



CITY OF OCEANSIDE AGENDA

Joint Meetings of the Oceanside City Council, Oceanside Small Craft Harbor District Board of Directors (HDB), Oceanside Community Development Commission (CDC), and Oceanside Public Financing

Information for the January 14, 2026 City Council Meeting

Ways to View the Meeting Live:

- View on Legistar via the City's website: <https://oceanside.legistar.com/Calendar.aspx>
Find the desired meeting date, and click "In Progress" in the Video column to view the live meeting feed.
- View on KOCT Cox Channel 19 or via KOCT website at www.koct.org/channel-19
- View past meetings on the City's website <https://oceanside.legistar.com/Calendar.aspx>, the City's YouTube page <https://www.youtube.com/user/CityofOceanside>, or KOCT TV

Please note that this is for viewing only; if you wish to make comments on any of the items in the agenda you must attend in person.



CITY OF OCEANSIDE AGENDA

Joint Meetings of the Oceanside City Council, Oceanside Small Craft Harbor District Board of Directors (HDB), Oceanside Community Development Commission (CDC), and Oceanside Public Financing Authority (OPFA)

January 14, 2026

Council Chambers
300 North Coast Highway
Oceanside, CA 92054

Mayor
HDB President
CDC Chair
OPFA Chair
Esther Sanchez

City Clerk
HDB Secretary
CDC Secretary
OPFA Secretary
Zeb Navarro

Deputy Mayor
HDB Vice President
CDC Vice Chair
OPFA Vice Chair
Eric Joyce

City Treasurer/HDB/CDC/OPFA Treasurer
Phyllis Dominguez

Councilmembers
HDB Directors
CDC Commissioners
OPFA Directors
Jimmy Figueroa
Rick Robinson
Peter Weiss

City Manager
HDB Administrative Officer
CDC Executive Director
OPFA Executive Director
Jonathan Borrego

City Attorney
HDB Attorney
CDC General Counsel
OPFA General Counsel
T. Steven Burke, Jr.

The Mayor and City Council also serve as the Small Craft Harbor District Board of Directors, the Community Development Commission, and the Oceanside Public Financing Authority.

3:30 P.M. – ROLL CALL**CITY COUNCIL, HDB, CDC, OPFA CLOSED SESSION ITEMS**

1. CONFERENCE WITH LABOR NEGOTIATOR ON STATUS [25-1181](#)
OF NEGOTIATIONS PREVIOUSLY AUTHORIZED IN
OPEN SESSION (SECTION 54957.6)
CONFERENCE WITH LABOR NEGOTIATOR - Negotiator:
City Manager; employee organizations: Oceanside Police
Officers' Association (OPOA), Oceanside Firefighters'
Association (OFA), Oceanside Police Management
Association (OPMA), Management Employees of the City
of Oceanside (MECO), Oceanside City Employees'
Association (OCEA), Oceanside Fire Management
Association (OFMA), Western Council of Engineers (WCE),
and Unrepresented
2. LITIGATION OR OTHER ADVERSARY PROCEEDING [26-1188](#)
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)
(SECTION 54956.9(d))

(A) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (Section 54956.9(d)(2), (e)(3))
 1. The facts and circumstances of potential litigation are the subject of an October 30, 2025 email from the Chatten-Brown Law Group.
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [26-1202](#)
(SECTION 54956.8)

1. Property: City-owned land located at 1900 Harbor Drive North (APN 143-120-10);
Negotiating parties: City of Oceanside and Aloha Partners, LP;
Negotiator for the City: Vicki Gutierrez, Real Estate Manager
Under Negotiations: Price and terms for the lease of real property

5:00 P.M. – ROLL CALL**INVOCATION**

Pastor Steve Chappell, Coastline Baptist Church

PLEDGE OF ALLEGIANCE**PROCLAMATIONS AND PRESENTATIONS**

Proclamation in Honor of National Law Enforcement Appreciation Day 2026

Presentation of Oceanside Pop Warner, National Super Bowl Champions

CLOSED SESSION REPORT**CONSENT CALENDAR ITEMS**

All items listed on the Consent Calendar are considered to be routine matters or formal documents covering previous City Council/HDB/CDC/OPFA instructions. The items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of any Consent Calendar items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of Request to Speak form prior to the commencement of this agenda item.

