ITEM NO. 13

STAFF REPORT

CITY OF OCEANSIDE

DATE: August 20, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING AN AMENDMENT TO DEVELOPMENT PLAN (D-201-99) AND REGULAR COASTAL PERMIT (RC-202-99) FOR THE ADDITION OF 17 MOTEL UNITS TO THE EXISTING 106-UNIT MOTEL 6, LOCATED AT 909 NORTH COAST HIGHWAY – MOTEL 6 – APPLICANT: KIM WALKER**

SYNOPSIS

The item under consideration is an amendment to a Development Plan and Regular Coastal Permit for the addition of 17 motel units to the existing 106–unit Motel 6 located at 909 North Coast Highway. Staff is recommending that the Commission adopt the attached resolution approving the project.

BACKGROUND

On September 15, 1999, the Community Development Commission approved a 106-unit motel located at 909 North Coast Highway. Construction was completed in 2003.

Land Use and Zoning: The subject site is located within Subdistrict 7B of the "D" Downtown District. Subdistrict 7B is primarily intended for providing a mix of recreational and commercial uses conveniently located near recreational and residential areas.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Coastal Dependent Recreational and Visitor Serving Commercial. The Coastal Dependent Recreational and Visitor Serving Commercial land use category allows for specialized commercial uses which are directly dependent, supportive or related to the coast. These commercial uses provide services or goods for coastal industries or recreationists. Typical uses would include boat sales, restaurants, and transient accommodations such as hotels and motels.

Project Description: The project application is an amendment to an approved Development Plan and Coastal Permit. The project proposes the addition of

approximately 6,400 square feet to the buildings second (2,872 s.f. addition) and third floor (3,502 s.f. addition) with 7 of the units to be situated on the second floor and 10 of the units on the third floor. The building's footprint will remain unchanged with the exception of four new posts located at the rear (western) portion of the building. The project proposes some minor changes to the site including restriping the parking lot, curb repositioning and a 2 percent (approximately 1,500 s.f.) reduction of landscaping in order to accommodate 15 new parking spaces. The proposed design and color scheme will be consistent with the existing building design.

The project proposes the addition of 15 new parking spaces through restriping, angled parking and some curbs being repositioned. All of the proposed parking will be situated on the northern portion of the subject site.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	87,120 s.f.
SETBACKS Front Side Rear	 10 feet 0 feet 10 feet	 90 feet 0 feet 105 feet
LANDSCAPING	15%	18.1%
PARKING	148 spaces	148 spaces
BUILDING HEIGHT	45 feet	45 feet

Environmental Determination: Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the Certificate of Exemption during its hearing on the project.

ANALYSIS

Staff's analysis focused on the compatibility of the project with the existing building design and the project's consistency with the underlying Redevelopment Plan, Local Coastal Program and Zoning Ordinance.

Redevelopment Plan: Section 301 (2) of the Redevelopment Plan states that the Agency proposes to rehabilitation of structures and improvements by present owners will eliminate and/or prevent the spread of the blight and deterioration within the project area. The proposed project is consistent with the Redevelopment Plan in that it improves the

economic viability of the building, providing much needed low-cost visitor-serving units located within the coastal zone.

Development Plan: The project proposes only an approximately 6,400 square foot addition to the second and third floors of the existing building. The proposed design is consistent with the existing building and the project meets all development standards.

Local Coastal Plan: The proposed development meets the land use development guidelines for the Coastal Zone portion of the Redevelopment Project Area. All proposed uses are consistent with the LCP designation for the site in that the project provides an additional 17 affordable motel units located within the Coastal Zone.

Staff's review of the project also examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located outside the "appealable area" which is defined as the first 300 feet east of The Strand. The project is situated in the middle of the block and provides a 101-foot front yard setback where 10-foot minimum is required. The height and footprint of the proposed additions will remain unchanged, therefore, the project's potential effect on public coastal views will be minimal.

Local Coastal Program Lower Cost Visitor Serving Policy: Currently, there are a total of 516 lower cost visitor serving units ($108 average daily rate as defined by the Coastal Commission) located within the Coastal Zone. The proposed project will increase the lower cost visitor serving units by 17 units for a total of 533 units.

In conclusion, staff believes that the amended Development Plan and Regular Coastal Permit meet the intent of the Redevelopment Plan, Local Coastal Program and the underlying subdistrict goals, which encourage the development of transient uses within the North Coast Highway corridor. The addition of 17 affordable motel units is consistent with the policies and objectives of the Local Coastal Program which encourages affordable transient uses located within the Coastal Zone.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its May 23, 2008, meeting and approved the project on a 4-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its August 13, 2008, meeting.

FISCAL IMPACT

The proposed project will add approximately $40,000 of Transient Occupancy Tax yearly to the City.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 12 and Article 43, Section 4305, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99) for the addition of 17-motel units to the existing 106-unit Motel 6 located at 909 North Coast Highway.

PREPARED BY:

Shan Babick
Associate Planner

SUBMITTED BY:

Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Jane McVey, Economic and Community Development Director
Kathy Baker, Redevelopment Manager

EXHIBITS/ATTACHMENTS

1. Resolution
2. Certificate of Exemption
3. Site Plan / Floor Plans / Elevations
4. Staff report dated September 15, 1999
5. Coastal Affordable Hotels

RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING AN AMENDMENT TO A DEVELOPMENT PLAN AND REGULAR COASTAL PERMIT FOR THE ADDITION OF 17 MOTEL UNITS TO THE EXISTING 106-UNIT MOTEL 6, LOCATED AT 909 NORTH COAST HIGHWAY – APPLICANT: KIM WALKER

WHEREAS, on August 20, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99) for the addition of 17 motel units to the existing 106 unit Motel 6 located at 909 North Coast Highway;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on May 23, 2008, review and recommend approval of an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on August 13, 2008, review and recommend approval of an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99);

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act of 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table)

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amounts that will be owing when such fees become due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

FINDINGS:

For the Amended Development Plan:

1. The site plan and physical design of the project as proposed is consistent with the purposes of the City's Zoning Ordinance and the "D" Downtown District in that the proposed 17-unit addition to the existing 106-unit motel meets or exceeds all of the required minimum development standards of the "D" Downtown District. The proposed addition to the motel is consistent with the design of the existing structure.

