



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 August 05, 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 past meetings on the City's website <https://oceanside.legistar.com/Calendar.aspx>

Members of the public can register to speak on an agenda item by filling out a slip here: <https://oceansideca.seamlessdocs.com/ng/fa/AgendaPermissionSlip> or by emailing the City Clerk at CityClerk@oceansideca.org

Speaker slips for agenda items must be submitted to the City Clerk prior to Council consideration of the consent agenda, in accordance with Chapter 2 of the Oceanside Municipal Code. Late speaker slips will not be accepted.

A speaker slip is not required to address the Council on a public hearing item.

Zoom Information:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84043436966?pwd=NdzH3frtn4uc2f36hbYLAKhDGstazc.1>

Passcode: 571723

By Phone:

(669) 444-9171 Dial Meeting ID: 840 4343 6966 Passcode: 571723

Press *9 when the Clerk calls for speakers for the item you wish to comment

The Clerk will then call on the last four numbers of your telephone number.

Press *6 to unmute yourself to speak.



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)

August 05, 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 [26-1600](#)
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 Police Officers'
Association - Non-Sworn (OPOA-NS), 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), Oceanside Marine
Safety Employees' Association (OMSEA), Western Council
of Engineers (WCE), and Unrepresented

2. LITIGATION OR OTHER ADVERSARY PROCEEDING [26-1557](#)
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)
(SECTION 54956.9(d))

(A) CONFERENCE WITH LEGAL COUNSEL - EXISTING
LITIGATION (Section 54956.9(d)(1))

1. Mike Taele v. City of Oceanside
Workers' Comp. Claim Nos. 21-154252; 21-158700;
22-167184; 17-129805; 2012000147

(B) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (Section 54956.9(d)(2), (e)(3))

1. One Case - Facts and circumstances set forth in July
11, 2026 email from legal counsel for Californians for
Homeownership.

(C) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (Section 54956.9(d)(2), (e)(1))

1. Two Cases - Facts and circumstances that might result
in litigation against the local agency but which the local
agency believes are not yet known to a potential plaintiff or
plaintiffs, which facts and circumstances need not be
disclosed.

5:00 P.M. – ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

Waste Management Presentation on Clean Up Days

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.

3. 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. [26-1596](#)
4. 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 June 03, 2026 Regular Meeting, June 17, 2026 Regular Meeting, and June 24, 2026 Special Meeting. [26-1570](#)
5. City Council: Staff recommends that the City Council accept and appropriate \$50,000 in grant funds from the County of San Diego Neighborhood Reinvestment Program (NRP) for the Fire Department equipment; and authorize the City Manager, or designee, to execute all related grant documents. [26-1588](#)
6. City Council: Staff recommends that the City Council approve Amendment 5 to the Property Use Agreement with Cause of Christ for use of a portion of the John Landes Community Center located at 2855 Cedar Road, extending the term for three years, for use of a storage unit at the property and for the purpose of providing community outreach activities, as well as, family and youth related services and activities to the community; and authorize the City Manager to execute the amendment upon receipt of all supporting documents. [26-1583](#)
7. City Council: Staff recommends that the City Council approve three Professional Services Agreements (PSA) with Enterprise Technology Services, LLC, in an amount not to exceed \$199,520, to implement online requisition and purchase order processing, US Bank expense management integration for City purchasing cards and US Bank payments and API modernization; approve the purchase as a sole source; and authorize the Financial Services Director, or designee, to execute the purchase orders. [26-1582](#)

8. City Council: Staff recommends that the City Council approve [26-1580](#) Professional Services Agreements with Reilly CM, Albert A Webb Associates, and Z&K Consultants, each in the amount of \$200,000 per fiscal year, and not to exceed \$600,000 for the three-year term, for on-call Construction Management and Inspection Services, and with Ninyo & Moore and Atlas Technical Consultants (CA) Inc. for \$100,000 per fiscal year, not to exceed \$300,000 for the three-year term, for Special Inspection and Testing Services, for a combined not-to-exceed total of \$2,400,000 across all five agreements over the three-year term; and authorize the City Manager to execute the agreements.
9. City Council: Staff recommends that the City Council adopt a resolution [26-1577](#) establishing a 10-minute parking zone, between 8:00 a.m. and 6:00 p.m., Monday through Friday, on the west side of North Nevada Street, beginning 60 feet south of, and ending 80 feet south of the centerline of Civic Center Drive.
10. City Council: Staff recommends that the City Council adopt a resolution [26-1576](#) to establish a “No Parking, 6:30 a.m.- 8:30 a.m. and 2:00 p.m.- 4:00 p.m., Monday through Friday” zone on the east side of South Horne Street between Seagaze Drive and Topeka Street.
11. HDB: Staff recommends that the Harbor District Board of Directors approve Amendment 3 to the Percentage Lease Agreement with Kenton Corwin, dba Ken’s Custom Reel Service & Repair, for the premises located at 1351 Harbor Drive North, Suite A, extending the term of the agreement from August 5, 2026, through August 31, 2029, for a three-year minimum total revenue of \$83,226; and authorize the Administrative Officer to execute the amendment upon receipt of all supporting documents. [26-1574](#)
12. City Council: Staff recommends that the City Council approve a \$40,000 [26-1572](#) change order with HASA for aquatic treatment chemicals for a total not to exceed amount of \$105,100; provide retroactive approval for expenditures incurred through June 30, 2026; and authorize the Financial Services Director, or designee, to execute the change order.

