 enlarged classrooms located on the first floor. The proposed roof is below N. Pacific Street and is planted as a rooftop park accessed from the street.

Options Reviewed - Junior Seau Beach Community Center

- In addition to the options studied and reviewed on the previous pages, an option to include regulation high school basketball courts, with recommended vertical height clearance and perimeter court clearances, was studied to illustrate impacts to the existing structure and relationship of this new structure to the height restrictions prescribed in Proposition A. The study was not intended as a design outcome, but an illustration of an option to make improvements to the function of the building, while staying within the general footprint of the existing structure.
- In order to get the required horizontal and vertical court clearances, the front half of the building would have to be demolished and a new structural system with a wider span and taller columns would need to be added at the southern end of the building. The new courts are moved to the south on the site to allow floor area previously devoted to the stage to be used for new, slightly larger and better configured recreation classrooms.
- The building area to the east of the court is to be renovated to become new storage and support spaces for the renovated community center. The area to the west of the courts, the former classrooms becomes social space, circulation space and community center entrance facing the Strand and the community center plaza (illustrated in yellow in the aerial diagram on the facing page, far right top).
- Extensive renovation is not feasible as it was a clear preference of the community to retain the existing building, regardless of the sub-standard gymnasium. Also the resulting taller structure exceeds the height limit prescribed by Proposition A. In summary, a full size, regulation basketball/volleyball court cannot be constructed at the beachfront in a way that conforms to Proposition A, without lowering the ground floor, which is not advisable at this sea level site.

REGULATION BASKETBALL/VOLLEYBALL COURTS This illustration shows the size of a regulation three court high school basketball court, which requires a horizontal clearance of 90' and a vertical clearance of 25'. Red columns indicate existing building structure conflicting with required court area. By comparison, existing facility vertical clearance is 20' - 6 at the high point and 19' - 0" at the low point.

ADDITION AND RENOVATION More than half of the southern end of the building must be demolished in order to construct a regulation high school three court basketball court. The new court is both taller and wider than the current building structure allows.



COURTS REBUILT AT SOUTH END OF BUILDING Shifting the new court space south on the property, allows some of the existing building structure on the north side to remain. The stage is demolished and this area is renovated for new program use. Assembly functions can be accommodated with retractable seating and a movable stage located at the court space when needed.

CLASSROOMS With construction of a new regulation court for both volleyball and basketball, existing classrooms that face the Strand are demolished (shown in blue). The classrooms are too narrow and too small and the new court area overlaps with required interior circulation access to the classrooms.

CLASSROOMS Two new larger and better proportioned recreation classrooms with storage (shown in blue) are built in the location of the existing stage.

PROGRAM AREAS The renovation and expansion includes new staff office area (red), two new community recreation classrooms (light blue), storage (dark blue) and new restrooms and building support areas (pink). The floor area at the west and south sides of the building (yellow) is devoted to reception and community center entrance as well as social space with seating and other amenities surrounding the court area.

NEW STRUCTURE A new structural system, illustrated in dark yellow, with a wider span and taller columns is required to enclose the larger and higher court area. The taller structure exceeds maximum height prescribed by Proposition A. The single story flanking building areas must be restructured to meet current structural codes, with new steel members, foundations and other structure required to strengthen the lateral force-resisting system.

Options Reviewed - Junior Seau Pier Amphitheater and Bandshell

- Three options for seating configuration were studied and presented for review. Each of the seating configuration options equaled or slightly increased the seating capacity as compared to the existing amphitheater.
- Option A included larger terraces accessed from N. Pacific Street to facilitate entrance/exit of large numbers of people attending events. The south terrace, next to a proposed disabled access elevator, provided a larger area for activities associated with tickets and will-call for events. While the terraces provided views of the beach, some felt the massing of the terraces blocked views of the water from vehicles driving along N. Pacific Street.
- A terraced seating option was studied which included the larger N. Pacific Street terraces and the site elevator and also included two flanking landscaped, terraced seating areas. The grass terraces provide an alternate way to attend a performance or event allowing a family, for example, to set up chairs, spread a blanket and pack a picnic meal for a concert. It was felt by many that the grass terraces would be an attractive nuisance when not in use during a concert or event.
- Option B, reduced the profile of the amphitheater structure by eliminating the extending terraces, but also included a disabled access site elevator. Many liked the "greening" of the venue in this option.
- Many studies of the bandshell were presented and reviewed, including variations of height, shape and openness of the bandshell. With regard to the open bandshell, concern was expressed about acoustics and the effect of ocean winds on a performance. A full height bandshell, providing the optimal stage volume, incorporated all lighting and sound systems while maintaining optimal vertical clearance at the stage. However, a taller bandshell requires a ballot measure to approve an exception to the height restrictions established by Proposition A.

OPTION A This view illustrates the configuration that includes a site elevator for disabled access and terraces that extend off N. Pacific Street that facilitate entrance and exit of large numbers attending an event or concert.

OPEN BANDSHELL Openings to the back walls of the bandshell were proposed to provide additional coastal views through the bandshell and reduce solid wall area to visually reduce its overall mass. Liked by many, for some a more open bandshell presented potential acoustic issues. Also pictured here is a taller bandshell than the recommended height option. Variations of how open or closed the bandshell can be, or how it can be made to change from open to closed, can be studied in a future design phase.

OPTION A The south terrace, which accesses the site elevator, includes an area for ticketing and will-call functions. Pictured is check-in at the entrance terrace during Oceanside High School graduation, for example.

TERRACED SEATING OPTION Aerial view illustrating flanking wings with grass terraces that provide an alternate seating option for concert and event attendees.

TERRACED SEATING OPTION Aerial view looking southeast. The landscaped terraces with beach and stage views, allow for chairs, blankets and picnics in the venue both for events and everyday or weekend use.

OPTION B Seating configuration is similar to Option A. Extended terraces are eliminated and replaced with sloped planters that follow the general profile of the coastal bluff. On the right, or south, is the disabled access site elevator accessed from N. Pacific Street. This view also illustrates a bandshell option with a more lightweight roof structure, that can open to a full height for an event and be lowered when not in use.

OPTION B This option is similar to the recommended Alternate Option C. The recommended option removes the site elevator stop at N. Pacific Street and reduces the front-to-back depth of the flanking entrance/exit terraces an additional four feet at N. Pacific Street.

Betty's Lot (Lot #30) Long Range Concept Study

- The Junior Seau Beach Community Center, Junior Seau Pier Amphitheater and Bandshell and the plaza area in between are the priorities of the Feasibility Study. Consideration of Betty's Lot as a site for improvement has not been identified as a priority.
- The concepts for Betty's Lot illustrated in this section of the study are included to memorialize a long-range, potential future phase concept option for this site area.
- This option demonstrates use of the land area at the southern end of the study site to fulfill program goals identified in the study to provide additional community recreation programming, open space and parking at the beachfront, configured in a way that accounts for potential long term sea level rise
- At Strand Level is an at-grade parking structure that provides approximately 128 parking spaces (111 parking spaces currently exist on this site).
- At Mid-Level, one level above Strand Level, and above the level of anticipated sea level rise, is a beachfront park, with outdoor multi-purpose courts (basketball, volleyball, pickle ball, etc.).
- At Mid-Level, adjacent to the beachfront park are four community recreation classrooms, each 1,200 SF in size. By comparison, existing recreation classrooms in the community center are 960 SF.
- The vista from N. Pacific Street is maintained. The roof of the classroom area is below N. Pacific Street and is a planted roof, with terraced planting beds planted with native coastal vegetation.
- Access to the mid-level beachfront park and to the parking below the park is provided by ADA compliant site ramps and paths. No elevator is required for this facility.
- As illustrated, the concept is in full compliance with height restrictions imposed by Proposition A.
- With regard to sea level rise, all interior floor area and critical infrastructure that supports the facility is 14'-5" above the elevation of The Strand.

KEY NOTES (SEE FACING PAGE)	
1	Junior Seau Pier Amphitheater and Bandshell (proposed recommendation)
2	Beachfront Operations Center (existing)
3	N. Pacific Street level beachfront park and pathways. Park steps down from N. Pacific Street.
4	Mid-level beachfront park and multi-purpose courts (one level above Strand level parking)
5	At-grade parking (Strand level, below park level); front of parking structure open to sky and beach view
6	Seagaze Drive
7	The Strand - vehicular right-of-way is maintained for full length of the Feasibility Study site

N. Pacific Street Level View: Roof of structure at street level is a terraced park including multi-purpose landscaping and ramped paths.

Mid-Level View: One level down from N. Pacific Street is the beachfront park with multi-purpose courts and four community recreation classrooms.

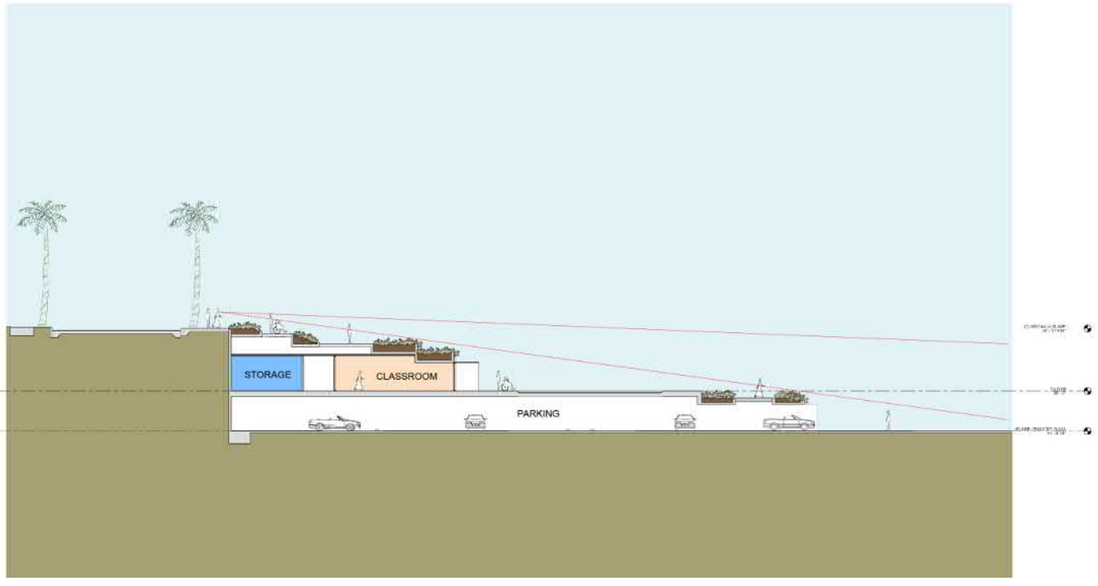
Strand-Level View: Parking remains at existing grade, below the park, and spaces are increased from 111 to approximately 128 spaces. The Strand vehicular right-of-way is maintained for the full length of the site as it exists.

BEACHFRONT PARK BUILT OVER PARKING A beachfront park with multi-purpose courts is built over approximately 128 parking spaces on the site of Betty's Lot. At the new park level, a level down from N. Pacific Street, are four community recreation classrooms built below terraced coastal planting beds and pathways that descend down from N. Pacific Street. The Strand vehicular right-of-way on the west side of the new structure is maintained for the full length of the Feasibility Study site. The western front of the parking structure and the first row of parking is open to the sky and to the Strand and the beach.

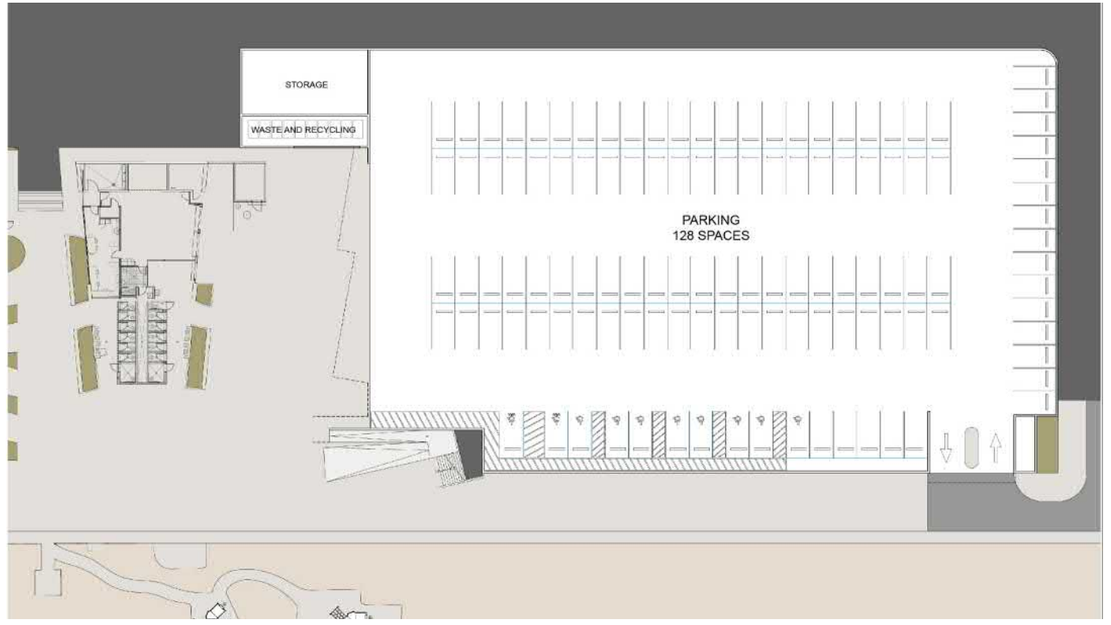
Betty's Lot (Lot #30)

- Approximately 128 parking spaces are provided at the Strand Level. 111 spaces exist today in Betty's Lot. The at-grade parking structure is open on the west side to the beach view and to the north towards the Beach Operations Center.
- The parking structure includes a large area for storage and a much larger waste/recycling bin area to handle beachfront events and weekday/weekend activities.
- Four community recreation classrooms, each with dedicated storage, opens to the new mid-level beachfront park and multi-purpose courts.
- Additional storage, staff office space, reception, a snack and beverage bar, and mechanical rooms are also located at mid-level. In expectation of sea level rise over the expected life of a new facility, all critical infrastructure and indoor floor area is 14'-5" above the level of the Strand.
- The roof top park steps down in terraced levels from N. Pacific Street, maintaining white water vistas from N. Pacific Street.

MID LEVEL PARK PLAN A beachfront park and multi-purpose court space is flanked on the east side by four community recreation classrooms.



CROSS SECTION Classrooms and beachfront park are built 14' - 5" above the level of the Strand, and are below the level of N. Pacific Street. The west side of the parking structure is opened to the sky and to beach view.



STRAND LEVEL PARKING PLAN **Approximately** 128 parking spaces are provided. 111 spaces exist today at Betty's Lot. The structure is open on both the west side to provide direct access to the Strand and the beach and is open on the north side for access to the Beach Operations Center.

BETTY'S LOT - A PARK OVER PARKING The long range potential future phase concept for Betty's Lot increases the amount of beachfront open space for leisure and recreation, while also increasing parking as compared to existing conditions. A modest amount of floor area for indoor community recreation classrooms mid-level, is one floor above the Strand, and below a new street side park. The concept proposal is a demonstration of potential development of the site in a way that anticipates sea level rise and delivers open space and neighborhood community recreation programming if needed in the future.

BETTY'S LOT CONCEPT This view from the corner of Seagaze Drive and N. Pacific Street, looking northwest towards the pier, illustrates the new street side park and pathways that terrace down from street level. White water vistas are maintained as viewed from N. Pacific Street. The community recreation classrooms and mid-level beachfront park and multipurpose courts are one level down and are accessed by site ramps, eliminating the need for a facility elevator.

