AGENDA NO.3

PLANNING COMMISSION *STAFF REPORT*

DATE: May 7, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-31-06) FOR THE OPERATION OF PARATRANSIT SERVICES (TRANSPORATION SERVICES FOR THOSE WITH DISABILITIES AND THE ELDERLY) WITH ASSOCIATED ON-SITE VEHICLE STORAGE AT 576 AIRPORT ROAD, WITHIN THE AIRPORT NEIGHBORHOOD. – LAIDLAW TRANSIT SERVICES – APPLICANT: LAIDLAW TRANSIT SERVICES, INC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Conditional Use Permit (C-31-06).

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

(3) Adopt Planning Commission Resolution No. 2007-P24 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located at 576 Airport Road. The property is zoned IL (Limited Industrial. Any request to store vehicles within an IL zoning district is subject to review and approval of a Conditional Use Permit. Surrounding land uses include light industrial uses to the east, west and south of the site. The Oceanside Municipal Airport is directly north of the site.

The subject property is approximately 0.83 acres in size and the existing industrial building is 14,400 square feet.

Project Description: Laidlaw Transit Services, Inc. has received a contract from North County Transit District to operate a paratransit program throughout North County. The subject project site will act as a "hub" for dispatching trips, maintaining and storing the vehicles, and training the employees.

There will typically be 32 paratransit vehicles in the field serving Oceanside and North County. Hours of operation will be from 4:00 a.m. to 10:00 p.m. Monday through Friday, 4:30 a.m. to 7:30 p.m. on Saturdays, and 7:00 a.m. to 6:00 p.m. on Sundays. The project site has been designed to accommodate up to 56 paratransit vehicles, overnight, using the interior and exterior parking spaces, services bays, and interior path-of-travel.

Conditional Use Permit No. C-31-06 represents a request for the following:

(a) To permit vehicle storage in conjunction with paratransit services, pursuant to Article 13 of the Oceanside Zoning Ordinance (OZO).

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

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

A. Land Use Element – 2.1 Industrial Development

Goal: The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.
Objective: To promote industries which are consistent with community enhancement ad provide tax bases and a balance of employment opportunities.
Policy B: Industrial land uses shall be compatible with surrounding land uses and available community facilities.

Neighboring uses within the area include a wide variety of industrial uses and the Oceanside Municipal Airport. The proposed use will not negatively impact neighboring tenants' hours of operation nor will it impact off-site parking or traffic in the vicinity. The applicant has submitted an Employee Parking Management Plan, which describes in detail how parking on-site will be handled. The proposed Employee Parking Management Plan has been analyzed to ensure that traffic impacts and parking deficiencies will not arise.

2. **Zoning Compliance**

This project is located in a Limited Industrial zoning district and complies with the requirements of that zone. The following table depicts the parking requirements pursuant to Article 31 of the OZO:

PROPOSED USE	BUILDING AREA	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
Paratransit services w/ associated on-site vehicle storage	14,400 sf	29	31 exterior employee parking spaces; 22 exterior overnight paratransit vehicle parking spaces (overlap employee parking); 26 interior paratransit vehicle parking spaces

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	LI (Light Industrial)	IL (Limited Industrial)	Industrial
North	LI	PS, IL	Airport, Industrial
East	LI	IL	Industrial
South	LI	IL	Industrial
West	LI	IL	Industrial

DISCUSSION

Issue: Project compatibility with existing industrial uses within the surrounding area.

Recommendation: The proposed operation is located in a Limited Industrial zone, which allows for uses such as vehicle/equipment repair and vehicle storage. Uses within the surrounding area include a wide variety of industrial uses and the Oceanside Municipal Airport. The proposed use will not impact parking or traffic off-site with the implementation of the Employee Parking Management Plan. The operation of paratransit services with associated on-site vehicle storage will not result in a detrimental situation to the surrounding land uses within the vicinity of the site. The conditions of approval and submitted parking management plan provides for the safe and effective use of the subject property. The site is located near Highway 76, which will allow for efficient access to other major city thoroughfares. In addition, conditions have been placed to insure compliance with applicable building and safety codes.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15301 Existing Facilities, 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 300 ft. radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of May 2, 2007, no communication supporting or opposing the request has been received.

SUMMARY

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

-- Move to approve Conditional Use Permit (C-31-06) and adopt Planning Commission Resolution No. 2007-P24 as attached.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

