

AGENDA NO. 4



PLANNING COMMISSION

STAFF REPORT

DATE: January 11, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP09-00016) TO ESTABLISH AND OPERATE AN ANIMAL HOSPITAL IN A 3,768-SQUARE FOOT BUILDING THAT IS PART OF THE SOUTHWEST PLAZA SHOPPING CENTER LOCATED AT 3876 MISSION AVENUE, WITHIN THE SAN LUIS REY NEIGHBORHOOD – SURFSIDE ANIMAL HOSPITAL – APPLICANT: GARY HAUER**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1 categorical exemption for “Existing Facilities”; and,
- (2) Adopt Planning Commission Resolution No. 2010-P05 approving Conditional Use Permit (CUP09-00016) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located north of Mission Avenue and east of N. El Camino Real, within the north east portion of the Southwest Plaza Shopping Center. The center is comprised of eight freestanding buildings and fully developed with all necessary site improvements. Surfside Animal Hospital would occupy a 3,768-square foot freestanding building and would conduct the subject use solely within the interior of the building. No exterior dog runs or exterior facilities are proposed as part of this subject application. The building proposed for establishment of the animal hospital is currently empty and was previously occupied by an outpatient surgical facility.

The property is zoned Special Commercial Limited with a Historic Overlay (CS-L-H) on the City of Oceanside Zoning Map, and is designated Special Commercial (SC) on the General Plan Land Use Map. The establishment of an Animal Hospital within a Special Commercial Limited zoned commercial center requires discretionary review and approval of a Conditional Use Permit.

Surrounding land uses adjacent to the Southwest plaza Shopping Center include a Mobile Home Park immediately adjacent to the center on the north and east, and commercial uses to the south and west across Mission Avenue and N. El Camino Real.

Project Description: The project application is comprised of the following required entitlement:

Conditional Use Permit (C09-00016) represents a request for the following:

- (a) To permit the establishment of an Animal Hospital within a Special Commercial Limited with a Historic Overlay (CS-L-H) zoned commercial center located at 3876 Mission Avenue.

The animal hospital would operate from 8:00 a.m. – 6:00 p.m. Monday through Friday and Saturday 8:00 a.m. – 2:00 p.m., closed on Sundays. The subject animal hospital would operate as a full-service veterinary hospital providing medical services, vaccinations, and surgical services for dogs, cats, and other small animals. The only animal boarding and grooming proposed as part of this application would be for animals brought on-site for veterinary services.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is SC (Special Commercial). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.11: Balanced Land Use

Objective: To develop and use lands for the long-term provision of balanced, self-sufficient and efficient community.

Policy A: The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.

Surrounding land uses include a combination of commercial retail, personal improvement services, office type uses, and commercial retail facilities along with a significant amount of residential to the north. The proposed land use has been reviewed and analyzed by staff to ensure that the animal hospital use would not adversely impact the existing commercial center or surrounding commercial and residential zones. The neighboring commercial centers and the Southwest Plaza Center are established with a wide variety of commercial uses including Pet Stores with on-site grooming operations. No veterinary services are located within the immediate area. Establishment and operation of an animal hospital has been determined by staff to provide an overall balance of goods and services in close proximity to the residential areas of the San Luis Rey Neighborhood and Oceanside community as a whole. Furthermore, the subject animal hospital would only operate within the interior portions of the building and no boarding is proposed; therefore, eliminating any potential noise issues for the adjacent mobile home park. It should be further noted that the recovery kennels for the facility would be located within an old bank vault that is located within the western portion of the building. Placement of the kennels within the vault would further reduce potential noise impacts to a level below significance.

Policy C: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies would not arise. Trip generation for the subject use has been determined by staff to be consistent with the overall intensity of development of the site, and does not warrant further review. The subject animal hospital would generate significantly less daily trips than other commercial type uses that could be allowed by right.

2. Zoning Compliance

This project site is located within the San Luis Rey Neighborhood on a Special Commercial Limited with a Historic Overlay (CS-L-H) zoned parcel, and subject to approval of a conditional use permit is consistent with the requirements of the zone district pertinent to animal hospital type uses. No exterior modifications are proposed as part of this application and the site is fully developed with all required infrastructure to support the animal hospital use.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Base upon that review, staff has determined that the proposed project is categorically exempt pursuant to Article 19, Section 15301.Existing Facilities, Class 1 (a), of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 1500-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative. As of January 6, 2010, no written comments from the public were received.

SUMMARY

The request for approval of a Conditional Use Permit to allow the establishment and operation of an Animal Hospital within a special commercial limited retail center is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Move to approve Conditional Use Permit (CUP09-00016) by adopting Planning Commission Resolution No. 2010-P05 as attached.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Jerry Hittleman
City Planner

JH/RG/fil

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2010-P05

Surfside Animal Hospital

3876 Mission Avenue
Oceanside, CA

carmel stuart corporation
1001 avenida pico, suite C290
san clemente, ca 92673
949.683.2418
949.356.6699 fax
jkconsultinginc@gmail.com

TABLATIONS

SITE EXISTING
 LOT AREA: 164,000 SQ. FT.
 LOT COVERED: 100,000 SQ. FT.
 OPEN SPACE REMAINING: 64,000 SQ. FT.
 EXISTING BUILDING: 100,000 SQ. FT.
 EXISTING DRIVEWAY: 10,000 SQ. FT.
 EXISTING PARKING: 10,000 SQ. FT.
 EXISTING UTILITIES: 10,000 SQ. FT.

BUILDING E (AREA OF WORK)
 PROPOSED: 100,000 SQ. FT.
 EXISTING: 10,000 SQ. FT.