BETTY'S LOT CONCEPT An aerial view above the beach looking southeast shows the mid-level beachfront park and multi-purpose courts which provides new park open space for recreation and leisure at the beachfront. At the east side of the beachfront park, and below a new street side park, are the community recreation classrooms with park and ocean views. Approximately 128 parking spaces are below the new mid-level park in an at-grade structure. The west elevation and adjoining row of parking are open to the sky and beach views and allow people to walk directly to the Strand and the beach from the structure. The Strand vehicular right-of-way is maintained for the full length of the Feasibility Study site. No elevator is required for this facility. Site ramps in the foreground on the Strand side and site ramps in the background on the street side terraced park provide disabled access to the park and community recreation classrooms.

BETTY'S LOT CONCEPT - PARK BUILT OVER PARKING View of mid-level beachfront park looking north towards the pier. This new park is one level above the Strand and parking below. Approximately 128 cars are parked below at grade. The Strand vehicular right-of-way , maintained as it exists, is on the left of this illustration, one level down. Community recreation classrooms and the recreation center entrance/reception area are on the right of this illustration. Stairs and an accessible site ramp provide access up to the street level park along N. Pacific Street. This mid-level central area may be used for a variety of functions, including as an event area, or simply as a place to sit in the sand and enjoy the beach.

BETTY'S LOT CONCEPT- PARK BUILT OVER PARKING View from the beach looking southeast. The Strand roadway is maintained in the foreground. Site ramps and stairs provide access to the mid-level beachfront park and classrooms built over the new parking structure. The west side front row of the parking structure is open to the sky and beach views. On left of this illustration is the open driveway area serving the Beachfront Operations Center.

Feasibility Study Public Engagement

City of Oceanside Feasibility Study Team

A Project Core Team was formed to steward the Feasibility Study through the Discovery, Option Development and Final Documents phases. The Project Core team included a representative of Parks and Recreation, the Public Works Department, the Engineering Division, and the Planning Division. In addition, throughout the Study process, the Consultant team met with the following City administration and staff on an on-going and as-needed basis.

- City Manager
- Assistant City Manager
- Parks and Recreation Department
- Public Works Department
- Development Services Department

Interested Parties

Interviews were conducted with individuals representing the following categories of interested parties:

- Pier View Bridge and Lifeguard Headquarters Consultant Team
- Oceanside Lifeguard
- Oceanside Police Department
- Junior Seau Family

City Council

A City Council Workshop to review Study recommendations was conducted on October 26, 2022. Individual City Councilmember briefings were also conducted during the Study process.

City of Oceanside Committees and Commissions

A total of ten (10) public City of Oceanside Committee and Commission Meetings were held during the Study process. Eight (8) meetings were conducted during the Discovery Phase. One (1) Parks and Recreation Commission meeting was conducted during the Option Development Phase and one (1) Parks and Recreation Commission meeting was conducted during the Final Documents Phase. Study updates were presented for Committee/Commission review and input and the public provided comment at each meeting. All meetings were publicly noticed on the City's website and were conducted in person, by way of Zoom, or a combination of the two.

Discovery Phase Committee and Commission Meetings

- Advisory Committee (included representatives from each commission/committee) - August 3, 2021
- Parks and Recreation Commission - September 14, 2021
- Arts Commission - October 4, 2021
- Historic Preservation Advisory Committee - October 5, 2021
- Economic Development Commission - October 12, 2021
- Harbors and Beaches Advisory Committee - October 18, 2021
- Downtown Advisory Committee - October 27, 2021
- Cultural District Steering Committee - December 15, 2021

Option Development Phase Committee and Commission Meetings

- Parks and Recreation Commission - July 12, 2022

Final Documents Phase Committee and Commission Meetings

- Parks and Recreation Commission - October 12, 2022

Community Outreach Meetings

In addition to public Committee and Commission meetings, a total of five (5) Community Outreach meetings, which included two (2) Focused Community Outreach meetings, were conducted.

A Focused Community Sports & Recreation Meeting was conducted on October 14, 2021. A second Focused Cultural, Community and Special Events Meeting was conducted on October 28, 2021.

One (1) Discovery Community Outreach meeting and one (1) Option Development Community Outreach meeting were held on August 31, 2021 and May 25, 2022 respectively. In addition, one Final Documents Phase Community outreach meeting was held on August 17, 2022.

In advance of all Community Outreach Meetings, City Staff publicized the meeting date and topic on the City website and by way of fliers. Email blasts were sent by City staff to interested parties who participated in the study process. Social media postings, and several local media news articles also helped publicized the Study and identify community outreach meetings.

Summary of Community Comments

Discovery Phase Summary

Consensus on priorities:

- The study site area is very important public open space.
- No uses should be proposed on the study site other than current uses of the site: public open space; community center programming, community recreation programming, and amphitheater events.
- Oceanside is home to a diverse community and has a unique character as compared to other Southern California coastal cities. Oceanside has a long history and a distinct character to be preserved.
- Programs provided here should serve the neighborhood residents and be easily accessible. Several stated they should not have to drive to other facilities for community recreation programming not currently offered at the Junior Seau Beach Community Center.
- Many are concerned that a change to the facilities will result in a change in how they are operated and financed. It is a priority that these public facilities remain easily accessible, affordable, diverse in programming, and properly maintained and supported.

Renovation or new construction:

- For many there is a strong attachment to the existing facilities. Many prefer renovation over new construction.
- Most agree, improvements must be made to finishes and utility infrastructure, given the age and condition of the facilities. Most, if not all, agree that access to the disabled must be improved and brought into compliance with current code.
- Many were open to "creative thinking" with regard to improvements, including suggestions to make use of the roofs, or find ways to increase parking, for example.

Land Use and Gentrification:

- The perceived effects of gentrification that have increased land value, prompted denser and taller development seem, to many, to have negatively changed the special character of Oceanside.
- Many say that they feel the negative impacts of new development but receive little benefit in return and look to elected leadership to correct this perceived imbalance.
- To some the current development and approval process is opaque and the benefits and impacts of new development are not fairly distributed.

Option Development Phase Summary

A range of options for each of the sites within the Study area were presented at the May 25, 2022 Option Development Community Outreach Meeting. At the final Community Outreach Meeting on August 17, 2022, recommendations for each of the study sites were presented. The following notes summarize community input at the two meetings:

General

- Many, if not most, in attendance at the Community Outreach Meetings expressed a preference to avoid a vote to approve an exception to Proposition A for any improvements proposed within the Study site area. While many understood the merits of particular exceptions identified in some of the options presented, this was commonly expressed as a fear that a public vote would be politically divisive, expensive, or might not succeed.

Junior Seau Beachfront Community Center

The general character of comments from the community in attendance recorded in the notes below was similar for both the 5/25/22 Option Development Community Outreach Meeting and the 8/17/22 Final Community Outreach Meeting.

- There was widespread agreement on the recommended renovation scope and approach for the community center. Recommended renovation scope is limited to cosmetic, non-structural improvements to include ADA path of travel improvements. Many like the addition of proposed public art commemorating Junior Seau.
- Many approved of the more open plaza in front of the community center, free of beachfront vendors.
- Many want to improve comfort in the building with improved systems and more natural light and all want to improve energy efficiency with any new improvements.
- Many liked one or the other of the more extensive renovation options presented which included additions and structural modifications to the existing structure, but understood the situation of the existing building at sea level, and the implications of potential extensive modifications and the risk of damage from a future storm or projected sea level rise. This existing condition presents significant challenges to obtaining a Coastal Permit, which is appealable by the California Coastal Commission, when considering the more ambitious renovation/ addition options presented.
- Many understood that limiting renovation to non-structural improvements would not change the size or quantity of recreation classrooms for programming or result in change to the sub-standard dimensions of the existing basketball courts.
- Many understood that while meaningful improvements can be made to the existing structure within the constraint of non-structural scope, there is a risk over the expected life of the building that an ocean storm resulting in high water may damage the structure and finishes. A few said that plans for replacement in another location should be made in the event the current structure is closed due to storm damage.

Option Development Phase Summary

Junior Seau Pier Amphitheater and Bandshell

Below is a general summary of the comments from the 5/25/22 Option Development Community Outreach Meeting:

- General: As the project moves forward be sure to include sustainable design and energy efficiency and conservation measures where possible.
- Seating area: Many liked Option A (option with broader terraces extending off N. Pacific Street) which provides lookouts for viewing the beachfront and additional area for walking along N. Pacific Street. Many liked the "green" areas in Option B (option more closely replicating the profile of the existing bluff). Generally, there was not a strong opinion between Option A and Option B.
- Many, if not most, expressed a preference to avoid a vote to approve an exception to Proposition A for either the site elevator or the taller bandshell presented.
- Seating area: Some were conflicted with regard to eliminating the N. Pacific Street level entrance to the disabled access site elevator and providing instead a lengthy ramp to wheel chair seat locations and access to the site elevator at a lower elevation. Comments ranged from "I don't wish a ramp on anybody" to it is "good exercise."
- Seating area: Two clear suggestions were to study an option to provide ramped access to a lower elevator entrance to avoid a Proposition A "exception" vote and look for ways to add more green space to break up concrete areas.
- Bandshell: There were mixed reviews on the visual appeal of the higher versus lower bandshell options presented.
- Bandshell: Many said that there need to be more options studied to address the architectural design and character of the bandshell. Some in attendance said the new bandshell should either look exactly like the existing bandshell or very similar to the existing bandshell.
- Bandshell: Many liked the visibility of the "open" bandshell design but were concerned about acoustics, stating that ocean noise and wind could be a distraction to musicians with the open design.
- Bandshell: Several said the stairs that run the full length of the stage front are not required and should be removed.
- Bandshell: Several requested that more backstage area be added to the bandshell for storage, dressing rooms, etc. and add storage below the bandshell on another level. Several asked if crawl space could be added below stage level to increase storage.

Below is a general summary of the comments from the 8/17/22 Final Community Outreach Meeting:

- Ensure as the project moves forward that the amphitheater and bandshell are designed for a wide range of events from cultural events, musical performance to theatrical performance.
- Several shared concerns that improvements to the bandshell and amphitheater may make affordable access to the community more difficult or result in less use by community organizations. A clear majority throughout the process want to ensure that use of the facility remains physically and financially accessible to all members of the Oceanside community.
- Acknowledging that more detailed architectural design will take place in a future phase of work, several opinions on the future design of the bandshell were shared ranging from an appreciation of the influence of Irving Gill, a notable architect with several landmarks in the Oceanside area to requests that the future design resemble more closely the existing bandshell given the strong sentimental attachment with the existing bandshell.

Betty's Lot

The general character of comments from the community in attendance recorded in the notes below was the same for both the 5/25/22 Option Development Community Outreach Meeting and the 8/17/22 Final Community Outreach Meeting.

- Many liked the basketball/multi-use courts, recreation areas, recreation classrooms, and beachfront park built over parking. "Park above parking is a great idea" and decking over Betty's Lot is "super smart."
- Several appreciated that the proposed concept is forward thinking and anticipates sea level rise at the beachfront.
- Many commented on opening up the parking structure to more natural light either in the form of skylights or opening up the facade of the structure.
- Most people in attendance shared the strong opinion that there is insufficient parking at the beachfront and that parking provided should be free. Many people in attendance liked the idea of decking over Betty's Lot to retain and increase parking, as illustrated in the concept, but suggested that further study should be undertaken to expand the concept to add even more parking in this location.
- Some in attendance felt strongly that there is no need to change anything at Betty's Lot. They said the proposal eliminates the last open air surface parking lot in the area, a very popular lot for surfers, and that a parking structure does not provide the same experience.

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BEACHFRONT IMPROVEMENT FEASIBILITY STUDY PHASE II

Item #1

October 26, 2022

Development Services Department

Synopsis

- Staff recommends that the City Council take the following actions:
  - Receive the conceptual alternatives and concur with the staff-recommended options
  - Authorize staff to proceed with preliminary design plans and commence environmental review of Phase II in coordination with the on-going Pier View Bridge and Lifeguard Headquarters Project
  - Appropriate $700,000 from the Assigned Infrastructure Reserves account to the Beachfront Improvement Feasibility Study Phase II project account

Background

- The need to enhance the beachfront area has been an ongoing priority of the City for a number of years
- On May 20, 2020, City Council authorized staff to proceed with Phase II of the Beachfront Improvement Feasibility Study
- On January 20, 2021 City Council approved a Professional Services Agreement with Johnson Favaro to complete this feasibility study

Background

- Concurrently work has commenced on the Pier View Bridge and Lifeguards Headquarters Project

- Staff proposes to evaluate and plan this beachfront area cohesively and consolidate future efforts for both projects

  - Preparation of the required environmental documentation in accordance with the California Environmental Quality Act (CEQA), and permitting in accordance with the City's Local Coastal Program (LCP) and California Coastal Act

Study Boundary

Feasibility Study Scope

- Explore potential improvements to the Junior Seau Beach Community Center (JSBCC), Amphitheater/ Bandshell, and adjacent interior pier plaza and public spaces
- Renderings are presented as illustrations of design concepts and are not final design proposals
- Design will occur in future phases. The future design phase will be an iterative process, involving many options, and will be conducted in a process completed with thorough and on-going community input.