2. The Development Plan as proposed conforms to the Redevelopment Plan, Local Coastal Program and General Plan of the City in that the development is consistent with the land uses of the Redevelopment Plan and the project meets all of the required "D" Downtown District development standards. In addition, the project is consistent with other similar motel developments located within the surrounding neighborhood.

3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities. The proposed 17-unit addition to the existing 106-unit motel will not create public service and facility demands exceeding the capacity of existing and planned infrastructure.

4. The proposed 17-unit addition to the existing 106-unit motel development, is compatible with similar motel developments located on the North Coast Highway corridor.

5. The site plan and physical design of the project is consistent with Section 1.24 and 1.25 of the Land Use Element of the General Plan, and Section 3039 of the Oceanside Zoning Ordinance (Hillside Development Provisions), in that because the project is commercial, it would not be subject to Section 1.24 and 1.25 of the Land Use Element of the General Plan.

For the Amended Regular Coastal Permit:

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976. The proposed 17-unit addition to the existing 106-unit motel is consistent with the Coastal Dependent Recreational and Visitor Serving Commercial uses as depicted in the Local Coastal Program Land Use Map. The project does not impede public access to the beach because the subject site is located approximately 2,000-feet east of the

beach. In addition, the project provides a 90 foot front yard setback which is 80 feet more than the required 10 foot front yard setback, therefore, impacts on public coastal views is minimal.

2. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. The proposed 17-unit addition to the 106-unit motel is consistent with the Coastal Dependent Recreational and Visitor Serving Commercial as depicted in the Local Coastal Program Land Use Map. In addition, the project will not substantially alter or impact the existing public coastal views through the public rights-of-way view corridors by providing a 90 foot front yard setback.

3. The proposed project will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act. The proposed project provides a 90 foot front yard setback and the subject site is located approximately 2,000 feet east of the beach.

SECTION 1. That amended Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99) is hereby approved subject to the following conditions:

Building:

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.

2. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with the State's Disabled Accessibility Regulations (2007 California Building Code (CBC), Chapter 11A).

3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations (2007 California Building Code (CBC), Chapter 11B).

4. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

5. Applicable building codes and ordinances shall be based on the date of submittal for Building Division plan check (2007 CBC and 2007 California Electrical Code).

6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or

other such lights may be utilized and shall be shown on building and electrical plans.

7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

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

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

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

Separate/unique addresses will/may be required to facilitate utility releases.

9. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation will be required at time of plans submittal to the Building Division for plan check.

Engineering:

10. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines.

11. Traffic control during construction adjacent to or within all public streets must meet Caltrans standards and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

12. A haul route shall be obtained at least 7 days prior to the start of hauling operations and must be approved by the Public Works Director. Hauling operations shall be 8:00 to 3:30 p.m. unless approved otherwise.

13. The applicant shall pay all applicable traffic signal and thoroughfare fees.

14. The project shall install a "DO NOT ENTER" sign to prohibit westbound vehicular access to the northerly parking lot drive aisle from the primary project driveway access. The sign shall be installed to the satisfaction of the City Engineer prior to certification of occupancy.

15. The project shall install a painted white directional arrow at the easterly terminus of the proposed diagonal parking area located on the northern side of the project site. The white directional arrow shall be installed prior to certificate of occupancy and to the satisfaction of the City Engineer.

16. If necessary, a precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits to the satisfaction of the City Engineer. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services.

17. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the City Engineer.

Fire:

18. Fire Department requirements shall be placed on plans in the notes section.

19. Smoke detectors are required, and detector locations must be indicated on the plans.

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

21. An approved twenty-four (24) hour, supervised, NFPA 13 fire sprinkler system shall be installed throughout the building. The system shall e supervised.

22. Provide a fire alarm system as required per C.F.C. Article 10 and N.F.P.A. 72.

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

Economic/Redevelopment:

24. This amended Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99) shall expire on August 20, 2009, unless implemented as required by the Zoning Ordinance.

25. This amended Development Plan approves only 17-unit addition to the existing 106-unit motel as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Economic and Community Development Department approval. Substantial deviations shall require a revision to the amended Development Plan or a new Development Plan.

26. 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, amended Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

27. Failure to meet any conditions of approval for this development shall constitute a violation of the amended Development Plan (D-201-99).

28. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the

Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

Water:

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.

30. If a larger meter is required, water and wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

31. All Water and Wastewater construction shall conform to the most recent edition of the City's Engineers Manual, or as approved by the Water Utilities Director.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___day of _____ 2008 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Chairman

ATTEST:

_____
Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by _____, Deputy
General Counsel

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
AN AMENDMENT TO DEVELOPMENT PLAN (D-201-99) AND REGULAR COASTAL PERMIT (RC-202-99) FOR THE ADDITION OF 17 MOTEL UNITS TO THE EXISTING 106-UNT MOTEL 6 LOCATED AT 909 NORTH COAST HIGHWAY

PROJECT LOCATION - SPECIFIC:
909 North Coast Highway

PROJECT LOCATION - GENERAL:
Highway 76 and North Coast Highway

AMENDED DEVELOPMENT PLAN (D-201-99)
AMENDED REGULAR COASTAL PERMIT (RC-202-99)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
For the addition of 17 motel units to the existing Motel 6, located at 909 North Coast Highway.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside
NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Kim Walker
909 North Coast Highway
Oceanside, CA 92054
(760) 451-2930

