

CITY COUNCIL WEEKLY UPDATE

March 15, 2018

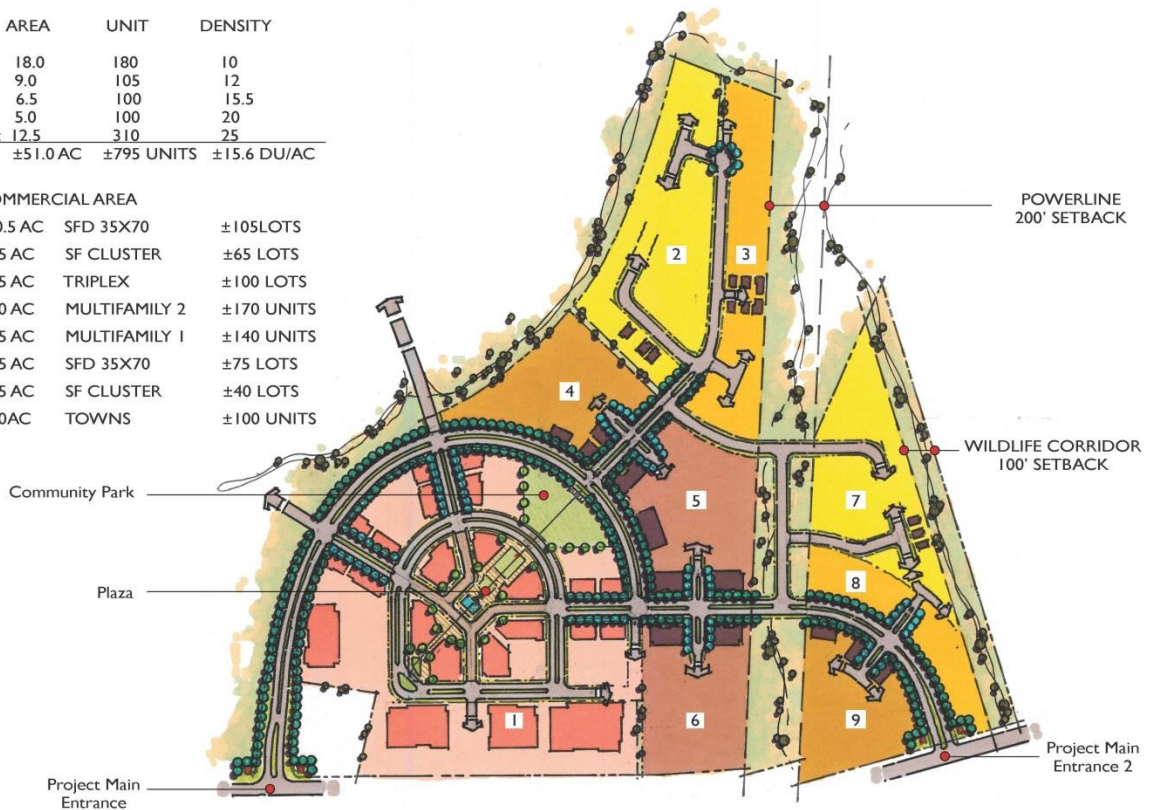
Planning

Former drive-in site – Zephyr Partners have scheduled a developer’s conference on March 21, 2018, for the former drive-in property (92 acres) located at Foussat Road and Highway 76/Mission Avenue. The development concept submitted proposes 795 residential units consisting of garden-style apartments, for-sale townhomes and attached homes, single-family detached homes, and an affordable housing component. Zephyr’s project description also includes 25 acres of commercial land, but no details regarding the commercial component has been provided. The submitted conceptual site diagram is below, for your reference. **The site is currently entitled for 950k square foot retail commercial project known as the Pavilion at Oceanside.** The entitlements for the Pavilions project expire on November 19 of this year.

PROJECT SUMMARY

	AREA	UNIT	DENSITY
SFD 35X70 :	18.0	180	10
SF CLUSTER :	9.0	105	12
TRIPLEX :	6.5	100	15.5
TOWNS :	5.0	100	20
MULTI-FAMILY :	12.5	310	25
	±51.0 AC	±795 UNITS	±15.6 DU/AC

PARCEL 1 : COMMERCIAL AREA		
PARCEL 2 : ±10.5 AC	SFD 35X70	±105 LOTS
PARCEL 3 : ±5.5 AC	SF CLUSTER	±65 LOTS
PARCEL 4 : ±6.5 AC	TRIPLEX	±100 LOTS
PARCEL 5 : ±7.0 AC	MULTIFAMILY 2	±170 UNITS
PARCEL 6 : ±5.5 AC	MULTIFAMILY 1	±140 UNITS
PARCEL 7 : ±7.5 AC	SFD 35X70	±75 LOTS
PARCEL 8 : ±3.5 AC	SF CLUSTER	±40 LOTS
PARCEL 9 : ±5.0 AC	TOWNS	±100 UNITS



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CONCEPTUAL SITE DIAGRAM
DECEMBER 08, 2017

A1.0

Listed below are the public hearing items that the Planning reviewed and took action on at their meeting on Monday, March 12, 2018.

