

## **CITY COUNCIL WEEKLY UPDATE**

### **November 15, 2018**

#### **PLANNING**

**Downtown Advisory Committee (DAC)** – On November 11, the DAC reviewed a proposal for a Marriott Residence Inn, restaurant and meeting rooms, at the site that currently has the Rodeway Inn on North Coast Highway. Staff recommendation was for approval. However, the DAC voted 6-2 to not recommend approval. The DAC comments included: the site is a gateway or marquee to the City, and the Residence Inn is a step down from the previously proposed Hyatt Hotel; there is another Residence Inn only 6 miles away; the number of rooms, the size of the restaurant and meeting room space were all downsized; there is more demand than supply for meeting rooms; more extended stays are using short-term rentals and AirBnB; the design of the hotel was not coastal and the design of the restaurant will be constrained and per Marriott; the restaurant is not upscale; some guests would be from Camp Pendleton and would be exempt from City taxes; and more information is needed including the historic aspect of the existing site. Staff anticipates bringing the proposal to the CDC in early 2019.

**HCD Annual Progress Reports** – The State Housing and Community Development has requested comments on draft revisions to the Annual Progress Reports that the City has to submit in regard to housing production, especially the number of affordable units constructed. The revisions are in response to AB 879 that was part of the 2017 Housing Package and that requires HCD to collect additional data and provide statistics regarding housing development. The draft revisions include a requirement to report the number of housing development applications received and approved, including single-family dwelling permits. Planning staff intends to submit comments that while housing data is important in understanding the housing situation, information concerning single-family dwelling permits doesn't seem to warrant the burden of providing the information, since there is little if any discretion in such building permit applications.

**Short Term Rentals Regulations** – The 2<sup>nd</sup> meeting of the Planning Commission Ad Hoc Committee is scheduled for November 27 from 2:30 to 5:30 in the Council Chambers. The agenda will include a review of the permitting options matrix along with additional information that was requested. The agenda and staff report will be posted approximately seven days prior to the meeting. Public testimony will be provided for at the beginning and end of the meeting. The 3<sup>rd</sup> Committee meeting is still tentatively scheduled for late January 2019.

**LOCAL COASTAL PROGRAM (LCP) UPDATE** - On Thursday, November 8 the Planning Division hosted a community workshop on the recently released Coastal Hazard Vulnerability Assessment, which identifies coastal assets at risk of inundation and wave action under various sea level rise scenarios. Approximately 50 community members attended the workshop and provided input on the prioritization of coastal resources in conjunction with the City's coastal hazards adaptation planning process. Staff will continue to solicit public input on the prioritization of coastal resources, including at a second workshop to be held in early 2019.

Listed below are the public hearing items that the Planning Commission will review at their meeting on Monday, November 19, 2018.

## **PUBLIC HEARINGS**

**MULTI-TENANT BUILDING WITH STARBUCKS DRIVE-THRU** – Consideration of a TENTATIVE PARCEL MAP (P18-00004), DEVELOPMENT PLAN (D18-00004) and CONDITIONAL USE PERMIT (CUP18-00002) for the creation of a 0.88-acre parcel and the construction of a 4,900-square-foot multi-tenant commercial building to include a Starbucks drive-thru within the existing Pacific Coast Plaza commercial center (northwest of SR-78 and Jefferson Street). *Staff is recommending approval.*

**BEST PLAZA REDEVELOPMENT** – Consideration of a DEVELOPMENT PLAN (D18-00008), CONDITIONAL USE PERMIT (CUP18-00005), and CONDITIONAL USE PERMIT (CUP18-00006) to enable the construction of a new 2,760-square-foot Jack in the Box restaurant with a drive-thru and the construction of a new drive-thru facility accessory to an existing CVS Pharmacy. The proposed project would be located within the Best Plaza commercial retail center at 1702 Oceanside Boulevard (Northeast corner of Oceanside Blvd and Interstate 5). *Staff is recommending approval.*

**OCEANSIDE PAVILION** – Consideration of a request for a two-year TIME EXTENSION (EXT18-00006) for a previously approved TENTATIVE PARCEL MAP (P-7-06), DEVELOPMENT PLAN (D-6-06), and five CONDITIONAL USE PERMITS (C-19-06 – C-23-06) to allow the development of a 950,000-square foot shopping center on a 92-acre site located at the northeast corner of State Route 76 and Foussat Road. *Staff is recommending approval.*