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

__NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

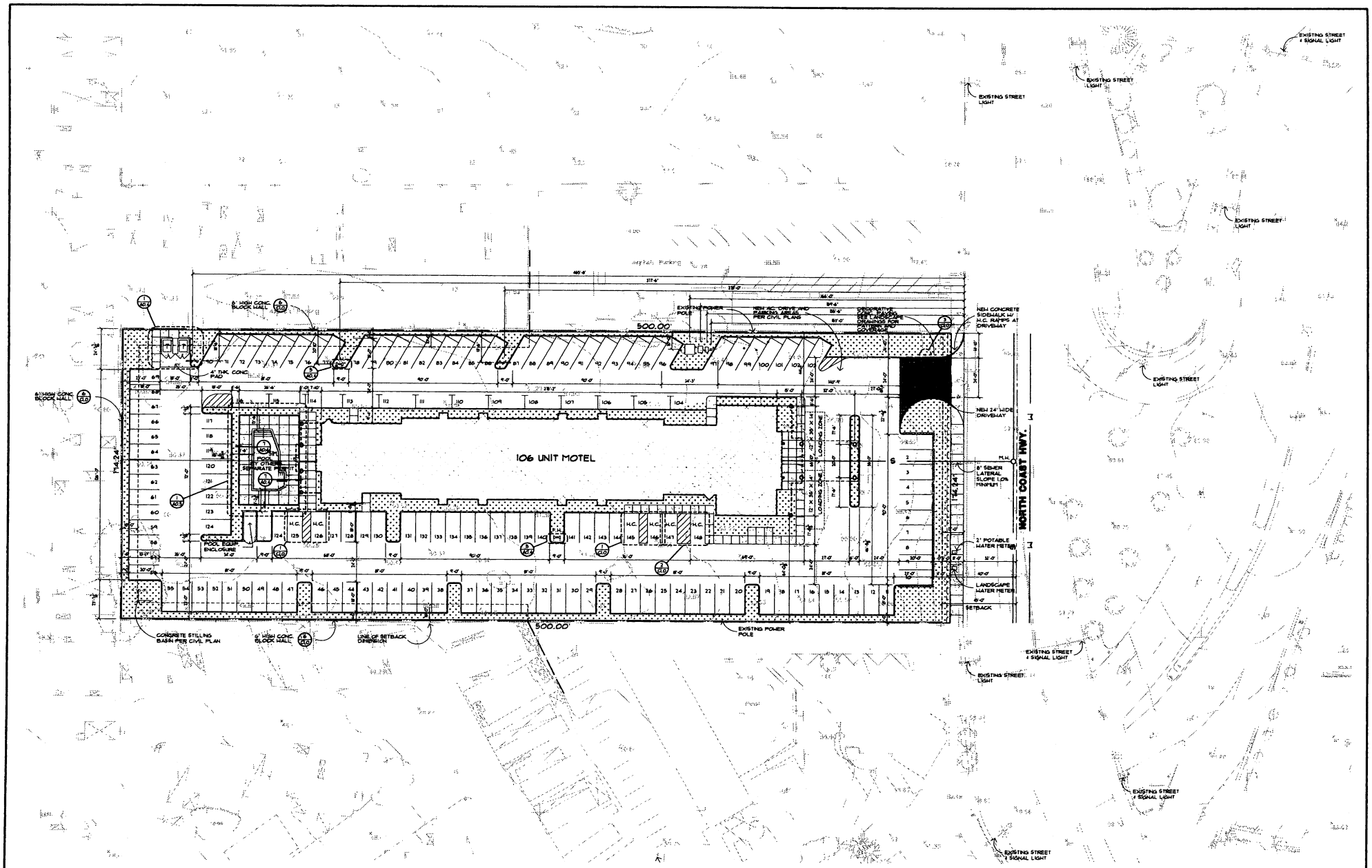
__STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

X _CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

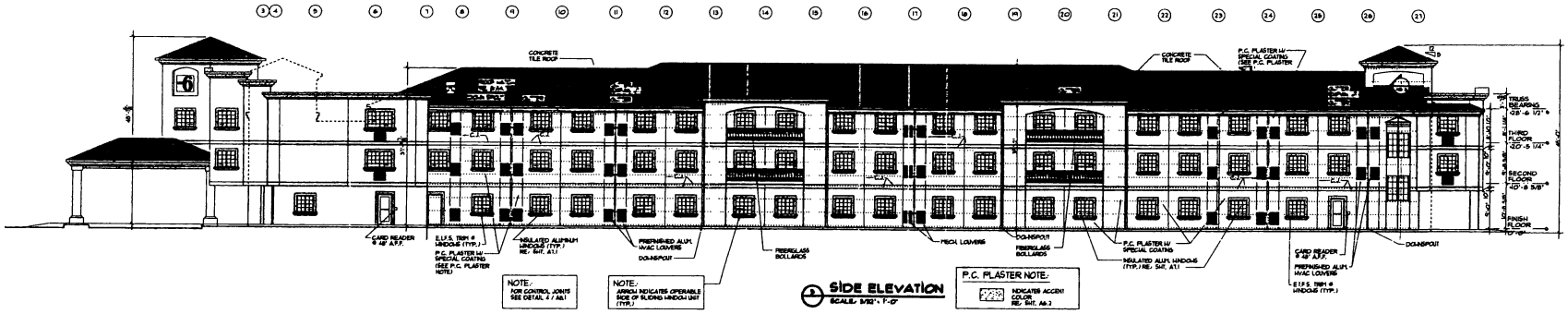
REASONS WHY PROJECT IS EXEMPT:
The proposed project is an amendment to a Development Plan and Regular Coastal Permit for the addition of 17 motel units to the existing Motel 6, located at 909 North Coast Highway. The subject site is less than 5-acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

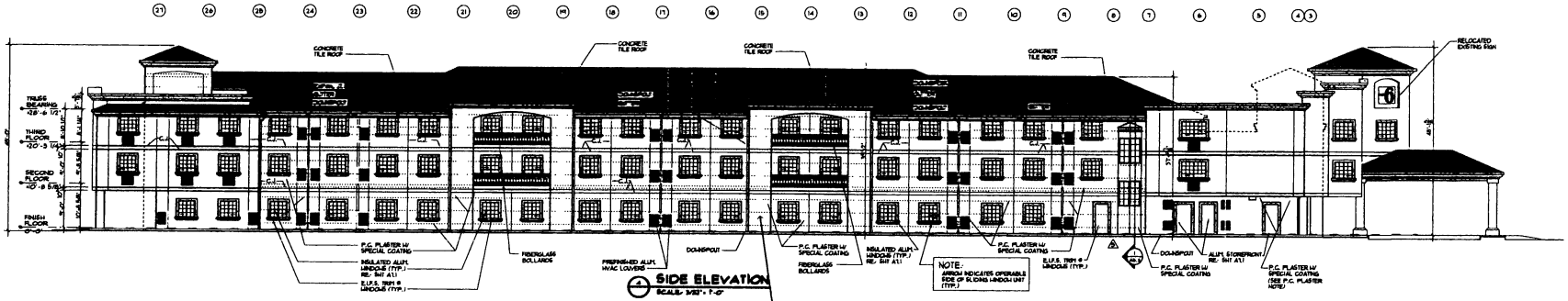
July 29, 2008
SIGNATURE DATE
For: Jerry Hittleman, Planning Director



