



CITY COUNCIL AGENDA

DATE: Thursday, October 2, 2025
TO: Honorable Mayor and Councilmembers
FROM: Mayor Esther C. Sanchez
SUBJECT: **SPECIAL MEETING NOTICE**

NOTICE IS HEREBY GIVEN that a Special Meeting of the Oceanside City Council is called for Tuesday, October 7, 2025 at 4:00 p.m. in the City Council Chambers, 300 North Coast Highway, Oceanside, California, for the following purpose:

INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

1. Special Meeting Notice

CONSENT ITEM

2. 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.

PUBLIC HEARING ITEMS

3. City Council/CDC: Staff recommends that the City Council and Community Development Commission (CDC): 1.) adopt a resolution certifying an Environmental Impact Report (SCH No. 2023010231) for the Oceanside Transit Center Redevelopment; 2.) adopt a resolution approving a General Plan Amendment (GPA22-00002) to change land use designations from Downtown (DT), Coastal Transportation and Utility (C-TU), Coastal Residential High Density (C-RH), and Coastal General Commercial (C-GC) to Specific Plan; 3.) introduce an ordinance for Zone Amendment (RZA22-00001) to change existing zoning designations from Downtown District: Public Transportation and Railroad (D-14)

and High Density Residential (D-5), Public Utility and Transportation (PUT), Office Professional, Coastal (OP), and Medium Density Residential, Coastal (R-3) to Specific Plan and consideration of the OTC Specific Plan; adopt a resolution approving Local Coastal Program Amendment (LCPA22-00004); 4.) adopt a resolution approving Vesting Tentative Map (T22-00006), Development Plan (D22-00016), and Regular Coastal Permit (RC22-00011) for approval of the Oceanside Transit Center Specific Plan and redevelopment of the Oceanside Transit Center into a mixed-use development project consisting of a modern intermodal transit facility, residential, office, and hotel uses on a 10.15-acre site at 235 South Tremont Street.

- A) Report by Darlene Nicandro, Development Services Director
- B) Discussion
- C) Recommendation – adopt resolutions and introduce ordinance

4. CDC: Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Development Plan (RD22-00004), Vesting Tentative Map (RT22-00001), and Density Bonus (DB22-00008) and confirm issuance of a Categorical Exemption per California Environmental Quality Act (CEQA) Guidelines Article 19, Section 15332 (In-fill Development Projects) to allow the construction of a proposed mixed-use development project comprised of 206 dwelling units, including 31 units reserved for low- and moderate-income households, and 5 live-work units with ground floor commercial space on a 1.42-acre site at 810 Mission Avenue.

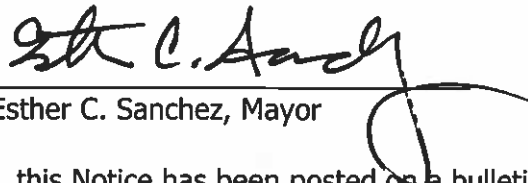
- A) Report by Darlene Nicandro, Development Services Director
- B) Discussion
- C) Recommendation – adopt resolution

OFF-AGENDA ITEMS

5. Public communications on City Council Matters (off-agenda items)

ADJOURNMENT

The next regularly scheduled meeting is at 3:30 p.m. on Wednesday, October 15, 2025


Esther C. Sanchez, Mayor

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.