AGENDA NO. 3

*PLANNING COMMISSION* *STAFF REPORT*

DATE: October 20, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-25-08) TO ALLOW AN ESTHETICIAN LICENSING PROGRAM SCHOOL, LAND USE 450.V. *SMALL SCALE PERSONAL IMPROVEMENT SERVICES,* IN AN EXISTING 4,480-SQUARE FOOT COMMERCIAL SUITE OF THE OCEANSIDE MARKETPLACE AND BUSINESS CENTER. THE PROJECT IS LOCATED AT 4253 OCEANSIDE BOULEVARD AND SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – EURO INSTITUTE OF SKIN CARE – APPLICANT: EURO INSTITUTE OF SKIN CARE**

## RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 1 categorical exemption for "Existing facilities" pursuant to Section 15301(a) of the California Environmental Quality Act; and

(2) Adopt Planning Commission Resolution No. 2008-P66 approving Conditional Use Permit (C-25-08) with findings and conditions of approval attached herein.

## PROJECT DESCRIPTION AND BACKGROUND

**Background:** On July 11, 1990, the City Council adopted Ordinance No. O90-24 establishing the "Plaza Mottino Shopping Plaza Planned Block Development". The adopted Use Classification Table for the Planned Block Development would allow an esthetician licensing program school (land use 450.V *Personal Improvement Services*) with an approved conditional use permit.

On June 13, 2005, the Planning Commission adopted Resolution No. 2005-P29 on a 6-to-0 vote approving D-19-04, C-4-05 Oceanside Marketplace and Business Center, consisting of three commercial buildings totaling 36,902 square feet. The center is currently under construction and has egress from Oceanside Boulevard.

On June 4, 2008, the Euro Institute of Skin Care submitted an application for a conditional use permit to allow an esthetician licensing program school within three commercial suites of the Oceanside Marketplace and Business Center. The applicant proposes to lease 4,480 square feet of commercial space in building "B" of this center.

**Site Review:** Zoning District and General Plan Designation: The project site is situated within the General Commercial - Planned Block Development (CG-PBD) District. The land use designation is General Commercial (GC).

Existing use and development on site: The Oceanside Marketplace and Business Center is currently under construction. When completed, the project will provide 36,902 square feet of commercial floor area. The development application identified restaurant, retail, and office as the principal land uses at this site.

Surrounding land uses: Adjacent lots include the following land uses: Medium Density A, a residential land use designation, to the south of the rail road; Light Industrial to the east of the project site and consists of the Oceanside Gateway Business Park; and Single-Family Detached to the north of Oceanside Boulevard. To the west of the subject site is the Rancho del Oro Gateway Plaza, which was formerly known as Plaza Mottino.

**Project Description:** The project application is comprised of one component, a Conditional Use Permit, as follows:

Conditional Use Permit C-25-08 represents a request to allow land use 450.V *Personal improvement services* pursuant to the Use Classification Table of Ordinance No. O90-24, the "Plaza Mottino Shopping Plaza Planned Block Development Text."

The proposal is to establish an esthetician licensing school within a 4,480-square foot leased area of the Oceanside Marketplace and Business Center. As detailed in Table 1, the three leased suites (#105, 106 and 107) within the center will be improved to include a classroom, practical room, waxing area, lobby, small kitchen, lockers, bathrooms, storage, laundry, and offices.

**Table 1. The applicant's proposed interior floor area assignment**

| Plan labeled area | Portion of 4,480 square-foot suite | Approximate size |
|---|---|---|
| Classroom | 8 % | 375 square-feet |
| Practical room | 24 % | 1,065 square-feet |
| Waxing room | 12 % | 559 square-feet |
| Sink area | 4 % | 192 square-feet |
| Laundry room | 2 % | 96 square-feet |
| Locker room | 2 % | 96 square-feet |
| Lobby, hall, and office areas | 47 % | 2,094 square-feet |

The classroom is intended for instruction. The Euro Institute of Skin Care offers a 700-hour program. The waxing and practical rooms are areas for the students to experience and demonstrate their esthetician skills. After eight weeks of course work, lab assignments include providing services to the public and demonstrating skills, techniques, and knowledge. The public is encouraged to schedule services with the students. The applicant has provided a course curriculum, instructional detail, and a statement clarifying that massage is not provided (attached).

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

1. General Plan Land Use Element
2. Zoning Ordinance
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 General Commercial (CG). The predominate land use at the site, which is general retail, and the proposed land use 450.V *Personal Improvement Services* are consistent with this land use designation and the goals and objectives of the City's General Plan as follows:

Land Use Element II: Commercial Development

Goal: The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Objective 2.2 Commercial Development: To promote and preserve a balance of successful markets and services in aesthetic, people-oriented associations that are compatible and organized to surrounding land uses.

Policy 2.23.A General Commercial: General Commercial shall provide retail shops, restaurants and services which meet the "immediate" commercial needs of the community. High intensity, drive-up/drive-through and convenience businesses shall be developed in commercial centers or clustered together in coordinated site or development plans to avoid the proliferation of driveway-cuts and to accommodate their high traffic generation characteristics.

The proposed esthetician licensing school will establish a commercial land use (450.V *Personal improvement services*) in three suites of the 36,902-square foot Oceanside Marketplace and Business Center. The proposal promotes a balance of markets and services that are compatible with the surrounding land uses; for example, the proposed land use will be adjacent to office and restaurant land uses. The land use provides nearby employees and residents the opportunity to enjoy the convenience of an esthetician service. The land use offers residents of Oceanside the opportunity to complete an esthetician licensing program.

**2. Zoning Ordinance Compliance**

The project site is situated within the General Commercial – Planned Block Development (CG-PBD) District, which formally called the "Plaza Mottino Shopping Plaza Planned Block Development." The district was created in 1990 by City Council Ordinance No. O90-24. By ordinance, a conditional use permit is required for land use 450.V *Personal Improvement Services.*

Pursuant to Section 3103 Off-street parking and loading spaces required, the proposed use requires 18 off-street parking spaces. The project site has an approved conditional use permit allowing a 20 percent reduction in the required parking spaces and a shared parking agreement. The center's uses result in peak parking demands that do not overlap during the course of the day. The anticipated land uses (restaurant, retail, and office) differ in parking demand and peak periods of use; for example, office parking demand is between 6:00 a.m. and 6:00 p.m. and retail parking demand is between 10:00 a.m. and 9:00 p.m. Given the nature of the uses and measured peaking characteristics in parking demands, shared parking for a site of multiple uses was granted. A complement to the shared parking is a requirement that employee parking be directed to "areas less proximate to the front entry of retail suites."

Table 2 depicts the parking data for the existing commercial center and the required parking standards for the proposed personal improvement service. The proposed use would occupy three of the eight retail suites of Building B.

**Table 2. Section 3103 Off-street parking requirements by land use and building area**

| Existing and proposed uses | Floor Area to Parking Space Requirement | Number of Spaces |
|---|---|---|
| Existing restaurant use | 1 space per 50 square-feet | 117 required |
| **Existing retail use** | **1 space per 250 square-feet** | **66 required** |
| Existing office use | 1 space per 300 square-feet | 35 required |
| Space application by ordinance | 1 space per 169 square-feet | 218 required |
| C-4-05 approved space allocation | 1 space per 192 square-feet | 192 approved |
| **Proposed use** | **1 space per 250 square-feet** | **18 required** |

As shown, retail land uses are assigned the same off-street parking ratio as the proposed use. Since the parking requirements for the proposed use is the same as the existing retail use, a revision to C-4-05 is not required. In addition, the hours of operation, from 8:00 a.m. to 10:00 p.m., are similar to the hours of anticipated peak retail parking demand.

Pursuant to Article 41 Use Permits and Variances, the applicant has suitably filed materials with the Planning Division for consideration of a conditional use permit application. Pursuant to Ordinance No. O90-24, the applicant has provided a description and justification statement describing the proposed use and their intent to provide instructional services to persons seeking an esthetician license. The proposal has been specifically conditioned for compliance with this article. Staff has prepared findings for the Planning Commission's consideration.

## DISCUSSION

*Issue: Establishing land use 450.V* Personal Improvement Services *within a commercial center.*

*Recommendation:* The proposed use will provide the opportunity for residents to learn esthetician skills and complete a licensing program. Establishment of esthetician schools, like the Euro Institute of Skin Care, will ultimately create a pool of qualified estheticians within a region that has an opportunity to foster tourist serving land uses, such as resorts and spas. As such, staff recommends that this land use is compatible with the other uses of the Oceanside Marketplace and Business Center.

## ENVIRONMENTAL DETERMINATION

The project is subject to a Class 1 categorical exemption for "Existing facilities" pursuant to Section 15301(a) of the California Environmental Quality Act.

## PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record and occupants within a 1,500-foot radius of the subject property, to individuals and organizations requesting notification, and to the applicant. As of October 9, 2008, staff has not received comments on the proposed land use.

## SUMMARY

The proposed Conditional Use Permit C-25-08, as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Zoning Ordinance and Planned Block Development. The project has been conditioned to meet or exceed all applicable land use requirements. 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:

-- Adopt Planning Commission Resolution No. 2008-P66 approving Conditional Use Permit C-25-08 with findings and conditions of approval attached herein.

PREPARED BY:

Juliana von Hacht
Associate Planner

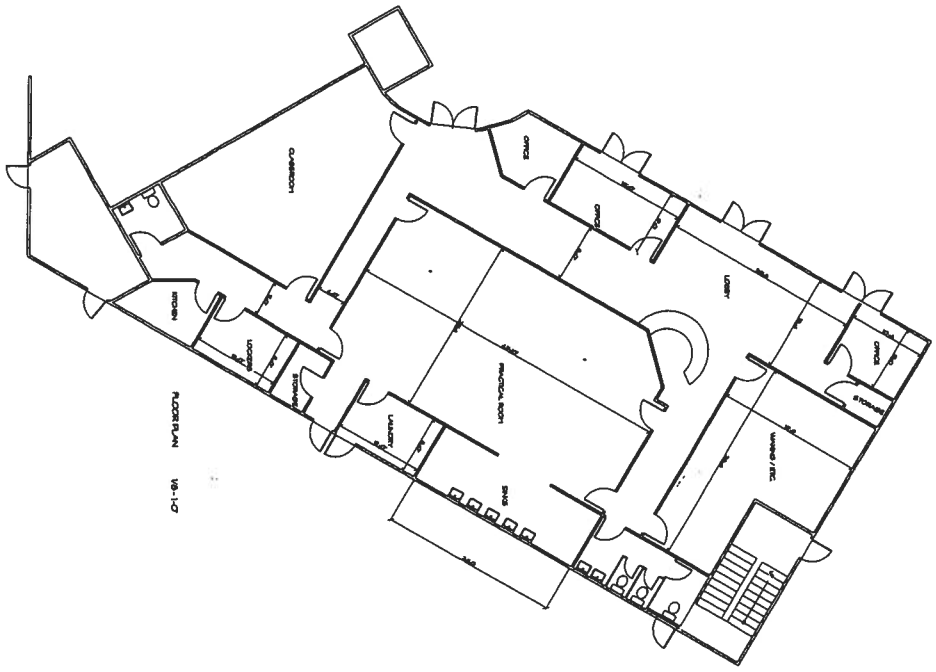
SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Richard Greenbauer, Senior Planner

JH/JH/fil

Attachments:
1. Site plans, elevations
2. Planning Commission Resolution No. 2008-P66
3. Course curriculum and instructional detail; statement




FLOOR PLAN 1/8-1-0

EURO INSTITUTE OF SKIN CARE

4253 OCEANSIDE BLVD UNITS 5, 6, 7
OCEANSIDE, CALIFORNIA

James A. Chinn, Architect

2120 JIMMY DURANTE BLVD, SUITE 117
DEL MAR, CA 92014
(858) 755-5863

REVISIONS | BY

Date 6/5/08
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Job 2008-9
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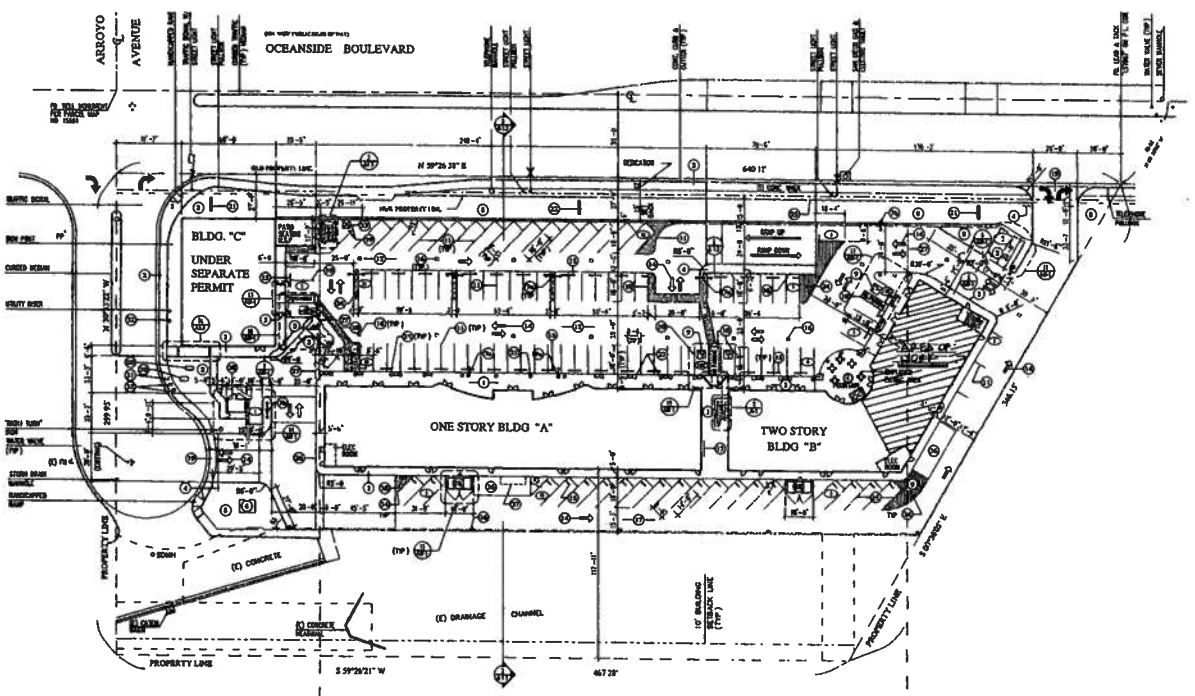
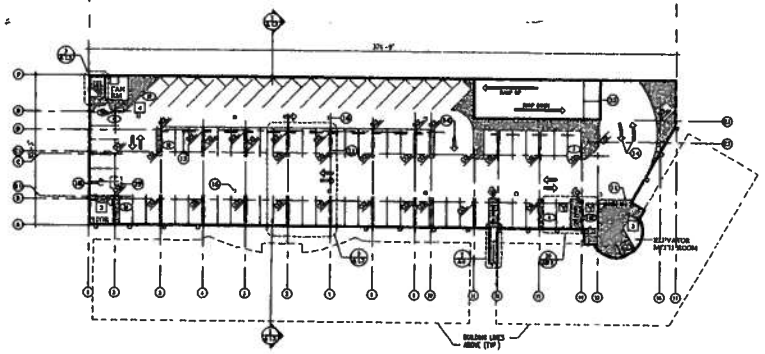
Of Sheets




SITE PLAN

TOTAL NO OF PARKING AT GROUND LEVEL 111 STALLS

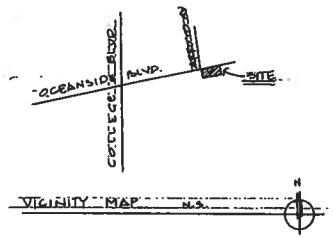


UNDERGROUND PARKING

TOTAL NO OF PARKING AT UNDERGROUND 81 STALLS

PROJECT DATA

| | |
|---|---|
| APN | 164-24-20 & 21 |
| LEGAL | PARCELS 1 & 2, PM 15591 |
| ADDRESS | 4253 OCEANSIDE BLVD<br># 105, 106, 107<br>OCEANSIDE, CA 92056 |
| OWNER | ABDUL H SHEIKH<br>(310) 402-3663 |
| TENANT | EURO INSTITUTE OF SKIN CARE<br>CHERYL GOLDBERG<br>10904 S E 176TH ST<br>RENTON, WA 98055<br>(425) 255-8100 |
| PROJECT | 4480 S F TENANT IMPROVEMENT FOR AN ESTHETICIAN LICENSING PROGAM SCHOOL |
| ZONE | CG-PBD |
| PARKING | 80 SPACES |
| APPLICANTS REPRESENTATIVE | JAMES CHINN, ARCHITECT<br>2220 JIMMY DURANTE BL # 117<br>DEL MAR, CA. 92014<br>(858) 755-5663<br>X James Chinn |
| DATE PREPARED | 4-21-08 |

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EURO INSTITUTE OF SKIN CARE
4253 OCEANSIDE BLVD UNITS 5, 6, 7
OCEANSIDE, CALIFORNIA

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PLANNING COMMISSION
RESOLUTION NO. 2008-P66

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

APPLICATION NO: C-25-08
APPLICANT: Euro Institute of Skin Care
LOCATION: 4253 Oceanside Boulevard, Suites 105, 106 and 107

