



# City of Oceanside

## *Development Services Department*

### Memorandum

Date: For October 10, 2023 Meeting

To: Economic Development Commission

From: Sergio Madera, City Planner

Subject: **Planning Division Project Updates**

The following is a list of significant projects pertaining to economic development that the Planning Division is currently involved with, including policy projects and development projects. New items are generally added to the bottom of their respective category. This memo has been updated since the prior memo submitted for the December 13, 2022 Commission meeting.

#### General Plan, Zoning Ordinance, Administration, etc.

1. Local Coastal Plan Update: Staff is awaiting California Coastal Commission (CCC) input regarding draft Coastal Plan policies, and continues to research potential revisions to the City's seawall ordinance. In our most recent coordination call with CCC staff, they indicated the City should be receiving comments by the first quarter 2024;
2. General Plan Comprehensive Update: The Smart & Sustainable Corridors Specific Plan (SSCP) focuses on potential growth in the City's four corridors (Mission Ave, Vista Way, Oceanside Blvd and Coast Highway). The Community Vision that was reviewed by City Council is being used to draft goals and policies for the final proposed plan. An Environmental Impact Report (EIR) and drafts of the proposed six (6) new elements and SSCP are currently being finalized with the goal of having the EIR available for the official public comment/review period by the early winter 2023. An open house will be held in early November to give the public an opportunity to review and comment on the draft of the Smart and Sustainable Corridors Specific Plan;
3. Coast Highway Incentive District (CHID): The item is scheduled for the CCC meeting of October 11-13. Though staff worked with CCC staff to come to a reasonable compromise on proposed CCC modifications to the CHID, CCC staff's recommendations includes language we cannot accept as part of the CHID. Staff has made one last effort to find a compromise with CCC staff. If that effort fails, we may again find ourselves needing to withdraw the application and continue to work with CCC staff on a reasonable solution;
4. Downtown Density: Staff received direction from the City Council to re-implement a density cap for the Downtown District. Staff has recommended a maximum potential density of 100 dwelling units per acre with enhanced density bonus schedules where a developer could potentially reach 200 units per acre. The item was considered by the City Council at their meeting on October 4, 2023. An alternate motion of 85 units per acre coupled with the enhanced density bonus schedule failed with a 2-2 vote of the City Council. The City Council will again consider this item at their meeting on October 18, 2023.

## Development Projects – Planning Commission (PC) and City Council Approval Authority

5. Inns at Buena Vista Lagoon: The proposed project includes 3 hotels with 426 rooms, a parking structure, and associated amenities. The PC approved issuance and recommended CCC approval of coastal development permits at its July 13, 2020 meeting. Carlsbad approved the permits under their jurisdiction on October 19, 2021. The final step is CCC approval of Consolidated Coastal Development Permit. The permit application to the CCC is pending. Staff recently approved the first of three available 12 month extensions of time to implement the project;
6. Tierra Norte (a.k.a Nagata-Kawano on North River Road): The proposed project includes a Zone Change from Industrial to Residential. The project and the associated Environmental Impact Report were approved by the City Council at its August 25, 2022 meeting. Certification of the project's Final Environmental Impact Report has been challenged in court by Preserve Calavera and litigation is ongoing;
7. Arena Califino in El Corazon Park: The proposed project includes a 170k sf facility with a 36,000 sf plaza and seats ranging from 5,951 to 7,285; construction is on-going;
8. Ocean Kamp mixed use project at prior drive-in theatre site: New entitlements involving 35 acres of commercial use including 300 room hotel, 130,000 sf retail and office, surfing wave pool, fitness center & spa; 35 acres of 700 residential units; and 20 acres open space. On October 19, 2022, the City Council upheld the Planning Commission's approval of the project by 5-0 vote. Certification of the project's Final Supplemental Environmental Impact Report has been challenged in court by Preserve Calavera and litigation is ongoing. An article published in the San Diego Union Tribune on October 6, 2023 indicates that a settlement in the case has been reached;
9. Marriott Residence Inn Hotel at 1103 N Coast Hwy: Includes 117 rooms, 4 stories, meeting space, restaurant. The Coastal Development Permit was approved by City Council in April 2019; CCC gave final approval for the project on November 10, 2021. The property owner was issued a demolition permit for the Flying Bridge portion of the site in June 2022 and the building has been demolished;
10. NCTD Redevelopment of OTC: Staff continues to process the application for the redevelopment of the Oceanside Transit Center and its office building on Mission; work continues on the preparation of the Environmental Impact Report for the project with the goal of making it available for the required public review period in winter 2023;
11. Ocean Creek – a Mixed-Use Transit-oriented Development at Crouch Street and Oceanside Blvd: Consists of five 4-story buildings with 295 units, 3,000 sf of double volume retail space and 7,000 sf of amenities; review of final engineering and building plans are ongoing;
12. Starbucks drive-thru at 801 N Coast Hwy: Includes Conditional Use Permit (CUP), Development Plan, and Regular Coastal Permit approved by the City Council on January 12, 2022; construction activities are ongoing at the site and seemingly nearing completion;
13. Fire Station #1 at 602 Civic Center Dr: approved by PC on November 8, 2021 with a slight revision to design; construction at the site is currently ongoing;
14. Senior Care & Memory facility at 3698 Vista Way: 101 beds; General Plan Amendment, Development Plan and CUP; under review;
15. Mixed Use project at 1602 S. Coast Hwy: Consists of 3,244 sf commercial and 54 units with Density Bonus; Development Plan and CUP approved by PC on October 11, 2021; approval of the project was upheld by City Council on December 15, 2021; review of final engineering and building plans are ongoing;
16. Mixed Use of 734 sf commercial and 119 studio apartments and 60 room hotel at 716 Seagaze: Density Bonus and Development Plan approved by City Council on January 26, 2022; the

- applicant review of final engineering and building plans are ongoing; the applicant recently submitted an SB 330 application for a revised project that would eliminate the hotel component;
17. Tri-City Psychiatric Hospital Facility, 16 beds at 4002 Vista Way: The Development Plan and CUP was unanimously approved by the Planning Commission on June 13, 2022;
  18. Herb Girl Cannabis Distribution Facility at 1629 Ord Way: Includes regulated use CUP recommended for approval by the Planning Commission at its October 24, 2022 meeting; the City Council approved the regulated use at its meeting on January 11, 2023;
  19. Truck Rental business at 2001 Oceanside Blvd: CUP under review;
  20. Modera Melrose – Mixed-Use project at Oceanside Boulevard and Bobier Drive of 2,340 sf commercial and 323 apartments: The Development Plan and Density Bonus are under review; public review period for EIR ended on December 14, 2022. The project was approved by the Planning Commission at their meeting on April 10, 2023. The Planning Commission’s approval of the project was appealed to the City Council, which upheld the approval at their meeting on June 22, 2023;
  21. The Lofts – Mixed-Use project at 1931 S Coast Hwy of 2,775 sf commercial and 20 units: Includes Development Plan with Density Bonus; the Planning Commission approved the project at its meeting on April 25, 2022; construction is ongoing;
  22. Popeye’s drive-thru in Palm Tree Plaza: Development Plan and CUP was approved by the Planning Commission at their meeting on April 24, 2023; review of final engineering and building plans are ongoing;
  23. Mixed-Use project at 802 S Pacific (at Wisconsin): comprised of 1,034 sf commercial sf, 3 hotel rooms and 10 units; Mixed-use plan and Regular Coastal Permit was approved by Planning Commission at their June 13, 2022 meeting; Review of final engineering and building plans are ongoing;
  24. Proposed 540,000 square foot warehouse distribution facility located at 250 Eddie Jones Way; Development Plan and Conditional Use Permit are currently under review with the Draft Environmental Impact report nearing completion; the public review period of the Draft EIR is expected to commence in fall 2023;
  25. Proposed 146-unit apartment complex on a 2.21-acre site located at the terminus of Ditmar and Nevada Streets south of Oceanside Boulevard and north of the NCTD Sprinter Rail Line, known as “The Breeze Luxury Apartments”: The Development Plan and Density Bonus application was denied by the Planning Commission at their meeting on September 26, 2022; the applicant appealed the Planning Commission’s denial of the project; on December 7, 2022 the City Council overturned the Planning Commission’s denial and approved the project;
  26. Mixed-use development at 901 Pier View way consisting of 64 residential units and 2,500 square feet of commercial space was approved by the CDC at their meeting on May 3, 2023;
  27. Sunsets 3.0 a mixed-use development at N Horne Street between Civic Center Drive Pier View Way consisting of 180 dwelling units and 2,653 square feet of commercial space was approved by the CDC at their meeting on September 13, 2023;
  28. Proposed 164-unit residential development at the site of the former Pacifica elementary school located at 4991 Macario Drive; General Plan Amendment, Zone Change, Tentative Map, and Development Plan will be considered by the Planning Commission for a recommendation to the City Council at their meeting on October 23, 2023;
  29. Redevelopment of Motel 6 site located at 901 N Coast Highway with a mixed-use development consisting of 360 residential units and a 62-room hotel. Project is tentatively scheduled for review by the Downtown Advisory Committee at their meeting on October 25, 2023 for a recommendation to the CDC;

30. Redevelopment of the Regal Cinema site located at 401 Mission Avenue with a mixed-use development consisting of 321 residential units and 20,000 square feet of retail and restaurant space is currently under review by staff;
31. Proposed 70,000 square foot industrial building on a vacant 4.74 acres site located on Ord Way was approved by the Planning Commission at their meeting on July 24, 2023; Final engineering and building plans are currently under review.

Development Projects – Staff Approval Authority

32. Coastal Academy for private high school; project has moved to Union Plaza Ct and now only involves an ACUP. ACUP approval became final on March 4, 2022; final building permit plans are currently under review;
33. Food court using shipping containers at 502 S Coast Hwy; ADP and ACUP approval became final on May 7, 2022; development at the site is ongoing;
34. Industrial building of 49,538 sf at North Avenue and Vista Pacific Drive; ADP approved;
35. Four single story commercial buildings at 555 Airport Rd; Administrative Development Plan approved on June 12, 2023; Final engineering and building plans are currently under review;
36. Industrial building addition of 16,150 sf at 501 Via del Monte; construction at the site is currently ongoing.

Potential Development Projects – No Application Submitted

37. Potential redevelopment of the former Garrison Elementary school site located at 333 Garrison Street with a 130-unit residential development.