

# AGENDA NO. 3

*PLANNING COMMISSION*



*STAFF REPORT*

DATE: June 14, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-7-09) FOR A CLUB/LODGE USE AND MEETING FACILITY FOR THE VETERANS ASSOCIATION OF NORTH COUNTY WITHIN AN EXISTING BUILDING LOCATED AT 1617 MISSION AVENUE – VETERANS ASSOCIATION OF NORTH COUNTY – APPLICANT: SMITH CONSULTING ARCHITECTS.**

## **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-P19 approving Conditional Use Permit (C-7-09) with findings and conditions of approval attached herein.

## **BACKGROUND AND PROJECT DESCRIPTION**

**Background:** In 1968, the subject building located at 1617 Mission Avenue was constructed and used as the Oceanside Police Department headquarters. The site has also been used as a fueling station for City vehicles and used as an office for the City of Oceanside’s Information Technologies Department since the Oceanside Police Department relocated to its current location at 3855 Mission Avenue in 1999.

On April 11, 2007, the City Council approved demolition and limited construction work at the project site, which included the removal of the concrete jail cells formerly attached to the building, the removal of dilapidated shed structures, and the addition of a new exterior framed wall in place of the jail cells. On April 16, 2008, the City Council approved a property lease agreement with the Veterans’ Association of North County to use the building for programs and activities benefitting the veterans of the community.

**Site Review:** The project site is located on the south west corner of Mission Avenue and Barnes Street. The project site is comprised of a 1.73- acre parcel with a 13,500-square foot building and related parking, owned by the City of Oceanside.

The subject site has a General Plan Land Use Designation of Neighborhood Commercial (NC) and is zoned Limited Commercial (CL). Surrounding land uses adjacent to the site include a commercial shopping center to the south, the Mira Costa College Extended Study campus and a public and county resource office to the east, and other commercial retail uses to the north and west.

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

Conditional Use Permit C-7-09 represents a request for the following:

- (a) To allow a Club and Lodge use for the Veterans Association of North County to occupy an existing 9,952-square foot portion of a 13,500-square foot City owned building located at 1617 Mission Avenue, pursuant to Oceanside's Zoning Ordinance Section 1120.

The proposed Veterans Association of North County (VANC) use is defined by the City Zoning Ordinance as a Club or Lodge use that allows meetings, recreational events, and social facilities of private or non-profit organization primarily used by members or guest. As defined in the City Ordinance, Club and Lodge uses exceeding the requirement for small scale facilities (5,000 sq. ft.), require approval of a Conditional Use Permit. The VANC Club and Lodge would occupy 9,952-square feet of an existing 13,500-square foot building, while the remaining 3,548-square feet of building area would be used for city offices.

The VANC would provide the following services for veterans at the site: a social hall for meetings, assistance for veteran benefits, various programs for veterans and their families, tax preparation for veterans, employment assistance, counseling programs, computer training, educational seminars and other services to assist in daily living arrangements. Local events and ceremonies would be held within the banquet areas and meeting rooms for the veterans and members of the public. The meeting rooms would also be available for members of the public to hold community meetings or social events.

A lounge/bar would be provided as an ancillary use to the VANC facility to offer a small area for general use and small group meetings. The bar would serve the banquet room for certain VANC related functions and is not intended to be open to the general public.

The proposed hours-of-operation for the entire VANC facility would vary, but a majority of operations would occur from 6:00 a.m. to 10:00 p.m. Monday thru Friday and 6:00 a.m. to 11:30 p.m. on Saturdays and Sundays. The varied hours-of-operation would allow the VANC facility and other adjoining uses within the area to operate without conflict. The VANC facility parking lot provides 78 parking stalls, which is under the

required 84 parking stalls as per the Oceanside Zoning Ordinance parking requirement for Club and Lodge uses. An additional (300+) parking spaces have been allocated through a parking agreement with the Mira Costa College of Extended Study Campus at 1831 Mission Avenue located directly east of the project site.

No changes to the exterior of the building would be implemented as a part of this Conditional Use Permit. All improvements to the exterior of the building were previously made when lease agreement with the Veterans of North County was approved on April 16, 2008.

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 Neighborhood Commercial (NC). 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 surrounding area include a wide variety of retail and personal services that have an adequate number of parking stalls per use. The adjacent property to the east known as the Mira Costa College Extended Campus has agreed to provide an additional 220 paved and striped spaces,

plus nine handicap spaces, and (80-100) spaces within the gravel parking lot, if overflow parking is necessary for events at the VANC facility. The VANC facility could not secure permission to allow parking to occur within the Flags on Mission commercial center's property.