4. City Council/ HDB/CDC/ OPFA: Staff recommends that the City Council/Harbor Board/CDC/OPFA approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/Harbor Board/CDC/OPFA is required. [25-1161](#)
5. City Council/ HDB/CDC/ OPFA: Accept City Clerk's Action Minutes of the Small Craft Harbor District Board of Directors, Community Development Commission, City Council, and Oceanside Public Financing Authority of the December 17, 2025 Regular Meeting [25-1177](#)
6. City Council: Staff recommends that the City Council approve a purchase order to BMW Motorcycles, in the amount of \$76,518 for the procurement of two BMW R1300RT-P Police Motorcycles as a sole source purchase; and authorize the Financial Services Director, or designee, to execute the purchase order. [25-1166](#)
7. City Council: Staff recommends that the City Council approve Amendment 3 to the Janitorial Services Agreement with NMS Management, Inc., to include floor care services for the Libby Lake Resource Center and Day Porter services at the Civic Center Library, in the amount of \$17,213, for a revised total of \$1,011,485; authorize the City Manager to execute the Amendment upon receipt of all supporting documents and authorize the Financial Services Director, or designee, to execute the change order. [25-1139](#)

8. City Council: Staff recommends that the City Council approve [25-1169](#) Amendment 3 to the Public Works Agreement (PWA) with Patterson Brothers Lighting (Patterson) for athletic field lighting upgrades at Ron Ortega Park in the amount of \$122,565, for a revised total of \$658,425; authorize the City Manager, or designee, to execute the amendment upon receipt of all supporting documents; and authorize the Financial Services Director, or designee, to execute the change order.

9. City Council: Staff recommends that the City Council approve [25-1168](#) Amendment 5 to the Lease Agreement with Vista Community Clinic to lease a portion of the premises located at 4700 North River Road in the Libby Lake Resource Center, expanding the leased premises by 498 square feet, adding rent increases, and increasing common area maintenance costs for a revised total revenue of \$804,887 during the current term; and authorize the City Manager to execute the amendment upon receipt of all supporting documents.

10. City Council: Staff recommends that the City Council accept the Annual [25-1176](#) Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2025.

11. City Council: Staff recommends that the City Council and the Oceanside [25-1146](#) Public Financing Authority approve the form of Agreement of Removal, Appointment and Acceptance in order to remove The Bank of New York Mellon Trust Company, N.A. ("BNY") as trustee for various bonds (described below), under and pursuant to certain governing documents, and appoint U.S. Bank Trust Company, National Association ("U.S. Bank") as successor trustee; approve the Custody Agreement with U.S. Bank for asset custody services for the City's investment portfolio; and authorize the City Manager or Financial Services Director to execute the agreements with such changes as recommended by the City Attorney and Special Counsel.

12. City Council: Staff recommends that the City Council determine there [25-1179](#) remains a need to continue emergency work on the 18-inch Mesa Loma Water Main, and appropriate funds in the amount of \$650,000 from the Water Fixed Asset Replacement Fund unrestricted fund balance.

GENERAL ITEMS

General Items are normally heard after any 6:00 p.m. Public Hearing Items. However, if time permits, some General Items may be heard prior to any 6:00 p.m. Public Hearing Items, following the Consent Calendar. Ordinances may be introduced at this time. The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may introduce the ordinances in a single vote.

13. City Council: Staff and the Police and Fire Commission recommend that [25-1170](#) the City Council introduce an Ordinance amending Chapter 5 of the Oceanside City Code to update enforcement provisions related to the unsafe operation of electric bicycles and mobility devices.

14. City Council: Staff recommends that the City Council receive and file the [25-1076](#) proposed Five-year Pavement Management Program (PMP) and authorize the City Engineer, or designee, to modify the five-year PMP plan at their discretion based on available budget and observed changed pavement conditions.

6:00 P.M.

PUBLIC HEARING ITEMS

Public hearing items are “time-certain” and are heard beginning at 6:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 6:00 p.m. public hearing schedule.

