

**REVISED 4/17/25**  
**AGENDA**  
**OCEANSIDE DOWNTOWN ADVISORY COMMITTEE MEETING**

**Wednesday, April 23, 2025**

**9:00 A.M.**

**CITY COUNCIL CHAMBERS**  
**300 NORTH COAST HIGHWAY**  
**OCEANSIDE, CA 92054**

**Public comment via Zoom is no longer available. However, the meeting can be viewed or listened to via Zoom:**

**To view the meeting via Zoom from a computer:**

1. Go to <https://zoom.us/> and click “Join a Meeting” at the top of the Zoom webpage.
2. Enter the Zoom Meeting ID: **844 3817 2119**
3. Passcode: **904516**
4. Enter your email address to activate “Join Webinar” button
5. You will be muted and your video will be turned off.
6. You will not be allowed to speak or share a document.

**To listen to the meeting via Zoom from a phone:**

1. You can use a mobile phone or a landline to dial in and listen to the meeting.
2. Dial (669) 900-6833. When prompted, enter the Zoom Meeting ID, as noted above.
3. You will be muted and you will not be allowed to speak.

**To provide comments in person in the chambers during the meeting:**

If you would like to comment on an agenda item in person during the Downtown Advisory Committee meeting, you may do so by filling out a speaker slip in the chambers and submitting the form to City staff. Your name and the next speaker’s name will be called by staff, and names will be able to be heard even if you are outside the chambers.

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 Monday week of the meeting. The file size may not exceed 5mb and should be emailed to: [Presentation@oceansideca.org](mailto:Presentation@oceansideca.org)

Group speakers: 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.

**To provide written comments on agenda items:**

You may provide written comments on agenda items via email at [dac@oceansideca.org](mailto:dac@oceansideca.org). Comments **received by 4:00 p.m.** on the day before the meeting will be provided to the Committee, and subsequent comments may be provided if time allows. Emailed comments will not be read aloud at the hearing.

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**COMMITTEE MEMBERS**

Lauren Sweeton - Chair  
Heather Manley – Vice Chair  
Vacant  
Tom DeMooy  
Angela Leonard

Jesse Abril  
Scott Ashton  
Robbie Hass  
Jane Marshall

**2. APPROVAL OF SUMMARIES:** October 23, 2024 Meeting Minutes

**3. ORAL AUDIENCE COMMUNICATIONS FOR ITEMS NOT ON THIS AGENDA**

**4. AGENDA ITEM(S):**

1. CONSIDERATION OF A DEVELOPMENT PLAN (RD23-00005) AND DENSITY BONUS (DB23-00008) TO ALLOW THE CONSTRUCTION OF A MIXED-USE PROJECT COMPRISED OF 230 RESIDENITAL UNITS, INCLUDING 23 DEED RESTRICTED LOW-INCOME UNITS, AND APPROXIMATELY 5,240 SF OF COMMERCIAL SPACE ON A 1.50 ACRE SITE LOCATED AT 801-815 MISSION AVENUE – 801 MISSION – APPLICANT: OCEANSIDE MISSION INVESTMENTS, LLC

- a) Chairperson requests disclosure of Committee Members and correspondence
- b) Report provided by Shannon Vitale, Senior Planner
- c) Presentation by Applicant
- d) Public testimony
- e) Discussion and recommendation by Downtown Advisory Committee

2. CONSIDERATION OF A, TENTATIVE MAP (RT23-00001), DEVELOPMENT PLAN (RD23-00002), DENSITY BONUS (DB23-00005) AND REGULAR COASTAL PERMIT (RRP23-00002) FOR THE DEVELOPMENT OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 332 APARTMENT RESIDENTIAL UNITS, INCLUDING 34 LOW-INCOME UNITS, AND 18,682 SQUARE FEET OF COMMERCIAL FLOOR AREA AT 401 MISSION AVENUE – 401 MISSION AVENUE MIXED USE – APPLICANT: JH REAL ESTATE PARTNERS INC.

- a) Chairperson requests disclosure of Committee Members and correspondence
- b) Report provided by Manny Baeza, Principal Planner
- c) Presentation by Applicant
- d) Public testimony
- e) Discussion and recommendation by Downtown Advisory Committee

3. CONSIDERATION OF A REGULAR COASTAL PERMIT (RRP23-00005) FOR THE EXPANSION OF EXISTING DECKS AND THE EXTERIOR REMODEL OF A FIVE-UNIT CONDOMINIUM BUILDING AT 213 S PACIFIC STREET – 213 S PACIFIC DECK AND EXTERIOR MODIFICATIONS – APPLICANT: BRANDON DENSON, MPA ARCHITECTS

- a) Chairperson requests disclosure of Committee Members and correspondence
- b) Report provided by Nathalie Vazquez, Associate Planner
- c) Presentation by Applicant
- d) Public testimony
- e) Discussion and recommendation by Downtown Advisory Committee

**5. MISCELLANEOUS ACTIONS:**

None

**6. DISCUSSION ITEMS:**

None

**7. DOWNTOWN PROJECTS**

- a. Verbal project status report from Sergio Madera, City Planner

**8. COMMITTEE REPORT**

- Chair Sweeton – Member of Tourism Industry ---
- Vice Chair Manley-Economic Dev. Commission ---
- Committee Member Marshall- Business Owner within the City of Oceanside ---
- Committee Member Ashton-Chamber of Commerce ---
- Committee Member Hass-Real Estate Professional ---
- Committee Member Leonard-Main St. Oceanside ---
- Committee Member DeMooy-Community at Large --
- Committee Member Abril-Residential Owner/Occupant within Downtown Area ---

**9. ADJOURNMENT – The next regularly scheduled meeting is at 9:00 a.m. on Wednesday, July 23, 2025 in the City Council Chambers**

In accordance with State law, this agenda has been posted at the Ditmar Street Kiosk at 300 North Coast Hwy. 72 hours in advance of this meeting. Under the Brown Act, California's Open Meeting Law, any citizen has the right to address the Downtown Advisory Committee on matters within the Committee's jurisdiction. However, the Committee may not discuss or take any action on any item not specifically listed on the agenda. Citizens who wish to have an item placed on the agenda may do so by contacting the City of Oceanside Downtown Development staff no later than one week prior to the date of the Committee's regularly scheduled meeting. The Downtown Advisory Committee is a formally established Advisory Committee to the Community Development Commission, and as such is bound by the Brown Act. If you have special needs because of a disability that make it difficult for you to participate in the Downtown Advisory Committee meetings, please contact the City of Oceanside Downtown Development staff at 300 N. Coast Hwy. Oceanside, CA 92054, telephone: (760) 435-3520, at least 24 hours prior to the scheduled meeting so that staff can make arrangements to accommodate your disability.

APPROVED: \_\_\_\_\_

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Robert Dmohowski, Principal Planner  
Downtown Advisory Committee Secretary