

AGENDA NO. 4

PLANNING COMMISSION



STAFF REPORT

DATE: June 25, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-10-07) TO ALLOW THE USE OF A MARTIAL ARTS FACILITY AT 3700 OCEANIC WAY, SUITE 102 WITHIN THE IVEY RANCH RANCHO DEL ORO NEIGHBORHOOD – CHAMPION EYES – APPLICANT: ARMANDO ANSELMO**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class one (1), Categorical Exemption "Existing Facilities"; and,
- (2) Planning Commission Resolution No. 2007-P32 approving Conditional Use Permit (C-10-07) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located at the terminus of Oceanic Way and Oceanside Boulevard within the Rancho Del Oro Business/Industrial Master Plan Area. The property is zoned Rancho Del Oro Planned Unit development (PD-1). Establishment of personal improvement uses within the PD-1 zoning district is subject to approval of a Conditional Use Permit.

The 0.9-acre property is developed with five (5) industrial shell buildings. The site was originally subdivided in 2002 under Parcel Map (P-19-02) and developed under Development Plan (D-23-02). Surrounding land uses include light industrial uses and a religious facility known as Calvary Chapel to the northwest and business office professional uses (Sea Gaze Realty, Zale Financial Services, AMI Environmental Testing and Industrial Safety Consultants Corporation) to the north and east of the site.

Project Description: The project application is comprised of a Conditional Use Permit (C-10-07) entitlement request:

Conditional Use Permit represents a request to:

- (a) Allow establishment and operation of a martial arts facility at 3700 Oceanic Way, Suite 102.

All martial arts training and instruction is proposed to be conducted solely within an existing 4,943-square foot industrial building suite at 3700 Oceanic Way. Some minor tenant improvements will be required as part of the project's implementation.

The maximum number of students will vary from eight to fifteen students per class and the numbers of employees will range from six to ten full time and part time employees. The proposed hours of operation are from 4:00 p.m. to 9:00 p.m. Monday thru Friday and from 9:00 a.m. to 11:00 a.m. on Saturdays.

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

1. Zoning Ordinance
2. General Plan Land Use Element
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 IL (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

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. The neighboring use within the industrial center includes a wide variety of industrial uses and one religious facility known as the Calvary Chapel Church. The proposed martial arts facility will not conflict with

the abutting tenant's hours of operation; therefore the use will not adversely impact existing traffic and parking conditions.

2. Zoning Compliance

This project is located in the Rancho Del Oro Business/Industrial Master Plan Area (PD-1) and complies with the requirements of that zone. The following table depicts the parking data for the existing industrial center uses with the proposed martial arts:

EXISTING USES	BUILDING AREA (Sq. Ft.)	PARKING RATIO REQUIRED	REQUIRED PARKING
Religious Facility (Calvary Chapel Church)	173,600	(1 per each 4 seats) & (1 per 200 sq. ft. of Office)	368
Industrial Buildings (A-F)	85,670	1 per 750 sq. ft.	115
Martial Arts Facility	4,943	1 per 250 sq. ft.	20
TOTAL PARKING REQUIRED			503
TOTAL PARKING PROVIDED			608

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
North of Subject Property	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
East of Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
South of Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial
West of Subject Property:	Rancho Del Oro Industrial (S-1-84)	PD-1 (Rancho Del Oro Industrial Business Master Plan)	Industrial

DISCUSSION

Issue: Project compatibility with the existing industrial uses within the center.

Recommendation: Staff's review centered on the proposed martial arts land use compatibility with existing uses within the industrial center. Staff concluded the following:

- The personal improvement (CEMAC) activities will not interfere with the primary industrial uses in the area.
- Parking will be provided in accordance with applicable parking regulations for personal improvement services pursuant to Article 31, Off-street Parking and Loading Regulations of the zoning ordinance. Parking will be shared with other industrial users in the vicinity because said uses will not operate simultaneously.
- Building tenant improvements will meet the requirements of the Uniform Building Code for martial arts occupancies.

The hours of operation for surrounding limited industrial uses and for the Calvary Chapel Church have been reviewed in relationship to the martial arts facility's hours of operation and associated parking needs. Staff has determined that available parking for the entire site is reciprocal and accommodates needs for existing uses and for the proposed use. The proposed martial art facility's evening and Saturday hours will not conflict with existing uses. The adjoining and surrounding tenants conduct the majority of their business from 7:00 a.m. to 6:00 p.m. week days. The martial arts facility's limited hours of operation will not conflict with or result in a parking deficiency. A total of 105 parking spaces in excess of minimum parking requirements are available on-site.

The proposed building suite for the martial arts facility (CEMAC) has been vacant for some time and staff believes that the use will be a positive addition to the industrial park area.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class one, Section 15301 (a) of the California Environmental Quality Act which states that the proposed project constitutes operation, repair, maintenance, permitting, leasing, licensing, or minor alterative of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties.