DISCUSSION ITEMS

--- Potential Sales Tax Measure – Report by Deanna Lorson, Assistant City Manager. *Item discussed*

--- Discussion of On-Site Signage Notice Requirement (per Council Policy 300-14). *Item discussed*

PUBLIC HEARINGS

COMMERCIAL MEDICINAL CANNABIS FACILITIES ZONING AND CITY CODE AMENDMENT – Consideration of a ZONE AMENDMENT (ZA18-00002) to the Oceanside Comprehensive Zoning Ordinance (aka 1992 OZO, as amended) and to Chapter 7 Article XIII of the Oceanside City Code. The purpose of the amendment is to update regulations concerning commercial cannabis uses and allow the establishment and operation of specified commercial medicinal cannabis facilities only in designated zoning districts located east of Interstate - 5 and beyond coastal zone boundaries, subject to conditions and limitations. The amended text will introduce new land use classifications (Article 4), will update commercial (Article 11), industrial (Article 13) and agricultural (Article 14) zoning district regulations and will modify regulated use provisions (Article 36). City Code Chapter 7 Article XIII, as proposed to be amended, will set forth the criteria and procedures for permits and licenses necessary to establish and operate commercial medicinal cannabis facilities within the City of Oceanside. *The Commission voted 7-0 adopting PC Resolution No. 2018-P11 with comments, recommending Council approval Vote 7-0*

VILLAS @ MISSION SAN LUIS REY – Consideration of a DEVELOPMENT PLAN (D14-00012) and HISTORIC PERMIT (H14-00003) for a 259-bed continuing care retirement community on an 8.01-acre parcel, part of Mission San Luis Rey, situated on the north side of Mission Avenue west of Peyri Road. *The Commission voted 7-0 approving PC Resolution Nos. 2018-P09 adopting the MND, and 2018-P10 approving the project. The call for review/appeal period ends on March 22, 2018.*

Public Works

Pier Entrance Repairs and Memorial Brick Installation - Work started this week to repair broken up-lighting at the entrance to the pier from Pacific Street. The up-lighting replacements will illuminate the pier sign and palm trees. Temporary construction fencing will be installed to protect the site from damage while the installation takes place. In the upcoming weeks after the up-lighting work is completed, brick paver replacement work will take place to install the first set of memorial bricks. The Memorial Brick program was established to replace memorial bench option. The program will be for memorial purposes only (in memory of a deceased person) and not commemorative. The cost for brick and installation is \$150. The requestor must have it engraved at Award Source in Oceanside. The first set of memorial bricks will be installed towards the south side of the pier entrance just west of Pacific Street. For more information, please contact Joel Menard at (760) 435-5205 or jmenard@ci.oceanside.ca.us.

Harbor - Harbor staff is in the process of identifying dinghies, kayaks, paddleboards and other small boats that are tied to sections of dock that are outside of the permittees' slip. All vessels at the Harbor, with or without power, must have an identifiable owner that has a current permit. Any vessel, including dinghies, kayaks, paddleboards or small boats must be in good appearance. This would include any small boat stored in a dinghy rack or on a permitted vessel. Owners are encouraged to contact Harbor Administration to notify them of any small boat berthed outside of a slip.

Pilgrim Creek Vector Control Project at the Oceanside Municipal Golf Course - Prior to bringing the plans and specifications for the Vector Control Project at Pilgrim Creek to the City Council for approval, CIP Engineering staff is exploring the possibility of additional funding from San Diego County Department of Environmental Health to pay for a larger portion of the project. Property Management staff is also working with the golf course management company to explore golf course operating options during the construction of the Pilgrim Creek Vector Project. It is possible that this project will not move forward due to financial constraints and impacts to the golf course.

Pier Deck Replacement Project - The project to replace the wood decking around Ruby's was completed this week. The wood decking that was replaced as part of this project was 30-years old. Some decorative trim work around the base of Ruby's will take place next week; this work will not impact the public using the pier.

Economic Development

Innovate 78 – Staff met with the 78 Corridor Mayors and City Managers on March 13 to discuss progress on the contract. Startup 78 is in full swing, with meetings being held at local companies and a form letter being signed by each of the cities' Mayors welcoming companies to the Innovate 78 Corridor.

Closed Circle K - 420 N Coast Hwy. – Building Plans were received on March 9, 2018, (BLDG18-0731) to fully renovate the 2,000 sq. ft. building into a 7-11 store. New interior coolers, racking, flooring and exterior façade renovations, including upgrading the parking lot valued at \$382,000 will be added. Renovation of the building could begin before summer 2018.