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Conditional Use Permit (C-25-08) under the provisions of Articles 11 and 41 of the Zoning Ordinance of the City of Oceanside and under Ordinance No. O90-24 to permit the following:

an esthetician licensing school, in accordance with land use 450.V *Personal improvement services,* for the provision of instructional services or facilities within suites 105, 106, and 107 of Building B, located at 4253 Oceanside Boulevard;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 20th day of October, 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 from environmental review;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

| Description | Authority for Imposition | Current Estimate Fee or Calculation Formula |
|---|---|---|
| Public Facility Fee | Ordinance No. 91-09<br>Resolution No. 06-R0334-1 | $.713 per square foot or $713 per thousand square feet for non-residential uses |
| School Facilities Mitigation Fee | Ordinance No. 91-34 | $.42 per square foot non-residential for Oceanside |
| Traffic Signal Fee | Ordinance No. 87-19<br>Resolution No. 06-R0334-1 | $15.71 per vehicle trip |
| Thoroughfare Fee (For commercial and industrial please note the 75 percent discount) | Ordinance No. 83-01<br>Resolution No. 06-R0334-1 | $255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG) |

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

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

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

1. The proposed location, 4253 Oceanside Boulevard, Suites 105, 106 and 107, of land use 450.V. *Personal Improvement Services* is in accord with the objectives of the Zoning Ordinance and the purposes of the CG-PBD District in which the site is located. The uses permitted in this CG-PBD are intended to provide retail shops, restaurants, and services that meet the commercial needs of the community. The proposed personal improvement service will provide instruction in esthetician services and licensing. As such, this commercial business fosters the growth of esthetician services within the community of Oceanside.

2. The proposed location, 4253 Oceanside Boulevard, Suites 105, 106 and 107, of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan, including Community Development goal and objective 2.23 General Commercial; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The proposed project will provide a commercial service (land use 450.V *Personal Improvement Services*) within an existing shopping center.

3. That the proposed conditional use, land use 450.V *Personal Improvement Services*, will comply with the provisions of the Zoning Ordinance and Ordinance No. O90-24, including any specific condition required for the proposed conditional use in the CG-PBD District in which it would be located. The project complies with the requirements of the CG-PBD District and Ordinance No. O90-24, which established the Plaza Mottino Shopping Plaza Planned Block Development Plan Text.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit C-25-08 subject to the following conditions:

**Building**:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check (As of January 1, 2008 the 2007 California Building Code, and 2007 California Electrical Code).
2. The granting of approval under this action shall in no way relieve the project from compliance with all State and Local building codes.
3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations (2007 California Building Code (CBC), Chapter 11B).
4. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
5. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.
6. Unique addresses shall be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City Planner must accompany the Building Permit application.

7. Complete Energy Calculations/documentation will be required at time of plans submittal to the Building Division for plan check.

8. Verification of County Health Department review and approval for the skin care institute must be submitted to the Building Division when the plans are submitted.

9. Tenant Improvements, or other construction to the existing building, requires permits (including all required Inspections and approvals, and Issuance of Certificate of Occupancy) from the Building Division.

**Fire Prevention:**

10. All weather access roads shall be installed and made serviceable prior to and maintained during time of construction.

11. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per Vehicle Code Section 22500.1 and in accordance with the Fire Department Standard Guidelines for Emergency Access.

12. A "Knox" key storage box shall be provided for all new construction.

13. Fire extinguishers are required and shall be included on the plans submitted for plan check.

14. An approved fire sprinkler system must be installed throughout the building. The system shall be designed per N.F.P.A. 13, and U.B.C. Standard 9-1. The sprinkler system requires 24-hour supervision.

15. In accordance with the California Fire Code Sec. 505, approved address for commercial occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background.

16. Commercial buildings require 6 inch address numbers.

17. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits. A site plan indicating the fire access and hydrant locations must also be submitted on CD Rom.

18. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

**Planning:**

19. This Conditional Use Permit shall lapse two years after the effective date of approval unless implements as provided in Section 4108.A of the Zoning Ordinance.

20. This Conditional Use Permit approves only a land use 450.V *Personal improvement services*, including instruction and facilities for an esthetician licensing school as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

21. The Conditional Use Permit is valid for five years beginning on the date of approval and is subject to possible extension pursuant to the provisions of the Zoning Ordinance. The Conditional Use Permit is subject to a five-year review by the Planning Commission from the date of commencement of operations to determine the project's compatibility with surrounding land uses. The Commission may add new conditions and/or delete and/or modify existing conditions, as it deems necessary to protect the general health, safety and welfare of residents in the area or surrounding land uses.

22. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Conditional Use Permit C-25-08. The City will promptly notify the applicant of any such claim, action or proceeding against the city and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

23. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

24. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the approval of the business license. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

25. The project shall prepare a Management Plan. The Management Plan is subject to the review and approval of the City Planner and the Police Chief prior to the occupancy of the project, and shall be recorded as CC&R's against the property and a component of a business license application. The Management Plan shall cover the following:

a) Security - The Management Plan, at a minimum, shall address on-site management, hours-of-operation and measures for providing appropriate security for the project site.

b) Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and overall site maintenance measures and shall ensure that a high standard of maintenance at this site exists at all times. The maintenance portion of the management plan shall include a commitment for the sweeping and cleaning of parking lots, sidewalks and other concrete surfaces at sufficient intervals to maintain a "like new" appearance. Wastewater, sediment, trash or other pollutants shall be collected on site and properly disposed of and shall not be discharged off the property or into the City's storm drain system.

c) Any graffiti within the center shall be removed by the center management or its designated representative within 24 hours of occurrence. Any new paint used to cover graffiti shall match the existing color scheme.

d) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.

26. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be

noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

27. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

28. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit.

29. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, Management Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

30. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or does not conform with the information contained in or representations made in the application, any supporting material submitted to the City or during any hearing on the application.

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31. The hours-of-operation are not limited, but shall be reviewed and may be limited by the Planning Commission when valid issues or complaints pertaining to the hours-of-operation arise.

PASSED AND ADOPTED Resolution No. 2008-P66 on October 20, 2008 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Claudia Troisi, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2008-P66.

Dated: October 20, 2008

EURO INSTITUTE
OF SKIN CARE

July 15, 2008

City of Oceanside

To Whom It May Concern:

The Euro Institute of Skin Care is applying for a Conditional Use Permit to open up an esthetics school in the city of Oceanside. We offer a 700 hour program that exclusively teaches about skin care. We perform services on the public that include facials, waxing treatments, body scrubs and wraps and peeling treatments. We do not perform massage services on any clients or students. Thank you for your consideration in this matter.

Sincerely,

Annemarie Camenzind
President
Euro Institute of Skin Care Inc.

10904 SE 176th Street Renton, WA 98055 425.255.8100 Fax: 425.255.8143

# EURO INSTITUTE
## OF SKIN CARE

# ESTHETICIAN LICENSING PROGRAM CATALOG

RECEIVED
JUN 04 2008
Planning Department

10904 SE 176th St.
Renton, WA 98055
www.euroinstitute.com or schinfo@euroinstitute.com
425.255.8100

*International Skin Care Certification*

## WHY CHOOSE THE EURO INSTITUTE?

The Euro Institute of Skin Care is an educational facility committed to providing exceptional holistic esthetics training. To be successful in today's marketplace as an independent esthetician, business owner or employee of a salon, spa, dermatologist or plastic surgeon, a comprehensive, quality education is absolutely critical. Annemarie Camenzind, the founder of the Euro Institute of Skin Care Certification Programme (EISCCP) and the Euro Institute of Skin Care, believes this wholeheartedly and, as a result, has spent a large part of her life developing and teaching comprehensive skin care programs internationally.

Annemarie, a native of Switzerland, has worked in the field of esthetics in several countries for more than 25 years. She has been an esthetician, clinic owner, school director, instructor and consultant to the health and medical community. She is also a respected author and lecturer on the subject of skin care and has appeared on television and radio talk shows.

Ms. Camenzind moved to the United States in 1984 and established the Swiss Skin Care Clinic in Bellevue, Washington. It was the first authentic European skin care facility associated with a major plastic surgery clinic in the Pacific Northwest. The clinic soon expanded its services to include a regional training center for licensed estheticians seeking advanced European skin care training and international certification. The training center's reputation grew and began to attract students from all over the U.S. and Canada. The curriculum became known and highly regarded throughout North America as the Swiss Skin Care Certification Programme (SSCCP) – and is now called the Euro Institute Skin Care Certification Programme (EISCCP). In 2000 The Euro Institute of Skin Care moved to an expanded facility in Renton, Washington and in 2004, opened a second school in Portland, Oregon.

