

# AGENDA NO. 3

**PLANNING COMMISSION**



**STAFF REPORT**

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DATE: April 12, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP10-00003) FOR A MARTIAL ARTS AND TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SUITE LOCATED AT 318 NORTH HORNE STREET – OCEANSIDE MIXED MARTIAL ARTS – APPLICANT: OCEANSIDE MMA, INC.**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

Confirm issuance of Class 1 Categorical Exemption for "Existing Facilities;" and adopt Planning Commission Resolution No. 2010-P12 approving Conditional Use Permit (CUP10-00003) with findings and conditions of approval attached herein.

## **BACKGROUND AND PROJECT DESCRIPTION**

**Background:** In 1965 one of the first commercial shopping centers in Oceanside was constructed, known as the Mission Square Commercial Shopping Center. Since that time several improvements and additions have been made to the center.

On February 26, 2010, the Oceanside Martial Arts business submitted an application for a Conditional Use Permit to allow for martial arts training, instruction and tournaments located at 318 North Horne Street.

**Site Review:** The project site is located within the Mission Square Commercial Shopping Center at 318 North Vista Way within the Townsite Neighborhood. The project site is comprised of a 9.52-acre commercial center that consist of 99,999 square feet of commercial tenant building space, two stand-alone retail buildings and three stand-alone drive-thru restaurant buildings. The commercial center is bounded by Mission Avenue to the south, North Horne Street to the west, Civic Center Drive to the

north, and Interstate 5 to the east. The subject site has a General Plan Land Use Designation of Special Commercial (SC) and is zoned Commercial Space Highway Orientated (CS-HO). Surrounding land uses adjacent to the site include commercial retail uses to the west, Single-Family apartments to the north, Oceanside High School to the south, and Interstate 5 to the east.

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

Conditional Use Permit CUP10-00003 represents a request for the following:

- (a) To allow a martial arts facility to operate within an existing commercial suite located at 318 North Horne Street, pursuant to Oceanside's Zoning Ordinance Section 1120.

The proposed martial arts training and instruction services would be conducted solely within an existing 10,417-square foot building. The martial arts training would range from jiu-jitsu, muay thai kickboxing, judo, wrestling and boxing. Some minor tenant improvement will be required as a part of the project's implementation.

The maximum number of students will vary per class and the number of employees will range from 10 to 50 full time and part time employees. The proposed hours-of-operation are from 8:00 a.m. to 10:00 p.m. Monday thru Friday and 6:00 a.m. to 10:00 p.m. on Saturdays.

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

1. General Plan
2. Zoning Ordinance
3. Land Use Compatibility
4. CEQA

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan conformance**

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

A. Land Use Element

Goal 1.1: Balanced Land Use

Objective: To develop and use lands for the long-term provision of balanced, self-sufficient and community.

Policy A: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies will not arise. Neighboring uses within the commercial center include a wide variety of retail and personal services that have an adequate number of parking stalls per use. The proposed marital arts use will not conflict with the neighboring tenant's hours-of-operation nor impacting traffic and parking on-site.

**2. Zoning Compliance**

This project is located in the Commercial Space Highway Orientated (CS-HO) district and complies with the requirements of that zone. The following table depicts the parking data for the existing commercial center with the proposed marital arts use based upon Section 3100 of the OZO:

<b>EXISTING USES</b>	<b>BUILDING AREA (Sq. Ft.)</b>	<b>PARKING SPACES REQUIRED</b>	<b>PROPOSED</b>
Harbor Freight Tools and Boat Supplies	23,253	(1 per 250 sq. ft.)=93	100 (Existing)
Mission Coin Laundry	3,696	(1 per 250 sq. ft.)=15	15 (Existing)
Amigos Market	4,358	(1 per 200 sq. ft.)=22	30 (Existing)
A Vacant retail suite	19,553	(1 per 250 sq. ft.)=78	78 (Existing)
Oceanside MMA	10,417	(1 per 250 sq. ft.)=42	42 (Existing)
Total	61,277	250	265 (Existing)

The proposed use requires 42 spaces based on the square footage of the use and the Oceanside Zoning Ordinance Section 3103. The Mission Square Commercial Shopping Center contains 576 reciprocal parking stalls throughout the entire site and will adequately accommodate the parking needs of the existing and the proposed tenant during any time of the day.

**DISCUSSION**

The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	SC	CS-HO	Commercial Retail (Martial Arts Facility)
North	Redevelopment	D	Multi-family apartments
East	SFD-R	RS	Interstae-5 and Single Family Homes
South	PS	PI	Oceanside High School
West	Redevelopment	D	Single Family Homes

As identified in the above table the proposed martial arts facility located at 318 North Horne Street would be compatible with the surrounding uses. The martial arts facility would provide additional economic opportunities to the existing commercial center and the surrounding area.