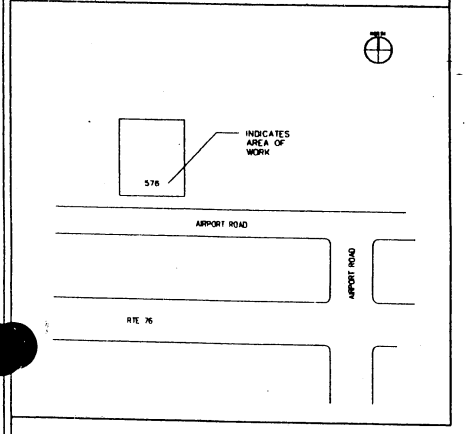
Jerry Hittleman
City Planner

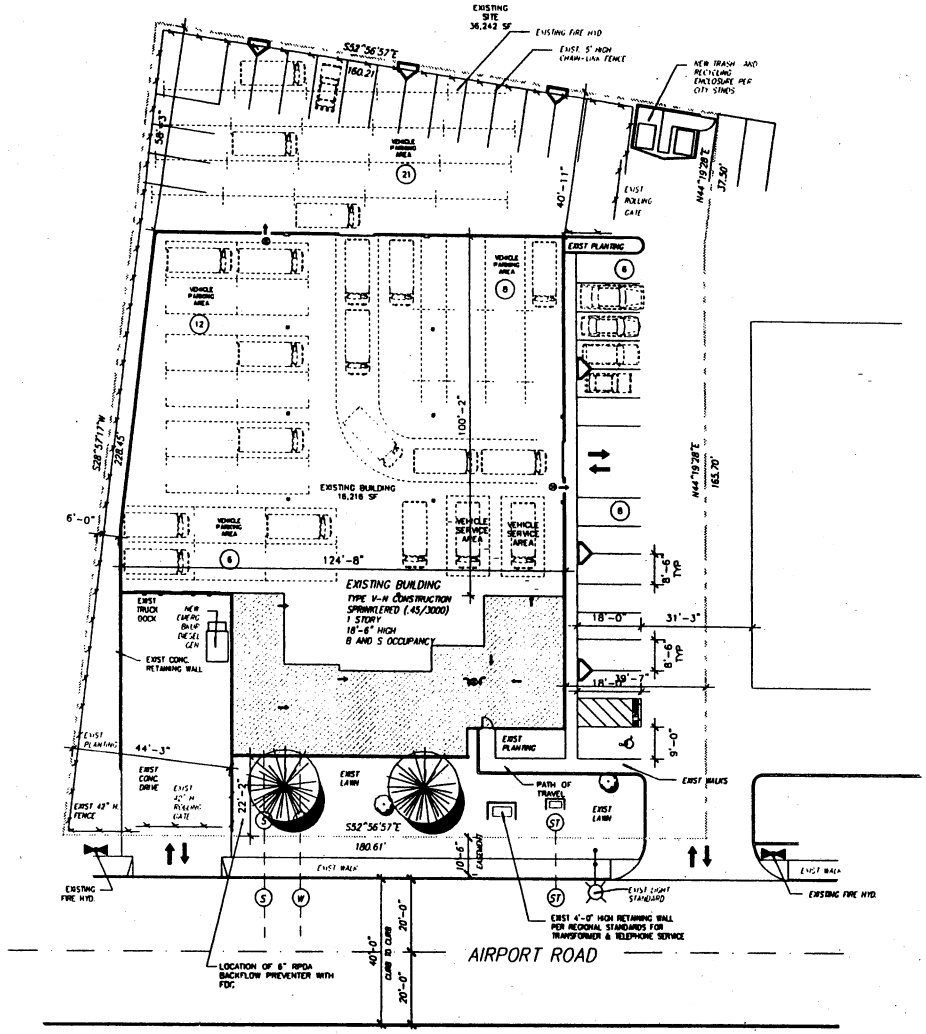
REVIEWED BY: AV
Amy Volzke, Principal Planner

JH/SS/fil

Attachments:
1. Floor/Elevation/Site Plans
2. Planning Commission Resolution No. 2007-P24
3. Employee Parking Management Plan

VICINITY MAP





SITE PLAN
1/16" = 1'-0"

BUILDING CODE DATA

TYPE OF CONSTRUCTION: V-HR — SPRINKLERED: YES
OCCUPANCY CLASSIFICATION(S): EXISTING: B AND S — PROPOSED: B AND S
NUMBER OF STORIES: ONE
BUILDING HEIGHT: 19 FEET
GOVERNING CODES: 2001 CBC, 2004 CEC, CFC, CMC, CPC; 2001 CES; CCR TITLE 19
TOTAL AREA OF BUILDINGS: 16,216 SF

PROJECT DESCRIPTION: ADD INTERIOR OFFICE TENANT IMPROVEMENTS INCLUDING NON-STRUCTURAL PARTITIONS, DOORS, CEILINGS, FINISHES PER PLAN.

NOTE: ALL PARKING IS EXISTING AND TO REMAIN, NO REDUCTION IN PARKING UNDER THIS PERMIT, NO CHANGE IN BUILDING USE UNDER THIS PERMIT, NO ADDED SQUARE FOOTAGE UNDER THIS PERMIT – INTERIOR REMODEL ONLY.

PROJECT DATA

PROJECT NAME:	LAIDLAW TRANSIT SERVICES, INC.
PROJECT ADDRESS:	576 AIRPORT ROAD OCEANSIDE, CALIFORNIA
HISTORIC:	☐ YES ☒ NO
U.R.M.:	☐ YES ☒ NO
SUBMITTAL DATE:	15 JAN 05
ZONE:	IL - LIMITED INDUSTRIAL
OCCUPANT/TENANT:	METROPOLITAN TRANSIT DISTRICT C/O MARY KALVIN LAIDLAW TRANSIT SERVICES, INC. 880 FEILER STREET EL CAJON, CA 92020 619-440-1215 x205
MAP NUMBER:	
BLOCK NUMBER:	-
LOT NUMBER:	-
A.P.N.:	-
LEGAL DESCRIPTION:	-
PLAN FILE NO.:	
PERMIT NO(S.):	

SITE INFORMATION

LOT AREA	36,242 SQ FT	0.832 ACRES
BUILDING COVERAGE	16,216 SQ FT	44.7%
BUILDING AREA	16,216 SQ FT	
UNDEVELOPED AREA	0 SQ FT	0%
LANDSCAPE AREA	4,333 SQ FT	12.0%
PAVING AREA	15,299 SQ FT	42.2%

PARKING TABULATION: (MAX.)
AUTOMOBILE PARKING SHOWN = 31 DAYTIME STANDARD PARKING SPACES
AUTOMOBILE PARKING REQUIRED = 21 DAYTIME STANDARD PARKING SPACES
INSIDE BUS PARKING SHOWN = 34 NIGHTTIME LRT BUS VEHICLE PARKING SPACES
OUTSIDE BUS PARKING SHOWN = 22 NIGHTTIME LRT BUS VEHICLE PARKING SPACES

STEPHEN G. BROWN
PLANNING+DESIGN
6315 MOUNTLANDS DRIVE
SAN DIEGO CA 92037
858-459-8050

LAIDLAW
TRANSIT SERVICES, INC.

SITE PLAN
SUITE: 100
LAIDLAW OFFICES
576 AIRPORT ROAD
OCEANSIDE, CALIFORNIA

JOB NO.	05-01-1
DRAWING BY	SGB
FILE	-
DATE	04/08
PRELIM	15 JAN 05
REV 1	17 JAN 05
REV 2	21 JAN 05
REV 3	04/08/06
SHEET NO.	SITE

RECEIVED
DEC 12 2006
Planning Department

RECEIVED
DEC 21 2006
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FACILITY OPERATIONS AND DESCRIPTION

LOCATION

This Laidlaw Transit facility is located at 570 Airport Road in Oceanside California. The nearest surface water is the San Luis Rey River and the Pacific Ocean which is located to the west of the facility.