## 2. Zoning Compliance

This project is located in the Limited Commercial (CL) district and complies with the requirements of that zone. The following table depicts the parking data for the existing commercial center with the proposed VANC use based upon Section 3100 of the OZO:

<b>EXISTING USE</b>	<b>BUILDING AREA (Sq. Ft.)</b>	<b>PARKING SPACES REQUIRED</b>	<b>PROPOSED</b>
VANC (Office Use)	4,174	(1 per 300 sq. ft.)=26	13
VANC (Club/Lodge Use)	5,778	(1 per 100 sq. ft.)= 58	52 with (300+ spaces provided at 1831 Mission Ave.)
City Offices	3,548	11	13
<b>Total</b>	<b>13,500</b>	<b>84</b>	<b>78 (Existing) with (300+ spaces provided at 1831 Mission Ave.)</b>

The proposed use requires 84 spaces based on the square footage of the existing building and the Oceanside Zoning Ordinance Section 3103. The subject property only provides a total of 78 parking stalls throughout the entire site. Although the existing VANC site will not meet the parking demands to accommodate the zoning ordinance parking requirements for 84 stalls, an additional (300+) spaces would be provided under a parking agreement between the VANC and Mira Costa College Extended Campus to allow over flow parking to be provided at 1831 Mission Avenue. The Mira Costa campus parking would only be utilized on an as needed basis, generally during the weekends and some week nights to accommodate the parking demands from larger events held at the VANC facility.

## **DISCUSSION**

The following table identifies land uses on adjacent properties:

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Property	NC	CL	Public Club/Lodge for the VANC
North	GC	CG	Vehicle Repair
East	NC	CL	County Public Resource Use & Mira Costa College
South	NC	CN	Bazaar Indoor Swamp Meet
West	NC	CN	Auto Parts retail store

As identified in the above table the proposed Club/Lodge facility for the Veterans Association of North County (VANC) located at 1617 Mission Avenue would be compatible with the surrounding uses. The VANC facility would provide services to many of the Veterans throughout North County and help facilitate economic activity to the surrounding commercial properties.

Staff has determined that the available parking within the project site at 1617 Mission Avenue and the designated permitted parking stalls within the parking agreement between the Mira Costa's Extended Campus site at 1831 Mission Avenue would accommodate the needs for the proposed office uses and the Club/Lodge uses that are ancillary to the VANC facility. Therefore, Staff recommends approval of the proposed use.

## **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 June 14, 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-P19 approving Conditional Use Permit C-7-09 with findings and conditions of approval attached herein.

PREPARED BY:

  
Scott Nightingale  
Planner II

SUBMITTED BY:

  
Jerry Hittleman  
City Planner

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2010-P19
3. Parking agreement letter with Mira Costa College

Received

FEB 4 2010

Planning Division

CUP C-709

PROJECT TEAM:

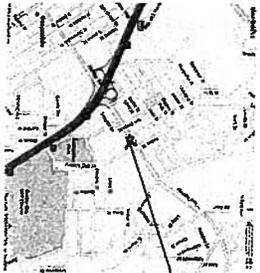
**OWNER & DEVELOPER:**  
 CITY OF OCEANSIDE  
 1617 MISSION AVENUE  
 OCEANSIDE, CA 92058  
 (760) 793-1377

**ARCHITECT:**  
 SMITH CONSULTING ARCHITECTS  
 78000 PINE WIND ROAD  
 SUITE 201  
 FALLBROOK, CA 92028  
 (619) 793-1377

**CITY ENGINEER:**  
 JAMES L. WILSON  
 CIVIL ENGINEER  
 1617 MISSION AVENUE  
 OCEANSIDE, CA 92058  
 (760) 793-1377

**REGISTERED LAND SURVEYOR & ENGINEER:**  
 JOHN W. HARRIS  
 CIVIL ENGINEER  
 1617 MISSION AVENUE  
 OCEANSIDE, CA 92058  
 (760) 793-1377

VICINITY MAP:



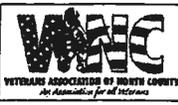
PROJECT LOCATION  
 1617 MISSION AVENUE

ASSESSOR'S PARCEL NUMBER  
 148-260-24

LEGAL DESCRIPTION  
 PARCEL 24 OF PARCEL MAP 272, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

