

AGENDA NO.

3

PLANNING COMMISSION



STAFF REPORT

DATE: March 8, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN REVISION (D-15-92 REV05), CONDITIONAL USE PERMIT REVISION (C-9-95 REV05), AND REGULAR COASTAL PERMIT REVISION (RC-2-95 REV05) FOR A 3,508-SQUARE FOOT ADDITION TO AN EXISTING 3,548-SQUARE FOOT AUTO REPAIR BUILDING, LOCATED AT 1434 SOUTH COAST HIGHWAY. THE PROJECT SITE HAS A GENERAL PLAN LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC), IS ZONED GENERAL COMMERCIAL (C2), IS IN THE COASTAL ZONE, AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD PLANNING AREA. – WEST COAST TIRE & WHEEL – APPLICANT: SCOTT BAILEY**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Deny Development Plan Revision (D-15-92 Rev05), Conditional Use Permit Revision (C-9-95 Rev05), and Regular Coastal Permit (RC-2-95 Rev05) by adopting Planning Commission Resolution No. 2010-P09 with findings and conditions of approval attached herein.

BACKGROUND & PROJECT DESCRIPTION

Background: On November 23, 1992 the Planning Commission approved Development Plan (D-15-92), Conditional Use Permit (C-21-92), and Regular Coastal Permit (RC-4-92) conditionally approving the development of an 11,801-square foot commercial building and the establishment of a Motorcycle repair and sales facility (PC Resolution No. 92-P63).

On May 22, 1995 the Planning Commission approved Conditional Use Permit (C-9-95), and Regular Coastal Permit (RC-2-95) conditionally approving motor vehicle sales and repair on the subject site and within the existing commercial building (PC Resolution No. 95-P26).

The current request to add approximately 9,000 square feet of building area was originally filed on September 21, 2005. Staff conducted a review of the application with letters of incompleteness in October and November of 2005. After that correspondence, the application was inactive for just over a year. The applicant made a second submittal in January 2007. The revised application scaled the project back to include just over 7,000 square feet of total building area. Staff then conducted a review of the revised materials and sent a letter of incompleteness on February 8, 2007. After the letter was sent, the application went inactive again, this time for over 2 years. The application was re-filed for the third time in July of 2009.

Between July 2007 and April 2009, the City Council directed staff to prepare a strategic plan for the Coast Highway Corridor. This process culminated with Council's adoption of the "Coast Highway Vision and Strategic Plan" (Vision Plan) on April 15, 2009 (CC Resolution No. 09-R0245-1). Included in the Vision Plan was the adoption of design guidelines whose intent is to promote high quality development, enhance the City image, and strengthen the public realm. The subject project site is within a key planning area of the Vision Plan.

The subject application was reviewed by staff for the third time, and a letter of incompleteness was sent September 17, 2009. The application was then re-filed with the City in November of 2009 and a letter of completeness was sent to the applicant on December 1, 2009. Once a letter of completeness is sent, a project can be moved forward through the CEQA process and taken to a public hearing.

Site Review: The subject site is located immediately off of the east side of South Coast Highway, south of the NCTD Sprinter tracks, within the South Oceanside Neighborhood and the Coastal Zone. The freestanding auto repair building is generally bound by S. Coast Highway and an abutting auto repair business on the west, the Oceanside R.V. Park on the east, and paved driveway for access points to the R.V. Park to the north and south. The project site is located to the rear of an existing commercial parcel and is operating as West Coast Tire and Wheel.

The existing building is approximately 3,548 square feet in size, and is established with an auto repair type business. The subject site has a General Plan Land Use Designation of General Commercial (GC) and is zoned General Commercial (C2) per the 1986 Zoning Ordinance.

The project site is also within the Coast Highway Vision and Strategic Plan project area. The site is a part of the "Sprinter Station Node", and specifically within Catalytic Site 5, Loma Alta Creek Resort.

Project Description: The application consists of a Development Plan Revision (D-15-92 Rev05), Conditional Use Permit Revision (C-9-95 Rev05), and Regular Coastal Permit Revision (RC-2-95 Rev05) as follows:

Development Plan Revision (D-15-92 Rev. 05) represents a request for the following:

- (a) Construction of a 3,508-square foot commercial building addition for auto repairs and services, with associated parking and enhanced landscaping.

The 0.51-acre site is an L-shaped parcel located between an existing commercial building and an extended stay R.V. Park. The site is fully developed with a 3,548-square foot single story auto repair garage. This building addition will provide for additional service bays, an employee lounge area, and tire storage area. It is anticipated that the industrial style building along with the addition will be a maximum height of 22 feet-6 inches high and would incorporate minor building façade improvements. The proposal includes re-stuccoed and painted walls, exposed clear sealed concrete masonry walls and galvanized metal doors and downspouts.

As this is a currently developed site, all necessary public and private infrastructures to serve the use exist on-site. Minor alterations to some of those systems will be required to fit the proposed use, all of which will be the responsibility of the applicant. The site has an adequate access point and parking available to it. The access is from an existing driveway off of Coast Highway. As proposed, the use meets the minimum development standards set forth in the 1986 Zoning Ordinance, but, it is not consistent with all adopted planning documents of the City including the Local Coastal Program policies and the City's urban and building design guidelines.

Conditional Use Permit (C-9-95 Rev.05), represents a request for the following:

- (a) The expansion of the existing auto repair type use on-site.

The auto repair facility is a permitted use within the General Commercial (C2) zone district subject to approval of a conditional use permit. As proposed, the use generally meets the minimum development standards set forth in the 1986 Zoning Ordinance, but is not consistent with all adopted planning documents of the City including the General Plan/Local Coastal Program policies and the City's design guidelines.

Regular Coastal Permit (RC-2-95 Rev.05), represents a request for the following:

- (a) The expansion of the existing auto repair type use on-site.

As proposed, the auto-oriented use generally meets the minimum development standards set forth in the 1986 Zoning Ordinance, but, it is not consistent with all adopted planning documents of the City including the General Plan/Local Coastal Program policies and the Vision Plan's urban and building design principles and guidelines.

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

1. Local Coastal Program
2. Zoning Ordinance
3. Design Guidelines
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Local Coastal Program

The City has adopted a Local Coastal Program (LCP), which has been certified by the California Coastal Commission. This program outlines goals, policies, and programs to ensure appropriate development and land uses within the coastal area. The Land Use Plan section of the Local Coastal program is included as General Plan Appendix B.

The LCP states that public and commercial recreational land uses should be given a priority in the coastal zone. More specifically, one of the objectives identified in the LCP is that the City “shall provide and maintain a wide range of public recreation areas, beach support facilities, and visitor-serving facilities, commensurate with need”. The project site is located in a key area of the City in proximity to Loma Alta Creek that can be a part of achieving this objective.

There are 11 policies designed to achieve and maintain this objective. The proposed expansion is contrary to Policy 7 and Policy 10 of this section of the LCP which read as follows:

Policy 7

“In granting approvals for new development within the coastal zone, the City shall give priority to visitor-serving commercial recreational facilities over private residential, general industrial, or general commercial uses.”

Policy 10

“The City shall continue to promote coastal tourism through the revitalization of the coastal area and upgrading of visitor amenities.”

The proposed use/expansion is an auto-oriented general commercial use. Given the project site’s proximity to Loma Alta Creek and Buccaneer Beach and future potential as a visitor serving/supporting location the auto-oriented project is found to be inconsistent with this LCP policy.

The Visual Resources and Special Communities section of the Program identifies that the enhancement of the Coast Highway streetscape would add to the character of the community. Policy 12 of this section of the LCP reads as follows:

“The City shall support the enhancement of the streetscapes of the major tourist’s corridors through Oceanside (Coast Highway (Hill Street) and Mission Avenue)...”

As the proposed project configuration primarily maintains the current site improvements it would not contribute to the changes needed to comply with this policy.

The New Development and Public Works section of the LCP contains a Policy that has the goal to create a greater use of public transportation and less vehicle miles traveled. Policy 2 of this Section of the LCP reads as follows:

“The City shall promote development of a high level of transportation facilities, public services, and amenities in the coastal zones as a means for reducing energy consumption and vehicle miles travelled.”

The site is located within walking distance of the Sprinter Station and has great potential for development with a visitor serving, transit and pedestrian-friendly focus. If approved, the proposed expansion would not support this policy.

2. Zoning Ordinance Compliance

This project is located within a Commercial General (C2) zone and as designed, complies with the minimum development standards set forth in the 1986 Zoning Ordinance.

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	-	22,216 sq ft
FRONT YARD	50 feet from Coast Highway CL	143 feet
CORNER SIDE	-	-
SIDE YARD	0 feet	0 feet
REAR YARD	0 feet	4 feet

	MINIMUM REQUIRED	PROPOSED
PARKING	24 spaces	25 spaces
BUILDING HEIGHT	45 foot max.	22'6" max.
LANDSCAPING	10%	10%

The proposed project meets the minimum development standards of the 1986 Zoning Ordinance as denoted above. No variances are required for the proposed project.

3. Coast Highway Vision and Strategic Plan Design Guidelines

The design guidelines adopted for Coast Highway are intended to promote high quality development, enhance the City image and strengthen the public realm by setting forth recommendations for architectural and urban design. The guidelines are intended to be utilized during the entitlement review process to promote the highest degree of design quality and creativity.

The site is located in one of four key neighborhood “planning nodes” identified in the Plan, the “Sprinter Station Node”. This area is envisioned as a transit-oriented mixed-use area where arts, technology, and the environment converge with business and commerce and developed based on urban and building design principles and guidelines that contributes to the cultural and economic viability of the City.

The adopted design guidelines recommend that new or redeveloped buildings in this portion of Coast Highway and be pedestrian oriented retail, mixed retail/residential uses, and resort uses. The proposed project involves the expansion of a tire replacement and repair shop that is not oriented toward the street and would not promote pedestrian usage of this area.

The site and building improvements for the automotive repair business at this location - as currently exists and is proposed to be modified - is also not consistent with the urban and building design principles and guidelines of the Vision Plan including: building typology, frontage conditions, frontage type, architectural elements and fence design. The proposed enlargement of this auto-oriented use would not provide a primary entrance to the building on Coast Highway in a manner that would promote pedestrian usage or visibility of the building. The proposed architecture does not provide window display areas along the street frontage, does not incorporate extensive use of glass recommended for retail structures, and does not propose architectural elements such as high quality integrated roof materials recommended by the guidelines. In addition, the proposed planter and wrought iron gates along the front of the property do not promote or encourage pedestrian use of the site.

DISCUSSION

Issue: Can the Required Findings for Approval of a Development Plan, Conditional Use Permit, and Regular Coastal permit be made: There are 4 specific Findings for this project that must be made in order to approve the Conditional Use Permit. Staff has determined that not all 4 Findings can be made. Specifically, Finding 1505 (e) can not be made due to the project's direct lack of compliance with the General Plan/Local Coastal Program as well as with the adopted Coast Highway design guidelines as noted under the Analysis section of this report. Finding 1505 (e) reads as follows:

“That the granting of such conditional use permit will not adversely affect the General Plan of the City, any other adopted plan of the City, or the adopted plan of any other governmental agency.”

Staff has determined that the proposed project could not meet this finding due to inconsistency with the Local Coastal Program and Coast Highway design guidelines.

Issue: Project Consistency with the Coast Highway Vision Design Guidelines: The proposed project is located within the Coast Highway Vision and Strategic Plan project boundary area. It is also located within the Sprinter Station Transit Node, and is part of Catalytic Site 5, Loma Alta Creek Resort. To implement the adopted vision for future development on the subject area the Coast Highway Vision and Strategic Plan incorporates numerous applicable urban and building design principles and guidelines.

The proposed project is inconsistent with said guidelines including: building typology, frontage conditions, frontage type, architectural elements and fence design, as noted under the Analysis section of this report.

Staff finds that the proposed project design is not consistent with the adopted Coast Highway design guidelines.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970 and State Guidelines thereto; the City of Oceanside acting as Lead Agency intends to disapprove the project and in accordance with CEQA Section 15270 “Projects Which are Disapproved” (b) allows for an initial screening of projects on the merits for quick disapprovals prior to initiation of the CEQA process where the agency can determine that the project cannot be approved. Should staff's recommendation to deny be overturned, the project would need to be returned to staff in order to conduct the required CEQA review prior to any discretionary action occurring.

