

CITY COUNCIL WEEKLY UPDATE

September 26, 2019

PLANNING

Draft RHNA - The SANDAG Board has submitted the draft Regional Housing Needs Assessment (RHNA) methodology to the State Housing and Community Development for a 60-day review period. The new RHNA will allocate 5,443 total housing units to Oceanside, which is approximately 700 fewer units than the City's current RHNA. However, Planning staff anticipates that rezoning will still be necessary due to the pending General Plan update that will focus housing growth along our transit corridors, and due to recent State legislation that prefers housing sites between 0.5 and 10 acres, requires by-right zoning for sites in the Housing Element that have not been developed, and requires the City have a surplus of housing sites in case developments occur with less density than zoning allows. The City's Housing Element must be updated by April 2021 and will have to address other housing issues such as an analysis of housing constraints, housing policies and programs, and quantified objectives.

Brother Benno's Standing Committee – The first Standing Committee meeting is scheduled for October 15 from 3:00-6:00 p.m. in the Council Chambers. The first meeting is intended to review the goals of the Committee, review the requirements of the Conditional Use Permit that currently governs the operation of Brother Benno's, provide an overview of the City's ongoing programs to address homelessness, provide an opportunity for Brother Benno's staff to describe their operations, and establish a schedule for future Committee meetings.

Accessory Dwelling Units (ADUs) - Planning Division staff is preparing to conduct a workshop on ADUs that is intended to provide information to property owners and facilitate the construction of ADUs. The workshop, tentatively scheduled for November 12, will address existing regulations, new legislation, local incentives, and provide handouts and fact sheets and a presentation by professionals involved in the production of ADUs.

Local Coastal Program Update (LCPU) – A Draft Coastal Hazards Adaptation Plan (Draft AP) is currently under internal staff review. A community workshop on the Draft AP is tentatively scheduled for November 18.

A Draft Land Use Plan (Draft LUP) outlining new and revised policies addressing new development and coastal resources is now in process. Staff is currently reviewing Draft LUP policies related to marine, resources, biological resources, water quality, public facilities, and shoreline protective devices. Draft LUP policies pertaining to land use are forthcoming. A community workshop on the Draft LUP will take place in early 2020.

Listed below are the public hearing items that the Planning Commission reviewed and acted on at their meeting on Monday, September 23, 2019.

CHASE BANK THIRD WALL SIGN- Adoption of Planning Commission Resolution No. 2019-36 approving a Variance (V19-00001) to obtain a third wall sign on a third side of a commercial building within an existing commercial center, where signs are permitted only on two sides of a building, located at 1040 Mission Avenue. ***The Commission adopted the resolution by a 3-1-1 vote (Busk – No; Krahel – Abstain; Balma, Rosales – Absent). The call for review/appeal period ends on October 3, 2019.***

BREEZE TOWNHOMES - Consideration of a TENTATIVE MAP (T18-00009), DEVELOPMENT PLAN (D16-00016), CONDITIONAL USE PERMIT (CUP16-00014), VARIANCE (V18-00004), and REGULAR COASTAL PERMIT (RC16-00013) to allow the construction of a 34-unit townhouse project consisting of 32 attached units and 2 detached units configured in a mix of two and three-story buildings. The irregularly shaped lot is located at the terminus of Ditmar and Nevada streets, south of Oceanside Blvd., and immediately north of the NCTD Sprinter Rail Line within the Non-Appealable area of the Local Coastal Program and the Townsite Neighborhood Planning Area. Overall size of the buildable area of the lot is approximately 2.21 net acres, and would establish a residential density of 15.38 dwelling units per acre where the General Plan Land Use designation for the Urban High Density Residential (UHD) and the Medium Density Residential (R-3) zoned site would allow a density range of 29-43 d.u./acre. ***The Commission adopted PC Resolution No. 2019-P38 adopting the MND and PC Resolution No. 2019-P39 approving the project.*** The call for review period ends October 13, 2019.