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. 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-10-07) and adopt Planning Commission resolution No. 2007-P32 as attached.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
City Planner

REVIEWED BY:



Amy Volzke, Principal Planner

JH/SN/fil

Attachments:

1. Floor/Elevation/Site Plans
2. Planning Commission Resolution No. 2007-P32
3. Neighborhood tenant letters

PROJECT DATA:

TOTAL PROJECT DATA:

BUILDING ADDRESS:
CALVARY WAY
OCEANVIEW, CA

ZONE - L LIGHT INDUSTRIAL

LAND AREA GROSS: 17.3 ACRES

334,775 SF

NET SALEABLE LAND AREA: 9.7 ACRES

248,775 SF

BUILDING FOOTPRINT:

BUILDING A	3,250 SF
BUILDING B	14,575 SF
BUILDING C	13,775 SF
BUILDING D	14,850 SF
BUILDING E	5,750 SF
BUILDING F	14,775 SF
TOTAL	66,975 SF

COVERAGE: 34.5 % OF NET

TYPE OF CONSTRUCTION - V-NON-RATED
SPRINKLED

PROPOSED OCCUPANCY - TYPE B, 6-11

PARKING REQUIRED:

21,000 SF OFFICE USE @ 4 SF / 1,000 SF
86 SPACES
64,750 SF WAREHOUSE USE @ 1 SF / 1,000 SF
64 SPACES

56 SPACES TOTAL

266 SPACES PROVIDED

204 STANDARD SPACES

1 HANDICAP SPACES

61 COMPACT SPACES

PROPOSED PARKING RATIO:

1 SF / 575 SF (2.44 SF / 1,000 SF)

ADDITIONAL PARKING WILL BE AVAILABLE
ON THE ADJOINING CHURCH PARCEL THROUGH
A SHARED USE AGREEMENT.

APPLICANT:

INNOVATIVE DEVELOPMENT ENTERPRISES, INC.
C/O HAYMAN CORP/ANB
1800 PIONEER WAY
EL CAJON, CA 92020
ATTN: GREGG HAYMAN
916-446-7424

LEGAL DESCRIPTION:

PARCELS 2, 3 & 4 OF TENTATIVE PARCEL MAP
NO. 74-15-01 FILE NO. 12-15-01 LOCATED IN
THE CITY OF OCEANVIEW IN THE COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA

APN: 160-660-0400 AND A PORTION OF
160-660-3500

THE 40' WIDE EGRESSWAY ACCESSWAY
FOOTWALK ACCESSWAY TO PROVISIONS
TO HAN DRIVE

EXISTING PROPERTY LINE

STANDARD LANE-WIT

EXISTING PROPERTY LINE
100' E. 7' W. 10' S. 10' E.

CORPORATE CENTRE

OCEANSIDE BLVD.