Feasibility Study Goals

- Understand needs and community priorities
- Understand current site and facility conditions
- JSBCC, Amphitheater/ Bandshell and pier plaza area and spaces in between are the priorities of this Feasibility Study
- Planning ahead for future capital projects: Facilities and infrastructure do deteriorate, and planning is required to understand the scope and budget of ***potential*** future improvement projects

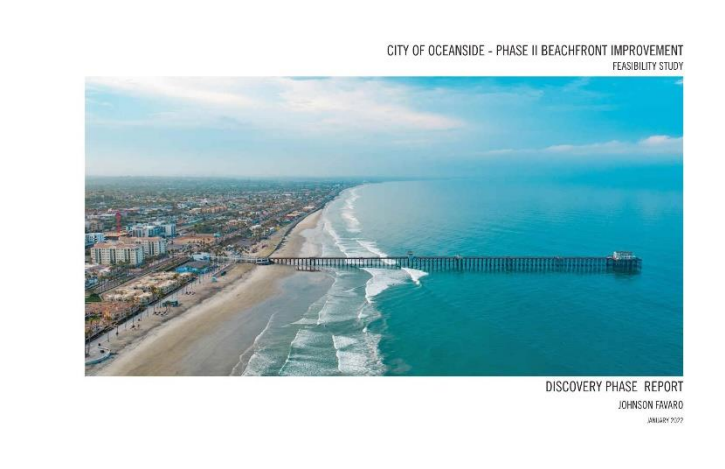
Outreach

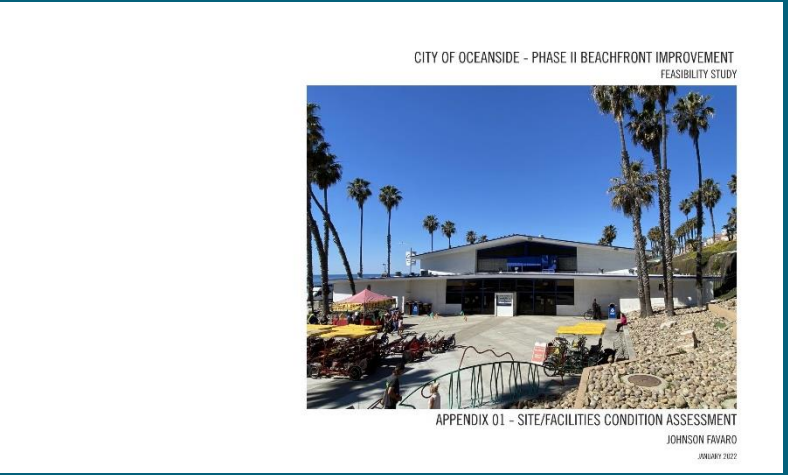
- Discovery Phase:
  - 10 community meetings, hearings, presentations between August 2021 and December 2021
- Option Development Phase:
  - 1 Community Meeting,1 Park and Recreation Commission Meeting
- Final Documents Phase
  - 1 Community Meeting, 1 Parks and Recreation Commission Meeting, City Council Workshop

Outreach

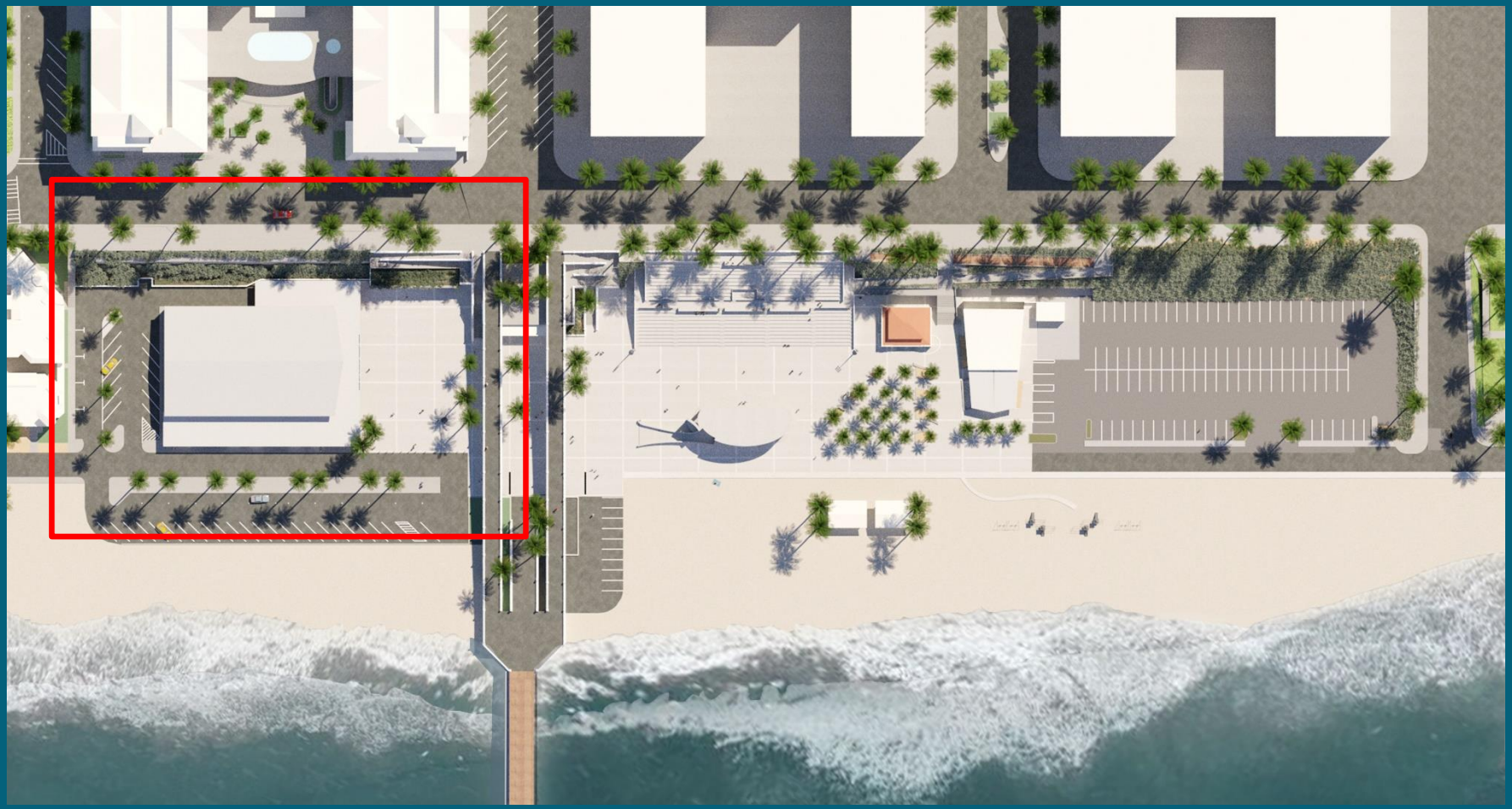
- Discovery Phase Report and Site Facilities Condition Assessment are available for review on the website

- Final Report is available for review on the website
  - Website: https://qrco.de/bfsp2





Junior Seau Beach Community Center



RECOMMENDATION


OCEANSIDE COMMUNITY CENTER BUILDING

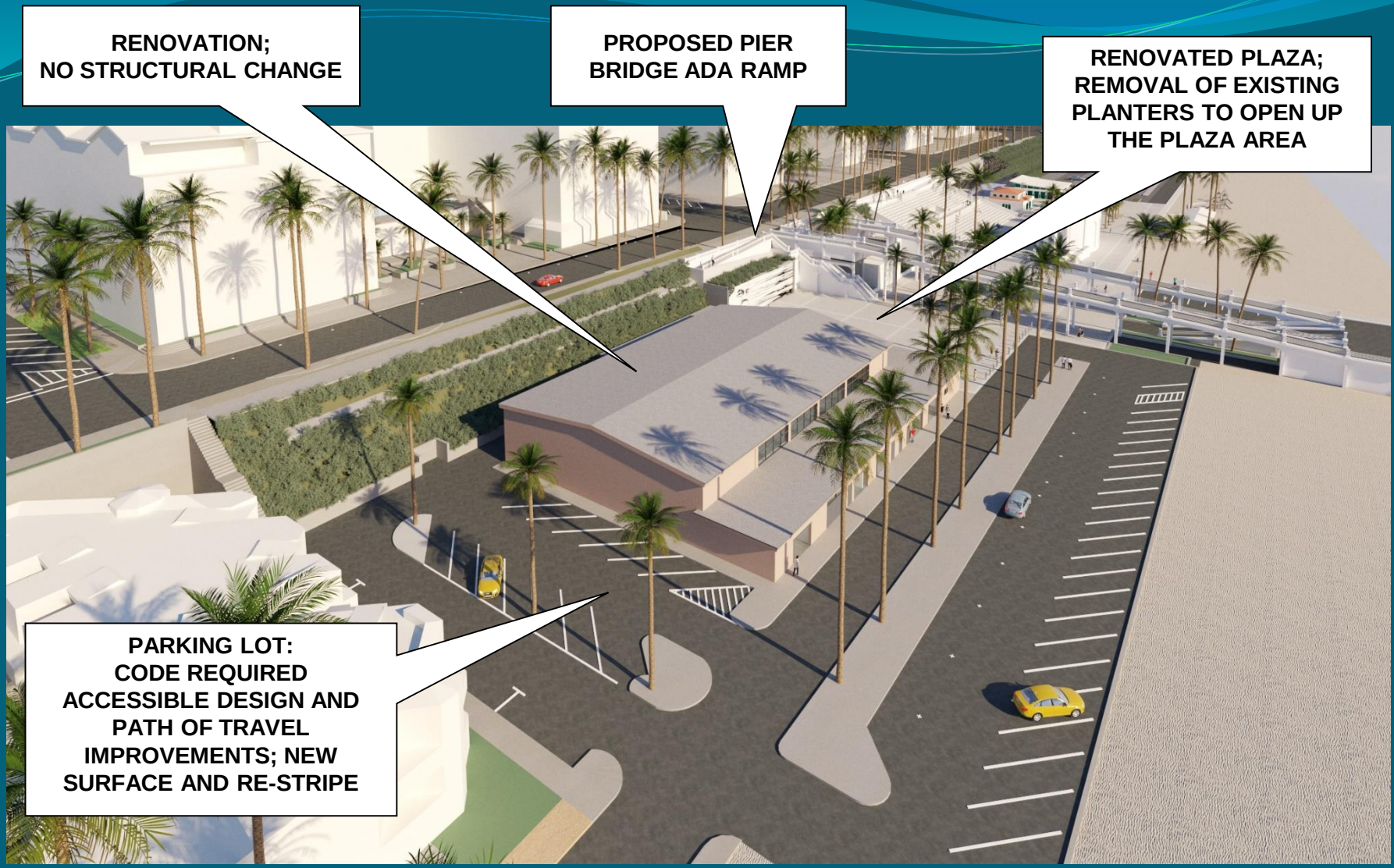
Junior Seau Beach Community Center

OPTION A

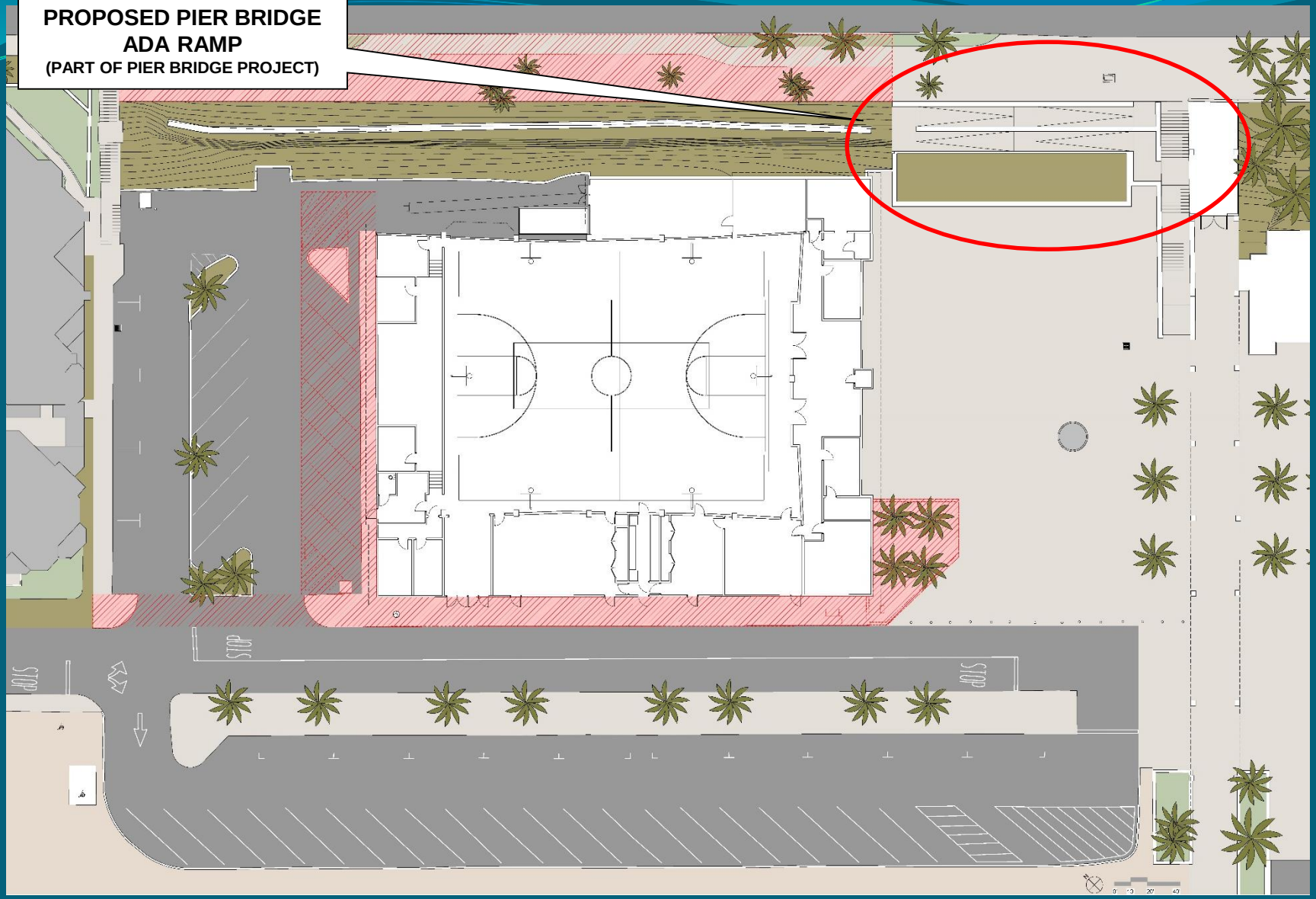
OPTION B

OPTION C

THREE OPTIONS REVIEWED



RECOMMENDED OPTION A



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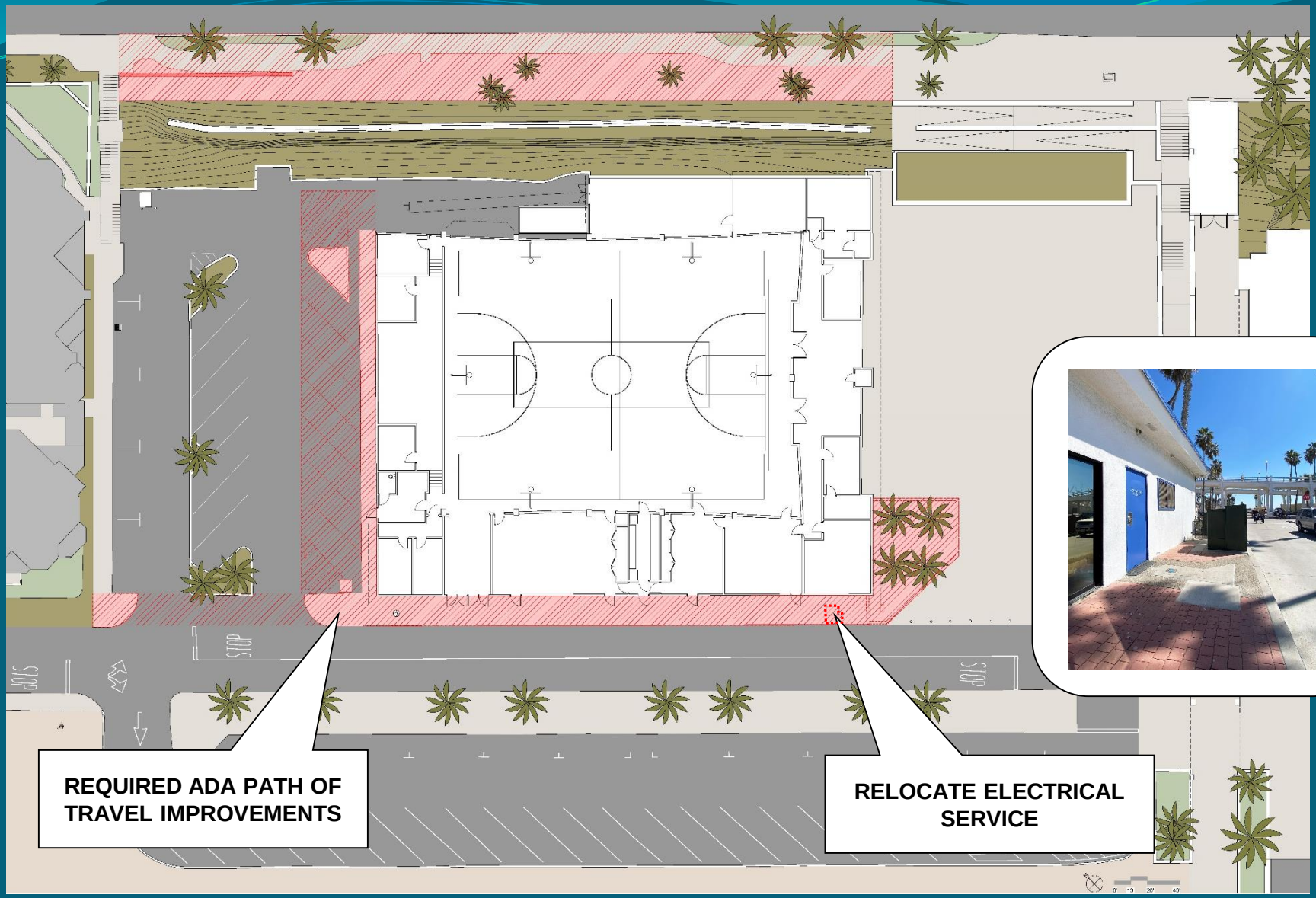