The Euro Institute is recognized as one of the premier esthetics schools in the nation, and its holistic, naturopathic emphasis makes it one of a kind. Word of mouth and an excellent industry reputation attract hundreds of students to the institute, and many of our graduates are placed n the most prominent and successful spas and medical esthetics centers in the Pacific Northwest and beyond. A 700-hour esthetician licensing program is available for those seeking to become a licensed esthetician in the state of Washington and Oregon. There is also a medical esthetics course offered several time a year to graduates seeking employment in the medical field, in addition to several advanced workshops and seminars.

Students are privileged to learn in a clinical yet elegant and refined setting. They work with the very finest professional skin care products and treatment equipment available. The curriculum includes traditional European, medical and high tech treatments such as microdermabrasion. Naturopathic skin care including Ayurvedic skin typing, aromatherapy, Moor therapy and Kneipp therapy is also offered. The latest in body treatments are also included. These treatments are part of a hands-on practicum utilizing the public and are professionally supervised by licensed esthetician/instructors handpicked and trained by Ms. Camenzind.

With the International Certification Programme, the Euro Institute has expanded, conducting advanced workshops and seminars overseas and certifying schools and students in the Far East. The Euro Institute Skin Care Certification Programme now has thousands of graduate estheticians worldwide. These graduates enjoy consideration for top positions in spas and clinics due to their specialized training.

All students must pass rigorous practical and theory examinations to receive the prestigious diploma and EISCCP certification. EISCCP certification requires that students meet the international standards of proficiency in skin care recognized by the Euro Institute of Skin Care. This curriculum prepares students for diverse career opportunities in current and emerging markets.

The Euro Institute is dedicated to ongoing, rigorous and thorough evaluation of its educational programmes and training models as well as continuous research and development of the curriculum. The staff pursues intelligent application of industry trends, collaborates with industry regulatory boards to ensure fair, safe and high quality standards and is committed to ever-expanding leadership in the advancement of professional esthetics education both nationally and internationally.

**As the prospective student will discover, the caliber of this programme is unsurpassed.**

## CORE STAFF AND ADMINISTRATION VITAE

**Annemarie Camenzind**
President/Institute Director/Instructor/Esthetician

Annemarie, a native of Switzerland, graduated from esthetics schools in London, Paris and Sydney and is a certified instructor for the International Therapy Examinations Council (ITEC). She was the principal of the prestigious Ella Bache School of Aesthetics in Australia, whose students were examined by the A.A.O.Th. (Australian Association of Beauty Therapists), an affiliation of CIDESCO. For many years, she also served as the exclusive North American esthetics trainer and examiner for ITEC. Annemarie is an herbal enthusiast and dedicated advocate of natural health alternatives. She has developed a complete line of authentically natural skin care products based on Ayurvedic principles. By incorporating her extensive knowledge with her passion for teaching, the students enjoy a thorough program and are rewarded with a fulfilling career in esthetics.

**Johanna Thiemo**
Director of Education/Instructor/Esthetician

A native of Bulgaria, Johanna has been a licensed esthetician since 1979 and brings 25 years of experience in the cosmetics industry to the Euro Institute. She worked as an esthetician and professional makeup artist in Bulgaria and Germany. After moving to the United States in 1986, Johanna served as a representative for Clarias Skincare for 10 years, and she also worked as a cosmetic department manager for Nordstrom for 4 years. Johanna graduated from the University Kliment Ohridski Sofia-Bulgaria with a master's degree in geography and economics, and she taught high school in Europe prior to her esthetics education.

**Adrienne Holloway**
Instructor/Esthetician

Adrienne, a graduate of Pepperdine University and the Euro Institute, has been an instructor with the Euro Institute since 2003. Prior to her time as an instructor in esthetics, she worked as an elementary school teacher in the Lake Washington School District. Her esthetics career has included positions at the PRO Sports Club and Gene Juarez Salons and Spas. She specializes in microdermabrasion and peels, body waxing, cosmetic chemistry, and anti-aging treatments. She also instructed at the Euro Institute school in Beaverton, Oregon.

**Malin Lentini**
Instructor/Esthetician

A native of Sweden, Malin earned a nursing degree in Sweden in 1988. After moving to the United States in 1991, she gained extensive experience in sales and management. Malin graduated from the Euro Institute in 2004, and after working at the Pro Sports Club in Redmond as an esthetician, she joined our teaching staff in 2005.

**Stacy Hanes**
Instructor/Esthetician

Stacy is a graduate of the University of Washington and the Euro Institute. Prior to joining our team at the Euro, she worked as an esthetician at Jeremy Todd Wellness Spa and Salon in the Fairmont Hotel in downtown Seattle. Stacy has also trained with Dr. Howard Murad in Beverly Hills and appeared in ReNu Magazine for estheticians. She spent nine years in training and management with the Four Seasons Hotels and acted as coordinator and training manager at First Pace School for homeless children.

**Michelle Estes**
Instructor/Esthetician

Michelle is a graduate of the Euro Institute and Ashmead School of Massage. As a licensed massage therapist, she brings a strong spa background to the school. Michelle has a certificate in aromatherapy from the Aromatherapy Foundation and has also studied Chinese medicine and kinesiology. She shares her extensive knowledge of the human body through the anatomy and physiology classes she teaches at the Euro Institute.

**Cheryl Goldberg**
Business Manager

Cheryl joined the Euro Institute as the staff accountant in 2001 and became business manager in 2003. A graduate of Rutgers University with a degree in business administration, she has worked as an accountant and financial manager in many industries throughout her career, including retail stores, non-profit agencies and the automotive field. Cheryl is also involved in student instruction – she teaches the basics of record keeping, business and financial planning.

**Sia Vladowski**
Director of Admissions

Sia is a woman with an European heritage and American sensibilities. Combined with her warm, sunny and engaging personality, Sia's diverse background has helped her develop great people skills and compassion for those who are seeking to reinvent themselves.

Sia has worked in the cosmetics industry since 1992 and has represnted a variety of skincare, makeup and fragrance lines such as MAC, La Prairie and Yves Saint Laurent. She also served as the northwest coordinator and specialist representing Chanel at the Nordstrom stores. Prior to joining the Euro Institute, she worked in client service and sales development for Bourjois and Freeze 24/7, where she was able to use her skills and knowledge in makeup artistry, sales, training and management.

As a former performer and a mother of one, Sia has a passion and great appreciation for the fine arts. She attends many local events encompassing different genres of music, theater and dance.

# GUEST SPEAKERS

## TROY J. WOODMAN, MD

Dr. Woodman, founder of Aesthetic Surgery Center in Tacoma, is part of a team of doctors that teach our semi-annual medical esthetics course. Along with Dr. David Pratt, and Dr. Frederick Ehret, they give our medical esthetics students a good foundation of knowledge and demonstrations of the latest facial rejuvenation techniques for them to enter the medical field. Dr. Woodman is a board-certified surgeon, completing his fellowship training in Orbito-Facial Plastic and Reconstructive surgery at UCLA. He received extensive experience in both cosmetic and reconstructive surgery of the face while at a private practice in Beverly Hills prior to moving to Tacoma in 2000. Dr. Woodman, a graduate of the University of Washington, has been active both in teaching and participation in national and local courses on facial surgery and often holds informational seminars about facial rejuvenation for the community.

## TOM BALLARD, RN, ND

Dr. Tom Ballard has been a respected naturopathic physician since his graduation from Bastyr University in 1982. He utilizes scientifically based treatments and the most advanced diagnostic testing to find and treat the cause of disease rather than merely covering up symptoms. His approach has helped thousands who have suffered from chronic fatigue, high cholesterol, headaches, hormone imbalances, depression, digestive diseases, allergies, thyroid dysfunction, arthritis, skin problems, high blood pressure and diabetes. His articles on nutrition and natural healing have been published widely in such journals as PCC Sound Consumer, Naturopathic News and Reviews, the Journal of Naturopathic Medicine, Common Ground and Naturopathic Digest. Dr. Ballard's practice, Pure Wellness Center, is based at the Euro Institute, where he specializes in detoxification and rejuvenation.

Dr. Ballard speaks regularly to our students about detoxification and the importance of maintaining health and wellness through a holistic approach to diet and life choices.

## SHARON WELLS, RN

Sharon is a registered nurse with over 20 years of experience in dermatology and plastic surgery. She is also a licensed esthetician and graduate of the Euro Institute. Originally from San Diego, California, she worked at Scripps Clinic as a clinical nurse and patient educator for more than eight years, and in 1992 she moved to Seattle to be a clinical nurse and manager of the dermatology department at Virginia Mason Medical Center. Because of her interest in skin care and skin rejuvenation, she began the Aesthetic Skin Care Center at Virginia Mason, which combined the field of esthetics with dermatology. She joined Island Dermatology in April 2001 as the coordinator of their esthetic programs. Sharon is currently on the staff of the Aesthetic Surgery Center & Esthetique Medical Spa, serving as the Spa Director and Cosmetic Consultant/Practitioner.

