

AGENDA NO. 4

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

MEMORANDUM

DATE: August 6, 2008

TO: Persons of Interest and/or General Public

FROM: Sally Schifman 
Planner II

SUBJECT: Withdrawal of Susie's Adult Day Care (C-14-08)

To Whom It May Concern:

Due to unforeseen circumstances, the applicant for Susie's Adult Day Care has chosen to withdraw her application for a Conditional Use Permit. This item will no longer be presented at Planning Commission on August 11, 2008, and will be removed from the agenda. Please feel free to contact Sally Schifman with any questions, (760) 435-3530.

Thank You.



DATE: August 11, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-14-08) TO ALLOW FOR THE OPERATION OF AN ADULT DAY CARE PROGRAM FOR THE ELDERLY AT 3609 OCEAN RANCH BOULEVARD WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – SUSIE’S ADULT DAY CARE – APPLICANT: LAURIE WASSON DBA SUSIE’S ADULT DAY PROGRAM, LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class one (1), Categorical Exemption “Existing Facilities”; and,
2. Adopt Planning Commission Resolution No. 2008-P45 approving Conditional Use Permit (C-14-08) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On September 13, 1999, the Planning Commission approved a Master Tentative Map (T-1-99) and Master Development Plan (D-7-99) for the Ocean Ranch Corporate Center. The Master Tentative Map created 22 industrial lots over 393 acres of land area. The subject project site is located on Lot 12 of the original Master Tentative Map. Lot 12 was further subdivided into six parcels; the proposed project is part of parcel 6.

Site Review: The subject site is located within a Limited Industrial zone and is part of Ocean Ranch Plaza. The establishment of Day Care, General services within an IL zoning district is permitted, subject to the approval of a Conditional Use Permit.

Surrounding zoning includes IL to the north, east, south, and west. A Kaiser Permanente medical facility would share the building with the proposed use. Other surrounding land uses include a Residence Inn by Marriott, a mix of small commercial shops including restaurants, retail, and personal services, an office building, and miscellaneous office and industrial buildings to the north, east, and south. El Corazon is to the west and the new Senior Center (under construction) is to the southwest.

Project Description: The project application is comprised of one required entitlement:

Conditional Use Permit C-14-08 represents a request for the following:

- (a) To establish and operate an adult day care program for the elderly pursuant to Section 1320 of the Oceanside Zoning Ordinance (OZO).

The applicant proposes to operate an adult day care program for the elderly at 3609 Ocean Ranch Boulevard. The business, Susie's Place, would provide adult day care services for a maximum of 120 senior citizens, with a minimum staff to client ratio of eight to one. The operator would obtain an Adult Day Program License from the Department of Social Services of San Diego. The proposed hours-of-operation are Monday through Friday, 7:00 a.m. to 6:00 p.m. The applicant would lease 6,766 square feet of an existing 39,000-square foot medical office building. Only interior modifications to the building are proposed and the applicant shall be required to obtain appropriate building permits. The site is currently landscaped with shrubs, ground cover, plants and trees. Landscape maintenance is the responsibility of the property owner. No new landscaping is proposed as part of this project.

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

1. General Plan Land Use Element
2. Oceanside Zoning Ordinance (OZO)
3. Ocean Ranch Community Master Development Plan
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Compliance

The General Plan Land Use Map designation on the subject property is 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 2.1: Industrial Development

Objective: To promote industries which are consistent with community enhancement and provide stable tax bases and a balance of employment opportunities.

Policy C: Ancillary commercial, office, and recreational uses may be permitted when clearly oriented to support the industrial development and serve its population.

Susie's Place intends to provide a safe environment for working children to bring their parents during the day for activities and supervision. The proposed adult day care program for the elderly would offer a needed service to the City as a whole and would function as an ancillary service to the employees of the surrounding industrial and commercial businesses. This would be the only adult day care like this available in the City.

2. **Zoning Ordinance Compliance**

The proposed project site is within an existing building located within a Limited Industrial zone. Day Care, General land uses must obtain a Conditional Use Permit in order to operate in industrial areas.

Only interior modifications to the existing, permitted building are proposed. The applicant shall be required to obtain a building permit for the proposed changes. During the review process, the applicant was asked to demonstrate compliance with parking requirements for the proposed use in relation to the existing uses in the center. The following table depicts the parking data for land uses located at 3603 – 3617 Ocean Ranch Boulevard, which would share parking with the proposed adult day care:

Table 1

Parcel #: Land Use(s)	Size	Parking Regulation(s)	Required Parking	Provided Parking
Parcels 1 and 2: Restaurant Retail	Rest.: 13,000 sf Retail: 13,000 sf	Rest.: 1/100 Retail: 1/200 (8,000sf) 1/250 (5,000 sf)	Rest.: 130 Retail: 60 Total: 190	191
Parcel 3: Hotel	24,293 sf	1.2/room	151	157
Parcel 4: Office	40,000 sf	1/300	133	161

Parcel #: Land Use(s)	Size	Parking Regulation(s)	Required Parking	Provided Parking
Parcel 5: Parking only	--	--	--	255
Parcel 6: Med. Office Bldg	32,234 sf (excluding proposed)	1/200	161	31
Parcel 6: Proposed Day Care, General	6,766 sf	1/7 occupancy	20	shared
Total	129,293 sf	--	655	795

3. Ocean Ranch Community Master Development Plan

Section 3 of the Ocean Ranch Community Master Development Plan states that the permitted uses within Ocean Ranch include those allowed by the regulations of the Limited Industrial zoning designation. Pursuant to OZO 440 (G), the proposed use is classified as Day Care, General. Day Care, General land uses are permitted within IL districts with the issuance of a Conditional Use Permit. In addition, the subject project site is located on Lot 12 of the original Master Tentative Map. Lot 12 was intended to provide space for ancillary, non-industrial land uses such as a hotel, retail space, and a medical office building. The proposed project would occupy 6,766 square feet of the 39,000-square foot medical office building (17 percent of the building). The remaining 83 percent of the building is occupied by Kaiser Permanente, a medical care provider.

DISCUSSION

Issue: Project is a non-industrial use within an industrial zone.

Recommendation: The subject project site is located on Lot 12 of the original Master Tentative Map for the Ocean Ranch Community Master Plan, also known as Ocean Ranch Plaza. Lot 12 was intended to provide space for ancillary, non-industrial land uses such as a hotel, retail space, and medical offices. The proposed project would occupy 6,766 square feet of the 39,000-square foot medical office building (17 percent of the building). The remaining 83 percent of the building is occupied by Kaiser Permanente, a medical care provider. The proposed adult day care program for the elderly intends to provide a needed service to the City as a whole and will function as an ancillary service to the employees of the surrounding industrial and commercial businesses.

Issue: Project compliance with parking requirements.

Recommendation: Day Care, General land uses require one parking space per seven persons based on maximum occupancy. The proposed project would have a maximum of 120 clients, plus 15 employees resulting in a requirement for 20 parking spaces. As seen in Table 1, Ocean Ranch Plaza is currently over parked. Even with the addition of the proposed project, the site would have 140 extra parking spaces for use by employees and patrons. The Plaza has also been built out and most of the office and retail space has been leased. No additional parking impacts are anticipated.

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 1500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of August 4, 2008, no communication supporting or opposing the request has been received.

SUMMARY

The proposed Conditional Use Permit is consistent with the requirements of the land use policies of the General Plan, the Oceanside Zoning Ordinance and the Ocean Ranch Community Master Development Plan. Staff recommends approval for the Conditional Use Permit. Therefore, staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2008-P45 approving Conditional Use Permit C-14-08 with findings and conditions of approval attached herein.

PREPARED BY:


Sally Schiffman
Planner II

SUBMITTED BY: *

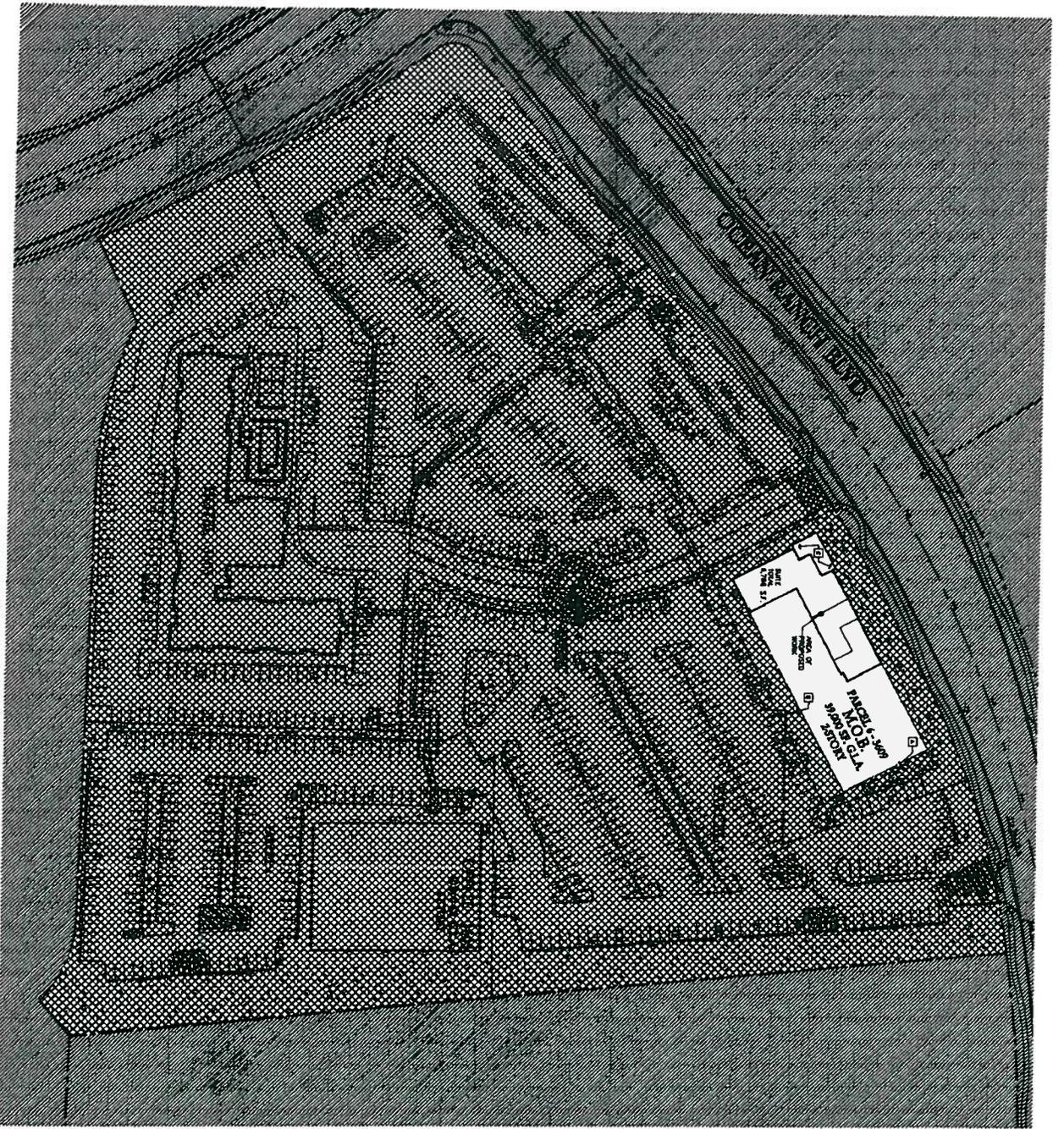

Jerry Hittleman
City Planner

REVIEWED BY: 
Richard Greenbauer, Senior Planner

JH/SS/fil

Attachments:

1. Floor/Elevation/Site Plans
2. Planning Commission Resolution No. 2008-P45



RECEIVED
MAY 13 2008

1 SITE PLAN
SCALE: 1" = 10'

Planning Department

GENERAL NOTES:
 1. THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION.
 2. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS FOR CONSTRUCTION EROSION CONTROL AS SET FORTH IN THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION.
 3. ALL PROPOSED CONSTRUCTION SHALL BE DESIGNED TO MEET THE REQUIREMENTS FOR CONSTRUCTION EROSION CONTROL AS SET FORTH IN THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION.
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KEYED NOTES:

KEY	DESCRIPTION
A	EXISTING IMPROVEMENTS (ROADS, UTILITIES, EROSION CONTROL, ETC.)
B	PROPOSED IMPROVEMENTS (ROADS, UTILITIES, EROSION CONTROL, ETC.)
C	PROPOSED CONSTRUCTION (BUILDINGS, PARKING, ETC.)

EXISTING CONDITIONS:
 1. EXISTING IMPROVEMENTS (ROADS, UTILITIES, EROSION CONTROL, ETC.)
 2. EXISTING CONSTRUCTION (BUILDINGS, PARKING, ETC.)
 3. EXISTING UTILITIES (WATER, SEWER, GAS, ETC.)
 4. EXISTING EROSION CONTROL (DITCHES, BARRIERS, ETC.)
 5. EXISTING SURVEY DATA (CORNER STAKES, ETC.)
 6. EXISTING ZONING REGULATIONS (LOCAL ORDINANCES, ETC.)
 7. EXISTING ENVIRONMENTAL REGULATIONS (FEDERAL, STATE, LOCAL, ETC.)
 8. EXISTING HISTORICAL RESOURCES (MONUMENTS, ETC.)
 9. EXISTING CULTURAL RESOURCES (ARTIFACTS, ETC.)
 10. EXISTING ARCHAEOLOGICAL RESOURCES (SITES, ETC.)

PROPOSED IMPROVEMENTS:
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SYMBOLS LEGEND

- PROPOSED IMPROVEMENTS (ROADS, UTILITIES, EROSION CONTROL, ETC.)
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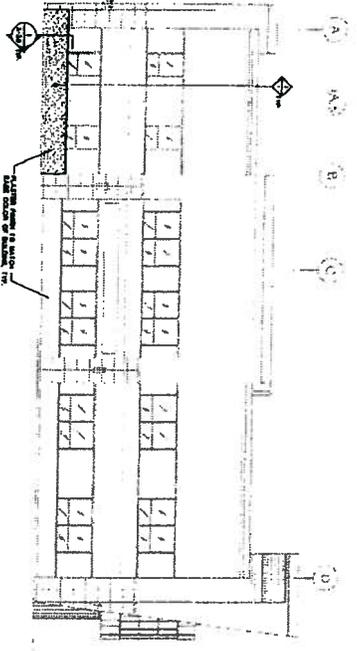
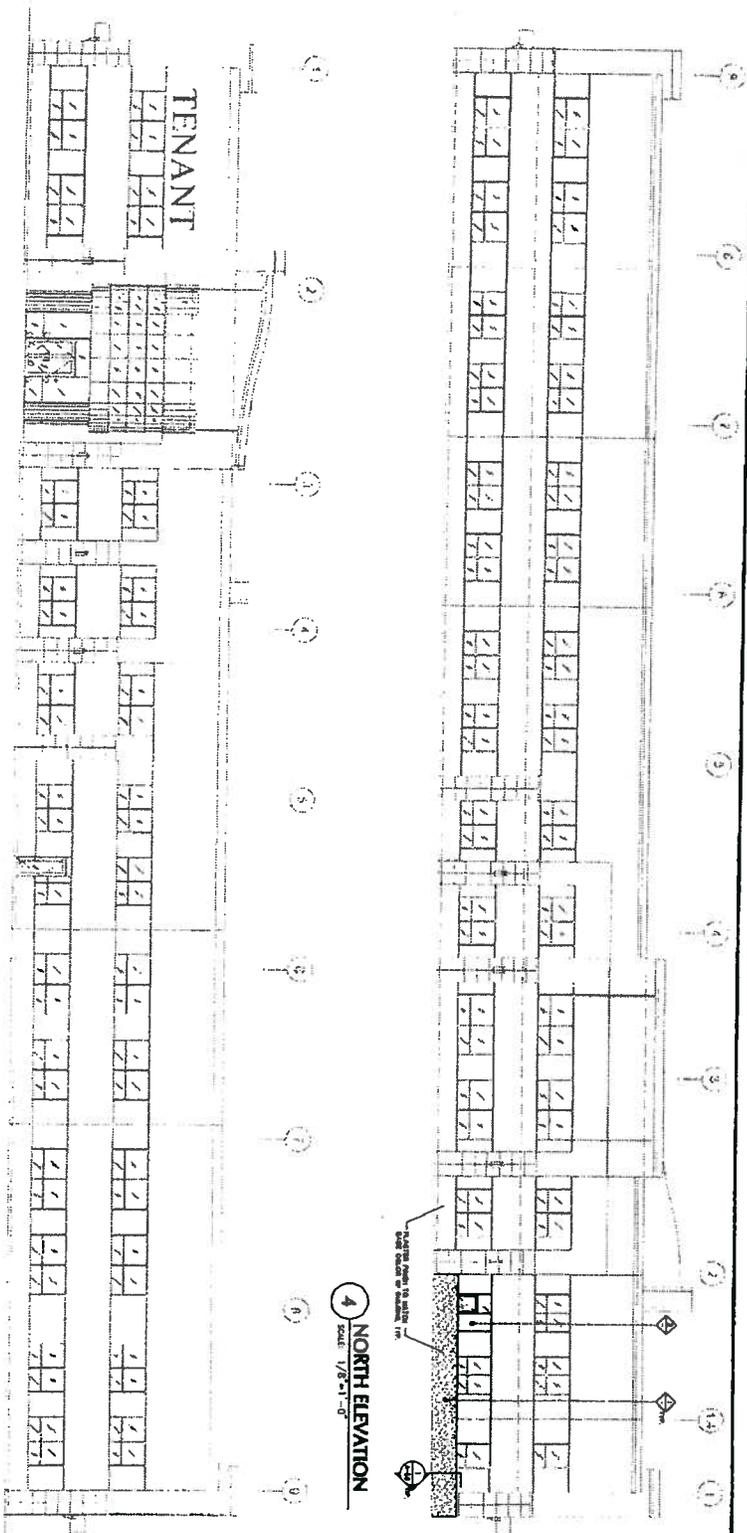
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SUSIE'S PLACE
 Ocean Ranch Plaza,
 3609 Ocean Ranch Blvd
 Oceanside, California

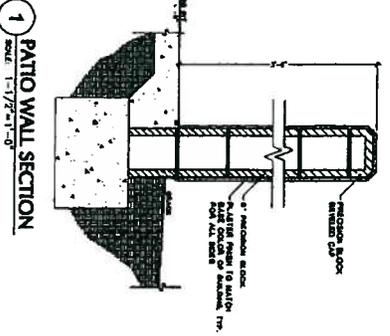
BICKEL UNDERWOOD
 JAMES A. BICKEL JR., ARCHITECT
 A CALIFORNIA CORPORATION
 3600 Birch Street, Suite 120 • Newport Beach, CA 92660
 949.757.0411 FAX 949.757.0511

REVISIONS
 NO. DATE BY

SITE PLAN
 SCALE: 1" = 10'
 A-0.1



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 PATIO WALL SECTION
SCALE: 1/2"=1'-0"

3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
NOTE: THE WINDOW SCHEDULE IS IDENTICAL TO THE NORTH ELEVATION.

4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO SHEET 101 FOR SHEET 101.1 & 101.2 FOR FLOOR PLAN.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. THE FINISH OF WALLS, CEILING, FLOORS, AND ROOF SHALL BE AS SHOWN ON THE DRAWINGS.
4. THE FINISH OF THE EXTERIOR WALLS SHALL BE AS SHOWN ON THE DRAWINGS.
5. THE FINISH OF THE INTERIOR WALLS SHALL BE AS SHOWN ON THE DRAWINGS.
6. THE FINISH OF THE ROOF SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE FINISH OF THE FLOORS SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE FINISH OF THE CEILING SHALL BE AS SHOWN ON THE DRAWINGS.
9. THE FINISH OF THE ROOF SHALL BE AS SHOWN ON THE DRAWINGS.
10. THE FINISH OF THE FLOORS SHALL BE AS SHOWN ON THE DRAWINGS.
11. THE FINISH OF THE CEILING SHALL BE AS SHOWN ON THE DRAWINGS.
12. THE FINISH OF THE ROOF SHALL BE AS SHOWN ON THE DRAWINGS.

REVISIONS

NO. DATE BY

1. 10/10/00 J. UNDERWOOD

2. 10/10/00 J. UNDERWOOD

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11. 10/10/00 J. UNDERWOOD

12. 10/10/00 J. UNDERWOOD

BICKEL UNDERWOOD
JAMES & BICKEL JR. ARCHITECT
A CALIFORNIA CORPORATION
3600 Birch Street, Suite 120, Newport Beach, CA 92660
949.757-0411 FAX 949.757-0511

SUSIE'S PLACE
Ocean Ranch Plaza,
3609 Ocean Ranch Blvd
Oceanside, California

REVISIONS
DATE
BY
REASON

ELEVATIONS

NO. DATE BY

1. 10/10/00 J. UNDERWOOD

2. 10/10/00 J. UNDERWOOD

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11. 10/10/00 J. UNDERWOOD

12. 10/10/00 J. UNDERWOOD

A-3.0

PARKING STUDY	AVAILABLE SPOTS	PARKED CARS	EMPTY SPOTS	
Thursday 2/14/08				
800	96	12	84	
900	96	12	84	
Friday 2/15/08				
900	96	18	78	
1315	96	12	84	
Monday 2/18/08				
800	96	9	87	
1300	96	11	85	
Tuesday 2/19/08				
1130	96	27	69	
1500	96	26	70	
Thursday 2/21/08				
900	96	15	81	
1400	96	24	72	
BY LAURIE WASSON				
SUSIE'S PLACE				

RECEIVED
MAR 13 2008
Document

1 PLANNING COMMISSION
2 RESOLUTION NO. 2008-P45

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

6 APPLICATION NO: C-14-08
7 APPLICANT: Laurie Wasson dba Susie's Adult Day Program, LLC
8 LOCATION: 3609 Ocean Ranch Boulevard

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

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

14 to establish and operate an adult day care program, primarily for the elderly;
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th
17 day of August, 2008 to conduct a duly advertised public hearing as prescribed by law to consider
18 said 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, the documents or other material which constitutes the record of
23 proceedings upon which the decision is based will be maintained by the City of Oceanside
24 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

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

29 ////////////////

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1 FINDINGS:

2 For the Conditional Use Permit:

- 3 1. That the proposed location of the use is in accord with the objectives of the Zoning
4 Ordinance and the purposes of the Limited Industrial District. The proposed adult day
5 care program, primarily for the elderly, will provide a needed service to the City as a
6 whole and will function as an ancillary service to the employees of surrounding
7 industrial and commercial businesses.
- 8 2. That the proposed location of the conditional use, and the proposed conditions under
9 which it would be operated or maintained, are consistent with the General Plan. The
10 proposed conditional use will not be detrimental to the public health, safety, welfare of
11 persons residing or working in or adjacent to the neighborhood of such use; and the
12 proposed conditional use will not be detrimental to properties or improvements in the
13 vicinity or to the general welfare of the City. The proposed business intends to provide
14 a safe environment primarily for seniors; a place that working children can send their
15 parents during the day for supervision and activities.
- 16 3. That the proposed conditional use will comply with the provisions of the Zoning
17 Ordinance, including any specific condition required for the proposed conditional use
18 in the district in which it would be located.

19 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
20 approve Conditional Use Permit (C-14-08) subject to the following conditions:

21 Building:

- 22 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
23 Building Division plan check.
- 24 2. The granting of approval under this action shall in no way relieve the applicant/project
25 from compliance with all State and Local building codes.
- 26 3. Site development, parking, access into buildings and building interiors shall comply with
27 the State's Disabled Accessibility Regulations.
- 28 4. The building plans for this project are required by State law to be prepared by a licensed
29 architect or engineer and must be in compliance with this requirement prior to submittal
for building plan review.

- 1 5. All electrical, communication, CATV, etc. service lines within the exterior lines of the
2 property shall be underground (City Code Sec. 6.30).
- 3 6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
4 plans.
- 5 7. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
6 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
7 other such lights may be utilized and shall be shown on building and electrical plans.
- 8 8. The developer shall monitor, supervise and control all building construction and supporting
9 activities so as to prevent these activities from causing a public nuisance, including, but not
10 limited to, strict adherence to the following:
 - 11 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
12 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
13 that is not inherently noise-producing. Examples of work not permitted on
14 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
15 producing nature. No work shall be permitted on Sundays and Federal Holidays
16 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
17 Christmas Day) except as allowed for emergency work under the provisions of the
18 Oceanside City Code Chapter 38 (Noise Ordinance).
 - 19 b) The construction site shall be kept reasonably free of construction debris as
20 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
21 approved solid waste containers shall be considered compliance with this
22 requirement. Small amounts of construction debris may be stored on-site in a neat,
23 safe manner for short periods of time pending disposal.
- 24 9. Tenant Improvements or other construction to the existing building requires permits
25 (including all required Inspections and approvals, and Issuance of Certificate of
26 Occupancy) from the Building Division.
- 27 10. Separate/unique addresses will/may be required to facilitate utility releases. Verification
28 that the addresses have been properly assigned by the City's Planning Division must
29 accompany the Building Permit application.
11. Energy Calculations/documentation will be required at time of plan submittal to the
Building Division for plan check.

1 12. Fire sprinklers are required for all I-4 occupancies (CBC 903.2.5).

2 **Engineering:**

3 13. Design and construction of all improvements shall be in accordance with standard plans,
4 specifications of the City of Oceanside and subject to approval by the City Engineer.

5 **Fire:**

6 14. Fire extinguishers are required and shall be included on the plans submitted for plan
7 check.

8 15. A "Knox" key storage box shall be provided for all new construction. Keys shall be
9 provided for all exterior entry doors, fire protection equipment control rooms,
10 mechanical and electrical rooms, elevator controls and equipment spaces, etc.

11 16. A fire alarm system shall be provided as required per C.F.C. Article 10 and N.F.P.A. 72.

12 17. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
13 approval prior to the issuance of building permits. A site plan indicating the fire access
14 and hydrant locations must also be submitted on CD Rom.

15 18. Buildings shall meet Oceanside Fire Department's current codes at the time of building
16 permit application.

17 **Planning:**

18 19. This Conditional Use Permit shall expire on August 11, 2010, unless implemented as
19 required by the Zoning Ordinance or unless the Planning Commission grants a time
20 extension.

21 20. This Conditional Use Permit approves only the operation of an adult day care program,
22 servicing up to 120 people, in an existing building as shown on the plans and exhibits
23 presented to the Planning Commission for review and approval. No deviation from these
24 approved plans and exhibits shall occur without Planning Division approval. Substantial
25 deviations shall require a revision to the Conditional Use Permit or a new Conditional Use
26 Permit.

27 21. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
28 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
29 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-14-08). The City
will promptly notify the applicant of any such claim, action or proceeding against the

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

5 22. Prior to the transfer of ownership and/or operation of the site, the owner and/or operator
6 shall provide a written copy of the application, staff report and resolution for the project to
7 the new owner and/or operator. This notification provision shall run with the life of the
8 project and shall be recorded as a covenant on the property.

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

11 24. Unless expressly waived, all current zoning standards and City ordinances and policies in
12 effect at the time building permits are issued shall be met by this project. The approval of
13 this project constitutes the applicant's agreement with all statements in the Description and
14 Justification and other materials and information submitted with this application, unless
specifically waived by an adopted condition of approval.

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

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

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

24 28. The operator of the adult day care facility must maintain a valid and active Adult Day
25 Program License, issued by the Department of Social Services of San Diego, at all times.
The license number must be included on any City Business License application paperwork.

26 29. The hours-of-operation shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Sunday,
27 but may be further limited by the Planning Commission when valid issues or complaints
28 pertaining to the hours-of-operation arise.
29

1 30. The facility shall be limited to a maximum of 120 clients. There shall be a minimum staff
2 to client ratio of 8 to 1 at all times.

3 31. Susie's Place staff shall be responsible for supervising all clients during hours-of-operation.

4 **Water Utilities:**

5 32. The property owner will maintain private water and wastewater utilities located on
6 private property.

7 PASSED AND ADOPTED Resolution No. 2008-P45 on August 11, 2008 by the
8 following vote, to wit:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

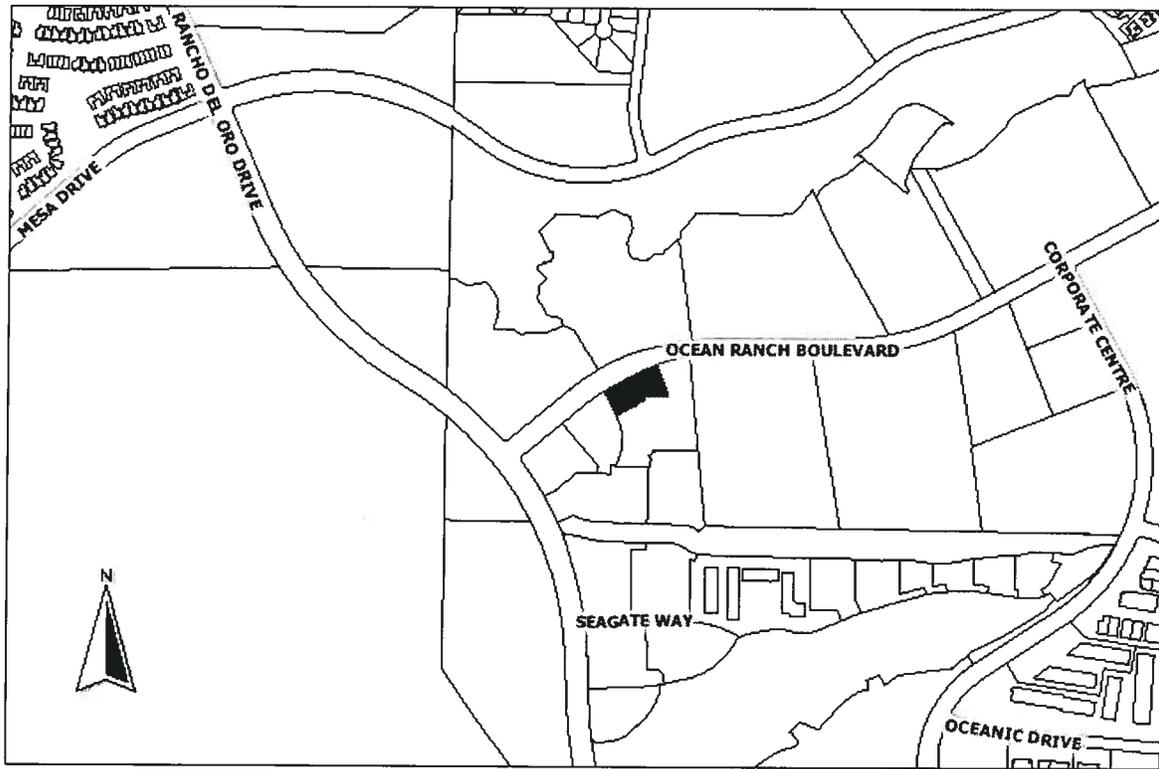
13 _____
14 Claudia Troisi, Chairperson
15 Oceanside Planning Commission

16 ATTEST:

17 _____
18 Jerry Hittleman, Secretary

19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2008-P45.

21 Dated: August 11, 2008
22
23
24
25
26
27
28
29



File Number: C-14-08

Applicant: Laurie Wasson dba Susie's Adult Day Program, LLC

Description:

CONDITIONAL USE PERMIT (C-14-08) to allow for an adult day care program for the elderly located at 3609 Ocean Ranch Boulevard. The project site is zoned IL (Limited Industrial) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. – **SUSIE'S ADULT DAY CARE**

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



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MAR 12 2008

Planning Department

STAFF USE ONLY

55

BY

Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

RECEIVED
MAR 13 2008

3/13/08

SN

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT *Laurie Wasson DBA Susie's Adult Day Program, LLC* 2. STATUS *S*

GPA
MASTER/SP.PLAN

3. ADDRESS *3241 Buena Hills Drive Oceanside, CA. 92056* 4. PHONE/FAX/E-mail *760-672-5987 760-231-1015 laurie.wasson@cox.net*

ZONE CH.
TENT. MAP
PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) *Laurie Wasson*

DEV. PL.

C.U.P.

C- 14-08

6. ADDRESS *3241 Buena Hills Drive Oceanside, CA. 92056* 7. PHONE/FAX/E-mail *760-672-5987 760-231-1015 laurie.wasson@cox.net*

VARIANCE

COASTAL

O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION *3609 Ocean Ranch Blvd. Oceanside, CA. 92056*

9. SIZE

6914 sq. ft.

10. GENERAL PLAN *Industrial* 11. ZONING *IL* 12. LAND USE *Retail medical office complex*

13. ASSESSOR'S PARCEL NUMBER

160-572-17

PART III - PROJECT DESCRIPTION

#45 approved per planning commission resolution 2006-P04

14. GENERAL PROJECT DESCRIPTION *Adult Day Care Program for elderly*

REV-5/13/08

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 *lease 6914 Bldg. size 99,000.00* 21. PARKING SPACES *N/A* 22. % LANDSCAPE *N/A* 23. % LOT COVERAGE or FAR *N/A*

PART IV - ATTACHMENTS

24. DESCRIPTION/JUSTIFICATION *(2) X* 25. LEGAL DESCRIPTION *(1) X* 26. TITLE REPORT */lease agreement + (2)*

27. NOTIFICATION MAP & LABELS *(5) X* 28. ENVIRONMENTAL INFO FORM *(1)* 29. PLOT PLANS

30. FLOOR PLANS AND ELEVATIONS *(20) X* 31. CERTIFICATION OF POSTING *(wait on)* 32. OTHER (See attachment for required reports) *Parking Study (5)*

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): *Laurie Wasson* 34. DATE *3-13-08* 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).

Sign: *Laurie Wasson* 35. OWNER (Print) *K&E/Ocean Ranch LLC and K&E/Banderes I, LLC* 36. DATE *3/12/08*

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. Sign: *see attached signature block*

stb/aph

SALLY

March 13, 2008

City Planning of Oceanside

RECEIVED
MAR 13 2008
Planning Department

Description/Justification for Susie's Place Adult Day Program, LLC

Dear City Planner,

Susie's Place is renting space in the new Ocean Ranch Medical Building. We will be an adult day care licensed by the Department of Social Services by the state of California. We apply and pay a fee due annually and we are inspected initially and annually by the state and they make visits anytime they want at any other time and we have to stay within compliance to renew our license annually. I will have an eight to one client to staff ratio. The founder and owner is a licensed vocational nurse with thirty years experience working with senior citizens. The administrator is a registered nurse with a bachelor's degree with supervisory and charge nurse experience. I will have a social worker on staff with a master's degree and a physician on call as our staff physician from Visiting MD Company. All staff will have ten hours on site training before starting work and monthly and annual updates. We will be working with home health and physical therapy on keeping informed and educated on safety in the workplace. My company will provide approximately seventeen rewarding jobs in Oceanside with room for advancement. The pay scale will range from \$9.00 per hour up to \$20.00 per hour and salary positions up to \$5,000.00 per month. These jobs will provide tax revenue for the city of Oceanside. The staff and clients will be spending money while in the retail area surrounding the site bringing in more tax revenue for the city. My business will be adding revenue to all the businesses in the area for example staff and clients will be eating at the restaurants in the area, we will be utilizing the hair and nail shops and using catering services from the Marriott Inn located in our parking lot.

The professionals at Susie's Place will be assessing each client prior to admission and so will each physician as required by law. We can not take anyone that we can not handle. We will not take anyone with severe medical disorders that we cannot handle; we will not take anyone with severe dementia or Alzheimer's disease that may wonder from the facility. We will not take anyone with severe mental problems. We are required by law to take only what we can handle or we would loose our license. Additionally, all our staff is prescreened by the criminal justice department and the Federal Bureau of Investigation before starting employment. All staff and clients are required to have a physical by a physician and tuberculosis testing prior to admittance to the building.

We are conveniently located next door to Kaiser Permanente clinic and downstairs from a few physician offices and dentist. We are just a few blocks from the new senior center opening in Oceanside. We will be utilizing the senior center and the local Y.M.C.A. as well as the retail stores in our neighborhood. We will assist all the working people in the area that do not feel comfortable leaving their parents home alone or placing them in long term care by providing a place for them to go. We are close to Camp Pendleton and will be able to service all the retirees in the neighborhood. I have an extensive 42 page feasibility study to show there is a growing need for elderly care in the area.

We are to provide a safe environment for seniors. A place that working children can safely have their parents go during the day and get involved in activities, planning and enjoying life. Our goal is to help them to stay in their homes longer, out of the hospitals, and stay out of nursing homes and assisted living. We provide a more cost effective alternative and peace of mind for our clients and their families. This will be the only adult day care like this available in Oceanside.

My future business goals are to assist those employees whom have a desire to continue their education in the medical field and demonstrate the goals needed to be successful. I want to give back to the community and sponsor fundraisers such as golf tournaments and donate proceeds to causes that benefit our seniors such as the future senior center and the current senior center in Oceanside. I am a member of the Oceanside Chamber. I'm on the public policy committee and have signed up for the Oceanside transit board to assist in coordinating transportation to Oceanside seniors. I am an advocate for our seniors and have enjoyed and learned so much from working with them and I have a passion to share that joy with others.

Sincerely,



Laurie Wasson, LVN
Susie's Place Adult Care Program, LLC
3609 Ocean Ranch Blvd.
Oceanside, CA. 92056

ALTA Owner's Policy - (10-17-92)

Order No. 9727543
Policy No. 27-031-92 282620

EXHIBIT "ONE"

PARCEL 1: (APN 160-571-09)

LOT 12 OF TRACT "OCEAN RANCH - PHASE 2C", MAP NO. 14867, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN BOOK 310, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 08/12/2008
Removal: 02/12/2009
(180 days)

1. **APPLICANT:** Laurie Wasson dba Susie's Adult Day Program, LLC
2. **ADDRESS:** 3241 Buena Hills Drive, Oceanside, CA 92056
3. **PHONE NUMBER:** (760) 672-5987
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** Susie's Adult Day Care (C-14-08)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (C-14-08) to allow for an adult day care program for the elderly located at 3609 Ocean Ranch Boulevard, Oceanside, CA 92057.

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:

- The project is categorically exempt, Class 1, Existing Facility (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).

Sally Schifman, Planner II

Date: August 12, 2008

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