AGENDA NO. 6

PLANNING COMMISSION *STAFF REPORT*

DATE: March 26, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-1-07) FOR A MARTIAL ARTS AND CORE TRAINING CENTER LOCATED AT 3803 OCEANIC DRIVE, SUITE 203 WITHIN THE IVEY RANCH RANCHO DEL ORO NEIGHBORHOOD – THE COMPOUND – APPLICANT: ENDEAVOR LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Conditional Use Permit (C-1-07).

(2) Confirm issuance of a Class one (1), Categorical Exemption "Existing Facilities"; and,

(3) Adopt Planning Commission Resolution No. 2007-P18 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located at the northeast corner of Oceanside Boulevard and Corporate Centre Drive within the Rancho Del Oro Business Industrial Master Plan Area. The property is zoned Rancho Del Oro Planned Unit development (PD-1). Any request to establish personal improvement uses within the PD-1 zoning district is subject to review and approval of a Conditional Use Permit.

The property is developed with six (6) industrial shell buildings within a 4.83-acre parcel. The site was originally subdivided in 2002 and developed under an administrative development plan.

Surrounding land uses include light industrial uses to the east, west and north of the site and include a religious facility (Vineyard Church) to the west and an electronic motor assembly factory (ElectroSport Industries) to the east.

Project Description: The project application is comprised of the required entitlements:

Conditional Use Permit (C-1-07) represents a request to:

Allow the use of a martial arts and core training facility at 3803 Oceanic Drive Suite 203.

The applicant proposes to use an existing 4,943-square foot industrial building to conduct martial arts (Jiu-jitsu, judo, tae-kwon-do, kickboxing and other similar self defense techniques) and core training for registered members and students.

The industrial suite will be used as is. No tenant improvements are proposed. The maximum number of students and members in the facility will be limited to 25 people. The hours of operation will be from three 3:00 p.m. to 9:00 p.m. Monday thru Friday and eight 8:00 a.m. to one 1:00 p.m. on Saturdays.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is IL (Light Industrial). 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 1.1: Balanced Land Use
Objective: To develop and use lands for the long-term provision of balanced, self-sufficient and community.
Policy A: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies will not arise. Neighboring uses within the industrial center include a wide variety of industrial uses and one religious facility. The proposed marital arts and core training use will not conflict with the abutting tenant's hours of operation nor impacting traffic and parking on-site.

2. Zoning Compliance

This project is located in the Rancho Del Oro Industrial Planned Unit Development (PD-1) district and complies with the requirements of that zone. The following table depicts the parking data for the existing industrial center with the proposed marital arts and core training use based upon Section 3100 of the OZO:

EXISTING USES	BUILDING AREA (Sq. Ft.)	PARKING SPACES REQUIRED	PROPOSED
Religious Facility (Vineyard Church)	6,006	48	48
Personal Improvement Service (Compound)	4,943	19	19
Industrial (vacant & occupied suites)	23,108	30	30
Total	34,057	97	97

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
North of Subject Property	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
East of Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
South of Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
West of Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial

DISCUSSION

Issue: Project compatibility with existing industrial uses within the center.

Recommendation: The Rancho Del Oro Master Plan industrial center includes a variety of light industrial use and a religious facility. The proposed personal improvement facility will be the only martial arts and core training facility within the subject industrial area and will occupy a limited area (6.8%) of the overall building area which was originally anticipated to be utilized for industrial uses.

The industrial center contains a total of 97 existing parking spaces and will adequately accommodate parking needs of existing and of the proposed tenant during any time of the day. The peak parking demand for the proposed use will occur during weekday evening hours and Saturdays and will not interfere with existing traffic and parking patterns for the primary (industrial) uses within the center. The hours of operation for the religious facility within the center are limited to weekday evenings from 6:00 p.m. to 9:00 p.m. and Sundays from 8:00 a.m. to 9:00 p.m. and there will be an overlap in hours of operation between the proposed use and previously approved church facility. Nevertheless, the operation of the religious facility and proposed personal improvement is not anticipated to create a deficiency in parking or result in traffic congestion due to the nature of services offered, limited occupancy and patterns for the business' operation.

Therefore, staff concludes that the introduction of a personal improvement service use within the industrial area will not negatively impact existing uses within the center or significantly alter the industrial land use nature of the development.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class one, Section (15301 (a)) of the California Environmental Quality Act which states that the proposed project constitutes operation, repair, maintenance, permitting, leasing, licensing, or minor alterative of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties. As of March 26, 2007, no communication supporting or opposing the request has been received.