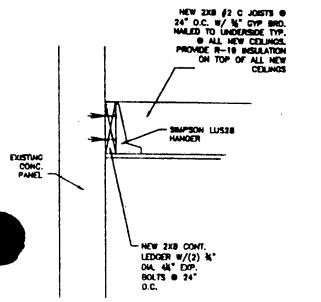
FACILITY DESCRIPTION

The facility consists of one structure that serves as the administrative and administrative areas. Industrial operations conducted on-site include: vehicle maintenance, washing and detailing, a loading dock and substation storage area located in the shop (double wall aboveground and drums on appropriate spill pallets) The drainage pattern of the facility is primarily to the south. There is one storm drain on the site at the southwest corner of the property that implaces storm water of that end of the site.

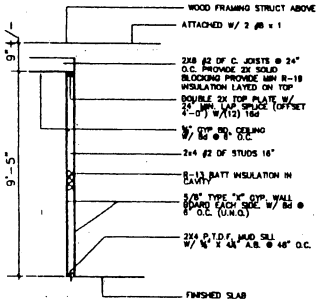
FACILITY OPERATIONS

Industrial operations conducted of this site include vehicle parking, and maintenance of transit buses, minor material storage. Vehicle washing is performed inside by a contractor (Pool maintenance is plumed up after each washing operation) there is no steam cleaning operation. Industrial operations associated with these activities may include some or all of the following:

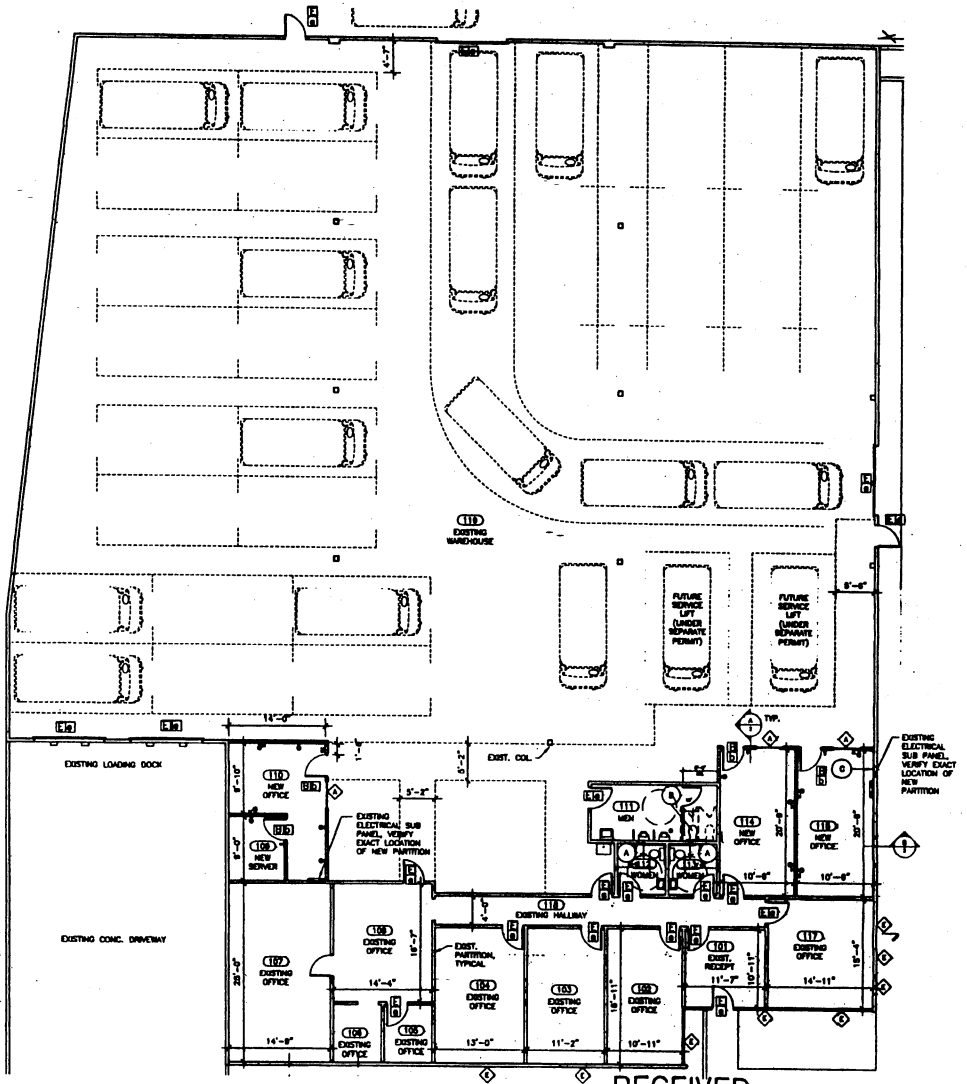
- Fluids replacement, i.e. oil, antifreeze, brake fluid, transmission fluid, etc. (all maintained either in double wall tanks or on spill pallets)
- The replacement and retreads
- Engine and drive train lubrication. Battery storage and replacement.
- Parts cleaning (inside parts cleaning maintenance with bio-degradable water soluble solvents)
- Filters and fluids replacement. (all old fluid filters retained and disposed of according to current and future Hazmat regulations)
- Brake maintenance.
- Materials storage including oils, antifreeze, degreasers, cleaning solvents, batteries, tires, vehicle parts, and other similar items.
- Vehicle washing (on-site sealed wander wiles plates up all wash water)
- Waste storage including motor oil, antifreeze, solvents, batteries, tires, scrap materials, and scrap metal.