REVISION	REVISION	JOB NO.		MOTEL-6	MOT 6	DRAWING TITLE	DATE
		DRAWN BY	CHECKED BY	125 UNIT 3-STORY MOTEL			DRAWING NO.
		ADDENDUM					

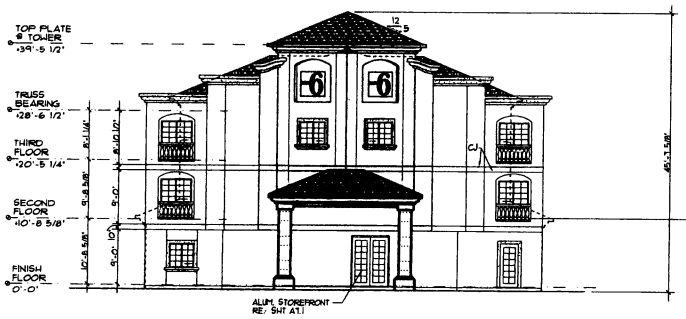


3 SIDE ELEVATION
SCALE: 1/16" = 1'-0"

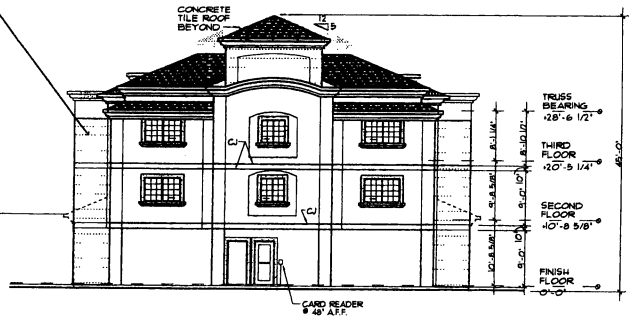


4 SIDE ELEVATION
SCALE: 1/16" = 1'-0"

SHADED AREAS REPRESENT EXISTING MOTEL FASCADE.



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

PROPERTY OWNER APPLICANT
9 VISTA MONTEMAR LP
909 N. COAST HWY.
OCEANSIDE, CA 92054
(760) 721-1543
CONTACT: KIM WALKER

REVISION	REVISION	JOB NO.
		DRAWN BY / CHECKED BY
		ADDENDUM

MOTEL-6

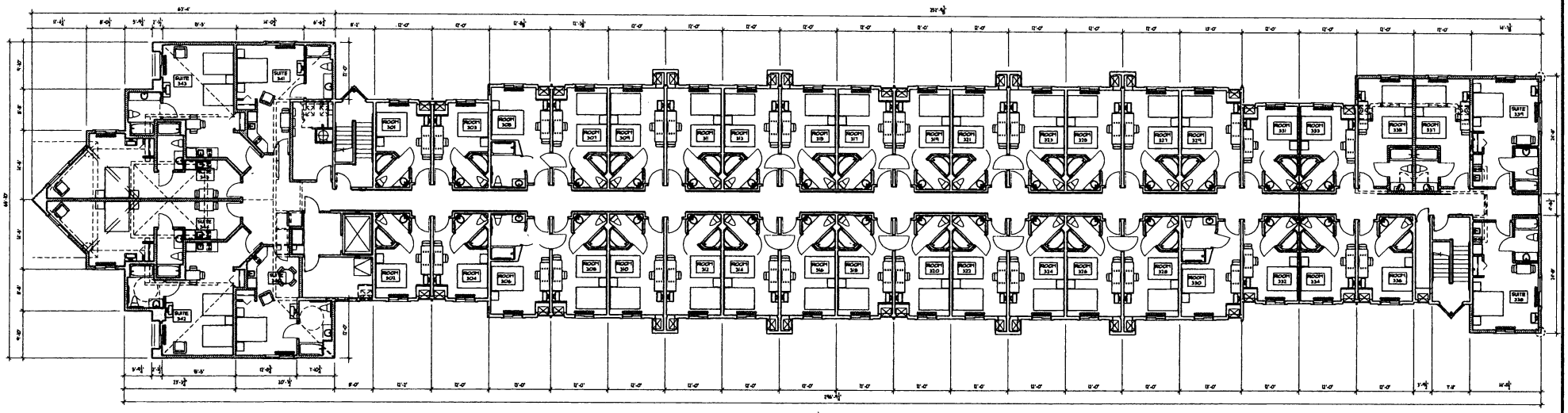
123 UNIT 3-STORY MOTEL

909 N. Coast Hwy.

DRAWING TITLE

DATE: APRIL 22, 2008

DRAWING NO. A3



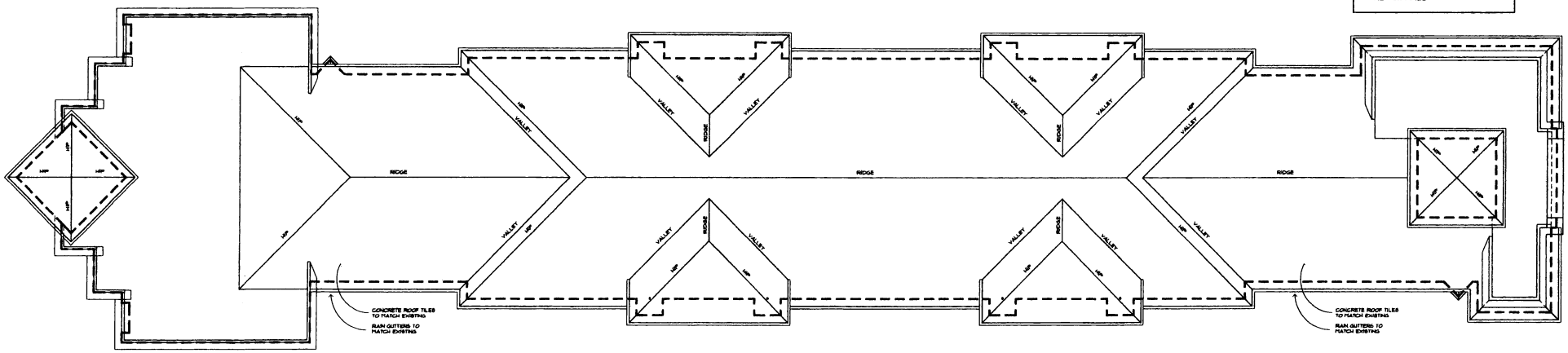
1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Wall Legend

