

City of Oceanside

300 North Coast Highway, Oceanside, California 92054



Clerk's Action Minutes

Wednesday, April 9, 2025

3:30 PM

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)

**Council Chambers
300 North Coast Highway
Oceanside, CA 92054**

City Council

3:30 P.M. – ROLL CALL

Present: Council Member Peter Weiss, Council Member Esther Sanchez, Council Member Eric Joyce, Council Member Rick Robinson, and Council Member Jimmy Figueroa

CITY COUNCIL, HDB, CDC, OPFA CLOSED SESSION ITEMS

1. **CONFERENCE WITH LABOR NEGOTIATOR ON STATUS 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 (E.G., ADMINISTRATIVE HEARING, ARBITRATION) (SECTION 54956.9(d))**
 - (A) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
 1. Initiation of Litigation pursuant to Government Code Section 54956.9(d)(4):
One case
3. **LITIGATION OR OTHER ADVERSARY PROCEEDING (E.G., ADMINISTRATIVE HEARING, ARBITRATION) (SECTION 54956.9(d))**
 - (A) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (SECTION 54956.9)

Significant exposure to litigation pursuant to Section 54956.9(d)(2), (e)(3): One case involving a significant exposure to litigation. The facts justifying a closed session briefing are set forth in a communication from YIMBY Law to the City of Oceanside dated January 22, 2025.
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR (SECTION 54956.8)**
 - (A) Property: 704 Pier View Way (Portion of APN 147-109-01)
Negotiating parties: City of Oceanside and Oceanside Museum of Art, Inc.
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

Present: Council Member Peter Weiss, Council Member Esther Sanchez, Council Member Eric Joyce, Council Member Rick Robinson, and Council Member Jimmy Figueroa

INVOCATION

Reverend Dr. John D. Hill, Walker Chapel A.M.E. Church

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

Proclamation in Honor of Oceanside Earth Month 2025

Proclamation in Honor of Oceanside Arts, Culture & Creativity Month 2025

CLOSED SESSION REPORT

CONSENT CALENDAR ITEMS

MOTION TO APPROVE ITEMS 5-8, 10-15: JOYCE
SECOND: ROBINSON
APPROVED: 5-0

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.

5. 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.

City Council/ HDB/CDC/ OPFA:

RESULT: APPROVED

MOVER: Eric Joyce

SECONDER: Rick Robinson

Aye: Council Member Weiss, Council Member Sanchez, Council Member Joyce, Council Member Robinson, and Council Member Figueroa

6. 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 March 19, 2025 Workshop and the March 26,

2025 Regular Meeting.
City Council/ HDB/CDC/ OPFA:

7. Staff recommends that the City Council approve Amendment 1 to the Professional Services Agreement (PSA) with REC Consultants, Inc. ("REC"), in the amount of \$100,000 for a total not to exceed amount of \$550,000, for on-call Engineering Design Project Management services; and authorize the City Manager to execute the amendment upon receipt of all necessary documents.
City Council:

Enactment No: 25-D0144-1

8. Staff recommends that the City Council approve Amendment 1 to the Professional Services Agreement (PSA) with Kimley-Horn and Associates, Inc. ("Kimley-Horn"), in the amount of \$165,330, for a total not to exceed amount of \$2,230,530, for design services associated with the proposed Coast Highway Improvement Project; and authorize the City Manager to execute the amendment upon receipt of all necessary documents.
City Council:

Enactment No: 25-D0145-1

9. Staff recommends that the City Council approve Amendment 2 to the Property Use Agreement with MainStreet Oceanside, Inc. amending the Agreement to include barrier deployment and associated fees at the Morning Farmers Market and the Sunset Market with an estimated annual payment to the City in the amount of \$87,750, for the first-year reimbursement of weekly barrier deployment services and authorize the City Manager to execute the amendment.
City Council:

**ITEM PULLED FOR DISCUSSION BY COUNCILMEMBER ROBINSON
MOTION: ROBINSON
SECOND: SANCHEZ
APPROVED: 5-0**

Enactment No: 25-D0146-1

10. Staff recommends that the City Council approve Amendment 6 to the Percentage Property Lease Agreement with Charles Anderson and Jennifer Moyer, dba Buccaneer Beach Club, for the premises located at 1508 South Pacific Street, extending the agreement from April 1, 2025 to March 31, 2027, for a two-year minimum total revenue of \$30,091; and authorize the City Manager to execute the amendment upon receipt of all supporting documents.
City Council:

Enactment No: 25-D0147-1

11. Staff recommends that the City Council adopt a resolution authorizing the City to apply for a grant funding opportunity for construction of the Coast Highway Corridor from the San Diego Association of Governments (SANDAG) Smart Growth Incentive Program grant, in the amount of \$3,500,000, and accept the terms of the draft grant agreement; authorizing a City match amount of \$1,000,000; and

authorizing the City Manager to execute all necessary grant documents.