B SECTION @ NEW PARTITION
1 1/2" = 1'-0"



A SECTION @ NEW PARTITION
3/8" = 1'-0"



GROUND FLOOR PLAN
1/8" = 1'-0"

RECEIVED
DEC 1 2 2006
Planning Department

SEE COVER SHEET FOR FURTHER NOTES

PARTITION LEGEND

- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- NEW INTERIOR PARTITION: 2X4 OF @2 STUDS @ 16" O.C. W/ ⅝" GWB EACH SIDE FROM SLAB TO 9'-5"

SEE DETAIL A/2

DOOR SCHEDULE

DOOR & FRAME TYPE:

A. NEW ENTRY CORRIDOR DOOR: 3'-0" X 6'-8" X 1¾" TYPE: LABLED SOLID CORE, PAINT GRADE, FACTORY FINISH WHITE FRAME: THIELY METAL OR EQUAL, FACTORY FINISHED BLACK

RATED ASSEMBLY: 20 MIN. WITH CLOSER AND DRAFT SEALS

B. NEW ENTRY CORRIDOR DOOR: 3'-0" X 6'-8" X 1¾" TYPE: SOLID CORE, PAINT GRADE, FACTORY FINISH WHITE FRAME: THIELY METAL OR EQUAL, FACTORY FINISHED BLACK

C. NEW INTERIOR DOOR: 3'-0" X 6'-8" X 1¾" TYPE: RAISED PANEL, FACTORY FINISH WHITE PAINT FRAME: PRE-HUNG, FACTORY FINISH WHITE

E. EXISTING DOOR (MIN. 3'-0" WIDE X 6'-8" HIGH)

HARDWARE: SARGENT LEVER HANDLE (OR EQ.)

(ALL DOORS TO RECEIVE SURG. STD. DOOR STOPS)

a. STANDARD LOCKSET & SURFACE MTD. CLOSER
b. STANDARD LATCHSET
c. STANDARD LOCKSET
d. STANDARD PUSH PLATE/PULL HANDLE W/CLOSER AND KICKPLATE
e. EXISTING TO REMAIN AS IS
f. LOCKSET AND 24 x 24 METAL VENT GRILL IN DOOR, SUBMIT

WINDOW SCHEDULE

1. NEW INTERIOR WINDOW, 4'-0" X 4'-0", CLEAR TEMPERED GLASS IN HOLLOW METAL FRAME, FACTORY FINISHED BLACK
2. -
3. EXISTING WINDOW TO REMAIN AS IS

NOTES:

1. PATCH AND REPAIR ALL GWB TO LIKE NEW CONDITION. PREPARE SURFACES TO RECEIVE NEW FINISHES. SEE FINISH PLAN AND SCHEDULE FOR MORE INFO.
2. SURFACES NOT RECEIVING NEW FINISHES SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING ADJACENT SURFACES.
3. ALL DOOR TYPES AND DOOR HARDWARE TO MATCH EXISTING.
4. ALL ROOMS TO HAVE HVAC (EXCEPT WARHOUSES). PROVIDE NEW EQUIPMENT IN ADDITION TO EXISTING. ALL NEW DUCT WORK, CONTRACTOR TO PROVIDE ENGINEERING FOR ADEQUATE AIR FLOW TO EACH ROOM AND AREA FOR ITS REQUIRED USE. VERIFY ALL EXISTING HVAC EQUIPMENT IS IN GOOD WORKING CONDITION, REPAIR AS REQUIRED.
5. LOCATION OF PARTITIONS AND DOORS ARE SUBJECT TO FINAL APPROVAL OF THE CITY OF OCEANSIDE DEPARTMENT OF BUILDING AND SAFETY.
6. ALL NEW GLAZING SHALL BE TEMPERED SAFETY GLASS.
7. REUSE ALL EXISTING DOOR HARDWARE WHEREVER POSSIBLE. ANY NEW HARDWARE TO MATCH EXISTING
8. MECHANICAL VENTILATION WILL BE PROVIDED CAPABLE OF SUPPLYING OUTSIDE AIR AT A MINIMUM RATE OF 15 CUBIC FEET PER MINUTE PER OCCUPANT. UBC, SEC 1202.2.1.

PLAN KEY NOTES:

(A) EXISTING HC TOILET ROOM TO REMAIN AS IS

(B) REMOVE 1 TOILET SAFE OFF SUPPLY AND WASTE BELOW SLAB OR IN WALL. SALVAGE FOR FUTURE USE. PROVIDE NEW TOILET PARTITIONS TO MATCH EXISTING FOR HC STALL

(C) PROVIDE NEW 2X OF FURRING WITH MINIMUM R-2 INSULATION WITH ⅝" DRYWALL TAPED WITH FINISH TO MATCH ADJACENT SURFACES READY FOR PAINT THIS ROOM ONLY.

STEPHEN C. BROWN
PLANNING+DESIGN
6315 MURLANDS DRIVE
SAN DIEGO CA 92037
858-459-8050

LAIDLAW TRANSIT SERVICES, INC.