In reviewing this application for a martial arts training within an existing retail suite, staff analyzed the future impacts on adjoining and surrounding land uses. Currently, there are two retail uses within close proximity to this use and a coin laundry facility within 20 feet. Each use within this portion of the commercial center has been analyzed for parking demands and hours-of-operation. Staff has determined that the available parking for the entire site is reciprocal and would accommodate the needs for the existing uses; as well as, the proposed martial arts facility. The proposed martial arts facility would conduct a majority of their business during evening hours from 5:00 p.m. to 10:00 p.m. on weekdays with limited weekend operations. Staff has reviewed the commercial activity for this site and found that a majority of the activity occurs during weekends. The martial arts facility's limited hours-or-operation and limited parking needs would not result in a parking deficiency. A total of 80 parking spaces in excess of the minimum parking requirements are available on-site. In the event when tournaments occur at the site a special events permit from the Parks and Recreational Department would be required for the review of the operations and the parking needed.

The proposed building suite for the Oceanside Martial Arts facility has been underutilized and vacant for several years and staff has forecasted that the proposed use would provide a positive addition to the Center; as well as, foster economic activity to the area.

### **ENVIRONMENTAL DETERMINATION**

The proposed project is categorically exempt pursuant to Article 19, Section 15301.Existing Facilities, Class 1 (a), of the California Environmental Quality Act.

**PUBLIC NOTIFICATION**

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties. As of April 12, 2010 no communication opposing the request had been received.

**SUMMARY**

The proposed Conditional Use Permit, as conditioned, is consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance. The project has been conditioned to meet or exceed all applicable regulations. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Confirm issuance of Article 19, Section 15301.Existing Facilities, Class 1 (a), Categorical Exemption and adopt Planning Commission Resolution No. 2010-P12 approving Conditional Use Permit CUP10-00003 with findings and conditions of approval attached herein.

PREPARED BY:



Scott Nightingale  
Acting Associate Planner

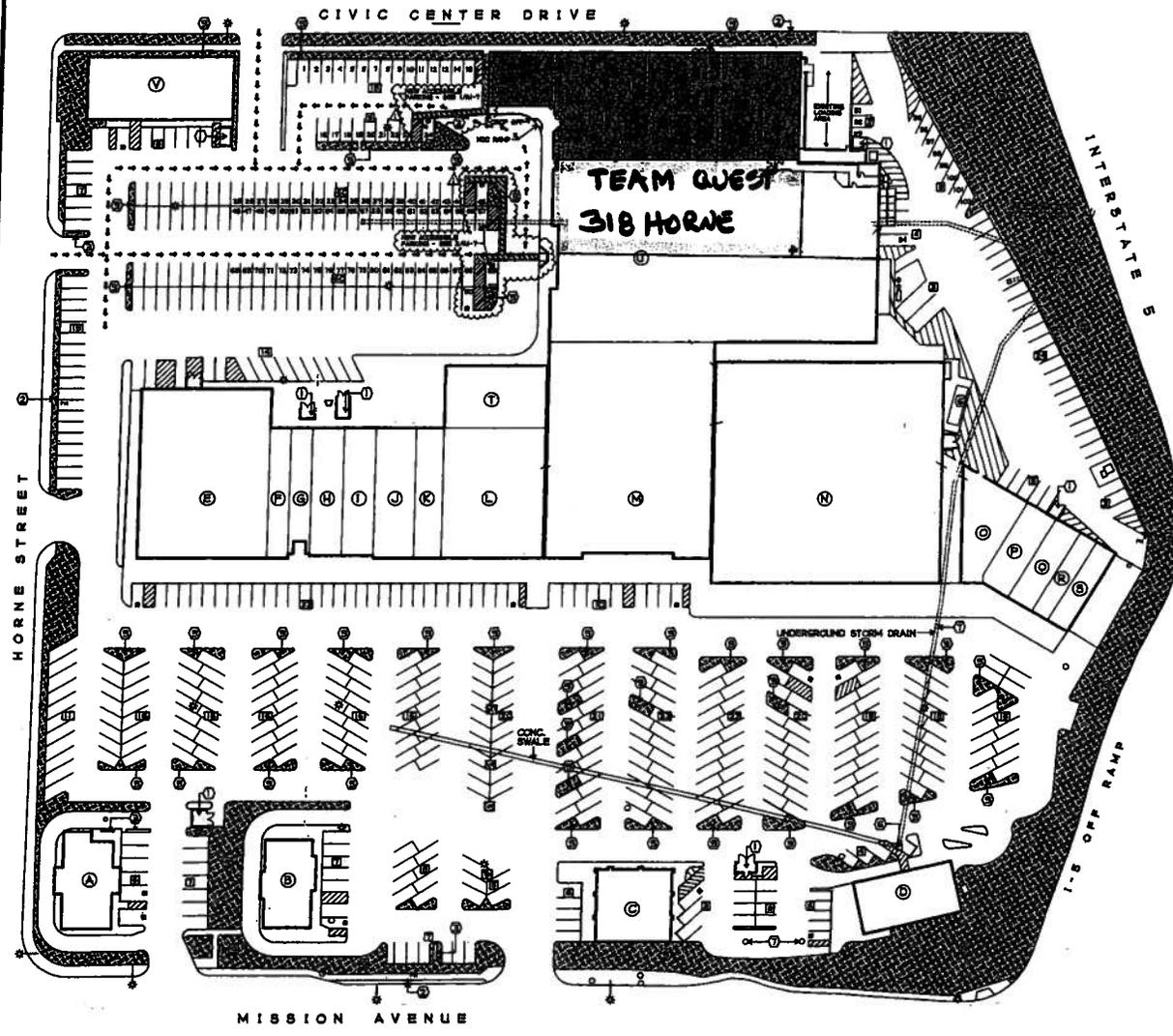
SUBMITTED BY:



