

# COUNCIL WEEKLY UPDATE

July 27, 2023

## PLANNING

**Housing Element** – Staff submitted a response letter and revised draft Housing Element to the Department of Housing and Community Development (HCD) for compliance review ahead of schedule. In the coming weeks, staff will continue to check in with HCD staff to understand whether any additional materials are needed to receive a determination of substantial compliance with Housing Element law.

**General Plan Update (GPU) Phase 2** – The Planning Division is reviewing a draft of the Smart and Sustainable Corridors Specific Plan (SSCSP), which will establish the zoning for non-residential properties with frontage on segments of Mission Avenue, Oceanside Blvd., and Vista Way/Plaza Drive, generally located to the east of Interstate 5. The SSCSP seeks to implement General Plan policies promoting infill and redevelopment, active transportation and transit use, and public realm enhancements. Once revised, the SSCSP will be the subject of a community workshop, expected to be held in September.

**Oceanside Transit Center (OTC) Redevelopment** – The City's Application Review Committee, which consists of internal staff from multiple technical disciplines, continues to work with the applicant on technical review of the application. An administrative draft of the Environmental Impact Report (EIR) was submitted by the applicant on July 13 and is under review. No public review date for the draft EIR has been determined at this time. The applicant will continue to conduct public outreach. [Project Website](#)

**Cannabis Update** – The City's current cannabis consultant, HdL Companies, terminated its existing contract with the City and will officially end on August 18. Staff is preparing a Request for Proposals (RFP) to be posted as soon as possible. Services requested in the RFP will likely include, but not be limited to technical expertise, application reviews, compliance audits, and financial audits.

**Gilead Campus Expansion (Lot 19)** – Gilead Sciences is a bio-technology firm that currently occupies a site at 4010 Ocean Ranch Blvd (Lot 18). An application for an expansion on to the adjacent lot, Lot 19, was recently submitted for City review and consideration. The request includes a 400,000-sf research and development facility in a campus-like setting that includes office, manufacturing, warehousing, and utility buildings, as well as recreational facilities for employees. Lot 19 is one of the two lots that were included in Amazon's request for a distribution facility in 2021. The other lot, Lot 20, is also owned by Gilead, but is not proposed to be developed at this time. Staff will begin application review.

**Brother Benno's Conditional Use Permit** – On July 13, staff from Development Services and OPD conducted a monthly coordination meeting with representatives from Brother Benno's and the Industrial Business Park to discuss existing conditions within the Park, implementation of OPD recommendations, and next steps. Staff is tentatively scheduled to provide an update to the Planning Commission at its September 11 meeting. The next monthly coordination meeting is scheduled for August 10.

**Planning Commission** - The Planning Commission held its regular meeting on July 24 with five Commissioners present (Commissioner Anthony absent). The Commission considered a Development Plan and Conditional Use Permit to allow the construction of a 69,380-square foot shell industrial building within an existing and established industrial area at 1851 Ord Way. (Approved 5-0)

The next Planning Commission meeting will likely be held on August 28; currently there are no items agendized for the August 14 meeting.

**Downtown Advisory Committee** – The Committee held its regularly scheduled meeting on July 26 with all Committee members present. The following items were considered:

1. Consideration of Regular Coastal Permit to allow the demolition of an existing house and construction of a new single-family residence at 615 S. Myers Street (unanimously approved)
2. Consideration of Regular Coastal Permit to allow the demolition of an existing balcony and construction of a new partially covered balcony at 512 S. The Strand (approved 6-0; Chair Sweeton recused herself).
3. Consideration of Development Plan and Density Bonus request to allow the construction of a six-story mixed-use project with 180 residential units (10 percent reserved for affordable units) on the northwest corner of Pier View Way and North Horne Street (unanimously approved)
4. Consideration of Zone Amendment and Local Coastal Plan Amendment for Article 12 D- Downtown District of the Zoning Ordinance to establish a maximum density for mixed-use projects in the Downtown District (unanimously approved)

The next regularly scheduled meeting is on October 25 at 9:00 a.m.