## **DISCUSSION ITEMS**

**2018 State Legislative Summary** – Presentation by Jeff Hunt, City Planner

## **PUBLIC WORKS**

**Harbor Dredging** - Manson confirmed that 292,000 cubic yards of clean sand was removed from the Harbor inlet and placed on Oceanside beaches. All steel pipe was removed last Friday and all plastic pipe was floated off Harbor beach on Tuesday. The fence at lot #12 and the protected species protection fence in the river bed was removed Wednesday. The "Vulcan" dredging vessel will leave the Harbor today.

## **ECONOMIC DEVELOPMENT**

**'Tis the Season to Shop Local – Nov. 24 -Dec. 12** 'Tis the Season to Shop Local is back! Starting on "Shop Small Saturday," November 24 at 10:00 a.m., pop-up shops will be setup in Artist Alley offering unique hand-crafted gifts; at 5:00 p.m. a "Sip and Shop" event begins with 14 "sip stops" that draw you around Downtown Oceanside while listening to live holiday music and carolers. The Shopping Passport is back! Buy items or stop in stores to get stamps, fill up the Passport and turn it in for prizes. New this year is the Sip and Shop event in South O during the South O Walkabout on December 12. A tree lighting celebration will occur at the Sunset Market on December 6 and the window decorating contest is back with shop windows decorated with holiday lights and festive wishes.

## **WATER UTILITIES**

**Community Choice Energy (CCE)** - Staff has received and reviewed the draft CCE Feasibility Study, however on Thursday October 11, 2018, the California Public Utilities Commission (CPUC) unanimously approved a proposal that makes significant changes to the Power Charge Indifference Adjustment (PCIA). The PCIA is an "exit fee" charged by the state's investor-owned utilities (IOUs) to CCEs and other departing load customers to compensate for electricity generation built or contracted in the past at prices that are now above-market. The decision will impact the CCE Programs and result in an increase in rates for CCE customers. The fee will also impact the financial findings of the original study.

Staff is working with the CCE consultant to re-evaluate the financial findings associated with CCE Feasibility Study, in light of the CPUC decision. The new completion date for the revised Feasibility Study is early December. Staff will be providing a pass-through to the City Manager after review of the revised Feasibility Study findings.

## **COMMUNITY EVENTS**

- Nov 22      **Turkey Trot.** 6:00 a.m. – noon. Civic Center and beach areas. 714-321-9900.
- Nov 23-25    **Pickleball Tournament.** 8:00 a.m. – 5:00 p.m. Melba Bishop Park. (707) 280-8785.
- Nov 24-25    **'Tis the Season to Shop Local with Sip and Shop.** Artist Alley. (760) 754-4512.
- Dec 1        **Becky Stuart Memorial Race.** 8:00 a.m. – 1:00 p.m. Harbor. (760) 533-9477.
- Dec 1        **Holiday Mercato.** 11:00 a.m. – 4:00 p.m. Beach House Winery.
- Dec 4        **Ribbon Cutting for North Coastal Live Well Health Ctr.** 9:00-11:00 a.m. 1701 Mission. (760) 740-3054 to rsvp.
- Dec 5        **Menorah Lighting Celebration.** 5:00 p.m. Regal Cinema Plaza.
- Dec 6        **Tree Lighting Event.** 6:00-8:00 p.m. Regal Cinema Plaza. (760) 435-5551.
- Dec 7        **2018 North County Excellence in Economic Development Awards Luncheon.** 11:30 a.m. CSUSM Union Ballroom. [Info](#)
- Dec 7        **Art Walk.** 5:00 – 9:00 p.m.
- Dec 8        **Boat Rides with Santa** for \$3 donation to Friends of Oceanside Parks. Oceanside Adventures. (888) 507-1130.
- Dec 8        **Parade of Lights.** 7:00 – 10:00 p.m. Harbor. (760) 722-5751.
- Dec 12      **Shop Local Sip and Shop.** Artist Alley. (760) 754-4512.