Sharon teaches our advanced medical esthetics course and is a continued guest for each of our regular classes, bringing hands on knowledge of the latest advances in skin care and dermatology.

**JENNIFER LEWIS-GOSCH, MTCM, LAc**

Jennifer Lewis-Gosch founded Twelve Branches Acupuncture and Herbal Medicine in 2004. She is a National Board certified diplomat (NCCAOM) in both acupuncture and Chinese Herbology. A graduate of the Northwest Institute of Acupuncture and Oriental Medicine, Jennifer holds a four-year Master's degree in Traditional Chinese Medicine. Jennifer specializes in facial rejuvenation, sometimes referred to as the acupuncture facelift. In 2005, Jennifer expanded her business and has a second location at the Euro Institute Wellness Center. As a valued member of our guest faculty, Jennifer brings her knowledge of acupuncture, herbs, detoxification and nutrition to our students.

**NANCY HALLER, Guild-Certified Feldenkrais Practitioner**

Nancy Haller is the president of the Feldenkrais Educational Foundation of North America and the vice president of the Feldenkrais Guild of North America. Representing the Feldenkrais Organizations, she speaks before many groups, including the White House Commission on Complimentary and Alternative Medicine Policies in Washington, DC.

Feldenkrais is a form of somatic education that uses gentle movement and directed attention to improve movement and enhance human functioning. Through this method, students can increase their ease and range of motion, improve their flexibility and coordination and rediscover their innate capacity for graceful, efficient movement.

Nancy speaks to our students to help them become more aware of their habitual neuromuscular patterns and rigidities and expand their options for new ways of moving.

**MARLENE LINDSTROM**

Marlene Lindstrom is the regional account manager for Iredale Mineral Cosmetics, a makeup line based on micronized minerals that is recommended by plastic surgeons, dermatologists and skin care experts around the world. She is a Euro Institute alumni, who worked as a clinical esthetician for a plastic surgeon in a large medi-spa after she graduated in 2003. Prior to this, Marlene has had an extensive background in the cosmetic industry, where she developed and implemented skincare, makeup artistry and product/sales training programs. During this time, she was a regional education manager for Estee Lauder Cosmetics, where she was honored to receive the national training executive of the year award. Marlene is a regular speaker to all of our classes on makeup application and she also trains our advanced students in our medical esthetics class on camouflaging of bruises and incisions.

## ESTHETICIAN TRAINING CURRICULUM
## 700 HOURS OF TECHNICAL AND OPERATIONAL INSTRUCTION

| | ESTHETICS CORE - Listed according to Washington State Board requirements | Hours of Technical Instruction | Hours of Practical Instruction |
|---|---|---|---|
| I | **Theory** in the practice of esthetics services. | 97 | 0 |
| II | **Skin care** of the face, neck and hands including hot compresses, massage, electrical or mechanical appliances or chemical compounds. | 108 | 109 |
| III | **Facials** - may include make-up and skin and color analysis. | 86 | 100 |
| IV | **Temporary removal of superfluous hair** of the face, neck and hands by tweezing, waxing, tape, chemicals, lotions, creams, mechanical or electrical apparatus and appliances. | 6 | 25 |
| V | **Sanitation** - disinfecting of individual work stations, individual equipment and tools and proper use and storage of linens. | 15 | 30 |
| VI | **Safety** including proper use and storage of chemicals, implements and electrical appliances. | 3 | 3 |
| VII | **Diseases and disorders** of the skin of the face, neck and hands. | 12 | 0 |
| VIII | **First aid** as it relates to esthetics. | 3 | 3 |
| | **Subtotal** | **330** | **270** |

IX **ESTHETICS COURSEWORK** 50 50

- Anatomy & Physiology of the Body and of the Skin
- Skin Examination & Diagnosis
- Hygiene, Sanitation, Safety, First Aid
- Chemistry & Electricity
- Facial Equipment Usage and Instruction
- Cosmetic Chemistry
- Facial Treatments, Procedures & Special Treatments
- Body Treatments and Procedures
- Waxing Methodology

**ADDITIONAL COURSEWORK**

- Nutrition & Diet
- Special Topics
- Ethics
- Public Relations
- Business Concepts

**TOTAL COURSE HOURS = 700 HOURS** **380 plus 320**

**Facilities:** Our campus includes two buildings that together provide over 10,000 square feet for instruction and hands-on training. There are two levels used for administration, classrooms, dispensary and clinic area. There is a student lounge with a refrigerator and lockers.

**Equipment**: The Euro Institute maintains the following equipment and amenities for the purpose of instruction:

45 complete Training Stations
Separate Waxing Training Room
4 Microdermabrasion Machines
Separate Theory/Training Room
10 Private Treatment Rooms
2 Make-up Bars
4 LED Light Therapy Machines
4 MultiFunction Unit w/ Steamer
8 Golden Spoon Sets
7 Infrared Light
20 Brush Machines
5 Single Wax Warmers
5 Double Wax Warmers
1 Lymphatic Drainage Machine
3 UltraViolet Sterilizer
11 Lucas Championniere
7 High Frequency
21 Magnifiers
1 Woods Lamp
20 Steamers
6 Galvanic Machines

There is also a hot towel caddy, eight complete sink/sanitation areas as well as laundry facilities.

## ESTHETICS LICENSING COURSE FULL OR PART TIME ~ 700 HOURS

**Programme Objective:**
This programme will provide the student with the knowledge and technical skills required by current industry standards to seek employment or establish their own business. Students completing this course will be eligible to take the Washington State Board Esthetics Examination, which is required to receive an esthetician license.

**Methods of Instruction:**
The school employs a variety of teaching methodologies and training aids (textbooks, workshops, films, filmstrips and other audio-visual aids, etc.) in addition to guest lecturers to provide the best possible training.

## PROGRAMME CURRICULUM

### *ANATOMY AND PHYSIOLOGY OF THE BODY*
- Cells, tissues, organs and systems
- Osteology - structure and function of bone
- Miology - study of muscular tissue. Types of muscles such as the muscles of face and neck
- Neurology - division of nervous system. Cranial nerves. Nerves of face and neck
- Angiology - arteries of face and neck
- System - study of endocrine, digestive urinary, reproductive and respiratory systems and their relationship to skin

### *ANATOMY & PHYSIOLOGY OF THE SKIN*
- General principal and functions
- Histology of the epidermis and dermis
- Keratinization process
- Pilosebaceous system and superiferous glands
- Surface ecology, PH and hydro-lipid film
- Pigmentary, vascular and nervous system
- Cutaneous fats, assimilation and absorption
- Effects of the endocrine system and immune activity
- Skin characteristics and gender differences
- Characteristics and changes over a lifetime

### *SKIN APPENDAGES*
- Trichology

### *SKIN EXAMINATION & DIAGNOSIS*
- Characteristics of different skin types: oily, acne, normal, dehydrated, alipidic, couperose, allergic & sensitive, mature & atrophied
- Recognition of skin condition origin
- Treatment methods of different skin categories
- Prognosis, home maintenance and prevention
- Ethnic skins

### *HYGIENE & SANITATION*
- Set up and hygiene in the treatment room
- Sanitation procedures and infection control
- Sterilization
- Bacteriology
- Personal cleanliness and presentation

### *CHEMISTRY AND ELECTRICITY*
- Fundamentals of chemistry, electricity and light

### *FACIAL EQUIPMENT USAGE & INSTRUCTION*
- Vapozone and ozone
- Electrical brushing
- Lucas champonniere
- High frequency direct and indirect methods
- Galvanism, ionization and disincrustation
- Microdermabrasion
- Golden spoons
- Infra-red light
- LED light therapy
- Safety, use and contra-indications

### *COSMETIC CHEMISTRY*
- General properties and sources of raw materials
- Synthetic ingredients
- Organic Ingredients
- Alcohols, acids, salts, esters, polymers, proteins
- Silicones, surfactants
- Emulsions
- Preservatives

### *FIRST AID*
- How to treat cases of fainting, burns, scalds, bleeding and hysteria
- How to perform CPR

***FACIAL TREATMENT PROCEDURES***

Client intake form and contra-indications

- Use of milks, lotions, toners astringents, creams and gels
- Cleansing movements
- Exfoliating and deep pore cleansing; manually and by machine
- Chemical peels – alpha hydroxy & beta hydroxy
- Facial steamers and sprays
- Extractions
- Compresses
- Ampoule treatments
- Masks - absorbent and adsorbent
- Massage of face, neck, hands, foot & lower legs
- Outline and procedures for different treatments
- Effects and contra-indications of procedures

***SPECIAL TREATMENTS***

- Lash and brow tinting
- Eyebrow shaping
- Back treatment
- Manual lymphatic drainage
- Pressure point techniques
- Specialized anti-aging treatments
- Holistic facial techniques; naturopathic skin care
- Ayurvedic skin and body typing
- Kneipp therapy
- Aromatherapy
- Oxygen therapy
- Acutonics – tuning forks
- LED – light therapy