Jerry Hittlerman  
City Planner

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2010-P12



ID	BUSINESS NAME	ACR
C	AMTO ZONE	104
E	GOODWILL	102
F	PASSPORT PHOTOS	104
G	DANIEL'S JEWELERS	104
H	VACANT	102
I	BAKED SNACKS	102
J	FASHION TOWN CLOTHING	102
K	VACANT	104
L	VACANT	104
M	SB CENTS ONLY	104
N	OFFICE DEPOT	104
O	SCOT PERSONNEL	102
R	MISSION SQUARE	102
S	CLEANERS	104
T	MISSION SQ. COIN LAUNDRY	308
U	VACANT	318
V	VACANT	328
TOTAL		

ID	BUSINESS NAME	ACR
W	PROPOSED SBT	320
TOTAL		

ID	BUSINESS NAME	ACR
A	MENJO'S	1008
B	EL. PELLE LOCO	1004
D	PANDA EXPRESS	1028
E	THE MESSIAH	1028
G	MUSLIMAN GRANT PIZZA	1028
TOTAL		

MISSION SQUARE TOTAL	
TOTAL PARKING SPACES REQUIRED	
TOTAL PARKING SPACES PROVIDED	
TOTAL PARKING SURPLUS	

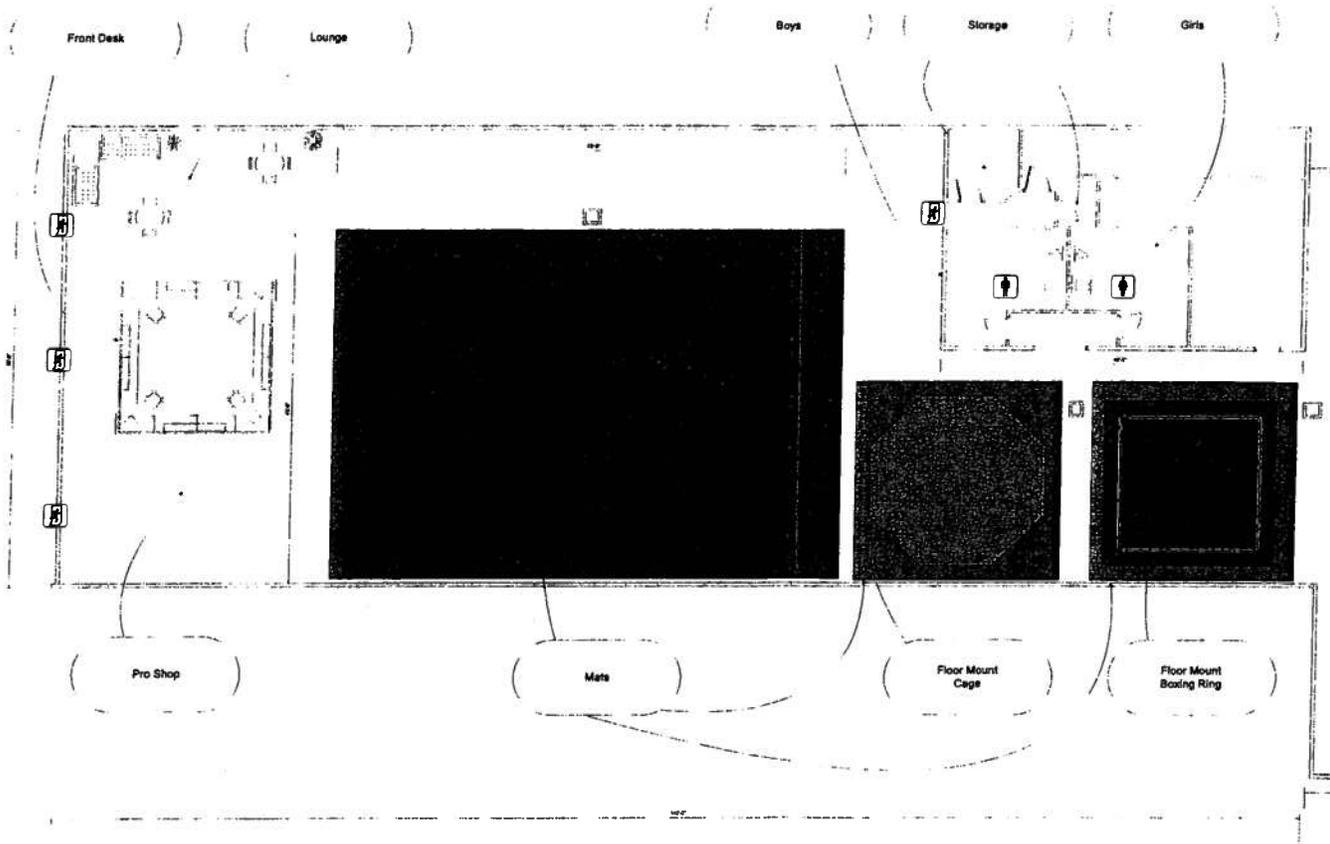
PROJECT DATA	
TOTAL SITE ACRES	2.82
GENERAL PLAN DESIGNATION	-SC
ZONING (EXISTING) - CE NO	
PROPOSED - CE NO	
ASSESSOR'S PARCEL NUMBER	147-231-1
NEIGHBORHOOD PLANNING AREA	- TOWN

