

COUNCIL WEEKLY UPDATE

March 24, 2022

PLANNING

General Plan Update (GPU) Phase 2 – On March 28 and April 6, respectively, the Planning Commission and City Council are scheduled to consider and provide direction on the [GPU Project Alternatives Report](#). This report outlines three potential growth scenarios, all of which focus on infill and redevelopment within the City’s major commercial corridors while preserving the integrity of existing single-family neighborhoods. Staff recommends Alternative C as the preferred plan for the second phase of the General Plan Update and will seek Planning Commission and City Council concurrence with this recommendation. Alternative C assumes that there will be some concentration of transit-oriented development (both housing and employment uses) in the Oceanside Boulevard corridor, and that the South Morro Hills Community Plan will provide for clustered housing, some additional residential density, and “Tier 2” agritourism uses in exchange for conservation of at least 75 percent of existing farmland.

South Morro Hills Community Plan – The Planning Division hosted a South Morro Hills Community Plan Design Workshop on the evening of Wednesday, March 16 in the City Council Chambers. The hybrid in-person/Zoom meeting had over 70 attendees who participated in small group discussions and activities oriented towards brainstorming specific design and planning strategies to conserve agricultural land within South Morro Hills and gather community input on other policy direction for the South Morro Hills Community Plan. Discussions focused on topics such as clustered housing (pros and cons) and “Tier 2” agritourism. A video recording of the workshop and a summary of the public comments will be posted on the project webpage, onwardoceanside.com, in the coming weeks.

Parks Impact Fee Study - The City is currently evaluating the need to adjust the Parks Development Impact Fee, which was last updated in 2015. As part of this effort, a stakeholder meeting is scheduled to occur on March 31 with park user groups to discuss the proposed fee methodology.

Buena Vista Lagoon Joint Powers Committee (BVL JPC) - The BVL JPC met for the first time in 2022 on March 21. Conducted in the Council Chambers, this was the first in-person meeting for the group since the start of the pandemic. The Committee welcomed two new members: Kori Jensen, Oceanside Councilmember, and Peder Norby, Carlsbad Councilmember. The Committee heard an update from the Enhancement Ad-hoc Committee, which stated that the project has received a \$3M grant in November of 2021, and was going to apply for an additional \$4.2M grant. The funds would be used to achieve 65% design, permitting, and CEQA approval, with construction anticipated to start in 2025/2026. The Enhancement Ad-hoc Committee also mentioned the possibility of using sand material from the lagoon for shoreline preservation efforts. The next BVL JPC meeting is scheduled for May 16 in the City of Carlsbad.

Project Appeals – The following items were approved by the Planning Commission at its regularly scheduled meeting on March 14, yet appealed for City Council consideration at a future meeting:

- **Whaley Street Residential Project** – Tentative Tract Map (T21-00004), Development Plan (D21-00008) and Density Bonus (DB21-00004) to allow the development of eight new single-family homes and the preservation of four existing single-family homes on a two-acre site located at 1728 Whaley Street
- **Cypress Point Subdivision Project** - Tentative Map (T21-00001), Development Plan (D21-00001), and Density Bonus (DB21-00001) to allow the construction of 54 single-family homes on a 7.38-acre site located west of Arbolitos Drive at the Aspen Street and Pala Road intersections
- **Chem Station Project** - Conditional Use Permit (CUP21-00016) to allow the storage of corrosive materials in excess of 120 gallons for a business known as Chem Station Pacific Detergent and Sanitizer within an existing industrial building located 4630 North Avenue

ENGINEERING

Overlay Project –The contractor for S. The Strand Improvements is finalizing the project construction schedule and beginning Dig Alert, utility identification, mark outs, and community notifications.

Pier View Way Bridge and Lifeguard Headquarters – California Coastal Commission (CCC) staff requested additional information on the proposed project in regards to sea level rise and preliminary geotechnical data. City staff provided the information on March 18. City staff has requested a follow-up call with CCC staff in mid-April to discuss the project further.

Code Enforcement Relocation Project - Code Enforcement is in the process of being relocated to its new facility at 3127 Oceanside Blvd, formerly known as the Ocean Shores High School. The site will be shared with the San Diego Rescue Mission and Oceanside Police Department. The new modular building has been installed and the necessary site improvements, paving, concrete flatwork, and retaining walls are almost complete. It's anticipated Code Enforcement will move into the new facility by the end of next week.

Beachfront Feasibility Study Phase II – The consultant has commenced the Option Development Phase of the study. Potential outreach meeting dates to share these options are being reviewed and should be finalized shortly. This meeting information will be posted on the City website as soon as it is available.

Melba Bishop Pickleball Courts - The project commenced construction on January 26 with an expected completion date of May 20. To date, the contractor has completed the over-excavation of the future pickleball courts, installation of fence posts and pickleball net post sleeves, and placed the rebar and post-tensioning. The courts were poured on March 22 and will require a 28-day cure before the pickleball courts can be surfaced. The post-tensioning will be completed next week, along with finishing the required grading for the exterior area of the future pickleball courts.

WATER UTILITIES

Pure Water Oceanside – On Tuesday March 22, the City of Oceanside dedicated Pure Water Oceanside, the first operating advanced water purification facility in San Diego County. The completion of Phase 1 of Pure Water Oceanside provides 3 million gallons per day, or more than 20% of the City of Oceanside’s drinking water supply, allowing the City to recharge the groundwater basin, improve water quality and safeguard against drought. This project uses advanced technology, including ultrafiltration, reverse osmosis and advanced oxidation. The City was also able to utilize membrane technology from a local Oceanside business, Hydranautics, which was on display during the event.



Guests who attended the event were provided the opportunity to tour the new Pure Water Oceanside Facility, taste the water produced at the facility, speak with operators, and take a virtual tour of the San Luis Rey Water Reclamation Facility. With over 250 guests in attendance, Oceanside’s leadership has set the stage as the San Diego region begins to develop similar local water supply projects like Pure Water San Diego and the East County Advanced Water Purification Program.



Public tours and events will be available soon. Interested parties are encouraged to [sign up to be notified via email once more details are available.](#)

COMMISSION / COMMITTEE MEETINGS

- Mar 28** Planning Commission. 6:00 p.m.
- Apr 7** Mobile Home Fair Practices Commission. 6:00 p.m.
- Apr 11** Planning Commission. 6:00 p.m.
- Apr 12** Economic Development Commission. 3:00 p.m.
- Apr 21** Police & Fire Commission Special Meeting.
- Apr 25** Planning Commission. 6:00 p.m.
- Apr 26** Library Board of Trustees. 2:00 p.m.
- May 16** Buena Vista Lagoon Joint Powers Committee. 3:30 p.m.
- May 17** Parks and Recreation Commission. 6:00 p.m.
- May 24** Housing Commission. 6:15 p.m.

COMMUNITY MEETINGS / EVENTS

- Mar 26** Transgender Awareness Day. Heritage Park. 12:00 p.m. – 4:00 p.m.
- Mar 28** Digital Literacy Computer Classes. 9:00 a.m. – noon, drop in. Mission Branch Library.
- Mar 28** SD County Live Well on Wheels Mobile Office. 10:00 a.m. – 4:00 p.m. Crown Heights Resource Center.
- Mar 30** Open House: Smart & Sustainable Corridors Plan. 5:00 p.m. Location TBD.
- Apr 1** IRONKIDS Fun Run. 5:00 p.m. The Strand.
- Apr 2** IRONMAN 70.3 Oceanside. [Info](#)
- Apr 5** SD County Live Well on Wheels Mobile Office. 10:00 a.m. – 4:00 p.m. Crown Heights Resource Center. [Info](#)
- Apr 11** SD County Live Well on Wheels Mobile Office. 10:00 a.m. – 4:00 p.m. Chavez Resource Center. [Info](#)
- Apr 13** SD County Live Well on Wheels Mobile Office. 10:00 a.m. – 4:00 p.m. Libby Lake Community Center. [Info](#)
- Apr 16** Annual Egg Hunt. 10:00 a.m. – noon. Mance Buchanan Park.
- Apr 19** Open House: Smart & Sustainable Corridors Plan. El Corazon Senior Center. 5:30 p.m. [Info](#)
- Apr 20** SD Housing Federation Fair Housing Conference. 9:00 a.m. – 1:00 p.m. [Info](#)
- Apr 22** SD County Live Well on Wheels Mobile Office. 10:00 a.m. – 4:00 p.m. John Landes Recreation Center. [Info](#)
- Apr 25** SD County Live Well on Wheels Mobile Office. 10:00 a.m. – 4:00 p.m. Crown Heights Resource Center. [Info](#)
- Apr 28** Meet the City of Oceanside Chamber Event. 5:00 – 7:00 p.m. El Corazon Events Center. [Info](#)
- May 11** North County Economic Summit. 7:00 a.m. CSUSM Ballroom.
- May 12** KOCT Fundraiser at Outback Steakhouse. [Info and tickets](#)
- May 21** Operation Appreciation. 11:00 a.m. – 2:00 p.m. Junior Seau Pier Amphitheater.
- Jun 25** Save the Date: Annual Independence Parade.