815 N Coast Hwy, - Mira Mar – A Code Enforcement action for the dilapidated building was opened on 9/27/17, CE17-4726, and citations issued for a dilapidated building. On March 06, 2018 a second notice was sent to the owner. Enforcement process will continue until the property is brought into compliance. The property has a sale sign on it, but it is not being represented by a broker. The owner is asking \$3.6M for the property without brokerage fees.

Neighborhood Services

Section 8 Veterans Affairs Supportive Housing (VASH) vouchers for Veterans – As a result of the City's continuing Federal Lobbying efforts, the Oceanside Housing Authority has been invited to apply for an additional 15 VASH vouchers. With the addition of the new vouchers, the Housing Authority has been awarded a total of 100 veteran's housing vouchers since 2015. After the Housing Authority is advised of the dollar amount of the award, staff will

bring a budget amendment to the City Council for acceptance. Requests for additional information may be directed to Angie Hanifin, Housing Program Manager.

Grant Opportunity for Improvements of the Country Club Senior Center Kitchen - Neighborhood Services-Parks and Recreation Senior Services has the opportunity to apply for funds from the Kaiser Permanente San Diego 2018 Community Health Grants Program to make necessary improvements to the Country Club Senior Center's kitchen. Staff will be submitting the application on March 15, 2018, and expect to be notified of a Grant Award or Decline in June 2018. The grant is for approximately \$50,000 and would be used to purchase a new convection oven, two Ranges with 6 open burners, a new reach-in refrigerator, a new dishwasher, two serving counters, an ice maker, and associated engineering, installation, and permit costs.

Balderamma Park Improvement Project Update - At the City Council meeting on April 11, staff will be recommending approval of a contract with RJM Design Group to gather community input and prepare a conceptual plan. Then, final plans, specifications and estimates will be completed. In August, staff will ask City Council to approve the final plans, etc. and authorize to put out a bid request. The bid will be published for approximately 30 days. October 1, bid opening will be conducted and in November, staff will request City Council approval of the contract. Construction will commence in January and be completed in late May. If there are any substantial deviations from this timeline, staff will communicate this to the City Council upon notification.

Library

Big Read Kick-Off with Museum Reception and Celebration - Saturday, March 17 at 6:00 p.m. at the Oceanside Museum of Art, 704 Pier View Way. Sip, nosh and mingle with artists and fellow art lovers as we celebrate the kick-off of the Big Read with the opening of three exhibits: *Artifacts*, *Survival is Insufficient*, and *The Museum of Civilization*. All three exhibitions are based on themes from the novel *Station Eleven*. A limited number of free copies of the novel will be available at the reception.

Community Events

- Mar 16-18 **March Madness Pickleball Tournament.**
- Mar 23-25 **USA Surfing Prime.** Harbor south jetty. 7:00 a.m. – 5:00 p.m. (949) 533-4734.
- Mar 23 **Friends of Oceanside Parks Corporate Sponsorship Luncheon.** Noon. Jolly Roger. (760) 435-5041
- Mar 31 **Egg Hunt.** 10:00 a.m. Mance Buchanon Park. (760) 435-5041.
- Mar 31 **Egg Hunt.** 10:00 a.m. Joe Balderrama Park. (760) 435-5041.
- Mar 31 **Egg Hunt.** 10:00 a.m. John Landis Park. (760) 435-5041.
- Mar 31 **Egg Hunt.** 10:00 a.m. Libby Lake Park. Hosted by SOS.

- Apr 7 **Ironman 70.3 Oceanside.** 7:00 a.m. – 4:00 p.m. Harbor, Strand, Amphitheater. (760) 420-9407.
- Apr 8 **Oceanside Yacht Club Opening Day.** Noon-4:00 p.m. Harbor (760) 722-5751.
- Apr 14-15 **Days of Art.** Pier View and Ditmar.
- Apr 14 **Earth Festival.** Downtown Oceanside. (760) 435-5800.
- Apr 20-22 **American Legion Motorcycle Riders Department of CA Conference.** 7:30 a.m. – 10:00 p.m. Junior Seau Beach Recreation Center. (760) 272-5941.
- Apr 27 **Pacific Kiwanis Beach Fun Day.** 9:00 a.m. – 1:00 p.m. 805-895-2951.
- May 10 **Beach Soccer Championships.** Harbor Beach. 7:00 am. – 7:00 p.m. 760-802-1452.
- May 12 **Mother's Day Fancy Dress Swim.** 9:00-11:00 a.m. North Pier. (760) 803-0837
- May 19 **Operation Appreciation.** 11:00 a.m. – 4:00 p.m. Junior Seau Pier Amphitheater. (760) 722-1534.
- May 23 **Pacific View Charter School Graduation.** Junior Seau Pier Amphitheater. 11:00 a.m.-8:00 p.m. (760) 757-0161.
- May 30 **Law Enforcement Torch Run for Special Olympics.** 9:00-9:45 a.m. 619-283-6197.