



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 May 20, 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 on KOCT Cox Channel 19 or via KOCT website at www.koct.org/channel-19
- View past meetings on the City's website <https://oceanside.legistar.com/Calendar.aspx>, the City's YouTube page <https://www.youtube.com/user/CityofOceanside>, or KOCT TV

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.



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)

May 20, 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 OF NEGOTIATIONS PREVIOUSLY AUTHORIZED IN OPEN SESSION (SECTION 54957.6) [26-1483](#)

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)) [26-1501](#)

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

1. Kent S. Borsch v. City of Oceanside
San Diego Superior Court Case No. 25CU049984N
2. Rincon Capital Group, LLC, and 2389 Guajome, LLC v. City Council City of Oceanside
San Diego Superior Court Case No. 26CU016838N

5:00 P.M. – ROLL CALL**INVOCATION**

Pastor Dr. Hal Seed - New Song Church

PLEDGE OF ALLEGIANCE**PROCLAMATIONS AND PRESENTATIONS**

Proclamation in Honor of National Public Works Week, May 17-23, 2026 - "Rooted in Service, Powered by Community"

Proclamation in Honor of National Water Safety Month & National Beach Safety Week, May 18-25, 2026

Presentation of City's Recognition for Excellence in Energy Efficiency & Sustainability, with Opterra

Proclamation in Honor of National Poppy Day, with American Legion Auxiliary, Unit #146

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. [26-1484](#)

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 May 6, 2026 Regular Meeting. [26-1485](#)

5. City Council: Staff recommends that the City Council approve Change Order No. 2, in the amount of \$35,000, to the purchase order with Matheson Tri-Gas Inc. for the Emergency Medical Oxygen Supplies, for a total contract amount of \$145,000; and authorize the Financial Services Director, or designee, to execute the change order. [26-1397](#)

6. City Council: Staff recommends that the City Council approve [26-1396](#) Amendment 1 to the Property Use Agreement with Oceanside Beach Resort Owner, LLC for use of City-owned land and storage space located on The Strand-South Plaza Area, extending the term of the Agreement through May 31, 2031, for a five-year minimum total revenue of \$92,379; and authorize the City Manager to execute the amendment upon receipt of all supporting documents.
7. City Council: Staff recommends that the City Council approve [26-1439](#) Amendment 2 to the Professional Services Agreement (PSA) with Infosend, Inc. in an estimated amount of \$430,880 for a revised contract amount of \$1,893,155, extending the term of the agreement to May 31, 2027 for data processing, printing, and mailing of utility bills, business license documents, and accounts receivable invoices and statements; and authorize the City Manager to execute the agreement.
8. City Council: Staff recommends that the City Council approve [26-1428](#) Amendment 4 to the Professional Services Agreement with GHD of San Diego in the amount of \$39,860, for a total revised contract price of \$359,450; and authorize the City Manager to execute the amendment upon receipt of all supporting documents.
9. City Council: Staff recommends that the City Council approve a Legal [26-1487](#) Services Agreement with Baron & Budd, P.C., Simonsen Sussman, LLP, and Diab Chambers, LLP (“Outside Counsel”) on a contingency fee basis related to fire apparatus cost recovery actions and authorize the City Attorney to execute all necessary documents for implementation of same.
10. City Council: Staff recommends that the City Council approve a [26-1367](#) Professional Services Agreement (PSA) with Athens Administrator for Third-Party Administration (TPA) of Workers’ Compensation claims; and authorize the City Manager (or designee) to execute the agreement.

11. City Council: Staff recommends that the City Council approve a [26-1452](#) Professional Services Agreement with Urban Futures, Inc. (UFI) on an as-needed basis for a three-year period for financial advisory services; and authorize the City Manager to execute the agreement.
12. HDB: Staff recommends that the Harbor District Board of Directors adopt a resolution accepting an additional \$25,000 in supplemental grant funding from the California Department of Parks and Recreation, Boating and Waterways Division for the Surrendered and Abandoned Vessel Exchange (SAVE) Program awarded to the Oceanside Small Craft Harbor District (District) for a total grant award of \$33,000 for the removal and disposal of abandoned, wrecked or dismantled vessels, or parts thereof, or any other partial submerged objects; approve the grant agreement which requires the City to match ten-percent or \$2,500 of the grant funds; and authorize the Administrative Officer, or designee, to execute all associated grant documents upon receipt of all supporting documents. [26-1434](#)
13. City Council: Staff recommends that the City Council adopt a resolution [26-1476](#) establishing stop controls at various intersections within the City of Oceanside.
14. City Council: Staff recommends that the City Council approve the [26-1435](#) acceptance of items awarded through Literacy Spaces and EmPOWERing Access projects supported by the U.S. Institute of Museum and Library Services, under the provision of the Library Services Technology Act.
15. City Council: Staff recommends that the City Council approve the [26-1511](#) reclassification of the positions of Coastal Zone Administrator, Senior Management Analyst, Housing Program Specialist, and Human Resources Management Analyst and update the City of Oceanside's Salary Schedule accordingly.