PUBLIC NOTIFICATION

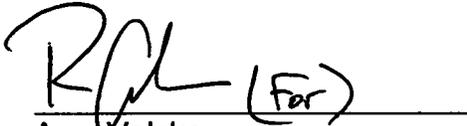
Pursuant to Article 41 of the Oceanside Zoning Ordinance, a legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and or organizations requesting notification, the applicant and other interested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

SUMMARY

The proposed Development Plan (D-15-92 Rev05), Conditional Use Permit (C-9-95 Rev05 and Regular Coastal Permit (RC-2-95 Rev05), are not consistent with the Local Coastal Program policies or the Coast Highway design guidelines. As such, Staff recommends the Planning Commission deny the project based on the Findings contained in the attached Resolution. Staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2010-P09 denying Development Plan (D-15-92 Rev05), Conditional Use Permit (C-9-95 Rev05) and Regular Coastal Permit (RC-2-95 Rev05) as attached herein.

PREPARED BY:



Amy Volzke
Principal Planner

SUBMITTED BY:



Jerry Hittleman
City Planner

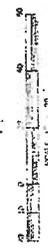
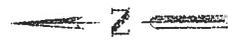
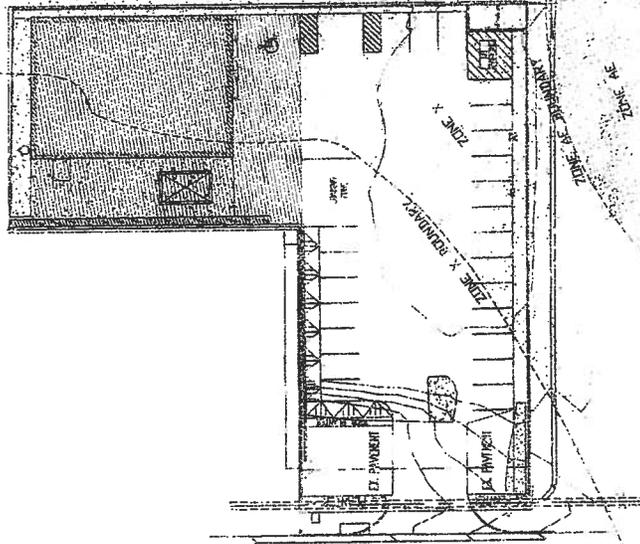
Attachments:

1. Plans
2. Planning Commission Resolution No 2010-P09
3. Planning Commission Resolution No. 92-P63
4. Planning Commission Resolution No. 95-P26
5. City Council Resolution No. 09-R0245-1

NOV 7 2000

Planning

GRADING PLAN



Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to specific levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Modifications to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
X	Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance floodplain by levees, dikes, or other flood control structures. Flood insurance purchase is not required in these zones.

High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
AE	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 26-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at projected intervals within these zones.

PRIVATE CONTRACT

CITY OF OCEANSIDE

SCOTT BAILEYS NEW SHOP ADDITION
 1484 SOUTH COAST HIGHWAY, OCEANSIDE, CA
 APN: 163-00-10

DATE: 11/7/00

BY: [Signature]

FOR: [Signature]

NO.	DESCRIPTION	APPROVED BY	DATE	BENCH-MARK
				RECORD BOOK: _____ ELEVATION: _____



WESTCOAST TIRE AND WHEEL, OCEANSIDE, CA

PROJECT DATA:

LAND STATISTICS: 21,690 SF / 0.51 ACRES
 BUILDING COVERAGE: 3%
 REQUIRED LANDSCAPING: 10'
 PROPOSED LANDSCAPING: 10'
 FLOOR/PLUMB SLOPE GRADIENT: 2%

ZONING INFORMATION:
 ZONING: COMMERCIAL CA
 BUILDING INFORMATION:
 EXISTING AREA: 3,948 SF
 NEW AREA: 3,508 SF
 TOTAL AREA: 7,456 SF
 CONSTRUCTION TYPE: 1.5.3.1
 BUILDING HEIGHT: 21'-4"

PARKING:
 OFF-STREET PARKING (REQUIRED): 24
 OFF-STREET PARKING (PROVIDED): 25

SETBACKS:
 FRONT YARD: 0'-0"
 SIDE YARD: 0'-0"
 REAR YARD: 0'-0"

PROJECT DESCRIPTION:
 WORK IN AUTO REPAIR GARAGE TO REPAIR WORK IN CONCRETE GARAGE TO THE GARAGE

LOCATION MAP:
 OCEANSIDE, CALIFORNIA

SITE MAP:
 (Map showing site location relative to surrounding streets)

PROJECT ADDRESS:
 1434 SOUTH COAST HIGHWAY
 OCEANSIDE, CA 92054

A.P.N. #:
 82-100-10

OWNER / APPLICANT:
 WESTCOAST TIRE AND WHEEL
 1434 SOUTH COAST HIGHWAY
 OCEANSIDE, CA 92054
 (760) 722-5666

ARCHITECT:
 KENNETH L. CHIRBA, ARCHITECT
 ROBERT E. MOHLER III, PROJECT MANAGER
 P.O. BOX 849
 OCEANSIDE, CA 92054
 PHONE: (760) 435-1786
 FAX: (760) 435-2889

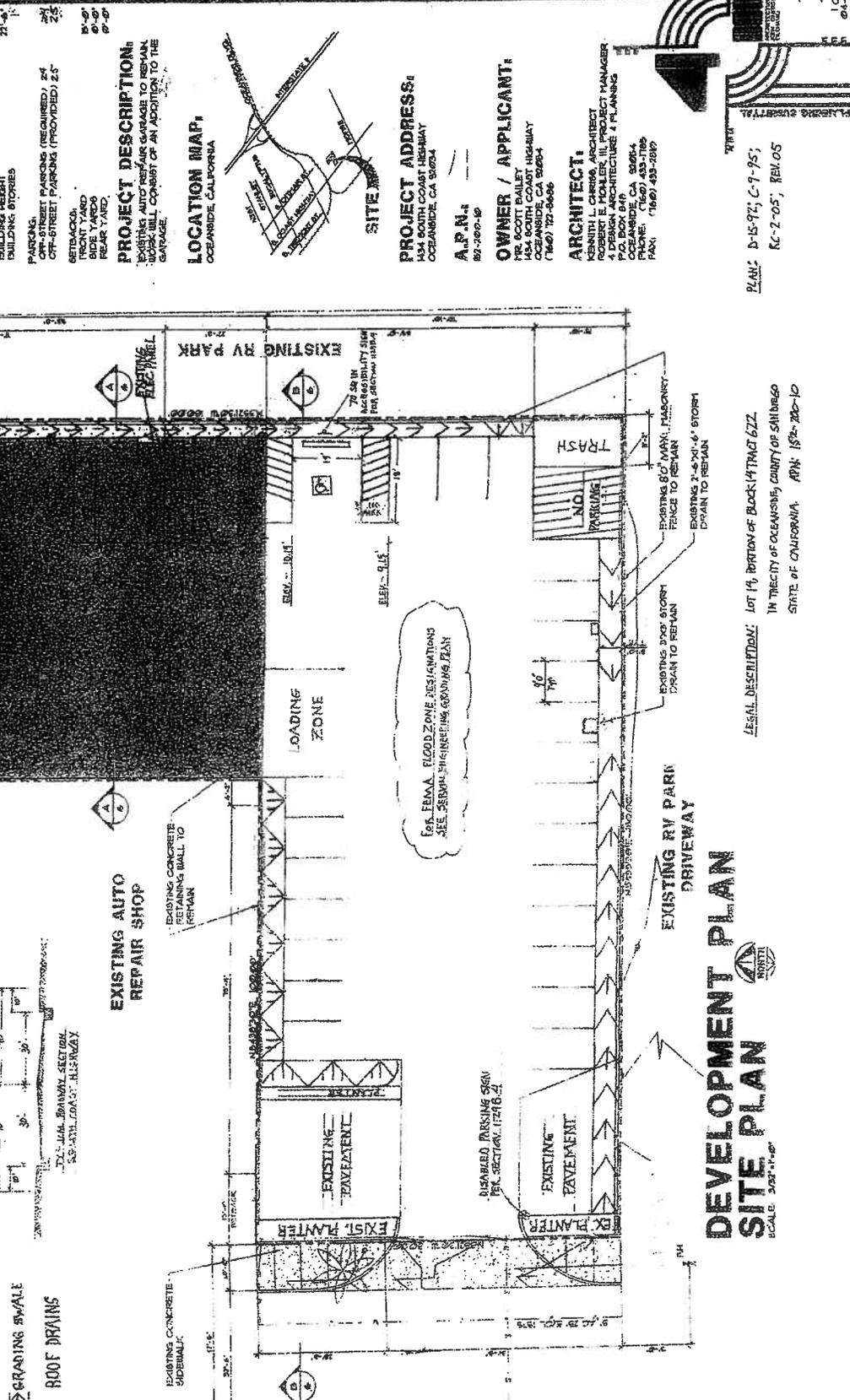
PLANS: D-15-95; C-9-95;
 KC-2-05; REV.05

GENERAL NOTE:

- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
- THERE ARE NO NEW STREETS PROPOSED AS PART OF THIS PROJECT.
- THIS PROJECT SITE IS NOT LOCATED IN A FLOODPLAIN OR FLOODPLAIN.
- NO OUTDOOR SWIMMING POOL, SPA, HOT TUB, SAUNA, OR OTHER STRUCTURE IS PROVIDED BECAUSE THIS DEVELOPMENT IS UNDER 50,000 SQ. FT. OF BUILDING AREA.
- NEW BUILDING TO MATCH EXISTING FINISH WORK - VISTA PLANT 4.33, OFF WHITE

LEGEND:

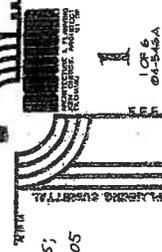
- EXISTING CONCRETE (SIDEWALKS, ETC.) REMOVED
- EXISTING IRON SECURITY FENCE TO BE REMOVED
- UTILITY
- WATER LINE
- EXISTING TREE TO REMAIN
- 1" DIA. 1/2" MIN. HANDICAPPED PARKING NOTICE
- EXISTING WATER VALVE
- EXISTING BUILDING
- GRADING SWALE
- ROOF DRAINS

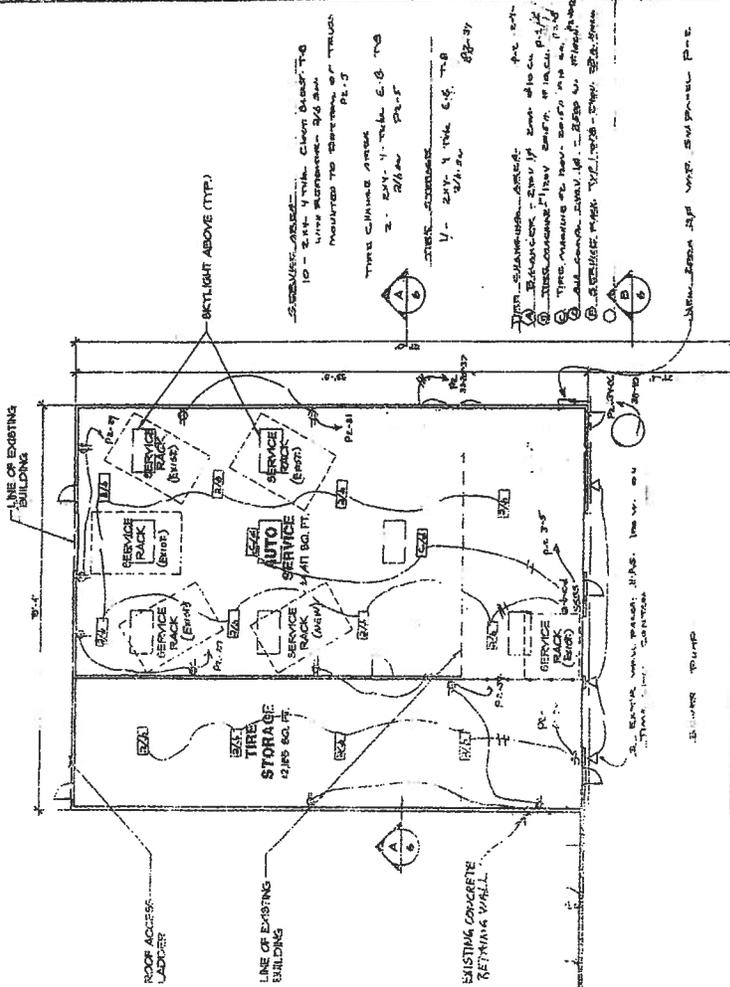


DEVELOPMENT PLAN SITE PLAN

SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION: LOT 14, PORTION OF BLOCK 14 TRACT 6122
 IN TRACT OF OCEANSIDE, COUNTY OF SAN DIEGO
 STATE OF CALIFORNIA. APN: 152-220-10





