



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-945

Agenda Date: 9/3/2025

Agenda #: 10.

DATE: September 3, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

TITLE: PROPERTY USE AGREEMENT WITH VISTA COMMUNITY CLINIC FOR THE USE OF A PORTION OF THE JOHN LANDES COMMUNITY CENTER BUILDING LOCATED AT 2855 CEDAR ROAD

RECOMMENDATION

Staff recommends that the City Council approve a Property Use Agreement with Vista Community Clinic for the use of a portion of office space at the John Landes Community Center building located at 2855 Cedar Road, for a four-year term, for the purpose of operating Project REACH to provide after school programming, youth development activities, and other youth related services; and authorize the City Manager to execute the agreement upon receipt of all supporting documents.

BACKGROUND AND ANALYSIS

Vista Community Clinic ("Permittee") is a California non-profit corporation that operates Project REACH ("REACH"), one of the longest-running, grant-funded programs in Permittee's Health Department. Permittee has been operating REACH at two locations in Oceanside; one at the Libby Lake Resource Center and one at the Joe Balderrama Recreation Center ("Balderrama").

The purpose of REACH (Recreation, Employment, Academics, Communication, and Health) is to address the significant challenges faced by youth, with a dedication to promoting healthy lifestyles and academics. Primary program goals include giving youth a sense of community and belonging, and reducing school drop-out rates, teen pregnancy, drug use, and gang involvement. To implement these goals, REACH hires college-educated young adults to serve as mentors for the youth participants. Many of the staff employed have been raised in the same or similar communities they now serve, allowing them to better understand the challenges and pressures faced by the youth participants in this program.

Permittee has been operating REACH at Balderrama Park since September 2006, however, many of its teen-related programming at Balderrama was recently assumed by the City's Parks and Recreation Department. At this time, Permittee would like to relocate its REACH operations from Balderrama to the John Landes Community Center building located at 2855 Cedar Road ("Building"), by entering into an Agreement with the City for a four-year term, with two additional three-year extension options.

If approved, Permittee will occupy and have exclusive use of one room consisting of approximately

505 square feet of space within the Building, otherwise known as the Teen Room ("Premises"). Additionally, Permittee will be allowed non-exclusive use of common areas including the parking lot, kitchen, restrooms, corridors, community room, and the outdoor enclosed patio. Permittee's access to such common area spaces would be available through coordination with the attending Resource Center staff.

REACH's operations at the Building ("Program") will be Monday through Friday, from 3:00 pm - 7:00 pm during the school year, with adjusted hours during school breaks. REACH's goal is to enroll 30-40 youth and provide a variety of activities including homework assistance, life skills education and training, service-learning projects, art/cultural projects, recreation/sports, and curricula for the prevention of gangs, teen pregnancy, drugs, and violence. REACH has secured Measure X funding for its youth services program in the amount of \$150,000 for FY 2025-26, which will be provided through the Professional Services Agreement that was approved by the City Council on August 6, 2025.

The City will pay for repairs, maintenance and utility costs associated with the Premises, as the use and square footage occupied by Permittee will have a minimal impact on the Building. Permittee provides valuable after school programming, youth development activities, and youth related services to the community. This Program shall constitute the consideration to be paid by Permittee for the use of the Premises during the four-year term of the proposed Agreement, which shall commence on the date the Agreement is approved by the City Council. The Agreement also provides for two successive three-year extension options and may be terminated by City or Permittee upon providing 30 days written notice to the other party.

FISCAL IMPACT

No fiscal impact. Since the program will operate during the regular business hours for the City, there are no additional costs associated with implementation of Program at the Building.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Bryan Smithwick, Property Agent I

Reviewed by: Hamid Bahadori, Public Works Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Property Use Agreement
3. Exhibit "A"