City Council:

Enactment No. 25-D0149-1

Enactment No: RES 25-R0148-1

12. Staff and the Police and Fire Commission recommend that the City Council approve the Police and Fire Commission FY 2025-26 Workplan.

City Council:

Enactment No. 25-D0150-1

13. Staff recommends that the City Council identify City-owned Parks and Recreation facilities to accept applications for renaming, as per City Council Policy 100-55, including, but not limited to, Park Site 1 at El Corazon and the skate spot at John Landes Community Park.

City Council:

14. Staff recommends that the City Council receive and accept the Final Water Utilities Comprehensive Salary and Compensation Report; and adopt resolutions modifying the Compensation Plan for Unrepresented Employees ("Comp Plan"), and approving side letter agreements with the Oceanside City Employees' Association (OCEA), Management Employees of the City of Oceanside (MECO), and Western Council of Engineers (WCE).

City Council:

Resolution No. 25-R0151-1

Resolution No. 25-R0152-1

Enactment No. 25-D0153-1

Resolution No. 25-R0154-1

Enactment No. 25-D0155-1

Resolution No. 25-R0156-1

Enactment No. 25-D0157-1

RESULT: APPROVED

MOVER: Eric Joyce

SECONDER: Rick Robinson

Aye: Council Member Weiss, Council Member Sanchez, Council Member Joyce, Council Member Robinson, and Council Member Figueroa

15. Staff recommends that the City Council determine that there is a need to continue emergency work to repair the 18-inch Mesa Loma Water Main, and appropriate \$500,000 from the Water Fixed Asset Replacement fund unrestricted fund balance.

City Council:

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.

None.

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.

16. Staff recommends that the City Council adopt a resolution to amend the Oceanside Boulevard Underground Utility District (UUD) to remove the properties along Oceanside Boulevard from Camelot Drive to El Camino Real; and appropriate \$2,756,800 to the Oceanside Boulevard Undergrounding Utility Project account.
City Council:

MOTION: WEISS
SECOND: SANCHEZ
APPROVED: 5-0

Enactment No: RES 25-R0158-1

- 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 Edward Soto, Associate Engineer
 - E) Recommendation - adopt resolution
17. Staff recommends that the Oceanside Community Development Commission (CDC) adopt a resolution approving the 2025-26 Annual and 2025-2029 Five-Year Public Housing Agency (PHA) Plans and authorize the CDC Chair to submit the Plans to the U.S. Department of Housing and Urban Development (HUD) with the inclusion of changes made to the PHA Annual and Five-Year Plans as a result of public comments; and authorize the CDC Chair, or designee, to execute any and all related documents for submittal.

CDC:

RESULT: APPROVED
MOVER: Rick Robinson
SECONDER: Peter Weiss

Enactment No: RES 25-R0159-3

- 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 Raymond Rull, Housing Program Manager
- E) Recommendation - adopt resolution

CITY CLERK ITEMS

18. Staff recommends that each Councilmember identify up to four applicants to be interviewed and provide direction on the interview process for the upcoming Planning Commissioner Appointment Workshop scheduled for April 16, 2025.

DIRECTION PROVIDED: APPLICANTS SELECTED FOR INTERVIEW ARE GRACIELA REDGATE, JANE MARSHALL, MICHAEL OGDEN, EMILY GONZALEZ, JOAN BOCKMAN, HENRIETTE BURBANK, JENNIFER JACOBS SCHAUBLE, MARK OCHS, ANGELIQUE VASQUEZ BRANEK, SHAHZADEE ENGLES, OMAR HASHIMI, AND JONATHAN ROLLAND. APPLICANTS WILL HAVE THREE MINUTES FOR INTRODUCTION AND ONE MINUTE TO ANSWER QUESTIONS FROM COUNCIL.

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:
- a. Ken Leighton - Is there a need for ethics classes for elected officials?
20. Communications from the public regarding items not on this agenda

3 SPEAKERS

MAYOR AND/OR COUNCILMEMBER ITEMS

21. Request by Deputy Mayor Joyce and Councilmember Figueroa to direct staff to develop a chapter of urgency ordinances to provide housing stability in the city of Oceanside which should include the following actions:
- All tenants evicted under “no-fault” are to be provided with 2 month’s rent for relocation protections. *Payment should be 3 months rent if tenant is a senior or has a disability.
 - All tenants qualify for “no-fault” protections on day 1 of tenancy.
 - Establish a local “Right to return” to strengthens the statewide protection
 - Establish Local Rent Stabilization of 5% yearly maximum annual rent increase, with a provision for landlords to apply to the Housing Commission for yearly increases of up to 8% to support critical facility improvements
 - “Substantial Remodel” is further defined to protect tenants from unnecessary displacement
 - Requirement that all tenants are notified of their tenant protections, and a signed copy is kept on file with their lease agreements
 - Requirement that all new manufactured home residents are notified of their protections, including rent control under 16B and signed receipt is kept on file with their agreements
 - All evictions are also filed with the city within 5 days of notice to tenant to be legally valid evictions
 - Preservation of currently affordable housing policy modeled after San Diego’s preservation ordinance
 - Develop a plan to increase access to legal services for tenants
 - Establish noticing requirements for rent stabilized units being removed from the market (condo conversions, demolition, significant remodel, etc.)

MOTION TO DIRECT STAFF TO DEVELOP A TENANT PROTECTION ORDINANCE WITH THE FOLLOWING CHANGES: ALL TENANTS EVICTED UNDER “NO-FAULT” EVICTIONS ARE TO BE PROVIDED WITH ONE MONTH’S RENT FOR RELOCATION PROTECTIONS FOR ALL RENTALS, STAFF DEVELOP A RECOMMENDATION ON THE LENGTH OF ESTABLISHING TENANCY THAT TENANTS QUALIFY FOR “NO-FAULT” PROTECTIONS; ADOPT ALL OTHER TENANT PROTECTION RECOMMENDATIONS AS DEFINED; AND BIFURCATE THE MOTION ON RENT STABILIZATION: JOYCE SECOND: FIGUEROA APPROVED: 3-2 (SANCHEZ, ROBINSON - NO)

MOTION TO DIRECT STAFF TO DEVELOP RENT STABILIZATION AS PART OF THE TENANT PROTECTION ORDINANCE LIMITED TO CORPORATE-OWNED APARTMENT BUILDINGS AND SUBJECT TO THE LIMITATIONS OF AGE/CATEGORY OF UNITS TO BE ELIGIBLE TO BE COVERED BY LOCAL RENT CONTROL UNDER STATE LAW: JOYCE SECOND: FIGUEROA APPROVED: 3-2 (SANCHEZ, ROBINSON - NO)

**MOTION TO DIRECT STAFF TO FORMALIZE DISCLOSURE PROCEDURES FOR NOTIFYING MANUFACTURED HOME RESIDENTS ABOUT THEIR PROTECTIONS AND HAVING A SIGNED RECEIPT KEPT ON FILE WITH THE CITY: JOYCE
SECOND: FIGUEROA
APPROVED: 5-0**

**MOTION TO DIRECT STAFF TO DEVELOP A PRESERVATION ORDINANCE MODELED AFTER SAN DIEGO'S PRESERVATION ORDINANCE INCLUDING NOTICING REQUIREMENTS: JOYCE
SECOND: FIGUEROA
MOTION FAILS: 2-3 (SANCHEZ, WEISS, ROBINSON - NO)**

See future minutes 04/23/2025 for clarification.

GENERAL COUNCILMEMBER COMMENTS

NO COMMENTS MADE

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.

- 22.** Staff recommends that the City Council adopt an ordinance amending Sections 15.63 and 15.68, and adding Section 15.69 of the Oceanside City Code to modify existing Sidewalk Vending regulations.
(Introduced on March 26, 2025, 5-0)

City Council:

RESULT: **APPROVED**
MOVER: Peter Weiss
SECONDER: Rick Robinson

Aye: Council Member Weiss, Council Member Sanchez, Council Member Joyce, Council Member Robinson, and Council Member Figueroa
Enactment No: 25-OR0160-1

ADJOURNMENT

MEETING ADJOURNED AT 9:46 PM