AGENDA NO. 5

PLANNING COMMISSION STAFF REPORT

DATE: April 20, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-43-08) AND REGULAR COASTAL PERMIT (RC-15-08) TO PERMIT MOVING TRUCK RENTALS AT AN EXSITING GAS STATION LOCATED AT 1742 SOUTH COAST HIGHWAY. THE PROJECT SITE IS ZONED CL (LIMITED COMMERCIAL) AND IS WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE. – BOB'S GAS – APPLICANT: BOBAN TANCIC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 1 categorical exemption for "Existing Facilities"; and,

(2) Adopt Planning Commission Resolution No. 2009-P19 approving Conditional Use Permit (C-43-08) and Regular Coastal Permit (RC-15-08) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The property at 1742 South Coast Highway has been used for a gas station since before the City had any requirements for Development Plans or Conditional Use Permits. Therefore, no original entitlements exist for the site. The most recent renovations to the site were permitted in 1989 through Planning Commission Resolution 89-P97, which approved Conditional Use Permit (C-10-89), Regular Coastal Permit (RC-18-89), and Development Plan (ADP-5-89). These permits allowed for the renovation of the existing service station and the expansion of the snack shop.

Due to the current economic climate, businesses throughout the City of Oceanside are finding ways to expand their services in order to maintain revenue, or at least minimize loss, during the economic downturn. Bob's Gas is proposing to add moving truck rental services to the existing service station. This Conditional Use Permit request is the result of Code Enforcement action against the property owner for illegally renting vehicles from the station without the proper permits. Only one citation was issued as a warning to the property owner on October 21, 2008. After consulting with the Planning Division, Bob's Gas submitted the required Conditional Use Permit and Regular Coastal Permit application on December 30, 2008.

Site Review: The project site is located on the northeast corner of Cassidy Street and Coast Highway, at 1742 South Coast Highway. The property currently contains a gas station, with two service bays and a small convenience store. The total site is 18,000 square feet and falls under two different zoning classifications. The majority of the lot, 12,000 square feet, is zoned Recreational Commercial (RC) and contains the entire gas station, service bay, and convenience store operation and has one handicap parking space. The remaining, northerly 6,000 square feet is zoned Limited Commercial (LC) and contains 11 parking spaces for customers and employees.

Adjacent lots include a mix of Recreational and Limited Commercial land uses to the north, east, south and west, Single-Family Residential land uses to the east. Two other service stations are located at the northwest and southwest corners of Cassidy and Coast Highway. There is currently a vacant commercial lot at the southeast corner of Cassidy and Coast Highway.

Project Description: The project application is comprised of two components, a Conditional Use Permit and a Regular Coastal Permit, as follows:

<u>Conditional Use Permit (C-43-08)</u> represents a request for the following:

(a) To allow for a moving truck rental business pursuant to Article 11 of the Oceanside Zoning Ordinance.

<u>Regular Coastal Permit (RC-15-08)</u> represents a request for the following:

(a) To allow for a moving truck rental business within the coastal zone.

The applicant is proposing to add moving truck rental services to his existing service station. The hours-of-operation would be those of the service station: 8:00 a.m. to 8:00 p.m., seven days a week. This would be a satellite location with a high volume of "through put" vehicles, meaning that the turnover of trucks would occur every 1-2 days. All excessive inventories would be relocated to larger locations where they could be stored for longer periods of time as necessary.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

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

I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Section 1.11 Balanced Land Use

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

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

There are currently three licensed truck rental businesses throughout the City of Oceanside. The nearest rental business to this location is the existing U-Haul Center located at 802 South Coast Highway. The other truck rental two locations are at 3320 Mission Avenue and 2372 Industry Street. Adding a fourth, small-scale moving truck rental business to the City will provide a desirable amenity to the local residents and businesses in the surrounding neighborhood.

2. Zoning Ordinance Compliance

The project site is situated within a Limited Commercial (CL) District. By ordinance, a conditional use permit is required for vehicle rentals within CL Districts.

The following table depicts the parking data for the existing service station business at 1742 South Coast Highway versus the service station with the proposed moving truck rental use based on Article 31 of the OZO:

Proposed Use	Zoning Regulation	Lot Size (sq. ft.)	Building (sq. ft.)	Required Parking	Proposed Parking
Service Station	1:2,500 sq. ft. of lot area; plus one per 600 sq. ft. of service bay area	18,000	1,953	10 spaces	12 spaces (existing)
Truck rentals	1:1000 sq. ft. of lot area	6,000 (portion utilized for truck rentals)	n/a	6 spaces	16 spaces
Totals	--	**18,000**	--	**16 spaces**	**16 spaces: 3 used for the trucks**

Although the moving trucks would be taking up three parking spaces, new spaces are being created by including parallel parking spaces along the southerly property boundary and by counting 50 percent of the gas pumps (currently six pumps) as parking spaces. Therefore, three spaces would counted at the pumps, two new parallel spaces would be created on the southerly property boundary, seven spaces remain intact on the northerly property boundary, the one handicap space to the south of the convenience store would remain intact as well, and the three moving trucks would be given three parking spaces to the north of the service bays. This would total 16 available parking spaces for the moving trucks, customers and employees versus the 12 that are currently on-site.

3. Local Coastal Program

The proposed project is within the non-appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provision of this zone. Projects within the Coastal Zone must provide for sensitive development in order to promote and achieve compatibility with surrounding development. No new development is proposed with this project. The project would add moving truck rentals to an existing service station.

The project would not alter any beach or park access as this site is located at least 500 feet from any Public Beach or Public Park, where pedestrian beach access is available.

DISCUSSION

Issue: Compatibility with the surrounding neighborhood.

Recommendation: Small-scale moving truck rentals can provide a desirable amenity to local residents and businesses. The applicant has indicated that Budget Truck Rental has determined that this area has a need for moving truck rentals. There are currently only three licensed truck rental businesses throughout the City of Oceanside. The nearest rental business to this location is the existing U-Haul Center located at 802 South Coast Highway. The other truck rental two locations are at 3320 Mission Avenue and 2372 Industry Street.

Bob's Gas will be limited to three trucks on-site in order to minimize any impacts to the existing parking on-site. In order to protect public views along Coast Highway, the trucks will be required to be parked on the north side of the existing service bays. In addition, the existing planter areas on the perimeter of the service station site will be enhanced with new, drought tolerant landscaping.

To further ensure compatibility with the surrounding neighborhood, the Conditional use Permit shall be limited to a three-year term. The business operator shall have the opportunity to apply for a new Use Permit at the close of three years, at which time the Planning Commission shall have the opportunity to further evaluate the suitability of the proposed use at this location.

ENVIRONMENTAL DETERMINATION

The project is subject to a Class 1 categorical exemption for "Existing facilities" pursuant to Section 15301(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 and occupants within a 1,500-foot radius of the subject property, to individuals and organizations requesting notification, and to the applicant. As of April 13, 2009, staff has not received comments on the proposed land use.

SUMMARY

The proposed Conditional Use Permit C-43-08 and Regular Coastal Permit RC-15-08, as conditioned, are consistent with the land use policies of the General Plan and the requirements of the Zoning Ordinance and the Local Coastal Program. The approval of moving truck rentals at Bob's Gas will provide a neighborhood amenity to serve the South Oceanside community. 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:

-- Adopt Planning Commission Resolution No. 2009-P19 approving Conditional Use Permit C-43-08 and Regular Coastal Permit RC-15-08 with findings and conditions of approval attached herein.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Richard Greenbauer, Senior Planner