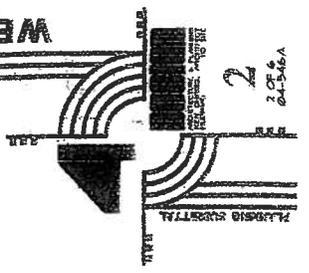
FIRST FLOOR PLAN

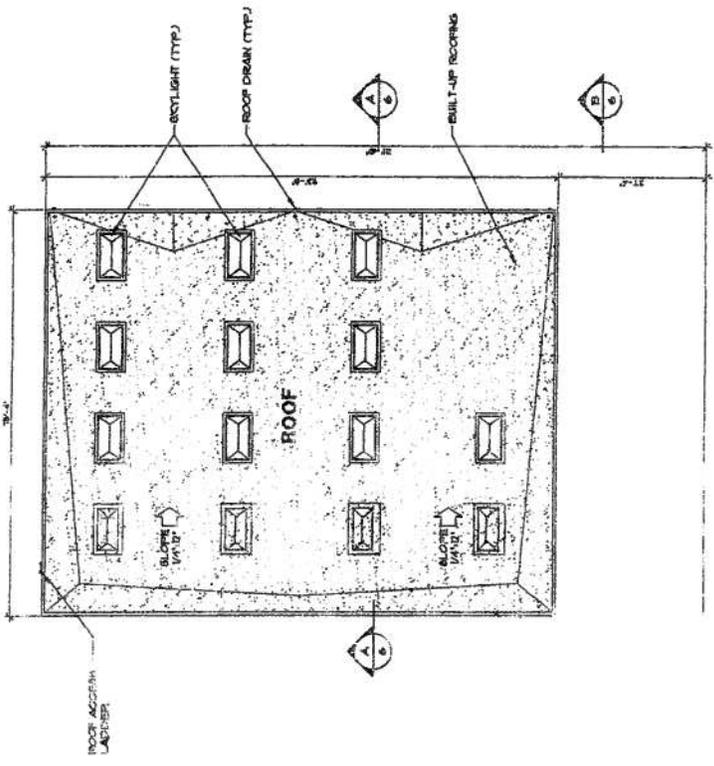
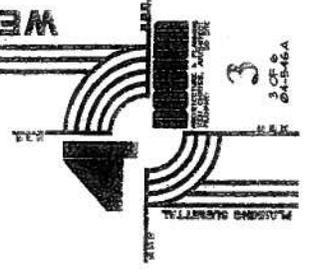
SCALE: 3/32" = 1'-0"

PROJECT DATA:

- BUILDING INFORMATION
- BUILDING AREA
- EXISTING AREA
- NEW AREA
- TOTAL AREA
- OCCUPANCY TYPE
- CONSTRUCTION TYPE
- BUILDING HEIGHT
- BUILDING STORES

3340 SF
 1000 SF
 1900 SF
 TYPE V-N
 2/1-0



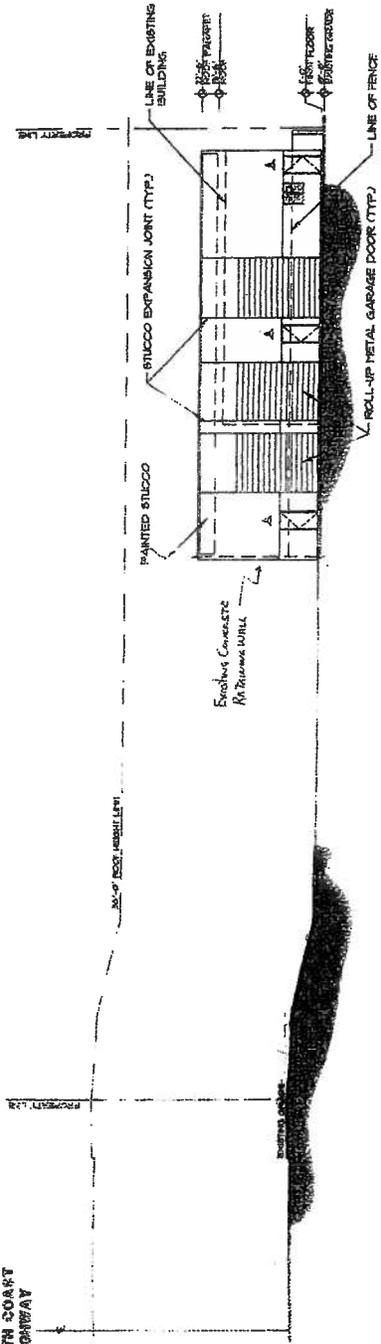


ROOF PLAN
SCALE: 3/32"=1'-0"

3
3 OF 6
04-546A

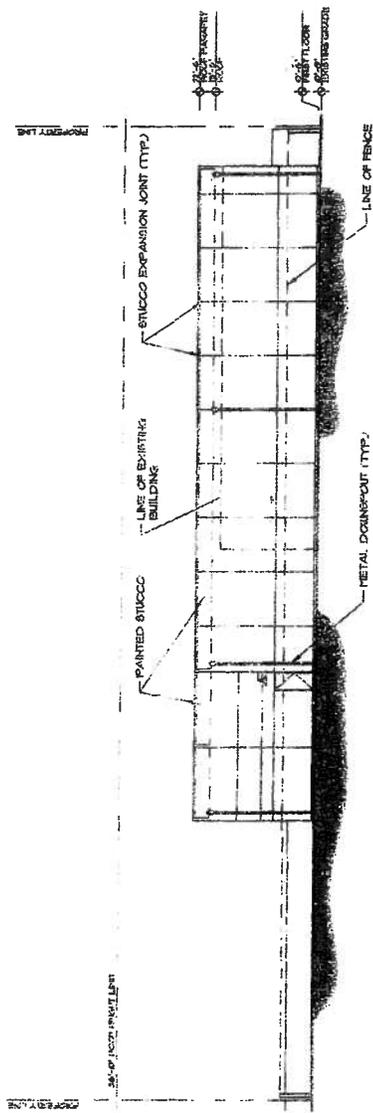
MISSING SHEET

SOUTH COAST
HIGHWAY



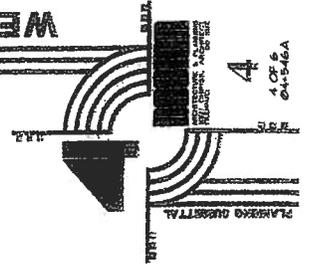
SOUTH ELEVATION

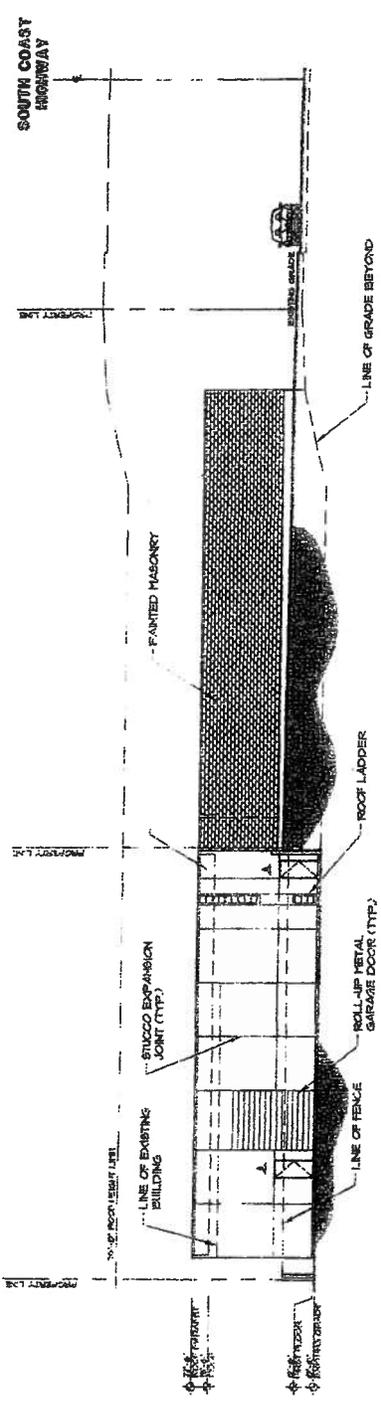
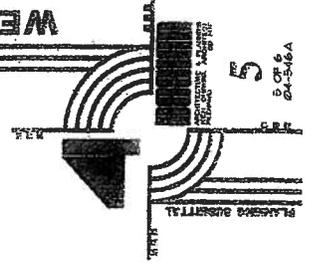
SCALE: 3/32"=1'-0"



EAST ELEVATION

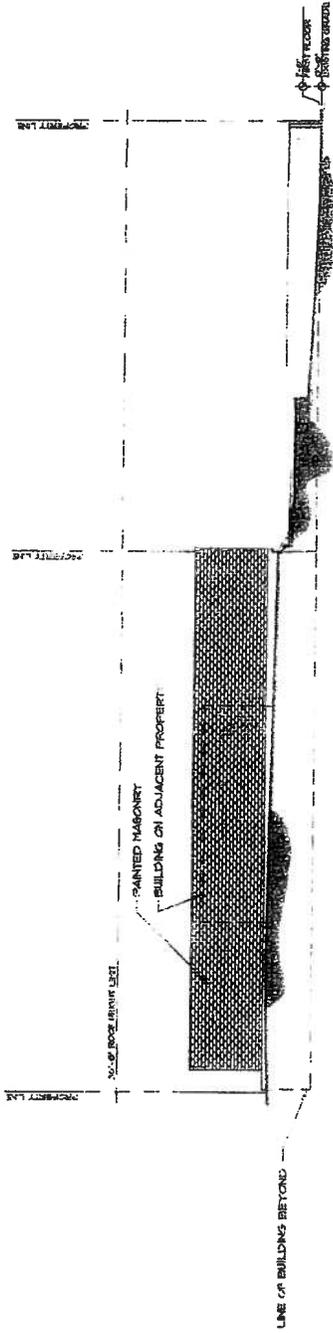
SCALE: 3/32"=1'-0"





NORTH ELEVATION

SCALE: 3/32"=1'-0"

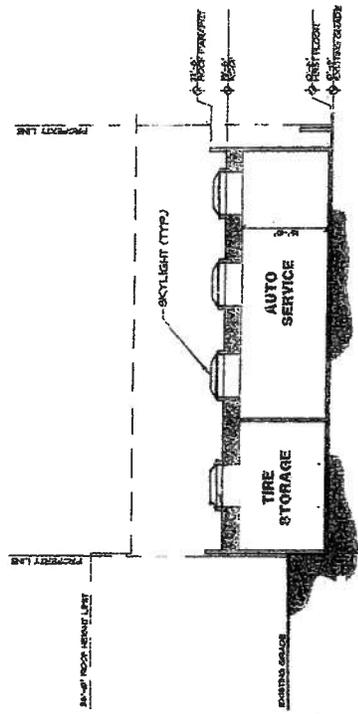


WEST ELEVATION

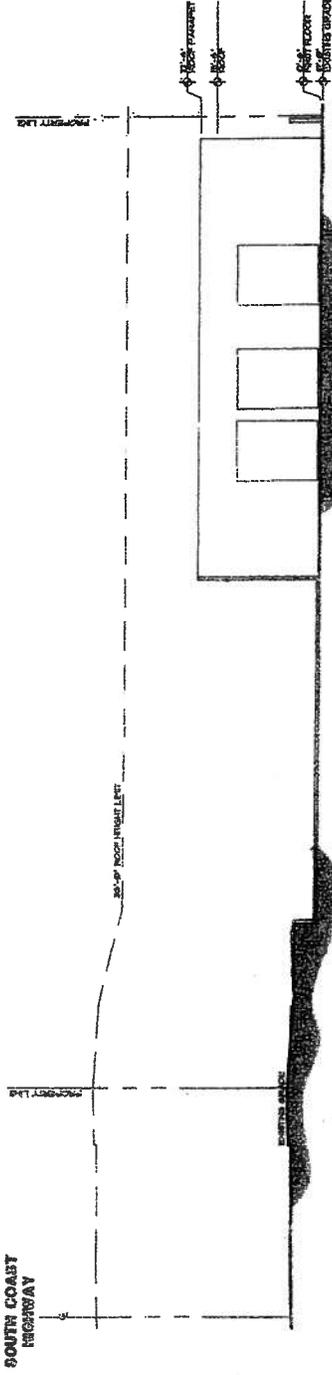
SCALE: 3/32"=1'-0"

CONSTRUCTION OUTLINE:

CONSTRUCTION TO BE TYPE V-H
 FIRST FLOOR: THE FLOOR SHALL HAVE A
 CONCRETE SLAB THAT IS POURED IN PLACE
 OVER TRUSS JOIST.
 SECOND FLOOR: THE FLOOR SHALL BE PLYWOOD
 OVER TRUSS JOIST.
 EXTERIOR WALLS: THE EXTERIOR WALLS SHALL
 BE EITHER 2x6 STEEL FRAMING OR CONCRETE
 BLOCK WITH STUCCO FINISH OVER EXPANDED
 POLYSTYRENE INSULATION. THE EXTERIOR
 INTERIOR WALLS: THE INTERIOR NON-BEARING
 WALLS SHALL BE 2x4 STUDS OVER GYPSUM
 BOARD COVERING AND A SPRAY ON
 GANDED SMOOTH FINISH BATHS AND OTHER SET
 PARTS SHALL HAVE WATER PROOF GYPSUM
 BOARD.
 ROOF: ROOFS TO BE CLASS A BUILT-UP ROOFING.
 CEILING: THE CEILING SHALL BE EXPOSED
 PAINTED STEEL FRAMING IN THE AUTO SERVICE
 AND TIRE STORAGE AREA AND A TEE-BAR
 CEILING ELSEWHERE.
 INSULATION: ALL FRAMED EXTERIOR WALLS TO
 RECEIVE FIBERGLASS BATT INSULATION, AND ALL
 ATTIC SPACES TO RECEIVE FIBERGLASS BATT
 INSULATION. INTERIOR WALLS AND ALL
 INTERIOR WALLS TO RECEIVE FIBERGLASS BATT
 INSULATION.
 DOORS: EXTERIOR ENTRANCE DOORS TO BE
 ALUMINUM UNDOOR WALL SYSTEM.
 EXTERIOR ENTRANCE DOORS TO BE SOLID CORE
 METAL DOORS. ROLL-UP GARAGE DOORS TO BE
 ALUMINUM PANELS.
 GLASS AND GLAZING: ALL WINDOWS TO BE DUAL
 GLAZED ALUMINUM UNDOOR WALL SYSTEM.
 PAINTING: INTERIOR SURFACES TO RECEIVE ONE
 COAT PAINT. ALL SURFACES TO BE PAINTED IN
 THE BEST PRACTICE AND WITH QUALITY
 MATERIALS.
 EXPOSED METAL: ALL METAL THAT IS EXPOSED
 TO THE EXTERIOR SHALL BE COPPER.
 PLUMBING: ALL FIXTURES TO BE KOLAER OR AN
 APPROVED EQUAL. ALL PLUMBING TO BE
 INSTALLED AS PER THE UPC. WATER HEATER TO
 BE GAS-FIRED. ALL PLUMBING SHALL BE PER THE
 SUGGESTED PLUMBING CODE.
 MECHANICAL: INSTALL A CENTRAL FORCED AIR
 HEATING UNIT AT THE WESTERN BUILDING (METAL
 BUILDING). ALL MECHANICAL WORK SHALL BE
 PER THE UNIFORM MECHANICAL CODE.
 ELECTRICAL: ALL ELECTRICAL WORK TO BE PER
 THE NATIONAL ELECTRICAL CODE. CABLE TV,
 CABLE TV, SECURITY SYSTEM, AUDIO SYSTEM,
 TELEPHONE, AND COMPUTER WITH INTERNET
 SYSTEM. INSTALL AN INTERCOM WIRE TO
 BE INSTALLED WITH REMOTE DOOR BUZZERS
 AND LOCK CONTROL.



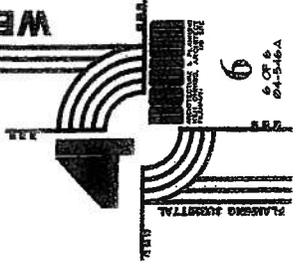
SITE SECTION A-A
 SCALE: 3/32"=1'-0"



SITE SECTION B-B
 SCALE: 3/32"=1'-0"

6-2384

WEST COAST TIRE AND WHEEL, OCEANSIDE, CA



6
 6-2384

PLANTING NOTES:

ALL PLANTING AND MATERIALS TO BE USED SHALL BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY ENGINEERS.

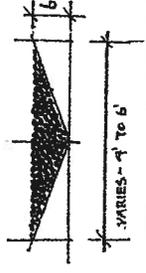
CONCEPTUAL PLANT LIST:

- TREES
- Archontophoenix cunninghamiana - King Palm, 8" DBH
 - SIEMENS (1 gal.)
 - Salvia nemoralis - SALVIA CREANANSIS
 - Thamnostictis rubra - Purple Featherfinches
 - EXISTING FRAXY DATE PALMS

GREEN COVER

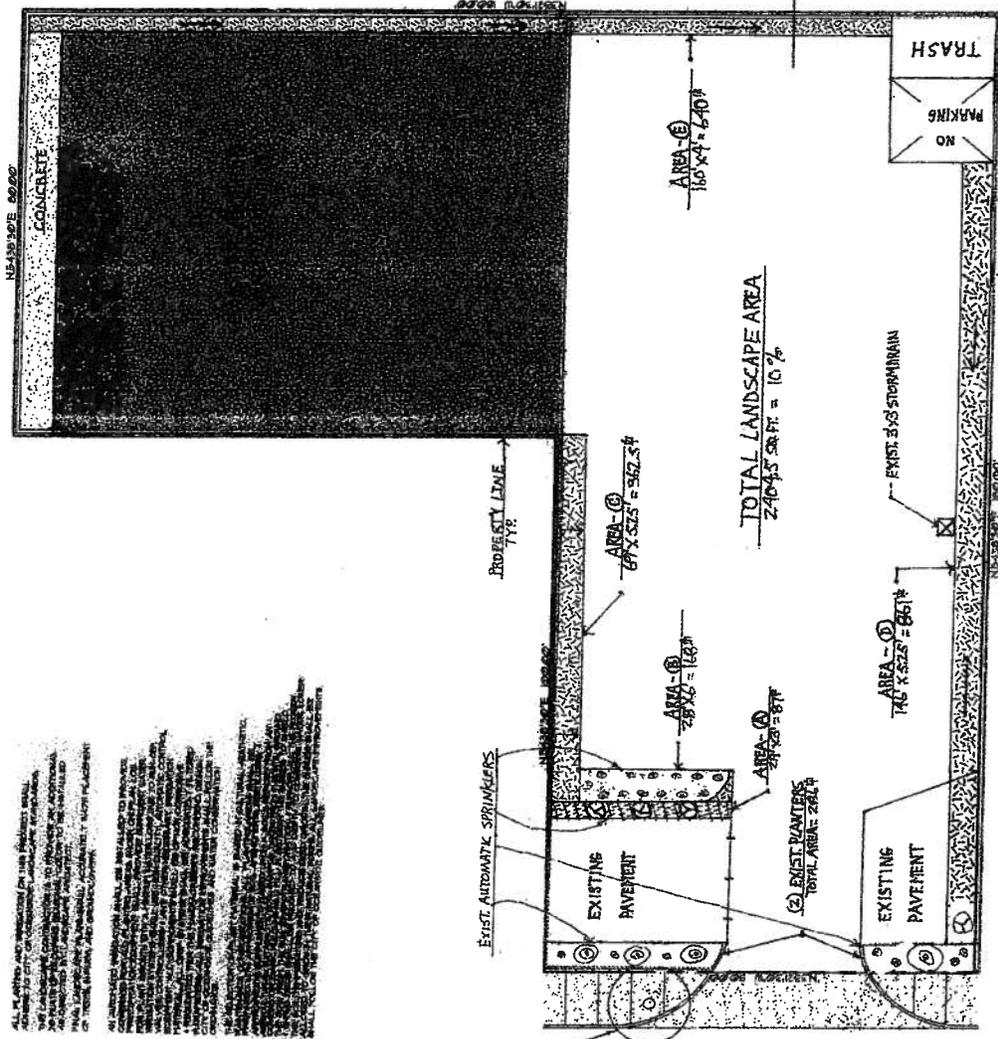
Laeviastris trivittata - Blue Star Creeper, 10%
 Phoradendron villosum - Wreath of Stars
 Psychotria pallida - Yellow Star
 Trichostema jamaicense - Star Jasmine, 10%

(GS) - GRAVEL SWALE: (TYP)
 3/4" ROCK



LEGAL DESCRIPTION: LOT 14, PARTITION OF BLOCK 14 TRACT 222
 IN THE CITY OF OCEANSIDE, COUNTY OF
 SAN DIEGO, STATE OF CALIFORNIA.
 APN: 622-220-10

All planted areas are to be done as indicated unless otherwise noted.



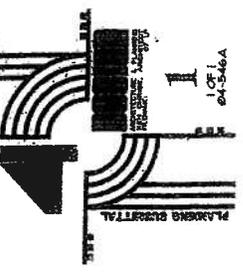
CONCEPTUAL LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

LEGEND



PLANS D-15-142; C-1-1-95;
 RC-2-05; REV. 05



1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P09

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
4 OF OCEANSIDE, CALIFORNIA RECOMMENDING DENIAL OF A
5 REVISION TO A DEVELOPMENT PLAN, CONDITIONAL USE
PERMIT, AND REGULAR COASTAL PERMIT

6 APPLICATION NO: D-15-92 Rev05, C-9-95 Rev05, RC-2-95 Rev05

7 APPLICANT: West Coast Tire & Wheel

8 LOCATION: East of South Coast Highway, south of Oceanside Boulevard and the
9 Sprinter Tracks, and north of Morse Street, within the South Oceanside
Neighborhood

10 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
11 HEREBY 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 Revision, Conditional Use
14 Permit Revision, and Regular Coastal Permit Revision under Articles 3, 11, 15, 16, 17, 21, and
15 27 of the Zoning Ordinance of the City of Oceanside to permit the following:

16 an expansion of existing automotive related business to allow the construction of 3,508
17 additional square feet of building area on a 0.51-acre site;
18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 8th
20 day of March, 2010 conduct a duly advertised public hearing as prescribed by law to consider
said application;

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

23 FINDINGS:

- 24 1. The expansion of this business at this location is not consistent with the goals and policies
25 of the Local Coastal Program.
26 2. The expansion of this business at this location is not consistent with the urban and building
27 design principles and guidelines of the Coast Highway Vision and Strategic Plan.
28

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 deny Development Plan Revision (D-15-92 Rev05), Conditional Use Permit (C-9-95 Rev05),
3 and Regular Coastal Permit (RC-2-95 Rev05).

4 PASSED AND ADOPTED Resolution No. 2010-P09 on March 8, 2010 by the
5 following vote, to wit:

- 6 AYES:
- 7 NAYS:
- 8 ABSENT:
- 9 ABSTAIN:

10 _____
11 Claudia Troisi, Chairperson
12 Oceanside Planning Commission

13 ATTEST:
14 _____
15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2010-P09.

18 Dated: March 8, 2010

19
20
21
22
23
24
25
26
27
28

1 use, to meet the immediate commercial needs of the
2 community.

3 For the Conditional Use Permit:

- 4 1. The site is zoned General Commercial. Vehicle sales and
5 service requires approval of a Conditional Use Permit
6 within this zone. Specific purposes of this zone which the
7 project perpetuates are strengthening of the City's
8 economic base, providing a commercial use which will be in
9 character and compatible with the area in which it is
10 located and providing a retail and service business.
11 Specific conditions of approval are required of this
12 project, or the project has been so designed to facilitate
13 purposes of the Zoning Ordinance so that the proposed use
14 is compatible with uses on adjoining properties.
- 15 2. The location and operation of the motorcycle dealership is
16 consistent with the General Commercial land use
17 designation. Specific conditions of approval and project
18 site design provide measures to ensure compatibility and
19 consistency with the General plan.
- 20 3. The motorcycle sales and service use, as proposed and
21 conditioned, is consistent with the use regulations and
22 development standards of the Zoning Ordinance.

23 For the Regular Coastal Permit:

- 24 1. The project as proposed conforms to the Local Coastal Plan.
25 The proposed development is consistent with the surrounding
26 commercial uses and will be developed in a manner sensitive
27 to neighboring uses.

28 WHEREAS, the Planning Commission finds that the proposed
project is exempt from the provisions of the California
Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission
does hereby APPROVE DEVELOPMENT PLAN D-42-90, CONDITIONAL USE
PERMIT C-21-92 and REGULAR COASTAL PERMIT RC-4-92 subject to the
following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on
the date of submittal for Building Department 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 C.A.C. Title 24, Part
2 (Handicapped Access - Nonresidential buildings - O.S.A.)

- 1
2
3
4
5
6
4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
 5. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of the plans.

7 **Engineering:**

- 8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
6. Where proposed off-site improvements including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of the final map. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense—a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.
 7. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided unless altered by the City Engineer.
 8. All street dedications, alignments, widths, and exact geometrics shall be as approved by the City Engineer.
 9. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon soil tests and traffic index. The pavement design to be prepared by the subdivider's soil engineer must be approved by the City Engineer.
 10. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits in accordance with City policies. The subdivider or developer shall also be required to join into, contribute, or participate in any improvement lighting, or other special district affecting or affected by this project. Approval of the tentative map (or project) shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect at the time any increment is submitted for final map or building permit

- 1 approval, and to join, contribute, or participate in such
- 2 districts.
- 3 11. Design and construction of all improvements shall be in
- 4 accordance with standard plans, specifications of the City
- 5 of Oceanside and subject to approval by the City Engineer.
- 6 Parking lot striping shall be shown on precise
- 7 grading/private improvement plans for parking lots.
- 8 12. The developer shall pay traffic signal fees as required by
- 9 the City's Traffic Signal Fee Ordinance.
- 10 13. The developer shall pay thoroughfare fees as required by
- 11 the City's Thoroughfare Fee Ordinance.
- 12 14. Sight distance requirements at all street intersections
- 13 shall conform to the intersectional sight distance criteria
- 14 as provided by the California Department of Transportation
- 15 Highway Design Manual.
- 16 15. Landscaping plans for trees, bushes and shrubs, or plans
- 17 for the construction of walls, fences or other structures
- 18 at or near intersections must conform to sight distance
- 19 requirements and must be submitted to and approved by the
- 20 City Engineer prior to the issuance of building permits and
- 21 prior to the implementation of any landscape improvements.
- 22 16. Traffic control during the construction of streets which
- 23 have been opened to public travel shall be in accordance
- 24 with construction signing, marking and other protection as
- 25 required by the State Department of Transportation
- 26 (CalTrans) Traffic Manual.
- 27 17. Sediment, silt and grease traps shall be included in
- 28 drainage improvements.
- 18 18. Grading and drainage facilities shall be designed to
- 19 adequately accommodate the local storm water runoff and
- 20 shall be in accordance with standard plans and
- 21 specifications of the City of Oceanside and subject to the
- 22 approval of the City Engineer.
- 23 19. Development shall be in accordance with City Floodplain
- 24 Management Regulations.
- 25 20. This project is subject to payment of Master Plan of
- 26 Drainage acreage fees, to be paid prior to approval of the
- 27 building permit. All storm drains and appurtenances shall
- 28 be designed and installed to the satisfaction of the City
- 29 Engineer. On and off-site drains shall be shown on City
- 30 standard plans and profile sheets. Storm drain easements
- 31 shall be dedicated where required.
- 32 21. On-site grading design and construction shall be in
- 33 accordance with the City's current Grading Ordinance.

- 1 22. Prior to any grading of any part of the project, a
2 comprehensive soils and geologic investigation shall be
3 conducted of the soils, slopes, and formations within the
4 project. All necessary measures shall be taken and
5 implemented to assure slope stability, erosion control, and
6 soil integrity. No grading shall occur until a detailed
7 grading plan, to be prepared in accordance with the Grading
8 Ordinance and Zoning Ordinance, is approved by the City
9 Engineer.
- 10 23. The entire project shall be served with a water system
11 adequate enough for fire protection and domestic supply,
12 with hydrants and other appurtenances as needed. The main
13 lines shall be dedicated to the City, and appropriate
14 easements shall be provided. The sewer system to serve the
15 tract shall be designed and constructed to City standards.
16 All other utilities to serve the project, including
17 electrical, telephone, and cable T.V., shall be constructed
18 underground.
- 19 24. The developer shall comply with all the provisions of the
20 City's cable television ordinances including those relating
21 to notification as required by the City Engineer.
- 22 25. Any broken concrete curb, gutter or sidewalk shall be
23 repaired or replaced as required by the City Engineer.
- 24 26. The project shall provide hydrology and hydraulic
25 calculations for the site drainage and sump design. The
26 calculations and pump design shall be reviewed and approved
27 by the City Engineer prior to the issuance of a building
28 permit.
- 29 27. A precise grading/private improvement plan shall be
30 approved by the City Engineer, appropriate securities in
31 place, and all necessary construction completed prior to
32 the issuance of building permits.
- 33 28. The existing driveway shall be reconstructed to incorporate
34 the expanded driveway return as shown on the Engineering
35 Department's standard drawing M-10.
- 36 **Fire:**
- 37 29. Provide minimum fire flow of 1,750 gallons per minute.
- 38 30. Plans shall be submitted to the Fire Prevention Bureau for
39 plan check review and approval prior to the issuance of
40 building permits.
- 41 31. Show all existing fire hydrants within 400 feet of the
42 project on the plot plan.
- 43 32. All buildings shall be sprinklered and monitored by an
44 approved Central Station prior to building final.

1 Planning:

2 33. This Development Plan shall expire on December 14, 1994
3 unless implemented as required by the Zoning Ordinance.

4 34. Park fees shall be paid as required by City policy at the
5 time building permits are issued.

6 35. A public facilities fee shall be paid as required by City
7 policy at the time building permits are issued.

8 36. Landscape plans, meeting the criteria of the City's
9 Landscape Guidelines and Water Conservation Ordinance No.
10 91-15, including the maintenance of such landscaping, shall
11 be reviewed and approved by the City Engineer and Planning
12 Director prior to the issuance of building permits.
13 Landscaping shall not be installed until bonds have been
14 posted, fees paid, and plans signed for final approval.

15 37. A trash enclosure must be provided as required by Chapter
16 13 of the City Code and shall also include additional space
17 for storage and collection of recyclable materials per City
18 standards. The enclosure must be built in a flat,
19 accessible location as determined by the City Engineer.
20 The enclosure shall meet City standards including being
21 constructed of concrete block, reinforced with Rebar and
22 filled with cement. A concrete slab must be poured with a
23 berm on the inside of the enclosure to prevent the bin(s)
24 from striking the block walls. The slab must extend out of
25 the enclosure for the bin(s) to roll out onto. Steel posts
26 must be set in front of the enclosure with solid metal
27 gates. All driveways and service access areas must be
28 designed to sustain the weight of a 50,000 pound service
vehicle. Trash enclosures and driveways and service access
areas shall be shown on both the improvement and landscape
plans submitted to the City Engineer. The specifications
shall be reviewed and approved by the City Engineer. If
the City's waste disposal contractor is required to access
private property to service the trash enclosures, a service
agreement must be signed by the property owner and shall
remain in effect for the life of the project. All trash
enclosures shall be designed to provide user access without
the use and opening of the service doors for the bins.
This design shall be shown on the landscape plans and shall
be approved by the Planning Director.

38. 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.

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

- 1 40. Unless expressly waived, all current zoning standards and
2 City ordinances and policies in effect at the time building
3 permits are issued are required to be met by this project.
4 The approval of this project constitutes the applicant's
5 agreement with all statements in the Description and
6 Justification, Management Plan and other materials and
7 information submitted with this application, unless
8 specifically waived by an adopted condition of approval.
- 9 41. This Conditional Use Permit shall be called for review by
10 the Planning Commission if complaints are filed and
11 verified as valid by the Code Enforcement Office concerning
12 the violation of any of the approved conditions or
13 assumptions made by the application.
- 14 42. The applicant shall be responsible for trash abatement on
15 the site, and shall keep the site free of litter, trash and
16 other nuisances.
- 17 43. All retaining and other freestanding walls, fences, and
18 enclosures shall be architecturally designed in a manner
19 similar to and consistent with the primary structures
20 (stucco block, split-face block or slump stone). These
21 items shall be approved by the Planning Department prior to
22 the issuance of building permits.
- 23 44. Elevations, siding materials, colors, roofing materials and
24 floor plans shall be substantially the same as those
25 approved by the Planning Commission. These shall be shown
26 on plans submitted to the Building Department and Planning
27 Department.
- 28 45. 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 permit. The
covenant shall provide that the property is subject to this
Resolution, and shall generally list the conditions of
approval.
46. All landscaping, fences, walls, etc. on the site, in
medians in the public right-of-way and in any adjoining
public parkways shall be permanently maintained by the
owner, his assigns or any successors in interest in the
property. The maintenance program shall include normal
care and irrigation of the landscaping; repair and
replacement of plant materials; irrigation systems as
necessary; and general cleanup of the landscaped and open
areas, parking lots and walkways, walls, fences, etc.
Failure to maintain landscaping and the site in general may
result in the setting of a public hearing to revoke the
approval.
47. Any project signs require the review and approval of the
Planning Director and issuance of a building permit.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

48. This Development Plan approves only the following: The demolition of 7,360 square feet of an existing 10,200 square foot building and the remodeling and addition to the remaining structure to create an 11,801 square foot building. Twenty-five vehicle parking spaces, one loading space, twelve motorcycle spaces, 4 bike spaces and 18% site landscaping is proposed. The building is to house a retail motorcycle dealership which is relocating from a leased building on the west side of Hill Street to the subject site on the east side which is owned by the applicant. Any substantial modification in the design or layout shall require a revision to the Development Plan or a new Development Plan.

49. All mechanical roof-top 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.

50. The screen wall shown on sheet 6 of the plans dated received October 5, 1992, shall be constructed as follows:

- a. Along the northern property line from the stairway east to the eastern property line, 8 feet in height as measured from the existing on-site grade adjacent to the wall.
- b. Along the eastern property line from the northeast corner of the site south to the end of the service building, 8 feet in height as measured from the existing on-site grade adjacent to the wall.
- c. Along the eastern property line from the south end of the service building, south to the southeast corner of the site and then along the southern property line from the southeast corner of the site in a westerly direction for 70 feet, terminating at the parking planter. This wall shall be 10 feet in height as measured from the existing on-site grade adjacent to the wall.

The remaining screen walls as shown on the above referenced plan shall be constructed a minimum of 6 feet in height as measured from the grade of the asphalt on-site. The screen walls, the six, eight and ten foot walls, shall be of block construction and designed in a manner similar to and consistent with the primary structures on-site (stucco covered block, split-face block, slump stone, or similar material). These walls shall be approved by the Planning Department prior to the issuance of a building permit.

////////////////////

Water Utilities:

- 1
2
3 51. The owner must pay additional sewer capacity fees because
4 of the change of occupancy.
5
6 52. Water and sewer line replacement frontage fees shall be
7 paid in accordance with City of Oceanside's Resolution No.
8 83-236.
9
10 53. The developer shall be responsible for developing all water
11 and sewer facilities necessary to this property. Any
12 relocation of water or sewer lines are the responsibility
13 of the developer.
14
15 54. This project is subject to the development restrictions
16 identified in the City's Water Conservation Ordinance No.
17 91-15.
18
19 55. This project is subject to the requirements of the City's
20 Water Conservation Ordinance No. 91-15, specifically, dual
21 water lines shall be provided on-site in order to
22 facilitate the present and future use of reclaimed water.
23
24 56. A separate water meter for irrigation purposes shall be
25 installed.

26
27 PASSED on November 23, 1992 by the following vote, to
28 wit:

AYES: Messinger, Miller, Altamirano, Caballero, Tubbs,
Skinner, Martinek

NAYES: None

ABSENT None

ABSTAIN: None

ADOPTED on this 14th day of December, 1992.

Dennis Martinek
Dennis Martinek, Chairman

ATTEST:

Michael J. Blessing
Michael J. Blessing, Secretary

I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning
Commission, hereby certify that this is a true and correct copy
of Resolution No. 92-P63

Dated: 14 Dec '92

MICHAEL J. BLESSING, Secretary
OCEANSIDE PLANNING COMMISSION

701117-01
DESCRIPTION

DESCRIPTION

THAT PORTION OF TRACT 14 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 422, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF HILL STREET, AS SAID STREET IS SHOWN ON SAID MAP NO. 422, WITH THE NORTHWESTERLY LINE OF LOT 1 IN TRACT 50 OF HOTALING LANDS, AS SHOWN ON SAID MAP NO. 1717, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 16, 1921; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT 50 TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF LOT 13 OF LUCKY LOTS, AS SHOWN ON MAP THEREOF NO. 2878, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 12, 1952. THENCE NORTH 35°12' WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 20 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF LOT 12 OF SAID LUCKY LOTS SOUTH 85° WEST A DISTANCE OF 246.92 FEET TO THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF OTHMAR STREET AS THE SAME IS SHOWN ON MAP NO. 418 OF PUTERBAUGH'S ADDITION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 4, 1887, WITH THE SOUTHEASTERLY LINE OF WITHERBY STREET AS SAID STREET IS SHOWN ON MAP NO. 240 OF GODFREY'S ADDITION TO OCEANSIDE FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 18, 1887; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID WITHERBY STREET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE ESCONDIDO BRANCH OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY TO AN INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF ABOVE REFERRED TO HILL STREET; THENCE SOUTH 35°21'30" EAST ALONG SAID NORTHWESTERLY PROLONGATION, A DISTANCE OF 160.00 FEET; THENCE NORTH 54°38'30" EAST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 54°38'30" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 35°21'30" EAST A DISTANCE OF 180.00 FEET; THENCE SOUTH 54°38'30" WEST A DISTANCE OF 180.00 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID HILL STREET; THENCE ALONG SAID NORTHWESTERLY PROLONGATION NORTH 35°21'30" WEST A DISTANCE OF 80.00 FEET; THENCE NORTH 54°38'30" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 35°21'30" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

D-15-92 C-21-92 RC-4-92



**CITY OF OCEANSIDE
PLANNING DEPARTMENT**

Revised April 1992

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
HARLEY'S HOUSE OF HARLEYS (D-15-92, C-21-92, RC-4-92)

PROJECT LOCATION - SPECIFIC:
1434 South Hill Street

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Demolition of the majority (7,360 square feet) of an existing commercial structure 10,200 square feet in area and construction of a replacement building totalling 12,250 square feet in area for the sale and repair of motorcycles.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

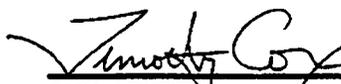
NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Harley A. Hartman

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(S) 15301(e)(1)(3) and 15302(b)

REASONS WHY PROJECT IS EXEMPT:
Replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.

Contact Person:
Tim Cox, Environmental Planner

 November 13, 1992
SIGNATURE DATE
For: Michael Blessing, Planning Director

1 PLANNING COMMISSION
2 RESOLUTION NO. 95-P26

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

8
9 APPLICATION NO: C-9-95 and RC-2-95
10 APPLICANT: James Harris (aka J & K Automotive)
11 LOCATION: 1434 South Hill Street (Coast Highway)
12

13
14 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA
15 DOES RESOLVE AS FOLLOWS:
16

17 WHEREAS, there was filed with this Commission a verified
18 petition on the forms prescribed by the Commission requesting a
19 Conditional Use Permit and Regular Coastal Permit under the
20 provisions of Article 41 of the Zoning Ordinance and Local
21 Coastal Plan of the City of Oceanside to permit the following:
22

23 motor vehicles sales and repair
24

25 on certain real property legally described as shown on EXHIBIT
26 "A" attached hereto and incorporated herein by reference
27 thereto.
28

WHEREAS, the Planning Commission, after giving the required
notice, did on the 22nd day of May, 1995 conduct a duly
advertised public hearing as prescribed by law to consider said
application.

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

For the Conditional Use Permit:

1. The proposed motor vehicle sales and repair operation is consistent with the pattern of development that exists within the immediate vicinity. The operation is consistent with the applicable development regulations for the General Commercial District.
2. The motor vehicle sales and repair operation has been conditioned to mitigate potential problems associated with noise and light intrusion onto the surrounding properties. The applicant will provide a sound attenuation wall, confine all repair work to the inside of the building, and limit the hours of operation for the repair work from 7 a.m. to 7 p.m. All outdoor lighting will be shielded and directed to prevent glare on the surrounding properties.

1 These conditions of approval along with site improvement
2 work, will insure that the proposed use will not create a
3 detrimental situation to the public or properties within
4 the vicinity.

5 3. Provisions exist within the conditions of approval to
6 recall this Conditional Use Permit, should violations occur
7 due to the operations conducted on site. Should public
8 health and safety problems occur due to the operation, the
9 Planning Commission has the ability to review the use
10 permit. The Commission may modify or place additional
11 conditions, or rescind the approval of the use permit.

12 For the Regular Coastal Permit:

13 1. The proposed motor vehicles sales and rental will not
14 impact the coastal and visitor serving recreational uses
15 within the vicinity. The proposed use is consistent with
16 the provisions of the Local Coastal Plan.

17 WHEREAS, the Planning Commission finds that the proposed
18 use is exempt from the requirements of environmental review
19 pursuant to the provisions of the California Environmental
20 Quality Act.

21 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission
22 does hereby APPROVE of CONDITIONAL USE PERMIT C-9-95 and REGULAR
23 COASTAL PERMIT RC-2-95 subject to the following conditions:

24 Building:

- 25 1. Applicable Building Codes and Ordinances shall be based on
26 the date of submittal for Building Department plan check.
- 27 2. The granting of approval under this action shall in no way
28 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 C.A.C. Title 24, Part
2 (Handicapped Access - Nonresidential buildings - O.S.A.)
4. Application for Building Permit will not be accepted for
this project until plans indicate that they have been
prepared by a licensed design professional (Architect or
Engineer). The design professional's name, address, phone
number, State license number and expiration date shall be
printed in the title block of the plans.
5. All exiting shall comply with UBC Chapter 33.
6. The proposed use appears to be a change-in-use (B-2 to B-1,
or H-4). The architect or engineer shall prepare plans to
bring existing building into compliance to all current code
requirements for the new use.

1
2 Community Services:

3 7. The City shall not, at the present or future time, assume
4 the responsibility for the maintenance of any medians,
landscaping, slopes, open space or common grounds for this
project.

5 Engineering:

- 6 8. Where proposed off-site improvements including but not
7 limited to slopes, public utility facilities, and drainage
8 facilities are to be constructed, the applicant shall, at
9 his own expense, obtain all necessary easements or other
10 interests in real property and shall dedicate the same to
11 the City as required. The applicant shall provide
12 documentary proof satisfactory to the City that such
13 easements or other interest in real property have been
14 obtained prior to the approval of the final map.
15 Additionally, the City, may at its sole discretion, require
16 that the applicant obtain at his sole expense a title
17 policy insuring the necessary title for the easement or
18 other interest in real property to have vested with the
19 City of Oceanside or the applicant, as applicable.
- 20 9. All streets shall be improved with concrete curbs and
21 gutters, street lights, 5 foot wide sidewalks and pavement,
22 providing a parkway width of at least 10 feet, except where
23 turnouts are provided unless altered by the City Engineer.
- 24 10. All street dedications, alignments, widths, and exact
25 geometrics shall be as approved by the City Engineer.
- 26 11. All traffic signal contributions, highway thoroughfare
27 fees, park fees, reimbursements, and other applicable
28 charges, fees and deposits shall be paid prior to the
issuing of any building permits in accordance with City
policies. The developer shall also be required to join
into, contribute, or participate in any improvement,
lighting, or other special district affecting or affected
by this project. Approval of the project shall constitute
the developer's approval of such payments, and his
agreement to pay for any other similar assessments or
charges in effect at the time any increment is submitted
for building permit approval, and to join, contribute, or
participate in such districts.
12. Design and construction of all improvements shall be in
accordance with standard plans, specifications of the City
of Oceanside and subject to approval by the City Engineer.
Parking lot striping shall be shown on precise
grading/private improvement plans for parking lots.
13. The developer shall pay traffic signal fees as required by
the City's Traffic Signal Fee Ordinance.

- 1 14. The developer shall pay thoroughfare fees as required by
2 the City's Thoroughfare Fee Ordinance.
- 3 15. Sight distance requirements at all street intersections
4 shall conform to the intersectional sight distance criteria
5 as provided by the California Department of Transportation
6 Highway Design Manual.
- 7 16. Landscaping plans for trees, bushes and shrubs, or plans
8 for the construction of walls, fences or other structures
9 at or near intersections must conform to sight distance
10 requirements and must be submitted to and approved by the
11 City Engineer prior to the issuance of building permits and
12 prior to the implementation of any landscape improvements.
- 13 17. Traffic control during the construction of streets which
14 have been opened to public travel shall be in accordance
15 with construction signing, marking and other protection as
16 required by the State Department of Transportation
17 (CalTrans) Traffic Manual.
- 18 18. Sediment, silt and grease traps shall be included in
19 drainage improvements.
- 20 19. Grading and drainage facilities shall be designed to
21 adequately accommodate the local storm water runoff and
22 shall be in accordance with standard plans and
23 specifications of the City of Oceanside and subject to the
24 approval of the City Engineer.
- 25 20. Development shall be in accordance with City Floodplain
26 Management Regulations.
- 27 21. This subdivision or project is subject to payment of Master
28 Plan of Drainage acreage fees, to be paid prior to approval
of the final map or building permit. All storm drains and
appurtenances shall be designed and installed to the
satisfaction of the City Engineer. On and off-site drains
shall be shown on City standard plans and profile sheets.
Storm drain easements shall be dedicated where required.
- 22 22. On-site grading design and construction shall be in
23 accordance with the City's current Grading Ordinance.
- 24 23. Prior to any grading of any part of the project, a
25 comprehensive soils and geologic investigation shall be
26 conducted of the soils, slopes, and formations in the
27 project. All necessary measures shall be taken and
28 implemented to assure slope stability, erosion control, and
soil integrity. No grading shall occur until a detailed
grading plan, to be prepared in accordance with the Grading
Ordinance and Zoning Ordinance, is approved by the City
Engineer.

1 24. The developer shall comply with all the provisions of the
2 City's cable television ordinances including those relating
3 to notification as required by the City Engineer.

4 25. Any broken concrete curb, gutter or sidewalk shall be
5 repaired or replaced as required by the City Engineer.

6 26. The project shall provide hydrology and hydraulic
7 calculations for the site drainage and sump design. The
8 calculations and pump design shall be reviewed and approved
9 by the City Engineer prior to the issuance of a building
10 permit.

11 27. A precise grading/private improvement plan and landscaping
12 plan, shall be approved by the City Engineer, appropriate
13 securities in place, and all necessary construction
14 completed prior to the issuance of building permits.

15 28. The existing driveway shall be reconstructed to incorporate
16 the expanded driveway return as shown on the Engineering
17 Department's standard drawing M-10.

18 Fire:

19 29. Plans shall be submitted to the Fire Prevention Bureau for
20 plan check review and approval prior to the issuance of
21 building permits.

22 Planning:

23 30. This Conditional Use Permit and Regular Coastal Permit
24 shall expire on May 22, 1997, unless implemented as
25 required by the Zoning Ordinance.

26 31. A letter of clearance from the affected school district in
27 which the property is located shall be provided as required
28 by City policy at the time building permits are issued.

32. If required, a public facilities fee shall be paid as
required by City policy at the time building permits are
issued.

33. Landscape plans, meeting the criteria of the City's
Landscape Guidelines and Water Conservation Ordinance No.
91-15, including the maintenance of such landscaping, shall
be reviewed and approved by the City Engineer and Planning
Director prior to the issuance of building permits.
Landscaping shall not be installed until bonds have been
posted, fees paid, and plans signed for final approval.

The site plan shall be modified to include a four-foot wide
planter strip adjacent to the decorative masonry wall along
the east property line. Landscaping shall be placed within
this planter strip.

- 1
2 The existing retaining wall along the north and west
3 property line and the decorative masonry wall along the
4 east property line shall be covered with vines and/or
5 scarlet crimson bougainvillea.
- 6
7 34. A trash enclosure must be provided as required by Chapter
8 13 of the City Code and shall also include additional space
9 for storage and collection of recyclable materials per City
10 standards. The enclosure must be built in a flat,
11 accessible location as determined by the City Engineer.
12 The enclosure shall meet City standards including being
13 constructed of concrete block, reinforced with Rebar and
14 filled with cement. A concrete slab must be poured with a
15 berm on the inside of the enclosure to prevent the bin(s)
16 from striking the block walls. The slab must extend out of
17 the enclosure for the bin(s) to roll out onto. Steel posts
18 must be set in front of the enclosure with solid metal
19 gates. All driveways and service access areas must be
20 designed to sustain the weight of a 50,000 pound service
21 vehicle. Trash enclosures and driveways and service access
22 areas shall be shown on both the improvement and landscape
23 plans submitted to the City Engineer. The specifications
24 shall be reviewed and approved by the City Engineer. The
25 City's waste disposal contractor is required to access
26 private property to service the trash enclosures, a service
27 agreement must be signed by the property owner and shall
28 remain in effect for the life of the project. The trash
enclosure shall be designed to provide user access without
the use and opening of the service doors for the bins.
This design shall be shown on the landscape plans and shall
be approved by the Planning Director.
35. The trash enclosure shall use the same materials as
utilized for the wall along the east and southerly property
lines.
36. Prior to the transfer of ownership and/or operation of the
site the owner shall provide a written copy of the
application, staff report and resolution for the project to
the new owner and or operator. This notification's
provision shall run with the life of the project.
37. Failure to meet any conditions of approval for this
development shall constitute a violation of the Conditional
Use Permit and Regular Coastal Permit.
38. 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, and other materials and information
submitted with this application, unless specifically waived
by an adopted condition of approval.

