



DATE: February 4, 2009

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (C-202-08) AND REGULAR COASTAL PERMIT (RC-207-08) TO ALLOW FOR FULL ALCOHOLIC BEVERAGE SERVICE FOR DAVINA'S CABO GRILL LOCATED AT 212 NORTH TREMONT STREET – DAVINA'S CABO GRILL – APPLICANT: DAVID AGUIRRE**

SYNOPSIS

The item under consideration is a Conditional Use Permit and Regular Coastal Permit to allow for full alcoholic beverage service for Davina's Cabo Grill located at 212 North Tremont Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site formerly housed Margarita Rocks which operated at the subject site as a full-service restaurant and bar from 2002 to 2005. The restaurant is approximately 7,000 square feet in size and has approximately 1,400 square feet of roof deck.

Land Use and Zoning: The subject site is located within Subdistrict 1 of the "D" Downtown District. Subdistrict 1 is primarily intended to provide a commercial/retail and office complex offering a wide variety of goods and services to both the community at large and to tourists and visitors. Residential uses are encouraged when and where appropriate.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as General Commercial. The General Commercial category allows for a variety of retail, service and office uses.

Project Description: The applicant is requesting full alcoholic beverage service as an ancillary use to the restaurant. The purpose of the request is to provide better service for the restaurant's clientele. The applicant does not propose any exterior changes to the building.

Article 12 of the Downtown "D" District Zoning Ordinance requires a Conditional Use Permit for Eating and Drinking Establishments with full alcoholic beverage service. The proposed hours of operation are from 10:00 a.m. to 1:00 a.m. Sunday through Saturday.

The State Department of Alcoholic Beverage Control (ABC) has informed staff that the business is located within Census Tract No. 184, which allows for a maximum of 4 on-sale alcohol licenses. Currently, there are 22 on-sale alcohol licenses within this Census Tract.

There are several areas throughout the City (and throughout the County) that have an overconcentration of alcohol outlets. Alcoholic Beverage Control (ABC) applies a ratio to a census tract based on the average number of outlets per general population. The ratio for on-sale licenses (restaurant) is one outlet for every 2,000 population and for off-sale licenses (retail) not to exceed one outlet per 2,500 populations. Areas adjacent to shopping centers typically exceed the number of alcohol outlets due to the abundance of restaurants that serve alcoholic beverages and retail stores that sell packaged liquor. Typically, the regulatory authorities, i.e., ABC, local police and the Planning Department (if applicable), place additional restrictions on applications for new liquor licenses that are located within an area that has an overconcentration of alcohol outlets.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Staff's analysis focused on the operation of the restaurant and the compatibility of the full alcoholic beverage service with the surrounding businesses within the Redevelopment Project Area.

In staff's opinion, the full alcoholic beverage service is an ancillary use to the restaurant service. The Police Department has reviewed the proposed license and their recommended conditions are included (Conditions No. 11 through 27). It should be noted that in order to maintain a full alcoholic beverage service, ABC requires that the quarterly sale of alcohol cannot exceed the quarterly sale of food, and this condition is also attached to the permit.

In conclusion, staff believes that the full alcoholic beverage service is an ancillary use to the restaurant service and the permit has been conditioned to minimize any potential impacts to surrounding uses. In addition, the project is consistent with the uses in the Local Coastal Program.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Advisory Committee (RAC) reviewed the project on January 28, 2009, and its recommendation will be presented orally.

FISCAL IMPACT

Not applicable.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Public Resources Code 30200 et seq., and the City of Oceanside Local Coastal Program Land Use Plan, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving the full alcoholic beverage service for Davina's Cabo Grill restaurant located at 212 North Tremont Street.