PROJECT SCOPE

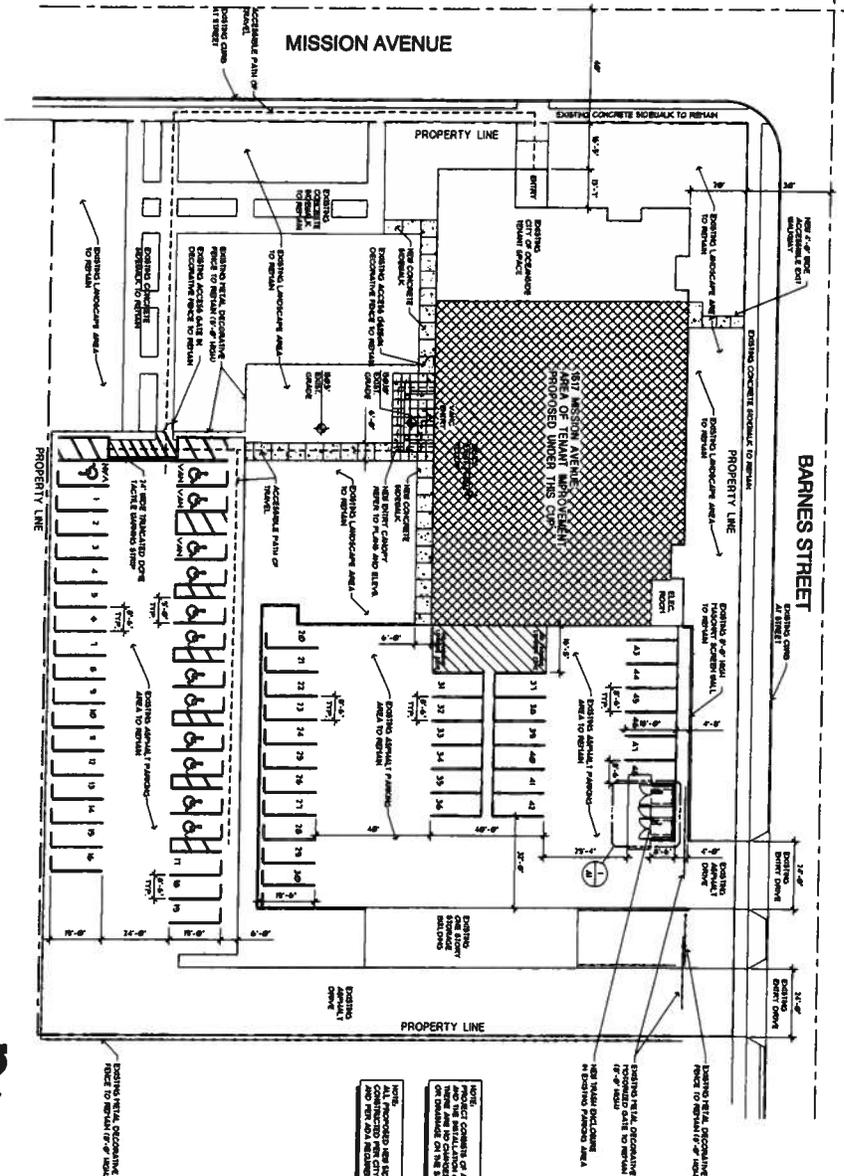
A CONDITIONAL USE PERMIT FOR 9,852 SF BANQUET AND MEETING ROOM FACILITY FOR THE VETERANS ASSOCIATION NORTH COUNTY. PROJECT CONSISTS OF TENANT IMPROVEMENTS TO EXISTING SHELL BUILDING WITH A NEW ENTRY CANOPY ADDED AT THE WEST SIDE OF THE EXISTING BUILDING.



**TENANT IMPROVEMENTS**  
 1617 MISSION AVENUE  
 OCEANSIDE CA 92058

**SmithConsultingArchitects**  
 78000 Pine Wind Road  
 Suite 201  
 Fallbrook, CA 92028  
 (619) 793-1377  
 (619) 269-3889 Fax

1220 El Camino Real  
 Suite 205  
 San Diego, CA 92130  
 (619) 793-4777  
 (619) 793-4767 Fax



**SITE PLAN**  
 SCALE: 1" = 10'-0"

**PROJECT DATA**

**GROSS BUILDING AREA:** 13,500 SF (EXISTING)  
**PROPOSED BUILDING AREA:** 13,500 SF (EXISTING)  
**EXISTING BUILDING HEIGHT:** 19'-0" ONE STORY  
**PROPOSED BUILDING HEIGHT:** 19'-0" ONE STORY

**PARKING PROVIDED:** 1722 SF (EXISTING) & 1,200 SF (PROPOSED)  
**OFFICE USE:** 28 SPACES  
**CLUB/LOBBY USE:** 5,176 SF (EXISTING) & 1,100 SF (PROPOSED)  
**PER ASSEMBLY USE AREAS SH. A2)** 56 SPACES

