

# AGENDA NO. 3

**PLANNING COMMISSION**



**STAFF REPORT**

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DATE: March 22, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D10-00001) TO ALLOW EXTERIOR MODIFICATIONS TO AN EXISTING COMMERCIAL OFFICE BUILDING LOCATED AT 3605 VISTA WAY – OCEAN TERRACE PROFESSIONAL – APPLICANT: OTPC, LLC**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

Confirm issuance of a Class 1, Categorical Exemption "New Existing Facilities"; and adopt Planning Commission Resolution No. 2010-P10 approving Development Plan (D10-00001) with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** On September 11, 2006 a Parcel Map (P-4-06) and Development Plan (D-27-06) known as the Ocean Terrace Professional Center was approved by the Planning Commission to allow the Development of 10 commercial/medical office buildings on a 9.65-acre site. In the early months of 2007, the office buildings were constructed under building permit 06-1409.

**Site Review:** This commercial/medical office center is located at the southeast corner of Rancho Del Oro Road and Vista Way within the Mira Costa Neighborhood. The site is approximately 9.65 acres and exists with 10 two to one story commercial office buildings. The project site has an underlying General Plan land use designation of Special Commercial (SC), a Zoning Designation of Special Commercial Highway Orientated (CS-HO), and is situated within the Ocean Terrace Professional Office Center. The property is surrounded by similar Special Commercial Highway Orientated (CS-HO) properties to the west and north-west, Residential Medium Density District-B (RM-B) properties exist to the north-east, and Open Space (OS) is located south of the project site.

Surrounding uses include the mixed-use residential development known as Piazza d' Oro to the north-west, a multi-unit apartment complex exist to the north-east, a vacant commercial lot exist to the west and Highway 76 is located directly to the south. Access to the site is provided via two driveways located on Rancho Del Oro Drive and at the north-east frontage of the property at Vista Way. The site exists with 480 striped parking stalls throughout the site, and seven trash enclosures.

**Project Description:** The project application is comprised of the following component; a Development Plan (D10-00001) as follows:

Development Plan (D10-00001) is a request for the following:

To allow exterior modifications to an existing medical office building that will incorporate a castle design into the building facades. The modification would consist of the addition of stoned turrets spaced at the front entrance and at the front ends of the building, change in building's parapet to represent a crenellation feature similar to the tooth like walls of a castle, and an in-fill wall that would be constructed at the front entry. The in-fill walls would be constructed of smooth surface stucco over light gage metal framing applied to the existing concrete walls, and the turrets with the added six-foot eyebrow canopy at the front entrance would be prefinished metal over metal framing. The crenellation roof feature would be constructed on the entire roof and the turret design would be modified on the rear of the building to be below the roof line. The existing colors of the building would be maintained and complementary colored manufactured stone would be used on the proposed turrets.

The architecture improvements have been previously approved by the Ocean Terrace Professional Architectural Committee.

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

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

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. Zoning Compliance**

This project is located in the Special Commercial Highway Orientated (CS-HO) district. The development meets all the provision of the Zoning Ordinance in parking requirements, setbacks and all development regulations.

The following table summarizes proposed and applicable development standards for the Commercial Districts and the project site:

	ZONING REQUIREMENTS	PROPOSED
MINIMUM LOT SIZE	10,000 square feet	Approximately 420,354 square feet (Existing)
OFF-STREET PARKING	1 space per 250 SF of building area= 404stalls	480 stalls (Existing)
FRONT YARD	15 feet	120 feet (Existing)
SIDE YARD	0 feet	20+ feet (Existing)
CORNERSIDE YARD	10 feet	10-feet (Existing)
REAR YARD	0 feet	5.5- feet (Existing)
HEIGHT	50 ft (OZO), 35-ft (LCP)	42 feet with proposed turrets
MINIMUM LANDSCAPING	15%	33.2% (Existing)

The proposed project meets the applicable requirements of the zoning ordinance.

## 2. General Plan conformance

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

### A. Land Use Element

#### Goal 1.23: Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy: B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed modifications to the medical office building would alter the buildings appearance and consistency with other buildings in the area. The proposed turrets and, crenellation roof features and the in-fill walls would provide a medieval castle design that would be unique to the area.

Staff has analyzed these design enhancements and found them to be unique, but consistent with surrounding developments in the area.

**3. Land Use Compatibility with surrounding developments**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Special Commercial (SC)	Special Commercial Highway Orientated (CS-HO)	Commercial Office
North of Subject Property	Medium Density – B Residential (MDB-R)	Medium Density Residential District (RM-B)	Apartments
East of Subject Property:	Medium Density – B Residential (MDB-R)	Medium Density Residential District (RM-B)	Apartments
South of Subject Property:	NA	NA	Highway 76
West of Subject Property:	Special Commercial (SC)	Special Commercial Highway Orientated (CS-HO)	Vacant

The proposed façade improvements are consistent with the Special Commercial General Plan and Zoning Ordinance designation applicable to the project site. The land use will not be affected by these improvements.

**DISCUSSION**

Staff believes that the proposed façade improvements are necessary to evoke the Rady's Children's Hospital's "Castle for Care" theme and will provide a positive arrival experiences for children. The applicant submitted a view study of the project analyzing views from SR-78, Rancho Del Oro Drive and the interior of the project site. Based on this study, staff and the applicant agreed that the front elevation and entrance improvements were acceptable for a "Castle Style" improvement at the side and rear elevations. These modified improvements allow the crenellation features in the roof and modification of the turrets to be located below the roof line. These improvements will maintain the design integrity of the center, while allowing the applicant to have a children friendly building design.

**ENVIRONMENTAL DETERMINATION**

The proposed project is categorical exempt from the provisions of the California Environmental Quality Act (CEQA) as per Article 19 Section 15301 "Existing Facilities."

**PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

**SUMMARY**

Staff finds that the proposed use and building improvements, along with recommended conditions of project approval, will complement existing and proposed land uses within the neighborhood, provide an allowed service to the residents in the immediate area, and be in compliance with applicable Zoning Ordinance development standards.