***BODY TREATMENTS***

- Client intake form & contra-indications
- Basic anatomy of the human body
- Introduction of various figure problems and their treatment objectives
- Body planes
- Draping techniques and body organization
- Application movements of cleansing and conditioning products
- Aromatherapy
- Ayurvedic skin exfoliation, herbal wrap and warm oil application
- Lymphatic brushing and salt exfoliation
- Moor therapy
- Body modelage
- Thalasso therapy

***WAXING***

- Methods of epilation and depilation
- Waxing of the face and body
- Body waxing/speed method
- Contra-indications of waxing

***NUTRITION AND DIET***

- Basic food groups
- Constituents of a healthy diet
- Food combining
- Nutrition and relationship to skin
- Supplements

***SPECIAL TOPICS***

- Cosmetic plastic surgery – patient care before and after surgery.
- How to advise a client needing plastic surgery
- Injectable fillers

***ETHICS***

- Professional standards
- Relationship with clients, colleagues and other professionals
- Obligation to the public
- Misrepresentation

***PUBLIC RELATIONS***

- How to give a presentation
- Selling techniques

***BUSINESS CONCEPTS***

- Simple record keeping
- License and insurance
- Business and financial planning
- Marketing and advertising
- Retailing and customer service

***CLIENT***

- Methods of consultation and client intake
- Reviewing medical history and heredity
- Client interaction
- Record keeping

## REQUIREMENTS OF ADMISSION

This training programme is open to any male or female who meets the following requirements:

1. Must be at least 21 years old. (Applicants who are 18-20 years old will be considered on an individual basis, subject to approval at time of interview.)
2. Possess a high school diploma or GED.
3. **Obtain a letter of recommendation.** The form is provided with the application materials.
4. **Submit an Essay** – a 250 word typed essay, addressing the following areas:
   - **Reflect upon your personal and professional history. How has this influenced your growth and contributed to your decision to join the esthetics field.**
   - **How do you view yourself and what do you value most about yourself? What are your goals, dreams and visions for the future?**
5. Interview with director of admissions.
6. Pay his/her tuition.

**Tuition:**
Student tuition is payable by check, money order, Visa or MasterCard in one of the following ways:

| $8400 upon enrollment |
|---|

Or

| | |
|---|---|
| Deposit at enrollment: | $1,000 |
| First day of class | 3,700 |
| 30 days after class starts | 3,700 |

Student Kit $550 – (due the first day of class)

***Important Note*** **– Tuition includes:**
- Non-refundable deposit of $1000 (see cancellation & refund policy)
- Lab fee and examination fee for the prestigious Euro Institute International Skin Care Certification.
- Student kit is priced separately at $550 and includes: two textbooks, workbook, lab coat, facial gown, stainless tweezers, scissors, comedone extractor, six tuning forks with leg activator, and make-up brushes with pouch. Students are responsible for this kit in its entirety. Any replacements will be at the student's expense.

**Cancellation & Refund Policy:**
You may terminate this agreement at any time. If you choose to terminate this agreement:

1. After three business days of signing enrollment agreement, $1000 deposit is non-refundable.
2. In the first month, you will receive a refund of 50% of the full tuition.
3. After the first month you will not be entitled to a refund.

**Student Loans:**
Student loans are available through SLM Financial Corporation, a Sallie Mae Company. The customer service number is 1-888-272-5543. Our school code is 604535-00. (Please *do not* apply for a SLM Financial loan prior to being accepted at the Euro Institute). You can also obtain a student loan through First Tech Credit Union. Contact Holly Hoekman at 425-956-7150 or holly.hoekman@firsttechcu.com.

**Diploma & International Skin Care Certification:**
Upon successful completion of the course, a diploma in European skin care will be awarded from The Euro Institute of Skin Care - North America. Students enrolled in the 700-hour program shall be eligible to take the Washington State Board Examination to receive an esthetician's license. In addition, students who successfully pass the school's prestigious EISCCP International Skin Care Certification Exam will also receive the EISCCP Certificate of International Skin Care Certification.

## RULES AND REGULATIONS

**Attendance & Absences**: All students are expected to attend class on time. Late students must report to the office before entering the classroom. Students who arrive 15 minutes late, after official start time, will not be permitted to enter the classroom until the next session. Lectures and special demonstrations cannot be duplicated for absentees. Repeated tardiness and early departure from classes is unacceptable and may result in dismissal. Any absences over three days will be charged for make-up time. A request for leave must be submitted in writing. A complete copy of the school's rules and regulations is provided to each student during orientation.

**Make-up Time**: If students are absent, they will not be able to make up the time during the session they are enrolled. Make-up time for instruction missed will be charged to the student at $10 per hour.

**Leave of Absence**: A student may request a leave of absence. The leave must be arranged with and approved by the school in advance.

**Satisfactory Progress Policy**: To be considered as making satisfactory progress toward a diploma, a student must maintain specified grade averages as well as proceed through the course at a pace leading to completion within the specified time frame. For purposes of determining satisfactory progress, the course is broken down into segments of 150 hours per quarter.

**Grading:** Students will receive a grade in both their theory and clinic work. Grades will be measured in segments of 150 hours for the 700-hour program. An average of 76% is required for graduation. If the student passes one section and fails another, he/she may retake only the part failed. Failed quarterly exams, which are below 76%, must be retaken.

**Probation**: A probation list is compiled each month. The following infractions will put you on that list:

A grade average below 76% will put a student on probation status. This will be reversed when a below 76% grade average is made up.

| | |
|---|---|
| 90 - 100% - Distinction | 76 - 79% - Pass |
| 80 - 89% - Credit | Below 76% - Fail |

*Note: Finals for the State Boards are expected to be a minimum of 76%.*

**Final Exam and Retakes**: The final examination consists of a full day practical exam and a theory exam paper. The practical exam is given by the instructor in person and includes oral questions. The theory exam consists of a series of questions requiring multiple choice and essay style answers. Students have three hours to complete the theory exam, however, students with English as their second language will be given extra time. Opportunity is given to unsuccessful candidates to retake failed examinations at an extra charge of $50, either theory or practical.

**Tests**: Theory and practical tests are scheduled on a regular basis.

**Appeal Process**: The student may appeal the determination of unsatisfactory progress based upon extenuating circumstances. In such cases, the operations manager may determine that the student is making satisfactory progress toward his/her diploma despite the failure to conform within the time frame or minimum grade average.

**Termination and Readmission**: Students who are terminated are subject to the school refund policy. Once dismissed, students may apply to be readmitted to the school.

## RULES AND REGULATIONS

**Conduct**: Students are required to comply with the schools rules and regulations. Failure to do so may result in dismissal. Students must attend classes regularly and in a timely fashion. Instruction and practical assignments must be pursued diligently and daily homework is to be expected. Conduct unbecoming to the student or a reflection upon the reputation and welfare of the school may result in dismissal. Any student caught damaging; stealing or defacing school property will be subject to a fine and termination. Students are expected to observe silence during clinic and workshop times. Unnecessary conversation or noise is not allowed. Please project your best possible posture and professional appearance at all times. This is a vocational school and you are being trained for a job. Part of that training is helping you acquire good working habits and maintaining a professional appearance.

**Professionalism / Dress Code**: Students are expected to comply with our dress code of professional attire. Black dress slacks or skirts with either a black or white top and black closed-toed shoes with flat rubber soles is the standard daily attire. The wearing of jewelry is restricted to gold or silver studded earrings and wedding bands. Long hair must be pulled back. Nails must be short and unvarnished. The dress code is given in detail on first day of class.

**Personal Hygiene**: Attention to personal hygiene, personal appearance and deportment is essential at all times.

**Sanitation**: Students are responsible for the cleanliness and tidiness of their allocated work area to include: sanitizing equipment and tools and proper use and storage of linen and chemicals. Student tools and stations must be clean and sanitized at all times.

**Student Breaks**: Students have a non-credit, 30-minute lunch break. Students may not leave for break until the instructor announces the break time.

**Visitors:** Visitors are allowed in the reception area only. Classes will not be interrupted except for an emergency.

**Telephone Calls**: Students are permitted to use the lobby phone at the school on an emergency basis only. Personal calls are to be conducted off premises during class breaks or the lunch hour. Cell phones are to be turned off during class time.

**Student Parking:** Student parking is available at no charge.

**Smoking:** There will be absolutely no smoking on school premises.

**Class Size:** Class size is limited to 20 students per instructor.

**Employment Assistance**: EISCCP has become very well known and respected through its tenure. Prospective employers routinely call us regarding our graduates. We make every effort to assist students in their search for positions that meet their goals and aspirations. However, the school does not guarantee employment.

**Terms and Conditions**: The terms, conditions and school calendar of this catalogue are subject to change. Please call the director of admissions at 425.255.8100 Ext.14 to verify that all the above information is accurate.

**Please Note:**
The maximum clock hours given per day for day classes is 6 hours. There is a 30 minute lunch break. The hours *must* be completed during the class the student is initially registered. It will not be possible to alternate between the classes. The student will have an opportunity for make-up hours *only* after the course is completed so we strongly discourage missing hours. Please see Rules & Regulations for specifics.

## THE EURO INSTITUTE'S CODE OF ETHICS

1. The Euro Institute's principal objective is to train qualified estheticians to render the best possible service to patrons.
2. We strive continuously to improve our operation in order to keep abreast with the ever-changing developments and new techniques in the skin care industry.
3. We observe all rules and regulations issued by the Washington State Department of Licensing Cosmetology Section and the Washington State Department of Health.
4. We encourage our instructors to keep abreast of the latest teaching methods of skin care by reading educational books and attending teachers' refresher or advanced courses, workshops and trade shows.
5. The school takes part in educational conferences and regional meetings to advance the esthetics profession.
6. The school purchases only high-grade standard equipment and supplies to be used for instruction of our students.
7. The Euro Institute maintains honest and fair relationships with our staff, students, patrons, the Washington State Examination Board and other schools.
8. We advertise truthfully and make honest representation to our students.
9. The Euro Institute refrains from any advertisement or criticism, which might reflect unfavorably on the other schools and the esthetics profession.

**Non-Discrimination Clause:**
The Euro Institute of Skin Care does not discriminate on the basis of sex, race, religion, age or ethnicity in the educational practices, admissions, instruction, graduation policies and other activities that it operates and is prohibited from discrimination in such manner by the law. This practice and requirement of non-discrimination also extends to the employment of the school and the admission of students to prohibit their activities operated by the school.

**Privacy Act:**
Adult students, parents of minor students and parents of tax-dependent students have the right to inspect, review and challenge information contained in their education records. Education records are defined as files, materials and documents that contain the information directly related to a student and maintained by the school. Students are not entitled to inspect the financial records of their parents. Written consent is required before education records may be disclosed to third parties with the exception of accrediting commissions or governmental agencies so authorized by law.

***Please note:***
**The Euro Institute maintains student records for a period of three years after completion.**

## Information regarding Washington State Esthetics Licensing Examination:

**Contact Information: Web address - http://www.dol.wa.gov/plss/cosfront.htm**

Department of Licensing
State of Washington, USA
Cosmetology, Barber, Manicure, Esthetics Section
P.O. Box 9026
Olympia, WA 98057-9026 Phone: 360.664.6626

**State Exam Application Fee:** Students will be responsible for mailing or delivering their own practical and written exam applications and fees to the Department of Licensing in Olympia, WA. The application can be downloaded from the Web site.

**Written and Practical Examination Requirements:**
As of July 2002, the state of Washington now has a written *and* practical examination requirement. Please consult with the director of admissions regarding the specifics of the testing procedures, fees and locations.

## ACADEMIC CALENDAR 2008

### DAY CLASSES

***WINTER CLASS I:***
***Dates:*** February 4, 2008 – July 18, 2008
***Hours:***
Monday – Friday (some Saturdays required)
11:30 am – 6:00 pm

***WINTER CLASS II:***
***Dates:*** March 12, 2008 – September 11, 2008
***Hours:***
Monday – Friday (some Saturdays required)
10:00 am – 4:30 pm

***SPRING CLASS:***
***Dates:*** April 22, 2008 – October 17, 2008
***Hours:***
Monday – Friday (some Saturdays required)
9:00 am – 3:30 pm

***SUMMER CLASS:***
***Dates:*** June 2, 2008 – November 26, 2008
***Hours:***
Monday – Friday (some Saturdays required)
9:00 am – 3:30 pm

***FALL CLASS I:***
***Dates:*** September 2, 2008 – February 2009
***Hours:***
Monday – Friday (some Saturdays required)
11:30 am – 6:00 pm

***FALL CLASS II:***
***Dates:*** September 29, 2008 – March 2009
Monday – Friday (some Saturdays required)
10:00am – 4:30 pm

### PART-TIME EVENING CLASSES:

***EVENING CLASS***
***Dates:*** March 25, 2008 – May 2009
***Hours:***
Tuesday and Thursday
5:15 pm – 9:30 pm
Two Sundays a month
9:15 am – 6:00 pm

***EVENING CLASS ACCELERATED***
***Dates:*** May 6, 2008 – January 2009
***Hours:***
Tuesday, Wednesday, Thursday
5:15 pm – 9:30 pm
Three Saturdays a month
8:15 am – 5:00 pm

### OBSERVED HOLIDAYS:

**New Year's Day**
**Martin Luther King Day**
**President's Day**
**Memorial Day**
**Independence Day**
**Labor Day**
**Thanksgiving Day and day after**
**Christmas Day**

**The school will be closed from December 24, 2008 – January 1, 2009 for our winter vacation.**

**MEDICAL ESTHETICS COURSE (Available at the Euro Institute upon graduation)**

The purpose of the medical esthetics course is to assist in preparing estheticians to work in a medical setting such as dermatology or plastic surgery. During the course, we will explore the role of the esthetician in a medical setting; define procedures within their scope of practice and expose them to a variety of cosmetic services typically offered in a medical office. Students will learn general principals and safety guidelines for operating lasers, intense pulsed light devices, chemical peels and other skin rejuvenation treatments. In addition, students will learn how they can support physicians and patients during the pre-op and post-op period.

**Curriculum**

- Discussion with several plastic surgeons on modern trends in skin rejuvenation procedures and cosmetic surgeries.
- Surgical techniques, before and after photos
- Identifying the appropriate treatment for each candidate
- The role of the esthetician in a medical practice
- Pre-op and post-op skin care treatments and precautions
- Stages of wound healing, prevention of scarring
- How to assist patients physically and psychologically during the recovery period
- Camouflaging of bruises and incisions

**Botox and Injectible Fillers**

- Review of application and objectives
- Different types of fillers and how they work
- Qualifying of candidates
- Contraindications
- Pre-op and post-op instructions
- Demonstrations

**Photorejuvenation (IPL-RF)**

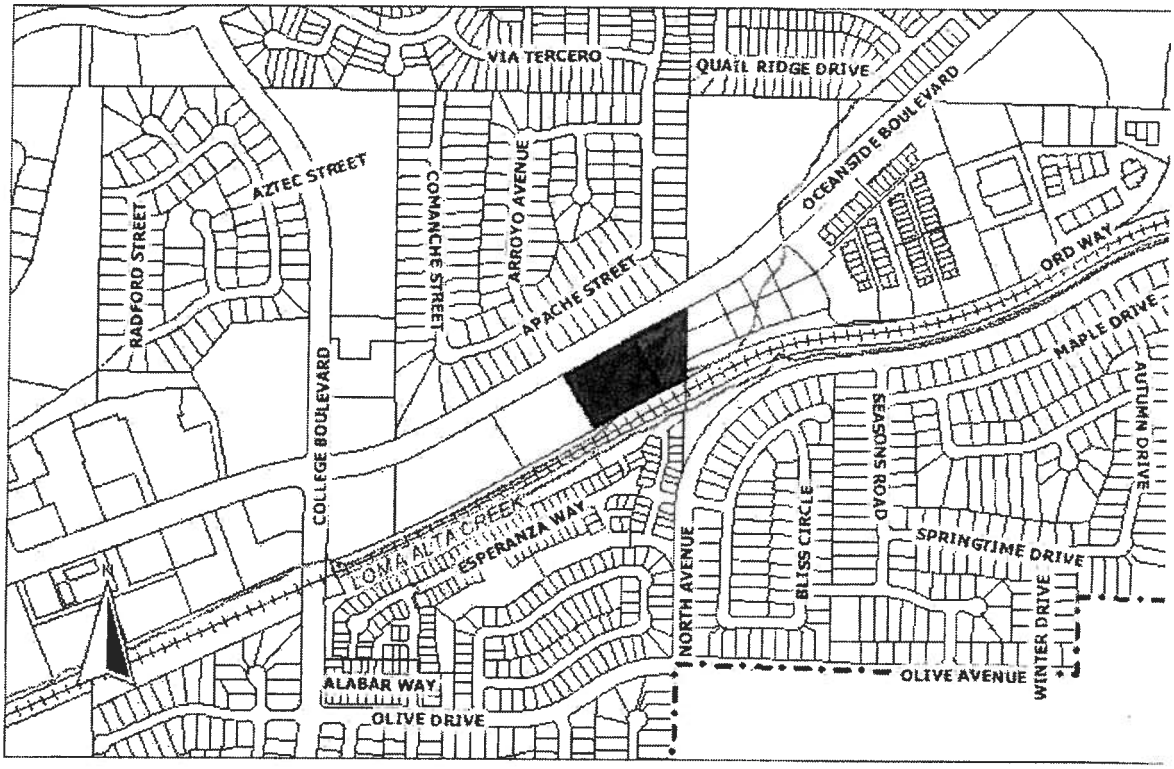
- Introduction to IPL technology and safety guidelines
- Before and after photos
- Patient selection and contraindications
- Demonstrations

**Laser Hair Removal**

- Introduction to laser hair removal technology and safety guidelines
- Before and after photos
- Patient selection and contraindications
- Understanding the Fitzpatrick Scale of Skin Typing
- Consultation process
- Pre-op and post-op instructions
- Demonstrations and hands on practice

**TCA and Jessner Chemical Peels**

- Discussion and procedure guidelines
- Pre-op and post-op instructions
- Contraindications
- Demonstrations and practice




**File Number: C-25-08**

**Applicant: Euro Institute of Skin Care**

## Description:

CONDITIONAL USE PERMIT (C-25-08) to allow land use 450.V. *Small scale personal improvement services* in an existing commercial suite of the Plaza Mottino Shopping Plaza Planned Block Development. The project is located at 4253 Oceanside Boulevard and situated within the CG-PBD (General Commercial – Planned Block Development) District and the Ivey Ranch Rancho del Oro Neighborhood. – **EURO INSTITUTE OF SKIN CARE**

## Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 North Coast Highway
Oceanside, CA 92054

760-435-3520

JULIANA

# Application for Public Hearing

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JUN 04 2008
Planning Department

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

**STAFF USE ONLY**

ACCEPTED 6/4/08 BY SXL

HEARING

| | |
|---|---|
| GPA | |
| MASTER/SP.PLAN | |
| ZONE CH. | |
| TENT. MAP | |
| PAR. MAP | |
| DEV. PL. | |
| C.U.P. | C-25-08 |
| VARIANCE | |
| COASTAL | |
| O.H.P.A.C. | |

**Please Print or Type All Information**

**PART I – APPLICANT INFORMATION**

1. APPLICANT: EURO INSTITUTE OF SKIN CARE
2. STATUS: LESSEE
3. ADDRESS: 10904 SE 176TH ST. RENTON, WA. 98055
4. PHONE/FAX/E-mail: 425-255-8100 425-255-8143
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): JAMES CHINN, ARCHITECT
6. ADDRESS: 2120 Jimmy Durante Blvd. #117 Del Mar, CA 92014
7. PHONE/FAX/E-mail: 858.755.5803 858-755-8186

**PART II – PROPERTY DESCRIPTION**

8. LOCATION: 4253 OCEANSIDE BLVD. UNITS 105, 106, 107
9. SIZE: 4480 S.F.
10. GENERAL PLAN: CG
11. ZONING: CG-PBD
12. LAND USE: COMMERCIAL
13. ASSESSOR'S PARCEL NUMBER: 162-241-20, 21

**PART III – PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION: C.U.P. FOR AN ESTHETICIAN LICENSING PROGRAM SCHOOL

| 15. PROPOSED GENERAL PLAN | 16. PROPOSED ZONING | 17. PROPOSED LAND USE | 18. NO. UNITS | 19. DENSITY |
|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A |

| 20. BUILDING SIZE | 21. PARKING SPACES | 22. % LANDSCAPE | 23. % LOT COVERAGE or FAR |
|---|---|---|---|
| 4480 S.F. | 60 | N/A | N/A |

**PART IV – ATTACHMENTS**

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

**PART V – SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print): JAMES CHINN
34. DATE: 4/22/08

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): ABDUL H. SHEIKH
36. DATE: 05-12-08

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

Sign:

JULIANA



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## PROJECT DESCRIPTION & JUSTIFICATION

The proposed project is for an esthetician licensing program school. The school will occupy 4480 s.f. within a 36,766 s.f. mixed use retail / business center. There will be three sessions throughout the day from 8:00 am to 10:00 pm. The maximum number of students in any session is 20 with a staff of 3 and 18 clients maximum at any given time for a maximum of 41. The center is dedicating 60 parking spaces to the applicant (see section 15.3c of the lease).
Please see the attached business plan for additional information.

C.U.P.

a.) Per the City of Oceanside Municipal Code, an esthetician school is a permitted use with a conditional use permit in the district in which the site is located.
b.) The location and conditions of this C.U.P. is consistent with the General Plan. This use will be a benefit to the community by providing trained workers in the fast growing beauty industry and services to members of the community at discount prices. (Please see attached business description). The use will not be detrimental to the public health, safety or welfare of adjacent neighbors of the overall city.
c.) This C.U.P. will comply with the provisions of this ordinance including any specific conditions required for the conditional use in the district in which it will be located.

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JUN - 4 2008
Planning Department

## BUSINESS DESCIPTION

The Euro Institute of Skin Care is recognized as one of the premier esthetics schools in the nation, and its holistic, naturopathic emphasis makes it one of a kind. The school, founded by Annemarie Camenzind, has grown tremendously since it started in 1984. In 2000 there were three classes going on at a time at our Renton, Wash., location, and now there are seven concurrently running classes. In 2004 we opened our second school in Portland, Ore. Currently, southern California lacks any schools that exclusively teach skin care. We believe that the Euro Institute would be an asset in that location, especially since the beauty industry is so strong in that area.

The beauty industry is growing and people are investing more and more in their appearances. Many graduates choose to practice esthetics in a salon or spa or open their own businesses. Opportunities exist to work in dermatology, plastic surgery, oncology, burn treatment centers and beyond. The American Medical Association reports that medical spa growth is up by 50 percent in the past two years. The California Labor Market projects the growth potential for a skin care specialist through 2014 to be 17.8 percent. The Bureau of Labor and Statistic projects through 2016 the growth of skin care specialists to be 34 percent and make-up artists 40 percent. Practitioners of both of these professions would benefit greatly by enrolling in our program.

We are the only school in the country that teaches skin care holistically. We offer a 700-hour program, which includes anatomy and physiology of the skin and body, skin examination and diagnosis, hygiene and sanitation, facial equipment usage and instruction, cosmetic chemistry, first aid, facial treatment procedures, body treatments, waxing, peeling treatments, nutrition and diet. We have a very comprehensive curriculum, unsurpassed by any school. The Euro Institute has such a highly regarded reputation in Seattle that there are numerous salons and spas that will only hire our graduates. We feel that we can do the same in southern California.

The Oceanside location was picked because we want to target two markets for students, the San Diego area and the Orange County area.

Our students work on one another for the first eight weeks of class, and then they complete their training by serving the public. Clients can come to our facility and receive facials, waxing treatments, body scrubs and wraps and peeling treatments for less than what a spa or salon charges. We feel this would be a great opportunity for the community of Oceanside to experience a first-class spa treatment at an affordable price. Most spas in the San Diego area charge more than $100 for a facial – our cost is $42. This price could fit the budgets of the military families that live in Oceanside.

There are hundreds of spas, salons, medi-spas, dermatologists and plastic surgeons in the San Diego area, all of which need estheticians. There is a definite need for quality estheticians in San Diego, and we feel that we can provide the community with that need.

# EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel A of Certificate of Compliance Lot Line Adjustment #PL-15-05, recorded February 14, 2007 as Instrument No. 2007-101684.

Parcels 1 and 2 of Parcel Map No. 15591, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 27, 1989 as File No. 1989-99268 of Official Records.

Assessor's Parcel Number: **162-241-20-00 ; 162-241-21-00**

# NOTICE OF EXEMPTION

**City of Oceanside, California**

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Euro Institute of Skin Care
2. **ADDRESS:** 10904 SE 176th Street, Renton, WA 98055
3. **PHONE NUMBER:** (425) 255-8100
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Juliana von Hacht, Associate Planner
6. **PROJECT TITLE:** C-25-08 Euro Inst of Skin Care
7. **DESCRIPTION:** A CONDITIONAL USE PERMIT (C-25-08) TO ALLOW AN ESTHETICIAN LICENSING PROGRAM SCHOOL, LAND USE 450.V. *SMALL SCALE PERSONAL IMPROVEMENT SERVICES,* IN AN EXISTING 4,480-SQUARE FOOT COMMERCIAL SUITE OF THE OCEANSIDE MARKETPLACE AND BUSINESS CENTER. THE PROJECT IS LOCATED AT 4253 OCEANSIDE BOULEVARD AND SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO 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. Based on that review, the Environmental Coordinator finds that the proposed project constitutes the demolition of an existing single-family dwelling. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[ ] "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> ( Sections 15260-15277); or,

[X] The project is categorically exempt, Class 1, Existing facilities, Section 15301(a).

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

_____ Date: 20 October 2008

Juliana von Hacht, Associate Planner

cc: [x] Project file [x] Counter file [x] Library Posting: [ ] County Clerk $50.00 Admin. Fee