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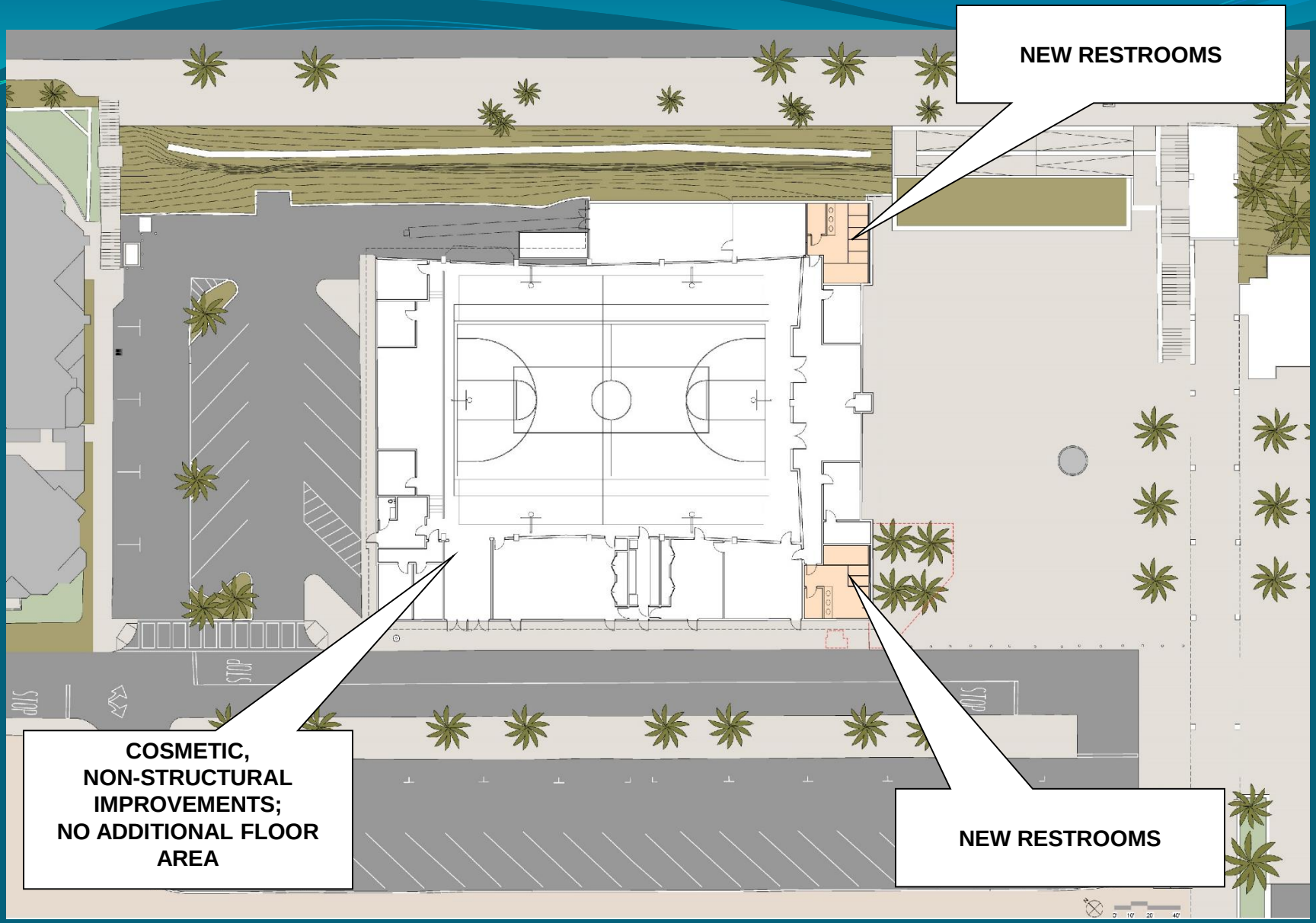


RECOMMENDED OPTION A

RECOMMENDED OPTION A

RECOMMENDED OPTION A

Recommended Option A

- Keep the building as-is with a “re-fresh” as many in the community requested
- Keep improvements to minor cosmetic improvements, ADA path of travel improvements, and avoid structural upgrades of any kind
- Includes a renovated plaza, and proposed public art and new building signage to commemorate the dedication of the building in honor of Junior Seau
- California Coastal Commission and Valuation: Less stringent requirements, or review not required, for maintenance/ repairs and cosmetic renovations

Recommended Option A

- Undersized court area remains unchanged
- No additional court area is added
- No increase in recreation classroom quantity or size

Recommended Option A

- Building remains at sea level. Future potential storm damage and anticipated sea level rise is not addressed.
- Challenge: California Coastal Commission approval of more extensive renovation options may be required

ANTICIPATED SEA LEVEL RISE

PATH FORWARD: NON-STRUCTURAL, COSMETIC IMPROVEMENTS TO EXTEND LIFE OF BUILDING

Junior Seau Beach Community Center

- What we heard at the Final Community Outreach Meeting:
  - Widespread agreement on renovation scope
  - Like restoring the building's appearance, the new plaza and incorporation of public art, and honoring Junior Seau
  - Improve building systems and improve energy efficiency with any new improvements

Junior Seau Beach Community Center

- What we heard at the Final Community Outreach Meeting:
  - Understand implications of projected sea level rise and California Coastal Commission challenges associated with more ambitious renovation options
  - Understand there is a risk of damage and closure over the expected life of the building as a result of a storm and high water

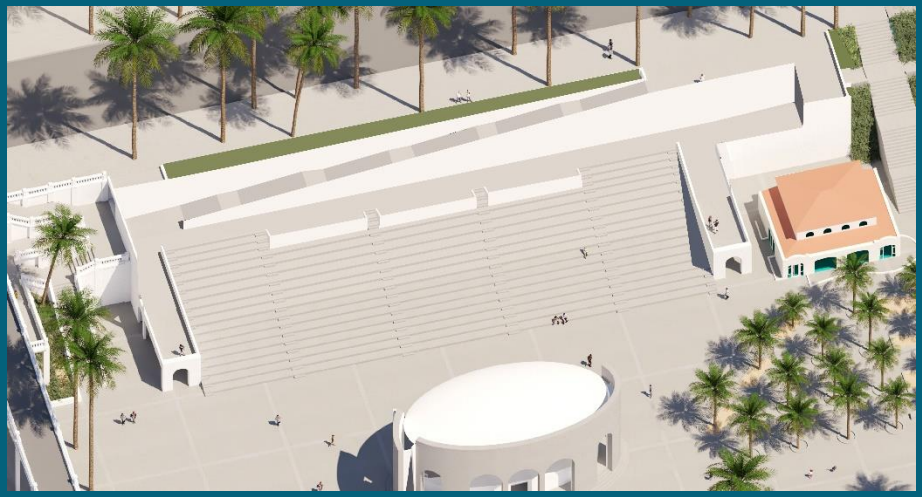
Junior Seau Pier Amphitheater and Bandshell

RECOMMENDATION

OPTION A

TERRACE SEATING OPTION

OPTION B



RAMPED ACCESS OPTION

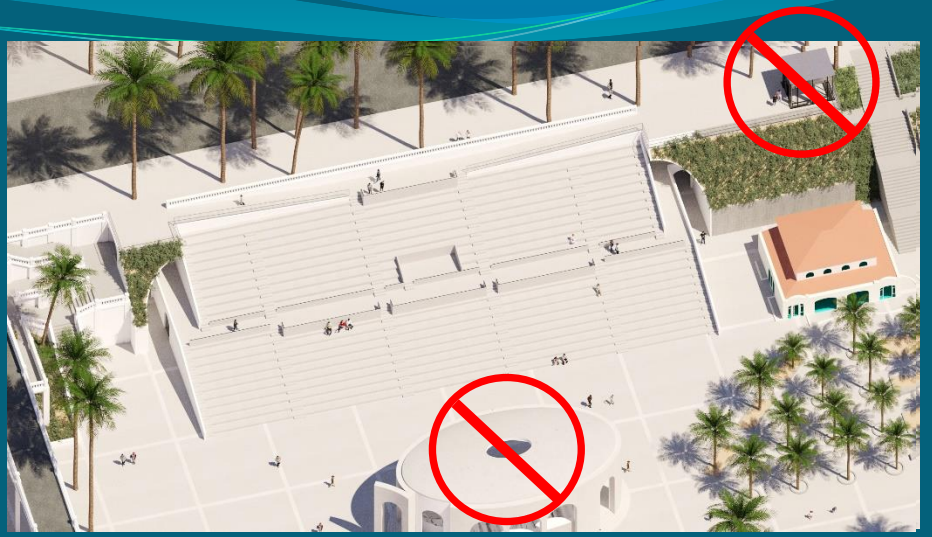
FIVE OPTIONS REVIEWED

OPTION A

OPTION B

REDUCED TO TWO OPTIONS

OPTION A



ALTERNATE OPTION C

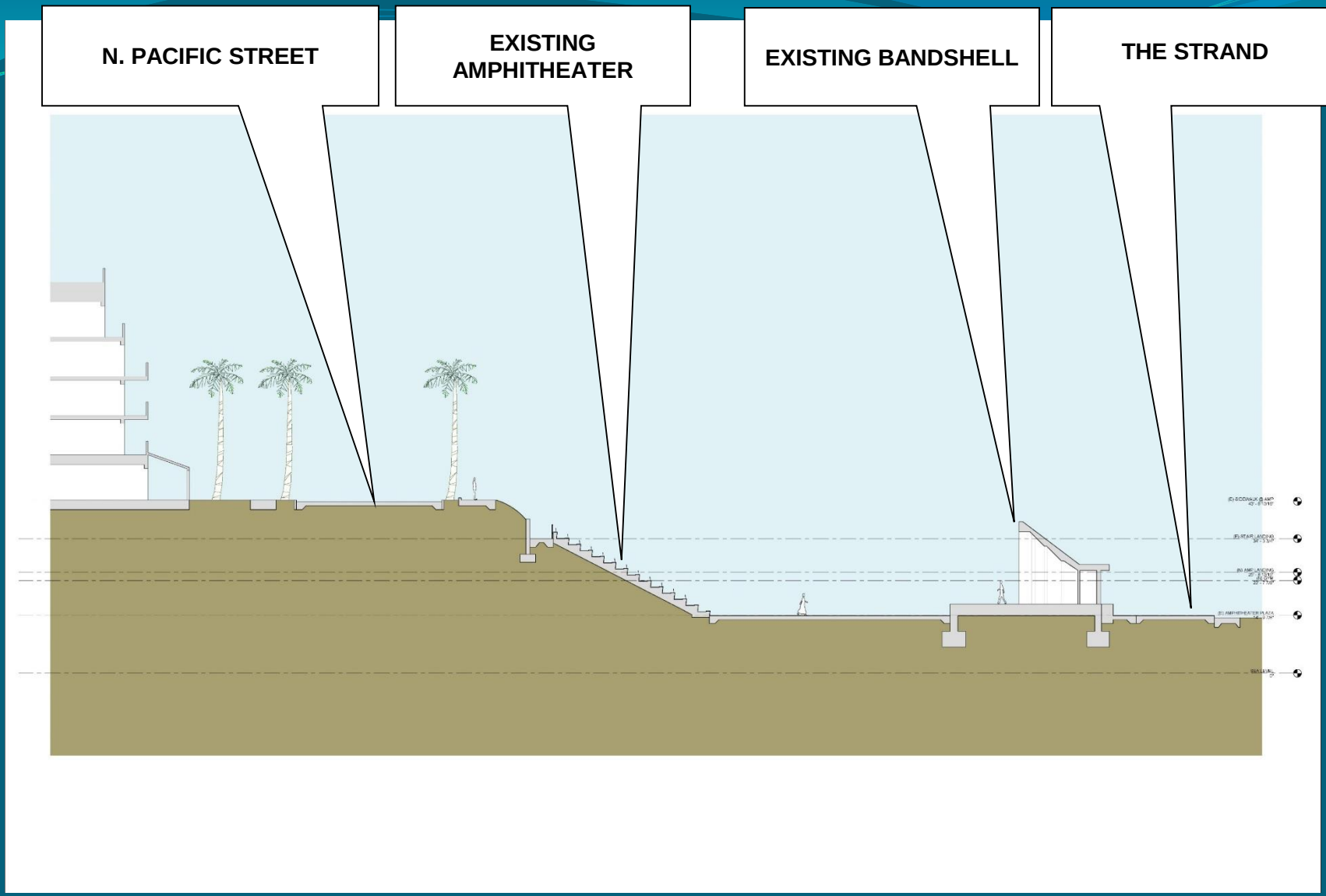
OPTION B

NEW ALTERNATE BASED ON COMMUNITY INPUT AT MAY 25 COMMUNITY OUTREACH MEETING

ALTERNATE OPTION C

EXISTING SEATING CAPACITY		ALTERNATE OPTION C (RECOMMENDED)
CONCRETE BENCHES:	1,500	1,606
THE STRAND/PLAZA LEVEL:	1,000	1,000
		24 WHEELCHAIR
TOTAL:	2,500	2,630

ALTERNATE OPTION C



SITE CROSS SECTION - EXISTING

CROSS AISLE AND DISPERESED ADA SEATING WILL BE REQUIRED WITH ANY IMPROVEMENT OR UPGRADE

- **Wheelchair seating locations must provide lines of sight comparable to those provided to other spectators.** In stadiums where spectators can be expected to stand during the show or event (for example, football, baseball, basketball games, or rock concerts), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A comparable line of sight, as illustrated in the figure below, allows a person using a wheelchair to see the playing surface between the heads and over the shoulders of the persons standing in the row immediately in front and over the heads of the persons standing two rows in front.

