

COUNCIL WEEKLY UPDATE

February 29, 2024

PLANNING

General Plan Update (GPU) Phase 2 – The project team is working on the Draft Environmental Impact Report (DEIR) for GPU Phase 2. All project deliverables (i.e., updated General Plan elements, Smart & Sustainable Corridors Specific Plan, updated Climate Action Plan) will be appended to the DEIR. Once the DEIR is released for the mandatory 45-day public review period, interested parties will have the opportunity to provide input.

Staff intends to present a project update at the April 10 City Council meeting and final adoption of the General Plan Update is anticipated to occur at a June 12 City Council workshop.

401 Mission Avenue Mixed-Use Project (Regal Cinemas site) – The proposed project includes redevelopment of a 2.72-acre site currently consisting of a movie theatre and commercial space into a mixed-use density bonus project with 332 apartments and 19,291 square feet of commercial area. The applicant has resubmitted for a second round of entitlement review. To address concerns raised by neighborhood residents, the applicant has made aesthetic architectural changes to the proposed project, as shown in the rendering below.



VIEW ON MISSION AVE LOOKING EAST 3

Cannabis Update – City Council consideration to award a Professional Services Agreement to staff's recommended cannabis consultant is scheduled for March 27.

Downtown Advisory Committee (DAC) – A Special DAC Meeting is scheduled for Wednesday, March 27 at 9 a.m.

Modera Mixed-use Project (Motel 6 Site – 815 N. Coast Hwy) – The project proposes the redevelopment of the Motel 6 property located at 815 N. Coast Highway with a 360-unit apartment building and new 62-room hotel. The proposed project will be presented to the Downtown Advisory Committee at a Special Meeting on Wednesday, March 27. No City Council date has been targeted for the project at this time.

Planning Commission – The Planning Commission approved the following projects at its February 26 meeting:

- Regular Coastal Permit at 1628 S. Pacific St.: **Approved 5/0** (Commissioners Balma & Morrissey absent). Regular Coastal Permit requesting a 760 square-foot addition and remodel of an existing 418 square-foot studio over a two-car garage. The proposed project would add 380 square feet to each of the two stories, as well as a 114 square-foot balcony on the western side of the addition. The site has a General Plan land use designation of Urban High Density Residential (UHD-R), a Local Coastal Program designation of Coastal Residential High Density (C-RH), and a Zoning designation of Medium Density Residential – Coastal (R-3). – 1628 S. PACIFIC ST. ADDITION AND REMODEL – APPLICANT: GULZAR HUNJANG
- Development Plan and Conditional Use Permit at 2190 El Camino Real: **Approved 4/1**: Dodds–No (Commissioners Balma & Morrissey absent) Development Plan and Conditional Use Permit to allow the construction and operation of an approximately 5,000 square foot carwash, including a carwash tunnel and vacuum stalls, located at 2190 El Camino Real. The 1.28-acre project site, which is currently vacant, has a General Plan Land Use and Zoning Designation of Community Commercial (CC) and is within the Mira Costa Neighborhood Planning Area. 2190 EL CAMINO REAL – DOLPHIN GREEN CAR WASH PROJECT- APPLICANT: METRO PROPERTY GROUP, LLC

The next regular Planning Commission meeting is scheduled for Monday, March 11.

ENGINEERING

Buccaneer Park Project – Staff and the consultant are preparing to conduct Community Workshop number five at the South Oceanside Elementary School in March. Details to follow soon.

City Wide Fiber Optic Projects – The high-speed fiber construction projects are progressing as follows:

- **SiFi Networks** - A Stop Work Notice was issued to SiFi due to concerns relating to the quality of construction and stormwater management. Staff is scheduled to meet with SiFi representatives to discuss the Stop Work Notice and a path forward this week.
- **Ubiquity** - Construction commenced on Friday, February 23 in the Mira Costa area neighborhood. For the week of March 4, they will be working on Shenandoah Drive and Pauline Way.

Library Courtyard Improvements – The Library Courtyard Improvements Project began construction on February 26. The proposed modifications to the Library Courtyard include removing the existing Library courtyard concrete and replacing it with an ADA compliant concrete surface designed to address site drainage, filling in the existing fountain with concrete to create a useable performance stage, installing a large shade structure, adding lighting, and installing new bench seating areas and landscaping.

Road Slurry Seal & Overlay Project – ([Work Area Map](#)):

- The project has been impacted by weather, which has affected grinding and paving operations.
- Paving work at Peacock Hills (Groups 4D, 4E, 4F) is targeted to resume on March 5.
- Utility adjustment and roadway marking work continues on completed streets in Peacock Hills as weather permits.

