



City of Oceanside

Development Services Department

Memorandum

Date: For August 13, 2024 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 October 10, 2023 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 July 2024;
2. General Plan Comprehensive Update: The Draft Environmental Impact Report (DEIR) and drafts of the proposed six (6) new elements and SSCP were released for public review on June 4, 2024. The public comment period was extended twice, with the comment period closing on August 5, 2024, for a total public review period of 62 days. Staff is currently going through the comments received and will begin preparing formal responses to comments for both the Draft Environmental Impact Report and Draft Elements. The City Council will hold a General Plan once draft responses have been prepared, the date of which will be determined in the future.
3. Coast Highway Incentive District (CHID) was certified by the CCC at their meeting on February 8, 2024. The CCC's certification was accompanied by a number of modifications that requires City staff to update various articles of the Zoning Ordinance. Staff will begin work on those updates in the fall with the goal of bring forward the amendments in the first quarter of 2025;
4. Downtown Density: Staff received direction from the City Council to re-implement a density cap for the Downtown District for mixed-use projects. At their meeting in October 18, 2023 the City Council approved a maximum density of 86 dwelling units per acre. The new density limits became effective in the portions of the downtown outside of the City's Coastal Zone on December 1, 2023. The new density limits for mixed-use project for the portions of the downtown district located within the City's Coastal Zone will become effective upon certification by the California Coastal Commission (CCC). Staff has submitted the ordinance to the CCC and is working with CCC staff on certification of the Ordinance.

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 second 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. Preserve Calavera and the applicant have reached an agreement on the CEQA litigation;
7. Frontwave Arena: 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 with completion expected in early September 2024;
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. Staff has been working with the applicant on potential modifications to the commercial component of the project;
9. 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 Summer 2024;
10. 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; grading activities have commenced at the project site;
11. Starbucks drive-thru at 801 N Coast Hwy is now open for business;
12. Fire Station #1 at 602 Civic Center Dr: approved by PC on November 8, 2021 with a slight revision to design; construction is nearing completion;
13. 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; demolition of the existing buildings is nearing completion with site work to begin in the near future;
14. Mixed-use development consisting of 179 studio apartment units, including 18 units reserved for low-income households, and 1,581 square feet of ground floor retail located at 712 Seagaze Drive. The CDC approved the project at their meeting on March 13, 2024. Final engineering plans and building permit plans are currently being reviewed by staff.
15. 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. The project's final engineering and building permit plans are currently under review by the City;
16. 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;

17. Proposed 540,000 square foot warehouse distribution facility located at 250 Eddie Jones Way; Development Plan and Conditional Use Permit. The public review period of the Draft EIR concluded December 29, 2023. The environmental consultant for the project is working on completing the responses to the comments received which will undergo internal before scheduling the project for consideration by the Planning Commission;
18. 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;
19. 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;
20. 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;
21. 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 was approved by the City Council at their meeting on December 20, 2023;
22. 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 was approved by the CDC at their meeting on June 26, 2024;
23. 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;
24. 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;
25. Proposed mixed-use project consisting of 230 residential units, including 23 income restricted units for low-income households, and 5,473 square feet of ground floor commercial located at 801 Mission Avenue;
26. Proposed mixed-use project consisting of 290 residential units, including 15 income restricted units for low-income households, and 2,596 square feet of ground floor retail located at 1103 N Coast Highway;
27. Proposed mixed-use project consisting of 272 residential units, including 28 income restricted units for low-income households, and 4,006 square feet of ground floor retail located at 901 Mission Avenue;
28. Proposed residential development consisting of 138 townhomes located at 333 Garrison Street, the former site of Garrison Elementary School;
29. Proposed 100% affordable housing project consisting of 282 apartment units located at the terminus of Olive Drive immediately south of the Sprinter railroad tracks;
30. Proposed single-family residential development consisting of 36 detached single-family homes located at 1501 Kelly Drive;

Development Projects – Staff Approval Authority

31. 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;

32. Industrial building of 49,538 sf at North Avenue and Vista Pacific Drive; ADP approved;
33. 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;
34. Industrial building addition of 16,150 sf at 501 Via del Monte; construction at the site is currently ongoing.