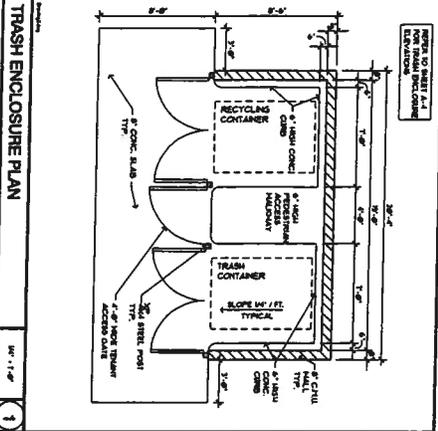
**TOTAL PARKING REQUIRED:** 64 SPACES  
**PARKING PROVIDED:** 148 SPACES  
 9'-0" X 20'-0" ACCESSIBLE PARKING SPACES: 9 SPACES  
 9'-0" X 20'-0" ACCESSIBLE VAN PARKING SPACES: 4 SPACES  
**TOTAL PARKING PROVIDED ON SITE:** 61 SPACES

**ADDITIONAL OFF-SITE PARKING AT 1631 MISSION AVE. - 220 SPACES  
 MIRA COSTA COLLEGE PROVIDED BY PARKING AGREEMENT**

**ADDRESS:** 1617 MISSION AVENUE  
**PROPERTY OWNER:** CITY OF OCEANSIDE  
**GOVERNING AGENCY:** CITY OF OCEANSIDE

**EXISTING ZONE:** CL  
**PROPOSED ZONE:** CL  
**GROSS SITE AREA:** 1.73 AC (75,359 S.F.)  
**EXISTING USE:** OFFICE  
**PROPOSED USE:** OFFICE/BANQUET FACILITY (CLUB AND LOBBY)  
**BUILDING HEIGHT:** BLDG-7 HGT: 20'-0" - 1'-11"

**SETBACKS:** MIN REQ'D  
**FRONT YARD:** 15'-0"  
**REAR YARD:** 10'-0"  
**CORNER SIDE:** 10'-0"



1000' CONTEXTUAL SITE PLAN



DATE	BY	REVISION
1/10/09	JW	1
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1/10/09	JW	4
1/10/09	JW	5
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1/10/09	JW	100







1 PLANNING COMMISSION  
2 RESOLUTION NO. 2010-P19

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

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6 APPLICATION NO: C-7-09  
7 APPLICANT: Smith Consulting Architects  
8 LOCATION: 1617 Mission Ave

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

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

13 to permit the use of a club and lodge facility for the Veterans of North County within an  
14 existing commercial building located at 1617 Mission Avenue;  
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 14<sup>th</sup> day  
17 of June 2010, conduct a duly advertised public hearing as prescribed by law to consider said  
18 application.

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

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

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

26 FINDINGS:

27 For the Conditional Use Permit to allow for the use of a club and lodge facility within an existing  
28 commercial building:

1. The VANC's (Veterans Association of North County) club lodge operation is consistent with the permitted land use regulations for the Neighborhood Commercial district. The

1 use would be consistent with the existing commercial area and surrounding land uses, in  
2 terms of creating additional commercial activity and public uses needed for the City of  
3 Oceanside. The use would be conditioned to ensure that if complaints arise this  
4 Conditional Use Permit would be subject to Planning Commission review. The proposed  
5 use would utilize an existing 9,952-square foot commercial building that was previously  
6 used as the City of Oceanside's Police station and shall meet the required parking  
7 requirements and development regulations as per the Oceanside Zoning Ordinance code  
8 section 3100.

9 2. The conditions for the restriction of the conditional use are consistent with the General  
10 Plan, will not affect neighborhood compatibility; and will not cause the operation of the  
11 conditional use to be detrimental to the welfare of persons or properties working,  
12 residing, or otherwise existing in the adjacent neighborhood areas. Staff has analyzed the  
13 impact of the VANC's (Veterans Association of North County) Club and lodge hours-of-  
14 operation with the adjacent neighboring commercial uses, and found that the VANC's  
15 limited hours-of-operation would not conflict with the primary hours of the adjacent  
16 commercial uses within the Flags on Mission Commercial Center located directly to the  
17 south and west, because the primary operation of the VANC use would be conducted on  
18 weekday evenings and Saturdays.

19 3. That the proposed conditional use will comply with the provisions of the Zoning  
20 Ordinance and Neighborhood Commercial District in which the property is located,  
21 including any specific condition required for the proposed conditional use in the district  
22 in which it would be located.

23 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
24 approve Conditional Use Permit (C-7-09) subject to the following conditions:

25 **Building:**

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

**Fire:**

2. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan  
indicating the fire access and hydrant locations must also be submitted on CD Rom.