PARKING
 PROPOSED: 100 SPACES
 EXISTING: 10 SPACES

FIRE DEPT. NOTES

1. QUANTITIES OF MATERIALS (WATER, AIR, GAS, ETC.) TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER.
2. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
3. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

PROJECT DIRECTORY

OWNER: SURFSIDE ANIMAL HOSPITAL, LLC
ARCHITECT: CARMEL STUART CORPORATION
CONTRACTOR: [REDACTED]
TELEPHONE: [REDACTED]
ADDRESS: [REDACTED]

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 TRACT 100,000 SQ. FT.
 LOT 100,000 SQ. FT.
 BLOCK 100,000 SQ. FT.
 CITY OF OCEANSIDE, CALIFORNIA

JOB ADDRESS:

JOB ADDRESS:
 3876 MISSION AVENUE
 OCEANSIDE, CA 92053

LIST OF DRAWINGS

ARCHITECTURAL
 T-100 SITE PLAN
 T-101 FLOOR PLAN
 T-102 SECTION
 T-103 ELEVATION
 T-104 MECHANICAL
 T-105 ELECTRICAL
 T-106 PLUMBING

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
 SURFSIDE ANIMAL HOSPITAL, OCEANSIDE, CALIFORNIA. THE PROJECT CONSISTS OF A 100,000 SQ. FT. BUILDING AND 100 SPACES OF PARKING.

CODE DATA

OCCUPANCY GROUP: [REDACTED]
ZONING DESIGNATION: [REDACTED]
TYPE OF CONSTRUCTION: [REDACTED]
NUMBER OF STORIES: [REDACTED]

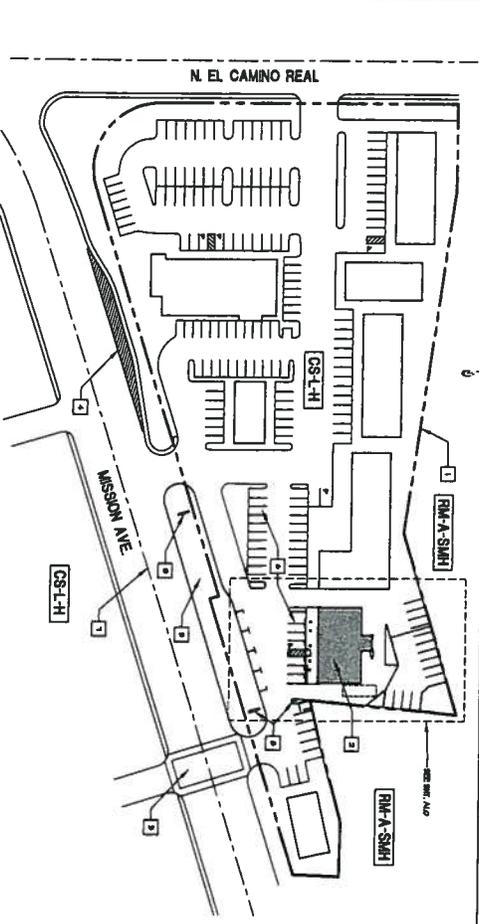
VICINITY MAP



AERIAL MAP



SHOPPING CENTER MAP

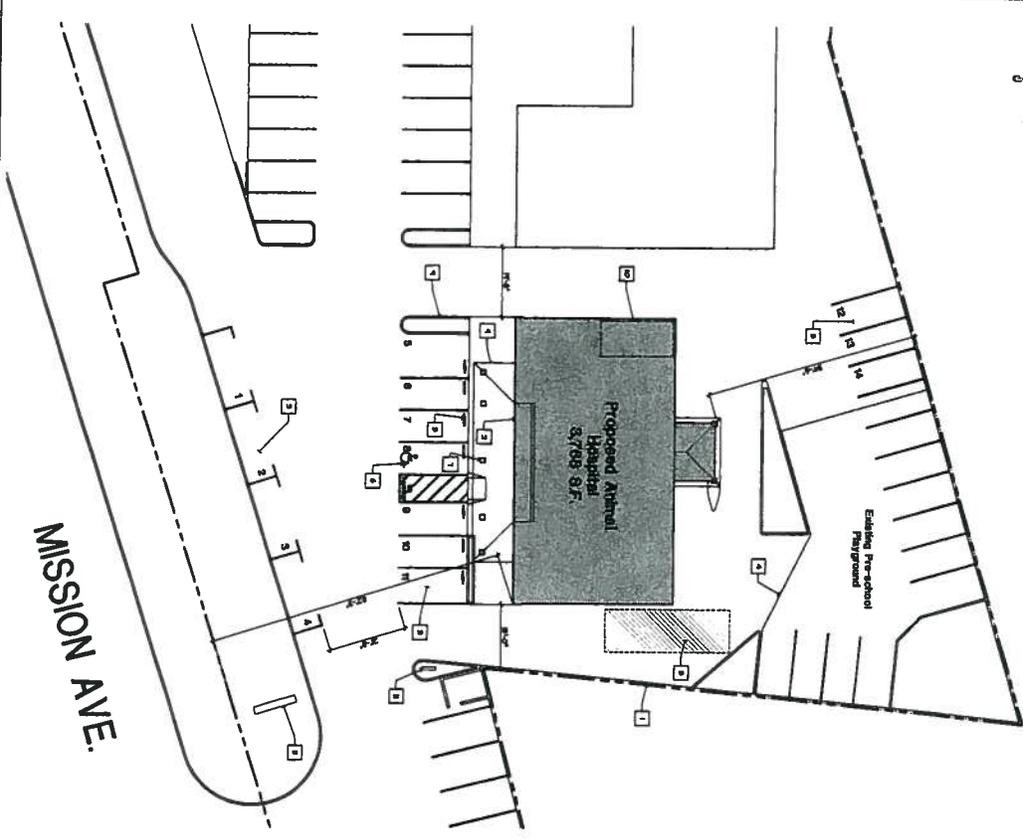


KEYNOTES

1. PROPERTY LINE
2. WALL OF EXISTING BUILDING
3. EXISTING DRIVEWAY
4. EXISTING PARKING
5. EXISTING UTILITY
6. EXISTING STRUCTURE
7. EXISTING DRIVEWAY
8. EXISTING UTILITY