1ST FLOOR CONSTRUCTION PLAN

SUITE: 100
LAIDLAW OFFICES
570 AIRPORT ROAD
OCEANSIDE, CALIFORNIA

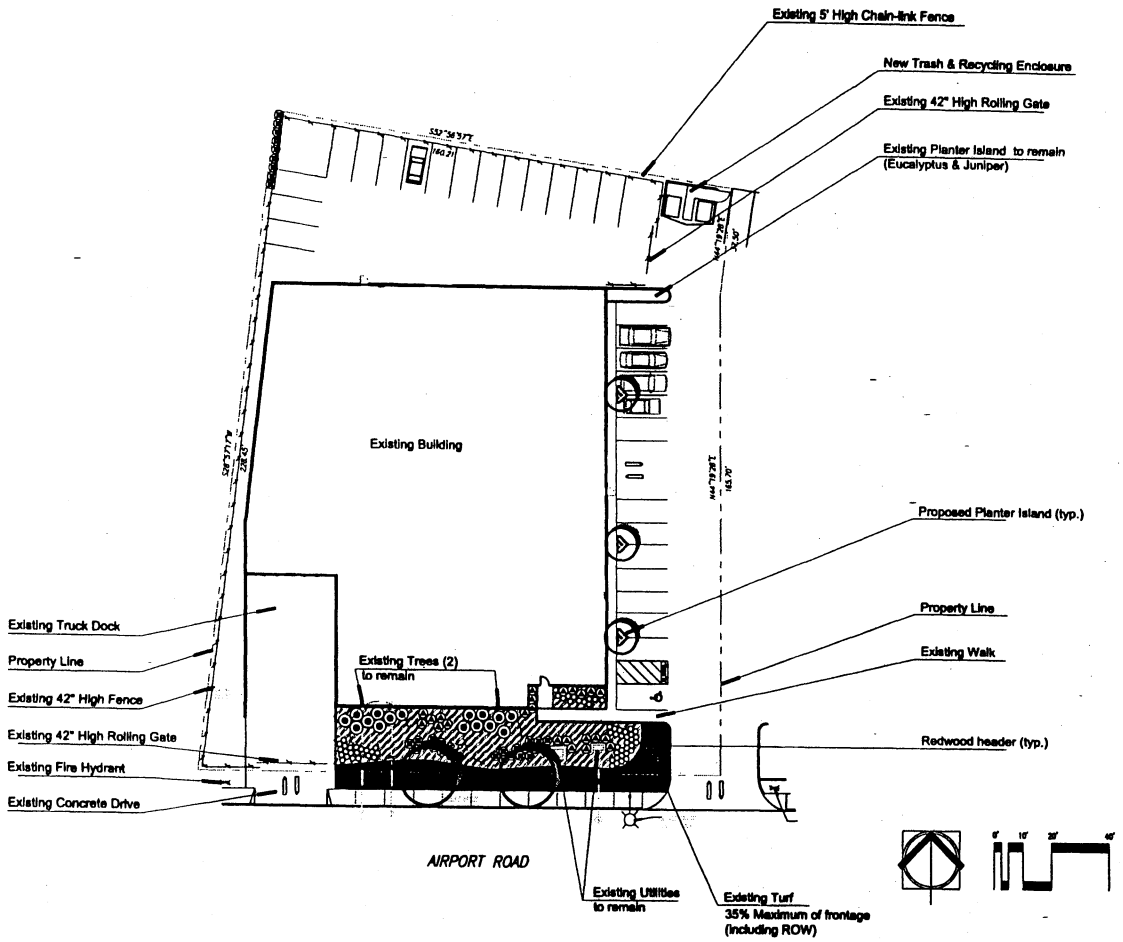
JOB NO.	SCH
DRAWN BY	RCM
FILE	-
ISSUE	DATE
PRELIM	15.8.06
REV	17.8.06
REV	21.8.06
REV	08.06.06

SHEET NO. 2

LANDSCAPE CONCEPT PLAN

LAIDLAW TRANSIT SERVICES

C-31-06



GENERAL NOTES
All landscaping will be in accordance with the City of Oceanside Landscape Design Guidelines.

IRRIGATION NOTES
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers, moisture sensing devices and other necessary irrigation equipment. All components shall be of non-corrosive materials. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finished grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All landscape and irrigation improvements shall be installed as per the provisions of the City of Oceanside Zoning Ordinance section 3019 and the City of Oceanside Landscape Design Guidelines.

PLANTING NOTES
Generally, planting within the project will be a drought tolerant combination of southern California natives and ornamental species. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site.

CONCEPTUAL PLANT PALETTE
Plants such as:

STREET TREE
(15 Gallon minimum)
Alnus rhombifolia (White Alder) 40'H x 20'W

PARKING LOT TREE
(15 Gallon minimum)
Cercis occidentalis (Western Redbud) 20'H x 20'W

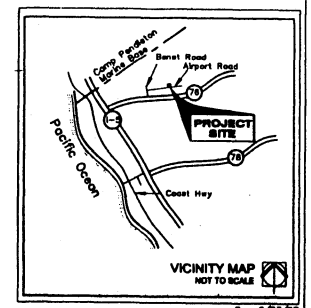
SHRUBS
(60% 5 gallon & 40% 15 gallon)
Agave attenuata (Foxtail agave) 4'H x 4'W
Agave americana (Century plant) 6'H x 6'W
Ceanothus spp. (Western Lilac) 3'H x 3'W
Dietes vegeta (Fortnight Lily) 3'H x 3'W
Echium fastuosum (Pride of Maderia) 8'H x 8'W
Encelia californica (Encelia) 4'H x 4'W
Gardenia jasminioides (Gardenia) 6'H x 4'W
Hemerocallis hybrids (Daylily) 2'H x 2'W
Mimulus aurantiacus (Bush Monkey Flower) 3'H x 6'W
Pittosporum tobira (Evergreen) 4'H x 4'W
Plumbago auriculata (Cape Plumbago) 8'H x 8'W

GROUND COVER
(flats & 1 gallon minimum)
Gazania spp. (Gazania) 6"H x 2'W
Trachelospermum jasminioides (Star jasmine) 12"H x 5'W

ALL PLANTER AREAS TO RECEIVE A 3" DEPTH OF BARK MULCH.

LOT TABLE

total lot size	36,242 sf (100%)
paving	15,290 sf (42.2%)
bldg. coverage....	16,216 sf (44.7%)
landscaped area..	4,333 sf (13.1%)



BENCHMARK:

Rev. 2/27/07

RECEIVED

APR 25 2007

Planning Department

PLANNING COMMISSION
RESOLUTION NO. 2007-P24

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

APPLICATION NO:	C-31-06
APPLICANT:	Laidlaw Transit Services, Inc.
LOCATION:	576 Airport Road

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

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

the operation of paratransit services with associated on-site vehicle storage;

on certain real property legally described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 7th day of May, 2007, conduct a duly advertised public hearing as prescribed by law to consider said application.

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

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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. The proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the General Plan Land Use District. The operation is located in a Limited Industrial zone which allows for uses such as vehicle/equipment repair and vehicle storage. Vehicle storage requires a Conditional Use Permit.
2. The operation of paratransit services with associated on-site vehicle storage will not result in a detrimental situation to the surrounding land uses within the vicinity of the site. The conditions of approval and submitted parking management plan provides for the safe and effective use of the subject property. The site is located near Highway 76 for access and is not close to any residential neighborhoods.
3. The proposed conditional use will comply with the provisions of the Zoning Ordinance. In addition, conditions have been placed to insure compliance with applicable building and safety codes.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit C-31-06 subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check. (Currently the 2001 California Code of Regulations and 2004 California Electrical Code).
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations (2001 California Building Code, Chapter 11B).
4. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
5. This is a change in use as defined in the California Building Code (CBC) from B/F to B/S-3. Prior to occupancy, the building must comply with all CBC requirements for the new use, and a new Certificate of Occupancy (C of O) must be issued by the Building

Division. In order for a new C of O to be issued, a licensed architect or engineer must submit an analysis to the Building Division showing the status of the building with respect to the code requirements for the new use. If the building does not currently comply with the requirements for the new use, a permit will be necessary for the work necessary to bring the building into compliance, and the C of O will be issued upon completion of the permit.