15. City Council: Staff recommends that the City Council: [25-1182](#)

- 1) Conduct the public hearing under the requirements of Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, as amended (the “Code”); and
- 2) Adopt a resolution approving a plan of finance including the issuance of revenue bonds by the California Municipal Finance Authority in an aggregate principal amount not to exceed \$75,000,000 to finance and refinance a qualified residential rental project for the benefit of Olive Park Apartments I, LP, a California Limited Partnership (or an affiliate), and certain other matters relating thereto.
 - A) Mayor opens public hearing
 - B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
 - C) Clerk presents correspondence and/or petitions
 - D) Testimony beginning with Leilani Hines, Housing and Neighborhood Services Director
 - E) Recommendation - adopt resolution

16. CDC: Staff recommends that the Community Development [26-1201](#)

Commission (CDC) confirm a statutory or categorical exemption under the California Environmental Quality Act (CEQA) and adopt a resolution approving a Development Plan (RD23-00006), Tentative Map (RT25-00001), Density Bonus (DB23-00010), and Regular Coastal Permit (RRP23-00003) to allow the construction of a proposed two building mixed-use development project comprised of 193 dwelling units consisting of 190 flats and 3 live work units, with 20 low-income units and approximately 7,868 square feet of commercial area on Block 5 and 180 dwelling units consisting of 177 flats and 3 live work units, with 18 low-income units and approximately 9,538 square feet of commercial area on Block 20 located on a 3.52 gross acre site bounded by Mission Avenue on the South, N. Myers Street on the west and the North County Transit District Right-of-Way on the east.

- A) Chair opens public hearing
- B) Chair requests disclosure of commissioner and constituent contacts and correspondence
- C) Clerk presents correspondence and/or petitions
- D) Testimony beginning with Manuel Baeza, Principal Planner
- E) Recommendation - adopt resolution

17. CONFIRMATION OF A CALIFORNIA ENVIRONMENTAL [26-1205](#)

QUALITY ACT CATEGORICAL EXEMPTION AND
CONSIDERATION OF A DEVELOPMENT PLAN
(RD24-00005), CONDITIONAL USE PERMIT
(RCUP24-00002), AND REGULAR COASTAL PERMIT
(RRP24-00003) TO ALLOW THE DEMOLITION OF AN
EXISTING STRUCTURE AND CONSTRUCTION OF A
FULL-SERVICE ELECTRIC VEHICLE CHARGING
STATION WITH UP TO 51 ELECTRIC VEHICLE
CHARGERS, TWO TESLA BATTERY ENERGY
STORAGE SYSTEMS (BESS) AND A 3,457
SQUARE-FOOT CONVENIENCE MARKET LOCATED AT
1501 NORTH COAST HIGHWAY - ROVE EV CHARGING
- APPLICANT: ROVE OPERATING, LLC

This item has been continued to the February 4, 2026 meeting at 6:00 p.m.

CITY MANAGER ITEMS

18. City Manager Update on SB79 (Weiner) [26-1207](#)

PUBLIC COMMUNICATIONS ON OFF-AGENDA ITEMS

No action will be taken by the City Council/HDB/CDC/OPFA on matters in this category unless it is determined that an emergency exists or that there is a need to take action that became known subsequent to the posting of the agenda. The presiding officer may hear non-agenda items at any time after the 5:00 p.m. meeting is called to order.

19. Advance written request to reserve time to speak: [26-1204](#)

- a. Ken Leighton - Why keeping secrets is not healthy and what happens if you do
- b. Catherine Castronovo - City Code regarding 6 adult animal rule
- c. Brett Fuller - The no add curb cut rule

20. Communications from the public regarding items not on this [26-1206](#) agenda

MAYOR AND/OR COUNCILMEMBER ITEMS**GENERAL COUNCILMEMBER COMMENTS****ADOPTION OF ORDINANCES**

The following items are ordinances for adoption by the City Council/HDB/CDC/OPFA. Ordinances are laws of the City of Oceanside and require introduction and adoption at two separate City Council meetings (urgency ordinances are an exception, and may be introduced and adopted at one meeting as an emergency measure). The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may adopt the ordinances below in a single vote. There will be no discussion of the items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of a Request to Speak form prior to the commencement of this agenda item.