SUMMARY

The Conditional Use Permit is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

-- Move to approve Conditional Use Permit (C-1-07) and adopt Planning Commission Resolution No. 2007-P18 as attached.

PREPARED BY:

Scott Nightingale
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Amy Volzke, Principal Planner

JH/SN/fil

Attachments:
1. Floor/Elevation/Site Plans
2. Planning Commission Resolution No. 2007-P18
3. Neighborhood tenant letters

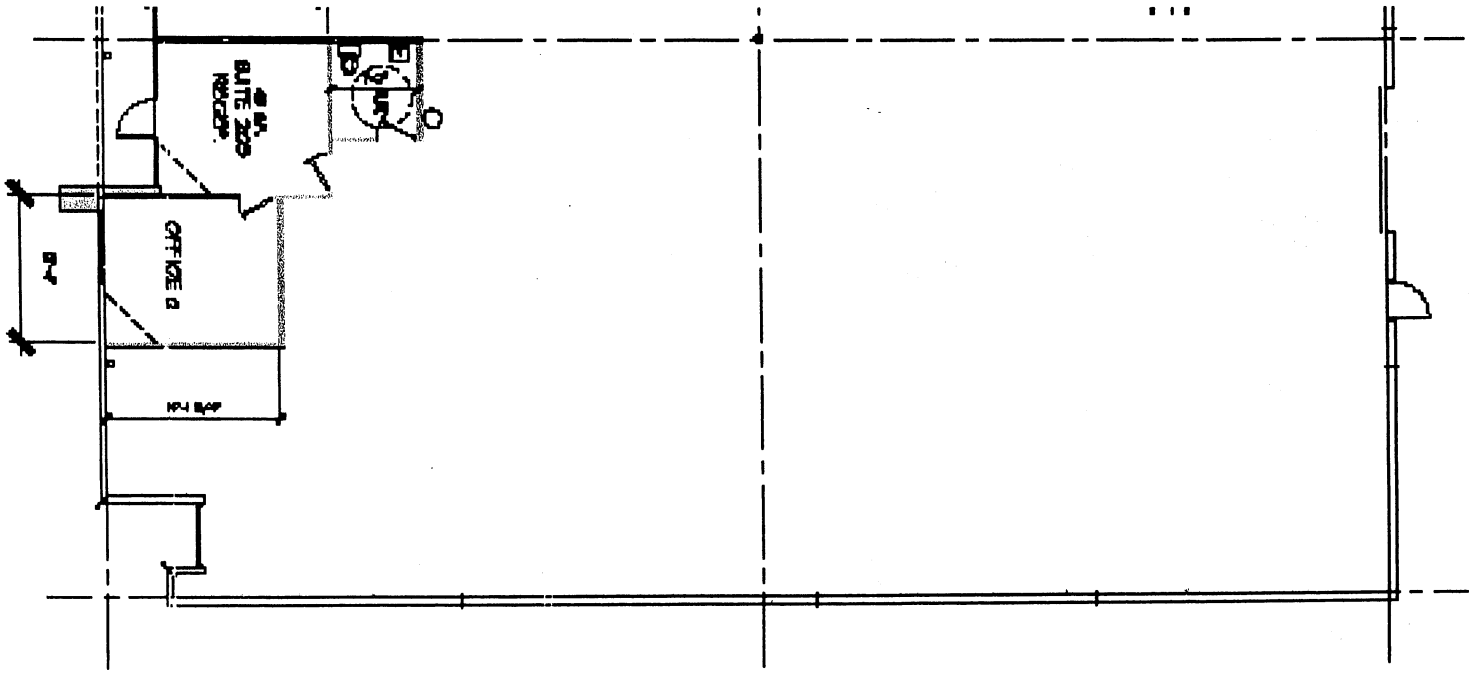
Conditional Use Permit Application

The Compound

(C-1-07)

3808 Oceanic Dr. Suite 203

- The building suite is 4943 square feet
- 175 square feet of office space
- 415 square feet of reception area.
- 4353 square feet will be divided into different training areas