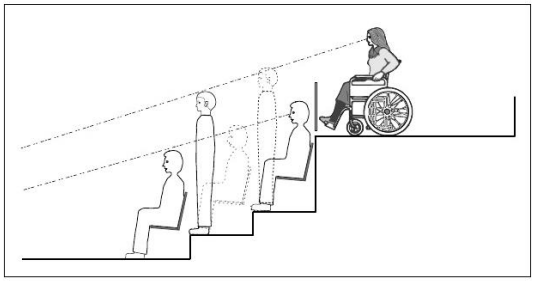
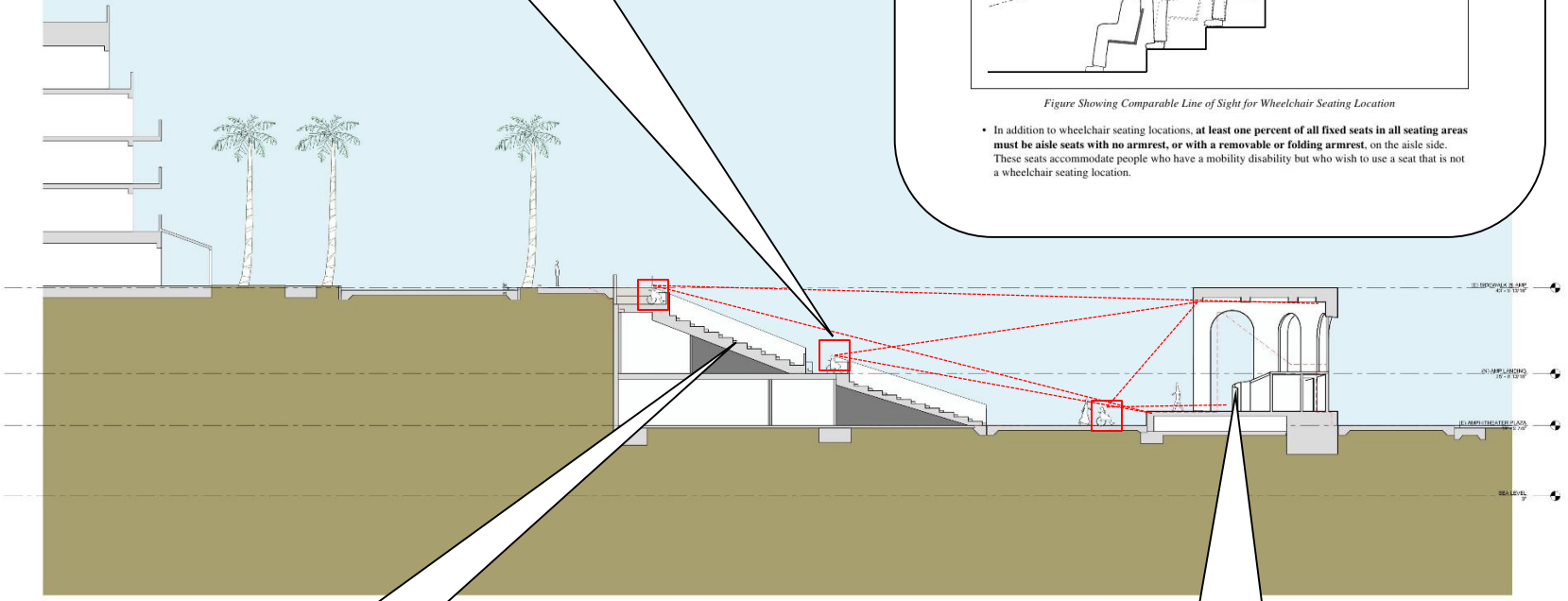


Figure Showing Comparable Line of Sight for Wheelchair Seating Location

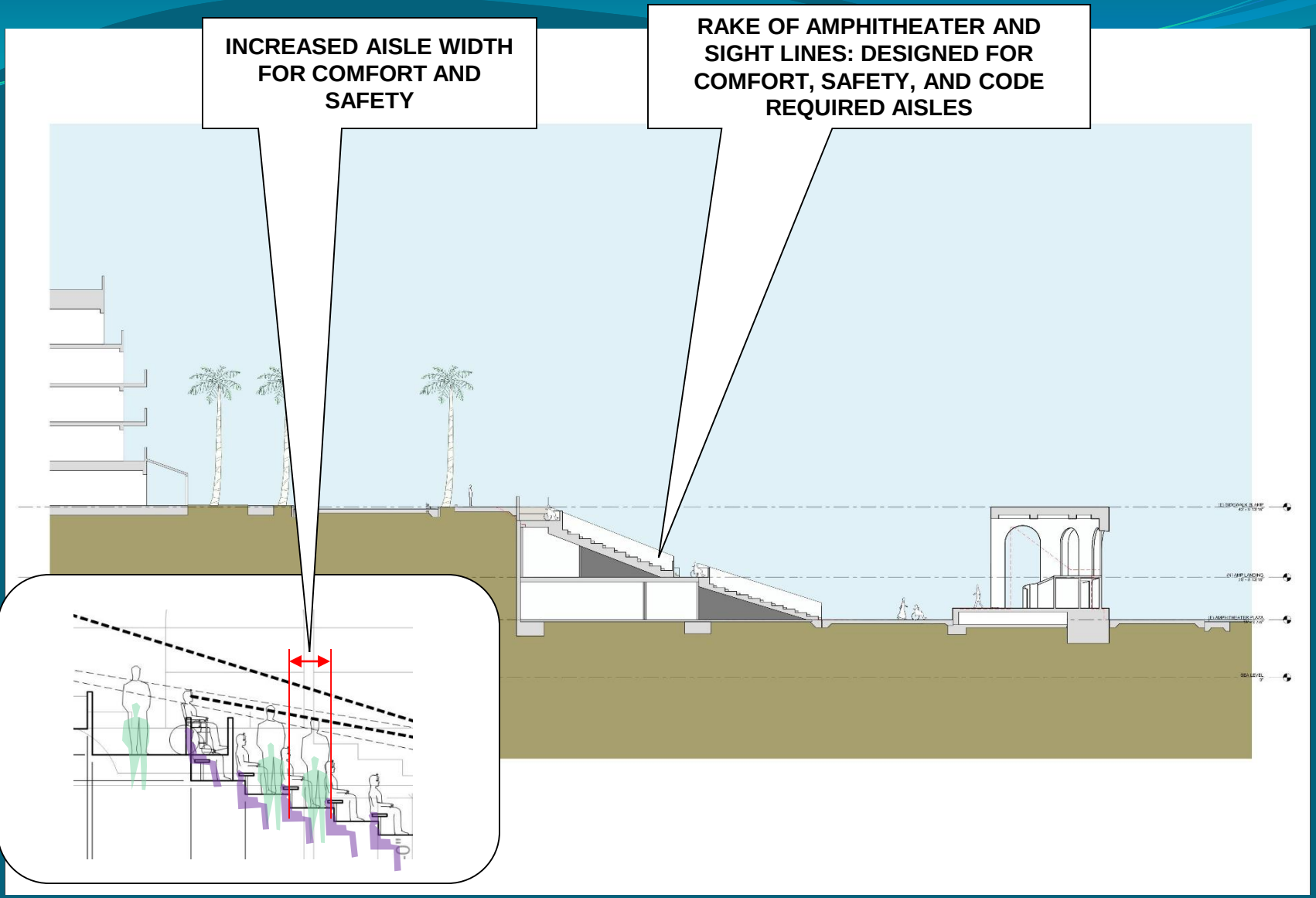
- In addition to wheelchair seating locations, **at least one percent of all fixed seats in all seating areas must be aisle seats with no armrest, or with a removable or folding armrest**, on the aisle side. These seats accommodate people who have a mobility disability but who wish to use a seat that is not a wheelchair seating location.



