

CITY COUNCIL WEEKLY UPDATE

August 8, 2019

PLANNING

North River Farms – Integral Communities has submitted a revised development plan vesting tentative tract map and environmental documentation for the North River Farms project. The updated project application reflects the following proposed changes and community benefits: reduction in the maximum residential unit count from 656 to 585 dwelling units; contribution of \$1 million towards the preparation of a Community Plan for South Morro Hills; dedication of approximately 1-acre of land for development of a permanent fire station; incorporation of the 37.5-acre Bree Property into project site as dedicated agricultural/open spaces; incentivized restaurant/brewery uses within the Village Core as an option to the 100-room boutique hotel; upsized sewer within N. River Road between Leon Drive and the western boundary of the project site; development of an approximately 1-acre public dog park; addition of a perimeter mountain bike trail; and, contribution of \$500,000 to the City for improvements to the Melba Bishop Recreation Center to be used at the City’s discretion. The applicant has prepared amendments to the previously-circulated Environmental Impact Report (EIR). It’s anticipated that these amendments to the EIR will be circulated for a 45-day public review/comment period beginning next week. It’s further anticipated that the revised project will be scheduled for City Council review in the Fall.

Brother Bennos CUP review by the standing committee of the Planning Commission -

On July 22, 2019 the Planning Commission appointed a three-member Standing Committee to review the operation of Brother Benno’s in relation to the Conditional Use Permit that currently governs the facility. Staff is working with the Committee to schedule its first meeting which is anticipated to occur in October. Once a date has been set, the meeting will be publicly noticed so that all interested parties may participate.

Accessory Dwelling Units – Staff continues to work on marketing materials designed promote the construction of Accessory Dwelling Units (ADUs). A consolidated fee schedule that will allow homeowners to easily calculate building permit and inspection fees will be published this month. The material produced to date is available on the City’s dedicated ADU webpage www.oceansideadu.com. Staff is currently organizing an ADU workshop dedicated to informing the community about ADUs and the local incentives available to facilitate their construction. This workshop will be held in the Fall.

Listed below are the public hearing items that the Planning Commission will review at their meeting on Monday, August 12, 2019.

PUBLIC HEARINGS

AIRPORT ROAD HOTEL – Consideration of a DEVELOPMENT PLAN (D18-00022) AND CONDITIONAL USE PERMITS (CUP18-00027/CUP19-00010) to allow the development of a hotel with 86 rooms and reduced parking on a 2.10- acre site at 375 Airport Road. **Staff is recommending approval.**

DISCOUNT TIRE OCEANSIDE – Consideration of a DEVELOPMENT PLAN (D19-00008), CONDITIONAL USE PERMIT (CUP19-00009), and HISTORIC PERMIT (H19-00001) to construct a retail tire store in Mission Douglas Plaza located at 3935 Mission Avenue. **Staff is recommending approval.**

ENGINEERING

El Corazon Aquatics Center – Contract is out for bid; staff is currently reviewing pre-qualifications of general and sub-contractors. The date for pre-qualification was extended to allow additional time to respond and to increase the number of responses. Bids are due September 12, 2019. Bond and contract award information will be presented to City Council during the October 9, 2019 regularly scheduled City Council meeting.

Balderrama Park Improvement Project - Construction continues on the Balderrama Park Improvement Project. Completed items include: demolition of existing improvements; installation of new LED field lighting; relocation of utilities; site grading; excavation for footings and foundations. The Contractor is currently finishing forming for concrete improvements to be constructed the week of 8-12-19. City procured playground equipment was delivered to the site and will be installed once the concrete improvements are complete. There are delays in the delivery of the shade structures material until the end of August. Due to this material delay, the construction is anticipated to continue through September of 2019. Expenditures for the design, management, equipment and construction of the project that have been paid for using HRP grant funding were submitted to the State the first week of August.

WATER

New Recycled Water Tank in Operation – The new 2 million-gallon recycled water storage tank located at San Luis Rey Water Reclamation Facility was recently completed, filled, and has been put into operation. The tank is an enclosed, prestressed concrete tank that will increase the storage capabilities of the recently expanded recycled water treatment plant. By adding storage tanks, the Water Utilities Department is able to provide a reliable supply of recycled water to customers when they need it. The operation of the tank is one of the final onsite improvements to be made for the project.