6. Compliance with the Federal Clean Water Act (BMPs) must be demonstrated on the plans.

7. Tenant Improvements or other construction to buildings require permits (including all inspections, approvals, and Certificate of Occupancy) from the Building Division.

8. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

Engineering:

9. 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 and/or Public Works Director.

10. The flow of vehicles on-site shall comply with the approved Parking Management Plan.

11. 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 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 following special landscaping requirements shall be met:

a) Two native or naturalized street trees shall be planted in the right-of-way per the current street tree memorandum. Native and naturalized shrubs consisting of one and five-gallon container size shall be provided with ground cover as shown on the landscape conceptual plan.

b) Small scale native or naturalized trees of 15-gallon size container size shall be planted in the triangular planters, with a native or naturalized ground cover.

c) A detail of the trash enclosure shall be provided on the landscape plans to meet the City of Oceanside requirements. The trash enclosure shall be screened with a vine.

d) Existing automatic irrigation shall be protected in place and repaired, updated, or replaced to meet the satisfaction of the City Engineer. All landscape areas shall be provided with automatic irrigation. Trees shall be spot located by a Landscape Architect at the pre-construction meeting and shall meet the current City of Oceanside requirements. Trees shall not be located in utility easements.

12. All landscaping, fences, walls, etc. on the site, 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 shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this resolution

Fire:

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

14. In Group S Division 3 parking garages, used for storing or handling automobiles operating under their own power, ventilation shall be provided capable of exhausting a minimum of 1.5 cubic feet per minute per square foot of gross floor area. The building official may approve an alternate ventilation system designed to exhaust a minimum of 14,000 cfm for each operating vehicle. Such system shall be based on the anticipated instantaneous movement rate of vehicles, but not less than 2.5 percent of the garage capacity. C.B.C. 1202.2.7 (mechanical ventilation need not be provided within a Group S parking garage when openings complying with Section 311.9.2.2 are provided).

15. C.B.C. Sec. 311.9.2.2 Openings. For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier must be at least 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilations shall constitute a minimum of 40 percent of the perimeter of the tier.

16. The building shall meet Oceanside Fire Department current codes in effect at the time of building permit application.

17. In accordance with the California Fire Code Sec. 901.4.4, approved addresses for 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 contrast with their background.

18. Commercial buildings and multi-family dwellings require 6-inch address numbers.

19. In areas where motor vehicles are stored, floor surfaces shall be of noncombustible, nonabsorbent materials. Floors shall drain to an approved oil separator or trap discharging to services in accordance with the plumbing code. Floors may be surfaces or water proofed with asphalt paving materials in areas where motor vehicles are stored. C.B.C. Sec. 311.2.3.1.

20. The Fire Department access roadway shall be provided with adequate turning radius for Fire Department apparatus at 50 foot outside and 30 foot inside radius.

21. All security gates shall have a Knox-box override and as required have strobe activation capability.

22. A "Knox" key storage box shall be provided for all new construction. For buildings, other than high-rise, a minimum of three complete sets of keys shall be provided. Keys shall be provided for all exterior entry doors, fire protection equipment control rooms, mechanical and electrical rooms, elevator controls and equipment spaces, etc.

Planning:

23. This Conditional Use Permit shall expire on May 7, 2009, unless implemented as required by the Zoning Ordinance or unless the Planning Commission grants a time extension.

24. This Conditional Use Permit approves only the operation of paratransit services with associated on-site vehicle storage 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 or a new Conditional Use Permit.

25. 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-31-06). 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.

26. 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.

27. 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.

28. 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.

29. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit.

30. 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, Employee Parking Management Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

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

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

33. 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 building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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

35. The hours of operation shall be limited from 4:00 a.m. to 10:00 p.m. Monday through Friday, 4:30 a.m. to 7:30 p.m. Saturdays, and 7:00 a.m. to 6:00 p.m. on Sundays. Hours of operation may be further limited by the Planning Commission if valid issues or complaints pertaining to the hours of operation arise.

36. A dispatcher will be assigned to manage the beginning of each work day (at 4:00 a.m.) to stage the vehicles so that they are positioned to leave the facility in an orderly manner and that there is room in the automobile parking spaces for each employee.

Water Utilities:

37. The developer shall be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water and/or sewer lines shall be the responsibility of the developer.

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

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

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

41. Based on the assigned Standard Industrial Classification (SIC) Code for the proposed industrial activity(s), the project may be required to obtain coverage under the General NPDES (National Pollutant Discharge Elimination System) permit associated with industrial storm water activities. The City of Oceanside Clean Water Program highly recommends that the applicant contact the Regional Water Quality Control Board (RWQCB) in San Diego and verify the need of the NPDES permit for this site.

42. Zero discharge of pollutants generated from this facility into the City Municipal Separate Storm Sewer System (MS4) including the San Luis Rey River is permitted. Typical pollutants generated from a transit services facility include, at a minimum, oil and grease, metals, trash, and sediments.

43. All the proposed natural and/or structural Best Management Practices (BMPs) must be designed based on the pollutant types and pollutant loads generate from this facility.

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

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

46. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by

installing and maintaining an approved type backwaters valve, per the Uniform Plumbing Code (U.P.C.).

47. The developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located in the public right-of-way or in a public utility easement.

48. A separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

49. An inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner. The location shall be called out on the approved Improvement Plans.

50. A Grease, Oil, and Sand Interceptor, described by the Uniform Plumbing Code, relating to garages and wash racks shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner. The location shall be called out on the approved Improvement Plans.