PREPARED BY:



Kathy Baker
Redevelopment Manager

SUBMITTED BY:



Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Jane McVey, Economic and Community Development Director



EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan / Floor Plans / Elevations
4. Management Plan

RESOLUTION NO. 09-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT FOR PROVIDING FULL ALCOHOLIC BEVERAGE SERVICE FOR A RESTAURANT LOCATED AT 212 NORTH TREMONT STREET – APPLICANT: DAVID AGUIRRE

WHEREAS, on February 4, 2009, the Community Development Commission held its duly noticed public hearing for an application for a Conditional Use Permit (C-202-08) and Regular Coastal Permit (RC-207-08) for an existing restaurant to begin providing full alcoholic beverage service located at 212 North Tremont Street;

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on January 28, 2009, review and recommend approval of Conditional Use Permit (C-202-08) and Regular Coastal Permit (RC-207-08);

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act of 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

WHEREAS, pursuant to Government 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; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

FINDINGS:

For the Conditional Use Permit:

1. The existing restaurant operation allowing for full alcoholic beverage service is consistent with the land use objectives of the commercial uses in that eating and drinking establishments are an allowed use within Subdistrict 1 land use district of the Redevelopment Project Area. The applicant request, full alcoholic beverage service, is considered an ancillary use

1 to the main business (restaurant). The purpose of the request is to provide better service for the
2 restaurant's clientele.

3 2. The restrictions for the conditional use permit are consistent with the Zoning
4 Ordinance, General Plan, Local Coastal Plan and Redevelopment Plan, will not affect
5 neighborhood compatibility. The operation of the proposed business and the conditions under
6 which it will be allowed to operate will not be detrimental to the public health, safety or welfare
7 of persons residing or working in or adjacent to the subject site. The project has 16 conditions
8 that restrict the operation of the business including noise, security, hours of operation, egress
9 and ingress into the premise and advertising. These conditions, when implemented, will
10 mitigate and nuisances to the surrounding businesses or residences.

11 3. The conditional use is subject to and must comply with specific local conditions
12 and additional regulations as deemed necessary by other regulatory or permit authorities
13 including but not limited to Alcohol Beverage Control.

14 **For the Regular Coastal Permit:**

15 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
16 California Coastal Act of 1976.

17 2. The proposed project is consistent with the policies of the Local Coastal Program
18 as implemented through the City Zoning Ordinance. In addition, the project will not impact the
19 existing coastal views through the public rights-of-way view corridors because the project is
20 located in the middle of a commercial block approximately 1,000 feet east of the beach.

21 3. The proposed project will not obstruct any existing or planned public beach
22 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
23 Act. The proposed project is located in the middle of a commercial block approximately 1,000
24 feet east of the beach.

25 That Conditional Use Permit (C-202-08) and Regular Coastal Permit (RC-207-08) are
26 hereby approved subject to the following conditions:

27 **Building:**

28 1. Applicable Building Codes and Ordinances shall be based on the date of
submittal for Building Department plan check.

1 2. The granting of approval under this action shall in no way relieve the
2 applicant/project from compliance with all State and local building codes.

3 3. The property located at 212 North Tremont Street is subject to an Agreement to
4 relocate exit and to close unprotected openings dated September 22, 2004, recorded as
5 Document #2006-1007558 in the official records at the San Diego County Recorders Office.
6 This Agreement and the conditions thereof are hereby made part of this resolution as though set
7 forth fully herein.

Economic and Community Development:

8 4. This Conditional Use Permit (C-202-08) and Regular Coastal Permit (RC-207-
9 08) shall expire on February 4, 2011, unless implemented as required by the Zoning Ordinance.

10 5. This Conditional Use Permit and Regular Coastal Permit approves only full
11 alcoholic beverage services for an existing restaurant as shown on the plans and exhibits
12 presented to the Community Development Commission for review and approval. No deviation
13 from these approved plans and exhibits shall occur without Economic and Community
14 Development Department approval.

15 6. The applicant, permittee or any successor-in-interest shall defend, indemnify and
16 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
17 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
18 an approval of the City, concerning Conditional Use Permit (C-202-08) and Regular Coastal
19 Permit (RC-207-08). The City will promptly notify the applicant of any such claim, action or
20 proceeding against the City and will cooperate fully in the defense. If the City fails to promptly
21 notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the
22 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless
23 the City.

24 7. A covenant or other recordable document approved by the City Attorney shall be
25 prepared by the applicant developer and recorded prior to the issuance of building permits. The
26 covenant shall provide that the property is subject to this resolution, and shall generally list the
27 conditions of approval.

28 8. Prior to the issuance of building permits, compliance with the applicable
provisions of the City's anti-graffiti Ordinance (Ordinance No. 93-19/Section 20.25 of the City

1 Code) shall be reviewed and approved by the Economic and Redevelopment Department.
2 These requirements, including the obligation to remove or cover with matching paint all graffiti
3 within 24 hours, shall be recorded in the form of a covenant affecting the subject property.