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW 2x WALL



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

PROPERTY OWNER APPLICANT
9 VISTA MONTEMAR LP
909 N. COAST HWY.
OCEANSIDE, CA 92054
(760) 721-1343
CONTACT: KIM WALKER

REVISION	REVISION

JOB NO.
DRAWN BY | CHECKED BY
ADDENDUM

MOTEL-6

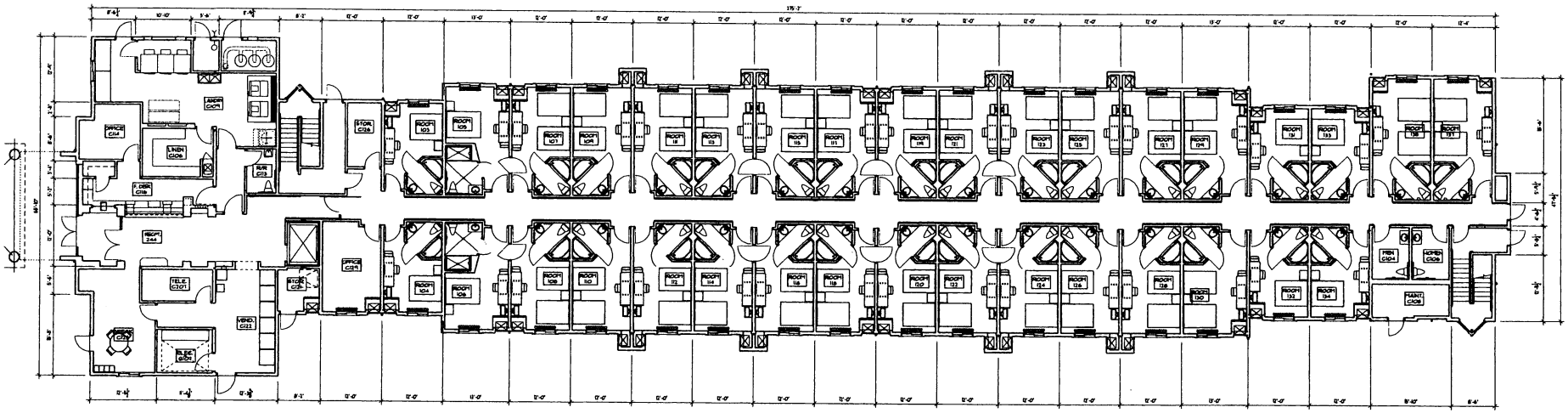
123 UNIT 3-STORY MOTEL

909 N. Coast Hwy.

DRAWING TITLE

DATE
APRIL 22, 2008

DRAWING NO.
A2



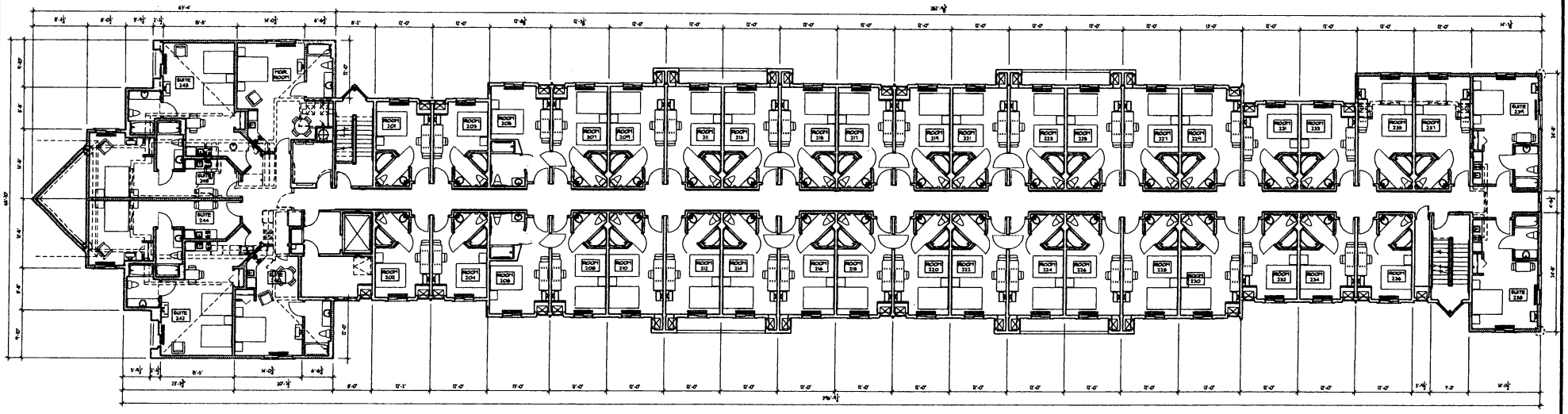
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Wall Legend

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW 2x WALL



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPERTY OWNER APPLICANT
9 VISTA MONTEMAR LP
909 N. COAST HWY.
OCEANSIDE, CA 92054
(760) 721-1943
CONTACT: KIM HALKER

REVISION	REVISION	JOB NO.
		DRAWN BY / CHECKED BY
		ADDENDUM

MOTEL-6

123 UNIT 3-STORY MOTEL

909 N. Coast Hwy.

DRAWING TITLE

DATE: APRIL 22, 2008

DRAWING NO.: A1

ITEM NO. 6

STAFF REPORT

CITY OF OCEANSIDE

DATE: September 15, 1999

TO: Chairman and Members, Community Development Commission

FROM: Redevelopment Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING A 106-UNIT 44,000 SQUARE FOOT MOTEL LOCATED ON THE WEST SIDE OF THE 900 BLOCK OF NORTH COAST HIGHWAY NORTH OF THE MIRAMAR MOTEL**

SYNOPSIS:

The item under consideration is a Development Plan, Conditional Use Permit and Regular Coastal Permit for a 106-unit, 44,000 s.f. motel. The project site is located on the west side of the 900 block of North Coast Highway immediately north of the Miramar Motel (Mike Martinez, Applicant D-201-99, C-209-99 and RC-202-99). Staff recommends that the Commission approve the project and adopt the resolution as presented.

BACKGROUND:

The application is for a 106-unit, 44,000 s.f. motel located on the west side of the 900 block of North Coast Highway. Currently the site is vacant and the surrounding area consist of motels and restaurants located north and south of the project site, Interstate 5 is located east of the site and a mobile home park and surrounding residential are located west and southwest of the site.

Land Use and Zoning: The project is located within Subdistrict 7B, which provides for a mix of recreational and commercial uses conveniently located near recreational and residential areas. Residential uses are allowed as part of a mixed-use project. Motel uses are permitted in this subdistrict upon approval of a Conditional Use Permit. The project is located within the coastal zone and is subject to the Local Coastal Program.

Environmental Determination: Staff has determined that the project will not have a significant adverse environmental impact. The project will be issued a Certificate of Exemption in accordance with the State Guidelines of the California Environmental Quality Act Section 15332, which states that the project is consistent with the applicable general plan designation and policies and zoning; is on a project site of no more than 5

acres in size (2.0 acres); has no native habitat; will not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by utilities and public services.

ANALYSIS:

The project site is located on the west side of the 900 block of North Coast Highway immediately north of the Miramar Motel and south of the Coast Inn motel and is approximately 87,120 s.f. (2 acres) in size. The site slopes in an east to west direction and maintains a grade differential of approximately 9 feet. Onsite elevations range from 56.5-feet above mean sea level (MSL) located on the eastern portion of the site to 47.5-feet MSL located on western portion of the site. Vehicular and pedestrian access will be provided from North Coast Highway. The building is situated on the eastern portion of the lot with the parking surrounding the building.

The proposed project utilizes a contemporary architectural style. The building exterior will consist of white stucco trimmed in green with a green-gray concrete tile roof. The proposed balconies are also trimmed in green. Architectural features include differing roof heights, towers, balconies, hipped roof, and porte cochere. The project provides several amenities including a swimming pool, meeting rooms, lobby and continental breakfast room.

Outlined below is a comparison chart summarizing the required development criteria and proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	2.0 acres
SETBACKS		
Front	10-ft.	101-feet
Side (north)	none	44-feet
Side (south)	none	64-feet
Rear	10 ft.	121-feet
LANDSCAPING	15%	19,816 s.f. (22.7%)
PARKING	127-spaces	133-spaces

LOADING SPACES	2-spaces	2-spaces
BUILDING HEIGHT	45-feet (max)	43-feet 48.5 feet (tower)

The maximum allowable height for a structure in Subdistrict 7B is 45 feet. The overall project height is approximately 43 feet; however, the western tower is approximately 48.5 feet in height. Current regulations do allow for increases in overall height for architectural features provided that the total square footage of these features represent less than 10% of the total ground area. The western tower above the 45-foot height limitation is less than 1% of the total ground area.

Staff supports the project as proposed. The project furthers the objectives and goals of the Redevelopment Plan by providing needed improvements in a blighted area. The construction of a 106-unit motel will service the recreational, business and visitors needs of the downtown, beach, and regional areas. The proposed design of the motel will bring a quality product and be an asset to the North Coast Highway area.

Regular Coastal Permit: The project is also situated within the boundaries of the City's Local Coastal Program. Under the provisions of the Local Coastal Plan the project site is designated as Coastal Dependent Recreation and Visitor Serving Commercial. The purpose of this designation is to provide specialized commercial uses that are directly dependent, supportive or related to the coast. Motels are a permitted use within the Coastal Dependent and Visitor Commercial land use designation.

COMMISSION OR COMMITTEE REPORTS:

The Redevelopment Design Review Committee (RDRC)reviewed the project at its September 2,1999, meeting. The RDRC approved the project on a 4-0-0 vote with the following recommendations. Staff concurs with these recommendations.

1. Addition of an exercise room
2. Addition of a kitchenette to some of the units
3. Provide an additional elevator
4. Provide approximately 2 feet of spacing between the arch and the cornice located on the northern and southern elevations

The Redevelopment Advisory Committee reviewed the staff report at its September 10, 1999 meeting. Any recommendations will be presented to the Commission in writing by staff prior to the meeting.

FISCAL IMPACT:

The proposed project will add approximately $39,360 of tax increment yearly to the project area. It should be noted that the proposed average daily rate is approximately $75 and would annually bring approximately $234,000 of Transient Occupancy Tax to the City.

CITY ATTORNEY'S ANALYSIS:

Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the hearing. After conducting the public hearing, the Commission shall affirm, modify, or deny the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION:

Staff recommends that the Commission adopt a resolution approving Development Plan (D-201-99), Conditional Use Permit (C-200-99) and Regular Coastal Permit (RC-202-99) for a 106-unit motel located on the west side of the 900 block of North Coast Highway.

PREPARED BY:

SHAN M. BABICK
Associate Planner

SUBMITTED BY:

THOMAS J. WILSON
Executive Director

REVIEWED BY:

Mike Blessing, Planning Director
Dana Hield Whitson, Assistant City Manager
Doug Clark, Redevelopment Director

EXHIBITS/ATTACHMENTS:

1. Resolution
2. Certificate of Exemption
3. Location Map
4. Site Plan and Elevations

OCEANSIDE COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION NO. 99 C-51

A RESOLUTION OF THE OCEANSIDE COMMUNITY DEVELOPMENT COMMISSION APPROVING DEVELOPMENT PLAN (D-201-99) CONDITIONAL USE PERMIT (C-200-99) AND REGULAR COASTAL PERMIT (RC-202-99) FOR A 44,000 S.F. 106-UNIT MOTEL LOCATED ON THE WEST SIDE OF THE 900 BLOCK OF NORTH COAST HIGHWAY, MR. MARTINEZ, APPLICANT

WHEREAS, the Community Development Commission at its duly noticed public hearing held on September 15, 1999, considered an application for a development plan, conditional use permit and regular coastal permit for a 44,000 s.f. 106-unit motel located on the west side of the 900 block of North Coast Highway immediately north of the Miramar motel; and

WHEREAS, the applicant is Mr. Martinez; and

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance; and

WHEREAS, pursuant to Government Code 66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	**Authority of Imposition**	**Current Estimated Fee or Calculation Formula**
Drainage Free (Zone 5)	Ordinance No. 85-23	$6,911 x 2 = $13,822
	Ordinance No. 89-231	
Public Facility Fee	Ordinance No. 91-09	$441 per thousand s.f.
School Facilities Fee	Ordinance No. 91-34	$.31 per s.f.

Traffic Signal Fee	Ordinance No. 87-19	$7.80 x 9 trips x 25% = $70.20
		Per room x 106 rms. = $7,441
Thoroughfare Fee	Ordinance No. 83-01	$177 x 9 trips x 25% = 7,441
Water Frontage Fees	Oceanside City Code 37.34	$9,845
	Resolution No. 83-236 & 87-303	
Sewer Frontage Fees	Oceanside City Code 37.34	$11,326
	Resolution No. 83-236 & 87-303	
Water Connection Fee	Oceanside City Code 37.56.1	2" = $2,000
	Resolution No. 87-97	
San Diego County Water Authority Capacity Fee	SDCWA Ordinance No. 97-1	$8,242 per meter

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable; and

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law; and

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law; and

WHEREAS, studies and investigations made by the Community Development Commission reveal the following facts:

FINDINGS:

For the Regular Coastal Permit:

1. The project conforms to the Local Coastal Plan, including the policies of that plan. The site is zoned to allow for a motel use. The proposed 106-unit motel conforms to the Local Coastal Plan and the proposed use is consistent with the commercial uses anticipated for the development site.

For the Development Plan:

1. The site plan and physical design are consistent with the development standards of Subdistrict 7B and the Zoning Ordinance.
2. The Development Plan for the 106-unit motel is consistent with the commercial land use policies for the Redevelopment Project Area.
3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities. The project has been conditioned to provide the necessary site improvements required by City standards and policy. Additionally the developer shall be responsible for connection to the existing City services, utilities and public facilities.

For the Conditional Use Permit:

1. The project is located within Subdistrict 7B of the Redevelopment Area as identified by Zoning Ordinance 095-006, and is designated recreational and commercial uses by the Zoning Ordinance. The purpose of Subdistrict 7B is to provide a mix of recreational and commercial uses conveniently located near recreational and residential areas. Residential uses are allowed as part of a mixed use development project. The proposed use, motel, is consistent with the Zoning Ordinance.
2. The proposed use is consistent with the General Plan and the Redevelopment Plan. In addition, the project has been conditioned to comply with all applicable standards to

assure that it does not constitute a hazard or become a detriment to property or improvements or the general welfare of the City.

3. The development of the project as being proposed has been adequately conditioned such that it complies with the provision of the Zoning Ordinance.

WHEREAS, the Community Development Commission finds that the project was determined to have no major significant adverse effects upon the environment per compliance with the conditions, and therefore, has been issued a Certificate of Exemption pursuant to the State Guidelines of the California Environmental Quality Act.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve that Development Plan D-201-99, Conditional Use Permit C-200-99 and Regular Coastal Permit (RC-202-99) is hereby APPROVED subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. Site development, parking access into the buildings and building interiors shall comply with C.A.C. Title 24, Part 2 (Handicapped Access-Nonresidential buildings – O.S.A.)
4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Applications for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of the plans.
6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high pressure sodium, metal halide or other such lights may be utilized and shall be shown on final

building and electrical plans. In addition, all lighting showcasing building architecture shall be shown on the above noted plans

Environmental:

7. Applicant need to provide a Phase II site assessment.

Engineering:

8. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of the final map. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

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

    a) Removal of dirt, debris and other construction material deposited on any public street no later than the end of each working day.

    a) Construction operations and deliveries shall be restricted to Monday through Friday, from 7:00 A.M. to 6:00 P.M., unless otherwise extended by the City.

    b) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition, restriction or prohibition set forth in this resolution shall subject the development plan to further review by the Community Development Commission. This review may include revocation of the development plan, imposition of additional conditions and any other remedial action authorized by law.

10. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits, in accordance with City Ordinances and policies. The developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

11. The developer shall pay traffic signal fees as required by the City's Traffic Signal Fee Ordinance, thoroughfare fees as required by the City's Thoroughfare Fee Ordinance and drainage fees as required by the City's Drainage Fee Ordinance.

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

13. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided and unless altered by the City Engineer.

14. All street dedications, alignments, widths and exact geometrics shall be as approved by the City Engineer.

15. Coast Highway shall be dedicated and improved as required by the City Engineer. The improvements are to be full-width plus 12 feet.

16. The developer shall pay a fair share contribution for the installation of a signal at Harbor Drive and Interstate 5. Their required share shall be determined by the City Engineer and shall be paid prior to the issuance of building permits.

17. The exact alignment, width and design of all median islands, turning lanes, travel lanes, driveways, striping and all other traffic control devices and measures, including turnouts bike lanes, and width/length transitions, shall be approved by the City Engineer at the time of final design.

18. The driveway entrance serving the project shall comply with all City standards and requirements. The driveway shall be designed and constructed with a minimum 10-foot vertical curve, located outside the public right-of-way.

19. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the subdivider's soil engineer and must be approved by the City Engineer, prior to paving.

20. Sight distance requirements at all street intersections shall conform to the intersection sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

21. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual.

22. A traffic control plan shall be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual.

23. Any broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

24. The entire project shall be served with a complete water system adequate enough for fire protection (including hydrants), domestic supply and landscaping. The main lines shall be City-owned and appropriate easements shall be provided. The sewer system to serve the tract shall be designed and constructed to City standards. All other utilities to serve the project, including electrical, telephone, and cable T.V., shall be constructed underground.

25. All connections to existing City water mains are to be made with new materials. New materials include the replacement and/or upgrade of all existing fittings with new tees or new crosses, as applicable, and the installation of a new valve on each branch.

26. All existing overhead utility lines either transversing the project or immediately adjacent thereto, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be constructed underground.

27. Street lights shall be installed on all streets in the project. The system shall be designed and secured prior to the recordation of map or building permit issuance, if a map is not recorded. The subdivider shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) street lights and shall also agree to be included in the City-wide street lighting district.

28. On-site grading design and construction shall be in accordance with the City's current Grading Ordinance.

29. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

30. The applicant shall obtain any necessary permits and clearances from the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

31. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

32. The applicant shall implement adequate erosion control measure for the site at completion of each phase of grading. This project shall provide year-round erosion control. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the City Engineer.

33. A Precise Grading and Private Improvement Plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all

pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping shall be shown on all Precise Grading and Private Improvement Plans.

34. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of building permits. Frontage and median landscaping shall be installed prior to the issuance of any building permits. Project fences, sound or privacy walls and monument entry walls/signs shall be designed, reviewed and constructed by the landscape plans and shown for location only on grading plans. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

35. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

36. Development shall be in accordance with City Floodplain Management Regulations and Stormwater Management and Discharge Regulations.

37. All storm drain systems shall be designed and installed to the satisfaction of the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

38. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer.

39. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering plan review.

Fire:

40. Provide a minimum fire flow of 2,700 gallons per minute shall be provided.
41. The size of the fire hydrant shall be 2 ½" X 4".
42. The fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.
43. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City Vehicle Code Section 22500.1.
44. All security gates shall have a Knox-box override and be strobe activated.
45. Plans shall be submitted to the Fire Prevention Bureau for plan check.
46. Fire extinguishers are required and shall be included on the plans submitted for plan check.
47. Show all existing fire hydrants within 400 feet of the project on the plot plan.
48. All Buildings shall be sprinklered and monitored by an approved Central Station prior to building final.
49. Fire alarm system plans shall be submitted for approval prior to installation.
50. On site fire hydrants are required.

Redevelopment:

51. This Development Plan, Conditional Use Permit and Regular Coastal Permit shall expire on September 15, 2001, unless a time extension is granted by the Community Development Commission.
52. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.
53. A public facility fee shall be paid as required by City policy at the time building permits are issued.
54. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and Redevelopment Director prior

to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

(a) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of one tree per unit or lot and two trees per corner lot. Approved root barriers shall be incorporated.

55. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. Recycling is required by City Ordinance. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City standards including being constructed of concrete block, reinforced with Rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project. This design shall be shown on the landscape plans and shall be approved by the Redevelopment Director.

56. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project.

57. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.

58. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan, Conditional Use Permit and Regular Coastal Permit.

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

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

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

62. A six-foot high decorative masonry wall shall be constructed on the north, south, and west property lines. The wall shall be shown on the landscaped and improvement or grading plans.

63. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures (stucco block, split-face block or slump stone). These items shall be approved by the Redevelopment Department prior to the issuance of building permits.

64. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Community Development Commission. These shall be shown on plans submitted to the Building Department and Redevelopment Department.

65. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Redevelopment Department prior to the issuance of building permits.

66. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this Resolution, and shall generally list the conditions of approval.

67. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interests in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke the approval. This condition shall be recorded with the covenant required by this Resolution.

68. A sign package describing size, color and design shall be submitted for approval to the Redevelopment Director.

69. Any project entrance signs shall be approved by the Redevelopment Director.

70. The developer is prohibited from entering into any agreement with a cable television franchisee of the City which gives such franchisee exclusive rights to install, operate, and/or maintain its cable television system in the development.

71. This Conditional Use Permit is granted for the following use only: 106-unit motel. Any change in the use or any change in the structure will required a revision to the Conditional Use Permit or a new Conditional Use Permit.

72. This Development Plan approves only the following: 106-unit motel. Any substantial modification in the design or layout shall require a revision to the Development Plan or a new Development Plan.

73. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,

mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

74. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Redevelopment Department. These requirements, including the obligation to remove all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

75. Applicant shall install interlocking pavers or decorative concrete (stamped concrete is prohibited) in the driveway to the satisfaction of the City Engineer and Redevelopment Director.

76. NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Oceanside Zoning Ordinance.

77. The sidewalk and all exterior concrete areas shall be steamed-cleaned a minimum of twice a month. In addition, the parking lot shall be cleaned a minimum of twice a year.

Water Utilities:

78. Water and sewer line replacement frontage fees shall be paid in accordance with City of Oceanside's Resolution No. 83-236.

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

80. The developer shall construct a water reclamation water system that will serve this proposed project in accordance with the City's Water Conservation Ordinance No. 91-15.

The proposed reclamation water system shall be located in the public streets or in a public utility easement.

81. A separate water meter for irrigation purposes shall be installed.

82. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved type backwater valve, per Section 710 of the Uniform Plumbing Code.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this 15th day of September, 1999 by the following vote:

AYES: LYON, O'HARRA, HARDING, JOHNSON, McCAULEY

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by

General Counsel

OCEANSIDE HOTEL DATA

Coastal Hotels

Affordable Hotels	Redevelopment Area Y/N	# of Rooms April 2007	# Rooms Added Since April 2007	Total Rooms February 2008	Proposed 2008
1. Beachwood Motel	Y	28		28	
2. Coast Inn	Y	27		27	
3. Dolphin Hotel	N	25		25	
4. Hilltop Motel	N		13	13	
5. Motel 6 Coastal Highway	Y	106		106	17
6. Ocean Breeze Inn	Y	11		11	
7. Ocean Inn & Suites	N	21		21	
8. Pacific Inn	Y	59		59	
9. Days Inn at the Coast	Y	80		80	
10. Guest House Inn & Suites	Y	80		80	
11. Oceanside Travelodge	Y	28		28	
12. La Quinta	Y	38		38	
TOTAL		**503**	**13**	**516**	**533**