



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 December 03, 2025 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)

December 03, 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 [25-594](#)
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 [25-1091](#)
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)
(SECTION 54956.9(d))

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

1. Gerhard Vilogron v. City of Oceanside
Workers' Comp. Claim No. 23-171866

2. Larry Weber v. City of Oceanside
Workers' Comp. Claim No. 23-K000056

3. Bradford Portlock v. City of Oceanside
Workers' Comp. Claim No. 24-K000158

3. LITIGATION OR OTHER ADVERSARY PROCEEDING [25-1126](#)
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)
(SECTION 54956.9(d))

(A) CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION (Section 54956.9(d)(4))

1. CAPP, Inc., et al. v. Discover Financial Services, et al.
United States District Court, Northern District of Illinois,
Eastern Division
Case No. 1:23-CV-4676 [consolidated class action with
Case No.'s 1:23-cv-14250 and 1:23-cv-15297]

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1144](#)
(SECTION 54956.8)

1. Property: City-owned property located at 1900 Harbor
Drive North (APN 143-120-10)
Negotiating parties: City of Oceanside and Aloha Partners,
LP

Negotiator for the City: Vicki Gutierrez, Real Estate
Manager

Under Negotiations: Price and terms for the lease of real
property

2. Property: City-owned building located at 615 Mission
Ave. (APN 147-281-01)

Negotiating parties: City of Oceanside and Hatter Family
Trust, December 4, 1986

Negotiator for the City: Vicki Gutierrez, Real Estate
Manager

Under Negotiations: Price and terms for the acquisition of
real property

5:00 P.M. – ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

Proclamation in Honor of Nathan Usher & the Oceanside Junior Lifeguard Program

Proclamation in Honor of the 70th Birthday of Laurel Elementary

Presentation - Sister City Kisarazu, Japan

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.

5. 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. [25-1133](#)
6. 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 November 19, 2025 Special Meeting [25-1130](#)
7. City Council: Staff recommends that the City Council approve Amendment 2 to the Property Use Agreement with North County Community Services, DBA Growing Minds Early Education Programs, for the use of a portion of the Balderrama Recreation Center located at 709 San Diego Street, extending the term of the agreement through December 31, 2030, for a five-year minimum total revenue of \$390,000, for the operation of child development preschool services and other related programs and activities; and authorize the City Manager to execute the amendment upon receipt of all supporting documents. [25-1083](#)
8. City Council: Staff recommends that the City Council approve Amendment 4 to the Professional Services Agreement (PSA) with The Lightfoot Planning Group, in the amount of \$39,670, for a revised contract amount not to exceed \$322,515, for specialized soil inspection services for the El Corazon Phase IIA Trails Project; and authorize the City Manager to execute the amendment upon receipt of all supporting documentation. [25-1092](#)

9. City Council: Staff recommends that the City Council approve a Service Agreement with Don Peterson Contracting, Inc., in the amount of \$125,000 per year for FY 2025-26 and FY 2026-27, for a total contract amount not to exceed \$250,000, for the repair and servicing of City sewer systems; and authorize the City Manager, or designee, to execute the agreement. [25-1111](#)
10. City Council: Staff recommends that the City Council approve Memorandums of Agreement (MOAs) with Visit Oceanside, the Oceanside Cultural District and the Downtown Oceanside Property Business Improvement District (PBID) and accept \$50,000 from each organization totaling \$150,000 to support the g'Oside electric vehicle (EV) shuttle program serving Downtown Oceanside, appropriate these funds and authorize the City Manager to execute the agreements. Staff also recommends that the City Council appropriate \$150,000 in matching funds from the General Fund unassigned fund balance and approve a second amendment to the Professional Services Agreement (PSA) with Circuit to continue operating the g'Oside electric vehicle (EV) shuttle program for one year beginning January 1, 2026 with a modified scope of work at a cost of \$300,000. [25-1084](#)
11. City Council: Staff recommends that the City Council accept \$172,439 in grant funds from California State Library, awarded to the City for continuing literacy services provided to adults and families of adults, and appropriate these funds to the Library & Cultural Arts Department. [25-1106](#)
12. City Council: Staff recommends that the City Council accept \$34,200 in grant funds from California Library Association, awarded to the City to support Lunch at the Library services, and appropriate these funds to the Library & Cultural Arts Department. [25-1107](#)
13. City Council: Staff and the Arts Commission recommend that the City Council approve the O'Arts: Oceanside Poet Laureate Program. [25-1103](#)

14. City Council: Staff recommends that the City Council approve an [25-1088](#) updated pay range and job description for the previously-approved Police Records Manager position in the Oceanside Police Department.
15. City Council: Staff recommends that the City Council determine there [25-1116](#) remains a need to continue emergency work on the 18-inch Mesa Loma Water Main.

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 [25-949](#) Amended and Restated Lease with Oceanside Museum of Art for property located at 704-714 Pier View Way, expanding the current premises to include the former Fire Station No. 1 building, with terms for its renovation, and to update the lease terms and conditions, with the initial term to expire October 5, 2052, with two 22-year extension options; appropriate \$346,382 from General Fund Infrastructure Reserves; and authorize the City Manager to execute the lease upon receipt of all supporting documents.

- A) Report by Kimberly Duffin, Senior Property Agent
- B) Discussion
- C) Recommendation – approve agreement

17. City Council: Staff recommends that the City Council introduce an [25-1109](#) ordinance amending Article XIV, Section 14.1 of the Oceanside Traffic Code by establishing various new speed limits on streets identified in Table A (Attachment A).

- A) Report by Abraham Chen, Associate Traffic Engineer
- B) Discussion
- C) Recommendation – introduce ordinance

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.

- 18. City Council:** Staff recommends that the City Council: 1) adopt a [25-1110](#) resolution 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.

[Item continued from October 1, 2025].

- 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

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. Communications from the public regarding items not on this [25-1145](#)
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.

20. City Council: Staff recommends that the City Council adopt an ordinance [25-1134](#)
amending Chapter 32B of the City Code; adoption of an
ordinance repealing and replacing Chapter 32D of the City
Code;
(Introduced on November 19, 2025, 5-0)
21. City Council/ CDC: Staff recommends that the City Council and the Community [25-1135](#)
Development Commission adopt 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. (Introduced on November 19, 2025, 4-1
(Sanchez - 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 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.