



DATE: August 27, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-17-07) FOR THE SALE OF ALCOHOL WITHIN A RESIDENCE INN BY MARRIOT LOCATED AT 3603 OCEAN RANCH BOULEVARD WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD. – ALCOHOL SALES @ RESIDENCE INN – APPLICANT: RESIDENCE INN BY MARRIOT, LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission, by motion:

- (1) Recommend that City Council confirm the issuance of a Class 1, Categorical Exemption "Existing Facilities"; and,
- (2) Recommend City Council approve Conditional Use Permit (C-17-07) by adopting Planning Commission Resolution No. 2007-P42 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.

On October 19, 2005, the Ocean Ranch Business Association Architectural Review Committee considered and approved the floor plans and elevations for the Marriott Residence Inn development proposal at Ocean Ranch Lot 12.

On February 13, 2007, Planning Commission reviewed and approved the Development Plan and Conditional Use Permit (D-16-05, C-51-05) for the Residence Inn by Marriott (2005-P05).

On May 7, 2007, Residence Inn by Marriott, LLC submitted a Conditional Use Permit application (C-17-07) for the sale and service of alcohol within the Residence Inn.

Site Review: The subject property is surrounded to the north and east by the remaining portion of Lot 12, which is slated for development as a retail, general office and medical office complex. The site is situated adjacent to vacant land to the south and to the west, across Rancho Del Oro Drive.

The zoning designation is IL (Limited Industrial) and the General Plan land use designation is LI (Light Industrial). In addition to the Zoning Ordinance and General Plan, the project is subject to compliance with the Ocean Ranch Community Master Development Plan.

Project Description: Residence Inn by Marriott, LLC has built a new hotel located at 3603 Ocean Ranch Boulevard. As part of the hotel project, the applicant is requesting a Type 70 (On-Sale Restrictive Services) license from the Department of Alcoholic Beverage Control (ABC). The Type 70 license allows for a manager's reception where alcoholic beverages will be served on a complimentary basis, along with light food items, to hotel guests.

The applicant is also requesting a Type 20 (Off-Sale Beer & Wine) ABC license to allow for sales within a shop located next to the lobby desk, where guests can purchase food items and beer and wine to take back to their rooms for consumption.

This project will not involve any additional construction within the hotel, as the areas for alcohol sales and service are already designated within the approved hotel plans.

The project application is comprised of a Conditional Use Permit for a regulated use as follows:

Conditional Use Permit No. C-17-07 represents a request for the following:

- (a) To permit alcohol sales and services (regulated use as bar and cocktail lounge) in conjunction with a hotel, pursuant to Article 36 of the Oceanside Zoning Ordinance (OZO).

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. Ocean Ranch Community Master Development Plan

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.

2. Zoning Compliance

This project is located in a Limited Industrial District. The following table summarizes proposed and applicable Zoning Ordinance regulations for the proposed project:

PROPOSED USE	ZONING ORDINANCE USE CLASSIFICATION	IL LAND USE REGULATIONS	ARTICLE 36 USE CLASSIFICATION
Hotel bar serving beer, wine, and spirits (Type 70 License)	Eating and Drinking Establishment	L-3: Permitted as a secondary use in a building and occupying no more than 2,500 square feet; Conditional Use Permit required for more space or for Eating and Drinking Establishment with full alcohol beverage services.	Bar and Cocktail Lounge: Any premises designed used, or intended to be used for the selling or serving of alcoholic beverages to the public for consumption on the premises, and in which food is not sold or served to the public as in a bona fide restaurant.
Shop offering beer and wine (Type 20 License)	Food and Beverage Sales	L-20: Permitted as a secondary use in a building and occupying no more than 1,000 square feet. Conditional use permit required for more space.	N/A

3. Ocean Ranch Community Master Development Plan

Section 3: Permitted Uses

The permitted uses within Ocean Ranch include those allowed by the regulations of the Limited Industrial zoning designation. In addition, retail, food services, general office, medical office and hospitality uses are permitted on Lot 12 with the review and written approval of the Ocean Ranch Business Association. It is stipulated that the use be performed entirely within a building that is designed and constructed to ensure the use does not cause or produce a nuisance or adverse impact to adjacent sites.

DISCUSSION

Issue: Project compliance with Oceanside Zoning Ordinance Article 36.