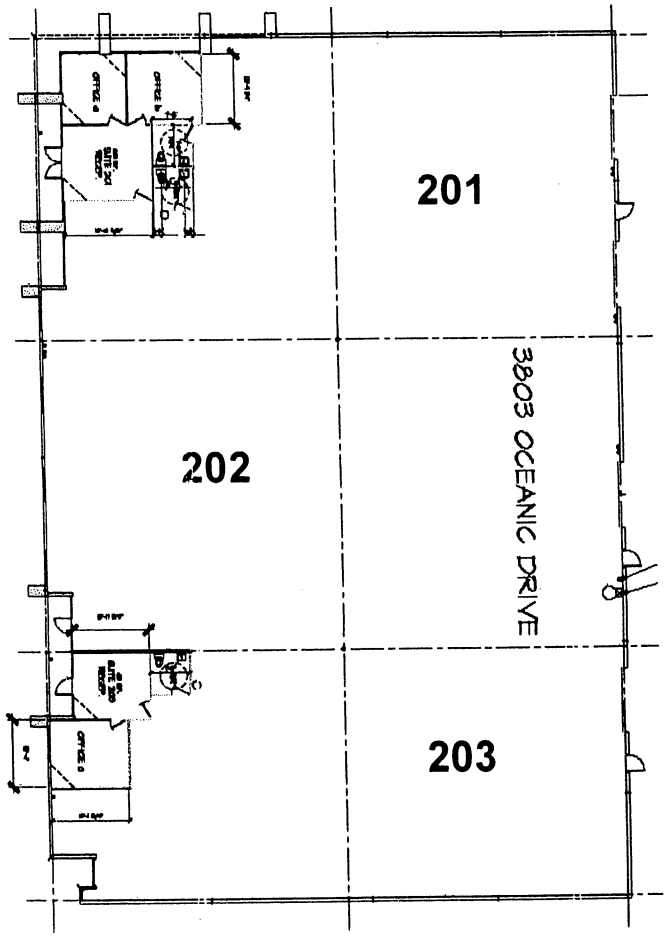


Business Layout

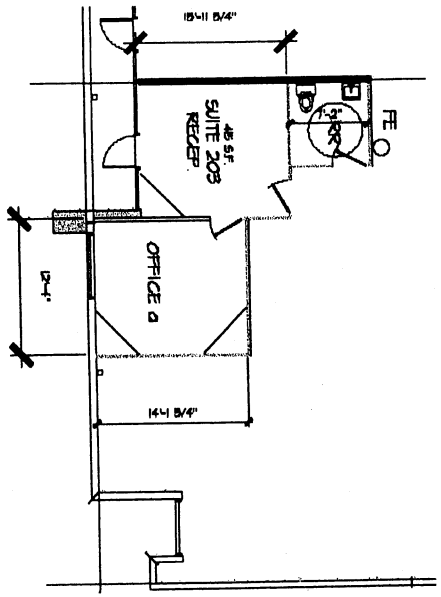
- 4353 square feet will be divided into different training areas as follows: The entire area will be covered with rubber training mat, for safety and health issues.
  - 1360 square feet nearest the truck door will be covered by a durable vinyl covered training mat approximately 1.5" thick.
  - 546 square feet nearer the office and to the right will be occupied by a ringed training area.
  - 720 square feet to the left of the ringed area will be mat training space.
  - The alcove areas and along the walls will house training gear and a bank of small wall lockers for use by the members
- There will be no construction/tenant improvements to the property. The suite will be used as is. If, in the future, tenant improvements become necessary, we will seek the required city permits and utilize a licensed contractor.

Building Blue Print

Suites 201 – 202 - 203

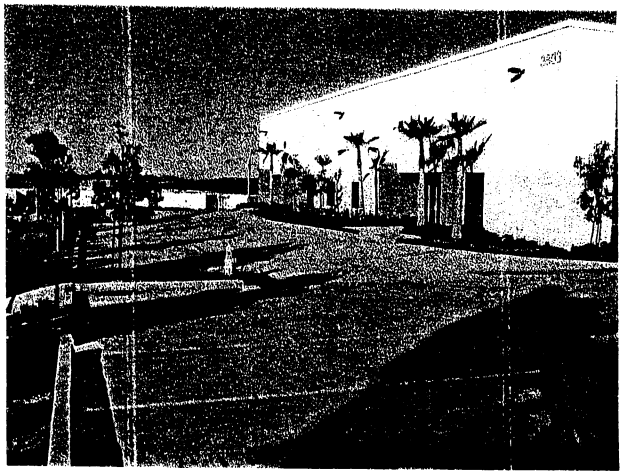


Suite 203 office and bathroom space



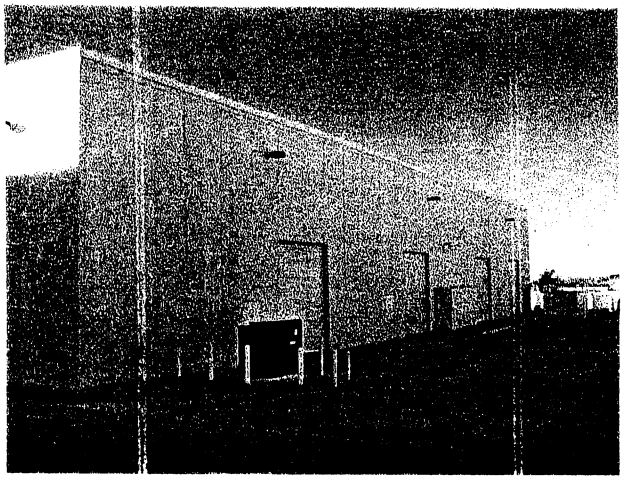
3803 Building View

Front



Right Side

Rear



Left Side

Training Fees

- Our fees will be $145.00 monthly with a $50.00 registration fee. For that fee our clients will have unlimited access to our training facility during normal hours of operation. All members will be required to sign a 1 year contract for the purposes of electronic debit. If at any time a member wishes to terminate their contract for any reason they will be allowed to do so by providing us with a 30-day written notice. All clients will be required to sign a liability waiver as recommended by our insurance carrier.
- We will provide free lockers to our clients to secure their valuables while they are training.
- We do not intend to hold any tournaments or contests at our facility. It is strictly for training.

Management

- As owners, we will oversee all operations. It will be our responsibility to market our business. We intend to do this primarily utilizing print ads in The Scout (USMC newspaper) and in The North County Times. We also are currently working on developing our business webpage.

- As owners, we will be responsible for all the bookkeeping, including payroll. We have a CPA already working with us who will guide us in that respect and file all our business tax documents with both the federal and state governments.

Operations

- We will employ two staff members as trainers. They are extremely well-qualified to provide the training our client's desire. They will greet new and perspective clients, explain the benefits of membership and fees, and complete all registration forms and insurance waivers.

- As per the terms of the lease our suite is granted 16 parking spaces within the industrial park. At any given time we estimate the maximum number of persons in our facility will be 20-25. We intend our hours of operation to be 3-9 pm Monday thru Friday and 8 am-1 pm on Saturdays. Since our primary hours of operation will be during what is considered after-hours for the majority of the other businesses in the corporate center we do not anticipate parking to be an issue. We have established a friendly relationship with both of our immediate neighbors. They are very supportive of our project.

Abutting Businesses

- 3803 Oceanic Drive Suite 201
- ElectroSport Industries
- Hours of operation Mon–Fri 8 am – 5pm
- Rate 16 parking spaces, use 8-10

- 3803 Oceanic Drive Suite 202
- Hours of operation
- Rate 16 parking spaces, use

Programs

- We will offer classes that incorporate the various aspects of jiu-jitsu, judo, tae-kwon-do, boxing and muay-thai. Training will include striking combinations, takedowns, positioning, submissions and defense techniques. This will allow the student to be well rounded in the martial arts field.

- Our combination of training methods will benefit the client both mentally and physically. These training sessions will focus on teaching the appropriate techniques in a safe and controlled environment. In addition we will offer conditioning classes to focus exclusively on improving balance, coordination and general fitness and strength.

Programs Cont'd

- We have plans to offer a youth after-school program. This program will be open to any teen. We believe that our youth need fun and challenging alternatives for their free time. Our youth program will focus on self-defense, conditioning and strength training.

- This program will create self-discipline and promote good heath habits. We intend to offer this class 2-3 afternoons per week. For these classes we will designate a pick-up and drop-off area and provide adult supervision during the pick-up and drop-off times. We will not let any child leave our premises unless we have prior verbal and/or written permission from the parent.

Volunteer Programs

- We are in discussion with the area Armed Forces Recruiting Offices, to offer their Delayed Entry Candidates special classes to prepare them for the rigors of boot camp and military training. The Recruiting Staff of the Marine Corps, Army and Navy are eagerly awaiting the opening of our facility to give their perspective candidates new and exciting prep-training.

- We intend to offer this at no charge. We would like to take advantage of the opportunity to give something back to our community and future military men and women.

Maintenance

- Staff will be responsible for all the daily janitorial duties inside our facility, to include the clean-up of any trash surrounding our facility. A daily inspection of the facility will be done. Anything found to be in need of repair will be handled immediately.

- The outside maintenance of the property, building and landscaping is the responsibility of the landlord; SLP Oceanic LLC, 3809 Oceanic Dr. Suite 403, Oceanside, CA 92056 (760) 757-3555.

- The property is managed by Spectrum Property Management; POC is Michelle Renaud at (858) 569-8799 ext 11

Safety

- All Trainers / Staff will be CPR certified. A first-aid kit will be available and accessible to all staff and clients. Before any class commences a safety brief will be given, this will help prevent injuries and assist in case of an emergency. Orange safety cones will be placed approximately 3 feet in front of the rollup door when it is open.

- Preventive maintenance and inspections of gear will be done daily. Damaged gear will be marked and repaired. If item cannot be repaired it will be disposed of immediately.

Safety Cont'd

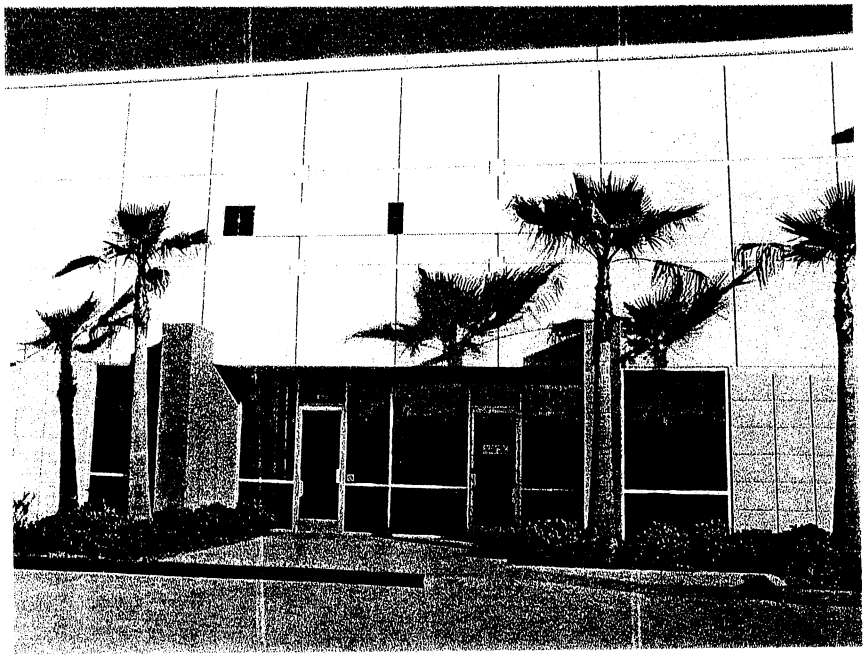
- A fire emergency business plan will be done with the nearest Oceanside Fire Department Station, located ½ mile west at the intersection of El Camino Real and Oceanside Blvd.

- No HAZMAT items will be stored in our facility.

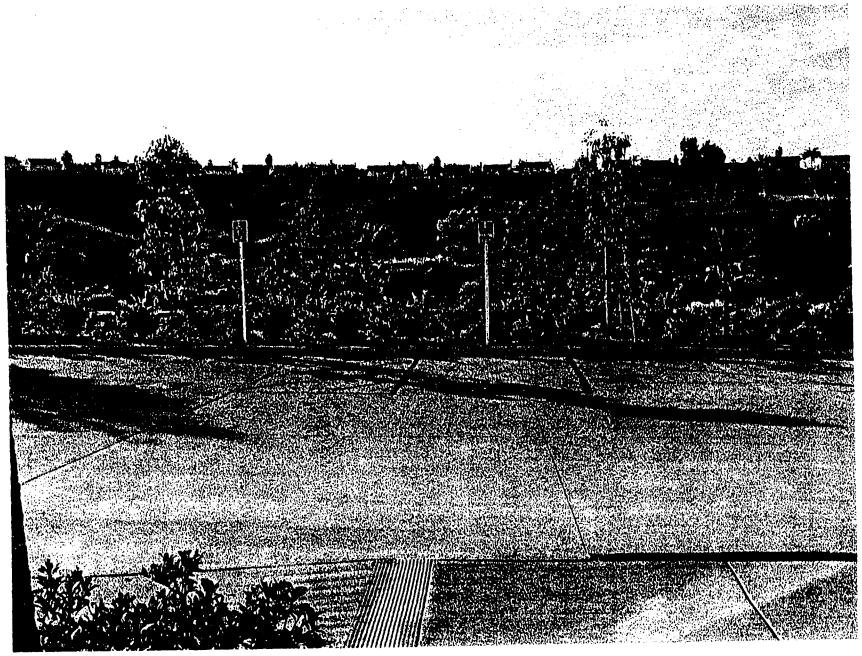
- Fire escape plan and emergency numbers will be posted for everyone to see. A detailed copy of the building diagram, area site map and marked emergency routes will be posted.