- 13. City Council:** Staff recommends that the City Council award a Public Works Agreement (PWA) to R.P. General Construction Inc., in the amount of \$608,616, for the proposed Apple Street Improvements project; authorize the City Engineer to execute Contract Change Orders up to the amount of \$200,000 as may be necessary; and authorize the City Manager to execute the agreement upon receipt of all supporting documents. [26-1568](#)
- 14. City Council:** Staff recommends that the City Council adopt a resolution approving Final Map No. T24-00005 for the Grace Street Development project, a twenty-three (23) lot subdivision (four common lots, 19 numbered lots, and one remainder lot) for single-family residential purposes located on a 1.68-acre portion of the 6.00-acre site located at 240 Grace Street; and authorize the City Clerk to record the Final Map with the San Diego County Recorder. [26-1567](#)
- 15. City Council:** Staff recommends that the City Council approve Amendment 3 to the Professional Services Agreement (PSA) with Dokken Engineering ("Dokken"), in the amount of \$95,475 for a total contract amount not to exceed \$1,126,703, for additional engineering design services for the Cleveland Storm Drain Upgrade Project ("Cleveland Storm Drain"); and authorize the City Manager to execute the amendment. [26-1566](#)
- 16. City Council:** Staff recommends that the City Council accept \$15,000 in grant funds from AARP for the purchase and installation of outdoor fitness equipment at Libby Lake Park; appropriate the grant funds; and authorize the City Manager to execute the agreement. [26-1565](#)
- 17. City Council:** Staff recommends that the City Council approve Amendment 2 to the Professional Services Agreement with MCCi, LLC for Annual Citywide Document Management Software and Technical Support to extend the agreement term for two years and increase the agreement amount by \$144,473, for a revised total agreement cost not to exceed \$402,879, and authorize the City Manager to execute the amendment. [26-1542](#)

18. City Council: Staff recommends that the City Council accept and appropriate \$4,293,705 in additional Federal-Aid funds for the Coast Highway bridge over San Luis Rey River (Coast Highway Bridge Replacement Project). [26-1535](#)
19. City Council: Staff recommends that the City Council reject all bids for the construction of the Oceanside Boulevard 10-inch Recycled Water Main Pressure CIPP Rehabilitation project; and not award a Professional Services Agreement to provide Construction Management and Inspection services for the Project. [26-1581](#)
20. City Council: Staff recommends that the City Council approve Amendment 6 to the Professional Services Agreement (PSA) with Schmidt Design Group, in the amount of \$26,800 for a revised contract amount of \$770,000, to perform additional design services for the Supul Park (Formerly El Corazón Park Site 1) project; and authorize the City Manager to execute the amendment upon receipt of all supporting documents. [26-1526](#)
21. CDC: Staff recommends that the City of Oceanside Community Development Commission (CDC) authorize the closure of the Section 8 HCV waiting list effective September 30, 2026. [26-1586](#)
22. City Council: Staff recommends that the City Council adopt a resolution approving the Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP) pursuant to CEQA Guidelines 15070 and 15097 for the proposed North River Road and Sleeping Indian Road Drainage Improvement Project. [26-1479](#)
23. City Council: Staff recommends that the City Council adopt a resolution approving and implementing the Memorandum of Understanding between the City of Oceanside and the Management Employees of the City of Oceanside effective July 1, 2026, through June 30, 2028. [26-1593](#)
24. City Council: Staff recommends that the City Council approve and adopt the revised City of Oceanside Salary Schedule, Supplemental Salary Schedule, and Executive Salary Schedule retroactively effective July 5, 2026. [26-1595](#)

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.

- 25.** Public Meeting To Hear Testimony Regarding Proposed [26-1607](#)
Modification Of The Oceanside Tourism Marketing District
(OTMD) Management District Plan - Item removed by staff
per request of OTMD Owners' Association

Item removed by staff per request of OTMD Owners' Association

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.

- 26.** City Council: Staff recommends that the City Council consider the appeal [26-1528](#)
of the tobacco retail license suspensions submitted by
BZBK LLC and adopt a resolution affirming the 30-day
suspension of Tobacco Retail License TRL-1277379 (Hype
Haven I, 3504 College Blvd) and the 30-day suspension of
Tobacco Retail License TRL-1277377 (Hype Haven II,
1405 S. El Camino Real).

- A) Mayor opens public hearing
- B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
- C) Clerk presents correspondence and/or petitions
- D) City presentation - Testimony beginning with Kirk Mundt, Code Enforcement Division Manager
- E) Appellant presentation
- F) Public comment
- G) City rebuttal
- H) Recommendation: Adopt resolution affirming, overruling, or modifying the appealed action

- 27.** City Council: Staff recommends that the City Council adopt a resolution [26-1594](#)
denying the appeal of TAT Oceanside, LLC dba The Artist
Tree and affirming the denial of a storefront retail cannabis
local license.

