

City of Oceanside

300 North Coast Highway, Oceanside, California 92054



Special Meeting Agenda

Tuesday, October 7, 2025

4:00 PM

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

City Council

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

4:00 P.M. – ROLL CALL**INVOCATION****PLEDGE OF ALLEGIANCE**

1. [25-1057](#) Special Meeting Notice

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.

2. [25-1047](#) 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.

4:00 P.M.**PUBLIC HEARING ITEMS**

Public hearing items are “time-certain” and are heard beginning at 4:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 4:00 p.m. public hearing schedule.

3. [25-1044](#) 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 and associated Mitigation Monitoring and Reporting Program; 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 an integrated intermodal transit facility, multi-family residential units, office, and hotel uses on a 10.15-acre site at 235 South Tremont 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 Darlene Nicandro, Development Services Director
 - E) Recommendation - adopt resolutions and introduce ordinance
4. [25-1042](#) Staff recommends that the Community Development Commission (CDC) adopt a resolution confirming issuance of a Categorical Exemption per California Environmental Quality Act (CEQA) Guidelines Article 19, Section 15332 (In-fill Development Projects) and approving a Development Plan (RD22-00004), Vesting Tentative Map (RT22-00001), and Density Bonus (DB22-00008) 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 five live-work units with ground floor commercial space on a 1.42-acre site at 810 Mission Avenue.

- 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 Darlene Nicandro, Development Services Director
- 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 4:00 p.m. meeting is called to order.

5. [25-1048](#) Communications from the public regarding items not on this agenda

ADJOURNMENT

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

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.

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Phone Information:

To join the meeting by phone, dial 669-900-9128.

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Passcode: 717926

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.