- LEGEND**
- ① EXISTING TRASH ENCLOSURE
  - ② EXISTING FIRE HYDRANT
  - ③ EXISTING SIGNS
  - ④ EXISTING ELECTRIC EQUIPMENT
  - ⑤ EXISTING TRASH COMPACTOR
  - ⑥ EXISTING CATCH BASIN
  - ⑦ EXISTING MAN HOLE
  - ⑧ EXISTING FENCE
  - ⑨ EXISTING LANDSCAPE/PLANTERS
  - ★ LIGHT POLE
  - PROPOSED CIRCULATION FOR DR



**SITE PLAN**





1 PLANNING COMMISSION  
2 RESOLUTION NO. 2010-P12

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
5 CONDITONAL USE PERMIT ON CERTAIN REAL PROPERTY  
IN THE CITY OF OCEANSIDE

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6 APPLICATION NO: CUP10-00003  
7 APPLICANT: Oceanside MMA, Inc.  
8 LOCATION: 318 N. Horne Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms  
12 prescribed by the Commission requesting a Conditional Use Permit under the provisions of Articles  
13 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 to permit the use of a martial arts facility within and existing commercial suite located at  
15 318 N. Horne Street;  
16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 12<sup>th</sup> day  
18 of April 2010, conduct a duly advertised public hearing as prescribed by law to consider said  
19 application.

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

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

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

27 FINDINGS:

28 For the Conditional Use Permit to allow for the use of a martial arts facility with an existing  
commercial suite:

1. The martial arts operation is consistent with the permitted land use regulations for the Special Commercial Highway Orientated district. The use would be consistent with the

1 existing commercial center and surrounding land uses, in terms of creating additional  
2 commercial activity. The use would be conditioned to ensure that if complaints arise this  
3 Conditional Use Permit would be subject to Planning Commission review. The proposed  
4 use would utilize an existing 10,417-square foot commercial suite and shall meet the  
5 required parking requirements as per the Oceanside Zoning Ordinance code section 3100.

6 2. The conditions for the restriction of the conditional use are consistent with the General  
7 Plan, will not effect neighborhood compatibility; and will not cause the operation of the  
8 conditional use to be detrimental to the welfare of persons or properties working,  
9 residing, or otherwise existing in the adjacent neighborhood areas. Staff has analyzed the  
10 impact of the martial arts training hours-of-operation with the adjacent neighboring  
11 commercial uses, and found that the martial art's limited hours-of-operation would not  
12 conflict with the primary hours of the adjacent commercial uses within the Mission  
13 Square Commercial Center, because the primary operation of the martial arts would be  
14 conducted on weekday evenings and Saturdays.

15 3. That the proposed conditional use will comply with the provisions of the Zoning  
16 Ordinance and Special Commercial District in which the property is located, including  
17 any specific condition required for the proposed conditional use in the district in which it  
18 would be located.

19 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
20 approve Conditional Use Permit (CUP10-00003) subject to the following conditions:

21 **Building:**

22 1. Prior to beginning operations, plans must be submitted to the Building Division. Project  
23 will be reviewed as an assembly occupancy and must meet all the building code provisions  
24 for that occupancy type.

25 **Fire:**

26 2. Fire extinguishers are required and shall be included on the plans submitted for plan check.  
27 3. In accordance with the Oceanside Fire Code Section 505, approved addresses for  
28 commercial, industrial, and residential occupancies shall be placed on the structure in such  
a position as to be plainly visible and legible from the street or roadway fronting the  
property. Numbers shall be contrasting with their background and meet the current City of  
Oceanside size and design standard.