C.U.P.
 Title Sheet
 T.1

Surfside Animal Hospital, LLC
 3876 Mission Avenue
 Oceanside, CA



Site Plan

SCALE: 1/8" = 1'-0"

- | | | | |
|----|-------------------|----|-------------------|
| 1 | PROPOSED LOT | 14 | EXISTING LOT |
| 2 | EXISTING SIDEWALK | 15 | EXISTING SIDEWALK |
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Keynotes

Legend

AS SHOWN EXISTING CONDITIONS

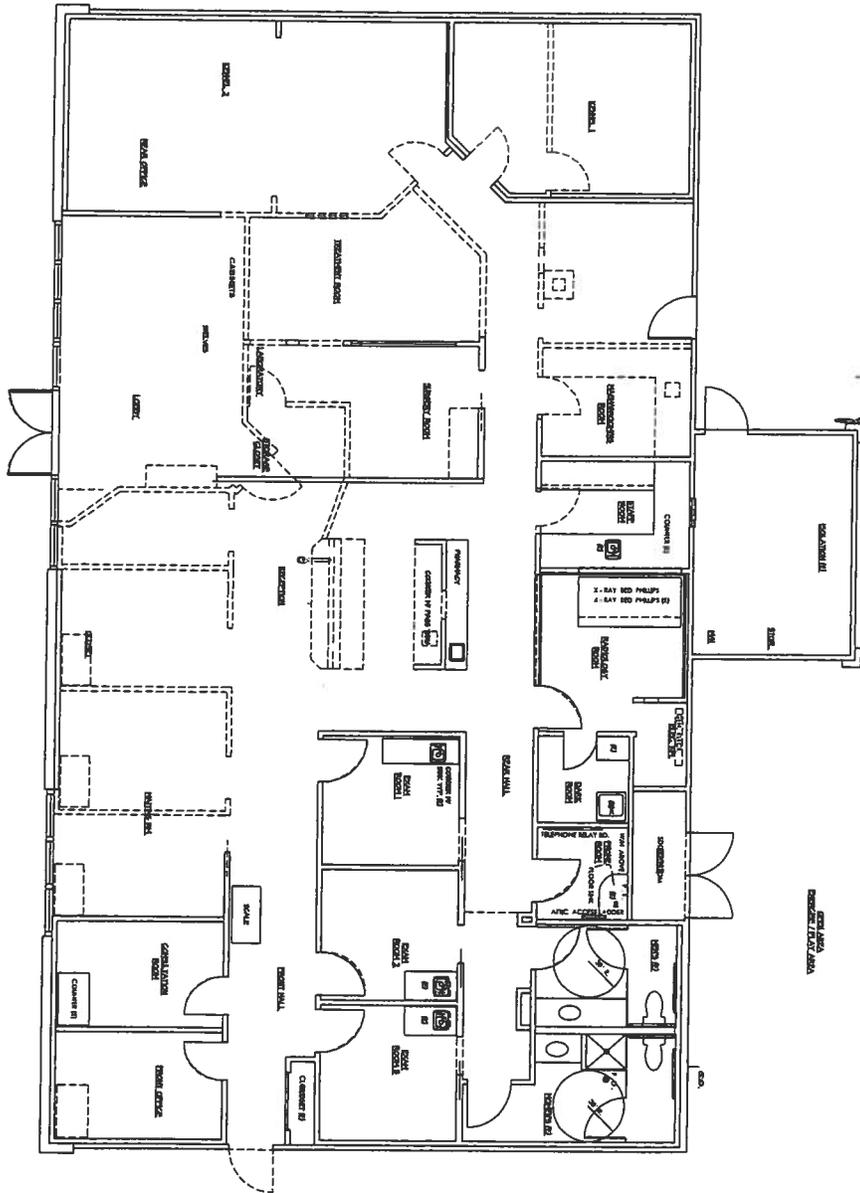
carmel stuart corporation
 1001 avenida pico, suite C290
 san clemente, ca 92673
 949.683.2418
 949.366.6699 fax
 jkconsultinginc@gmail.com

Surfside Animal Hospital, LLC
 3878 Mission Avenue
 Oceanside, CA

Site Plan

C.U.P.

A1.0



Demolition Plan

SCALE: 1/8" = 1'-0"