- 1 3. Fire Department requirements shall be placed on plans in the notes section.
- 2 4. All security gates shall have a Knox-box override and as required have strobe activation  
3 capability.
- 4 5. Fire extinguishers are required and shall be included on the plans submitted for plan  
5 check.
- 6 6. An automatic fire extinguisher system complying with UL300 shall be provided to  
7 protect commercial-type cooking or heating equipment that produces grease-laden  
8 vapors. A separate plan submittal is required for the installation of the system and shall  
9 be in accordance with the Oceanside Fire Code, Chapter 9.
- 10 7. Provide a class "K" type portable fire extinguisher within 30 feet of the kitchen  
11 appliances emitting grease-laden vapors. N.F.P.A. 17A and N.F.P.A. 96.
- 12 8. An approved fire sprinkler system must be installed throughout the building. The  
13 system shall be designed per N.F.P.A. 13, and U.B.C. Standard 9-1. The sprinkler  
14 system requires 24-hour supervision.
- 15 9. Provide a fire alarm system as required per Oceanside Fire Code Section 10 and  
16 N.F.P.A. 72.
- 17 10. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building  
18 permit application.
- 19 11. Provide a fire alarm system as required per Oceanside Fire Code Section 10 and  
20 N.F.P.A. 72.
- 21 12. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building  
22 permit application.
- 23 13. All fire sprinkler systems shall be electronically monitored unless approved by the Fire  
24 Chief (exception: one & two family dwellings).
- 25 14. Provide a horn strobe device on the exterior of the building to be activated by fire  
26 sprinkler water flow.
- 27 15. Fire sprinklers required:  
28 a) Group A, B, F, M and S occupancies when square footage exceeds 5,000 square  
feet or height exceeds 34 feet.  
b) The structure is located in the direct wild land-urban interface.

- c) The fire flow determination, based on building square footage and construction type, exceeds 2,500 gallons per minute.
- d) Assembly occupancies (over 50) are located above the first floor.
- e) A single-family dwelling unit in excess of 5,000 square feet will require a system meeting current NFPA standards.
- f) Residential occupancies containing two or more dwelling units require a system meeting current NFPA standards.

**Planning:**

- 16. This Conditional Use Permit shall expire on June 14, 2013, unless implemented as required by the Zoning Ordinance.
- 17. This Conditional Use Permit approves only the use of a club lodge facility for the Veterans Association of North County within an existing commercial building located at 1617 Mission Avenue 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 Development Services Department/Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.
- 18. A ground mounted bicycle rack that can enable at least two bicycles to be locked to the rack must be provided in front or near the business. The bicycle rack shall meet the provisions of Zoning Ordinance Section 3108 for Bicycle Parking.
- 19. The approval does not relieve the applicant from an obligation to obtain an alcohol license from the State Department of Alcoholic Beverage Control (ABC). Any license and permit conditions imposed by the ABC and the City Police Chief shall be in addition to the conditions of this approval and the most restrictive conditions shall apply.
- 20. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
- 21. The applicant, permittee 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-7-09. 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

1 of any such claim action or proceeding or fails to cooperate fully in the defense, the  
2 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
3 City.

4 22. A covenant or other recordable document approved by the City Attorney shall be prepared  
5 by the applicant and recorded prior to the issuance of a business license. The covenant  
6 shall provide that the property is subject to this resolution, and shall generally list the  
7 conditions of approval.

8 23. A Special Events Permit approved by the Parks and Recreation Department would be  
9 required for large events held outside in the parking area.

10 24. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
11 written copy of the applications, staff report and resolutions for the project to the new  
12 owner and/or operator. This notification's provision shall run with the life of the project  
13 and shall be recorded as a covenant on the property.

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

16 26. Unless expressly waived, all current zoning standards and City ordinances and policies in  
17 effect at the time building permits are issued are required to be met by this project. The  
18 approval of this project constitutes the applicant's agreement with all statements in the  
19 Description and Justification and other materials and information submitted with this  
20 application, unless specifically waived by an adopted condition of approval.

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

24 28. All signs shall meet the requirements of the approved Comprehensive Sign Package for  
25 the shopping center. Sign plans shall be reviewed and approved by the Planning  
26 Division prior to an application for a sign permit.