ADJOURNMENT

**INFORMATION TO THE PUBLIC CONCERNING THE CITY COUNCIL/
HARBOR DISTRICT BOARD OF DIRECTORS (HDB)/
COMMUNITY DEVELOPMENT COMMISSION (CDC)/
OCEANSIDE PUBLIC FINANCING AUTHORITY (OPFA) MEETING**

1. GENERAL INSTRUCTIONS TO PERSONS WISHING TO ADDRESS THE CITY COUNCIL/HDB/CDC/OPFA

A. Request to Speak Submittals - Individuals wishing to address the City Council/HDB/CDC/OPFA on matters on the agenda other than Public Hearing items must sign up to speak at the Speaker Kiosk (iPad) or submit a "Request to Speak" form in person to the City Clerk.

You may request to speak at any time following the start of the meeting, but the request must be submitted prior to the initiation of the portion of the agenda containing the item you wish to address (e.g., Consent Calendar, Public Communications, General Items).

When the presiding officer invites public input, the City Clerk will call the names of those who submitted requests to speak which will also appear on the screen. As your name is called and appears on the screen, please approach either of the public podiums.

To facilitate organized presentations for a public hearing, general item or non-agenda public comment, a representative of a group of persons may submit a request to speak on behalf of the group. The representative must identify the group and list not fewer than four members of the group who must be present when the item is called and all members of the group must remain in the council chambers for the duration of the presentation. The presentation on behalf of the group shall not exceed 10 minutes. The other members of the organized presentation group shall not be entitled to speak on the item.

B. Addressing the City Council/HDB/CDC/OPFA - The presiding officer may request that each person addressing the City Council/HDB/CDC/OPFA state their name for the record and state if they represent an organization or other persons. All remarks shall be addressed to the governing body as a whole. Questions shall not be asked of the governing body or staff without obtaining permission from the presiding officer. Visual aids (slides and photographs, etc.) may be used as part of your presentation but must be confined within the time allowed per speaker. Hard copies of the presentation materials may be provided to the City Clerk for distribution to the Council at the meeting.

No flash drives may be utilized on City-owned devices. PowerPoint presentations and other materials to be presented electronically must be emailed to the City by 10:00 a.m. the Wednesday one week prior to the Council meeting. The file size may not exceed 5mb and should be emailed to: Presentation@oceasideca.org

C. Time Limits for Speakers - There is a 3-minute limit for all persons addressing the City Council/HDB/CDC/OPFA, except as noted below. Speakers may not cede their time to another speaker, except as provided in Section 1A. There is a series of three lights at each speaker's podium. When the speaker begins, the green light is lit. When only one minute remains for speaking, the yellow light appears. This indicates that it is time for the speaker to conclude his or her comments. When the speaker time has expired, a red flashing light will appear.

D. Written Communications Concerning Matters on the Agenda - Written comments or

correspondence on agenda items received at least 4 hours prior to the beginning of the meeting will be distributed to the City Council/HDB/CDC/OPFA and made part of the record. It is their

policy, however, that such correspondence shall not be read aloud at the meeting. Any correspondence should be mailed or delivered to the City Clerk, as well as the Mayor and City Council, City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054, or emailed to CityClerk@oceansideca.org

E. Lobbyist Registration - If you are speaking before Council to try to influence a municipal decision and you are being paid to represent a client in the matter, you may need to register as a lobbyist and identify yourself as such before the City Council. See the City Clerk's information about lobbying or review Chapter 16C of the City Code. Both can be found on the City's Web site at www.ci.oceanside.ca.us.

2. **PUBLIC HEARING ITEMS**

Certain actions of the City Council/HDB/CDC/OPFA require public hearings. These can include land use and zoning matters, nuisance abatements, and items concerning bond financing. Public hearings typically involve a staff presentation, followed by testimony by the appellant(s) and applicant(s), where applicable. Following that, public testimony is invited.

Persons who wish to testify on a public hearing item do NOT need to fill out a "Request to Speak" form. After the hearing is opened for public testimony, the presiding officer will invite speakers to the podium. Each individual is limited to speak for no more than three minutes. If multiple speakers are present, however, the time allotted per speaker may be less than three minutes in order to accommodate everyone wishing to speak.

Where applicable, public hearing applicants and appellants will each be given 20 minutes total time to speak, including rebuttal. In cases where there are multiple applicants and/or appellants, a total of 30 minutes for all appellants and 30 minutes time for all applicants will be allowed. In such cases, the time will be divided equally, unless otherwise divided by mutual consent of the applicants or appellants.