--- HALL / ROOM TO BE DEMOLISHED
 --- EXISTING HALL TO REMAIN

Legend

EXISTING EXISTING CONDITION

carmel stuart corporation
 1001 avenida pico, suite C290
 san clemente, ca 92673
 949.683.2418
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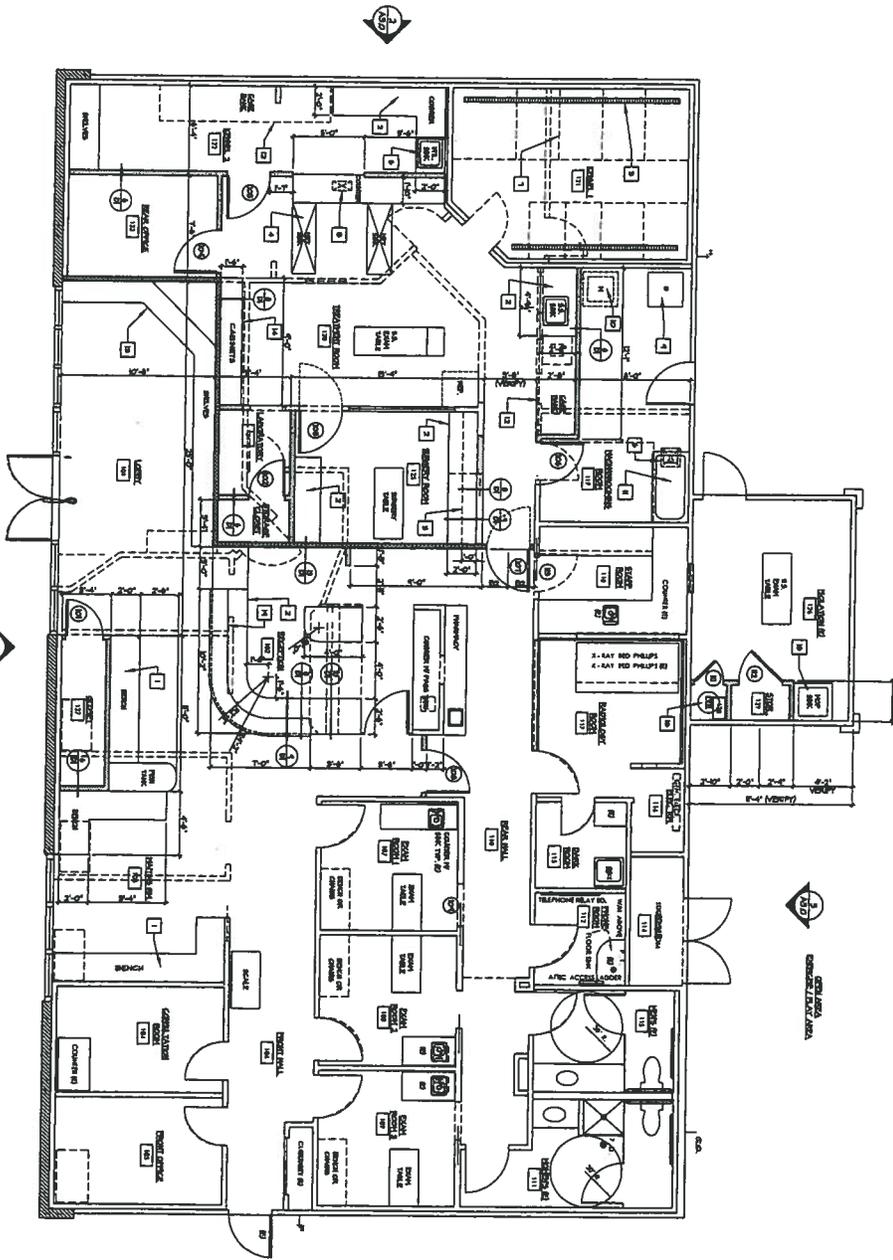
Surfside Animal
 Hospital, LLC
 3878 Mission Avenue
 Oceanside, CA

Demolition
 Plan

C.U.P.

Project No.	1000000000
Client Name	Surfside Animal Hospital, LLC
Project Name	Demolition Plan
Project Location	3878 Mission Avenue, Oceanside, CA
Project Start	10/1/2010
Project End	12/31/2010
Project Status	Completed
Project Manager	John C. Phillips
Project Engineer	John C. Phillips
Project Designer	John C. Phillips
Project Checker	John C. Phillips
Project Approver	John C. Phillips
Project Date	10/1/2010
Project Version	1.0

A1.1



Floor Plan

(INTERIOR WORK ONLY)

- Keynotes**
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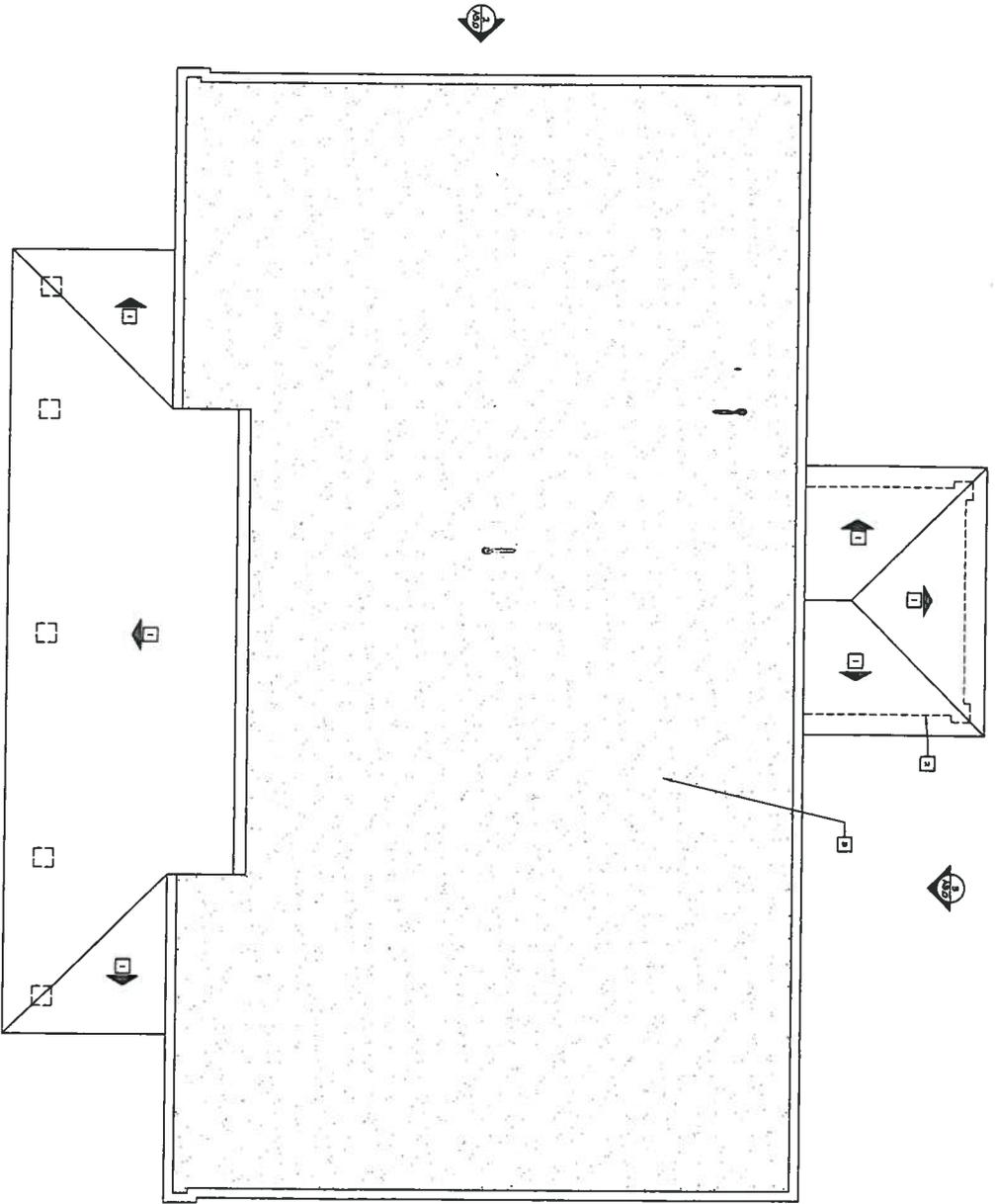
C.U.P.