27 **Water Utilities:**

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

- 1 30. The property owner shall maintain private water and wastewater utilities located on private  
2 property.
- 3 31. Water services and sewer laterals constructed in existing right-of-way locations are to be  
4 constructed by approved and licensed contractors at developer's expense.
- 5 32. All Water and Wastewater construction shall conform to the most recent edition of the  
6 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
7 the Water Utilities Director.
- 8 33. All public water and/or sewer facilities not located within the public right-of-way shall be  
9 provided with easements sized according to the Water, Sewer, and Reclaimed Water  
10 Design and Construction Manual. Easements shall be constructed for all weather access.
- 11 34. No trees, structures or building overhang shall be located within any water or wastewater  
12 utility easement.
- 13 35. All lots with a finish pad elevation located below the elevation of the next upstream  
14 manhole cover of the public sewer shall be protected from backflow of sewage by  
15 installing and maintaining an approved type backwater valve, per the Uniform Plumbing  
Code (U.P.C.).

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1 36. If a restaurant or food service tenant occupies the property; a Grease, Oil, and Sand  
2 Interceptor shall be installed in each building sewer in an appropriate location and shall be  
3 maintained by the property owner, in accordance with City of Oceanside Ordinance 07-  
4 OR0021-1. The location shall be called out on the approved Building Plans.

5 PASSED AND ADOPTED Resolution No. 2010-P19 on June 14, 2010, by the  
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 \_\_\_\_\_  
12 Claudia Troisi, Chairperson  
13 Oceanside Planning Commission

14 ATTEST:

15 \_\_\_\_\_  
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2010-P19.

19 Dated: June 14, 2010

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

22 \_\_\_\_\_  
23 Applicant/Representative

24 \_\_\_\_\_  
25 Date



MIRACOSTA COMMUNITY COLLEGE DISTRICT  
One Barnard Drive, Oceanside, CA 92056  
(760) 757-2121 • Fax (760) 795-6609 • www.miracosta.edu

June 25, 2009

Mr. Chuck Atkinson  
President  
Veterans Association of North County  
P.O. Box 3046  
Oceanside, CA 92051

Dear Mr. Atkinson:

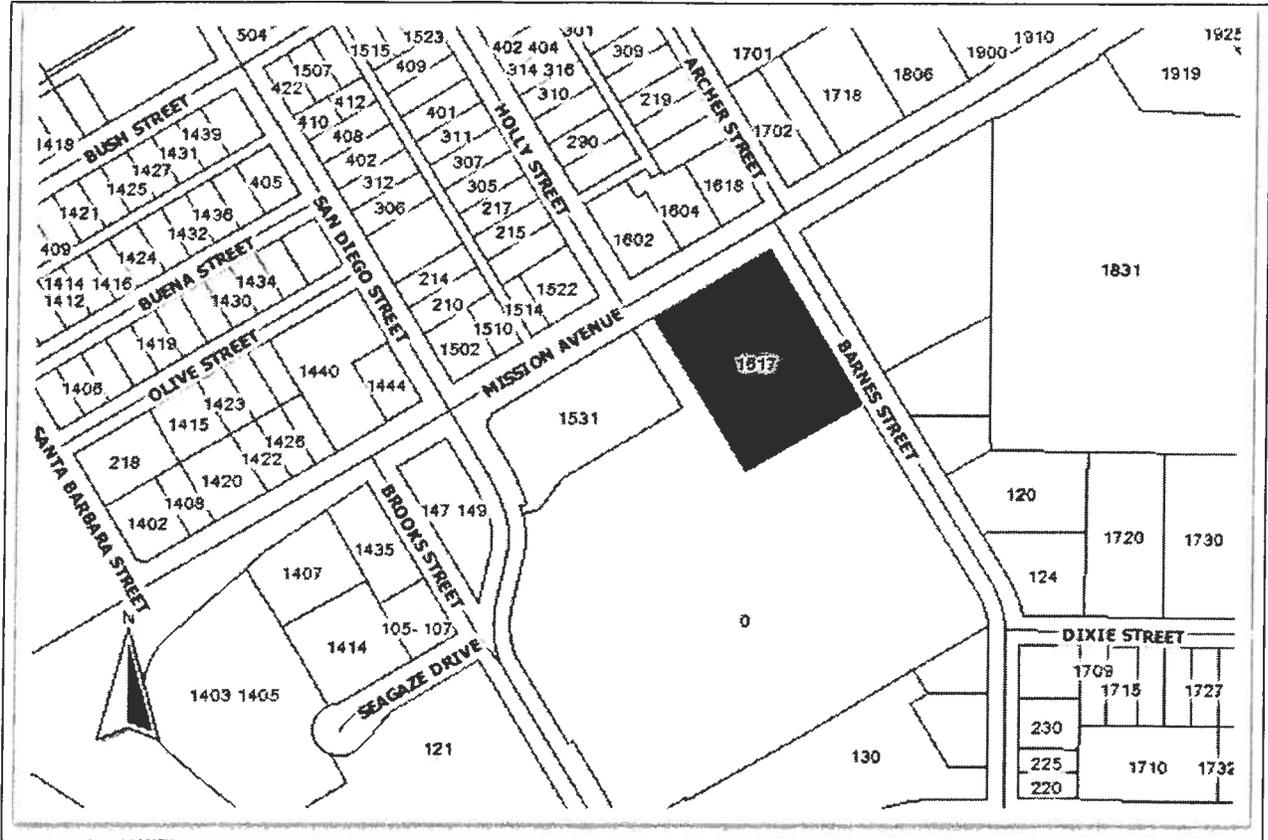
Per my telephone and e-mail discussions with Sandra Fichter, this letter is to verify that the Veterans Association of North County will be able to access overflow parking at MiraCosta College's Community Learning Center, 1831 Mission, Oceanside, CA 92054. The parking will be made available at no cost to the Veterans Association of North County under the Civic Center regulations if the event is open to the public.