1 **Planning:**

- 2 4. This Conditional Use Permit shall expire on April 12, 2013, unless implemented as  
3 required by the Zoning Ordinance.
- 4 5. This Conditional Use Permit approves only the use of a martial arts facility within an  
5 existing commercial suite located at 318 North Horne Street as shown on the plans and  
6 exhibits presented to the Planning Commission for review and approval. No deviation  
7 from these approved plans and exhibits shall occur without Development Services  
8 Department/Planning Division approval. Substantial deviations shall require a revision to  
9 the Conditional Use Permit or a new Conditional Use Permit.
- 10 6. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
11 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
12 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
13 annul an approval of the City, concerning Conditional Use Permit CUP10-00003. The  
14 City will promptly notify the applicant of any such claim, action or proceeding against  
15 the City and will cooperate fully in the defense. If the City fails to promptly notify the  
16 applicant of any such claim action or proceeding or fails to cooperate fully in the  
17 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
18 harmless the City.
- 19 7. A covenant or other recordable document approved by the City Attorney shall be prepared  
20 by the applicant and recorded prior to the issuance of a business license. The covenant  
21 shall provide that the property is subject to this resolution, and shall generally list the  
22 conditions of approval.
- 23 8. A Special Events Permit approved by the Parks and Recreation Department would be  
24 required for large tournaments at the facility.
- 25 9. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
26 written copy of the applications, staff report and resolutions for the project to the new  
27 owner and/or operator. This notification's provision shall run with the life of the project  
28 and shall be recorded as a covenant on the property.
10. Failure to meet any conditions of approval for this development shall constitute a violation  
of the Conditional Use Permit.

- 1 11. Unless expressly waived, all current zoning standards and City ordinances and policies in  
2 effect at the time building permits are issued are required to be met by this project. The  
3 approval of this project constitutes the applicant's agreement with all statements in the  
4 Description and Justification and other materials and information submitted with this  
5 application, unless specifically waived by an adopted condition of approval.
- 6 12. This Conditional Use Permit shall be called for review by the Planning Commission if  
7 complaints are filed and verified as valid by the Code Enforcement Office concerning the  
8 violation of any of the approved conditions or assumptions made by the application.
- 9 13. All signs shall meet the requirements of the approved Comprehensive Sign Package for  
10 the shopping center. Sign plans shall be reviewed and approved by the Planning  
11 Division prior to an application for a sign permit.

12 PASSED AND ADOPTED Resolution No. 2010-P12 on April 12, 2010, by the  
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18 \_\_\_\_\_  
19 Claudia Troisi, Chairperson  
20 Oceanside Planning Commission

21 ATTEST:

22 \_\_\_\_\_  
23 Jerry Hittleman, Secretary

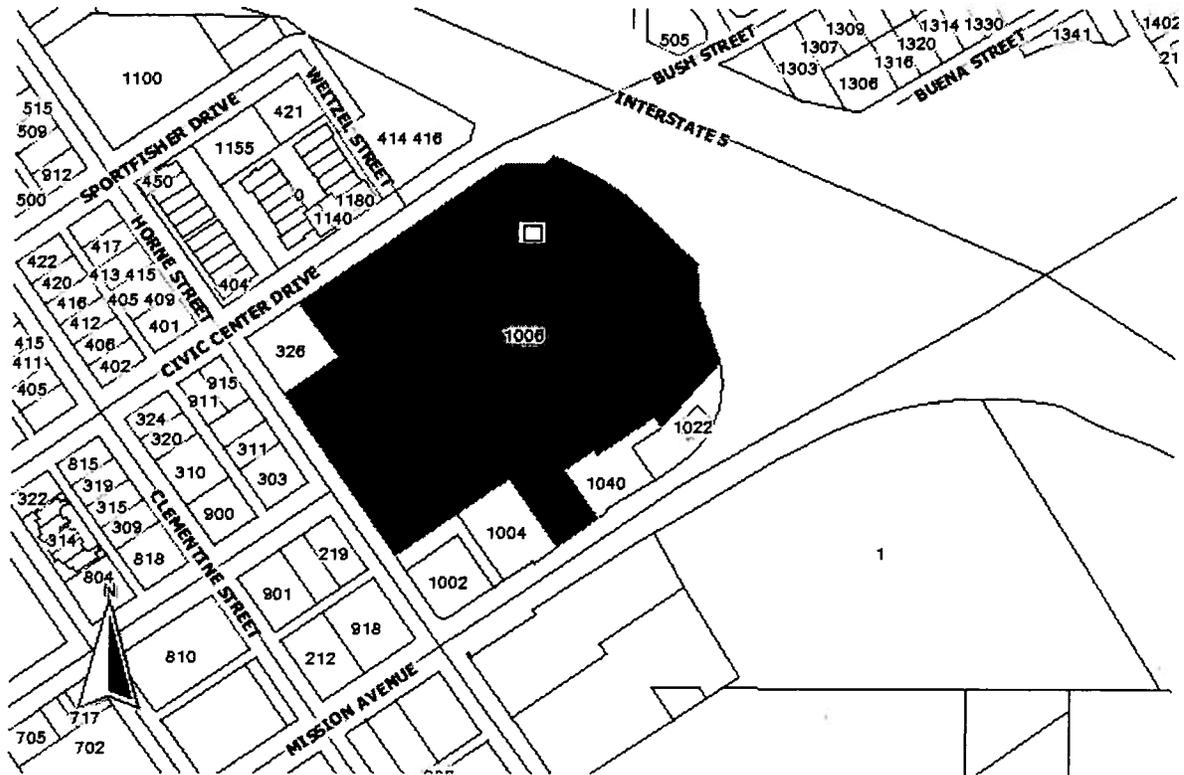
24 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
25 this is a true and correct copy of Resolution No. 2010-P12.