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

8 10. Failure to meet any conditions of approval for this development shall constitute a
9 violation of the Conditional Use Permit (C-202-08) and Regular Coastal Permit (RC-207-08).

10 11. This Conditional Use Permit shall be called for review by the Community
11 Development Commission if complaints are filed and verified as valid by the Code Enforcement
12 Office concerning the violation of any of the approved conditions.

13 12. The hours of operation are limited to 10:00 a.m. to 1:00 a.m. Sunday through
14 Saturday. The hours of operation may be limited by the Community Development Commission
15 when valid issues or complaints pertaining to the hours of operation arise.

16 13. Any live entertainment shall be limited to the definition in the Zoning Ordinance
17 of "small scale live entertainment" found in Section 450 J.2. There shall be five or fewer
18 performers at any one time and entertainment shall only be provided between 11:00 a.m. and
19 10:00 p.m. Monday through Sunday.

20 14. The approval does not relieve the applicant from an obligation to obtain an
21 alcohol license from the State Department of Alcoholic Beverage Control (ABC). Any license
22 and permit conditions imposed by the ABC and the City Police Chief shall be in addition to the
23 conditions of this approval and the most restrictive conditions shall apply.

24 15. Sales, service and consumption of alcoholic beverages shall be permitted only
25 between the hours of 10:00 a.m. and 1:00 a.m. Monday through Sunday.

26 16. Dancing is prohibited.

27 17. There shall be no coin operated games or video machines maintained upon the
28 premises at any time.

18. There shall be no pool or billiard tables maintained upon the premises.

1 19. The sale of alcoholic beverages for consumption off the premises is strictly
2 prohibited.

3 20. Security may be required as the need arises.

4 21. There shall be no audible music or noise emitting from the premises, which
5 would disturb the quiet and peaceful enjoyment of the property of the tenants and residences of
6 the area.

7 22. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales
8 of food during the same period; however, the City reserves the right to revise this request. The
9 permittee shall at all times maintain sales records, which separately account for gross food
10 sales apart from gross alcohol sales.

11 23. No wine shall be sold with an alcoholic content of greater than 15% by volume,
12 except wines which have been aged a minimum of two years or more and maintained in corked
13 bottles.

14 24. There shall be no exterior advertising or sign of any kind or type, including
15 advertising directed to the exterior from within, promoting or indicating the availability of
16 alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible
17 to the exterior shall constitute a violation of this condition.

18 25. The rear and side doors of the premises shall be kept closed at all times during
19 the operation of the premises except in the case of emergency and to permit deliveries. Said
20 doors are not to consist solely of a screen or ventilated security door.

21 26. All patrons shall be required to enter the premises via the primary front entrance
22 facing Tremont Street.

23 27. No pay phones which are capable of receiving incoming calls will be maintained
24 on the interior or exterior of the premises.

25 28. The project shall prepare a Management Plan. The Management Plan is subject
26 to the review and approval of the Economic and Community Development Director and the
27 Police Chief prior to the occupancy of the project, and shall be recorded as CC&R's against the
28 property. The Management Plan shall cover the following:

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- 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 management or its designated representative within 24 hours of occurrence. Any new paint used to cover graffiti shall match the existing color scheme.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this _____ day of _____ by the following vote:

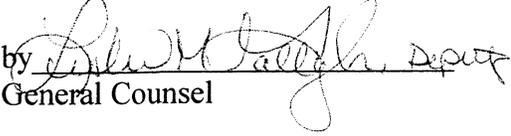
AYES:
NAYS:
ABSENT:
ABSTAIN:

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by  Deputy
General Counsel

**CITY OF OCEANSIDE
PLANNING DEPARTMENT**

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:

CONDITIONAL USE PERMIT (C-202-08) AND REGULAR COASTAL PERMIT (RC-207-08) TO
ALLOW FOR FULL ALCOHOLIC BEVERAGE SERVICE FOR DAVINANS CABO GRILL LOCATED
AT 212 NORTH TREMONT STREET

PROJECT LOCATION - SPECIFIC:

212 North Tremont Street

PROJECT LOCATION - GENERAL:

Pier View Way & Tremont Street

CONDITIONAL USE PERMIT (C-202-08)
REGULAR COASTAL PERMIT (RC-207-08)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

To allow for full alcoholic beverage service for Davina's Cabo Grill located at 212 North Tremont Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

David Aquirre
2520 Navara Drive
Carlsbad, CA 92009
(760) 470-0794

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed project is a Use Permit to allow for full alcoholic beverage service for Davina's Cabo Grill located at 212 North Tremont Street. The subject site is less than 5-acres in size; therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

SIGNATURE

For: Jerry Hittleman, Planning Director

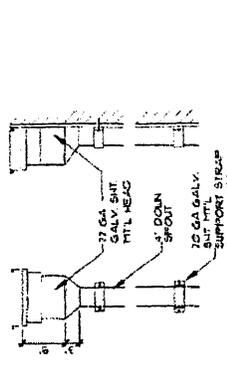
January 5, 2009

DATE

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3354, FAX (760) 722-1057

- PLAN NOTES:**
1. PROVIDE COLLECTION DRAIN @ 4" X 6" ROOF DRAIN WITH 1/2" GALV. DOWNSPOUTS AND SPANISH BLOCK @ GROUND.
 2. 4" X 6" ROOF SCUPPERS TO COLLECTOR BOX. SEE DETAILS D14
 3. OMIT
 4. OMIT
 5. NEW 2X6 PARAPET WALL TO BE FIN. 4" IN HEIGHT
 6. PROVIDE 3" X 3" OFSLOPE DRAINS TO BE PLACED 3" ABOVE LOW POINT OF ROOF (SPACE EQUALLY ALONG WALL). SEE B14
 7. ROOF GANT
 8. ROOF DRAIN TO 3" LATERAL DOWNSPOUT WITH 1/2" GALV. DOWNWALK ON BOTH ENDS OF ROOF CANOPY
 9. 30# TO METAL DOOR PROVIDE PANIC HARDWARE
 10. EXISTING ROOF CANOPY.
 11. PROVIDE 1 HOUR FIRE RATED GLASS THROUGHOUT STAIR ENCL. COURSE
 12. ROOF TOP MECHANICAL EQUIP. SEE TECHNICAL DRAWINGS
 13. TECHNICAL EQUIPMENT SCREEN PER DETAIL A/A PAINT TO MATCH EXTERIOR BUILDING COLOR
 14. OMIT
 15. 16" X 16" SQUARE ROOF DECKING AREA TO BE 1/2" ABOVE FIN. FLOOR LEVEL. PROVIDE 1/2" SLOPE TO DRAIN. PROVIDE 1/2" SLOPE TO DRAIN. PROVIDE 1/2" SLOPE TO DRAIN.
 16. THE TOP HEAD AND BOTTOM HEAD OF ALL INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" SLOPE TO DRAIN. PROVIDE 1/2" SLOPE TO DRAIN. PROVIDE 1/2" SLOPE TO DRAIN.
 17. PROVIDE 1/2" SLOPE TO DRAIN. PROVIDE 1/2" SLOPE TO DRAIN. PROVIDE 1/2" SLOPE TO DRAIN.
 18. OMIT
 19. GANT STAIRS. SLOPE ROOFING TO ROOF SCUPPERS
 20. 30#/37# P.L. ACCESS DOOR 1 HR. RATED
 21. PROVIDE HANDRAIL RETURN EACH SIDE OF STAIRS. TYPICAL. SEE STAIR SECTION D14/L
 22. PROVIDE MIN. 5X6" LEVEL LANDING

DETAIL D



ROOF DRAIN CALCULATION:

ROOF AREA: WALLS ON 4 SIDES

WALL 1: 35' X 495' = 173 X 50%

2 ADJACENT WALLS: 35' X 495' (80') = 493 X 25%

414 S.F. TOTAL

35' X 86' = 300 X 50%

TOTAL EFFECTIVE AREA: 3347 S.F.

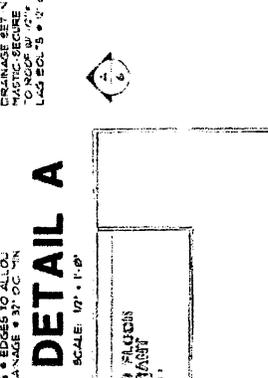
MAX. LOCAL RAIN FALL OCEAN SIDE CA: 3.5" HR. USE 4" INCHES TABLE D-1

2" X 4" DOWNSPOUTS TABLE D-1 (PERF) 4" DIA @ 2' = 6666 S.F. X 3.5" = 23331 S.F. OF 20% O.C.