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

PASSED AND ADOPTED Resolution No. 2007-P24 on May 7, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P24.

Dated: May 7, 2007

Employee Parking Management Plan

Laidlaw Transit Services
576 Airport Road
Oceanside, CA
Revised January 8, 2007

Description: This is a hub, dispatch center and light maintenance facility for the LIFT para-transit program operated by Laidlaw under contract with the North County Transit District.

Operations begin at 4 a.m. and last until 10 p.m. daily and the employees and vehicles are staged throughout the day to provide the services. The peak hours for weekdays are fairly early in the day and from early afternoon until 5 p.m.

Hours of Operation:

Monday through Friday	4 a.m. to 10 p.m.
Saturday	4:30 a.m. to 7:30 p.m.
Sunday	7 a.m. to 6 p.m.
Peak Hours -- Monday through Friday	6 a.m. to 10 a.m. and 2 p.m. to 5 p.m.

The project has been designed so that up to 56 vehicles can be stored on the site using both the inside and outside areas. Generally there will be 32 vehicles there at any given time. There are 34 employees including the dispatchers and other office workers and the drivers.

Vehicles and Employees

Para-transit Vehicles	32-56
Out during peak hours	22
Employees	34

Employee Parking

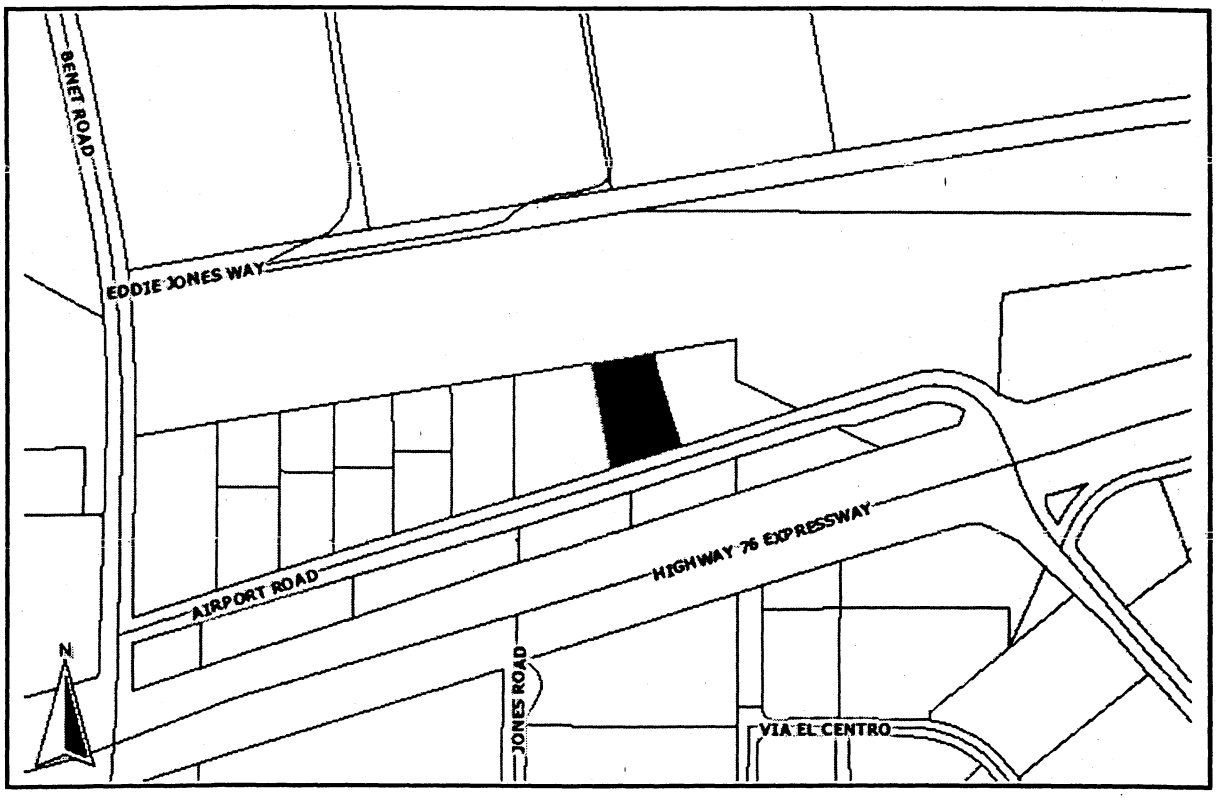
The site will have 31 spaces for automobile parking. This parking will be available to employees and visitors during the day as the para transit vehicles are dispatched on their routes.

Shown as an overlay on the site plan is space in the parking lot for 22 of the para transit vehicles to be parked at night.

The company, which has had considerable experience in operating para transit hub facilities, will provide directions and whatever devices are necessary to stage the para-transit vehicles and employee automobiles into and out of the parking spaces. Since the shifts begin at 4 a.m. and end at 10 p.m. and with 22 vehicles out during peak hours, there will be adequate time for this activity to avoid traffic jams or parking problems.

A dispatcher will be assigned to manage the beginning of each work day (at 4 a.m.) to stage the LIFT vehicles so that they are positioned to leave the facility in an orderly manner; and that there is room in the automobile parking spaces for each employee. This staging plan will allow the transition to take place without creating a demand for on street parking. The dispatcher will check with each arriving driver to make sure they have not left their cars on the street.

Laidlaw will offer incentives for employees to carpool and ride public transit to work to reduce the parking demand.



File Number: **C-31-06**

Applicant: **Laidlaw Transit Services, Inc.**

Description:

CONDITIONAL USE PERMIT (C-31-06) for the operation of paratransit services (transportation services for those with disabilities and the elderly) with associated on-site vehicle storage at 576 Airport Road. The project site is zoned IL (Limited Industrial) and is situated within the Airport Neighborhood – **LAIDLAW TRANSIT SERVICES**

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 Planning Commission Hearing

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

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STAFF USE ONLY	
ACCEPTED 6/14/06	BY SN
HEARING	
GPA	
MASTER/SP PLAN	
ZONE CH.	
TENT.MAP	
PAR. MAP	
DEV. PL.	
C.U.P. C-31-06 ~~ACUP~~ TU-06	
VARIANCE	
COASTAL	
O.H.P.A.C.	