Proposed Facility

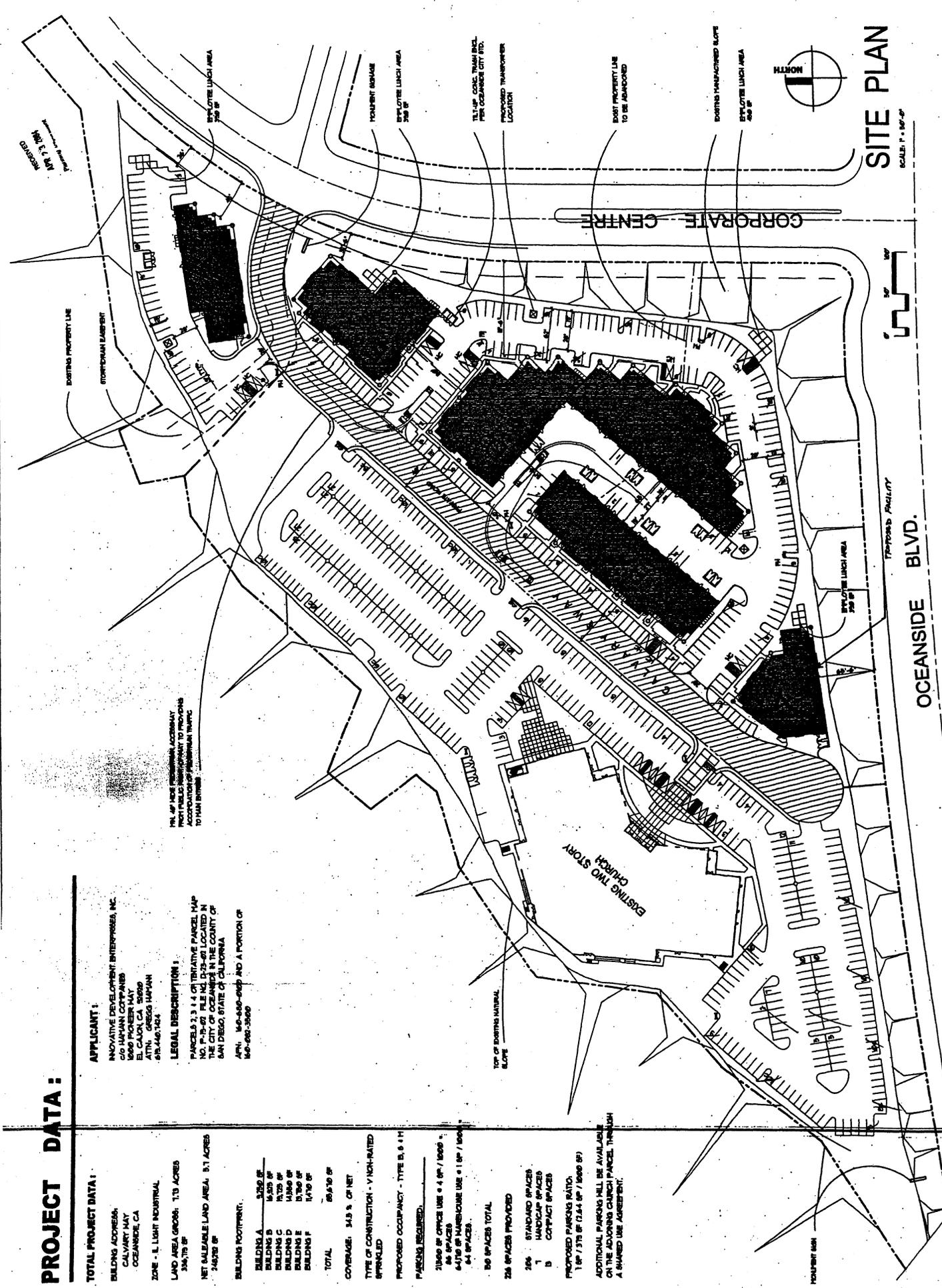
SITE PLAN
SCALE: 1" = 80'-0"



OCEAN RANCH



DATE: _____
DRAWN BY: _____
CHECKED BY: _____
REVISION: _____



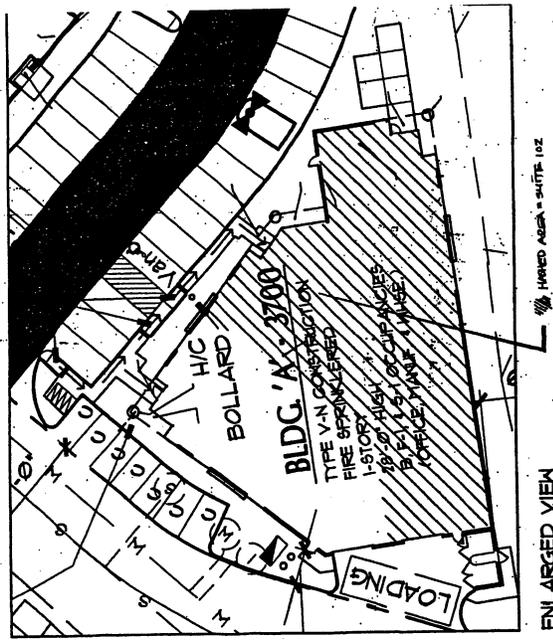
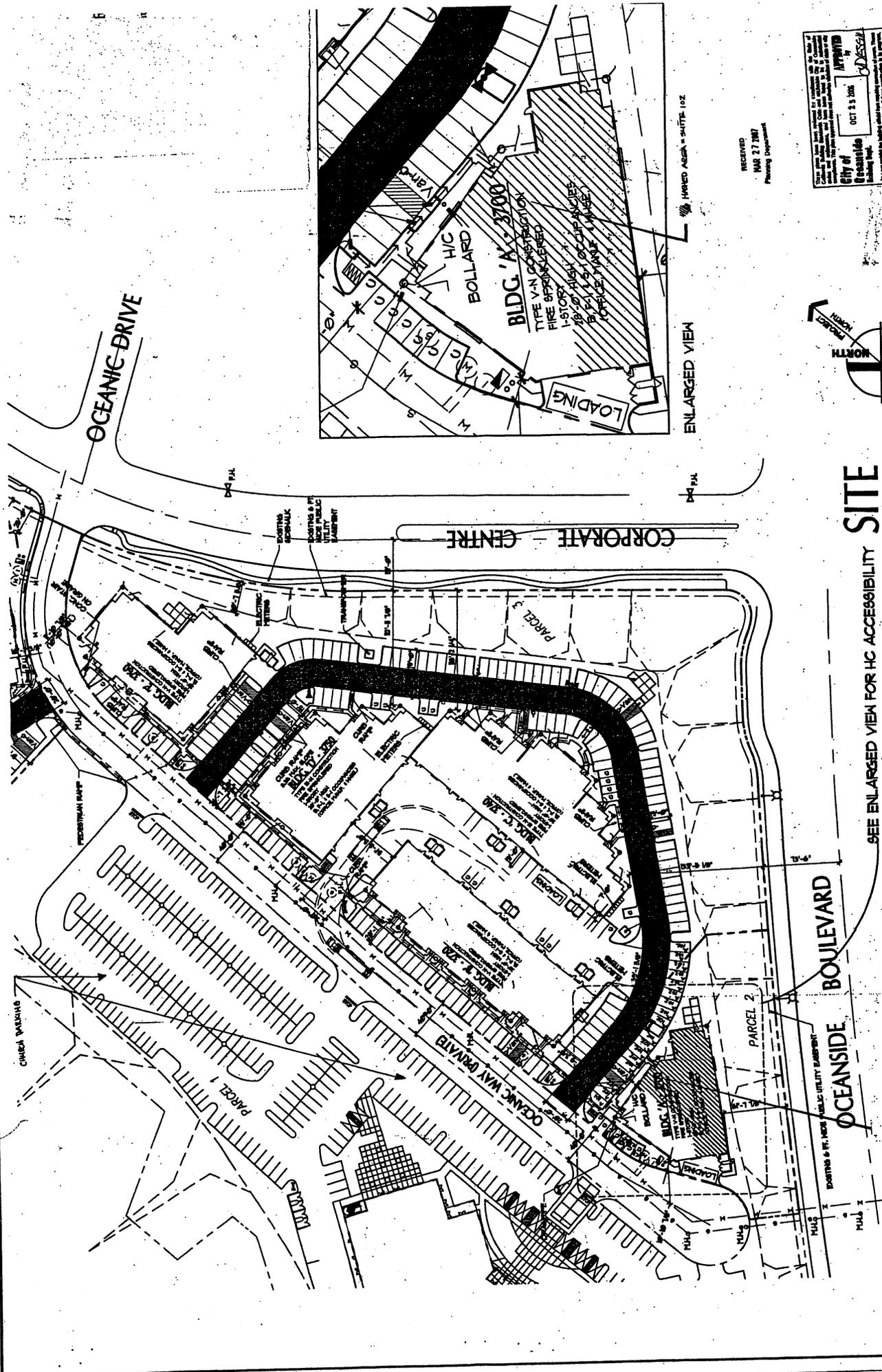
RECEIVED
 MAR 27 1987
 Planning Department
 City of
 Oceanside
 Building Dept.
 OCT 23 1986
 APPROVED BY
 J. DESER



