



CITY OF OCEANSIDE AGENDA

Workshop Agenda Downtown Workshop

Information for the January 21, 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

Workshop Agenda Downtown Workshop

January 21, 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.

5:30 P.M. – ROLL CALL**PLEDGE OF ALLEGIANCE****WORKSHOP ITEMS:**

1. Staff recommends the Community Development Commission (CDC) receive a presentation on Downtown Oceanside and provide staff direction on the following proposed recommendations.:

| Issue Area | Recommendation |
|-------------------------------------|--|
| 1 Development Density | a) Direct staff to prepare a Downtown Specific Plan, including objective design standards b) Discuss the existing 5,500-unit cap and Coastal Commission's Pending Local Coastal Plan Amendment (LCPA) Suggested Modification |
| 2 Downtown Advisory Committee (DAC) | Consider dissolution of the DAC and assign its duties and responsibilities to the Planning Commission |
| 3 Traffic | Direct staff to prepare a Downtown-specific traffic analysis that explores the use of local streets and addresses potential traffic calming solutions to be employed on such streets in the near- and long-term |
| 4 Parking | Authorize staff to procure consultant services for conducting an updated Downtown Parking Action Plan to analyze the current state of parking in the D District |
| 5 Urban Design* | a) Direct staff to develop consistent design standards for Downtown parkways and sidewalk paving pattern b) Require (re)development of parkways by project applicants pursuant to urban design guidelines |
| 6 Birdstrike Standards* | Direct staff to develop voluntary window design standards to address anti-birdstrike concerns |
| 7 Palm and Canopy Trees* | Direct staff to formalize a policy relating to the removal, preservation, and/or planting of palm trees and canopy trees within the Downtown Area. The policy should apply to both public right-of-way and future private development. That during design of Downtown development projects, all existing palm trees along Mission Avenue should remain in place. Further, if a palm tree is proposed to be removed along that corridor, it may only be replaced with a native palm or shade tree |
| 8 Placemaking | a) Confirm Direct staff's proposed on the scope of work for the proposed Downtown Placemaking Study b) Authorize implementation of a placemaking pilot |

project via the closing and activation of Tremont Street between Mission Avenue and Pier View Way during Summer 2026

*If directed to proceed, it's recommended that these items be incorporated into the scope of work for Issue Area No.1 (Downtown Specific Plan).

- A) Report by Darlene E. Nicandro, Development Services Director
- B) Discussion
- C) Recommendation – direct staff on various proposed recommendations

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.

2. Communications from the public regarding items not on this [26-1215](#) agenda

ADJOURNMENT

The next regularly scheduled meeting is at 3:30 p.m. on Wednesday, January 28, 2026.

In accordance with Government Code Section 54956, this Notice has been posted on a bulletin board outside the City Council Chambers at least 24 hours prior to the special meeting.

AGENDA POSTING AND AVAILABILITY

This special meeting agenda has been posted at least 24 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 website at www.oceansideca.org 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 special meeting agenda that are distributed to the City Council/HDB/CDC/OPFA within 72 hours before it is to consider the item at its special 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 website, subject to staff's ability to post the documents before the regularly scheduled meeting.

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) 435-3001 by noon the Monday preceding the meeting. The City of Oceanside will attempt to make arrangements to accommodate your disability.

If you wish to provide a comment to the City Council, but are not interested in speaking during the meeting, you may email your comments to the City Clerk (CityClerk@OceansideCA.org). All comments must be sent via email by 4 PM on the day of the meeting. All timely received comments will be provided to the City Council prior to the meeting and made a part of the record of the meeting. Please note that these comments will not be read aloud during the meeting.

**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@oceansideca.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 abatement, 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**

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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**

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