- 1 39. This Conditional Use Permit shall be called for review by
2 the Planning Commission if complaints are filed and
3 verified as valid by the Code Enforcement Office concerning
4 the violation of any of the approved conditions or
5 assumptions made by the application.
- 6 40. The applicant shall be responsible for trash abatement on
7 the site, and shall keep the site free of litter, trash and
8 other nuisances.
- 9 41. The applicant shall increase the height of the existing
10 solid, block wall along the east property line to be a
11 minimum of six-foot high facing the pool area of the
12 Casitas Poquitos Recreational Vehicle and Trailer Park. The
13 six-foot high masonry wall shall continue along the
14 southerly property to a point 25-feet from the southeast
15 corner of the property. The masonry wall along the east
16 property line shall extend 10-feet beyond the building.
17 The remaining portion of the wall along the east property
18 line shall be a solid, six-foot high wood fence. The
19 wall and fence shall be shown on the landscape and
20 improvement or grading plans.
- 21 42. Elevations, siding materials, colors, and roofing materials
22 shall be substantially the same as those approved by the
23 Planning Commission. These shall be shown on plans
24 submitted to the Building Department and Planning
25 Department.
- 26 43. A covenant or other recordable document approved by the
27 City Attorney shall be prepared by the applicant and
28 recorded prior to the issuance of building permits. The
covenant shall provide that the property is subject to this
Resolution, and shall generally list the conditions of
approval.
44. All landscaping, fences, walls, etc. on the site, and in
the public right-of-way shall be permanently maintained by
the owner, his assigns or any successors in interest in the
property. The maintenance program shall include normal
care and irrigation of the landscaping; repair and
replacement of plant materials; irrigation systems as
necessary; and general clean-up of the landscaped and open
areas, parking lots and walkways, walls, fences, etc.
Failure to maintain landscaping and the site in general may
result in the setting of a public hearing to revoke the
approval. This condition shall be recorded with the
covenant required by this Resolution.
45. All mechanical roof-top 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.

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
46. This Conditional Use Permit is granted for the following use only: Motor vehicle sales and repairs. The motor vehicle sales shall be implemented within three-years from the date of this approval. All motor vehicle repair activities shall be conducted indoors within the 3,350 square-foot building. The motor vehicle sales is limited to the display of 14 vehicles; 13 parking spaces shall be maintained at all times for customer parking. Any change in the use or any change in the structure will require a revision to the Conditional Use Permit or a new Conditional Use Permit.
- The Conditional Use Permit is subject to review by the Planning Commission from the date of commencement of operations to determine the project compatibility within surrounding land uses. The Commission may add new conditions and/or delete and/or modify existing conditions as it deems necessary to protect the general health, safety and welfare of residents in the area or surrounding land uses.
47. The hours of operation for the motor vehicle repair activities are limited from 7:00 a.m. to 7:00 p.m. These hours may be reviewed and limited by the Planning Commission when valid issues or complaints pertaining to the hours of operation arise.
48. All graffiti shall be removed within 24 hours of occurrence.
49. Prior to the installation of any signage, the applicant or designated representative, shall submit into the Planning Department, a sign plan. The plan shall depict all signs proposed for the site and shall be consist with the provisions of Article 33, Signs, within the Zoning Ordinance. All signs shall be approved by the Planning Director, prior to their installation.
50. All outdoor lighting shall be properly shielded and directed as to prevent glare on the surrounding properties.
- Water Utilities:
51. The developer shall be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water or sewer lines are the responsibility of the developer.
52. The developer shall construct a reclamation water system that will serve this proposed project, in accordance with City Ordinance 91-15.
53. A separate water meter for irrigation purposes shall be installed.

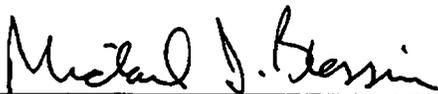
1 54. Should the project site have a finished grade elevation
2 which is located below the elevation of the next upstream
3 manhole cover of the public sewer system, the project site
4 shall be protected from back flow of sewage by installing
an approved type backwater valve, per Section 409 of the
Uniform Building Code.

5 PASSED and ADOPTED on May 22, 1995 by the following vote,
6 to wit:

7 AYES: FRAZIER, SCHAFFER, BOCKMAN, PRICE, MESSINGER
8 NAYES: NONE
9 ABSENT ALTAMIRANO, CABALLERO
10 ABSTAIN: NONE

11 
12 Jack D. Messinger, Chairperson

13 ATTEST:

14 
15 Michael J. Blessing, Secretary

16 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning
17 Commission, hereby certify that this is a true and correct copy
18 of Resolution No. 95-P26.

19 Dated: 22 May '95

MICHAEL J. BLESSING, Secretary
OCEANSIDE PLANNING COMMISSION

20
21
22
23
24
25
26
27
28

1 WHEREAS, between January 20, 2009, and March 16, 2009, nine public meetings
2 were held and the draft Coast Highway Vision and Strategic Plan was presented to City
3 Committees and Commissions to solicit additional input; and

4 WHEREAS, on April 15, 2009, the City Council held a duly noticed public hearing,
5 heard presentations and considered written evidence and oral testimony by all interested parties
6 on the draft Coast Highway Vision and Strategic Plan;

7 WHEREAS, based on such evidence and testimony, including but not limited to the report
8 of the Development Services Department, the City Council finds as follows:

9 1. The adoption of the Coast Highway Vision and Strategic Plan is in the interest of
10 Oceanside's orderly development and important to the preservation of the health, safety, and
11 general welfare of the City's citizens. The Coast Highway Vision and Strategic Plan is based
12 on a set of Livable Communities and Smart Growth principles that have produced vibrant and
13 economically successful communities worldwide and a multi-pronged implementation strategy
14 of plan-wide initiatives, as well as specific actions for short and long-term physical
15 enhancements. Together the underlying principles and implementation strategy work to
16 preserve existing residential areas, enhance existing commercial areas, weave arts technology
17 and the environment into the fabric of the community, promoted a preservation ethic, and
18 leverage transportation and natural amenities that Oceanside possesses.

19 2. The adoption of the Coast Highway Vision and Strategic Plan will not result in
20 significant environmental effects because the document does not entitle any of the projects or
21 improvements identified in the Plan. The Coast Highway Vision and Strategic Plan will inform
22 future legislative amendments and provides guidance to the City decision makers, City staff
23 and community stakeholders through conceptual plans, principles and guidelines that can be
24 taken into consideration and incorporated into future proposals to enable revitalization of the
25 planning area and implement the Coast Highway vision.

26 ///

27 ///

28 ///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

2 1. The preparation and adoption of the Coast Highway Vision and Strategic Plan
3 document is exempt from CEQA pursuant to Article 18 Statutory Exemptions, Section 15262
4 (Feasibility and Planning Studies), which states that a project involving only feasibility or
5 planning studies for possible future actions, which the agency, board, or commission has not
6 approved, adopted or funded, does not require the preparation of an Environmental Impact
7 Report (EIR) or a Negative Declaration (ND). In addition, the preparation and adoption of the
8 Coast Highway Vision and Strategic Plan is exempt from CEQA pursuant to California Code
9 Regulations Section 15061 (b) (3) which provides that CEQA only applies to projects which
10 have the potential for causing a significant effect on the environment. Based upon a review of
11 the record the City Council finds that there is no potential that the adoption of the Coast
12 Highway Vision and Strategic Plan will cause a significant environmental impact.

13 2. The Coast Highway Vision and Strategic Plan document is hereby approved in its
14 entirety, subject to the planning area boundary and text modifications directed by the City
15 Council on January 21, 2009 and text modifications recommended by the Arts Commission,
16 Oceanside Historic Preservation Advisory Commission, Transportation Commission and
17 Bicycle Committee (Exhibit B).

18 BE IT FURTHER RESOLVED that the City Council directs as follows:

19 3. The Coast Highway Vision and Strategic Plan shall serve as: a) an advisory
20 document and shall be used as a resource to inform future legislative amendments affecting the
21 subject planning area; and b) a "planning tool" to provide guidance on development proposals
22 through urban and building design principles and guidelines.

23 4. The projects stemming from the design concepts identified in the Coast Highway
24 Vision and Strategic Plan have not been approved. Any future site-specific development
25 proposals shall be subject to further review and approval through the planning entitlement
26 process, including environmental review.

27 ///

28 ///

1 5. The Development Services Director is authorized and directed to prepare and
2 print the document entitled "Coast Highway Vision and Strategic Plan" as modified by City
3 Council action on April 15, 2009; and

4 6. Initiate Coast Highway Vision and Strategic Plan plan-wide (PW) and area
5 specific implementation action items by; a) initiating parking (PW-1) and traffic capacity and
6 infrastructure design (PW-2) studies subject to and upon granting of SANDAG Smart Growth
7 Initiative Program (SGIP) funding; b) preparing a draft Transferable Development Rights
8 (TDR) building height program for City Council consideration (PW-3); c) initiating plan and
9 text amendments to currently applicable regulatory land use documents (PW-4) to ensure their
10 consistency with the Coast Highway Vision and Strategic plan (e.g. NC-3, SN-1, ATE-4) and
11 establish new quality of life performance standards; d) preparing a draft Development
12 Incentives Policy (PW-5) to address entitlement vesting rights, "green tape"/expedited
13 processing and "zero or reduced fee" green design initiatives; e) facilitating development
14 proposals through the development Services Director's office or the Economic and Community
15 Development Director's office and promote/enable to the extent possible land assembly by
16 private entities and creative site-specific incentives for catalytic projects; f) forwarding the final
17 Coastal Commission "Climate Change" policies to City Council for consideration.

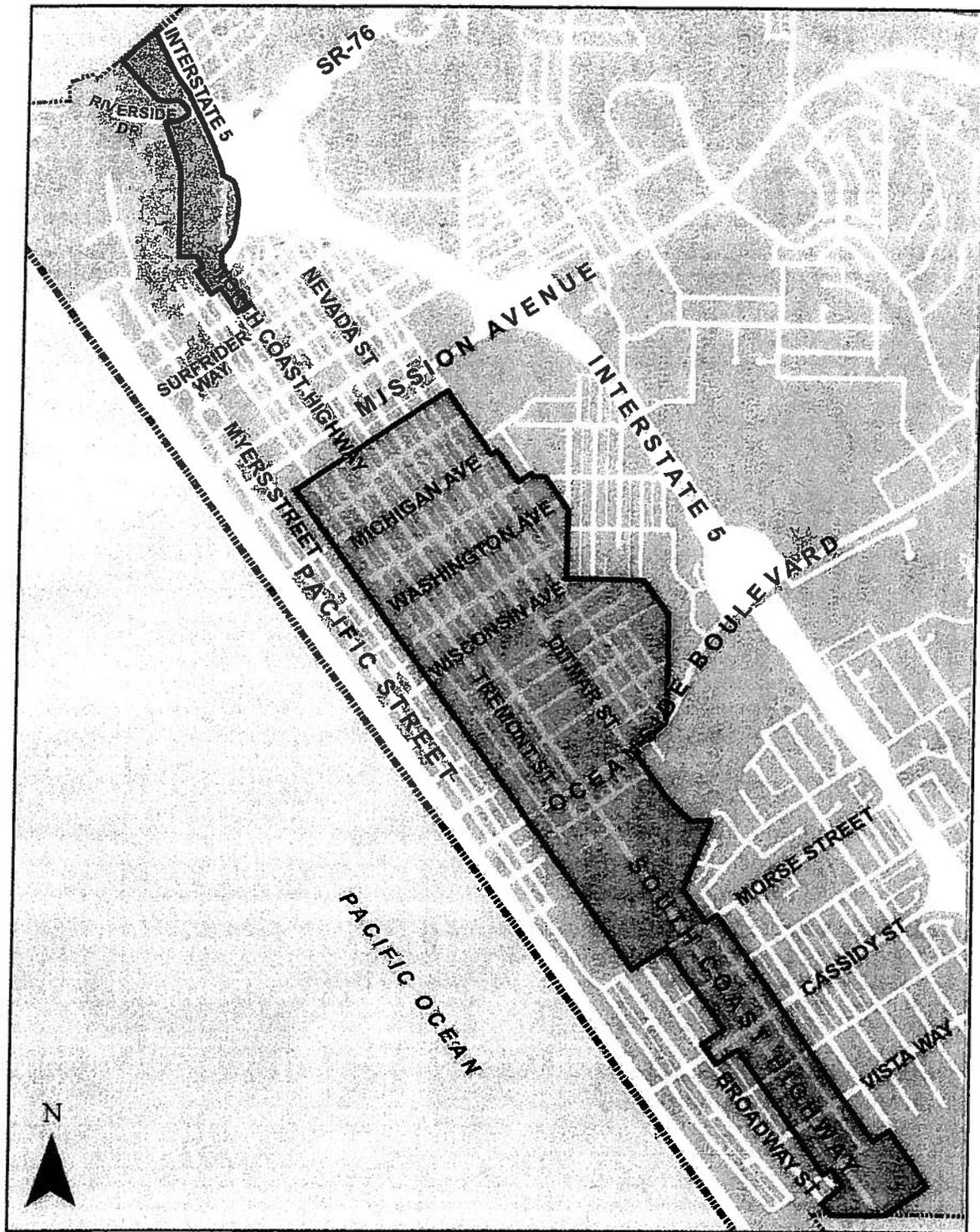
18 ///

19 ///

20 ///

21
22
23
24
25
26
27
28

EXHIBIT A



Coast Highway Vision and Strategic Plan

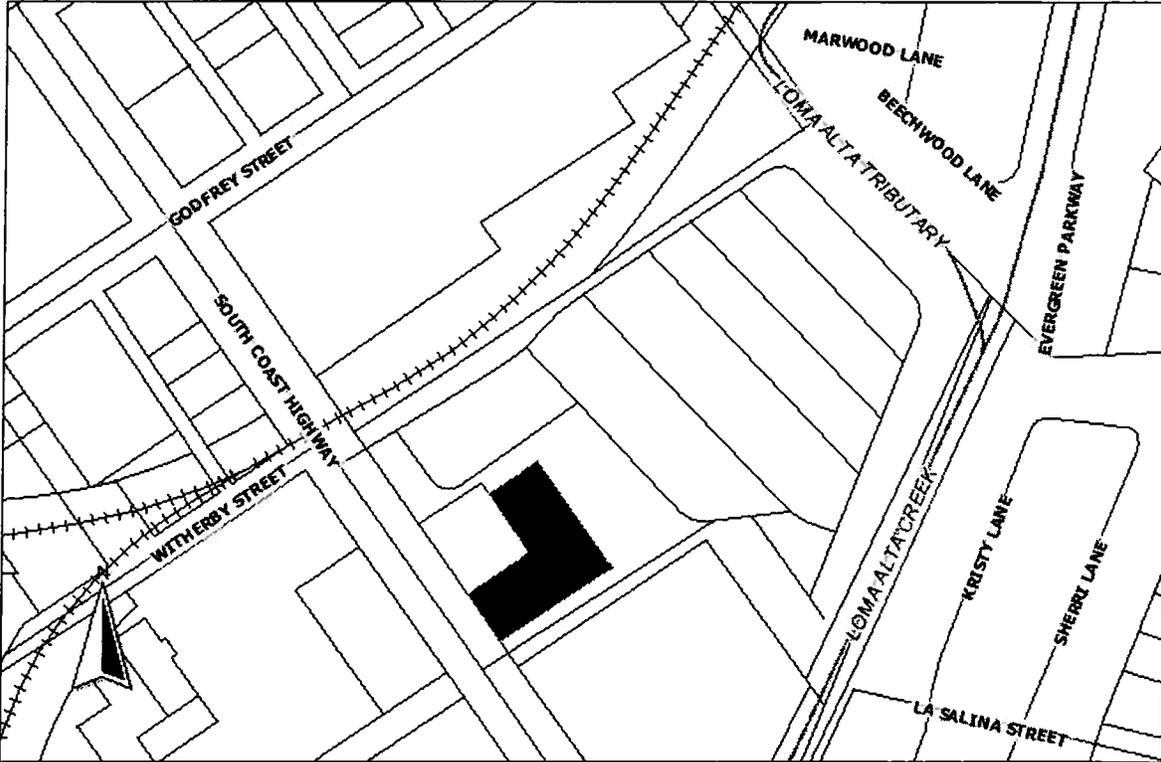
Planning Area

EXHIBIT B

Draft Coast Highway Vision and Strategic Plan

Modifications

1. Delete all text references and maps/exhibits related to the Las Ramblas North "O" Alternative 1: Hospitality/Entertainment Node and exclude the Mira Mar Mobile Home Community and Oceanside Harbor areas from the Coast Highway Vision and Strategic Plan area boundaries.
2. Add to the Coast Highway Vision and Strategic Plan objectives the following objective:
Promote a preservation ethic that encourages and supports the preservation of Oceanside's historical heritage and resources to the extent possible.
3. Add to the Implementation Strategy plan-wide actions the following action:
PW-8: Implement currently applicable and future citywide policies in support of the arts including but not limited to the Arts in Public Places policy requiring public art as a visual art element on Capital Improvements projects (CIP).
4. Remove the text from page 44 of the Draft Coast Highway Vision and Strategic Plan document referring to the existence of a bike path along S. Tremont Street.
5. Modify the photo montage exhibit on page 1 and 31 to show the cyclist riding the bicycle rather than walking alongside the bicycle.
6. Replace the photos on page 37 and 84 with ones that depict cyclists employing safe riding practices.
7. Modify Implementation Strategy Arts, Technology & Environment action ATE-4 a follows:
ATE-4: Adopt and apply a land use and design overlay zone to direct new development.



File Number: D-15-92 REV05, C-9-95 REV05, RC-2-95 REV05

Applicant: Scott Bailey, West Coast Tire & Wheel

Description:

DEVELOPMENT (D-15-92 REV05), CONDITIONAL USE PERMIT (C-9-95 REV05) and REGULAR COASTAL PERMIT (RC-2-95 REV05) to allow the addition of 3,508 square feet to the existing auto shop located at 1434 South Coast Highway. The project site has a General Plan Land Use Designation of General Commercial (GC), is zoned General Commercial (C2), and is situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone. – **WEST COAST TIRE & WHEEL**

Environmental Determination:

Pursuant to the California Environmental Quality Act of 1970 and State Guidelines thereto; the City of Oceanside acting as Lead Agency intends to disapprove the project and in accordance with CEQA Section 15270 “Projects Which are Disapproved” (b) allows for an initial screening of projects on the merits for quick disapprovals prior to initiation of the CEQA process where the agency can determine that the project cannot be approved. Should staff’s recommendation to deny be overturned, the project would need to be returned to staff in order to conduct the required CEQA review prior to any discretionary action occurring.

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

"Westcoast Tire & Wheel"



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

STAFF USE ONLY	
ACCEPTED	BY
9/21/05	MB
Received JUL 20 2009 Planning Division REV	

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT MR. SCOTT BAILEY	2. STATUS OWNER
3. ADDRESS 1434 S. COAST HWY.	4. PHONE/FAX/E-mail 760-722-5686
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) THOMAS R. HANSEL	
6. ADDRESS P.O. BOX 235104 ENCINITAS, CA. 92023	7. PHONE/FAX/E-mail 760-635-2946 760-635-2468

HEARING	GPA
	MASTER/SP.PLAN
	ZONE CH.
	TENT. MAP
	PAR. MAP
	DEV. PL. D-15-92 REV 05
	C.U.P. C-9-95 REV 05
	VARIANCE
	COASTAL RC-2-05 REV 05
	O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 1434 S. COAST HWY.	9. SIZE 22,900 S.F.
10. GENERAL PLAN COMMERCIAL	11. ZONING CG
12. LAND USE AUTO REPAIR GARAGE	13. ASSESSOR'S PARCEL NUMBER 152-200-10

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION : **ADDITION TO EXISTING BUILDING.**
 REV - 7/20/09 REV. 11/2/09
 REV - 1/10/07

15. PROPOSED GENERAL PLAN COMMERCIAL	16. PROPOSED ZONING CG	17. PROPOSED LAND USE AUTO REPAIR GAR.	18. NO. UNITS —	19. DENSITY —
20. BUILDING SIZE 7,056 S.F.	21. PARKING SPACES 23	22. % LANDSCAPE 11	23. % LOT COVERAGE or FAR 33	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): THOMAS R. HANSEL	34. DATE	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) SCOTT BAILEY	36. DATE
	Sign:	

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

CHRIS HARRISON

WEST COAST WHEEL & TIRE
1434 SOUTH COAST HIGHWAY
OCEANSIDE, CALIFORNIA 92054

November 2, 2009

NOV 2 2009

Planning Department

City of Oceanside
Community Development Department
Planning Division

Reference: West Coast Wheel & Tire, Building addition:

Description and Justification:

We hereby request an approval of Development Plan for the construction of an addition to an existing auto repair garage.

Located in south Oceanside, the project site is bound by South Coast Highway on the west, an RV park on the east, an auto repair to the north, and a paved drive-way, which services the RV park, to the south. Under the guidelines set forth in the City of Oceanside Zoning Ordinance, which designates this site as C-G, the highest and best use of this site is commercial. Existing land uses in the vicinity include a mixture of commercial and visitor-serving commercial.

Expansion of Westcoast Wheel & Tire's business is limited by the small existing building, a single story garage that is located toward the back of the "L" shaped property. The owner is proposing expanding the building to the west and south, increasing the area of the existing auto repair garage from 3,548 square feet to 7,056 square feet. This building expansion will enable him to add to the number of automobile repair racks. The expansion of the building will also accommodate a new employee lounge and a new tire storage room. The height of the

existing building will be raised to 22' 6" from the existing height of 18'. The existing exterior building facades will be re-stuccoed (as necessary) and painted.

West Coast Wheel & Tire is a commercial structure designed in the Modern style, using industrial materials such as, galvanized metal downspouts, metal garage doors, and masonry walls. The new construction will reflect the use for which it is intended, that of an auto repair shop. These materials lend themselves to easy maintenance in southern California's climate as well the daily use of an auto repair shop. The stucco walls will be painted and the concrete masonry walls will be left exposed with a clear sealer applied, appropriate to the use.

This project will be a significant upgrade for this particular neighborhood of Oceanside. The addition to West Coast Wheel & Tire will be beneficial to the City of Oceanside be renovating and occupying a largely vacant site. The services this project provides to the community is both beneficial and valuable. Granting your approval to our Development Plan is consistent with the General Plan and the purposes of the Zoning Ordinance, and granting this approval does not constitute a grant of special privilege inconsistent with the limitations of the other properties in the vicinity or in the same zoning district. We respectfully request your approval of this quality project as an addition to our community.

WEST COAST TIRE & WHEEL - BUILDING ADDITION

Development Plan, Conditional Use Permit & Regular Coastal Permit; Revised 2009

(D-15-92; C-9-95; RC-2-05 - Revised 2009)

LEGAL DESCRIPTION :

EXHIBIT "A"

RECEIVED
SEP 21 2005
Planning Department

185

THAT PORTION OF TRACT 14 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF HILL STREET, AS SAID STREET IS SHOWN ON SAID MAP NO. 622, WITH THE NORTHWESTERLY LINE OF LOT 1 IN TRACT 50 OF HOTALING LANDS, AS SHOWN ON SAID MAP NO. 1717, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 16, 1921; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT 50 TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF LOT 13 OF LUCKY LOTS, AS SHOWN ON MAP THEREOF NO. 2878, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 12, 1952; THENCE NORTH 35°12' WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 20 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF LOT 12 OF SAID LUCKY LOTS SOUTH 85° WEST, A DISTANCE OF 246.92 FEET TO THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF DITMAR STREET AS THE SAME IS SHOWN ON MAP NO. 418 OF PUTERBAUGH'S ADDITION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 4, 1887, WITH THE SOUTHEASTERLY LINE OF WITHERBY STREET AS SAID STREET IS SHOWN ON MAP NO. 260 OF GODFREY'S ADDITION TO OCEANSIDE FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 18, 1887; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID WITHERBY STREET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE ESCONDIDO BRANCH OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY TO AN INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF ABOVE REFERRED TO HILL STREET; THENCE SOUTH 35°21'30" EAST ALONG SAID NORTHWESTERLY PROLONGATION, A DISTANCE OF 160.00 FEET; THENCE NORTH 54°38'30" EAST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 54°38'30" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 35°21'30" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 54°38'30" WEST, A DISTANCE OF 180.00 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID HILL STREET; THENCE ALONG SAID NORTHWESTERLY PROLONGATION NORTH 35°21'30" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 54°38'30" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 35°21'30" WEST, A DISTANCE OF 100.00 FEET