SITE PLAN

SEE ENLARGED VIEW FOR HC ACCESSIBILITY

NOT TO SCALE - FOR REFERENCE ONLY



RECEIVED
 MAR 27 1987
 Planning Department

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PLANNING COMMISSION
RESOLUTION NO. 2007-P32

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-10-07
APPLICANT: Armando Anselmo
LOCATION: 3700 Oceanic Way, Suite 102

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 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

to establish and operate a martial arts facility;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day of June, 2007 to conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt;

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

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

FINDINGS:

For the Conditional Use Permit:

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

1
2 not be detrimental to the public health, safety, welfare of persons residing or working in
3 or adjacent to the neighborhood of such use; and will not be detrimental to properties or
4 improvements in the vicinity or to the general welfare of the City.

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

8 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
9 approve Conditional Use Permit (C-10-07) subject to the following conditions:

10 **Building:**

- 11 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
12 Building Division plan check.
13 2. The granting of approval under this action shall in no way relieve the applicant/project
14 from compliance with all State and Local building codes.
15 3. Site development, parking, access into buildings and building interiors shall comply with
16 the State's Disabled Accessibility Regulations. (2001 California Building Code (CBC,
17 Chapter 11B)
18 4. Tenant Improvements or other construction to the existing building requires permits
19 (including all required Inspections and approvals, and Issuance of Certificate of
20 Occupancy) from the Building Division.
21 5. The granting of approval under this action shall in no way relieve the applicant/project
22 from compliance with all State and local building codes.

22 **Fire:**

- 23 6. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
24 the site plan.
25 7. Fire extinguishers are required and shall be included on the plans submitted for plan
26 check.
27 8. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
28 approval prior to the issuance of building permits.
29

1 9. Buildings shall meet Oceanside Fire Department's current codes at the time of building
2 permit application.

3 **Planning:**

4 10. This Conditional Use Permit shall expire on June 25, 2009 unless implemented as required
5 by the Zoning Ordinance.

6 11. This Conditional Use Permit approves only the following: a martial art facility within an
7 existing 4,943-square foot industrial space. Substantial deviations shall require a
8 revision to the Conditional Use Permit or a new Conditional Use Permit.

9 12. Any signs on the building shall meet the criteria in the Rancho Del Oro Master Plan.

10 13. No operations related to the use shall be permitted outside the building.

11 14. All mechanical rooftop and ground equipment shall be screened from public view as
12 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
13 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
14 the roof. This information shall be shown on the building plans.

15 15. A covenant or other recordable document approved by the City Attorney shall be prepared
16 by the applicant and recorded prior to the issuance of building permits where no final map
17 is require. The covenant shall provide that the property is subject to this resolution, and
18 shall generally list the conditions of approval.

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

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

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

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

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

10 21. The hours-of-operation are limited to 4:00 p.m. to 9:00 p.m. Monday thru Friday and 9:00
11 a.m. to 9:00 p.m. on Saturdays, but shall be reviewed and subject to change by the
12 Planning Commission when valid issues or complaints pertaining to the hours-of-operation
13 arise.

14 22. A covenant shall be recorded generally acknowledging these conditions.

15 **Water Utilities:**

16 23. The property owner will maintain private water and wastewater utilities located on
17 private property.

18 24. No trees, structures or building overhead shall be located within any water or wastewater
19 utility easement.

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

4 PASSED AND ADOPTED Resolution No. 2007-P32 on June 25, 2007 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 _____
12 Dennis Martinek, Chairman
13 Oceanside Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, Jerry Hittleman, Secretary of the Oceanside Planning Commission, hereby certify that this is a
18 true and correct copy of Resolution No. 2007-P32.

19
20 Dated: June 25, 2007

RECEIVED
MAR 27 2007
Planning Department

March 20, 2007

Re: Mr. Armando Anselmo
CEMAC Champion Eyes Martial Arts Centers

To Whom It May Concern:

Currently I am operating a business in the Ocean Ranch Corporate Center Owners Association. In addition I am aware of Mr. Anselmo's desire to operate his karate / martial arts business at 3700 Oceanic Way, Suite 102. I've discussed parking, hours of operation and the limited increase of traffic. Since my business is completely unrelated I do not anticipate there to be any conflicts or concerns on my behalf. Please find the following information for your use.

Address: 3720 OCEANIC WY #209

Business: SEAGAZE REALTY

Printed Name: DONNA STEINBRENNER

Signature: 

Date: 3-20-07

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Address: 3700 oceanic way #208

Business: Zale Financial Services

Printed Name: Allan Zale

Signature: 

Date: 03-20-07

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Planning Department

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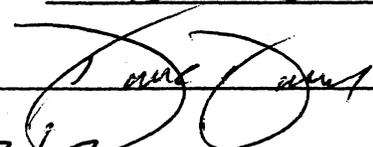
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Address: 3720 OCEANIC #207

Business: ASPEN COOLING & HEATING INC

Printed Name: DON DALPHINIA

Signature: 

Date: 3/20/07

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MAR 27 2007
Planning Department

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Address: 3700 Oceanic Way, Suite 206

Business: Ami Environmental Testing

Printed Name: Kristin Smith

Signature: John A Smith

Date: 3/20/07

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Address: BOONSTRA CONSTRUCTION, INC.
3720 OCEANIC WAY, STE. 203
OCEANSIDE, CA 92058

Business: _____

Printed Name: JOEY F BOONSTRA

Signature: 

Date: MAR 23 2007

March 20, 2007

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Address: 3740 OCEANIC WAY #305

Business: BELLBLUE REPROGRAPHICS

Printed Name: PAUL MOORE

Signature: Paul Moore

Date: 3/21/07

JPC
INCORPORATED

for Ronald McDonald House



Robert Gather
Managing Director

3740 Oceanic Way, Suite 303 Oceanside, CA 92056
Tel: 760-433-8100 ext 101 Fax: 760-433-8880 E-fax: 949-666-8016
Cell: 949-228-1473 robert@upc4rmh.com www.upc4rmh.com

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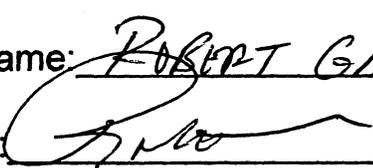
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Address: 3740 OCEANIC WAY STE. 303

Business: UPC INCORPORATED

Printed Name: ROBERT GATHER

Signature: 

Date: 3-23-07

ALEX MUJICA, CHCM
President

A Full Service Occupational Health
Management Company

INDUSTRIAL SAFETY CONSULTANTS CORP.

3720 OCEANIC WAY, SUITE 210,
OCEANSIDE, CA 92056
EMAIL: IndustrialSafety@sbcglobal.net

(760) 439-4230
(800) 516-9999
CELL (760) 518-7178
FAX (760) 966-5391

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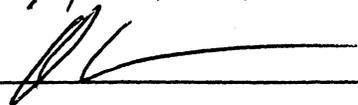
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Address: 3720 OCEANIC WAY SUITE 210, OCEANSIDE, CA 92056

Business: INDUSTRIAL SAFETY CONSULTANTS CORP.

Printed Name: ALEX MUJICA, President

Signature: 

Date: 3-23-07

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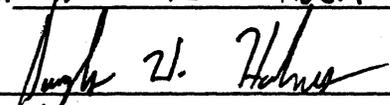
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Address: 3760 OCEANIC WAY

Business: BROADCAST DESIGN INT.

Printed Name: DOUGLAS HOLMES

Signature: 

Date: 3/21/2007

RECEIVED
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Address: 3740 Oceanic Way Suite 302

Business: Pacific Gyre

Printed Name: Riser Sybrandy

Signature: 

Date: 3/23/07

March 20, 2007

RECEIVED
MAR 27 2007
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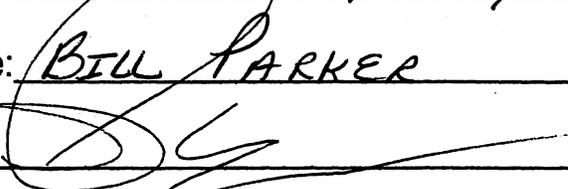
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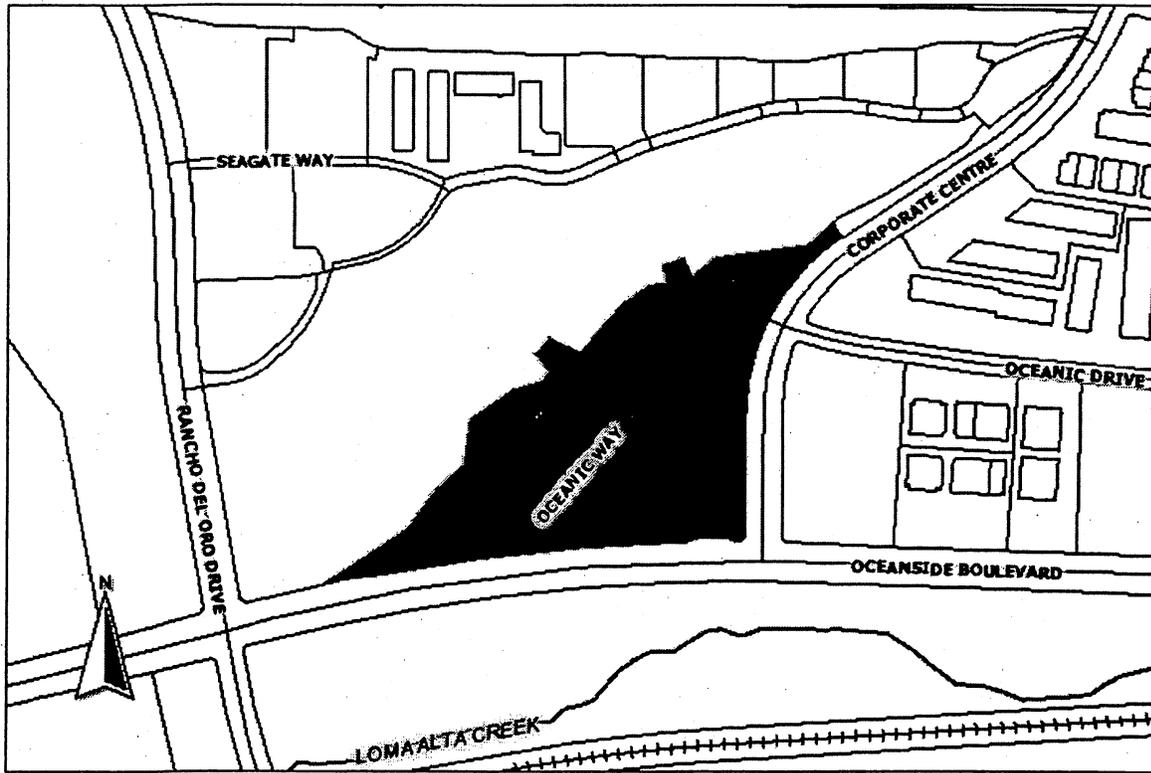
Address: 3700 OCEANIC DR. SUITE 101

Business: CMC INDUSTRIES, INC.

Printed Name: BILL PARKER

Signature: 

Date: 3/20/07



File Number: C-10-07

Applicant: Armando Anselmo

Description:

CONDITIONAL USE PERMIT (C-10-07 to allow the use of a martial arts facility at 3700 Oceanic Way, Suite 102 within the Ivey Ranch Rancho Del Oro Neighborhood – CHAMPION EYES

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				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
Please Print or Type All Information PART I - APPLICANT INFORMATION				3/27/07	SNL
1. APPLICANT		2. STARTING DATE		GPA	
Armando Anselmo		Planning Department		MASTER/SP.PLAN	
CEMAC Martial Arts Centers				ZONE CH.	
3. ADDRESS		4. PHONE/FAX		TENT. MAP	
3700 Oceanic Way Suite 102		760 722-2622		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL.	
SAME				C.U.P.	C-10-07
6. ADDRESS		7. PHONE/FAX		VARIANCE	
SAME		SAME		COASTAL	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	
8. LOCATION			9. SIZE		
3700 Oceanic Way Suit 102					
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
Rancho Del Oro	IL (LIGHT INDUSTRIAL)	PD-1	PORTION OF 160-680 27,28		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
Martial Arts & Fitness Business					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
ALREADY CONSTRUCTED - APPROVED					
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
6,191 SF	16				
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 31. CONSTRUCTION SCHEDULE N/A	
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 29. PLOT PLANS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 32. OTHER NONE letter	
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 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).		
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE		37. OWNER (Print)	
Armando Anselmo				Armando Anselmo	
Sign:				38. DATE	
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):	
Sign:			Sign:		

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MAR 27 2007

SCOTT



CHAMPION EYES

Martial Arts Centers

Ocean Ranch Corporate Center

**Physical Description
&
Legal Description**

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Planning Department



CHAMPION EYES

Martial Arts Centers

Parking and Hours of Operation

Business: CEMAC Champion Eyes Martial Arts Centers

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Address: 3700 Oceanic Way Suite 102
Oceanside, CA 92056

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Planning Department

Number of Parking Spaces Conveyed with Building Purchase:
Sixteen (16)

Physical Description of Spaces:

All sixteen spaces (approx. 16'2" long by 8'6")
Are located on the front or north side of the building. Please
see attached map.

Additional Parking Available:

Calvery Chapel located at 3715 Oceanic Way has extended the
use of their 240 spaces during non-church hours. One (1)
handicap parking space is shared with Suite 101, a warehouse.

Hours of Operation: 4:00 pm until 9:00 pm M – Th
9:00am until 11:00 am Sat.

Duration of Class: 45 minutes

Number of Classes: Between four (4) and five (5)
Monday thru Thursday, two (2) on Saturdays

Average Students per Class: Eight (8) – Twelve (12)
(Frequently, siblings take class together)



CHAMPION EYES

Martial Arts Centers

March 20, 2007

Mr. Armando Anselmo
Champion Eyes Martial Arts Centers
3700 Oceanic Way Suite 102
Oceanside, CA 92056

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Re: Request for a Conditional Use Permit

To Whom It May Concern:

CEMAC Champion Eyes Martial Arts Centers respectfully requests a conditional use permit to operate their business of martial arts and fitness. CEMAC has had the pleasure to conduct business in the city of Oceanside for the past three years and is requesting approval of the city to operate at 3700 Oceanic Way, suite 102.

We at CEMAC strongly believe that our business assists both the youth and adults of the community. Some of our adult clients include policemen, military personnel, and individuals rehabilitating from injuries. We have minors that were previously struggling in school and were categorized as "At Risk." Our main focus for all is discipline and respect. Often parents have come to us thanking us for helping their children. Grades and behavior having greatly improved, they have credited the changes to the training and care they've received at CEMAC. This is our greatest reward: helping individuals (both the adults and youth of our community) to improve their lives.

In addition to helping individuals we have a history of giving demonstrations and motivational talks at the local schools. We have offered seminar and training sessions free of charge to the Oceanside police department. The California Senate award Mr. Anselmo with a certificate of achievement for his "exemplary service and zealous dedication to the goals, ideals, and projects of the youth in our community."

We strongly believe CEMAC to be a positive addition to the Oceanside community. In addition, the training our clients receive improves their health and promotes being strong and constructive members of their community.

Respectfully, we request your approval for a conditional use permit.
Thank you in advance for your time and consideration.

Sincerely,

Armando Anselmo



CHAMPION EYES

Martial Arts Centers

Physical Description

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3700 Oceanic Way Suite 102
Oceanside, CA 92056

The 3700 building is comprised of two (2) suites:

Suite 101: owned and occupied by Bill Parker – CMC Industries, Inc.
Total square feet = 3031

Suite 102:

Owned by Armando Anselmo - CEMAC

Total square feet = 6191

3700 Oceanic suite 102 is the southern most building in the development, is referred to as building A on the submitted maps/plans.

Tilt up concrete construction

One roll up bay door on west end

One office/exit door (tempered glass) on east end

One main entrance door (tempered glass) on North side

One exit door (metal) immediately south of west end roll- up door

South side of building faces Oceanside Boulevard

Interior:

Main entrance (on north side) opens to a carpeted lobby. Carpet continues down hall. There are two offices. One office has wood floor the other is carpeted. Two bathrooms are located just west of the two offices and are finished with tile. The main waiting area is wood floor, while the workout/training area has industry approved, enter-locking, 1 inch thick training matting. Interior lighting is comprised of SDG&E approved energy saving fluorescent fixtures. Entire building has the required fire sprinkler system, has been inspected, approved, and signed off by the fire marshal.



CHAMPION EYES

Martial Arts Centers

May 2, 2007

Scott Nightingale
Planner II
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

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MAY - 3 2007

Planning Department

Re: Champion Eyes (C-10-07)

Dear Mr. Nightingale:

Thank you for your time and attention to our project. Please find the additional information as per your request dated April 27, 2007.

Planning:

1. a. **Security:** Security of facility includes a four camera monitor system (Cameras positioned at the entrance, office one, office two, and workout room), and drive around security during after hours.
- b. **Number of employees:** There is one employee (Mr. Anselmo/owner) and five part time individuals whom work as independents.
- c. **Number of Students:** There are four to five classes a day – Monday thru Thursday with eight to twelve students per class on average. Two classes are held on Saturdays with six to fifteen students on average.
- d. **How it is Managed:** Parents of our underage clients are responsible for transportation to and from our facility, as are our adult clients. However, often our clients work together with various carpools. Once the students come in, they can work on homework in a quiet area provided for study or they must sit with their parents in our waiting area. During class the students will be with an instructor on the training floor while their parents watch from the waiting area (if it is a child training.) At the end of class the students will leave with their parents or study while another family member trains until the family has finished training.
- e. **Provision/Organization of transportation and Security:** CEMAC will not provide transportation of clients to or from the facility. CEMAC has the security cameras mentioned in section "1a."

2. a. **Tournaments/Contests:** CEMAC does not have any plans to hold any tournaments or contests that will change the class schedule. There is the possibility of CEMAC hosting three to four seminars a year. These seminars are anticipated to be held on a Saturday between the hours of 9:00am and 2:00 pm. (Each "class seminar" being an hour and a half long with a half hour break in between seminars.) They are planned to be "limited-space," in that for any one class seminar there will be only 15 spaces available for students. So, the regular two Saturday classes would be replaced with three seminar classes. Basically the Saturday hours of operation would change from two classes to three for the three to four times of year that CEMAC would consider hosting the special seminar training days.
b. **Justification:** The specialized seminars would provide our clients with a more intense, rare opportunity to train with highly regarded and well respected professionals in the martial arts industry. This would allow for our clients to train with professionals that are not readily available otherwise, this helps them to refine and appreciate their training further.
3. **Cost per Student:** CEMAC has various programs available. There are a number of factors that go into pricing: financial need, frequency of training, and quantity of family members training. The prices range from forty-nine dollars to one hundred-twenty-five dollars monthly.
3. **Photographs of Facility:** Please see attachment for requested photographs.

If for any reason you have additional questions or further information please do not hesitate to contact me. 760 722-2622. Once again I appreciate your time and attention to this request.

Sincerely,



Armando Anselmo
CEMAC

d

Exhibit "A"

15471

Legal Description

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

A Condominium comprised of the following:

Parcel 1:

Potential Unit(s) A-2 as shown on the Condominium Plan for Ocean Ranch Corporate Center recorded April 27, 2006 as instrument no. 2006-0297591 of Official Records.

Parcel 2:

An undivided 67.35% interest in the Common Area lying within the Building Envelope of Building "A" as shown on the Condominium Plan known as Ocean Ranch Corporate Parcels 1 and 2 Composite Condominium Plan recorded April 27, 2006 as instrument no. 2006-0297591 of Official Records.

Parcel 3:

A non-exclusive easement for access, ingress, egress, use and enjoyment of, in, to and over the Common Area of the Building Envelope for Building "A" and the Association property within Parcels 1 and 2 of Parcel Map No. 19984, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on April 27, 2006 as instrument no. 2006-0297590 of Official Records as described in the Declaration of Covenants, Conditions and Restrictions of Ocean Ranch Corporate Center recorded April 27, 2006 as instrument no. 2006-0297593 of Official Records.

APN: 160-680-27-00 (Affects with other Property)

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MAR 27 2007
Planning Department



NOTICE OF EXEMPTION

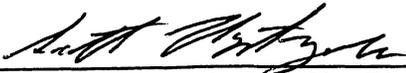
City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Armando Anselmo
2. **ADDRESS:** 3700 Oceanic Way Suite 102
3. **PHONE NUMBER:** (760) 722-2622
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** Championship Eyes Martial Centers
7. **DESCRIPTION:** Proposal to occupy an existing industrial building to conduct martial arts training and instruction to students.

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 constitutes interior alterations involving such things as interior partitions, plumbing and electrical conveyances, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "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 is categorically exempt, Class One, "Existing Facilities" (Section 15301); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Jerry Hittleman, Acting City Planner

Date: 6/25/07

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