- A) Mayor opens public hearing
- B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
- C) Clerk presents correspondence and/or petitions
- D) City presentation - Testimony beginning with Dane Thompson, Senior Planner
- E) Appellant presentation
- F) Public comment
- G) City rebuttal
- H) Recommendation: Adopt resolution affirming, overruling, or modifying the appealed action

- 28. CDC:** Staff recommends that the Community Development Commission (CDC) adopt a resolution (Attachment 1) confirming issuance of a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures) and approving a Tentative Parcel Map, Development Plan, and Regular Coastal Permit to allow the construction of a three-story, three-unit condominium structure with subterranean parking and a rooftop deck on an undeveloped parcel at 718 North Pacific Street. [26-1585](#)

- A) Chair opens public hearing
- B) Chair requests disclosure of Commissioner and constituent contacts and correspondence
- C) Secretary presents correspondence and/or petitions
- D) Testimony beginning with Nichole Weedman, Planner II
- E) Discussion
- F) Recommendation - Adopt resolution

- 29. CDC:** Staff recommends that the Community Development Commission confirm issuance of a Class 32 Infill categorical exemption under the California Environmental Quality Act (CEQA) Guidelines and adopt a resolution approving Development Plan (RD24-00008), Tentative Map (RT26-00001), Conditional Use Permit (RCUP24-00004), and Regular Coastal Permit (RRP24-00006) to allow for the demolition of an existing cottage and the construction of five condominium units between two three-story structures at 217 South Myers Street. [26-1579](#)

- A) Chair opens public hearing
- B) Chair requests disclosure of Commissioner and constituent contacts and correspondence
- C) Secretary presents correspondence and/or petitions
- D) Testimony beginning with Dane Thompson, Senior Planner
- E) Discussion
- F) Recommendation - Adopt resolution

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.

30. Advance written request to reserve time to speak: [26-1604](#)

- a. Richard Ernst - Downtown buildings, City Streets, Overbuilding
- b. Ken Leighton – Who is responsible for all the prison-like high-density housing projects?
- c. Larry Warner - The current state of the Police & Fire Commission and the Standing Oversight Committee

31. Communications from the public regarding items not on this [26-1599](#) agenda

CITY CLERK UPDATES

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.

- 32. City Council:** Staff recommends that the City Council adopt an ordinance [26-1597](#) adding Chapter 34, Article II, Division 3, Section 34.7.1 through 34.7.17 to the Oceanside City Code to establish a temporary one-half cent general transactions and use (sales) tax to be administered by the California Department of Tax and Fee Administration including provisions for citizens' oversight and accountability.

(Introduced on June 24, 2026, 5-0)

ADJOURNMENT

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

Request to Speak

Individuals wishing to speak on agenda items (excluding Public Hearings) must sign up at the Speaker Kiosk (iPad), submit a form online, or email the City Clerk (CityClerk@oceansideca.org) before Council consideration of the consent agenda, as required by Chapter 2 of the Oceanside Municipal Code. **Late requests will not be accepted.**

Addressing the Governing Body

Speakers may be asked to state their name and whether they represent an organization. Remarks must be directed to the governing body as a whole. Questions to the governing body or staff require permission from the presiding officer.

Flash drives may not be used on City equipment. Electronic presentations must be emailed to Presentation@oceansideca.org by 10:00 a.m. on the Wednesday one week before the Council meeting. Files must not exceed 5 MB.

Time Limits

Speakers are limited to 3 minutes, unless reduced by the Chair. Time may not be transferred to another speaker.

Written correspondence on agenda items received at least 2 hours before the meeting will be provided to the City Council/HDB/CDC/OPFA and included in the record but will not be read aloud. Correspondence may be mailed or delivered to the City Clerk, Mayor, and City Council, 300 N. Coast Highway, Oceanside, CA 92054, or emailed to CityClerk@oceansideca.org.

Public Hearings begin at 6:00 p.m. as time-certain items. Other agenda items may be taken out of order to accommodate the hearing schedule.

Agenda Posting & Availability

The agenda is posted at least 72 hours before the meeting at the Civic Center Plaza kiosk, 300 N. Coast Highway, and on the City's website. Agendas and supporting materials are available for public review at the City Clerk's Office during business hours by the Monday before the meeting.

Materials distributed to the City Council/HDB/CDC/OPFA within 72 hours of a regular meeting will be available for public inspection at the City Clerk's Office and, when feasible, posted on the City's website.

Assistance To Persons With Disabilities

Persons needing disability accommodations should contact the City Clerk, 300 N. Coast Highway, Oceanside, CA, at (760) 435-3001 by noon on Monday before the meeting. The City will make reasonable efforts to provide accommodations.

Translation Assistance

To request translation assistance, contact the City Clerk's Office at (760) 435-3001. While the City does not provide interpreters, it will make reasonable efforts to accommodate individuals using their own interpreter or personal translation equipment at City Council meetings.