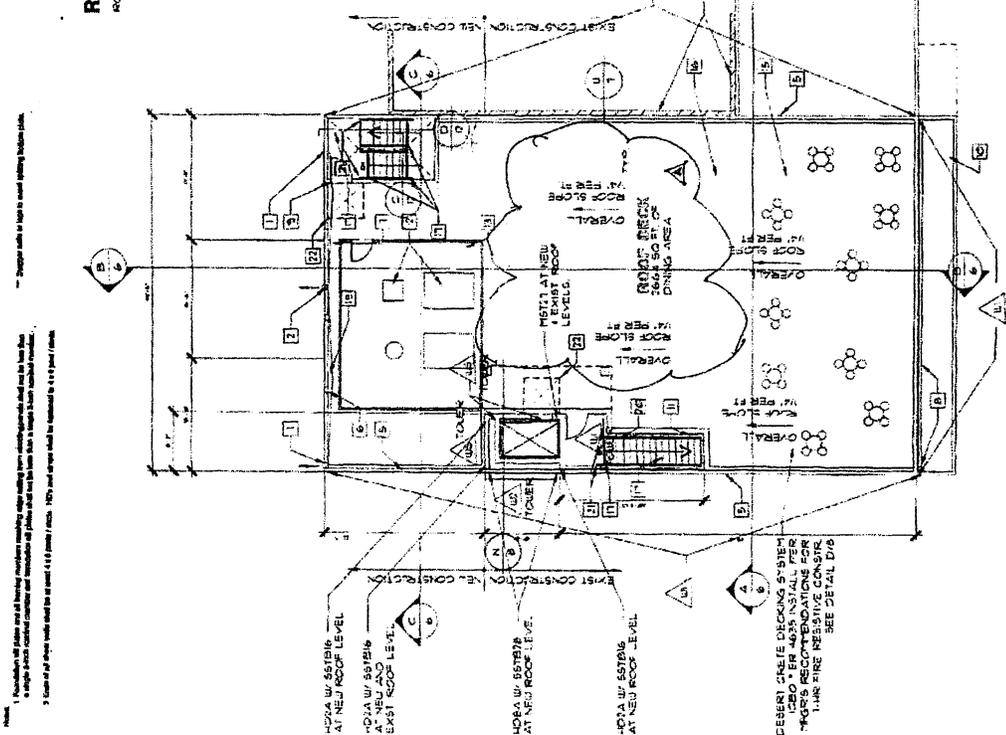
OVERFLOW DRAIN/ SCUPPER DETAIL B



DETAIL A



Room	Area	Volume	Notes
11	1100	1100	EXISTING
12	1100	1100	EXISTING
13	1100	1100	EXISTING
14	1100	1100	EXISTING
15	1100	1100	EXISTING
16	1100	1100	EXISTING
17	1100	1100	EXISTING
18	1100	1100	EXISTING
19	1100	1100	EXISTING
20	1100	1100	EXISTING
21	1100	1100	EXISTING
22	1100	1100	EXISTING



ROOF DECK PLAN 2651 SQ. FT

DAVINA'S CABO GRILL

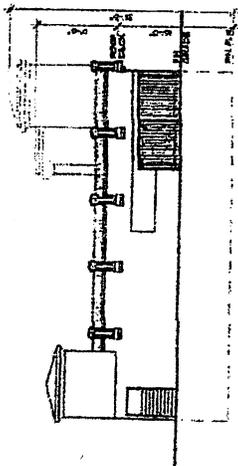


SCALE: 1/8" = 1'-0"