Staff believes that the necessary findings in support of the Development Plan can be met. Therefore, staff recommends that the Planning Commission approve the project. The Planning Commission’s action should be:

- Confirm issuance of a Class 1, Categorical Exemption “Existing Facilities”; and adopt Planning Commission Resolution No. 2010-P10 approving the Development Plan (D10-00001) with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:     ^

  
 \_\_\_\_\_  
 Scott Nightingale  
 Acting Associate Planner

  
 \_\_\_\_\_  
 Jerry Hittleman  
 City Planner

JH/SN/fil

Attachments:

1. Site plan, floor plan and elevations
2. Photos of existing site
3. Planning Commission Resolution No. 2010-P10



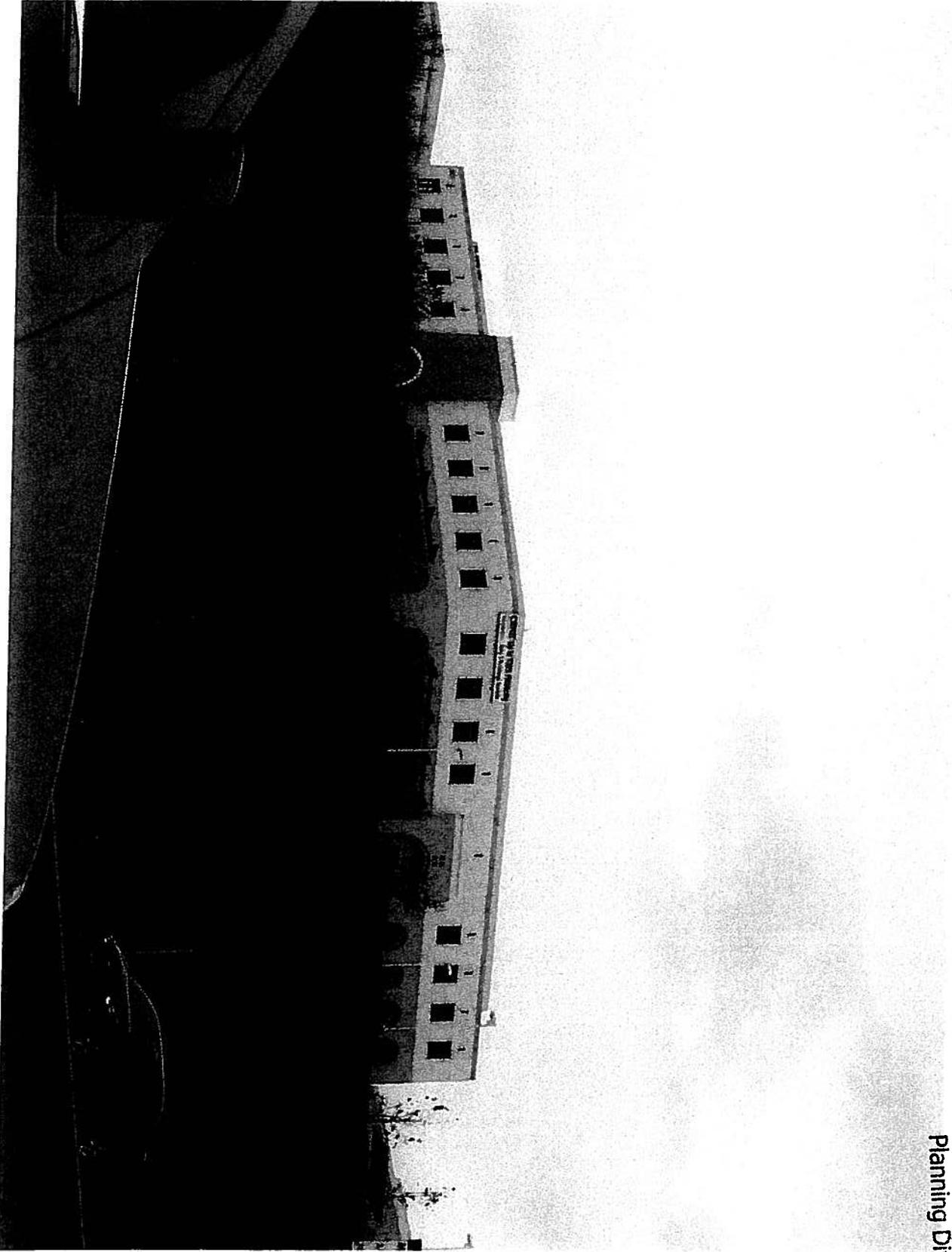




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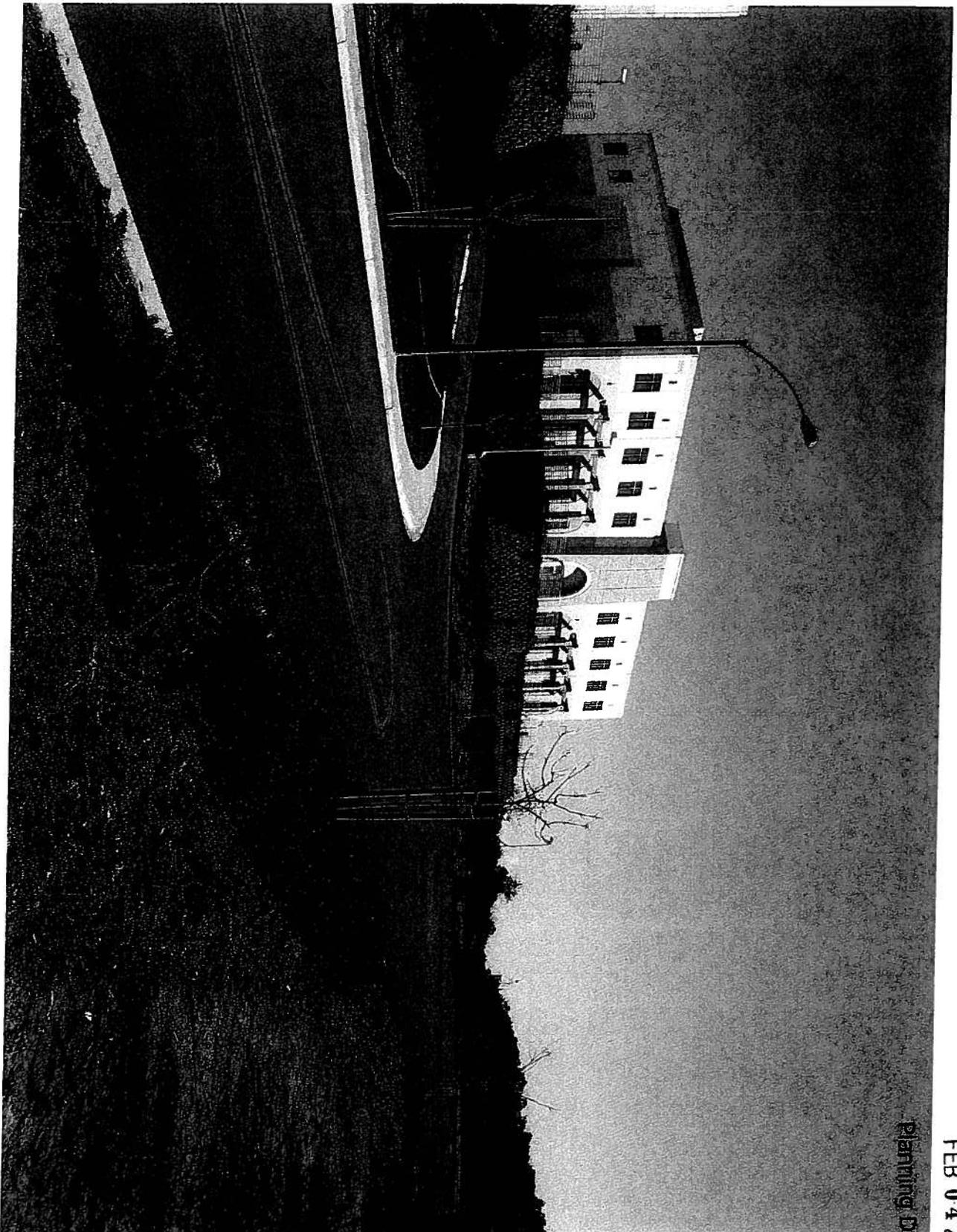
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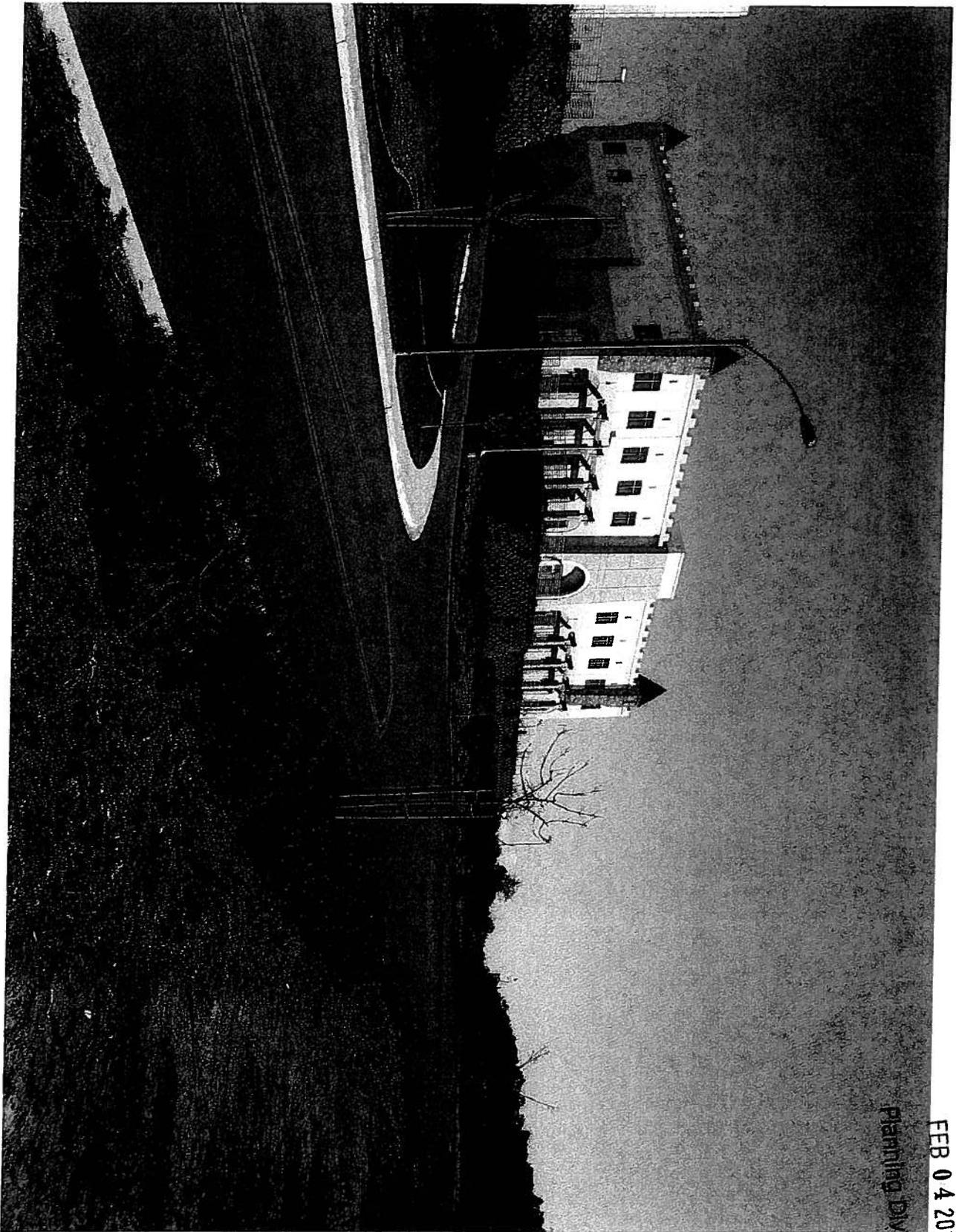


