

COUNCIL WEEKLY UPDATE

September 30, 2021

PLANNING

General Plan Update Phase 2 – The [Draft Community Vision](#), a key component of the City's General Plan Update, will be discussed by the City Council on October 6. Staff will be seeking Councilmember input on the following: 1) whether there are additional community values and priorities that should be reflected in the Draft Vision, 2) if the values and priorities highlighted in the Draft Vision are internally consistent, and 3) if any language requires clarification. Input from the City Council will be incorporated into the Final Community Vision, which will provide a basis for evaluating project alternatives and selecting a preferred plan.

Listed below is the public hearing item that the Planning Commission reviewed and acted on at its meeting on Monday, September 27, 2021.

1602 S. COAST HIGHWAY MIXED-USE DEVELOPMENT– Consideration of a TENTATIVE MAP (T20-00005), DEVELOPMENT PLAN (D20-00016), DENSITY BONUS (DB20-00001) and COASTAL DEVELOPMENT PERMIT (RC20-00010) to construct a 4-story mixed-use development consisting of 54 condominium units and 3,244 square-feet of ground floor commercial space located on an approximate 0.91-acre site at 1602 South Coast Highway within the South Oceanside Neighborhood Planning Area. Five out of the 54 condominium units will be developed as very low-income affordable units for those that qualify based on income. The project site is located within the non-appealable area of the Coastal Zone and lies within the South Oceanside Neighborhood Planning area. The site has a General Plan land use designation of General Commercial (GC) and a zoning designation of C2/CZ (General Commercial). – **This item has been continued to the October 11, 2021 Planning Commission meeting.**

ENGINEERING

Street Overlay Project - The contractor finished placing the top layer of pavement in the Oceana neighborhood on September 27, 2021. Overlay pavement and pavement repairs in District 3 began last week and will be finished by the end of the week. Pavement repairs in anticipation of the upcoming Slurry Seal Project in District 4 began on September 27, 2021.

Annual Slurry Seal Project - The contractor began sealing cracks on September 27, 2021, and will work on this approximately two weeks in anticipation of the upcoming Slurry Seal Project.

Beachfront Improvement Feasibility Study Phase II – A feasibility study to explore potential improvements to the Junior Seau Beach Community Center, Junior Seau Pier Amphitheater/ Bandshell, and the pier plaza is underway. Community engagement is a significant component of this feasibility study. Throughout the study, the public will have the opportunity to attend approximately 21 public meetings and provide input on opportunities, issues, and concerns related to the study area. October 2021 meeting dates have been posted online. For more information please [refer to the project webpage](#).

Buccaneer Park Project - The design consultant continues to work on revising the conceptual park layouts. Once the conceptual park layouts are complete, a stakeholder meeting will be scheduled in October to present the results of the survey and solicit community input on the conceptual park layouts.

Neptune Stairway Repair – The foundation work will begin by Friday. This work is being done as quickly as practical, however COVID-19 continues to impact material availability for some needed items.

HOUSING & NEIGHBORHOOD SERVICES

Moderate Income Homeownership Program - Housing & Neighborhood Services opened the pre-application for the pilot program August 9, 2021 - August 31, 2021. Housing staff received a total of 107 pre-applications. In addition, staff received an estimated 50 phone inquiries during the application period. Of the 107 pre-applications, 73 met the minimum requirements for prescreening. On Thursday September 9, 2021, at 2:00 p.m., three names were drawn from the list of 73 pre-applications. The drawing was administered using an online random name generator. Three witnesses were present to verify the selected households.

- 1) The three households were notified by telephone of their selection and then emailed a checklist and list of partnering lenders to work with to gather necessary documents, complete their loan application, and obtain approval. The partnering lenders will notify Housing staff of status updates as they move through the approval process and conduct housing searches.
- 2) The remaining 70 pre-applicants were sent letters letting them know they were on a newly developed waitlist. In the event a selected participant drops from the process, City staff would initiate another random draw to select the next household on the waitlist to initiate the loan approval and home search processes.

Housing staff are working with lenders to minimize wait time between steps to process loan applications quickly. The City Attorney has approved the legal language for our loan documents and the lenders will take over the application process from here to qualify buyers for mortgages. For questions, please contact Neighborhood Services Director Leilani Hines or Housing Program Manager Maria Yanez.

Oceanside Housing Navigation Center (aka Oceanside Homeless Shelter) - Housing staff continues to work with the San Diego Rescue Mission (SDRM) to better define its responsibilities and costs associated for the use of the property located at 3131 Oceanside Blvd. As part of the City's comprehensive approach to ending homelessness, the SDRM will operate the City of Oceanside Housing Navigation Center with an objective to provide a safe, low-barrier shelter and supportive services to connect Oceanside residents experiencing homelessness to income, public benefits, health services, and permanent housing, or other appropriate housing solutions.

On September 8, 2021, Housing staff received preliminary cost estimates for the remodel and alterations needed to the existing property and buildings. Staff is reviewing these figures and the scope of work to be completed. In the past week, staff has provided SDRM with a proposed scope of services for the operation of the Oceanside Navigation Center and a request for estimates of necessary start-up costs to include furnishings and equipment and an estimated operating budget. It is staff's intent to present Council with a full description of the services,

operation, and performance metrics of the Oceanside Navigation Center, along with all costs associated with the acquisition, development, equipping, and annual operation in early November 2021.

WATER UTILITIES

Community Cleanup Held September 25 - The Green Oceanside team, Neighborhood Services, and Code Enforcement hosted a Community Cleanup Event at Rancho Del Oro Park last Saturday. This was the second event of FY 2021/22 for the City's new quarterly neighborhood cleanup program that rotates throughout the City during the year. Approximately 15 volunteers patrolled the park and surrounding neighborhood picking up litter, while Habitat for Humanity accepted donatable items that customers brought to the drive-through drop off location. The Green Oceanside team provided educational giveaways and information on the City's environmental initiatives to attendees. Future events for 2022 will be posted at both Neighborhood Services and [Green Oceanside](#) webpages.

PUBLIC WORKS

San Luis Rey River Flood Control Project Mowing 2021 - Mowing work continues within the Phase 1 and 2 sections of the San Luis Rey River Flood Control Project (from approximately Benet Road to College Boulevard). Approximately 40-acres have been mowed out of the 143-acres. It is anticipated that the mowing will continue for 4-weeks. After the mowing work is completed Public Works Staff in coordination with Recon Environmental and the USACE will start the invasive plant species removal program which will continue to March 15, 2022.



FY 21-22 City Tree Trimming - The City tree trimming work for this fiscal year has been completed in Maintenance Zone 6. Approximately 2,200 trees were trimmed. Starting on October 11th all City palms west of the I-5 corridor will be trimmed by the end December 2021. After that City tree trimming within Maintenance Zone 9 (North East Oceanside/Morro hills) will begin. The current City [tree pruning schedule may be found here](#).

UPCOMING COMMISSION/COMMITTEE MEETINGS

- Oct 5** Oceanside Historic Preservation Advisory Commission. 6:00 p.m.
- Oct 7** Manufactured Home Fair Practices Commission. 6:00 p.m.
- Oct 12** Economic Development Commission. 3:00 p.m.
- Nov 18** Police & Fire Commission. 4:00 p.m.
- Nov 23** Library Board of Trustees. 2:00 p.m.

COMMUNITY MEETINGS / EVENTS

- Sept 30** Oceanside Chamber of Commerce “Meet the City” event. 5:00 – 7:00 p.m. [Details](#)
- Oct 1** First Friday Art Walk. 5:00 – 9:00 p.m. Artist Alley and OMA.
- Oct 2** Taste of Oceanside. 2:00 – 5:00 p.m. 6:00-9:00 p.m. [Tickets](#)
- Oct 8** KOCT 40 Year Celebration. [Tickets](#)
- Oct 9** Filipino Cultural Festival. 11:00 a.m. – 4:00 p.m. Civic Center Plaza. [Info](#)
- Oct 14** Focused meeting: Beachfront Improvements Phase II Feasibility Study meeting focused on community sports & recreation. Council Chambers. 6:30 – 8:30 p.m. [Details](#)
- Oct 24** 20th Annual Dia de los Muertos. Pier View Way & South Tremont St. [Info](#)
- Oct 28** Focused meeting: Beachfront Improvements Phase II Feasibility Study meeting focused on cultural, community and special events. Council Chambers. 6:30 – 8:30 p.m. [Details](#)
- Oct 30** Ironman. Harbor/Strand/Pier. [Info](#)
- Nov 6** Bike the Coast. Pier Plaza/Strand/Pacific St.