Grant Recommendation - Staff in Water Utilities presented and interviewed with the Integrated Regional Water Management (IRWM) Regional Advisory Committee selection panel at the end of July. Both the Pure Water Oceanside and the Recycled Water Lower projects competed for \$14 million designated for San Diego water supply and water quality projects. The selection panel of approximately 20 **people recommended that a total of \$4.25 million be awarded to Oceanside** with only six projects recommended for funding. The San Diego County Water Authority Board of Directors will consider approval of the recommended projects at their next regularly scheduled meeting in August. IRWM funding is made available through Proposition 1, approved by voters in 2014. A second round of funding will be available in future years.

PUBLIC WORKS

RFP for Lots 26, 34 and 35 – The Request for Proposals for the development of the referenced parking lots and an increase to the number of parking spaces was issued on July 18, 2019, with proposals due by September 24, 2019.

Lot 23 Grand Opening - Due to construction delays, the developer has not yet substantially completed the plaza area and other public areas to allow access the parking structure. It is anticipated that the parking structure could be open in mid-September.

Douglas Drive Repairs – This week, August 7 and 8, Public Works staff performed roadway repairs to the northbound lane of Douglas Drive from Catalina to Corte Bocina. Next week, August 14 and 15, repairs will be made to the southbound lane from Catalina to Corte Bocina.

New Street Sweepers – In May, 2019, the City Council approved a four-year lease agreement for 4 new street sweepers. Staff has received and outfitted all 4 units and they are now operational. Staff previously analyzed purchasing new sweepers versus leasing new sweepers for cost comparisons and found leasing to be the better value. The leased sweepers will be maintained by staff and leasing allows receipt of new vehicles every four years which should lower maintenance costs.

NEIGHBORHOOD SERVICES

Award of Merit for Mission Cove - The City was notified last week that Mission Cove was selected for an Award of Merit by the Pacific Coast Builders Conference for Best Affordable Housing Community Under 30 dwelling units/acre. The award was presented at the Gold Nugget Awards event at the 2019 conference.

COMMUNITY EVENTS

Aug 8 **North County Health & Wellness Fair.** 9:00 a.m. – 1:00 p.m. Civic Center Plaza. [Info](#)

Aug 8-9 **Junior Lifeguard Competition Awards.** 4:00-9:00 p.m. Bucanner Park. (760) 435-4021.

- Aug 9** **Concert in the Park.** 5:00 -9:00 p.m. Buchanon Park. (760) 735-5529. [Info](#)
- Aug 10-11** **35th Annual Longboard Surf Contest. Pier.** 6:00 a.m. – 9:00 p.m. (760) 535-0431. [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** **MiraCosta College Alumni Association Inaugural Event.** 6:00 p.m. Oceanside Campus. [Info](#)
- 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 24** **Movie at the Pier.** Dusk. (760) 435-5041.
- Aug 31** **International Drug Awareness Day.** 6:30-8:00 p.m. Candlelight Pier Walk.
- Sept 13** **Evening Honoring Marva Bledsoe / Women’s Resource Center Fundraiser.** 5:00-9:30 p.m. The Crossings. [Info](#)
- Sept 14** **Concert in the Park.** 5:00-8:30 p.m. South Oceanside Elementary. (760) 533-6161. [Info](#)
- Sept 15** **Oceanside Noche Mexicana 2019.** 1:00 – 7:00 p.m. Civic Center. (760) 435-3044.
- Sept 21 **Oceanside Harbor Days.** 9:00-5:00 p.m. Oceanside Harbor. [Info](#)
- Sept 28** **South O’side Garden party.** 2:00-6:00 p.m. South O Elementary. (760) 200-7137.
- Oct 5** **Taste of Oceanside.** 2:00-5:00 p.m. Downtown locations. (760) 754-4512.
- Oct 10** **Oceanside Senior Expo.** 9:00 a.m. – 1:00 p.m. Civic Center. [Info](#)
- 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 25** **Trek-n-Treat.** 9:00-11:30 a.m. Harbor. (760) 729-3866.
- Oct 27** **Dia de los Muertos.** Mission San Luis Rey. 10:00 a.m. – 4:00 p.m. (844) 653-4363.
- Nov 2** **Crown Heights Dia de los Muertos Festival.** 6:00-9:30 p.m. (760) 435-3339.