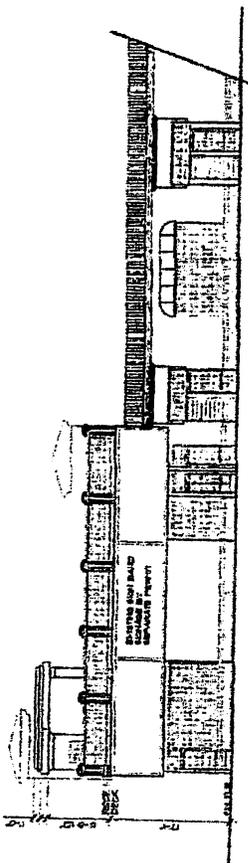
ROOF DECK PLAN

ELEVATIONS

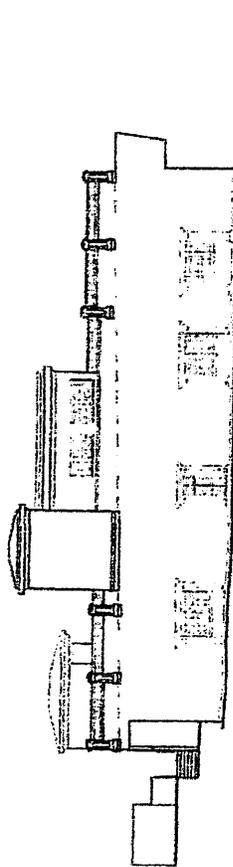
Mission Tremont
Restaurant Tenant Improvement
210 and 212 N. Tremont St.
Oakland, California



EAST ELEVATION (ALLEY)



WEST ELEVATION (TREMONT STREET)



NORTH ELEVATION
ELEVATIONS SCALE: 1/8" = 1'-0"
DAVINA'S CABO GRILL

Business Plan for Davina's Cabo Grill

Davina's Cabo Grill Oceanside will be a tri-level restaurant/lounge, located at 212 N. Tremont Street between Mission Ave and Pierview next door to Pasta Mias and down the street from the Regal Theatre and Miso Harney.

We will be open daily. Our hours of operation for the restaurant street and roof levels are weekdays (mon-fri) from 11:00 am to 1:00 am and on the weekend (sat/sun) from 9:00 am to 1:00 am. The basement level will be open daily from 4:00 pm to 1:00 am.

Davina's will offer breakfast, lunch, happy hour specials, dinner, cocktails and live entertainment. Our choices of entertainment will include: 5-pieces of music to be spread throughout the levels, a D.J., and TV screens.

Our management team is comprised of the Owner, Co-Owner, General Manager, Server Manager, Bar Manager, Kitchen Manager, Head of Security, and several Assistant Floor Managers.

Access to the roof can be made by climbing a flight of stairs or riding up in the elevator, both located inside the restaurant on the street level. Customers can see the Oceanside coast and enjoy wine, beer, cocktails and various non-alcoholic beverages prepared in the roof top cantina while dining on fresh seafood, and gourmet Mexican cuisine. On occasion live entertainment will be scheduled. Staff will include but not be limited to, roof level manager, servers, bartender and floating food runner and bussers.

Our street level will house the kitchen a service bar and a dining area. Customers will be able to order wine, beer, cocktails and many non alcoholic beverages. Like the roof a full menu will be available for their dining pleasure. Staff consists of the street level manager, servers, bartender and floating food runner and bussers.

The basement level will open daily at 4:00pm. There will be a variety of televisions placed throughout and entertainment offered throughout the week. Staff consists of basement level manager, bar manager, bartenders, servers and security. Minors will not be allowed in the basement level at anytime.

There will be a thirty-two camera surveillance system installed throughout the restaurant. This will allow the owners the opportunity to see what is going on 24 hours a day. The system can be accessed from inside the restaurant or remotely from off site locations via the internet.

Davina's Cabo Grill will employ outside trained Security. Personnel will consist of Head of Security and additional security will be added as needed depending on nightly venues. The owner of Davina's Cabo Grill will be in constant communication with Joe Young and address number of security as recommended.

Along with being trained, security will be required to carry a guard card at all times while employed. Security will patrol continuously throughout the restaurant and lounge and be posted at designated locations inside and outside of the restaurant.

Outside security will patrol parking areas, monitor traffic and see that patron loitering be discouraged. Security will communicate with each other through headsets. They will use an ID scanner and security wand to check incoming patrons. Patrons in question will be handled in a designated area away from incoming traffic by separate security, therefore avoiding confusion and potential problems.

The reputation we bring with us to Oceanside, and allowing us to operate as we've requested will not only remove any negative or bad memories associated with this location, but it will provide upscale dining and daily entertainment to keep the locals here and draw others in from the surrounding cities.