Handicap Accessible

Entrance has wheelchair ramp



Parking spaces in front of entrance



To include bathroom (not pictured)

Security

- Trainers/Staff are current and/or former security guards, military police and law enforcement. They are well qualified to provide for the safety of our clients. They will oversee the pick-up of minors (young adults) and insure there is no loitering in parking areas when scheduled classes end.
- Since we will operate after normal business hours, we believe this will keep un-authorized personnel out of the building complex area.

PLANNING COMMISSION
RESOLUTION NO. 2007-P18

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-1-07
APPLICANT:	Endeavor LLC
LOCATION:	3803 Oceanic Drive

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 under the provisions of Articles 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

a martial arts and core training facility;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 26th day of March, 2007 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 exempt;

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

FINDINGS:

For the Conditional Use Permit:

1. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will

not be detrimental to the public health, safety, 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.

3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (C-1-07) 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.
2. The granting of approval under this action shall in no way relieve the applicant/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. (2001 California Building Code (CBC, Chapter 11B)
4. 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.
5. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

Planning:

6. This Conditional Use Permit shall expire on March 26, 2009 unless implemented as required by the Zoning Ordinance.
7. This Conditional Use Permit approves only the following: a martial art and core training facility within an existing 4,943-square foot industrial space. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.
8. Any signs on the building shall meet the criteria in the Rancho Del Oro Master Plan.
9. No operations related to the use shall be permitted outside the building.

10. 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.

11. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits where no final map is required. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

12. 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 and shall be recorded in the form of a covenant affecting the subject property.

13. 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.

14. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit and Development Plan.

15. 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.

16. 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 assumptions made by the application.

17. The hours-of-operation are limited to 3:00 p.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Sunday, but shall be reviewed and shall be subject to change by

the Planning Commission when valid issues or complaints pertaining to the hours-of-operation arise.

18. A covenant shall be recorded generally acknowledging these conditions.

Water Utilities:

19. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

20. No trees, structures or building overhand shall be located within any water or wastewater utility easement.

21. The property owner will maintain private water and wastewater utilities located on private property.

22. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

23. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

24. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

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25. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by the Water Utilities Director.

PASSED AND ADOPTED Resolution No. 2007-P18 on March 26, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
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. 2007-P18.

Dated: March 26, 2007

ElectroSport™
INDUSTRIES

City of Oceanside,
300 N Coast Hwy
Oceanside, CA 92054
PH: 760-435-3520

Date: 2/14/2007
RE: 3803 Oceanic Dr. Ste 203

Dear Sir or Madam:

Our company occupies unit 201 in the same building as the application for the Conditional Use Permit in 3803 Oceanic Dr. Ste 203. The applicant is a company called The Compound.

Frank Ortega, the owner of The Compound and me have discussed any potential issues with sharing the building for our individual uses.

Our company ElectroSport has come to the conclusion that there are no issues that we can think of.

Parking we do not see as being a problem. Our company has access to 16 parking spaces, and typically uses about 8-10 spaces between the hours of 8AM and 5PM.

The hours of The Compound are such that they will be using parking between 5PM and 9PM. Their main flow of traffic will be after 5PM, which will not interfere with the ElectroSport business hours of operation.

Please contact me if you need any further information.

Sincerely,

Ritzo Muntinga
ElectroSport Industries

3803 Oceanic Drive, Ste 201 • Oceanside, CA 92056
PH 760-842-8300 • FX 760-842-8306 • Orders 888-369-8359
www.electrosport.com • email: info@electrosport.com

Oceanside Vineyard Church

A member of the Association of Vineyard Churches, USA

City of Oceanside
Planning Department

February 22, 2007

To Whom It May Concern:

I am writing on behalf of The Compound and applicant Frank Ortega, who has leased 3803 Oceanic Blvd., Suite 203, Oceanside, Ca, and with whom we are neighboring tenants. We are writing to express our support of their application for a Conditional Use Permit and to ask that their application be approved and issued.

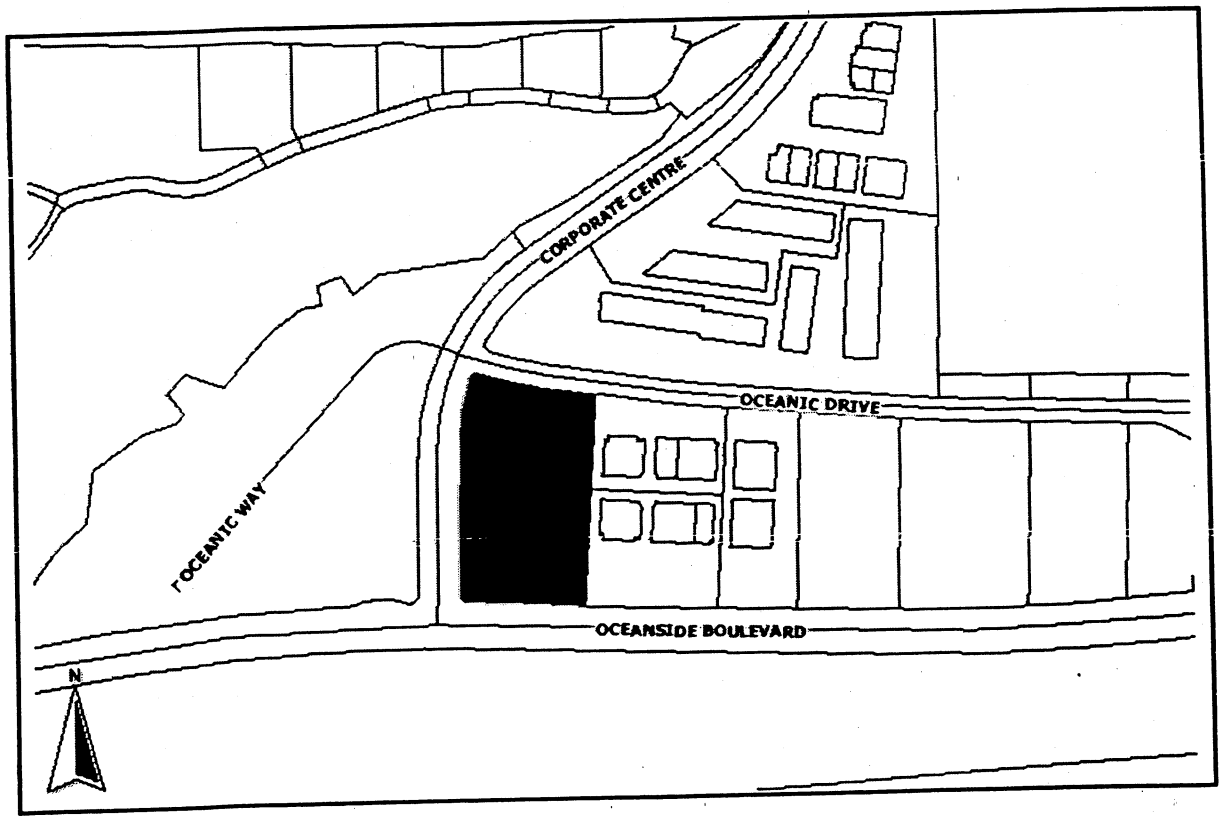
We feel that our church operations will not conflict in the slightest as our respective hours of operation do not overlap. As stated in our CUP process, ours are 8am-5pm on weekdays whereas theirs are 5pm-9pm on weekdays and Saturdays. Also, the nature of their operations do not involve large numbers of people at any one time either, usually involving, as they have stated, 10-20 people.

Thank you for your consideration of our perspective on this matter.

Sincerely,

Ron Ford
Oceanside Vineyard Church
3803 Oceanic Dr., Suite 202
Oceanside, CA 92054

Oceanside Vineyard Church
mail: 3803 Oceanic Blvd. Ste. 202, Oceanside, CA 92054
web: www.oceansidevineyard.org
email: info@oceansidevineyard.org
phone: 760-757-7900



File Number: **C-1-07**

Applicant: **Endeavor LLC**

Description:

CONDITIONAL USE PERMIT (C-1-07) for a mixed martial arts and core training center located at 3803 Oceanic Drive, Suite 203. The project site is zoned PD-1 (Planned Development – Light Industrial) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. **THE COMPOUND**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

Application For Planning Commission Hearing

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

RECEIVED
JAN 09 2007
Planning Department

Please Print or Type All Information

STAFF USE ONLY		
ACCEPTED	1/5/07	BY S.S.
HEARING		
GPA		
MASTER/SP.PLAN		
ZONE/PL		
TENT. MAP		
PAR. MAP		
DEV. PL.		
C.U.P.	C-1-07	
VARIANCE		
COASTAL		
O.H.P.A.C.		

PART I – APPLICANT INFORMATION

1. APPLICANT: ENDEAVUR LLC DBA THE COMPOUND MIXED MARTIAL ARTS & CORE TRAINING CENTER
2. STATUS: LESSEE
3. ADDRESS: 993 MASTERS DR. OCEANSIDE, CA
4. PHONE/FAX: 760 - 672-7993
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): CLAUDIA ORTEGA OR FRANK ORTEGA
6. ADDRESS: 993 MASTERS DR OCEANSIDE
7. PHONE/FAX: 760 672-7993

PART II – PROPERTY DESCRIPTION

8. LOCATION: 3803 OCEANIC DR. STE 203 OCEANSIDE
9. SIZE: 4943 SQUARE FT.
10. GENERAL PLAN: IND.
11. ZONING: INDUSTRIAL
12. LAND USE: PD-1
13. ASSESSOR'S PARCEL NUMBER: 160680200

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: CONDITIONAL USE PERMIT FOR A MIXED MARTIAL ARTS AND CORE TRAINING CENTER

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
Ø	LT LIGHT INDUSTRIAL	Ø	1	

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE
4,943 Ø	16	Ø	

PART IV – ATTACHMENTS

ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X	30. FLOOR PLANS AND ELEVATIONS
X	26. 300-FT. RADIUS MAP	X	27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE
X	28. ENVIRONMENTAL ASSESSMENT	X	29. PLOT PLANS		32. OTHER

PART V – SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

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).

33. APPLICANT OR REPRESENTATIVE (Print): CLAUDIA ORTEGA — 34. DATE: 12/8/06
Sign: [signature]

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

35. APPLICANT (Print): [signature] — 36. DATE: 12/5/06
Sign: CLAUDIA ORTEGA

37. OWNER (Print): SLP OCEANIC, LLC — 38. DATE: 12/27/06
Sign: [signature]

39. OWNER Print): STUART M. SOBEL — 40. DATE:
Sign: MANAGER

SCOTT

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CONDITIONAL USE PERMIT APPLICATION

Frank and Claudia Ortega, owners of Endeavor LLC dba The Compound: Mixed Martial Arts and Core Training would like to open a facility in Oceanside, CA. We have chosen 3803 Oceanic Dr. Suite 203 and have signed a 3 year lease with the landlord.

1. The building suite is 4943 square feet
2. 175 square feet of office space. This space will house a desk and file cabinet
3. 415 square feet of reception area. Appropriate seating will be provided
4. 4353 square feet will be divided into different training areas as follows;
    - 1360 square feet nearest the truck door will be covered by a durable vinyl covered training mat approximately 1" thick.
    - 546 square feet nearer the office and to the right will be occupied by a ringed training area.
    - 720 square feet to the left of the ringed area will be open training space.
    - The alcove areas and along the walls will house equipment racks and a bank of small wall lockers for use by the members

There will be no construction/tenant improvements to the property. The suite will be used as is. As per the terms of the lease our suite is granted 16 parking spaces within the industrial park. At any given time we estimate the maximum number of persons in our facility will be 20-25. We intend our hours of operation to be 3-9 pm Monday thru Friday and 8 am-1 pm on Saturdays. Since our primary hours of operation will be during what is considered after-hours for the majority of the other businesses in the corporate center we do not anticipate parking to be an issue.

Our objective is to bring a different approach to mixed martial arts training. First, we will apply core training methods. Core training methods utilize the body's own weight as resistance. Core training is the foundation of mixed martial arts training. There will be no nautilus-type equipment or free-weights. This will reduce training injuries and result in a healthier individual.

We will combine martial arts elements of jiu-jitsu, judo, tae-kwon-do, and muay-thai. Clients will learn basic kickboxing drills, bag work, striking combinations, takedowns, positioning, submissions and defense techniques from "real" trainers and martial artists—not aerobic instructors. This will allow the student to be well rounded in the martial arts field. Our combination of training methods will benefit the client both mentally and physically.

We believe the residents of Oceanside will enjoy our program and from it get the results they desire; confidence, motivation, fitness and self-defense skills. We do not believe that our business will in any way be a detriment to the city of Oceanside. Our facility will run in a safe, clean and healthy environment. We will maintain high standards of work ethics and remain true to Oceanside's vision of the future.

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LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

Parcel 1 of Parcel Map No. 19379 in the City of Oceanside, County of San Diego, State of California recorded in the Office of the County Recorder for San Diego County on November 26, 2003 as instrument no. 2003-1420371 of Official Records.

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** ENDEAVOR LLC.
2. **ADDRESS:** 993 Masters Dr.
3. **PHONE NUMBER:** (760) 672 7993
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** The Compound
7. **DESCRIPTION:** A request to allow the use of a martial arts and core training facility with an existing building located at 3803 Oceanic Dr.

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 interior alterations involving such things as interior partitions, plumbing and electrical conveyances, and the project is categorically exempt. 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 One, "Existing Facilities" (Section 15301); or,

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

Scott Nightingale, Planner II — Date: 3/26/07

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