On Friday, Saturday, and Sunday approximately 220 paved and striped spaces plus 9 handicap spaces, and 80-100 spaces in a graveled lot could be available. Additional parking at the back of the Center could be made available with a Campus Police Officer present. There would be a charge for the officer's salary if the event occurs outside the regularly scheduled assignment of the officer.

MiraCosta College is happy to partner with the Veterans Association of North County. We look forward to the opening of your center.

Sincerely,

Lynda L. Lee  
Dean, Community Education



**File Number: C-7-09**

**Applicant: Veterans Association of North County (VANC)**

**Description:**

CONDITIONAL USE PERMIT (C-7-09) to permit the establishment of a Veterans Association of North County Club/ Lodge within an existing City owned building located at 1617 Mission Avenue in Oceanside, California. The project site is zoned CL (Limited Commercial) and is within the Loma Alta Neighborhood. – **VETERANS ASSOCIATION OF NORTH COUNTY (VANC)**

**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

V.A.N.C.

**STAFF USE ONLY**

ACCEPTED

BY

AUG 13 2009

Planning Department

*[Signature]*

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT <b>BRIAN DRACHE SMITH CONSULTING ARCHITECTS</b>	2. STATUS GPA
3. ADDRESS <b>12220 EL CAMINO REAL #200 SAN DIEGO CA 92130</b>	4. PHONE/FAX/E-mail <b>858-793-4777 F 858-793-4781</b>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>SAME</b>	
6. ADDRESS	7. PHONE/FAX/E-mail

MASTER/SP.PLAN  
ZONE CH.  
TENT. MAP  
PAR. MAP  
DEV. PL.  
C.U.P.

C-7-09

**PART II - PROPERTY DESCRIPTION**

8. LOCATION <b>1617 MISSION AVE</b>	9. SIZE <b>1.73 ACRES</b>
10. GENERAL PLAN	11. ZONING <b>CL</b>
12. LAND USE	13. ASSESSOR'S PARCEL NUMBER <b>148-260-24</b>

Rev. 2/4/10

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION  
**9,952 SF TENANT IMPROVEMET**

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING <b>CL</b>	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
20. BUILDING SIZE <b>13,500 SF</b>	21. PARKING SPACES <b>112</b>	22. % LANDSCAPE	23. % LOT COVERAGE or FAR	

**PART IV - ATTACHMENTS**

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION <i>on drawing</i>	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS <i>70</i>	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 32. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print): <b>BRIAN DRACHE SMITH CONSULTING</b>	34. DATE <b>7/3/09</b>	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).	
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Sign: <i>[Signature]</i>	35. OWNER (Print) <b>Charles Atkinson</b>	36. DATE <b>07/10/2009</b>
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I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:  
*[Signature]*

CHRIS H.

**VETERANS ASSOCIATION OF NORTH COUNTY  
1617 MISSION AVENUE  
OCEANSIDE, CA**

## **USE OF THE FACILITY**

### **DESCRIPTION OF ORGANIZATION:**

The Veterans Association of North County is a 501 (c) 3 non-profit organization, established to provide a center for all veterans where they and their families can receive aid, be connected to needed resources, and sponsor social and patriotic functions.

The various veterans' organizations under the Veterans Association of North County collectively represent over 5,000 members throughout North San Diego. We feel this number will grow once we are established in a permanent location. The California Department of Veterans Affairs has quoted a population of 265,000 veterans in San Diego County and, approximately, 80,000 of those live in North County.