26 Dated: April 12, 2010

27 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may  
28 be required as stated herein:

\_\_\_\_\_  
Applicant/Representative

\_\_\_\_\_  
Date



**File Number: CUP10-00003**

**Applicant: Oceanside MMA, INC.**

**Description:**

CONDITIONAL USE PERMIT (CUP10-00003) to allow the use of martial arts training, instruction, and tournaments within an existing commercial suite, located at 318 North Home Street. The project site is within an existing shopping center. The property has a General Plan Land Use Designation of Special Commercial (SC), is zoned Neighborhood Commercial (CN), and is situated within the Townsite Neighborhood Planning Area. – **Oceanside Mixed Martial Arts**

**Environmental Determination:**

The project is exempt from CEQA per Article 19, Section 15301, Class 1, Existing Facilities.

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



**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

2/26/10

*[Signature]*

**Please Print or Type All Information**

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT OCEANSIDE MMA, INC	2. STATUS
3. ADDRESS TOMBOLA 46234 EVERETT WAY	4. PHONE/FAX/E-mail (248) 933-1645
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <del>BRYAN HARPER</del> LARS ANDERSEN	
6. ADDRESS SAN JUAN CAPOSTRANO 30220 RANCHO JILGU RD	7. PHONE/FAX/E-mail (949) 481-0463

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. CUP10-0003
VARIANCE
COASTAL
O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION MISSION SQUARE 318 HORNE ST A	9. SIZE PARCEL 9.516 ACRES		
10. GENERAL PLAN CS-HO	11. ZONING C-TS	12. LAND USE COMMERCIAL CENTER	13. ASSESSOR'S PARCEL NUMBER 147-231-08

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION MARTIAL ARTS FACILITY IN 10,417 S.F. EXISTING BUILDING, PARKING LOT, LANDSCAPING

15. PROPOSED GENERAL PLAN NO CHANGE N.C.	16. PROPOSED ZONING N.C.	17. PROPOSED LAND USE N.C.	18. NO. UNITS N.C.	19. DENSITY N.C.
20. BUILDING SIZE 10,417	21. PARKING SPACES 591	22. % LANDSCAPE N.C.	23. % LOT COVERAGE or FAR N.C.	

**PART IV - ATTACHMENTS**

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

**PART V - SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print): LARS ANDERSEN	34. DATE 2-26-10	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). IN PLACE OF MISSION SQUARE PARTNERS
Sign: <i>[Signature]</i>	35. OWNER (Print) LARS ANDERSEN	
		36. DATE 2-26-10

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

Sign: *[Signature]*

Thierry Sokoudjou and Bryan Harper, owners of Oceanside Mixed Martial Arts (MMA), dba Team Quest Oceanside would like to open its Fitness Venue at the Mission Square Shopping Center, at Mission Avenue and Horne Street, Oceanside, CA. In the building that has Harbor Freight Tools as a tenant tenant. The exact location is 318 Horne Street, Oceanside, CA 92054. A 5 year lease for this location has been signed.

The building is 10,417 square feet

Team Quest Oceanside will improve the space with the following amenities:

- Management offices
- Front atrium and front desk
- Locker rooms and restrooms
- Training areas
- A cage
- A ring
- Mat space

Oceanside MMA's mission is to build a profitable and well managed company, while at the same time creating an atmosphere of fun and excitement. Not only focusing on high level competition, but stressing the importance of real life self-defense, health and wellbeing. Therefore our concept will attract several different types of people. From the military community, to the "average Joe", professional fighters, men, women and children alike, there will be something for everyone to gain from. We will attract several types of members with the variety of classes and the highly trained instructors. In addition being a part of one of the most successful MMA teams in the world, Team Quest Oceanside will appeal to any MMA fan or potential student.