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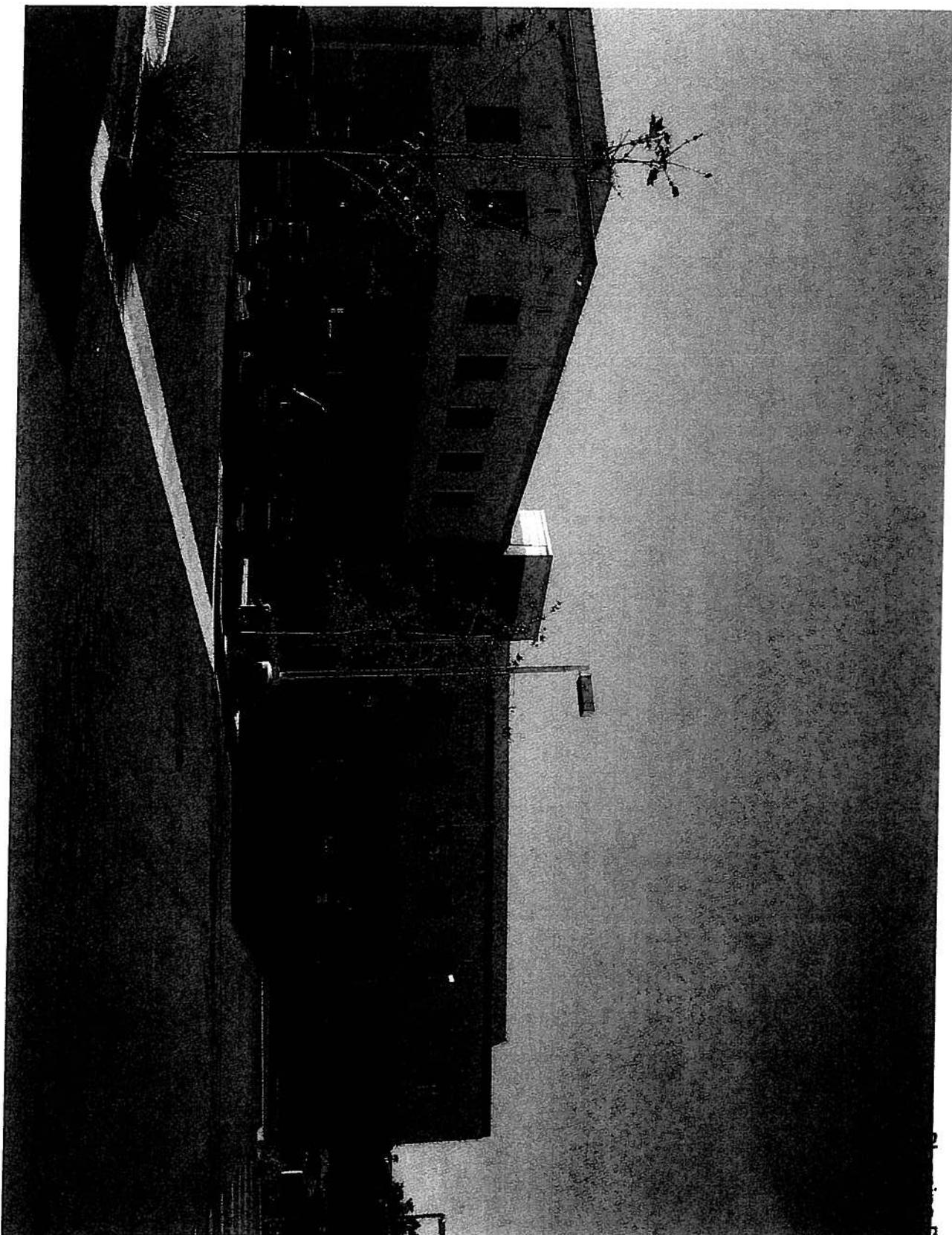
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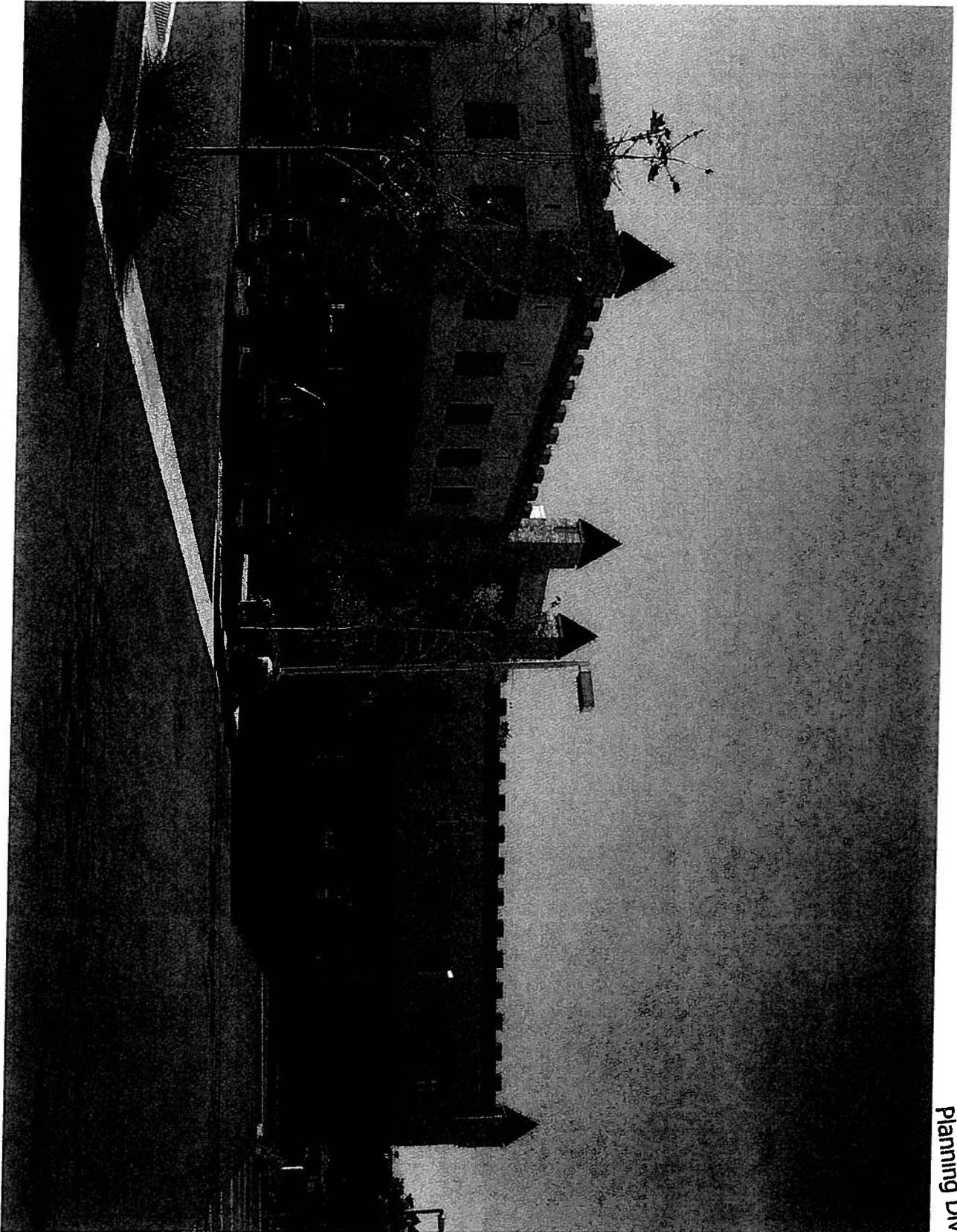
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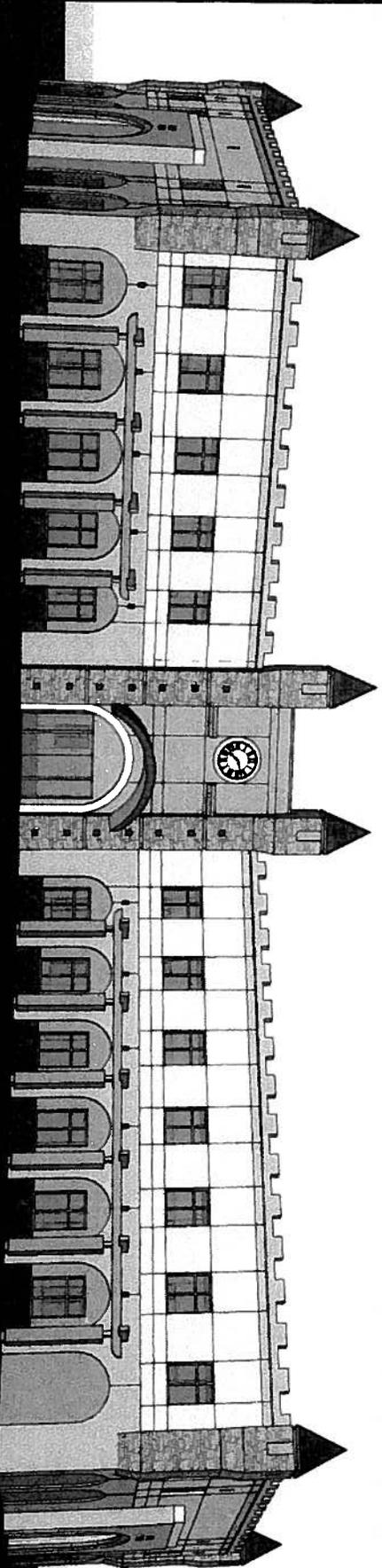
