

# CITY COUNCIL WEEKLY UPDATE

January 9, 2020

## PLANNING

**Brother Benno's Standing Committee** – The Brother Benno's Standing Committee will be held on February 18, 2020 in the Council Chambers. This will be the third of four meetings and the meeting will cover the review of the proposed revised and new conditions for the Brother Benno's facility. The proposed revised conditions provide additional regulations regarding the security, rules of conduct, mail service, and establishing an identification process for customers. The Committee will provide direction to staff regarding the conditions. Staff will be requesting that the conditions be approved for recommendation by the Standing Committee to the full Planning Commission at the fourth Brother Benno's meeting.

**Carmax** – An application for a Development Plan and Conditional Use Permit for a new Carmax Dealership at Thunder and Plaza was submitted to the City on December 19, 2019 and is currently being reviewed. An Application Review Committee (ARC) meeting has been scheduled for January 22, 2020 to review the City's initial comments with the applicant.

**Regional Housing Needs Assessment** – Four cities have filed appeals of the SANDAG Board's approval of the final Regional Housing Needs Assessment (RHNA). The four cities are Coronado, Imperial Beach, Lemon Grove and Solana Beach. The appeals and other RHNA information can be reviewed [here](#). The SANDAG Board will conduct a public hearing on a date to be determined to consider the appeals, which could result in a new RHNA share for Oceanside. Oceanside has 45 days to submit any comments on the appeals. Oceanside's RHNA share is 5,443 units, including approximately 40% for lower income households. The appeals have no effect on the mandate for Oceanside to have an updated Housing Element certified by the State by April 2021.

Listed below are the public hearing items that the Planning Commission will review at their meeting on Monday, January 13, 2020.

**HOME 2 SUITES BY HILTON** – Adoption of Planning Commission Resolution No. 2019-P49 denying without prejudice DEVELOPMENT PLAN (D19-00010), a request for approval to construct a four-story, 137-room hotel branded as a Home 2 Suites by Hilton. The hotel would be located on an existing vacant 2.65-acre site designated as a regional hotel site in the El Corazon Specific Plan. The proposed hotel would be approximately 97,501 sq. ft. in size with amenities such as a boardroom, public restrooms, pool and outdoor patio area, a dining area for guests, and lobby area.

**SAN LUIS REY MAINTENANCE AND STORAGE BUILDINGS** – Consideration of a CONDITIONAL USE PERMIT (CUP17-00017) to allow for the construction and operation of new maintenance and storage buildings, site improvements and existing maintenance building upgrades at the San Luis Rey Water Reclamation Facility (SLRWRF) located at 3950 North River Road (APN: 157-021-04), located within the North Valley Neighborhood Planning Area. ***Staff is recommending approval.***

**807 S. PACIFIC STREET CONDOS** – Consideration of a TENTATIVE MAP (P19-00004), DEVELOPMENT PLAN (D19-00007), and REGULAR COASTAL PERMIT (RC19-00005), a request for approval to allow the demolition of two existing residential structures in order to construct a three-story with basement, 6,010 square foot, two-unit condominium project at 807 S. Pacific Street which is located within the Appealable area of the Coastal Zone and the Townsite Neighborhood Planning Area. *Staff is recommending approval.*

**OCEAN HILLS SENIOR FACILITY** – Consideration of a DEVELOPMENT PLAN (D18-00019) and CONDITIONAL USE PERMIT (CUP18-00023) to allow the construction of a 103,004 square-foot senior (55+ Age Restricted) residential care facility, consisting of 102 resident units for a total of 121 beds, along with associated parking and site improvements. The project site is comprised of an existing parcel approximately 2.9 acres in size and located at the northeast corner of Mystra Way and Cannon Road within the Ocean Hills Neighborhood Planning Area. *Staff is recommending approval.*

**405 S. TREMONT STREET CONDOS** – Consideration of a TENTATIVE MAP (T17-00008), DEVELOPMENT PLAN (D17-00014), and REGULAR COASTAL PERMIT (RC17-00006) a request for approval to allow the demolition of an existing circa 1926 California Bungalow single family residence in order to construct a three-story, eight-unit condominium project at 405 S. Tremont Street which is located within the Non-Appealable area of the Coastal Zone and the Townsite Neighborhood Planning Area. *Staff is recommending approval.*

## **ECONOMIC DEVELOPMENT**

**Oceanside Transit Center** - The North County Transit District (NCTD) recently released a Request for Proposals (RFP) seeking a development partner to redevelop the 10-acre Oceanside Transit Center (OTC) site into a mixed-use development. Working in partnership with the City, NCTD seeks to see the site developed with a potential mix of retail, residential, office and hospitality uses. The deadline to submit a development proposal is April 15. At the request of NCTD, a member of City staff will be actively participating in the developer selection process. Development of the site would be subject to future discretionary review by the City (including appropriate CEQA analysis) and may include review by the California Coastal Commission should the development necessitate an amendment to the City's Local Coastal Program. [Project Overview](#)

## **FINANCIAL SERVICES**

**Short-Term Rental (STR) Update** – Financial Services staff is working with Fire and Development Services to expedite permit processing. Staff is also fine-tuning features which will make searching and filing complaints easier for residents. We expect to have these items ironed out in the next few weeks. Below are updates on the process:

**Permits** – Staff has received 253 STR permit applications since June 19, 2019 (date of STR Ordinance). Of those, 11 have been approved and are active. Since hosted STR units and STR units in gated HOAs that contain at least 50 units are exempt from the STR permit requirement, these STRs are not included in the total applications.

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**Searching addresses** - The current [list of addresses](#) on the website is a searchable PDF, using "Control F" and typing the address. We are in the process of reformatting the report for easier review. Staff is working to add a GIS search as well.

**Lodging complaints** - LodgingRevs is still working on setting up our STR complaint hotline and online complaint form but should be functioning shortly.

**Code Violations** - The following complaint-types have been received:

Complaint Type	Number of Complaints
Provided false information on STR Permit Application	24
Excessive noise	13
Excessive occupants	12
STR on Panhandle Lot	4
STR registration	4
STR with an ADU	3
Unpermitted Construction	2
Other	8

\*Other category includes 1 of each of the following complaint types: Burglary Report, Contact RP, Fight, Illegally Parked Vehicle, Indecent Exposure, Intrusion Alarm, Party.

The "Provided false information on STR Permit Application" complaint type designation indicates more bedrooms were reported on the STR Permit Application than records indicate are permitted. In most cases, they are also advertising online to accommodate more STR tenants than the OCC allows for that particular unit.

## **NEIGHBORHOOD SERVICES**

**Oceanside Census Job Fair** - The [Oceanside Census Job Fair](#) is Saturday, January 11, 2020 from 1:00 - 4:00 p.m. at the Country Club Senior Center. Census jobs range from \$19.00 to \$23.00 per hour. To encourage the "hard to count" population's participation in Saturday's Job Fair, staff provided flyers and census information to Bread of Life, Women's Resource Center, Brother Benno's, and the North County LGBTQ Resource Center. Information has also been distributed to the City Resource Centers and Recreation facilities.

**Mainstream Housing Choice Vouchers** - The U.S. Department of Housing and Urban Development (HUD) has announced that the City of Oceanside Community Development Commission (CDC) has been awarded funding effective March 1, 2020, for 34 new Mainstream Program Housing Choice Vouchers that will be available for non-elderly persons with disabilities. These vouchers allow individuals and families to rent housing from private landlords and generally pay 30 percent of their monthly income towards rent and utilities. The award provides \$502,456 for the first year for rental assistance payments to private Oceanside landlords, as well as administrative fees for CDC staff to administer the program. HUD, thereafter, provides ongoing funding for the new vouchers, annually. Please contact Angie Hanifin at (760) 435-3363 for further information.

**Family Self-Sufficiency Coordinator Funding Award** - The U.S. Department of Housing and Urban Development has notified the City of an award of \$72,000 to pay the salary of a Family Self-Sufficiency (FSS) Coordinator in the Neighborhood Services Department for calendar year 2020. The FSS Program has been available to households participating in the City's Housing Choice Voucher (Section 8) Program since 1993. Families in the program execute a contract that specifies goals and services; the contract requires that all members become independent of welfare and maintain suitable employment. The FSS Coordinator ensures that the program participants are linked to the supportive services they need to achieve self-sufficiency.

**Oceanside We All Count Census of Homeless People (Point In Time Count) Jan 23** - The Regional Task Force on the Homeless (RTFH) coordinates an annual one-day census of the people in San Diego County experiencing homelessness, both sheltered and unsheltered. The count is mandated for all communities funded by the U.S. Department of Housing and Urban Development. It enables our region to better understand the scope, impact and potential solutions to homelessness; and empowers our community to qualify for funding that is essential to addressing the issue. This year the count will take place on Thursday, January 23, 2020 from 4:00 - 8:00 a.m. For the seventh year, the El Corazon Senior Center will serve as a deployment center. The "Counting Us" App, which includes a Geographical Information System which integrates location and data will be used for the first time. The Task Force will publish results of the survey at a later date. Volunteers must [register in advance](#). For more information, please contact Salvador Roman at (760) 435-3394.

## **WATER UTILITIES**

**Garrison Creek Volunteer Event** - On Saturday January 11, 2020, from 9:00 to 10:30 a.m., the City of Oceanside, Friends of El Corazon, and Nature Collective will host a clean-up and native planting event along Garrison Creek at El Corazon. Additional information will be emailed to registered participants after [signing up](#).

**Loma Alta Slough Wetlands Community Workshop** - Staff will be hosting the second community workshop for the Loma Alta Slough Wetlands Enhancement Project on Thursday, January 16, 2020, from 5:00 to 7:00 p.m. at the Oceanside Library Community Rooms. This workshop will present the proposed restoration designs and provide an opportunity to receive public feedback on the preferred alternative.

**Oceanside Food Scraps Recycling Program** - This week, the Zero Waste Team started initial site visits at Oceanside commercial customers to commence the food scraps recycling program. The initial site visits include a visual characterization of the customers trash containers to confirm food scrap container size and right-size service needs for recycling. All commercial customers will be receiving their initial site visit by March 2020, with delivery of their food scrap bins commencing mid-March to May.

## **COMMUNITY EVENTS**

- Jan 11      **Invasive Plant Removal.** 9:00-10:30 a.m. Garrison Creek Trail.
- Jan 18      **Cal South Soccer Championships.** SoCal Sports Complex, El Corazon.
- Jan 18      **North County San Diego Women's March/Rally.** Oceanside Civic Center Plaza. 10:00-11:00 a.m. (760) 420-3229.

- Jan 20 **MLK Community Prayer Breakfast.** 8:30 a.m. QLN Conference Center.
- Jan 21 **Oceanside Tourism Council Workshop.** 8:30 a.m. VANC. [RSVP](#)
- Jan 23 **Point in Time Count – Homeless Census.** 4:00-8:00 a.m. [Volunteer](#)
- Jan 23 **North San Diego Business Summit.** 8:00 a.m. – 3:30 p.m. Palomar College. [Info.](#)
- Jan 24 **Annual LGBTQI Town Hall Meeting.** 6:30-8:30 p.m. Library Community Rooms. (760) 994-1690.
- Feb 1 **Library Spring Concert Series. Vulcan Mt Bluegrass Band.** 1:00 p.m. Library Community Rooms.
- Feb 6 **CSUSM Report to the Community.** 7:00-9:00 a.m. CSUSM. [Tickets](#)
- Feb 6 **Public Safety Night at Sunset Market.** 5:00 – 8:00 p.m.