Discussion/Approval of the Planning Commission 2020 Meeting Calendar- ***The Commission discussed and approved the 2020 Meeting Calendar.***

ENGINEERING

Tyson Park Restroom - The contractor removed the damaged roof beams, held a pre-installation meeting which City staff attended, and began installation of new roof beams. The contractor is preparing a revised schedule which is anticipated to show completion by the end of October. The contractor refuses to negotiate cost for increases and decreases in the work.

Balderrama Park Improvement Project- Construction continues this week with the installation of Shade Structures in three separate picnic areas. Late coming playground equipment pieces are scheduled to arrive next week. Remaining items of work include: installation of cushioned colorful rubberized and wood chip surfaces in the playground area (install after receiving missing play equipment pieces); installation of roofing and brick surrounds on shade structures; installation of furnishing such as picnic tables and BBQs (after the shade structures roofing is completed); installation of irrigation and landscape improvements; and finalize electrical work, including lighting in shade structures. The current work schedule has been updated, and work is now scheduled to be completed in mid-October. The Public Works Department is scheduled to perform grading, irrigation and turf restoration improvements in the grass infield once the current construction project is completed.

Quiet Zone Update – City staff and the Quiet Zone consultant teleconferenced with the Federal Railroad Administration (FRA) on its action plan to address their concerns. FRA approved the City’s and NCTD’s concept plan to control trespassing with fencing and directional signage, but only if the City is willing to issue citations to people that continue to shortcut along the tracks to reach Mission Avenue and the beach.

The City’s request to accept the existing median curb heights on Mission Avenue and on Cassidy Street was not accepted and the FRA will require delineators to discourage vehicles from driving over medians to bypass the crossing gates.

Staff is obtaining a proposal from its contractor for follow-up work to satisfy FRA requirements. These requirements are arising from the FRA applying the strictest possible interpretation of existing Quiet Zone rules. The FRA intends to start a rule making process next year to increase the safety requirements for Quiet Zones. However, the FRA is very clear that Oceanside’s current efforts will meet their approval and qualify under the existing rules when the additional work such as fencing, signage and traffic control devices are installed and all railroad agencies re-notified.

PUBLIC WORKS

Traffic Signal - The new traffic signal installed at Mission Avenue and Cleveland Street will be turned on Wednesday, October 2, 2019. The installation of this traffic signal was a condition of approval for Lot 19 (Pierside South) and paid for by CityMark Oceanside, LLC. This will be the first traffic signal in the City of Oceanside that will use flashing yellow arrows to allow for permissive left-turns (on the Mission Avenue approaches only). This signal will also be in coordination with the RxR signal recently installed for the Quiet Zone on Mission Avenue.

COMMUNITY EVENTS

- Sept 28** **South O’side Garden party.** 2:00-6:00 p.m. South O Elementary. (760) 200-7137.
- Oct 2** **Startup 78 Quarterly Meetup – Sports and Active Lifestyles.** 5:00-7:00 p.m. Taylor Made 5545 Fermi Ct. Carlsbad. [Info](#)
- Oct 5** **Taste of Oceanside.** 2:00-5:00 p.m. Downtown locations. (760) 754-4512.
- Oct 6** **Military Silkies Hike.** 9:00 a.m. – 4:00 p.m. Buccaneer Park to Harbor Beach. (760) 672-1018.
- 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 19** **Oceanside High School Hall of Fame Induction Ceremony.** 10:00 a.m.
OHS Performing Arts Center. [Info](#)
- Oct 19** **Oceanside Fire Department Open House.** 9:00 a.m. – 2:00 p.m. Station 7.
3350 Mission Avenue. (760) 435-4100.
- Oct 22** **MiraCosta College Community Leaders Breakfast.** 7:30-9:00 a.m. [Info](#)
- 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.
- Dec 5** **Tree Lighting Event.** 6:00-8:00 p.m. Regal Cinema Plaza. (760) 435-5551.
- Dec 14** **Parade of Lights.** Oceanside Harbor. 7:00-9:00 p.m.