Public Hearing items are "time-certain" and are heard beginning at 6:00 p.m., regardless of how far the City Council has progressed with its other agenda items. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the public hearing schedule.

3. **PUBLIC COMMUNICATIONS**

These are items on each meeting agenda for members of the public to speak regarding matters within the jurisdiction of the City Council/HDB/CDC/OPFA, but not otherwise already on the agenda. Requests to speak may be initiated either in writing in advance to the City Manager's Office or by submitting a "Request to Speak" slip as specified in Section 1A above. Each speaker will be allowed up to 3 minutes to speak. Priority will be given to speakers in the order the requests to speak were received. The presiding officer may hear non-agenda items at any time after the 5:00 p.m. meeting is called to order.

- A. Advance Written Request to Speak must be received by the City Manager's office no later than 10:00 a.m., the Wednesday prior to the meeting.
- B. Communications on Matters not on the Agenda require applicants to complete a request to speak slip pursuant to Section 1A above.

4. **CONSENT CALENDAR ITEMS**

covering previous instructions from the governing body. All of the items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of Consent Calendar items unless members of the governing body, the City staff or the public request discussion on specific

Consent Calendar items. If a member of the public wishes to speak on a Consent Calendar item, a request to speak must be submitted **prior** to the Consent Calendar being called.

5. **REGULAR MEETING SCHEDULE**

Joint City Council/HDB/CDC/OPFA meetings are typically scheduled on two Wednesdays of each month and generally follow the format listed below. Agendas for specific meetings are available to the public prior to the meeting. Please see page iv, Section 7, for more details.

3:30 p.m. City Council/HDB/CDC/OPFA Closed Session
5:00 p.m. City Council/HDB/CDC/OPFA Regular Business
6:00 p.m. City Council/HDB/CDC/OPFA Public Hearings, if applicable

Public hearing items are "time-certain" and are heard beginning at 6:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 6:00 p.m. public hearing schedule.

Because all meetings are jointly convened, there may be business of the City Council, Harbor District Board of Directors, Community Development Commission, or Oceanside Public Financing Authority conducted at any of the scheduled times. All items will clearly identify which of the four governing bodies are acting on the item.

A complete listing of regular scheduled meetings is available from the City Clerk's office at (760) 435-3000 or on the City of Oceanside Web site at www.ci.oceanside.ca.us.

6. **WORKSHOPS**

From time to time the City Council may schedule a specially noticed Workshop or meeting to discuss a particular topic in greater depth than would be possible at a regular meeting. All such meetings are open to the public.

At a Workshop Meeting, the City Council may vote on any properly agendized matter, and public input is provided for on the agenda.

7. **AGENDA POSTING AND AVAILABILITY**

This agenda has been posted at least 72 hours prior to the meeting at the Civic Center Plaza, 300 North Coast Highway in the kiosk near the Library. The agenda, including backup reports, will be posted on the City's Web site at www.ci.oceanside.ca.us and will be available for public review during business hours by no later than the Monday preceding the meeting at the City Clerk's Office, Second Floor City Hall North, 300 North Coast Highway

Written materials relating to an item on this agenda that are distributed to the City Council/HDB/CDC/OPFA within 72 hours before it is to consider the item at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office (location above), during normal business hours. Such written materials will also be made available on the City of Oceanside's Web site, subject to staff's ability to post the documents before the regularly scheduled meeting.

8. **AGENDA BROADCASTS ON CHANNEL 19**

The regular City Council/HDB/CDC/OPFA meetings will be broadcast live on the Government Access Channel 19 by Oceanside Community Television (KOCT) and re-broadcast during the week following the meeting. Please refer to KOCT's program schedule for dates and times of re-broadcasts. Videotape of this meeting is available for public reference in the Oceanside Main Library, 330 North Coast Highway.

9. **ASSISTANCE TO PERSONS WITH DISABILITIES**

If you have special needs because of a disability which make it difficult for you to participate in the meetings, please contact the City Clerk at 300 North Coast Highway, Oceanside, CA, telephone (760) 435-3000 by noon the Monday preceding the meeting. The City of Oceanside will attempt to make arrangements to accommodate your disability.