Buena Vista Audubon Society Crosswalk Feasibility Study - Staff is in the data collection phase of this study, including communicating with Buena Vista Nature Center staff.

Pier View Way Bridge & Lifeguard Headquarters and Beachfront Phase II Projects

The consultant team has commenced work on the two scoped preliminary design concept options (15 percent level). Additionally, the team is working on the necessary CEQA-related historical analysis and documentation component for the Programmatic Environmental Impact Report.

LIBRARY

Mini-Library Installation - The Oceanside Public Library, in collaboration with the Parks and Recreation Department, opened its 4th mini-library location at the Joe Balderrama Recreation Center. The mini-library offers a selection of books for all ages that can be checked out with an Oceanside Public Library card. Furnishings for the mini-library were funded through support from the Oceanside Public Library Foundation. Other mini-libraries can be found at Country Club Senior Center, El Corazon Senior Center, and the Melba Bishop Recreation Center.



WATER UTILITIES

Community Cleanup Update – Seven volunteers from the previous cleanup event removed several pounds of litter from Ron Ortega Park on Thursday, February 15. The next event is scheduled for Thursday, March 21 from 3:00 to 5:00 p.m. along Airport Rd. Volunteers of all ages are welcome. To register visit www.cleansd.org.



Marine Debris Reduction Ordinance Educational Workshops for Oceanside Businesses - Last August, the Council approved and adopted the Marine Debris Reduction Ordinance (MDRO). The new Ordinance specifically addresses polystyrene foam and single-use plastic bags. All retail establishments and food service providers in Oceanside will be required to find sustainable alternatives to these products. Additionally, all businesses will be required to post educational materials about the MDRO requirements for at least one year after each of the prohibitions take effect.

The City is partnering with the Oceanside Chamber of Commerce and MainStreet Oceanside on a series of educational workshops for Oceanside businesses related to MDRO. These workshops are free to attend, but it is requested that businesses register in advance. The first occurred today at the Oceanside Chamber of Commerce. More upcoming workshops will occur on March 27 (online) and May 21(at MainStreet Oceanside).



COMMISSION / COMMITTEE MEETINGS

- Mar 5** Community Relations Commission. 6:00 p.m.
- Mar 7** ~~Postponed to Mar. 19. Manufactured Home Fair Practices Commission.~~
- Mar 11** Planning Commission. 6:00 p.m.
- Mar 12** Water/Sewer Committee. 3:30 p.m.
- Mar 14** Parks & Recreation Commission. 6:00 p.m.
- Mar 19** Utilities Commission. 3:30 p.m.
- Mar 19** Manufactured Home Fair Practices Commission. 6:00 p.m.
- Mar 21** Measure X Citizen Oversight Committee. 2:30 p.m.
- Mar 21** Police and Fire Commission. 4:00 p.m.
- Mar 25** Planning Commission. 6:00 p.m.
- Mar 26** Library Board of Trustees. 2:00 p.m.

- Mar 26** Housing Commission. 6:15 p.m.
Mar 27 Downtown Advisory Committee Special Meeting. 9:00 a.m.

COMMUNITY MEETINGS / EVENTS

- Feb 29** Coastal Rail Trail Community Workshop. 6:00 p.m. [Info](#)
- Mar 5** OPD Presentation on IREX Technology at Community Relations Commission Meeting. 6:00 p.m. Council Chambers.
- Mar 9** Pet Palooza Fair. 11:00 a.m. – 1:00 p.m. John Landes Park.
- Mar 14** Eastside Mural Project Community Meeting. 6:00 p.m. Balderrama Recreation Center.
- Mar 21** Green Oceanside Community Cleanup. Airport Road. 3:00 p.m. [Info](#)
- Mar 21** Oceanside Chamber of Commerce’s “Meet the City” event. El Corazon Conference and Events Center. 5:00-7:00 p.m.
- Mar 14** Eastside Mural Project Community Meeting. 6:00 p.m. Balderrama Recreation Center.
- Mar 23** Chamorro Cultural Festival. Pier Amphitheater. All day.
- Mar 30** Parks and Recreation Spring Egg Hunt. Buchanon Park. 8:45 a.m. – noon. [Info](#)
- Mar 30** Balderrama Park Egg Hunt. 9:00 – 11:00 a.m.
- Mar 30** Landes Park Egg Hunt. 10:00 a.m. – noon.
- Apr 5-6** IRONMAN 70.3 Oceanside. [Info](#)
- Apr 20** Earth Day Event and Waterway Cleanups. Libby Lake Park. 9:00 a.m. – noon. [Info](#)
- April 20** Mainstreet Oceanside’s “Taste of Spring.” [Info](#)