As owners, we are proud to not only live in Oceanside but have the pleasure of owning a business in this amazing community. We are looking forward to helping Oceanside stand out as a community that is great for both living and working. Team Quest already has a largely recognized name in the MMA world. There is a Team Quest North in Portland, Oregon and a Team Quest South in Temecula, CA. Both are well known in their communities and have a respected reputation. We have faith that Team Quest Oceanside will receive the same reputation here and bring in fighters from around the world to train.

#### ❖ Fees and Sign-up

- The sign-up fee is \$99. This is a one-time enrollment fee. The monthly fee will be \$150 a month. At sign-up the member will be signing a one year contract along with a form allowing electronic funds transfer from their checking account. The form will also state that if the EFT is cancelled there is a \$5 a month fee for processing.
- For a limited time we will be running a special to increase new membership. They will still be charged a \$99 sign-up fee, however the monthly fee will be locked in at \$79 a month for the period of one year.
- All contracts are signed for a minimum of one year along with a liability form, approved by our insurance company that also must be signed.
- We may in the future decide to hold an MMA style event. If and when, we will obtain the necessary permits and insurance to do so.

#### ❖ Management

- Bryan Harper will be running the day to day operations of the business along with an office manager. Bryan will teach the majority of classes and be responsible for hiring any employees and overseeing the programs and schedules of the classes. As the business grows so will the number of qualified instructors.
- Bryan will also handle the bookkeeping and payroll. All tax and business document filling will be overseen by a licensed CPA that will be hired.

#### ❖ Operations

- Our Hours of operation will be Monday-Friday from 9am-10pm. These hours may change slightly as we gauge our demand. We will also be open on Saturday, however the exact times are still to be determined.
- The Shopping Center contains a total of 591 parking spaces. The latest analysis of parking required shows a total of 498 spaces. The rear parking field in front of 318 Horne has 189 spaces. All parking is in common.

#### ❖ Programs

- Team Quest Oceanside is going to be a full service MMA and fitness facility. We will provide a wide variety of classes to our members, offering classes in several different disciplines including Jiu Jitsu, muay thai kickboxing, judo, wrestling and boxing. We will also offer an ultimate fitness class. Classes will include a variety of programs for children, teens, adults; both men and women. There will also be a professional team.
- All of our programs will be taught by professionals with experience in teaching, training and competing.
- Our goal is to help others to achieve their own personal goals. Everyone who trains at Team Quest Oceanside will have a different reason for training and a different goal in mind, yet they will all be treated as valued members of the team.

#### ❖ **Volunteer and Community Service**

- Community is very important to Team Quest Oceanside. As we researched a location to open this business Oceanside stood out. We have not only chosen this city to build our business, but to live in as well. Therefore we are eager to do our part to help the community become better and stronger.
- We plan to build a strong community service program. We feel that any child that wants to train here should be able to do so, regardless of their financial situation. Therefore the programs we develop will allow the child to train free of charge for a specific amount of community service and it will also be based on school attendance and grades. The dream for a program like this is to help a child learn how to help people, earn and accomplish goals, and keep them out of trouble.

#### ❖ **Security**

- The landlord has a hired security staff and systems set in place to protect the parking lot and the outside of the premises. They are on-call to assist, if needed. Team Quest Oceanside will have policies and procedures in place to protect its employees, members and the Oceanside community. This will be documented in a manual that is required reading for all Team Quest Oceanside employees.

#### ❖ **Health, Safety and Maintenance**

- Health and safety is a main concern of ours. Team Quest will have several systems in place to protect its employees and members from injury or illness. Team Quest Oceanside will host several meetings/seminars for our employees and members to attend regarding the importance of safety and hygiene. There will also be procedures in place to maintain cleanliness of the facility and the training equipment to prevent the spread of illness.
- We will have the best equipment available for our members to use. We will abide by all guidelines with regards to installing and maintaining the equipment to ensure its safety for use. Any damaged or broken equipment will be repaired or removed.
- As with any sport there are possibilities of injury. In order to reduce the occurrences and the severity Team Quest Oceanside will only employ experienced instructors. We will also host meetings and seminars to train our staff on how to handle an emergency. The staff will be CPR certified.
- We will comply with all fire and emergency evacuation procedures. A detailed emergency evacuation plan will be written and posted for all to see. There will be no storage of hazardous materials.

#### ❖ **Handicap Programs**

- We will be compliant with all city and state handicap regulations.