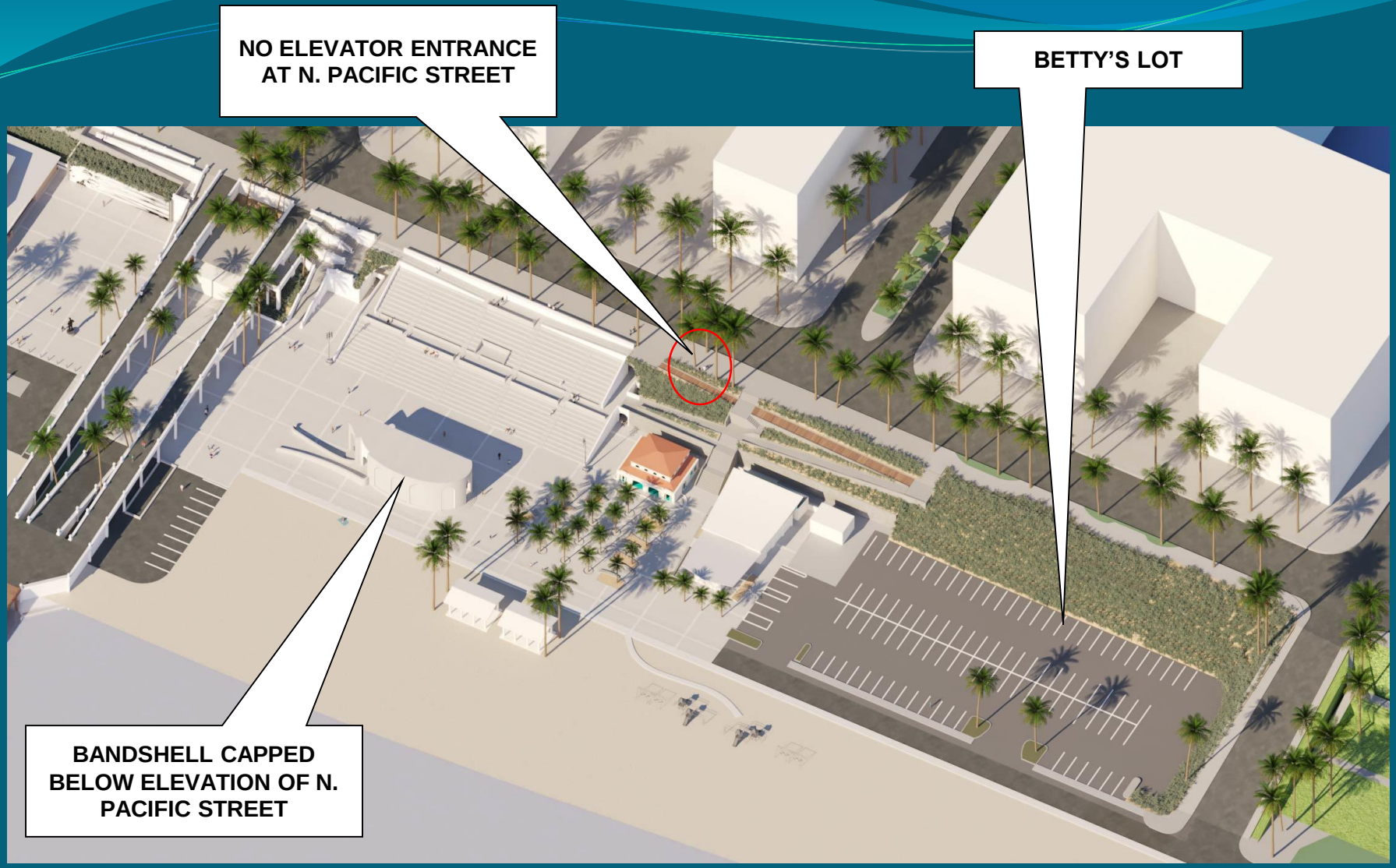
AMPHITHEATER

BANDSHELL

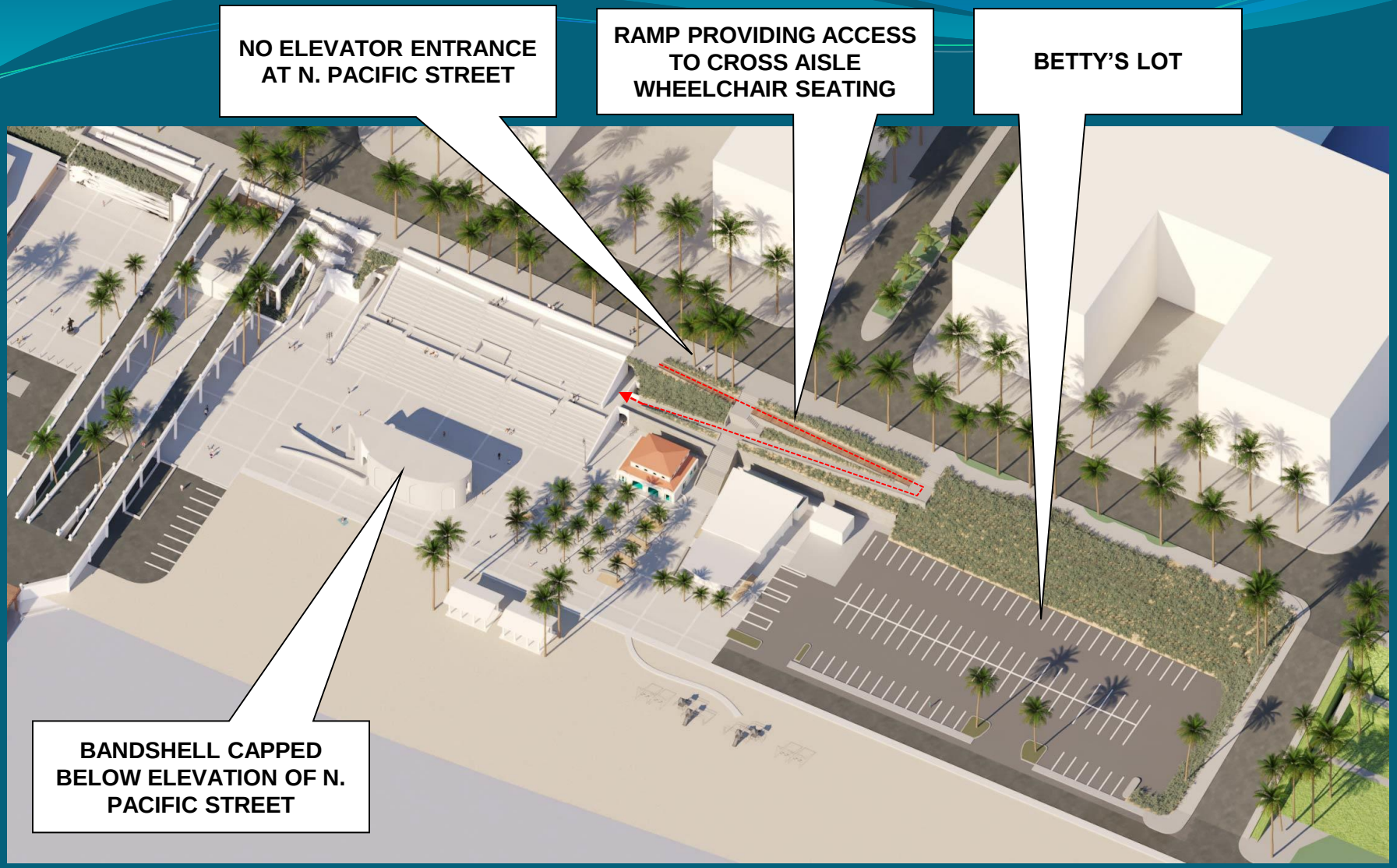
SITE CROSS SECTION - RECOMMENDATION



SITE CROSS SECTION - RECOMMENDATION



RECOMMENDED ALTERNATE OPTION C – NO EXCEPTION TO PROPOSITION "A" REQUIRED



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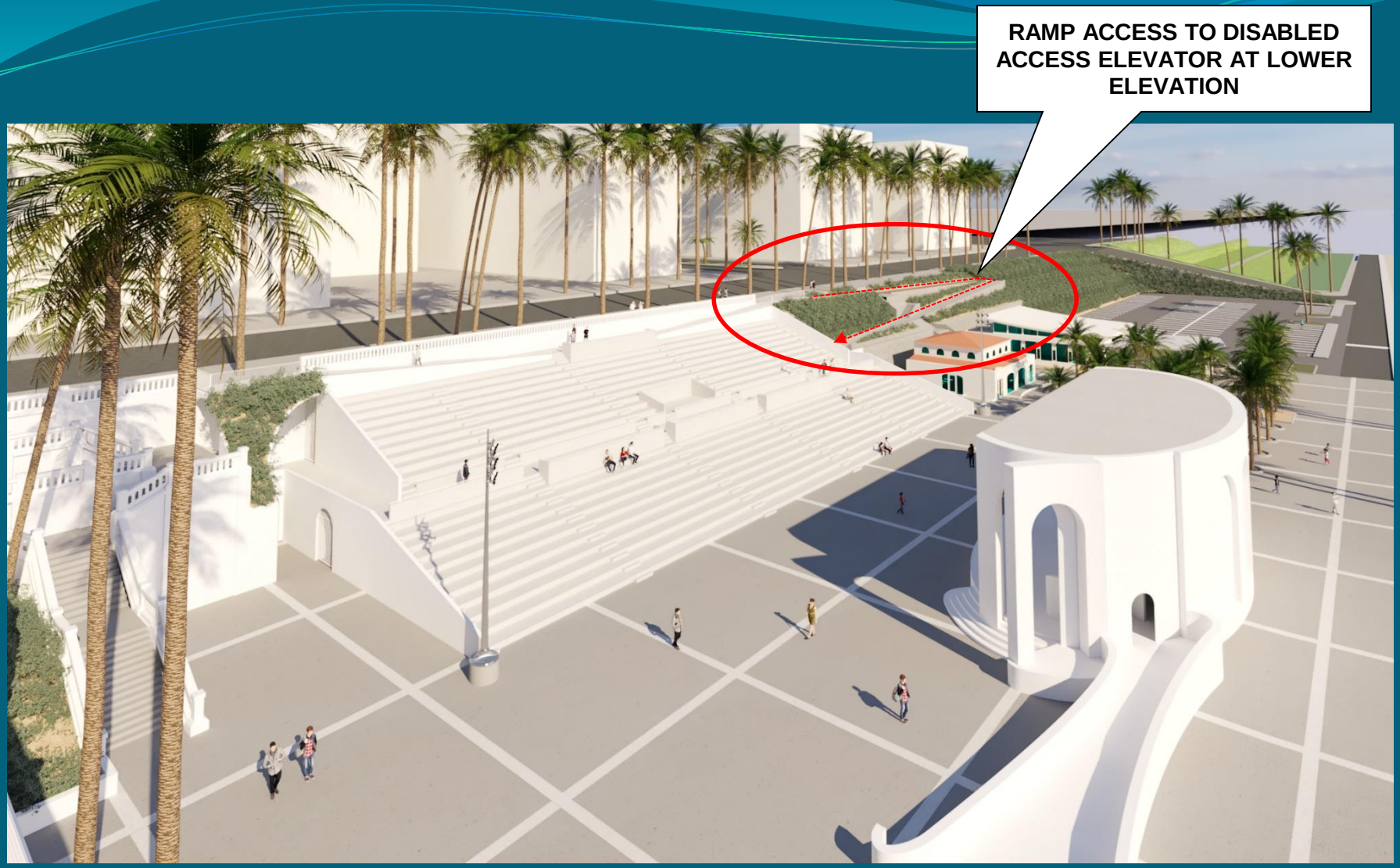

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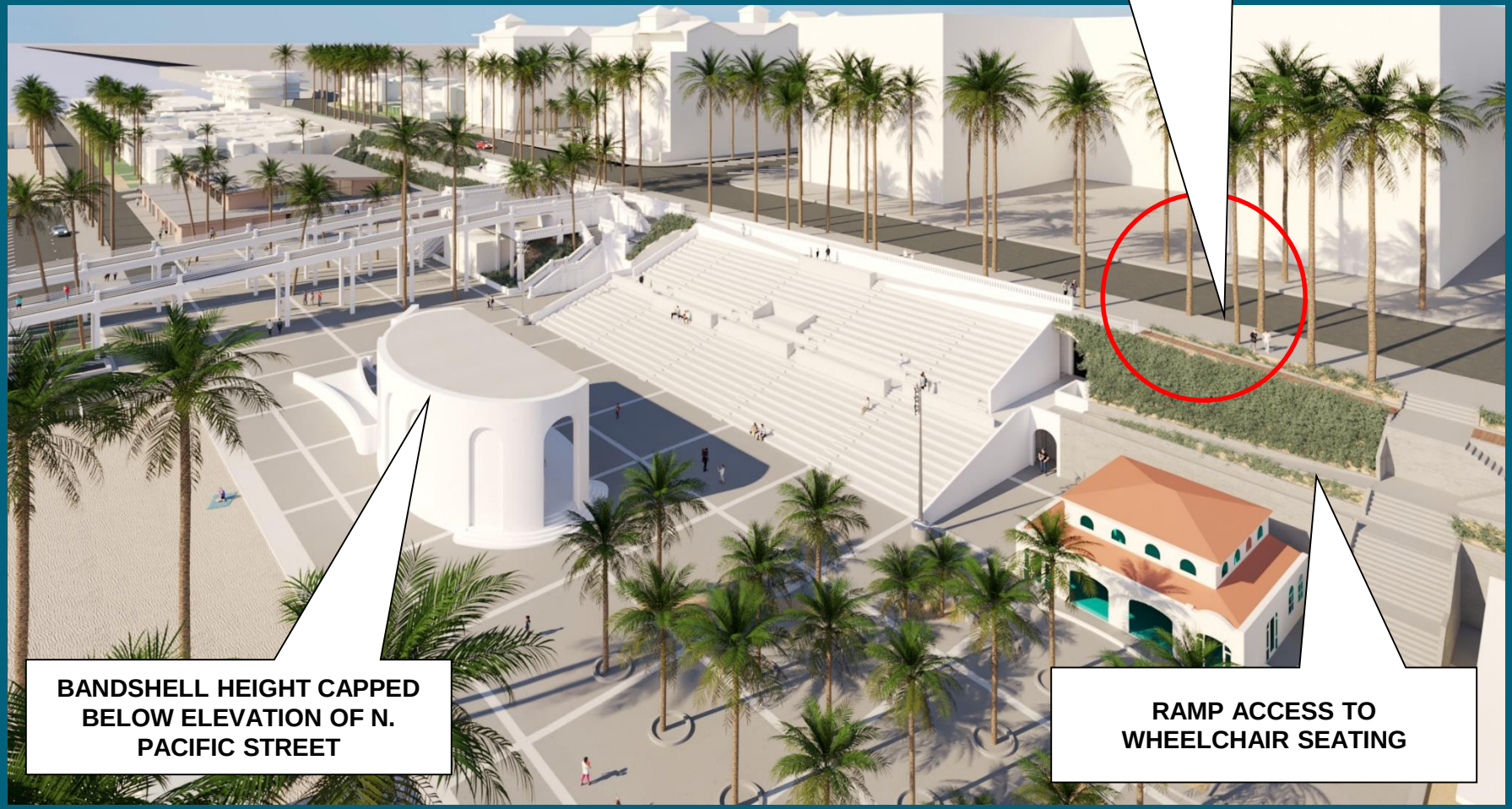

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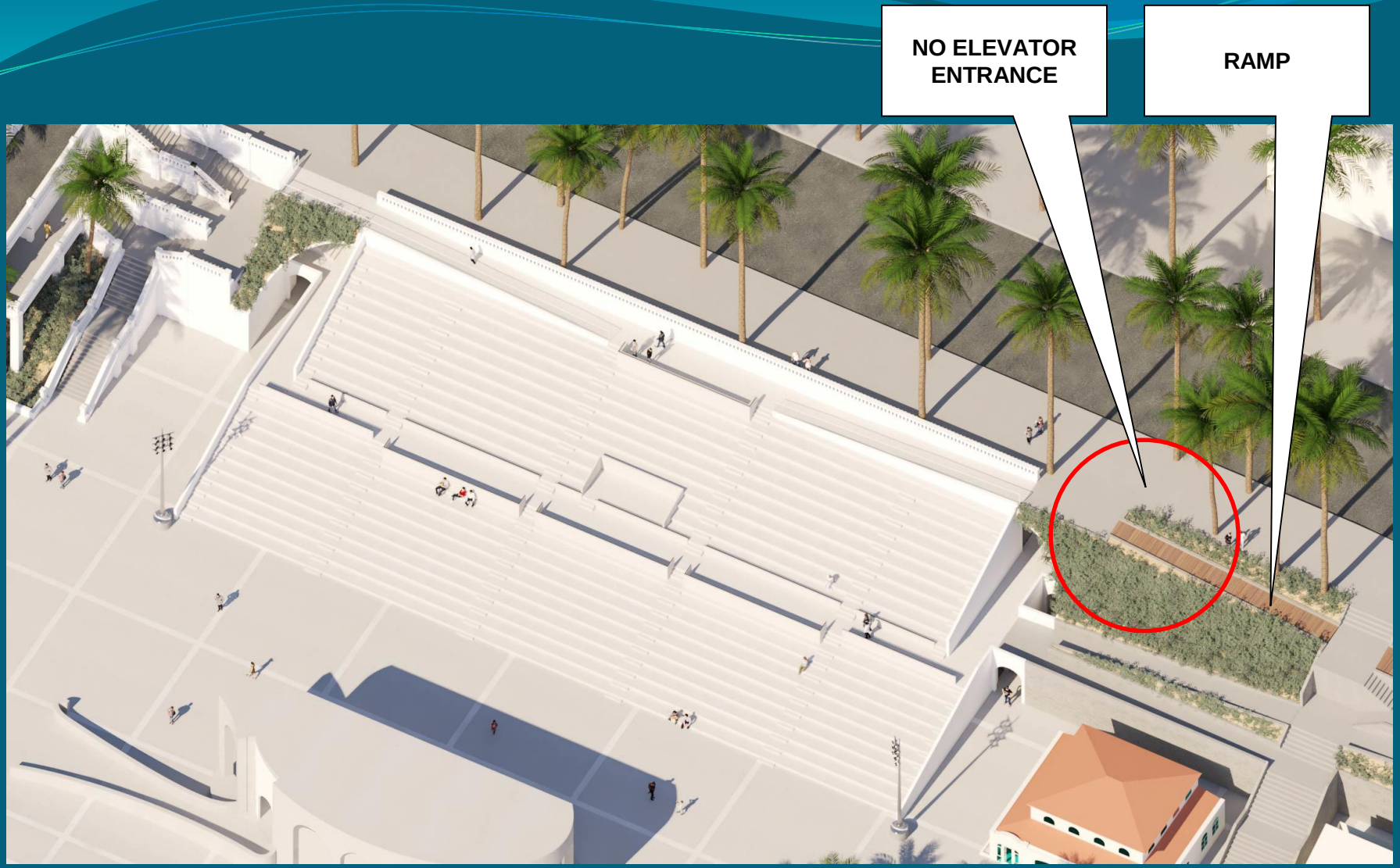
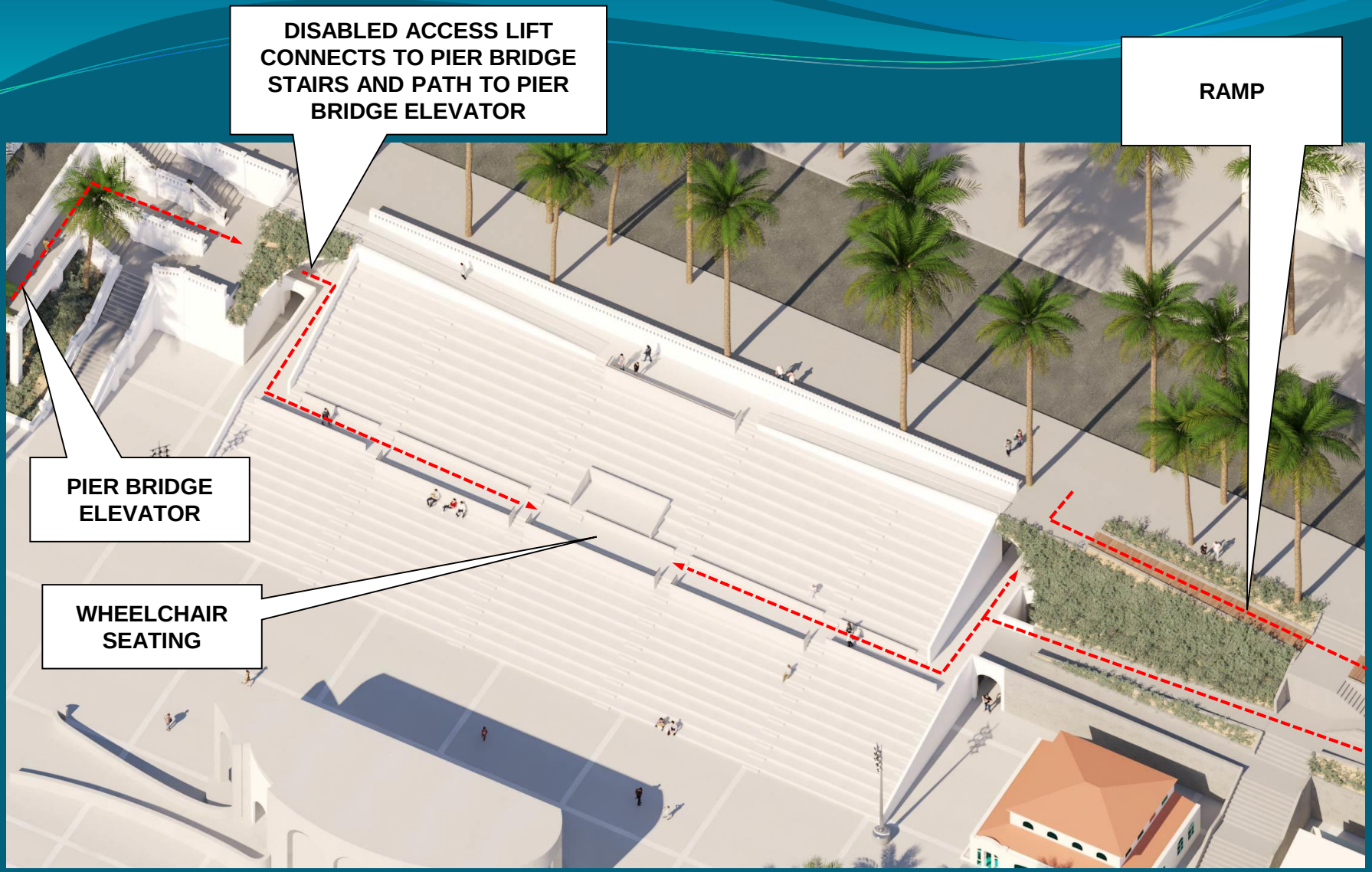
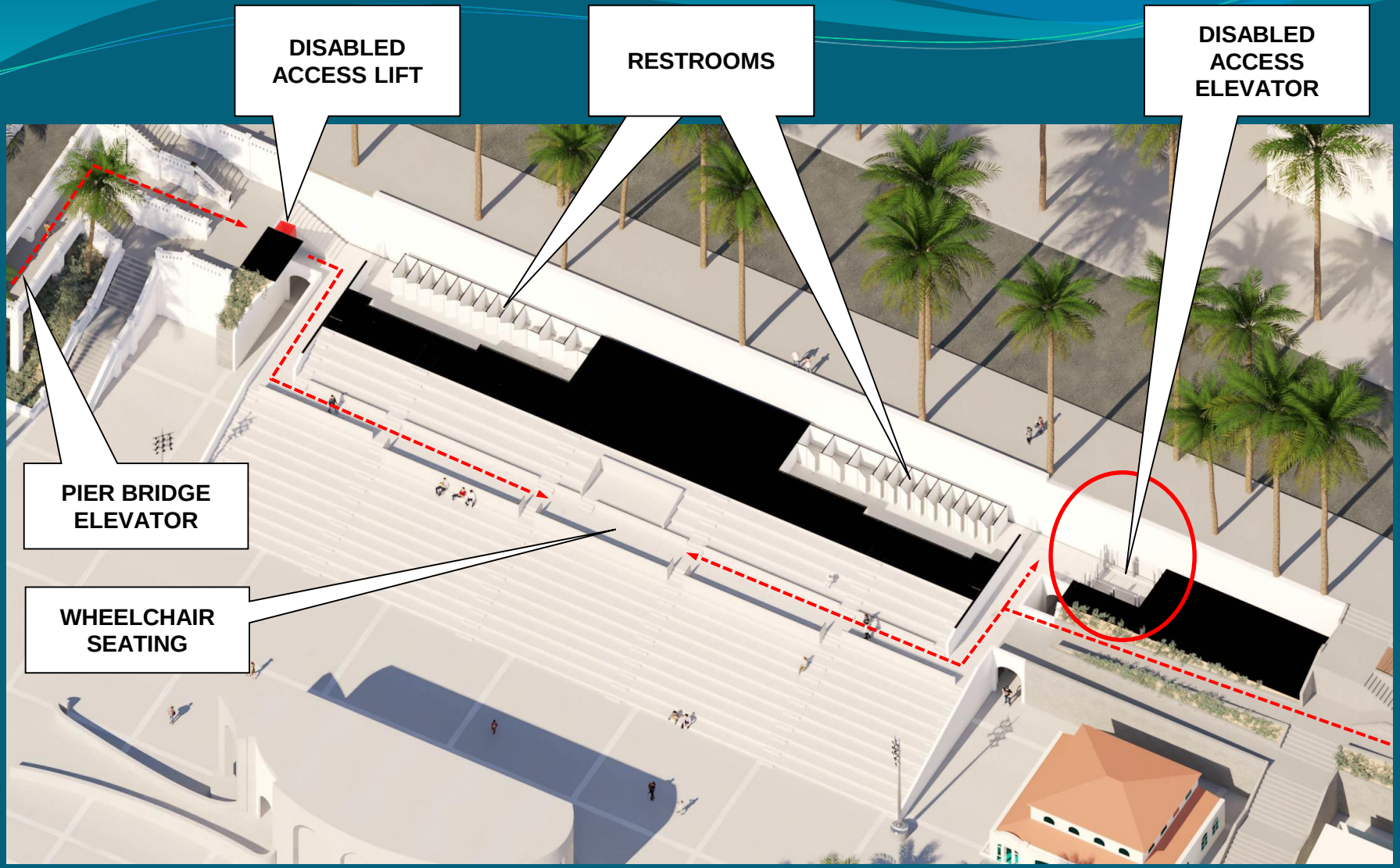


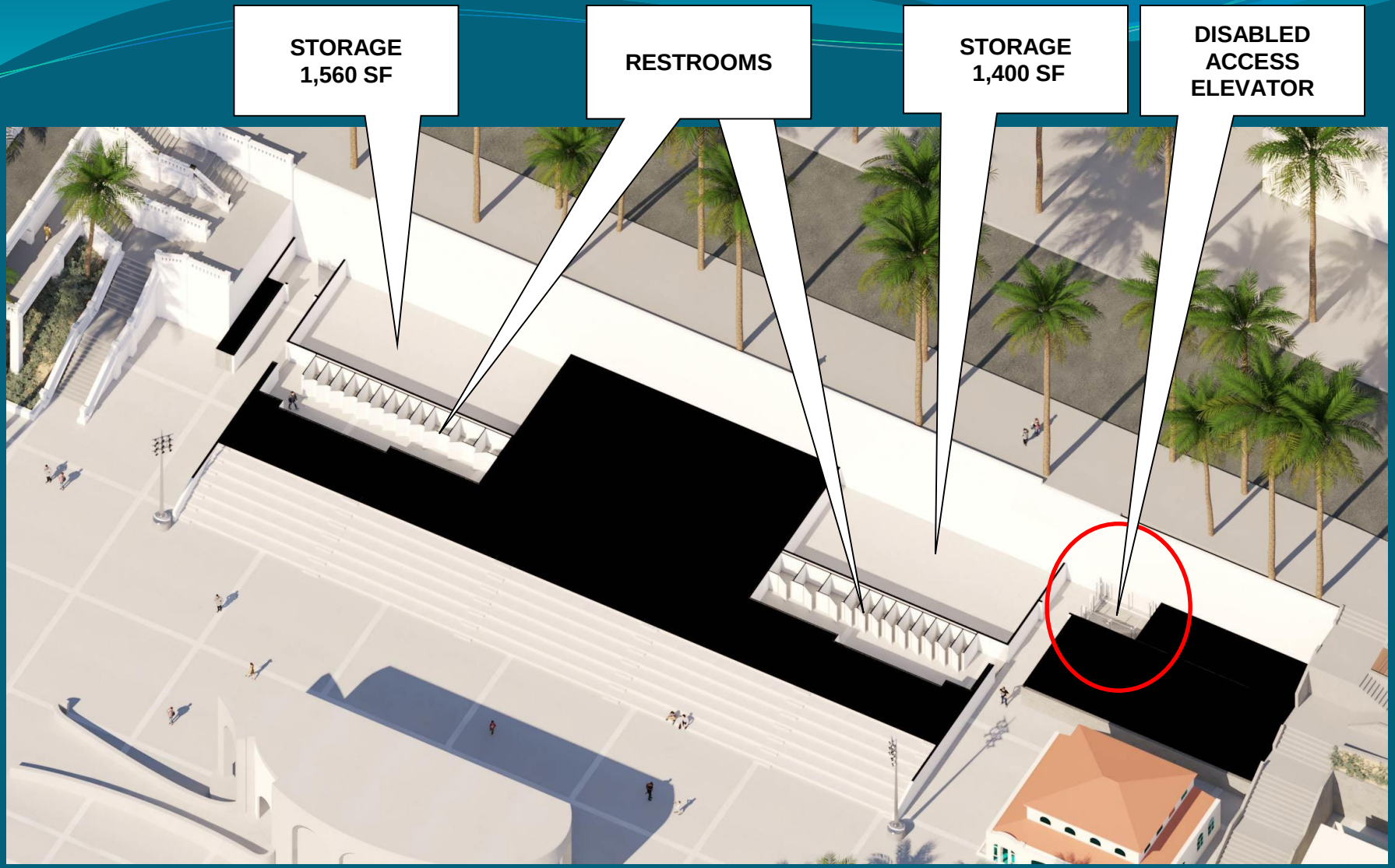
STREET LEVEL



STREET LEVEL



MID – LEVEL CROSS AISLE

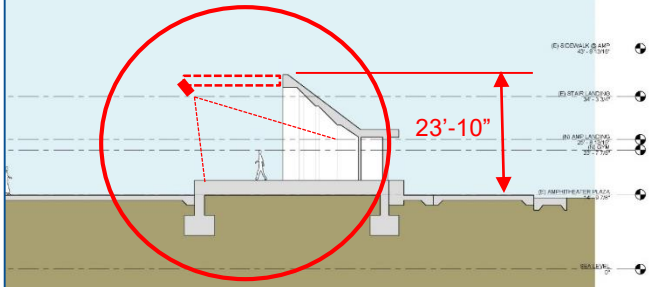


STRAND LEVEL

Junior Seau Bandshell

SITE CROSS SECTION - EXISTING

LIGHTING OVERHEAD
TO LIGHT PERFORMERS
AT STAGE FRONT



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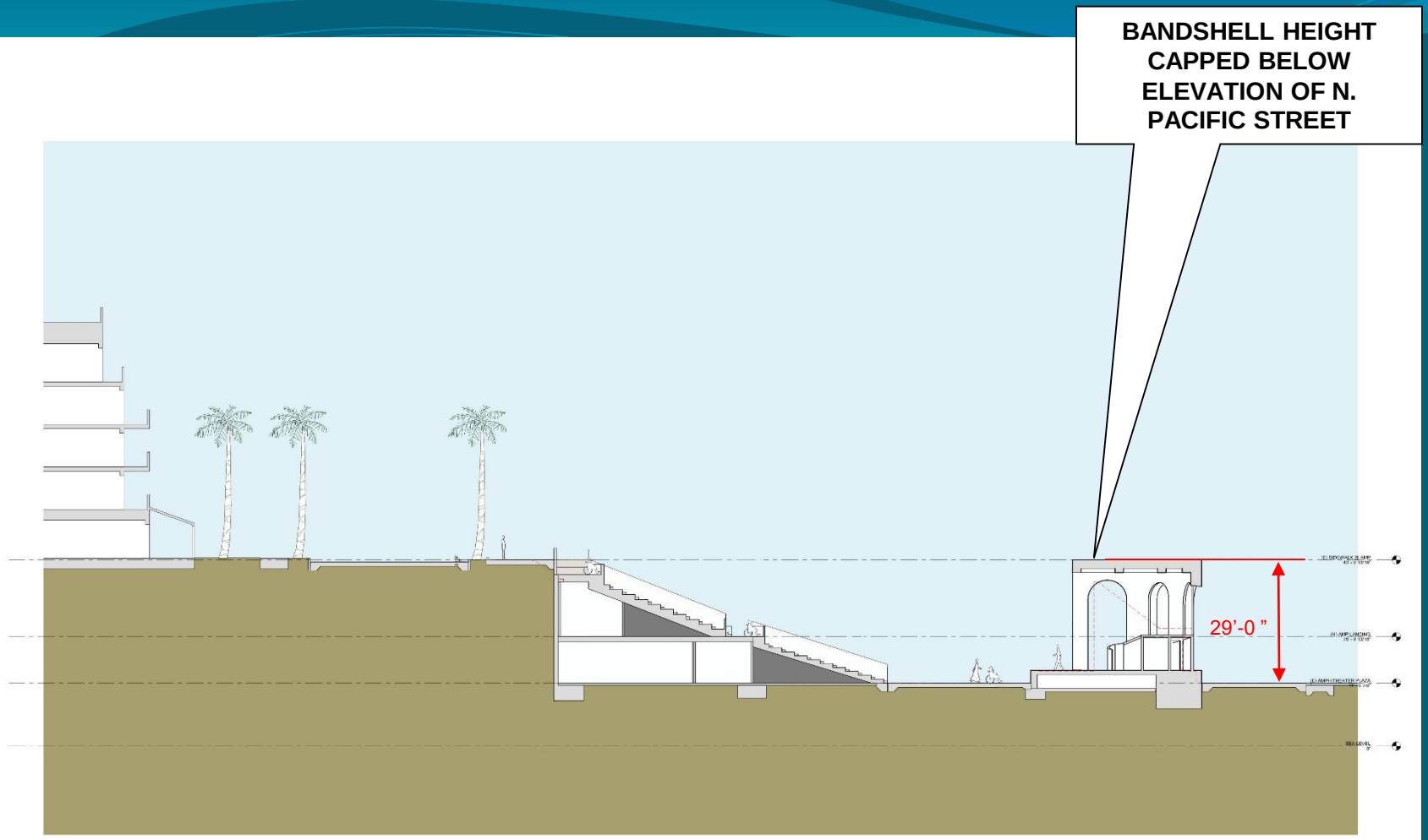
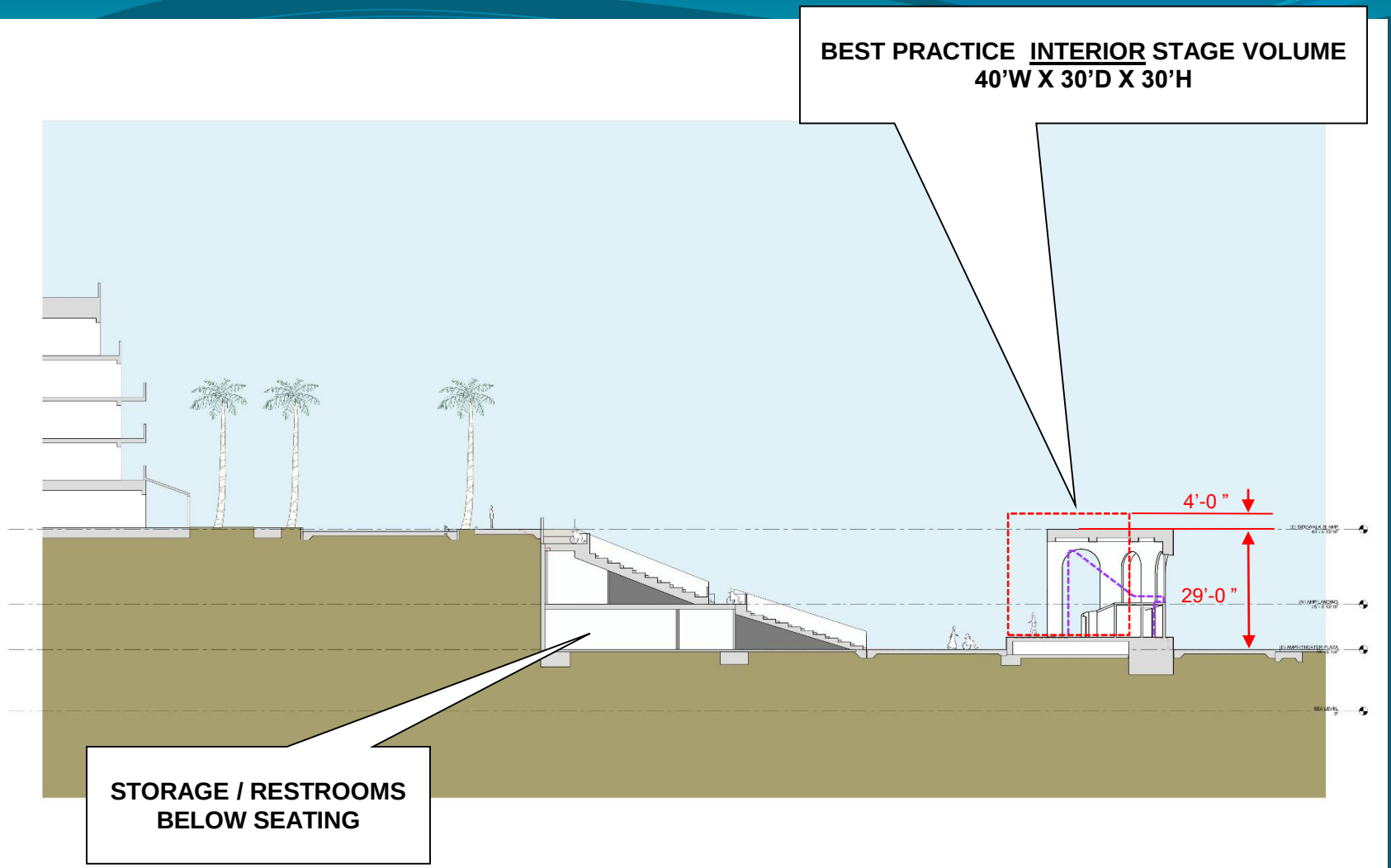
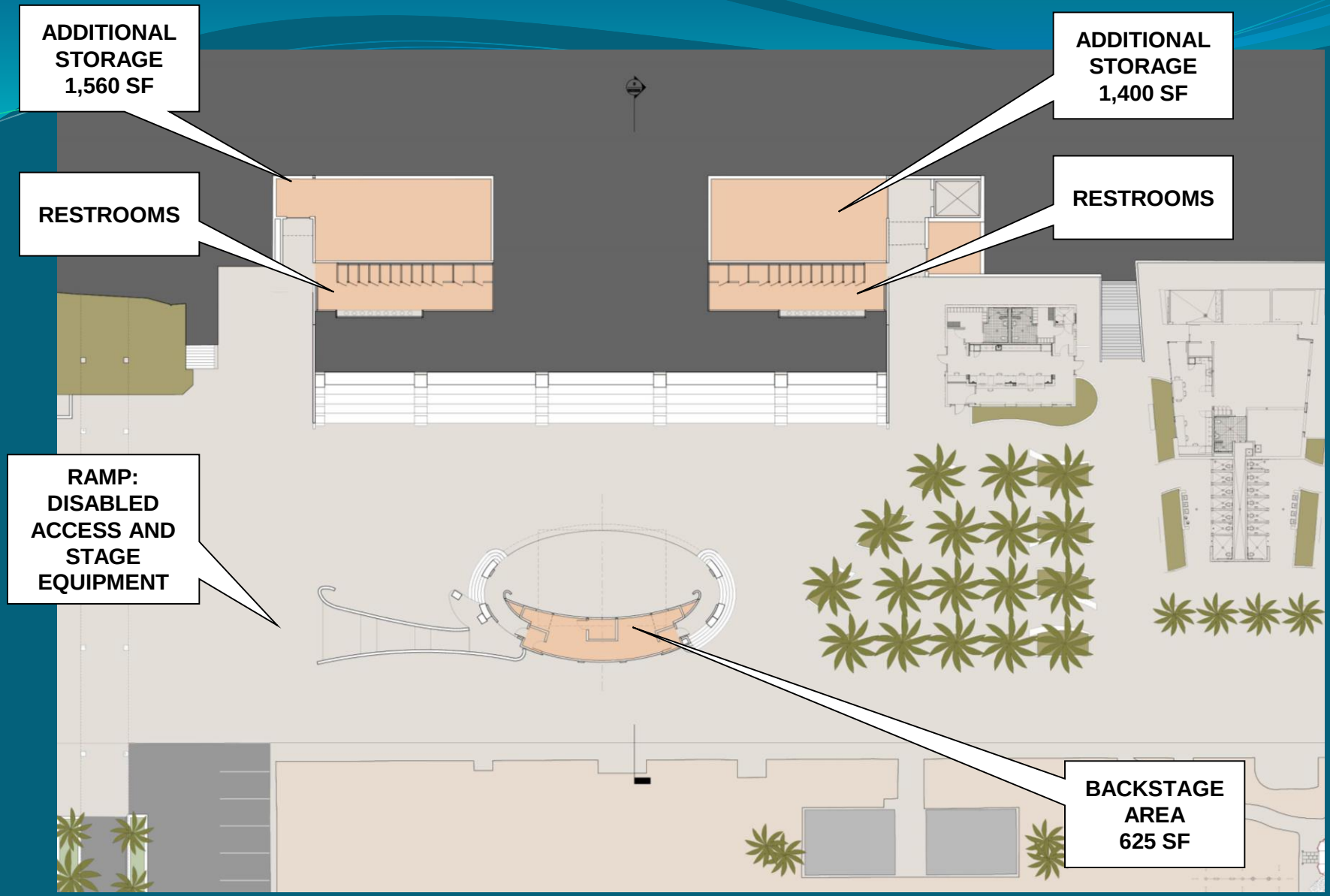