### **PURPOSE AND USE OF THE FACILITY:**

VANC/Veterans Memorial Building will strive to become a key resource center for bridging veterans and their families to resources, services, organizations and individuals per the needs of the individual veteran/family member. This will be accomplished through a variety of 'tools' such as having service organizations provide staff and/or literature; computers/phones for public use; information service desk, etc. VANC will also provide a much needed permanent social hall for veteran organizations to meet, sponsor events, have a physical mailing address, etc. This will allow veteran organizations to grow, thrive and provide more services and network opportunities for veterans in the community, especially those who are disenfranchised and/or may have barriers to these connections, i.e. homeless, disabled, etc.

Some of the services provided at the facility are:

- A meeting facility for any veterans group or organization that needs a place to conduct their meeting. Also the facility is available to other non veteran organizations that need meeting space to rent for their group.
- Computer training for veterans for continuing education.
- Assistance with applying for veteran benefits and programs for veterans and their families.

- Assistance tax preparation for veterans and their families.
- A facility to have 'job fair' or employment assistance events to assist veterans and their families find employment or change occupations
- A place for veterans to get a basic simple physical exam (not full healthcare), receive information on health issues, and possibly receive flu shots.
- A place to hold one on one or small group therapy counseling programs for veterans and their families.
- A place to hold veterans special events such as Veterans Day activities, Memorial Day activities and the Marine Corps Birthday.

When the facility is not being used for specific VANC purposes the intent is rent out the various spaces for use by others such as a business conference, a club meeting space, wedding receptions, etc.

The facility will comprise of a banquet room, a meeting room, a lounge/bar area, a small office conference room, a service office and a 'warming' kitchen.

The banquet room is intended to seat up to 300 people with a small raised platform for various presentations. This room will be used for large gatherings where a meal is to be served both lunch and/or dinner.

The meeting room is intended to seat up to 100 people with the ability to be divided into two smaller meeting rooms if required. A meal can also be served in this area.

The lounge/bar area is intend to offer a smaller space for general use like small group meetings or just for a small group of veterans to meet and connect with each other. The bar area will also serve the banquet room for certain functions requiring bar service. The bar is not intended to be open to the general public. When not in use for a banquet, the bar is only to by used by VANC members and their associates. The lounge area will function as a relaxing area for guest to use for computer access, to play cards, have a quiet conversation, etc. The lounge can be separated from the bar area when the bar is used for the banquet room functions.

The office conference room will be used for small meetings as the need arises.

The kitchen area as stated above is a 'warming' kitchen. Full meals will not be prepared in this kitchen, all meals for the meeting rooms and banquet area are to be catered by an outside source. The catering company will have access to use the kitchen for warming they pre-prepared food intended to be served, provide a staging area for serving the food and a clean up area. The kitchen may also be used to provide a simple menu of hot or cold sandwiches and bar snacks only.

# SmithConsultingArchitects

July 3, 2007

City of Cceanside  
Development Services Department  
300 North Coast Highway  
Oceanside, CA 921054

Subject: Veterans Association of North County  
Tenant Improvement  
1617 Mission Avenue

We are respectfully submitting the above referenced project for a Conditional Use Permit. This project is for a 9,952 sf tenant improvement for a banquet, bar and meeting room facility (Club or Lodge use by city definition). The building is owned by the City of Oceanside and the city will be occupying a portion of the building. The Veterans Association of North County (VANC) has a lease agreement with the city to use the remaining portion of the building. Due to the use the VANC is required to obtain a Conditional Use Permit as instructed by the city.

Also include with this project is the construction of an entry canopy for the VANC space and a trash enclosure which was not provided by the landlord.

There is no intent to change the existing landscaping or site drainage since the project is predominately a tenant improvement.

Since the VANC will be operating a club/lodge they will need to provide some additional off street parking to meet the zoning requirements for this property and their use. Enclosed with this cover letter are a number of written agreements the VANC has obtained from neighboring properties that allow them use of their parking areas. Included in these agreements are the number of parking spaces to be used and the times of day in which they area available to the VANC.

The VANC is aware that a condition of approval will be to have a liquor license in order to operate the bar portion of the facility. Enclosed is a letter from the VANC explaining their intent to obtain a license.

Please feel free to contact us if you need additional information or would like to discuss this project further.

Brian Drache  
Senior Project Architect  
LEED Accredited Professional  
Smith Consulting Architects.



# NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Smith Consulting Architects (Brian Drache)
2. **ADDRESS:** 12220 El Camino Real #200, San Diego, CA. 92130
3. **PHONE NUMBER:** (858) 793-4777
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** C-7-09 (Veterans Association of North County)
- (a) 7. **DESCRIPTION:** A Conditional Use Permit to allow a club and lodge use for the Veterans Association of North County within an existing 9,952-square foot commercial building located at 1617 Mission Avenue.

**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, Planner II

Date: 6/14/10

cc:

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

Posting: