

CITY COUNCIL WEEKLY UPDATE
July 25, 2019

PLANNING/ENGINEERING

Listed below are the public hearing items that the Planning Commission reviewed and acted on at their meeting on Monday, July 22, 2019.

PUBLIC HEARINGS

OCEANSIDE EAST SHOPPING CENTER – Consideration of a TENTATIVE PARCEL MAP (P19-00005), DEVELOPMENT PLAN (D18-00011), AND SIX CONDITIONAL USE PERMITS (CUP18-00012 TO CUP18-00017) to allow the creation of three parcels and the construction and operation of an approximately 23,000 square foot commercial center. The proposed commercial center would be developed on a 3.7-acre parcel located at the northwest corner of Mission Avenue and Foussat Road. ***The Commission adopted the resolution by a 7-0 vote approving the project. The call for review/appeal period ends on August 1, 2019.***

833 SOUTH PACIFIC CONDOS – Consideration of a TENTATIVE MAP (P18-00005), DEVELOPMENT PLAN (D18-00019), and REGULAR COASTAL PERMIT (RC18-00006) to demolish an existing nine-unit multi-family complex to enable the construction of a four-unit residential condominium development at 831 and 833 South Pacific Street. ***The Commission adopted the resolution by a 6-1 vote (Goodkind – No) approving the project. The call for review/appeal period ends on August 11, 2019.***

OCEANSIDE BREWERY IGNITER – Consideration of a CONDITIONAL USE PERMIT (CUP19-00008) and REGULAR COASTAL PERMIT (RC19-00006) to allow the establishment of two craft breweries within a 7,000 square foot commercial building demised into two separate suites at 1575 S. Coast Highway. ***The Commission adopted the resolution by a 7-0 vote approving the project. The call for review/appeal period ends on August 1, 2019.***

DISCUSSION ITEMS

Appointment of Standing Committee to Review Brother Benno's Compliance with Conditional Use Permit C-33-90. ***The Commission appointed: Chairperson Krahel, Commissioner Rosales and Commissioner Balma to the Brother Benno's Standing Committee.***

Tyson Street Restrooms - Plumbing, plaza and landscaping work continues as the repair plan for the damaged wood beam/steel frame connections is under review. Plan approval is expected this week. Completion is expected mid-to-late August.

Draft Regional Housing Needs Assessment (RHNA) – On July 26, the SANDAG Board will consider whether to release the draft RHNA methodology for a 60-day public review. The RHNA methodology distributes a share of the projected 8-year regional housing needs to each of the cities and the county. SANDAG staff, the Planning Technical Working Group and the Board’s RHNA Sub-Committee are recommending release of the draft RHNA methodology. The Board is scheduled to adopt a final RHNA methodology in October; that will trigger a mandate for the City to update our Housing Element by April 2021. Amongst other requirements, the Housing Element will have to demonstrate the City has adequate zoning capacity to accommodate the City’s share of the RHNA.

Local Coastal Program Update - The Planning Division is currently reviewing an initial draft of the **Coastal Hazards Adaptation Plan**, which builds upon the **Coastal Hazards Vulnerability Assessment** by outlining potential strategies for addressing the impacts of projected sea level rise. The Adaptation Plan provides a “toolbox” of methods to protect, adapt, and relocate public and private assets situated within the coastal hazard zones demarcated in the Vulnerability Assessment. The Adaptation Plan also identifies possible “triggers” the City could use to monitor sea level rise impacts and determine when adaptation strategies should be implemented. The Adaptation Plan does not prescribe specific adaptation strategies but rather provides options for future decision making, highlighting the various tradeoffs associated with each of these options.

Once the consultant team has addressed City staff comments, the Draft Adaptation Plan will be delivered to the California Coastal Commission (CCC). Following CCC approval, the Planning Division will host a community workshop to introduce the Draft Adaptation Plan and solicit public input. It is anticipated this workshop will occur in early fall.

Downtown District Density Amendments - In response to a City Council request, staff has prepared a series of proposed amendments to Article 12 of the Zoning Ordinance (Downtown District) that would serve to eliminate the area’s existing 43 unit/acre density limit while maintaining existing development standards relating to height, setbacks and parking. The proposed revisions were reviewed by the Downtown Advisory Committee (DAC) on July 24 and the DAC unanimously recommended Community Development Commission approval of the amendments. The amendments will be scheduled for Community Development Commission review on August 21, 2019.

NCTD Transit Center Development - North County Transit District has tentatively scheduled a Developer's Workshop on August 21 at 9:00 a.m. in the City Council Chambers to get input on potential Transit Oriented Development (TOD) on their property in downtown Oceanside. They have indicated that they intend to issue a Request for Proposals later this year.

El Corazon Aquatics Center - A Pre-Qualification meeting was held on July 15 for potential contractors preparing to submit Pre-Qualification packages. Staff has added one additional day to the Pre-Qualification period; July 30, 2019, as opposed to July 29, 2019, to allow subcontractors time to provide pre-qualification information, as well as the general contractors. Bid Opening Date remains September 12, 2019 with the Bond presentation process scheduled for October 9, 2019. If the bond is approved by City Council, staff will request Council consider award of the lowest responsive and responsible bidder later during the October 9, 2019 City Council Meeting.

Beachfront Improvements - City staff had a successful meeting with the California Natural Resources agency on Tuesday. Oceanside has an available grant award of \$7.84 million for the Beachfront Improvements project. Securing the grant only requires City Council approval of a Resolution, which staff is placing on the August 7 agenda. Subsequent project costs become fully reimbursable through project completion, which is projected to be summer 2021. The next step is approval of a construction services agreement with the architect and obtaining construction bids.

Quiet Zone - The Oceanside Quiet Zone officially begins on July 31. On that day, trains are no longer required to sound a horn at the five coastal railroad crossings. However, some trains may continue to use their horn beyond July 31. NCTD is working with train operators – Coaster, Amtrak, MetroLink, and freight to make them all aware of the change and to reprogram control system where necessary on certain locomotives. Beyond this short-term phase-in, train horns will continue to sound if the train engineer sees pedestrians or vehicles on the tracks.

NEIGHBORHOOD SERVICES

City of Oceanside staff have been participating in the regional CENSUS 2020 Complete Count meetings since February 27, 2019. The 2020 Census Complete Count Strategic Plan will be presented to the SANDAG Board on Friday, July 26 for approval. The Plan outlines the approach, resources, location of hard-to-count populations, budget and an implementation schedule. Upon Board approval, SANDAG will request jurisdiction applications and implementation plans; these are due to SANDAG by August 9 and SANDAG intends to execute contracts beginning September 2019. Staff recommends that the City of Oceanside apply for its fair share allocation of \$33,802. These funds will be utilized to support educational efforts, community activation efforts, and materials to target hard-to-count populations that do not have access to broadband internet access, children under the age of 5, and individuals with limited English proficiency.

Census outreach will be deployed in three phases:

1. Educate (October – December 2019) by promoting census job openings, amplifying census messaging, educate staff and develop an ambassador program.
2. Motivate (January – February 2020) by holding special events and town hall meetings, include alerts and reminders in utility bill mailers.
3. Activate (March – April 2020) by holding kick-off and media event and utilize library internet access for census completion in specific hard-to-count locations.

PUBLIC WORKS

RFP on City Parking Lots - The Request for Proposals for the proposed development of the City-owned Parking Lots 26, 34 & 35 was issued on July 18, 2019. The proposals are due back to the City's Property Management Division on September 24, 2019.

Downtown Parking Study - The final draft of the Downtown Parking Study is currently under review by staff. Staff met with Main Street Oceanside (MSO) last week to review the final draft. Final revisions are anticipated to be complete by the end of August. Staff will distribute the Parking Study to the City Council in September. A final presentation has been scheduled for MSO's October 1 meeting.

Ron Ortega Recreation Park Play Structure Closure - The play structure has been closed due to wear and tear damage. The structure has been fenced off and signage has been placed on-site. Staff is working towards replacing the old structure and anticipates bringing an item to City Council for approval in early September.

COMMUNITY EVENTS

- Jul 26-28 SuperGirl Pro Surf Contest and Expo.** Pier area. (760) 435-5215. [Info](#)
- Jul 27 Oceanside Museum of Art Gala.** 6:00-11:00 p.m. [Info](#)
- Aug 3 Elizabeth Hospice Regatta.** Harbor.
- Aug 3 Vista Community Clinic Fundraiser.** 4:00-8:00 p.m. Rancho Guajome Adobe.
- Aug 4 Concert at Heritage Park.** 4:00-6:00 p.m. [Info](#)
- Aug 8 North County Health & Wellness Fair.** 9:00 a.m. – 1:00 p.m. Civic Center Plaza. [Info](#)
- Aug 10-11 35th Annual Longboard Surf Contest. Pier.** 6:00 a.m. – 9:00 p.m. (760) 535-0431. [Info](#)
- Aug 9 Concert in the Park.** 5:00 -9:00 p.m. Buchanon Park. [Info](#)
- Aug 10-11 So Cal Cup.** 8:00 a.m. – 9:00 p.m. Buchanon Park. (760) 415-5982.
- Aug 16 Soccer Club of Oceanside Opening Day.** 4:30-9:30 p.m. Buchanon Park. (760) 207-0264.
- Aug 16-17 Miracle Crusade.** Civic Center.
- Aug 17-18 US Body Surfing Championships.** Pier. 6:00 a.m. – 4:00 p.m. 310-924-5111.
- Aug 18 Concert at Heritage Park.** 4:00 – 6:00 p.m. [Info](#)
- Aug 24 Pao Pao Outrigger Canoe Race.** Harbor. 8:00 a.m. - 5:00 p.m. Harbor. (808) 268-8534.
- Aug 31 International Drug Awareness Day.** 6:30-8:00 p.m. Candlelight Pier Walk.

- Sept 14** **Concert in the Park.** 5:00-8:30 p.m. South Oceanside Elementary. (760) 533-6161. [Info](#)
- Oct 5** **Taste of Oceanside.** 2:00-5:00 p.m. Downtown locations. (760) 754-4512.
- Oct 11** **Boys & Girls Club Gala.** 5:30 -10:00 p.m. 401 Country Club Lane. (760) 433-8920.
- Oct 12** **Pride by the Beach.** 11:00 a.m. – 5:00 p.m. Civic Center. (760) 213-1267.
- Oct 27** **Dia de los Muertos.** Mission San Luis Rey. 10:00 a.m. – 4:00 p.m. (844) 653-4363.