Please print or type all information

PART I – APPLICANT INFORMATION

1. APPLICANT Laidlaw Transit Services, Inc.	2. STATUS owner
3. ADDRESS: 800 Fesler Street El Cajon, CA 92020	4. PHONE/FAX 619-401-6205 619-588-9709
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Mary Kelvin, District Manager	
6. ADDRESS 801 Fesler Street El Cajon, CA 92020	7. PHONE/FAX 619-401-6205 619-588-9709

PART II – PROPERTY DESCRIPTION

8. LOCATION 576 Airport Road Rev – 9/14/06, 12/12/06, 3/12/07			9. SIZE .83 acre
10. GENERAL PLAN Light Industrial	11. ZONING IL (Industrial Light)	12. LAND USE existing Industrial Park	13. ASSESSOR'S PARCEL NUMBER 146-030-75

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

Administrative Use Permit to convert an existing office and warehouse for the operation of a para-transit LIFT service for North County Transit District

15. PROPOSED GENERAL PLAN n/a	16. PROPOSED ZONING n/a	17. PROPOSED LAND USE n/a	18. NO. UNITS n/a	19. DENSITY n/a
20. BUILDING SIZE 14,400	21. PARKING SPACES 21	22. % LANDSCAPE exists	23. % LOT COVERAGE exists	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

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

SIGNATURES OF ALL OWERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print): Mary Kalvin	34. DATE 6-5-06		
Sign: Mary Kelvin		37. OWNER (Print): OCEANSIDE ASSOCIATES BRIAN FRONK	38. DATE 06/01/06
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign:	
35. APPLICANT (Print):	36. DATE	39. OWNER (Print):	40. DATE
Sign:		Sign:	

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DESCRIPTION AND JUSTIFICATION
LAIDLAW TRANSIT SERVICES
Revised December, 2006

Laidlaw Transit Services, Inc. has received the contract from North County Transit District to operate the LIFT para-transit program throughout North County.

The program has leased the existing building at 576 Airport Road in the Light Industrial (IL) Zone as its "hub" where it will dispatch the trips, maintain and store the vehicles and train the employees. The site is an older existing industrial neighborhood with easy access onto Highway 76 for its services.

Drivers will arrive at work at the site by their personal vehicles, carpools or public transit and then take out one of the para-transit vehicles for their shift.

Vehicles and Employees

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Para-transit Vehicles	32-56
Out during peak hours	22
Employees	34

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Description of activities and hours:

Hours of Operation:

Monday through Friday	4 a.m. to 10 p.m.
Saturday	4:30 a.m. to 7:30 p.m.
Sunday	7 a.m. to 6 p.m.
Peak Hours -- Monday through Friday	6 a.m. to 10 a.m. and 2 p.m. to 5 p.m.

The area is surrounded by the airport on the north and existing industrial development on the east and west and a fueling center and the expressway on the south.

The site is .83 acres in size, and the existing industrial building is 14,400 square feet in size.

This is a hub and dispatch center for a transit operation where vehicles are given light, routine maintenance and when they are between uses. Employees who arrive by automobile will park at the site during the hours they are driving. The parking lot is being organized to accommodate both uses. This is further described in the attached "Employee Parking Management Plan."

The para-transit vehicles will be parked inside the building and on the parking lot during the hours they are not in use; and the employees will use the striped parking spaces for cars when the para-transit vehicles are in the field. This inside when not in use and the employees will use the parking lot in back.

The building will be secured with a dial in fire alarm system and a motion activated burglar alarm.

Facilities for disabled employees and visitors are provided at the site.

Operations

There will normally be 32 vehicles in the field serving the areas of Oceanside and operating from 4 a.m. to 10 p.m. Monday through Friday; 4:30 a.m. to 7:30 p.m. Saturday and 7 a.m. to six p.m. Sundays. (The operation has been designed to accommodate the overnight parking of up to 56 such vehicles because of its nature as a hub.)

The clients are pre-qualified for the service by North County Transit District. There are approximately 8,000 passenger trips per month.

At the request of the staff, information regarding the trips generated on the site, and its relationship to the airport are attached to this Description and Justification.

Light and routine maintenance such as washing, oil changes and tune-ups will be conducted inside the building. Major engine repairs will be sent out to a vendor.

The business complies with all the requirements of the County Department of Environmental Health which regularly reviews and inspects its operations.

All environmentally sensitive used waste materials (such as used oil) are collected, vacuumed up and disposed of off-site by the vendor. When the buses are washed the vendor who does that work takes the dirty water away for disposal off site.

The findings necessary for approving a Conditional Use Permit are below:

For the Conditional Use Permit:

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

   --The operation is located in the Light Industrial (IL) Zone which allows uses such as vehicle equipment and repair and vehicle storage.

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

   --The site is conveniently located near Highway 76 for access and is not close to nay residential neighborhoods. Its use as a hub for a para-transit operation will not harm the nearby properties or improvements. It will enhance the general welfare of the City

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

--The applicants will abide by the Zoning Ordinance and any conditions that are attached to the approval of this Administrative Use Permit.

LEGAL DESCRIPTION

Laidlaw Transit Services
576 Airport Road

Parcel 10 of Parcel Map No. 12181, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 11, 1982 as File No. 82-181017 of Official Records.

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NOTICE OF EXEMPTION
City of Oceanside, California

Post Date: 05/08/2007
Removal: 11/08/2007
(180 days)

1. **APPLICANT:** Laidlaw Transit Services, Inc.
2. **ADDRESS:** 800 Fesler Street, El Cajon CA 92020
3. **PHONE NUMBER:** (619) 401-6205
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** Laidlaw Transit Services (C-31-06)
7. **DESCRIPTION:** To obtain a Conditional Use Permit the operation of paratransit services with associated on-site vehicle storage located at 576 Airport Road.

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, 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> (Sections 15260-15277); or,

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

Date: May 7, 2007

Sally Schifman, Planner II

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