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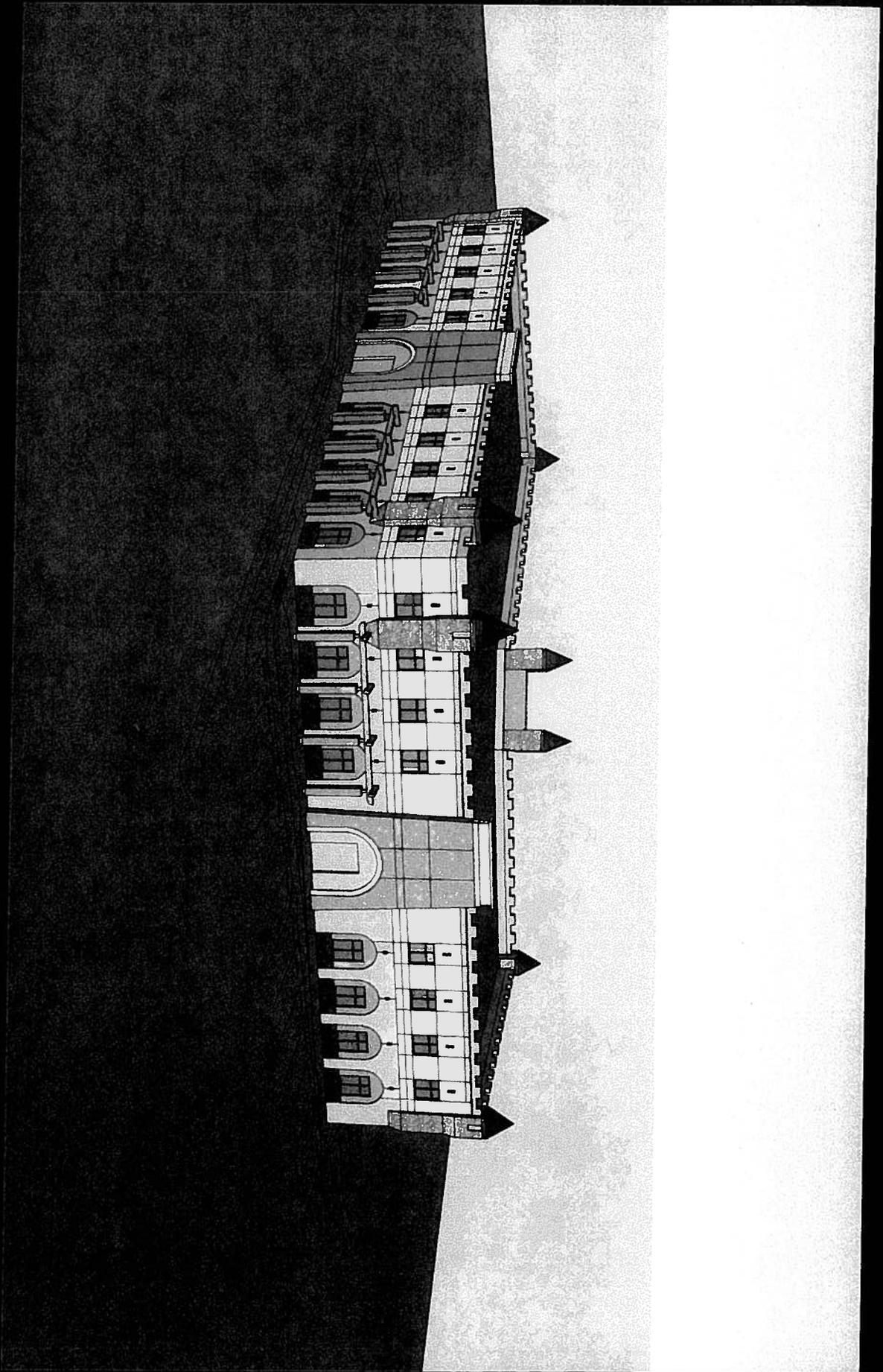
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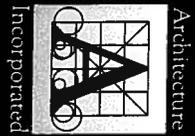
Planning Division



Sanford Children's Clinic  
Oceanside, CA  
February 2, 2010



Sanford Children's Clinic  
Oceanside, CA  
February 2, 2010



1 PLANNING COMMISSION  
2 RESOLUTION NO. 2010-P10

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
5 DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN  
6 THE CITY OF OCEANSIDE

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7 APPLICATION NO: D10-00001  
8 APPLICANT: OTPC LLC  
9 LOCATION: 3605 Vista Way

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms  
13 prescribed by the Commission requesting a Development Plan under the provisions of Articles 11,  
14 30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

15 modification to the exterior of an existing 28,600-square foot commercial office building  
16 located at 3605 Vista Way,  
17 on certain real property described in the project description;

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 22<sup>rd</sup> day  
19 of March, 2010 conduct a duly advertised public hearing as prescribed by law to consider said  
20 application.

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

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

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

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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 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 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 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 for a 2" meter.

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;

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

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

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

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

11 FINDINGS:

12 For the Development Plan:

- 13 1. The site plan and physical design of the project are consistent with the Zoning  
14 Ordinance because the project, as designed, meets or exceeds the development standards  
15 established in the Zoning Ordinance.
- 16 2. The Development Plan is consistent with the General Plan of the City because the use is  
17 permitted by the General Plan, it is consistent with the intent of the designated land use,  
18 and it is compatible with the surrounding existing land uses.
- 19 3. The project site can be adequately served by existing public facilities, services and  
20 utilities because the site has been previously developed and the necessary infrastructure  
21 to serve the use is already in place.
- 22 4. The project, as proposed, is compatible with the existing and potential development on  
23 adjoining properties and in the surrounding neighborhood because the use and the intent  
24 is permitted in the Zone. The exterior revision to the front of the building at 3605 Vista  
25 Way would meet all development standards and would be consistent in terms of bulk and  
26 scale as many of the surrounding developments.
- 27 5. The site plan and physical design of the project is consistent with section 1.24 and 1.25 of  
28 the Land Use Element of the General Plan because the project site is currently developed  
29 and contains no natural topographic features; and will not lead to slope instability,  
flooding, or erosion hazards to life or property because those threats have been designed  
out of the project; there are no significant natural resources on site to preserve; there are

1 no natural hazards in proximity to the site and the project meets all setback requirements;  
2 the project is not subject to the Development Guidelines for Hillsides or Section 3039 of  
3 the Ordinance because the site contains no qualifying slopes.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
5 approve Development Plan (D10-00001), subject to the following conditions:

6 **Building:**

- 7 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
8 Building Division plan check (As of January 1, 2008 the 2007 California Building Code,  
9 and 2007 California Electrical Code).
- 10 2. The granting of approval under this action shall in no way relieve the applicant/project  
11 from compliance with all State and Local building codes.
- 12 3. The building plans for this project are required by State law to be prepared by a licensed  
13 architect or engineer and must be in compliance with this requirement prior to submittal  
14 for building plan review.
- 15 4. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution  
16 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or  
17 other such lights may be utilized and shall be shown on building and electrical plans.
- 18 5. Separate permits are required awnings and signage.
- 19 6. The developer shall monitor, supervise and control all building construction and  
20 supporting activities so as to prevent these activities from causing a public nuisance,  
21 including, but not limited to, strict adherence to the following:
  - 22 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
23 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
24 work that is not inherently noise-producing. Examples of work not permitted on  
25 Saturday are concrete and grout pours, roof nailing and activities of similar  
26 noise-producing nature. No work shall be permitted on Sundays and Federal  
27 Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving  
28 Day, Christmas Day) except as allowed for emergency work under the provisions  
29 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

1 approved solid waste containers shall be considered compliance with this  
2 requirement. Small amounts of construction debris may be stored on-site in a  
3 neat, safe manner for short periods of time pending disposal.

4 **Fire:**

- 5 7. Fire Department requirements shall be placed on plans in the notes section.  
6 8. Fire extinguishers are required and shall be included on the plans submitted for plan  
7 check.  
8 9. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
9 approval prior to the issuance of building permits.  
10 10. Buildings shall meet Oceanside Fire Department's current codes at the time of building  
11 permit application.

11 **Planning:**

- 12 11. The Development Plan shall expire on March 22, 2013, unless implemented in accordance  
13 with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the  
14 Planning Commission.  
15 12. This Development Plan (D10-00001) only approves exterior modifications to the front, rear  
16 and side elevations of an existing 28,600-square foot medical office building to provide  
17 elements that will give the impression of a castle to keep the castle of care philosophy for  
18 the Rady's Children hospital as depicted on the plans and exhibits presented to the Planning  
19 Commission for review and approval. No deviation from these approved plans and  
20 exhibits shall occur without the City Planner or Planning Commission approval.  
21 Substantial deviations shall require a revision to the Development Plan and Conditional  
22 Use Permit, or a new Development Plan and Conditional Use Permit, as determined by the  
23 City Planner.  
24 13. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
25 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
26 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
27 annul an approval of the City, concerning Development Plan (D10-00001). The City will  
28 promptly notify the applicant of any such claim, action or proceeding against the City  
29 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

1 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
2 City.

3 14. All lighting showcasing building architecture shall be shown on the building plans.

4 15. All mechanical rooftop and ground equipment shall be screened from public view as  
5 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and  
6 vents shall be painted with non-reflective paint to match the roof. This information shall be  
7 shown on the building plans.

8 16. The tote and bale storage area is required to be enclosed on all sides and treated to  
9 substantial match the buildings architecture. It shall provide and designate adequate  
10 space for the storage of totes, cardboard bales, and the general trash bin. At no time  
11 shall the totes, cardboard bales, or the general trash bin be stored outside of the tote and  
12 bale storage area.

13 17. Recycling Services: OCC 13.16(h), the requirement to separate all recyclable material  
14 from solid waste for separate collection.

15 18. Green Waste Services: The separation of all green waste from solid waste using the  
16 approved City collection service and the collection of the material in compliance with  
17 standards as identified in the city code, if green waste is to be collected by the tenant.

18 19. A covenant or other recordable document approved by the City Attorney shall be prepared  
19 by the developer and recorded prior to issuance of building permits. The covenant shall  
20 provide that the property is subject to this resolution, and shall generally list the conditions  
21 of approval.

22 20. Prior to the issuance of building permits, compliance with the applicable provisions of the  
23 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed  
24 and approved by the Planning Division. These requirements, including the obligation to  
25 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
26 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
27 property.

28 21. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
29 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.

1 22. Failure to meet any conditions of approval for this development shall constitute a violation  
2 of the Development Plan.

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

8 24. The applicant, tenants, or successors in interest shall comply with the City's business  
9 license requirements as necessary.

10 25. Elevations, siding materials, colors, roofing materials and floor plans shall be  
11 substantially the same as those approved by the Planning Commission. These shall be  
12 shown on plans submitted to the Building Division and Planning Division for permit  
13 plan check, and prior to issuance of any building permit.

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1 26. No project signage is approved with this application. All project signage shall be subject  
2 to a separate sign permit and be in compliance with the City of Oceanside's Sign  
3 regulations.

4 PASSED AND ADOPTED Resolution No. 2010-P10 on March 22, 2010 by the  
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10 \_\_\_\_\_  
11 Claudia Troisi, Chairperson  
Oceanside Planning Commission

12 ATTEST:

13 \_\_\_\_\_  
14 Jerry Hittleman, Secretary

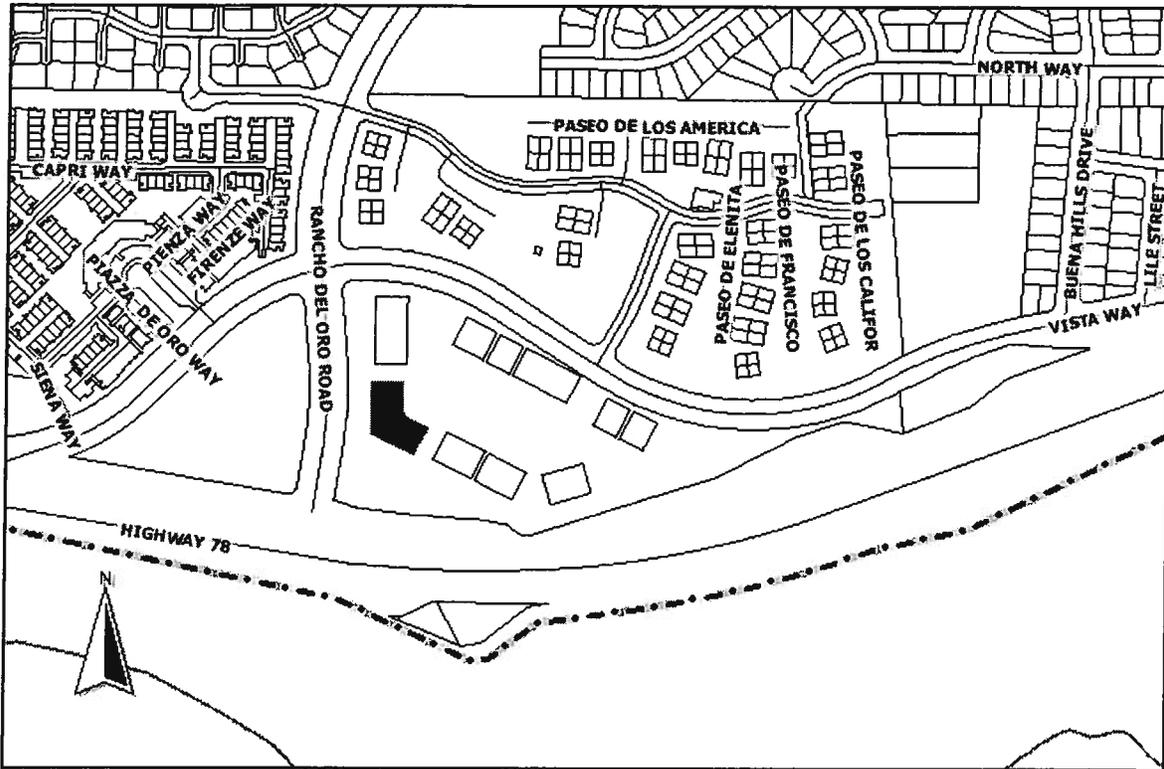
15 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
16 this is a true and correct copy of Resolution No. 2010-P10.

17  
18 Dated: March 22, 2010

19  
20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may  
21 be required as stated herein:

22  
23 \_\_\_\_\_  
Applicant/Representative

\_\_\_\_\_ Date



**File Number: D10-00001**

**Applicant: OTPC LLC**

**Description:**

DEVELOPMENT PLAN (D10-00001) to permit minor exterior elevation changes to an existing building located at 3605 Vista Way. The project site is within the Ocean Terrace Professional Center, has a General Plan Land Use Designation of Special Commercial (SC), is zoned Special Commercial Highway Orientated (CS-HO), and is situated within the Mira Costa Neighborhood Planning Area. – **OCEAN TERRACE PROFESSIONAL CENTER**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

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

Received

FEB 4 2010

Planning Division

 <p><b>Application for Public Hearing</b> Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885</p>				<b>STAFF USE ONLY</b>	
				ACCEPTED <i>2/4/2010</i>	BY <i>SN.</i>
<b>Please Print or Type All Information</b>				<b>HEARING</b>	
<b>PART I - APPLICANT INFORMATION</b>				GPA	
1. APPLICANT <i>OTPC, LLC</i>		2. STATUS <i>OWNER/DEVELOPER</i>		MASTER/SP.PLAN	
3. ADDRESS <i>12651 HIGH BLUFF DR, STE 250 SAN DIEGO, CA 92130</i>		4. PHONE/FAX/E-mail <i>(758) 350-0200 EXT. 215</i>		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <i>MATT McMAHON</i>				TENT. MAP	
6. ADDRESS <i>12651 HIGH BLUFF DR, STE 250 SAN DIEGO, CA 92130</i>		7. PHONE/FAX/E-mail <i>(758) 350-0200 EXT. 215</i>		PAR. MAP	
8. LOCATION <i>OCEAN TERRACE PROFESSIONAL CENTER 3605 VISTA WAY, OCEANSIDE, CA</i>				DEV. PL. <i>D10-00001</i>	
10. GENERAL PLAN <i>COMMERCIAL</i>		11. ZONING <i>CS-HO</i>		C.U.P.	
12. LAND USE <i>COMMERCIAL</i>		13. ASSESSOR'S PARCEL NUMBER <i>165-362-33-00</i>		VARIANCE	
<b>PART II - PROPERTY DESCRIPTION</b>				COASTAL	
9. SIZE <i>28,600</i>				O.H.P.A.C.	
<b>PART III - PROJECT DESCRIPTION</b>					
14. GENERAL PROJECT DESCRIPTION <i>MODIFICATION TO BUILDING ELEVATION</i>					
15. PROPOSED GENERAL PLAN <i>NO CHANGE</i>		16. PROPOSED ZONING <i>NO CHANGE</i>		17. PROPOSED LAND USE <i>NO CHANGE</i>	
18. NO. UNITS <i>N/A</i>		19. DENSITY <i>N/A</i>		20. BUILDING SIZE <i>28,600</i>	
21. PARKING SPACES <i>5/100 (NO CHANGE)</i>		22. % LANDSCAPE <i>NO CHANGE</i>		23. % LOT COVERAGE or FAR <i>NO CHANGE</i>	
23. % LOT COVERAGE or FAR <i>TOTAL PROJECT LOT COVERAGE 17% FAR - 23%</i>					
<b>PART IV - ATTACHMENTS</b>					
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)	
<b>PART V - SIGNATURES</b>					
33. APPLICANT OR REPRESENTATIVE (Print): <i>MATT McMAHON</i>		34. DATE <i>2/3/10</i>		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) <i>OTPC, LLC</i>		36. DATE <i>2/3/10</i>	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: 			