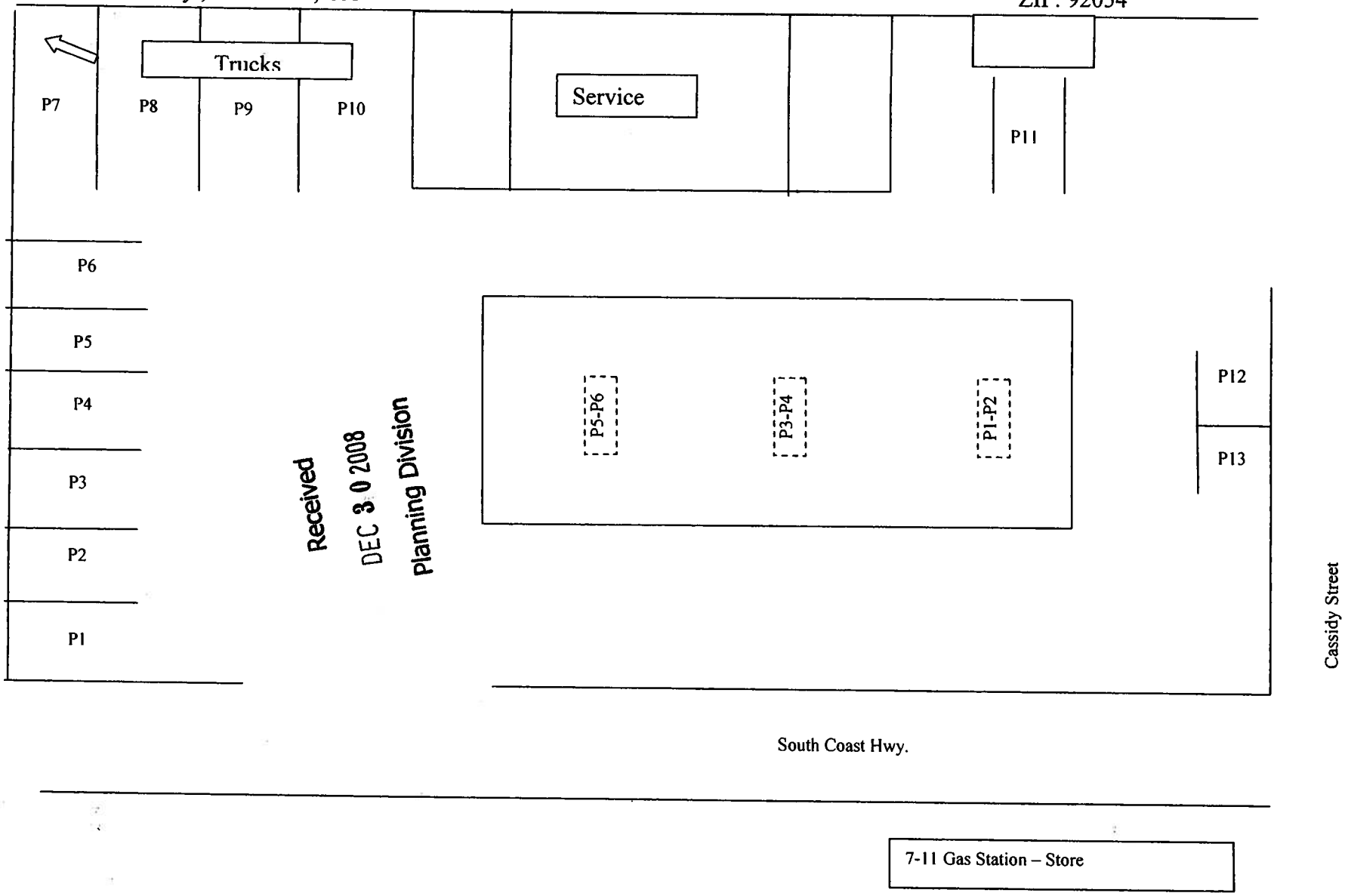
JH/SS/fil

Attachments:
1. Site plan
2. Planning Commission Resolution No. 2009-P19

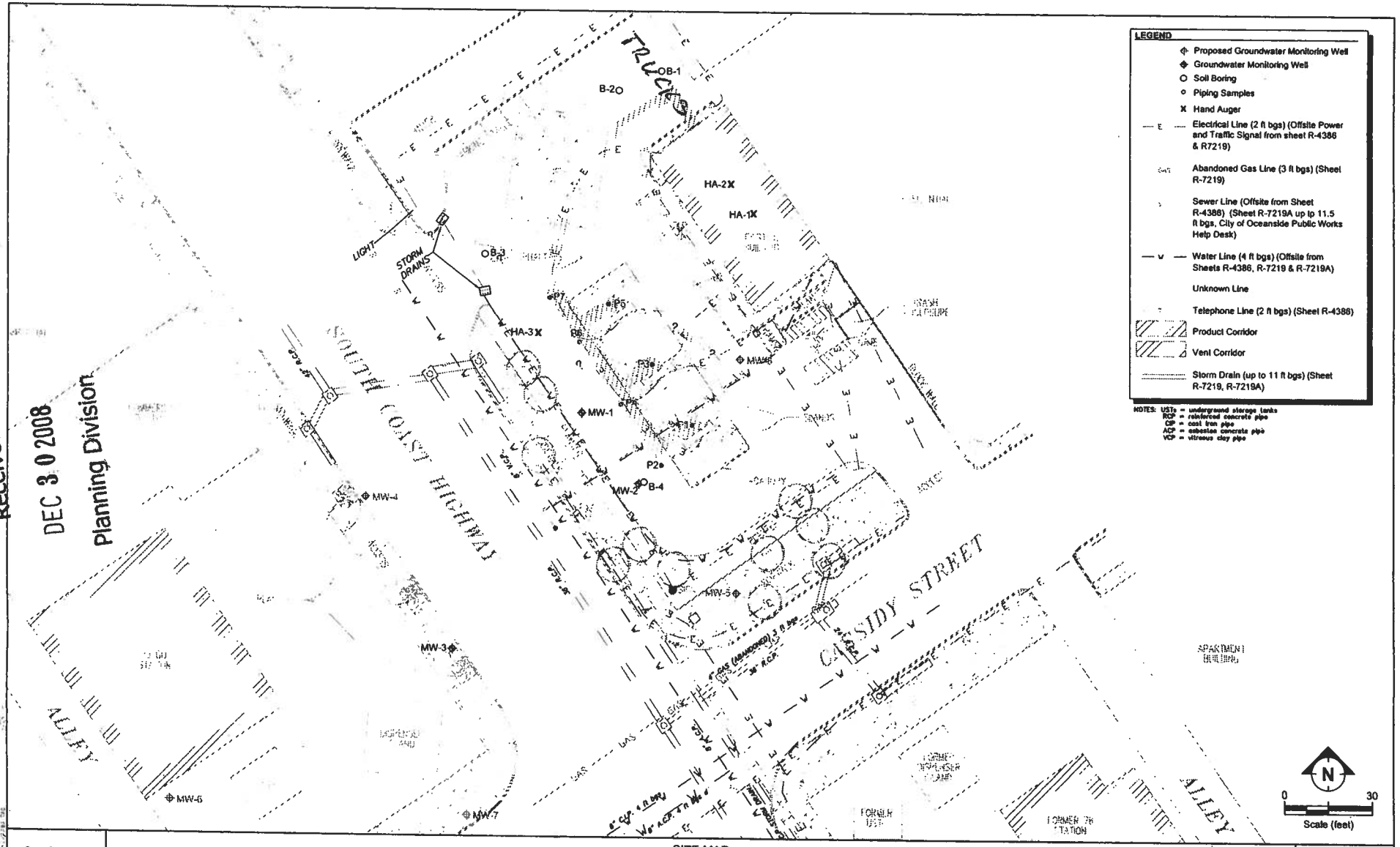
Thomas Bros Map Page1106
Bob's Gas
1742 S. Coast Hwy., Oceanside, CA

Date 11/10/2008

ZIP: 92054



Received
DEC 30 2008
Planning Division



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DEC 30 2008
Planning Division

ETIC ENGINEERING

SITE MAP
FORMER MOBIL SERVICE STATION 18GCL
1742 SOUTH COAST HIGHWAY
OCEANSIDE, CALIFORNIA

FIGURE: 3

PLANNING COMMISSION
RESOLUTION NO. 2009-P19

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

APPLICATION NO:	C-43-08, RC-15-08
APPLICANT:	Boban Tancic
LOCATION:	1742 South Coast Highway – Bob's Gas

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Conditional Use Permit (C-43-08) and Regular Coastal Permit (RC-15-08) under the provisions of Articles 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

to allow for a moving truck rental business at an existing service station;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 20th day of April, 2009 to conduct a duly advertised public hearing as prescribed by law to consider said application.

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

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

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

FINDINGS:

For the Conditional Use Permit:

1. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the Limited Commercial Land Use District. The operation

is located in a Limited Commercial zone which allows for uses such as vehicle rentals, with a Conditional Use Permit.

2. That the proposed conditional use and the conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The business operator shall be limited in the number of moving trucks permitted onsite at any given time and the Use Permit shall only be valid for three years. The business operator shall have the opportunity to apply for a new Use Permit at the close of three years, at which time the Planning Commission shall have the opportunity to further evaluate the suitability of the proposed use at this location.

3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located. All parking requirements can still be met with the addition of proposed use. In addition, the existing planter areas along the perimeter of the project site shall be enhanced with new landscaping. The project has been further conditioned to comply with all requirements of the Zoning Ordinance.

For the Regular Coastal Permit:

1. The proposed moving truck rental business is consistent with the policies of the Local Coastal Program and its effective zoning code. Projects within the Coastal Zone must provide for sensitive development in order to promote and achieve compatibility with surrounding development. No new development is proposed with this project. The project would add moving truck rentals to an existing service station

2. The subject property site is located outside the appeal area of the Coastal Zone and will not inhibit public coastal access. The project would not alter any beach or park access as this site is located at least 500 feet from of any Public Beach or Public Park, where pedestrian beach access is available

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (C-43-08) and Regular Coastal Permit (RC-15-08) subject to the following conditions:

Planning:

1. This Conditional Use Permit and Regular Coastal Permit approves only the operation of a moving truck rental business at an existing service station as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit and Regular Coastal Permit or a new Conditional Use Permit and Regular Coastal Permit.
2. This Conditional Use Permit and Regular Coastal Permit shall expire on April 20, 2012. The business operator shall be required to apply for a new Conditional Use Permit and Regular Coastal Permit at that time should he wish to continue operating a moving truck rental business in association with the service station.
3. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of any business license. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.
4. The applicant, permitee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Conditional Use Permit (C-43-08) and Regular Coastal Permit (RC-15-08). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
5. Prior to the transfer of ownership and/or operation of the site, the owner and/or operator shall provide a written copy of the application, staff report and resolution for the project to the new owner and/or operator. This notification provision shall run with the life of the project and shall be recorded as a covenant on the property.
6. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit.

7. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued shall 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.

8. This Conditional Use Permit and Regular Coastal Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.

9. All proposed signs for the facility shall be consistent with the City of Oceanside Zoning Ordinance. All signs shall be submitted to the Planning Division and Building Division and approved prior to the issuance of sign permits. No balloons, flags, or vehicle signage shall be permitted at this location at any time.

10. A conceptual landscape plan shall be reviewed and approved by the City Planner prior to the issuance of a business license. The following landscaping requirements shall be required prior to plan approval:

    a) All required landscape areas shall be maintained by owner. The landscape areas shall be maintained per City of Oceanside requirements.

    b) The existing planter areas along the perimeter of the project site shall be enhanced with additional landscaping. Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. Landscape materials such as *Strelitzia reginea* – Bird of Paradise, and *Agapanthus africanus* – Lily-of-the-Nile, shall be appropriate and acceptable. In addition, proposed landscape species must be low water users and meet all fire department requirements.

    c) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotransporation and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.

    d) The shrubs shall be allowed to grow in their natural forms.

e) An irrigation system shall be installed to provide coverage for all planting areas shown on the conceptual landscape plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.

f) Irrigation systems components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.

g) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

h) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

11. All landscaping, fences, walls, etc. on the site, in medians, within the public right-of-way, and within 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: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including, but not limited, to citations.

12. In the event that the conceptual landscape plan does not match the conditions of approval, the resolution of approval shall govern.

13. No more than three rental trucks shall be permitted onsite at any given time.

14. The rental trucks shall only be permitted to park on the north side of the existing service station. The trucks shall be kept in good aesthetic condition at all times.

15. A minimum of 10 parking spaces shall be made accessible to patrons and employees of the service station. Three of the six pump stations can be counted towards the parking requirements.

16. The applicant shall be responsible for trash abatement on the site, and shall keep the site free of litter, trash and other nuisances.

17. The hours of operation for truck rentals shall be limited from 8:00 a.m. to 8:00 p.m., seven days a week. Hours-of-operation may be further limited by the Planning Commission if valid issues or complaints pertaining to the hours of operation arise.

PASSED AND ADOPTED Resolution No. 2009-P19 on April 20, 2009 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Claudia Troisi, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2009-P19.

