

Downtown Area / Successor Agency Update
December 10, 2013
EDC Meeting

1. Downtown Project Update

- Staff is reviewing application materials for a 17-unit condominium project located at the 700 block of South Strand. This would replace the entitlement for a 24-unit condominium project approved by the CDC in 2008. It is expected to go to public hearing winter of 2014.
- Seacliff Terrace, a 52-unit mixed use condominium project located west of North Coast Highway on Costa Pacifica, has made a number of site plan changes responding to Fire and Engineering Department requirements. It is expected to go to public hearing spring of 2014.
- Two motels are currently undergoing major remodeling and renovations in the 900 block of North Coast Highway. The Pacific Inn is proposed to become a Motel 6 and is changing out windows, interiors and furnishings. The Coast Inn has been partially demolished and is proposed to essentially be rebuilt on the existing footprint.
- The Surfside Taproom at 501 North Coast Highway is continuing to finish its remodeling and is currently slated to open before Christmas.

2. Successor Agency Update

- On November 23, 2013, the State Department of Finance (DOF) approved an amended Long Range Property Management Plan which outlined the disposition of the remaining Redevelopment Agency properties. DOF had previously rejected the City's Plan due to the proposed disposition of the Oceanside Beach Resort parcels. The approved Plan now outlines a disposition process in which the property would be sold to SD Malkin at fair market value. Approval of this Plan marks a major milestone in the unwinding of the former Redevelopment Agency.
- Downtown development entitlements and oversight is continuing to transition fully into the Development Services Department. John Helmer will continue to work with Development Services on Downtown development projects until they fill their current staff vacancies, likely in the first quarter of 2014.

3. Mission Avenue Project Update

Work on the Mission Avenue Improvement Project continues as planned and the project is on schedule. Demolition of sidewalk and asphalt pavement between Clementine and Ditmar Street on the north side of Mission Avenue has been completed. Forming and pouring of 95% of the curb and gutters were completed last week. Trenching and installation of electrical conduit and irrigation main line will continue this week and be completed next week. Remaining curb and gutter, infiltration basins walls and sidewalk and cross walks are schedule to be completed the week of December 23, 2013. Construction will continue on this phase until mid-February 2014.

Since September 2013, City staff and Arcadis (the City's construction management firm) have attended all Main Street Oceanside meetings in an effort to provide outreach to affected businesses. Arcadis has distributed project information as well as met individually with residents, business managers/owners at least three separate occasions per month within the project area. In response to concerns about parking restrictions expressed by some Mission Avenue businesses, notably Swami's and Rim Talay restaurants, City staff made adjustments to the temporary traffic control plan to allow for additional parallel parking on both north and south sides of Mission Avenue, west of Ditmar to Coast Highway. Those businesses have since expressed their gratitude for the additional parking. An additional "Open for Business" banner is scheduled to be hung across Mission Avenue (between Ditmar and Freeman) in the next week.

City staff will also continue to update the City website with current project scheduling information which will also include additional Facebook and Twitter notifications. Public outreach with businesses continues and will focus more on the businesses store fronts west of Ditmar in anticipation of the construction associated with Segment 2 which is scheduled to start construction Mid-February 2014. The next step planned is to meet again with businesses that will be impacted by Segment 2 (west of Ditmar, north/south side of Mission) to discuss contractors scope of work, means and methods and protection of private property during December and January.