## **Attachment 24. Description and Justification**

The building at 3605 Vista Way, Oceanside is currently a 28,600 square foot new shell medical office building. Rady Children's Hospital of San Diego in association with Sanford Children's Clinics of Sioux Falls, South Dakota is in escrow to purchase the building for fit out and operation as a pediatric medical office, offering a variety of services for the local community.

The Sanford Children's Clinics are the result of several initiatives that were implemented utilizing a \$400 million donation to Sanford Health from Denny Sanford in 2007. These Sanford Children's Clinics are being developed in select locations to provide comprehensive, cutting edge pediatric care to the local community. The Sanford *Castle of Care* philosophy is structured to lessen the child's apprehension by providing a child friendly atmosphere. This philosophy extends to the child's arrival sequence experience, hence, the Castle theme of the exterior as well as the interior of the clinics.

Similarly, Rady Children's healing arts program, developed in 1993, is fully integrated into the pediatric clinical environment and creates an environment designed to enrich the experience of patients, families and staff. The program is in concert with our mission *to restore, sustain and enhance the health and developmental potential of children through excellence in care, education, research and advocacy*. The new Oceanside clinic will be operated by Rady Children's Hospital in conjunction with the shared pediatric care philosophies of Rady Children's Hospital and Sanford Children's Clinics.

The new Oceanside clinic will provide the local community with pediatric care in areas of Primary Care, Urgent Care, Developmental Services, Chadwick Center, Specialty Care and Outpatient Psychiatry. Attached is a detailed description of those areas of care.

In keeping with the *Castle of Care* philosophy the exterior of the existing building will be modified by adding turrets spaced around the exterior building perimeter and crenellations at the roof parapet. In-fill wall areas at the front entrance and rear wall are added to complete the design. The in-fill walls and crenellations will be constructed of smooth surface stucco over light gage metal framing applied to the existing concrete walls. The turrets will be constructed of manufactured stone applied to stucco over light gage metal framing. The turret roofs and the added 6 foot eyebrow canopy at the front entrance will be prefinished metal over metal framing. The existing building colors will be maintained for the new stucco surfaces. A new, complementary color will be used for the metal turret roofs along with a complementary colored manufactured stone.

## **Attachment 24.1. Description and Justification, Areas of Care Provided**

**Primary Care** A full range of pediatric care services

**Urgent Care** After hours and weekend pediatric urgent care services

### **Developmental Services**

- **Audiology:** Provides a variety of comprehensive diagnostic and rehabilitative audiologic services for children and adults including: hearing tests, hearing aid services and cochlear implant services
- **Developmental Evaluation Clinic:** Offers developmental evaluation services for infants, preschoolers and school-age children. Evaluations may include: identifying developmental, learning and social delays, determining the need for further assessment and/or treatment and linking children and families to needed services.
- **Occupational Therapy:** Provides pediatric evaluation and treatment services to facilitate development of and help improve motor skills, cognitive and social skills, adaptive skills and caregiver support.
- **Physical Therapy:** Provides rehabilitative services including therapy for neurological, congenital, orthopedic and developmental problems from infancy through adolescence.
- **Speech-Language Pathology:** Provides children and families with resources and education regarding speech-related concerns, evaluation and treatment services, and linkage to services available within the Hospital and the community.

### **Chadwick Center**

The Chadwick Center for Children and Families offers programs that provide for the prevention, identification, treatment and rehabilitation of neglected and abused children and women impacted by domestic violence. Using multiple medical, social and therapeutic approaches, special focus is placed upon evidentiary, prevention and specialized support programs for victims and witnesses to trauma.

### **Specialty Care**

- Cardiology
- Endocrinology/Diabetes
- Otolaryngology
- Perinatology
- Urology

### **Outpatient Psychiatry**

**Outpatient Psychiatry Clinic:** Provides mental health services to assist children and their families with emotional, behavioral and learning problems. Services include a complete diagnostic assessment followed by an inter-disciplinary team review.

**Behavioral Crisis Clinic:** Provides urgent mental health services for youth up to the age of 17 who are experiencing severe emotional and/or behavioral problems. Services offered include: diagnostic assessment, psychiatric evaluation, crisis intervention, psychotherapy and case management.

## LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 20379, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 2007 AS INSTRUMENT NO. 2007-0669233 OF OFFICIAL RECORDS, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 11, 2008 AS INSTRUMENT NO. 2008-0013017 OF OFFICIAL RECORDS.

APN: 165-362-33-01 THROUGH 20

END OF LEGAL DESCRIPTION



# NOTICE OF EXEMPTION

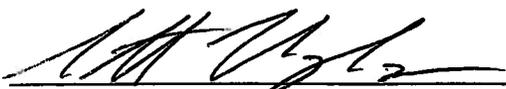
City of Oceanside, California

Post Date:
Removal Date:

1. **APPLICANT:** OTPC, LLC.
2. **ADDRESS:** 12651 High Bluff Dr. # 250, San Diego, CA. 92130
3. **PHONE NUMBER:** (858) 350-0200 Ext. 215
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Associate Planner
6. **PROJECT TITLE:** Ocean Terrace Professional (D10-00001)
7. **DESCRIPTION:** The application is for the exterior modification to an existing medical office building located at 3605 Vista Way.

**ADMINISTRATIVE DETERMINATION:** Planning Department 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, staff finds that the proposed project constitutes an in-fill development project as defined by CEQA. 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,
- The project is categorically exempt, Class 1, "New Existing Facilities" (Section 15301); or,**
- The project does not constitute a "project" as defined by CEQA (Section 15378).

  
\_\_\_\_\_  
Scott Nightingale, Associate Planner

Date:

cc:  Project file  Counter file  Library      Posting:  County Clerk \$50.00 Admin. Fee