Dated: April 20, 2009

File Number: **C-43-08, RC-15-08**

Applicant: Boban Tancic

Description:

CONDITIONAL USE PERMIT (C-43-08) and REGULAR COASTAL PERMIT (RC-15-08) to permit moving truck rentals at an existing gas station located at 1742 South Coast Highway in Oceanside, California. The project site is zoned CL (Limited Commercial) and is within the South Oceanside Neighborhood and the Coastal Zone. – **BOB'S GAS**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

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 12-30-08	BY HVR

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	C-43-08
VARIANCE	
COASTAL	RC-15-08
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
BOB'S GAS	
3. ADDRESS	**4. PHONE/FAX/E-mail**
1742 S. COAST HWY, OCEANSIDE	760-433-6711

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) BOBAN TANCIC

6. ADDRESS	7. PHONE/FAX/E-mail
1742 S. COAST HWY, OCNSD	760-433-6711

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
1742 S. COAST HWY, OCEANSIDE	≈20K SQF

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
	COMMERCIAL		

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

TRUCK RENTAL FOR MOVEING FOR BUSINESS AND PERSONAL MOVES

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR

PART IV – ATTACHMENTS

✓	24. DESCRIPTION/JUSTIFICATION *		25. LEGAL DESCRIPTION	✓	26. TITLE REPORT (2)
	27. NOTIFICATION MAP & LABELS 10 days	✓	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):	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).
BOBAN TANCIC	12/29/08	

Sign:	35. OWNER (Print)	36. DATE
Boban Tancic	RENÉ DE ARYAN	12-29-08

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

Sign: René de Aryan
Boban Tancic

SALLY

TRUCK RENTAL BUSINESS PLAN

In this difficult economic situation Bob's Gas need another form of service that will complement businesses at 1742 S. Coast Highway at the corner of Cassidy Street in Oceanside.

Truck rental is desirable at this location as local businesses and residents expressed high interest and inquire. Also by the study of Budget Truck Rental company there is a need for this type of business at this location. It will be set as a satellite location with a high volume of "through put" vehicles. As the trucks arrive they will be inspected and prepared for next rental where most of the vehicles will turn around in a day or two. All excessive inventories will be relocated to larger locations where they can be stored for longer period of time if necessary.

Working hours will be between 8 AM and 8 PM, seven days per week. This will be especially attractive as no other locations have such extended hours of operation.

Vehicles by itself will improve security and image at this location. The parking area behind the building, when empty, was used for suspicious activities as furniture and trash dumping site, public exposures and unauthorized assembly and drinking. The vehicles itself will keep illegal activities away and keep the site cleaner and more secure.

Gardening will be improved with 'Bird of Paradise' flowers. Currently there are five Palm trees, one Pine tree and Rock Stones. 'Bird of Paradise' requires very little watering as requirement that will reduce water usage and help environment in this dry season.

It is in everyone interest and win-win situation for all, residents, local businesses and travelers to have truck rental at Bob's Gas at S. Coast Hwy and Cassidy Street in Oceanside.

ORDER NO.: 15022104

SCHEDULE A – CONTINUED

5. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot(s) "T, U and V", Block 24 of South Oceanside, in the City of Oceanside, County of San Diego, State of California, according to the map thereof No. 622, filed in the office of the County Recorder of San Diego County on January 7, 1890.

Also that portion of the Southwesterly half of the Alley adjoining said Lots on the Northeast as vacated.

COUNTERSIGNED

BY_____

DAVID CRONENBOLD, JR.
SOUTHLAND TITLE CORPORATION

Received
DEC 30 2008
Planning Division

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date: 04/21/2009
Removal: 12/21/2009
(180 days)

1. **APPLICANT:** Boban Tancic
2. **ADDRESS:** 1742 South Coast Highway, Oceanside, CA 92054
3. **PHONE NUMBER:** (760) 433-6711
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** Bob's Gas (C-43-08, RC-15-08)
7. **DESCRIPTION:** CONDITIONAL USE PERMIT (C-43-08) and REGULAR COASTAL PERMIT (RC-15-08) to permit moving truck rentals at an existing gas station located at 1742 South Coast Highway in Oceanside, California. The project site is zoned CL (Limited Commercial) and is within the South Oceanside Neighborhood and the Coastal Zone.

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. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[x] The project is categorically exempt per Class __1__, Existing Facilities (Section 15301); or,

[ ] "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).

_____ Date: April 21, 2009
Sally Schifman, Planner II

cc: [x] Project file [x] Counter file [x] Library
Posting: [ ] County Clerk $50.00 Admin. Fee (only required if filing for 30 day posting in lieu of 180 day posting)