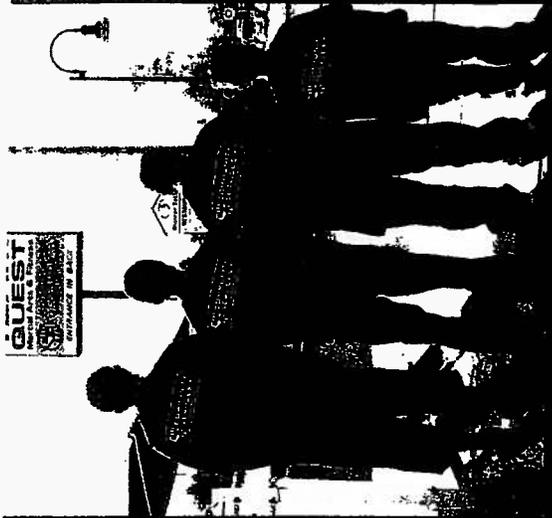
Team Quest Community Services is a non-profit organization dedicated to providing today's youth with valuable life skills through physical activity, community involvement, mentoring, team building and education. The program encompasses five core areas of involvement:

★ **Mixed Martial Arts / Fitness**

Mixed Martial Arts is a combination of Kickboxing, Wrestling, and Submission Wrestling (Brazilian Ju Jitsu without Gi). MMA is the fastest growing martial arts style because of its effectiveness for self defense, athleticism and opportunity for competition. Team Quest Martial Arts and Fitness is home to champion fighters, rising stars, and students who just want to get in shape or learn self-defense skills. Students who are physically active gain confidence, self-discipline, respect and self-esteem while learning to cooperate with their teammates and set goals for themselves and their peers.

★ **Community Activities**

Building a sense of community through selfless actions encourages youth to take responsibility for their community, see how their actions shape their community's growth and take control of how they are seen by others. The program includes such projects as graffiti removal, supporting disadvantaged children through the



holidays, providing landscaping and litter removal and providing support to the homeless and disadvantaged members of the community. Through these and other projects Community Services members will enhance their sense of civic duty and learn the ethics of community involvement.

★ **Financial Literacy**

When sound money habits are taught and learned early and reinforced often, over periods of time they become automatic and instinctive. In addition, these habits can return dividends in the form of financially mature teens who are much more likely to develop into financially mature adults. Community Service members will learn valuable skills such as budgeting and savings plans, goal setting and personal responsibility. Representatives from local financial institutions and certified youth financial literacy teachers will coach students to successful financial futures.

★ **Job Skills**

Success in life depends on a successful career. Community Services is partnering with major corporations in the community to conduct

mock interviews and evaluate student's resumes. Members will be able to train at these companies with the opportunity of future employment, learn the roles, expectations and behaviors of the job arena and bridge the gap between school and employment.

★ **Life Skills**

Community Services members will learn valuable life skills enabling them to map the essential resources and tools necessary for their future success. It is a full spectrum program that focuses on the individual as a whole, and on the changing needs and skills of that individual. Our slogan, "no excuses, pay your dues" teaches students the rewards and consequences of their actions. Graduates of this program will be more athletically, academically, emotionally, and financially prepared to enter adult society than 95% of other youth and adults in America today.

For more information on the Community Services program, pricing information or to make a donation please contact:

**Team Quest Community Services**  
 18206 Se Stark St. - Portland, OR 97233  
 Phone: (503) 661-4134 - Fax: (503) 661-6930  
[www.tqmma.com](http://www.tqmma.com)



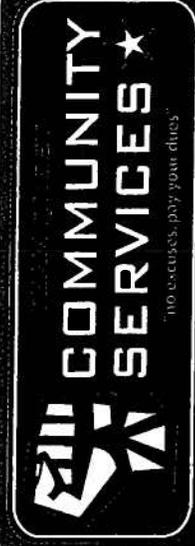
# ★ BENEFITS ★

- Martial Arts/Fitness
- Community Activities
- Financial Literacy
- Job Training
- Life Skills

“Empowering youth through positive choices & developing a family environment within our team & community. Teaching youth to use their God given gifts & talents to impact their communities while fostering respect for others, self confidence, leadership and team work.”



Team Quest  
18206 Se Stark St.  
Portland, OR 97233



**LEGAL DESCRIPTION**

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

PARCELS 1 THROUGH 6 INCLUSIVE, OF PARCEL MAP NO. 16024, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 13, 1990, AS INSTRUMENT NO. 1990-133586 OF OFFICIAL RECORDS.

APN: 147-231-01-00 through 147-231-08-00



# NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Oceanside MMA, Inc.
2. **ADDRESS:** 40234 Everett Way, Temecula, CA. 92591
3. **PHONE NUMBER:** 248-933-1645
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Acting Associate Planner
6. **PROJECT TITLE:** CUP09-00003 (Oceanside Mixed Martial Arts)
- (a) 7. **DESCRIPTION:** A Conditional Use Permit (CUP09-00003) to allow the use of a martial arts use within an existing commercial suite located at 318 North Horne Street.

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project is generally for an internal, ancillary use within an existing restaurant building. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- Per Article 19, the project is categorically exempt, in accordance with Section 15301, Class 1 (a) Existing Facilities, interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances.
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section \_\_\_\_, [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

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

Date: 4/12/10

cc:

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

Posting: