



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 October 15, 2025 City Council Meeting

Members of the public have the option to watch the meeting on KOCT Cox Channel 19 (live streaming service available at www.koct.org/channel-19) or watch via Zoom or attend in person.

Zoom Information:

To watch the meeting via Zoom please use the URL below. 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.

<https://us02web.zoom.us/j/83234252787?pwd=bydJLMQetUt5n6FESSPElcEfwJuBvT.1>

Zoom Meeting ID: **832 3425 2787**
Passcode: **717926**

Phone Information:

To join the meeting by phone, dial **669-900-9128**.
Zoom Meeting ID: **832 3425 2787**

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.***



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)

October 15, 2025

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 [25-591](#)
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. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1071](#)
(SECTION 54956.8)
1. Property: City-owned property located at 314 Harbor
Drive South
Negotiating parties: City of Oceanside and Joe's Crab
Shack, LLC
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**INVOCATION**

Pastor Jon Telles, Coastline Baptist Church

PLEDGE OF ALLEGIANCE**PROCLAMATIONS AND PRESENTATIONS**

Proclamation in Honor of Red Ribbon Week, October 23-31, 2025; with Be the Resistance Club,
Oceanside High School

Presentation by Dear Tomorrow Art House, 216 S. Tremont Street, Oceanside; with Ryder England

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. [25-1072](#)
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 October 1, 2025 Regular Meeting [25-1043](#)
5. City Council: Staff recommends that the City Council approve Amendment 1 to each of the Professional Services Agreements with Dudek and Recon Environmental in a not-to-exceed amount of \$100,000 per fiscal year per agreement, for a not-to-exceed total amount of \$200,000 per agreement for the remaining two-year term, for a total not-to-exceed contract amount of \$300,000 per firm, with an option for two one-year extensions for on-call environmental engineering services for Water and Sewer Capital Improvement Projects; and authorize the City Manager, or designee, to execute the amendments. [25-989](#)
6. City Council: Staff recommends that the City Council approve Amendment 3 to the Lease Agreement with Petite Madeline Bakery and Bistro Inc., DBA Petite Madeline Bakery, for the use of City-owned property located at 223 North Coast Highway, extending the term of the Agreement to December 31, 2028, for a three-year minimum total revenue of \$146,899; and authorize the City Manager to execute the amendment upon receipt of all supporting documents. [25-1009](#)

7. City Council: Staff recommends that the City Council approve a [25-1032](#) Professional Services Agreement (PSA) with Hinderliter, De Llamas & Associates dba HdL Companies (HdL) for transient occupancy tax (TOT) auditing services, in the amount of \$45,000 for fiscal year 2025-26 and total contract amount not to exceed \$148,950 for a three-year term with an option to administratively extend for two additional one-year terms; and authorize the City Manager to execute the agreement.
8. City Council: Staff recommends that the City Council approve a Public [25-1019](#) Works Agreement with Rancho Del Oro Landscape & Maintenance, Inc., for landscape maintenance services at Libby Lake Community Center for a total compensation not to exceed \$21,265 commencing on October 15, 2025 and terminating on June 30, 2026, with two one-year renewal options, to be approved administratively, for a total contract amount not to exceed \$49,757; authorize an appropriation of \$120,000 from the City Building Unrestricted Fund Balance to the Resource Centers Building Maintenance account; and authorize the City Manager to execute the agreement upon receipt of all supporting documents.
9. City Council: Staff recommends that the City Council adopt a resolution [25-987](#) approving the extension of the agreement with the County of San Diego, accept funding in the amount of \$65,000, for the 2025 Regional Realignment Response Group (R3G); approve the expenditure plan; appropriate these funds to the Police Department; and authorize the City Manager, or designee, to execute the agreement and all other required documents.
10. City Council: Staff recommends that the City Council adopt a resolution [25-995](#) approving an agreement with the County of San Diego for \$150,000 for the Operation Stonegarden FY 2024 Grant; appropriate the funds to Operation Stonegarden 2024; and authorize the City Manager, or designee, to execute the grant agreement and all related grant documents.

11. City Council: Staff recommends that the City Council accept and appropriate \$280,000 in grant funds from the State of California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program 2025-2026; and authorize the City Manager, or designee, to execute all related grant documents. [25-1030](#)
12. City Council: Staff recommends that the City Council approve the new Job Description and accompanying salary range for the proposed Job Classification and approve reclassifying an existing authorized full-time benefited Crime Prevention Specialist position to a full-time benefited Senior Crime Prevention Specialist. [25-1002](#)
13. City Council: Staff recommends that the City Council determine there remains a need to continue emergency work on the 18-inch Mesa Loma Water Main. [25-1039](#)

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.

14. City Council: Staff recommends that the City Council accept a report on actions being taken by staff in support of the September 17, 2025 Councilmember agenda item related to the City's response to federal immigration enforcement activities. [25-1049](#)
- A) Report by Michael Gossman, Assistant City Manager
B) Discussion
C) Recommendation – accept report

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.

- 15. City Council:** Staff recommends that the City Council adopt a resolution [25-978](#) upholding Planning Commission Resolution No. 2025-P16 approving a Tentative Map (T24-00005), Development Plan (D24-00016), and Density Bonus (DB24-00007) to allow for a 23-lot subdivision and construction of 19 single-family homes, including three affordable units, on a vacant 1.68-acre portion of the First Baptist Church property located at 240 Grace Street.

- 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 Dane Thompson, Associate Planner
- E) Testimony of Appellant, if requested
- F) Testimony of Applicant, if requested
- G) Recommendation - adopt resolution

- 16. City Council:** Staff recommends that the City Council: 1) adopt a resolution [25-1023](#) adopting the Final Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program (MMRP) for the Oceanside Garrison Street Planned Development; 2) adopt a resolution approving General Plan Amendment (GPA24-00002) to change the land use designation of approximately seven acres of APN 162-020-26-00 from Civic Institutional (CI) to Medium Density C Residential (MDC-R); 3) introduce an ordinance for Zone Amendment (ZA24-00001) to change the zoning designation of approximately seven acres of APN 162-020-26-00 from Public/Semi-Public (PS) to Planned Development (PD); 4) adopt a resolution approving Tentative map (T24-00002), Development Plan (D24-00010), and Density Bonus (DB25-00004) to allow for the construction of a 140-unit residential development with 14 units reserved for moderate-income households at 333 Garrison Street.

- 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 Dane Thompson, Associate Planner
- E) Recommendation - adopt resolutions and introduce ordinance

17. CDC: Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Development Plan (RD24-00002) and Density Bonus (DB24-00004) to allow the construction an eight-story mixed-use project comprised of 273 residential units, including 28 deed restricted low-income units, and approximately 4,006 square feet of commercial space on a 1.51-acre site located at 901 Mission Avenue. [25-1020](#)

- A) Chair opens public hearing
- B) Chair requests disclosure of Commissioner and constituent contacts and correspondence
- C) Clerk presents correspondence and/or petitions
- D) Testimony beginning with Nathalie Vazquez, Associate Planner
- E) 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.

18. Communications from the public regarding items not on this [25-1066](#) agenda

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.

19. Staff recommends that the City Council adopt an ordinance [25-1074](#) amending Chapter 37, Article IX relating to cross-connection and backflow devices to comply with the new requirements of the updated Cross-Connection Control Policy Handbook adopted by the State Water Resources Control Board.
(Introduced on October 1, 2025, 5-0)

ADJOURNMENT

**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**

This agenda has been posted at least 72 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 Web site at www.ci.oceanside.ca.us 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 agenda that are distributed to the City Council/HDB/CDC/OPFA within 72 hours before it is to consider the item at its regularly scheduled 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 Web site, subject to staff’s ability to post the documents before the regularly scheduled meeting.

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**

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) 435-3000 by noon the Monday preceding the meeting. The City of Oceanside will attempt to make arrangements to accommodate your disability.