



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1319

Agenda Date: 4/8/2026

Agenda #: 21.

DATE: April 8, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: ADOPTION OF A RESOLUTION DECLARING THE CITY COUNCIL'S INTENTION TO VACATE THE ALLEY LOCATED WITHIN BLOCK 75 OF HORNE'S ADDITION MAP NO. 323 AND SET A PUBLIC HEARING

RECOMMENDATION

Staff recommends that the City Council adopt a resolution declaring its intention to vacate the alley located in Block 75 of Horne's Addition Map No. 323 and set a public hearing for May 20, 2026, at 6:00 p.m. in the City Council Chambers to consider ordering its vacation.

BACKGROUND AND ANALYSIS

The City has received a request from Oceanside Mission Investments, LLC, the owner of Lots 1 through 18, in Block 75 of Horne's Addition, Map No. 323, proposing the vacation of the alley located within said Block 75, dedicated per Map No. 323, filed in the Office of the County Recorder of San Diego County April 3, 1886. The alley to be vacated is approximately 4,400 square feet and is located between Clementine Street and Nevada Street as described in Exhibit "A" and shown on Exhibit "B" attached hereon.

The vacation is proposed in conjunction with the development of a proposed 230-unit housing development, Development Plan RD24-00001. This development, which is scheduled for Community Development Commission review on May 20, 2026, would remove the site's existing vacant bank buildings and parking lot while constructing a new building over the entire block.

There are existing public improvements and facilities in the alley to be vacated such as concrete curbs, asphalt, water, sewer, underground power lines and transformers. All existing improvements and utilities will be removed and/or relocated to a new location to the satisfaction of the City Engineer as a condition of approval of the right-of-way vacation. There is no present or prospective need for the right-of-way area that is proposed to be vacated.

The State of California Public Streets, Highways, and Service Easements Vacation Law, Chapter 3, Section 8300 et seq., of the California Streets and Highways Code, provides the City Council with the authority to vacate public street right-of-way based on the determination that there is not a present or prospective public need for the rights being vacated. The City Council may vacate the public's interest in the right-of-way with the stipulation that certain conditions are met prior to the recordation with the County Recorder of the resolution ordering the vacation. The vacation of the right-of-way is

conditioned upon the removal of the roadway and relocation of all existing utilities to a new location to the satisfaction of the City Engineer.

FISCAL IMPACT

There is no fiscal impact. The applicant has paid the required fees for the processing of this action.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: William Tuck, City Land Surveyor

Reviewed by: Brian Thomas, Interim Development Services Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Resolution
3. Exhibit A
4. Exhibit B