Project No. _____
 Date _____
 Scale _____
 Drawing No. _____
 Sheet No. _____
 Total Sheets _____
 Drawing Title _____

Floor Plan

Surfside Animal Hospital, LLC
 3878 Mission Avenue
 Oceanside, CA

carmel stuart corporation
 1001 avenida pico, suite C290
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 949.366.6699 fax
 jkconsultinginc@gmail.com



Roof Plan

(NO CHANGES OR ADDITIONS)

- CENTER CROSS, THE ROOF TO REMAIN
- DASHED LINE INDICATES EXISTING WALL, BEYOND EXISTING PLAN, SEE PLAN NOTES TO REMAIN

SCALE: 1/4" = 1'-0"

Keynotes

A2.3

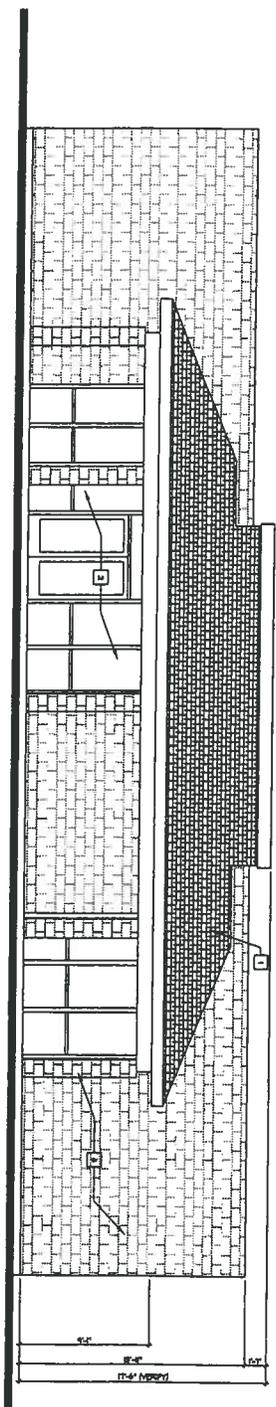
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Client Name	_____
Architect	_____
Scale	_____
Date	_____
Sheet No.	_____
Total Sheets	_____

C.U.P.

Existing
Roof
Plan

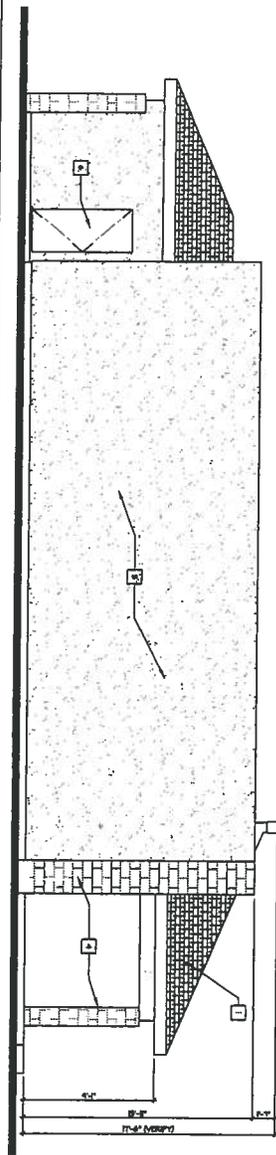
Surfside Animal
Hospital, LLC
3878 Mission Avenue
Oceanside, CA

Prepared by **carmel stuart corporation**
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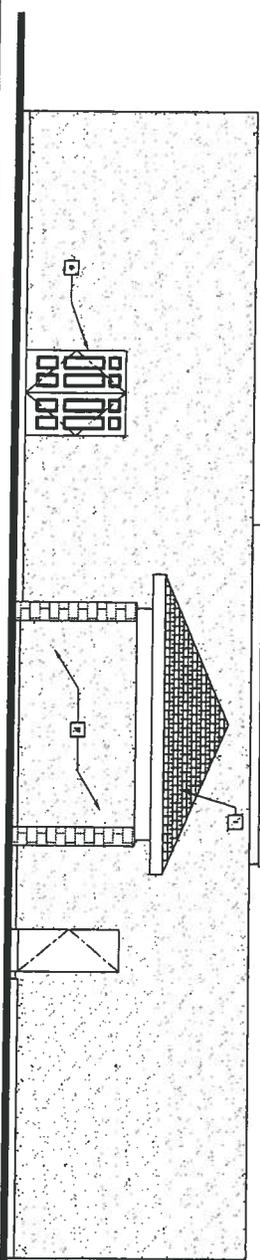
Front Elevation (Mission Ave.)

SCALE: 1/4" = 1'-0"



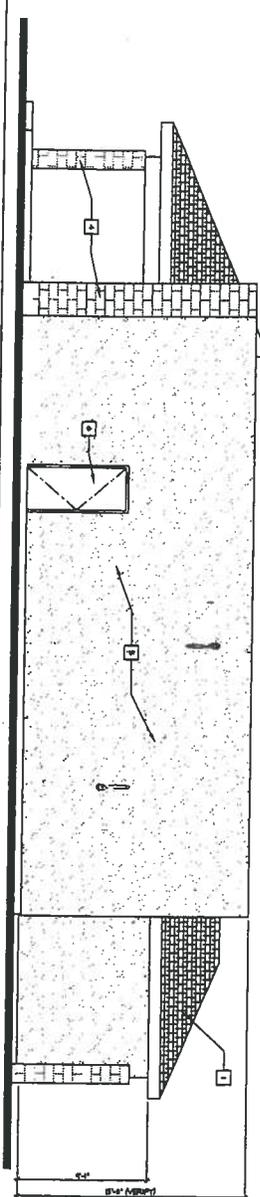
Left Side Elevation

SCALE: 1/4" = 1'-0"



Rear Elevation

SCALE: 1/4" = 1'-0"



Right Side Elevation

SCALE: 1/4" = 1'-0"

- 1 EXISTING BRICK CORNER; TILE ROOF TO REMAIN
- 2 EXISTING ALUMINUM WINDOW/DOOR TO REMAIN
- 3 EXISTING ROOF; BRICK TO SPAN; CORNER WINDOW
- 4 EXISTING CORNER; BRICK CORNER; TILE ROOF TO REMAIN
- 5 EXISTING CORNER; BRICK CORNER; TILE ROOF TO REMAIN
- 6 EXISTING CORNER; BRICK CORNER; TILE ROOF TO REMAIN
- 7 EXISTING CORNER; BRICK CORNER; TILE ROOF TO REMAIN
- 8 EXISTING CORNER; BRICK CORNER; TILE ROOF TO REMAIN

(NO CHANGES OR ADDITIONS)

Keynotes

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 949.366.6699 fax
 jkconsulting@gmail.com

Surfside Animal Hospital, LLC
 5678 Mission Avenue
 Oceanside, CA

Existing Exterior Elevations (Unchanged)

C.U.P.
 A3.0



Trico Mobile Estates

Mission Vista West

250 ft

n. El Camino Real

WB Mission Ave.

Almond Ln.

Boysea Ln.

115

3894

3852

3858

3870

3864

3874

3882

Image U.S. Geological Survey
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2009 Google

1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P05

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 CONDITIONAL USE PERMIT ON CERTAIN REAL
PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: CUP09-00016
7 APPLICANT: Surfside Animal Hospital
8 LOCATION: 3876 Mission Avenue

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Conditional Use Permit under the provisions of
13 Articles 11, 30, 40 & 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 establishment and operation of an Animal Hospital entirely within an existing 3,768-
square foot freestanding commercial retail building;

15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th
17 day of January, 2010, conduct a duly advertised public hearing as prescribed by law to consider
18 said application;.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15301
21 Class 1 (a), Existing Facilities;

22 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
23 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

24 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
25 the following facts:
26
27
28
29

1 FINDINGS:

2 For the Conditional Use Permit:

- 3 1. That the proposed location of the animal hospital use is in accordance with the
4 objectives of the Zoning Ordinance and the purposes of the district in which the site is
5 located, subject to approval of a conditional use permit.
- 6 2. That the proposed location of the animal hospital use and the proposed conditions under
7 which it would be operated or maintained will be consistent with the General Plan goal
8 for balanced land uses that foster a sense of community, will not be detrimental to the
9 public health, safety, welfare of persons residing or working in or adjacent to the
10 neighborhood of such use, and will not be detrimental to properties or improvements in
11 the vicinity or to the general welfare of the City due to the fact that the veterinary use
12 will be solely operated within the interior portions of an existing freestanding building
13 and no outdoor dog runs or kennel areas are proposed as part of this application.
- 14 3. That the proposed conditional use will comply with the provisions of the Zoning
15 Ordinance, including any specific condition required for the proposed conditional use
16 in the district in which it would be located.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
18 approve Conditional Use Permit (CUP09-00016) subject to the following conditions:

18 Fire Prevention:

- 19 1. A "Knox" key storage box shall be provided for all new construction.
- 20 2. Fire extinguishers are required and shall be included on the plans submitted for plan
21 check.
- 22 3. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
23 approval prior to the issuance of building permits.

24 Planning:

- 25 4. This Conditional Use Permit approves only the establishment of an Animal Hospital use
26 within an existing 3,768-square foot commercial retail building, and shall expire on
27 January 11, 2013 unless implemented per City Code.
- 28 5. No exterior dog runs or boarding facilities shall be located on site as part of this
29 Conditional Use Permit.

- 1 6. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
4 annul an approval of the City, concerning Conditional Use Permit (CUP09-00016). The
5 City will promptly notify the applicant of any such claim, action or proceeding against
6 the City and will cooperate fully in the defense. If the City fails to promptly notify the
7 applicant of any such claim action or proceeding or fails to cooperate fully in the
8 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
9 harmless the City.
- 10 7. A covenant or other recordable document approved by the City Attorney shall be prepared
11 by the applicant and recorded prior to the issuance of a building permit. The covenant
12 shall provide that the property is subject to this resolution, and shall generally list the
13 conditions of approval. The covenant shall provide that the property is subject to this
14 resolution, and shall generally list the conditions of approval.
- 15 8. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
16 written copy of the applications, staff report and resolutions for the project to the new
17 owner and/or operator. This notification's provision shall run with the life of the project
18 and shall be recorded as a covenant on the property.
- 19 9. Failure to meet any conditions of approval for this Conditional Use Permit shall constitute
20 a violation of the Conditional Use Permit.
- 21 10. The Conditional Use Permit shall be called for review by the Planning Commission if
22 complaints are filed and verified as valid by the City Planner or the Code Enforcement
23 Officer concerning the violation of any of the approved conditions or the project
24 assumptions demonstrated under the application approval.
- 25 11. Unless expressly waived, all current zoning standards and City ordinances and policies in
26 effect at the time building permits are issued are required to be met by this project. The
27 approval of this project constitutes the applicant's agreement with all statements in the
28 Description and Justification and other materials and information submitted with this
29 application, unless specifically waived by an adopted condition of approval.

1 **Water Utilities:**

2 **General conditions:**

- 3 12. The developer will be responsible for developing all water and sewer utilities necessary to
4 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
5 the developer and shall be done by an approved licensed contractor at the developer's
6 expense.
- 7 13. The property owner shall maintain private water and wastewater utilities located on private
8 property.
- 9 14. All Water and Wastewater construction shall conform to the most recent edition of the
10 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
11 the Water Utilities Director.

12 **The following conditions shall be met prior to the approval of engineering design plans:**

- 13 15. All public water and/or sewer facilities not located within the public right-of-way shall be
14 provided with easements sized according to the Water, Sewer, and Reclaimed Water
15 Design and Construction Manual. Easements shall be constructed for all weather access.
- 16 16. No trees, structures or building overhang shall be located within any water or wastewater
17 utility easement.
- 18 17. All lots with a finish pad elevation located below the elevation of the next upstream
19 manhole cover of the public sewer shall be protected from backflow of sewage by installing
20 and maintaining an approved type backwater valve, per the Uniform Plumbing Code
(U.P.C.).

21 //////////////

22 //////////////

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28 //////////////

29 //////////////

1 **The following conditions of approval shall be met prior to building permit issuance:**

2 18. In accordance with the 2007 California Plumbing Code, Chapter 10, a strainer/interceptor
3 with a wire basket or similar device that is removable for cleaning shall be installed to catch
4 possible pet hair from being discharged into the sewer system. Please provide specs on the
5 wire basket or similar device for approval by the Water Utilities Department.

6 PASSED AND ADOPTED Resolution No. 2010-P05 on January 11, 2010 by the
7 following vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12 _____
13 Claudia Troisi, Chairperson
14 Oceanside Planning Commission

15 ATTEST:

16 _____
17 Jerry Hittleman, Secretary

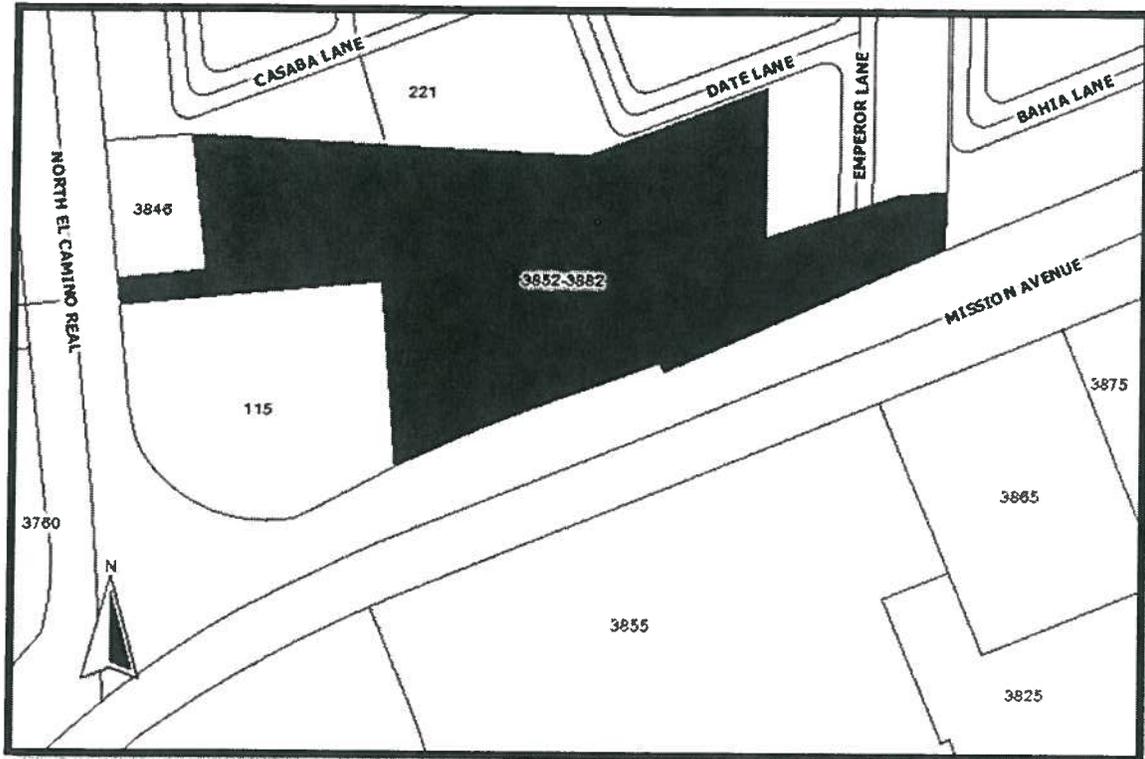
18 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
19 this is a true and correct copy of Resolution No. 2010-P05.

20 Dated: January 11, 2010

21
22 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
23 be required as stated herein:
24

25 _____
26 Applicant/Representative

27 _____
28 Date
29



File Number: CUP09-00016

Applicant: Gary Hauer

Description:

CONDITIONAL USE PERMIT (CUP09-00016) to permit the establishment and operation of an Animal Hospital within an existing 3,768-square foot building located at 3876 Mission Avenue. The project site is within the Southwest Plaza Shopping Center, has a General Plan Land Use Designation of Special Commercial (SC), is zoned Special Commercial Limited with an Historic overlay (CS-L-H), and is situated within the San Luis Rey Neighborhood Planning Area. – **SURFSIDE ANIMAL HOSPITAL**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520



Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY

ACCEPTED

12/16/09

BY

SN.

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Gary Haver - Surfside Animal Hospital LLC	2. STATUS Tenant
3. ADDRESS 2315 Pio Pico Dr., Carlsbad 92008	4. PHONE/FAX/E-mail 410-961-3555 p. ghaver@aol.com
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Jim Klatt - JK Consulting	
6. ADDRESS 1601 Ave. Pico 290C, San Clemente 92673	7. PHONE/FAX/E-mail 949-683-2418 p. 949-366-6699 F. JKconsulting@cox.net

HEARING

GPA

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL.

C.U.P.

C01P09-00016

VARIANCE

COASTAL

O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 3876 Mission Ave., Oceanside		
10. GENERAL PLAN SC	11. ZONING CS-L-H	12. LAND USE Commercial

9. SIZE

191,664

13. ASSESSOR'S PARCEL NUMBER

158-052-02-00

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION Establish a full-service veterinary hospital / clinic providing medical services, vaccinations and surgical services for dogs, cats, and other small animals. no boarding or grooming services are proposed. This facility would be the sole occupant in an existing medical clinic within the Southwest Plaza shopping center at mission and Douglas Aves.

15. PROPOSED GENERAL PLAN SC	16. PROPOSED ZONING CS-L-H	17. PROPOSED LAND USE Commercial	18. NO. UNITS 1	19. DENSITY N/A
20. BUILDING SIZE 3,768 s.f.	21. PARKING SPACES 14	22. % LANDSCAPE Interior only	23. % LOT COVERAGE or FAR Existing Developed Site	

PART IV - ATTACHMENTS

24. DESCRIPTION/JUSTIFICATION	25. LEGAL DESCRIPTION	26. TITLE REPORT
27. NOTIFICATION MAP & LABELS	28. ENVIRONMENTAL INFO FORM	29. PLOT PLANS
30. FLOOR PLANS AND ELEVATIONS	31. CERTIFICATION OF POSTING	32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): JIM KLATT	34. DATE 12-16-09	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
Sign: 		

35. OWNER (Print) Mission Community	36. DATE Dec 16, 2009
Sign: Michelle McElmore John Rudder - Manager	Property Manager

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

24. DESCRIPTION and JUSTIFICATION For Conditional Use Permit

Surfside Animal Hospital LLC.
3876 Mission Ave., Oceanside

Description

Surfside Animal Hospital will be a full-service veterinary hospital/clinic providing medical services, vaccinations, and surgical services for dogs, cats, and other small animals. Such services include, but are not limited to, routine preventative care (vaccinations, deworming), surgical care, medical care, hospitalization, and diagnostics such as radiographs and blood testing. No animal boarding or grooming is proposed.

Surfside Animal Hospital will be the sole occupant of a 3,768 square-foot building, most recently occupied by a medical clinic, within the Southwest Plaza shopping center near the intersection of Mission and Douglas avenues. Operating hours will be as follows:

Monday – Friday	8 a.m. to 6 p.m.
Saturday	8 a.m. to 2 p.m.
Sunday	Closed

Justification

The property is located in a “CS Special Commercial District” with its use limited by the property’s proximity to Mission San Luis Rey. Of concern, as the project does not propose any external structural or aesthetic modifications but rather interior tenant improvements, is the “provision of visitor-serving uses and facilities” requirement of Section 2.244 A of the Land Use Element of the General Plan.

The services provided by Surfside Animal Hospital will benefit visitors and residents alike who require routine and advanced medical care for their pets. The Oceanside Pet Hotel, located approximately 2.5 miles from Surfside Animal Hospital, underscores the City’s appreciation and understanding that pet care is an important service.

Surfside Animal Hospital LLC is acutely aware that the public health, safety, and welfare of the neighboring residents and businesses are of utmost concern. The only animals housed at the facility will be those recovering from surgery. The building includes a former bank vault and the animal-care facilities will be located here to mitigate any additional noise that might occur. All services will be fully contained within the building and no animals will be permitted outside, unless to enter and exit through the building’s front entrance.

Offering a recognized and valued service to visitors and residents alike, with no structural or aesthetic changes, and with arrangements to mitigate any additional inconveniences or detrimental impacts to neighbors or the City, Surfside Animal Hospital LLC is confident that the project will comply with the provisions of the ordinance.

Rent Roll

2.3809E-232

Building:

Mission Camino Associates LLC aka Southwest Plaza

Unit	Tenant Name	Leased Area
3846-A1	Vacant	1,280
3846-A2	Milano's Liquor	1,280
3846-A3	Ocean Thai Restaurant	1,920
3852-B1	Magic Cuts	1,280
3852-B2	Studio Nails	640
3852-B3	Little Caesars Pizza	1,280
3864-F1	Lita's Fish Market	2,048
3870-D1	Vacant	1,280
3870-D2	Farmers Insurance	640
3870-D4	Dr. Kaim Jebreil	1,280
3870-D5	HearX West	640
3870-D6	Quality Childrens Services	3,200
3876-E1	Surtside Animal Hospital LLC	3,520
3882-G1	The Florist	2,050
3858-C1-2	Rodeo's Meat Market	5,120
115 El Cam	Hollywood Entertainment	7,910
**** Totals for Building:		35,368

Mission Camino Associates LLC aka South

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 4 OF PARCEL MAP NO. 8829, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 18, 1979 AS FILE NO. 79-251890 OF OFFICIAL RECORDS.

Assessor's Parcel Number: **158-052-02**



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Surfside Animal Hospital LLC
2. **ADDRESS:** 3876 Mission Ave., Oceanside CA 92057
3. **PHONE NUMBER:** (410) 961-3555
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Surfside Animal Hospital (CUP09-00016)
7. **DESCRIPTION:** Conditional Use Permit (CUP09-00016) to establish and operate an animal hospital in a 3,768-square foot building that is part of the Southwest Plaza Shopping Center located at 3876 Mission Avenue. The project site is zoned Special Commercial Limited with a Historic Overlay (CS-L-H), has a land use designation of Special Commercial (SC), and is located within the San Luis Rey Neighborhood.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt per Class 1, Existing Facilities (Section 15301); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Richard Greenbauer, Senior Planner

Date: January 11, 2010

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee (only required if filing for 30 day posting in lieu of 180 day posting)