## **ENGINEERING**

**Road Slurry Seal & Overlay Project (Bill)** - Work continues this week as follows ([Work Area Map](#)):

- ADA ramp construction progressing at Groups: 3H Esplanade and 4F Peacock Hills South
- Roadway markings and striping completed for slurry sealed streets, with traffic loop installation to follow



**Oceanside Navigation Center** – Work this week included:

- Installed temporary hand rails
- Began installing water heaters
- Installed building address
- Installed temporary site lighting
- Began installing landscaping irrigation

**Pier View Way Bridge & Lifeguard Headquarters** – Staff-recommended options for the project will be brought before the Oceanside Historic Preservation Advisory Commission on July 31 for review and formal recommendation to City Council on August 23. [Project Webpage](#)

**Brooks Street Swim Center Renovations** – The contractor completed installation of the new rope anchors and will soon receive Building Department inspection of rebar for the light niches and cantilever deck. Construction continues this week, including performing wading pool work, installing new drain lines, and excavating slot drains



**Buccaneer Park Project** – Design efforts continue for the café building and restroom. An amendment to the Professional Services Agreement with the consultant to complete a project study report and provide additional design services for proposed improvements is scheduled for City Council consideration at its August 9 meeting. Staff and the consultant conducted a site visit on July 17 to better understand the proposed conceptual plan.

**New Fire Station No. 1** – Construction continues. Last week the windows, roofing sublayers, and electrical main power systems were installed



**Coast Highway Corridor Design** – The development of conceptual designs continues. The consultant presented the 30 percent conceptual design to staff this week for review and comments.

**College Blvd. Widening (Barnard Dr./Waring Rd. to Old Grove Rd.)** – Thirty percent design continues. An open house public workshop meeting is scheduled for August 9 from 6:00 – 9:00 p.m. at the El Corazon Senior Center. Meetings were held this week with Albertson's, Pacific Coast Business Park, and Pacific Ridge Condominiums. A meeting will be held on July 27 with Walgreens to discuss the additional right-of-way needed for the proposed improvements.

**Laurel Elementary Safe Routes to School Project Design** – At its May 25 meeting, the Eastside Neighborhood Association (ENA) made a collective decision to proceed with a temporary traffic circle in order to gauge its effectiveness prior to proceeding with the final design. Since then, staff has been working with the City's engineering consulting firm, Alta, and

the Public Works Department to execute the implementation of the temporary traffic circle scheduled for August 7. At this week's July 27 ENA meeting, staff anticipates providing a project update and collecting feedback. Design and preparation of construction plans for the remainder of the project are on-going.

**Crown Heights Community Resource Center ADA CDBG Project** - The consultant is nearing completion of inputting all data and measurements collected during the recent site visit, which will inform development of as-built plans used as a base for the rehabilitation design work.

## **CITY MANAGER'S OFFICE**

**Phase 2 / RE:BEACH Oceanside Competition** - A global call to action was released in Spring 2023, inviting engineering firms from around the world to apply to participate in Oceanside's Coastal Resilience Design Competition, supporting the Phase 2 Sand Nourishment and Retention Pilot Project. The sand retention design competition, now called RE:BEACH Oceanside, is in full swing, with three international Design Teams participating, and the first Public Workshop coming up on August 29.

Over the past two months, a Jury and Advisory Panel comprised of local, state, and national experts, as well as a cross-divisional City team, reviewed initial proposals from the global teams, with the City team and project team making the ultimate decision on the finalists, based on experience, proposed approach, and track record of delivering innovative solutions.

The following three teams were selected to participate in RE:BEACH:

- **SCAPE Landscape Architecture with ESA and the Dredge Research Collaborative:** SCAPE is a New York City-based landscape architecture and urban design firm that works to create ecologically restorative landscapes through diverse forms of design.
- **Deltares with Deltares USA, and MVRDV:** Deltares is a nonprofit, solution-driven Dutch firm which realizes the urgency behind finding equitable, sustainable solutions.
- **International Coastal Management:** An Australia-based firm with a team of coastal engineers with experience in various technical coastal designs, having completed projects for SeaWorld, the Gold Coast Waterways Authority, the Nature Conservancy, etc.

RE:BEACH Oceanside will take place over the next six months and will be supported by three public workshops. RE:BEACH will culminate with a recommended winning design, as designated by the Jury/Advisory Panel and project team. The winning design will be presented to the Oceanside City Council for approval in January 2024. Upon approval, the winning design will move directly into final engineering and environmental compliance with the prime contractor, GHD Inc.

The first Public Workshop will take place in the Council Chambers on Tuesday, August 29. The Workshop will be open house style from 4:00-5:00 p.m., with formal presentations from the competing Design Teams beginning at 5:00 p.m.

## **FIRE DEPARTMENT**

**OFD Personnel Deployed & Returned from Riverside Fire** - One brush fire engine with four personnel from OFD have returned from deployment to the Rabbit Fire in Riverside County.

**EMT Academy** - New hire EMT Academy started on July 24. EMT candidates who have applied for stipends to attend the fire academy or paramedic school will be chosen on Friday, July 28.

The selection committee consists of fire command staff and Measure X Citizen Oversight Committee member Jerry Kern.

## POLICE

**National Night Out August 1** – Please join us for National Night Out at the Police Station on Tuesday, August 1, from 4:00 to 8:00 p.m. There will be informational booths on site and lots of fun and games for families to enjoy.

## LIBRARY

**Community Health and Well-Being Video** – Library staff highlighted the Community Well-Being related collections in a new video: <https://youtu.be/kYZrmsDdquM>

**Mini Story Telling Festival on Saturday** - The Oceanside Public Library is excited to offer a Mini Storytelling Festival with Storytellers of San Diego on Saturday, July 29 from 1:00 to 3:00 p.m. in the Civic Center Library Community Rooms. Join in an afternoon of dynamic storytelling with Aunt Li-Anne Rowswell Mufson, Dr. Almena Lowe Mozon, Ollis Jon Mozon Jr., Patti Christiansen, James Nelson-Lucas, and Mindy Donner, members of Storytellers of San Diego! All are Oceanside or nearby residents. You will be moved by stories of courage and conviction, laced with humor, transporting the audience across cultures, times and history. The Storytellers of San Diego is a non-profit, public benefit corporation of storytellers and storytelling enthusiasts dedicated to promoting storytelling as an art form in the San Diego area. This free event is sponsored by the Friends of the Oceanside Public Library a part of the Find Your Voice Summer Reading program taking place through August 5, 2023.

## COMMISSION / COMMITTEE MEETINGS

- July 31** Historic Preservation Advisory Committee Special Meeting. 6:00 p.m.
- Aug 1** Community Relations Commission. 6:00 p.m.
- Aug 2** Measure X Citizen’s Oversight Committee Special Meeting. 1:00 p.m.
- Aug 8** Citizens Oversight Investment Committee. 1:30 p.m.
- Aug 8** ~~Cancelled Economic Development Commission. 3:00 p.m.~~
- Aug 8** Parks & Recreation Commission Standing Committee. 6:00 p.m.
- Aug 22** Library Board of Trustees Meeting. 2:00 p.m.
- Aug 22** Housing Commission. 6:15 p.m.

## COMMUNITY MEETINGS / EVENTS

- July 29** OPD Recruitment Open House. 9:00 -11:00 a.m.
- July 29** Movie in the Park: *Minions: The Rise of Gru*. 7:30 p.m. Buchanan Park.
- Aug 1** National Night Out. 4:00-8:00 p.m. OPD HQ.
- Aug 4** Concert in the Park. Santana Tribute. 5:00 p.m. Buchanan Park.
- Aug 7** Coastal Rail Trail Public Workshop. 6:00 – 8:00 p.m. Library Community Rooms.  
[Info](#)

- Aug 8** College Blvd. Widening Project Community Mtg. 6:00 p.m. [Info](#)
- Aug 10** Health & Wellness Fair. 9:00 a.m. – 1:00 p.m. Civic Center Plaza.
- Aug 12** Dive-in Movie: *Lilo & Stitch*. 6:30 p.m. Wagner Aquatic Center.
- Sept 22** New Date/Time: Heroes of Oceanside & Camp Pendleton. Noon. [Info](#)
- Sept 22-24** Super Girl Pro. Pier / Amphitheater area.