SITE CROSS SECTION – RECOMMENDED OPTION



SITE CROSS SECTION – RECOMMENDED OPTION



STRAND LEVEL PLAN

BANDSHELL


REQUIRED LIGHTING POLES FOR LOWER HEIGHT BANDSHELL OPTION

BANDSHELL

BANDSHELL

BANDSHELL

BANDSHELL

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

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ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

SEVERAL OPTIONS REVIEWED – FULL (OPTIMAL) HEIGHT OR REDUCED HEIGHT; OPEN OR CLOSED

RECOMMENDED OPTION: NO EXCEPTION TO PROPOSITION “A” REQUIRED; CLOSED BANDSHELL/REDUCED HEIGHT BANDSHELL

Junior Seau Pier Amphitheater and Bandshell

- What we heard at the Final Community Outreach Meeting:
  - Acoustics and technical design: Ensure the bandshell is designed for a wide range of events from cultural festivals, music performance, to theatrical performance.
  - Access: Ensure the facility remains physically and financially accessible to all members of the Oceanside community.
  - Design: Many opinions ranging from appreciation of the City's landmarks as a source of inspiration to requests the new bandshell resemble the existing bandshell given the strong sentimental attachment to the existing structure

Betty's Lot

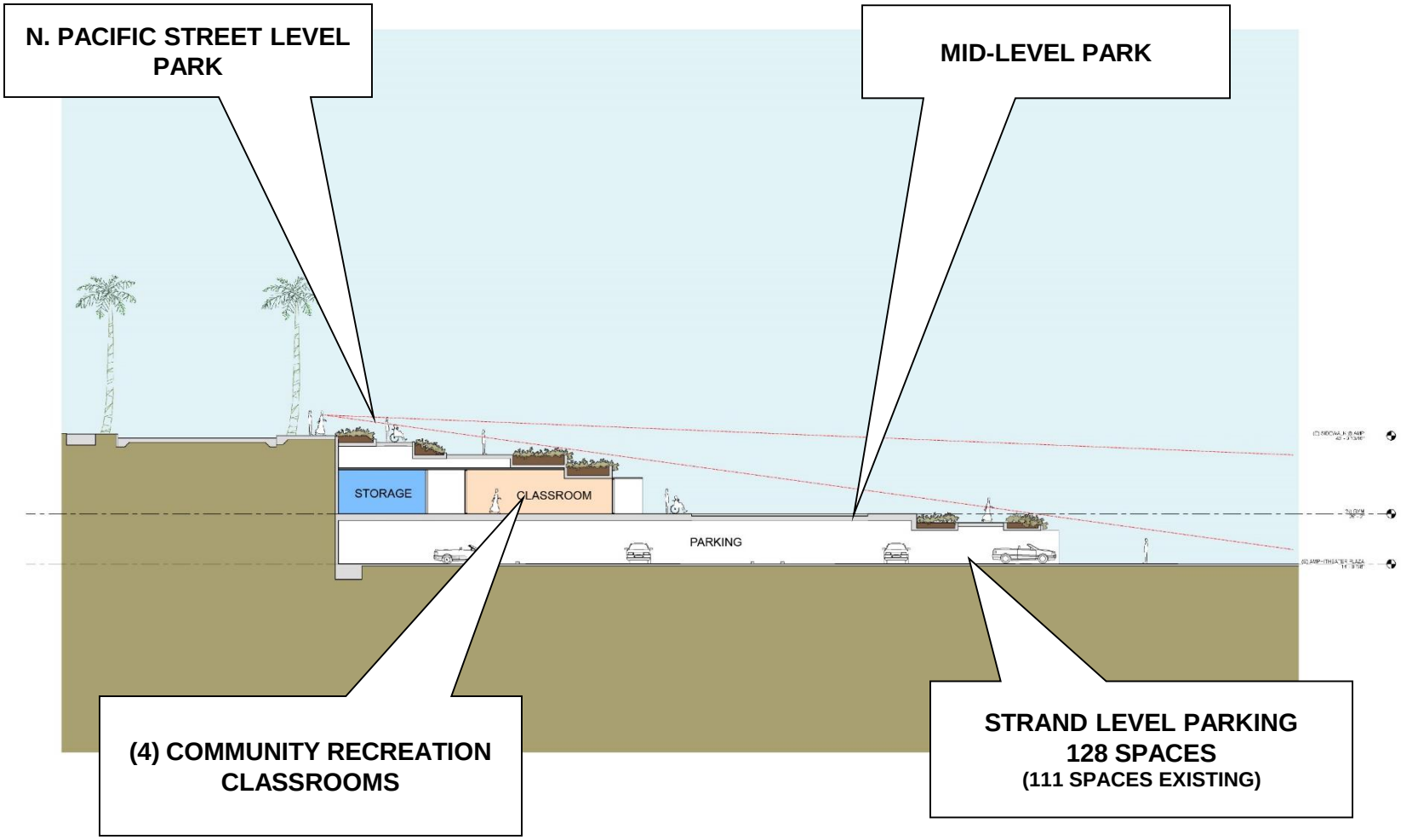
CONCEPT STUDY

Betty's Lot

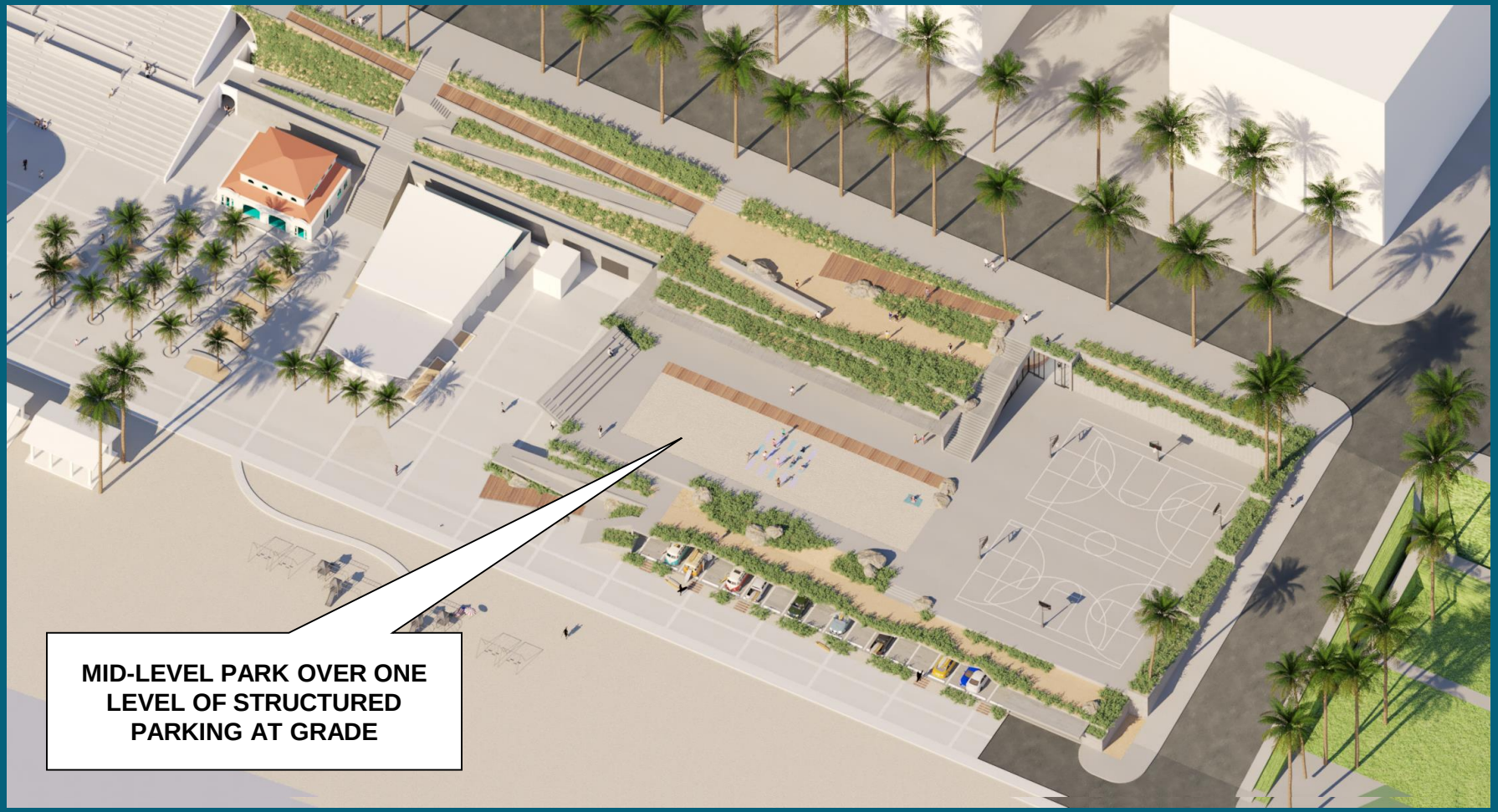
- Future planning: Illustration of a ***potential*** long-range, future phase concept option
- JSBCC, Amphitheater/Bandshell and pier plaza area in between are ***the priorities*** of this Feasibility Study.
- Planning for options for Betty's Lot was not identified as a priority for the Feasibility Study. The concept is provided as information.

Betty's Lot

CONCEPT STUDY



A PUBLIC PARK OVER PARKING



BETTY'S LOT: FUTURE PARKING, PARK AND RECREATION CENTER – OPEN PARKING STRUCTURE TO BEACH VIEW

BETTY'S LOT: FUTURE PARKING, PARK AND RECREATION CENTER – OPEN PARKING STRUCTURE TO BEACH VIEW

Betty's Lot

- What we heard at the Final Community Outreach Meeting:
  - Many liked the multi-use courts, recreation areas, recreation classrooms and park built over parking.
  - Several appreciated that the concept is forward thinking and anticipates projected sea level rise.
  - Many want to expand upon the concept to add more parking.
  - Some feel strongly there should be no change to Betty's Lot.

FEASIBILITY STUDY RECOMMENDATION

Junior Seau Beach Community Center Estimated Project Cost

- Total Project Costs include Recommended Construction Budget and projected Soft Costs:

Estimated Project Cost	
Recommended Construction Budget	$11,388,000
Projected Soft Costs (25%)	$2,847,000
TOTAL PROJECT COST	$14,235,000

Junior Seau Pier Amphitheater and Bandshell Estimated Project Cost

- Total Project Costs include Recommended Construction Budget and projected Soft Costs:

Estimated Project Cost	
Recommended Construction Budget	$31,678,000
Projected Soft Costs (20%)	$6,335,600
TOTAL PROJECT COST	$38,013,600

Proposed Next Steps

- If the feasibility study is approved, staff would proceed to preliminary design and environmental review

- Staff proposes to evaluate and plan the area cohesively and consolidate the environmental documentation efforts with the Beachfront Feasibility Study Phase II and Pier View Bridge and Lifeguard Headquarters Project

Proposed Next Steps

- The eventual goal of having “shovel ready ”projects eligible for potential grant funding

- Staff intends to prepare a Professional Services Agreement (PSA) Amendment with Johnson Favaro to continue the next phase of design which would be brought before City Council for approval

Environmental

- Upon City Council approval staff would commence environmental review and documentation in accordance with CEQA

- Staff anticipates the preparation of a Programmatic Environmental Impact Report (PEIR) to review both projects in accordance with CEQA Guidelines Section 15168

Fiscal

- The portion of the PEIR for the Beachfront Improvement Feasibility Study Phase II is estimated to be $700,000
- The costs for the consolidated environmental review efforts for both projects is unknown at this time
- Refined project costs would be presented at the time the Pier View Bridge and Lifeguard Headquarters Project is brought before the City Council for approval

Commission Review

- On October 12, 2022, the Parks and Recreation Commission voted 6-2 in favor of the staff-recommended options.
  - Commissioner concerns included supporting future improvements to facilities near sea level, and costs and timelines. Additionally there were questions about future details including site security, restrooms, and parking
- Public testimony included concerns with project costs, funding sources, construction timelines, maintaining public access to these facilities, parking, loss of the Junior Seau name affiliation with these facilities, and the insufficient number of gymnasiums in the city.

Recommendation

- Staff recommends that the City Council take the following actions:
  - Receive the conceptual alternatives and concur with the staff-recommended options
  - Authorize staff to proceed with preliminary design plans and commence environmental review of Phase II in coordination with the on-going Pier View Bridge and Lifeguard Headquarters Project
  - Appropriate $700,000 from the Assigned Infrastructure Reserves account to the Beachfront Improvement Feasibility Study Phase II project account