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.

- 16. City Council:** Staff recommends that the City Council approve the [26-1471](#) establishment of the Homeless Evaluation, Assistance & Response Team (HEART) as a City-coordinated, multidisciplinary outreach model to support housing-focused street outreach and coordinated engagement with individuals experiencing homelessness.

- A) Report by Tameka Tates, Homeless Services Manager
- B) Discussion
- C) Recommendation - establish and implement HEART Program

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.

- 17. City Council:** Staff recommends that the City Council: 1) Conduct a [26-1299](#) public hearing to consider an amendment to the City's Citizen Participation Plan required for U.S. Department of Housing and Urban Development (HUD) funding and substantial amendments to the Fiscal Year (FY) 2025-29 Consolidated Plan to establish a reasonable preference for households with Special Needs (i.e., At-Risk of Homelessness and Homeless Persons) for the HOME Tenant-Based Rental Assistance Program and the FY 2025-26 Annual Action Plan to award and appropriate an additional \$300,000 of CDBG dollars to complete the necessary improvements to the Crown Heights Resource Center; and 2) Adopt a resolution approving the amendment to the Citizen Participation Plan and those substantial amendments to the FY 2025-29 Consolidated Plan and the FY 2025-26 Annual Action Plan, their submission to HUD; and, authorizing the City Manager or their designee to execute all documents and take all necessary actions to effectuate such amendments.

- 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 Leilani Hines, Housing and Neighborhood Services Director
- E) Discussion
- F) Recommendation - adopt resolution

- 18. City Council:** Staff and the Planning Commission recommend that the [26-1445](#) City Council confirm issuance of a Class 1 “Existing Facilities” Categorical Exemption per the California Environmental Quality Act (CEQA); and adopt a resolution approving CUP25-00003 to allow an indoor, mixed-light cannabis cultivation facility within 25 hoop house structures at 1319 Sleeping Indian Road.

- 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, Senior Planner
- E) Discussion
- F) Recommendation - confirm exemption and adopt resolution

- 19. City Council:** Staff recommends that the City Council adopt a resolution [26-1360](#) ordering the vacation of the Alley located in Block 75 of Horne’s Addition Map No. 323 and direct the City Clerk to file a certified copy of the resolution with the County Recorder upon satisfaction of conditions.

- 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 William Tuck, City Land Surveyor
- E) Discussion
- F) Recommendation - adopt resolution

- 20. CDC:** Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Development Plan (RD23-00005) and Density Bonus application (DB23-00008) to allow the construction of a mixed-use development project comprised of 230 residential units, including 23 units reserved for low-income households, and 5,240 square feet of commercial floor area on a 1.5-acre site located at 801-815 Mission Avenue and confirming a Class-32 Categorical In-fill Exemption under the California Environmental Quality Act (CEQA). [26-1336](#)

- 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 Shannon Vitale, Principal Planner
- E) Discussion
- F) Recommendation - adopt resolution

- 21. City Council:** Staff recommends that the City Council: [26-1497](#)
- 1) Confirm issuance of a statutory exemption per the CEQA Guidelines under Sections 15378(b)(5) and 15060(c)(3); and
 - 2) Introduce a phasing ordinance, as authorized under SB 79, to exclude and exempt eligible sites, and defer implementation of SB 79 on qualifying sites, as authorized under Government Code Sections 65912.157(h), 65912.160(e)(1) and 65912.161(b)(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 Dane Thompson, Senior Planner
- E) Discussion
- F) Recommendation - introduce ordinance

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.

22. Communications from the public regarding items not on this [26-1482](#) agenda

CITY CLERK UPDATES

MAYOR AND/OR COUNCILMEMBER ITEMS

23. Request by Mayor Sanchez and Deputy Mayor Joyce to [26-1505](#) place a city charter amendment/clean-up measure on the November 2026 ballot, for purposes of ensuring state grants qualification and to be consistent with the state law.

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.

24. City Council: Staff recommends that the City Council adopt an [26-1486](#) Ordinance adding Article V to Chapter 17 of the Oceanside Municipal Code relating to illegal fireworks abatement.

(Introduced on May 6, 2026, 5-0)

25. City Council: Staff recommends that the City Council adopt an [26-1489](#) Ordinance amending various provisions of Chapter 2, Article I of the Oceanside City Code to clarify administrative procedures for submitting requests to speak and for group presentations at City Council Meetings.

(Introduced on May 6, 2026, 4-1 [Joyce-No])

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 abatements, 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.