Recommendation: Section 3603 classifies Eating and Drinking Establishments primarily serving beer, wine and spirits as a Bar and Cocktail Lounge, which is a regulated use. A bar and cocktail lounge is defined as any premises designed, used or intended to be used for the selling or serving of alcoholic beverages to the public for consumption on the premises, and in which food is not sold or served to the public as in a bona fide restaurant.

Article 36, Separation of Regulated Uses, states that adult-oriented uses create conditions harmful to the public health, welfare and safety when such uses are allowed to become numerous or concentrated within a limited geographical area, or when such uses exist near residential neighborhoods, family-oriented uses or sites commonly used by neighborhoods, family-oriented uses or sites commonly used by minors. Therefore special regulations separating such uses from each other and from nearby residential areas, family-oriented uses, or sites commonly used by minors, are necessary to protect the community from consequent blight, depreciated property values, law enforcement problems, as well as interference with activities oriented toward families or minors.

Section 3604 requires that a bar be located a minimum of 1,000 feet from any other regulated use and 500 feet away from any residential districts; any public or private school; park, playground, or public beach; church or other similar religious facility; and/or childcare or pre-school facility. Any person proposing a permitted regulated use may apply for a waiver of the locational requirements as necessary.

No sensitive uses are within 500 feet of the proposed project site and no other regulated uses are within 1,000 feet from the project site. Therefore, no waiver of locational requirements is being requested. Approval of a conditional use permit by the City Council must be obtained prior to operating a bar and cocktail lounge.

Issue: Project compliance with the Ocean Ranch Community Master Development Plan.

Recommendation: The proposed project was submitted to the Ocean Ranch Business Association for review on June 20, 2007. The Association approved the plan to serve alcohol at the Residence Inn and saw no conflict with the association's guidelines. This written approval is dated July 16, 2007.

Issue: Project compatibility with the existing land use, the Residence Inn by Marriott.

Recommendation: The proposed project will be contained within existing space of the previously approved hotel. No additional construction, including freestanding structures, is being proposed with this project. The sale and service of alcohol is intended to be secondary to the operation of the hotel. The sale of beer and wine through the hotel shop is conditioned so that the alcoholic beverages occupy less than 25 percent of the available shelf space. The entire marketplace area is approximately 70 square feet. The serving of alcohol at hotel manager's receptions requires a conditional use permit because it involves the service of beer, wine, and spirits and is considered a bar and cocktail lounge. Light food items will be served during these manager's receptions and they are intended to provide an additional service to the guests of the hotel.

Issue: Project compatibility with the surrounding neighborhood.

Recommendation: The addition of alcohol sales and services will not negatively impact existing commercial and industrial developments within the vicinity of the Residence Inn by Marriott. The use will comply with applicable locational requirements and will contribute to the variety of services available to guests at the hotel.

A Type 20 license issued by the Department of Alcoholic Beverage Control authorizes the sale of beer and wine for consumption off the premises where sold. Less than 25 percent of the hotel shop shelf space will be used for alcoholic beverages. A Type 70 license authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour.

The following table lists specific land uses surrounding the proposed project:

LOCATION	GENERAL PLAN	ZONING	SPECIFIC LAND USE
Subject Property:	LI (Light Industrial)	IL (Limited Industrial)	Residence Inn by Marriott
Proposed use	LI	IL	Alcohol sales and services at a hotel
North:	LI	IL	Office and Industrial buildings (Venture Commerce Center)
East:	LI	IL	Vacant; Industrial buildings; Coca Cola

LOCATION	GENERAL PLAN	ZONING	SPECIFIC LAND USE
South:	RDO S-1-84 Industrial	PD-1	Industrial buildings (Seagate Corporate Center)
West:	RDO S-1-84 Industrial	PD-1	vacant

In order to further ensure compatibility with the surrounding land uses, the project has been conditioned not to advertise the sale or service of alcoholic beverages to the general public. The proposed sale and service of alcohol will be fully contained within the building of the Residence Inn and will not pose as a negative impact to surrounding businesses.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15301 Existing Facilities, of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of August 22, 2007, 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:

- Move to recommend that City Council approve Conditional Use Permit (C-17-07) and adopt Resolution No. 2007-P42.

PREPARED BY:


Sally Schiffman
Planner II

SUBMITTED BY:

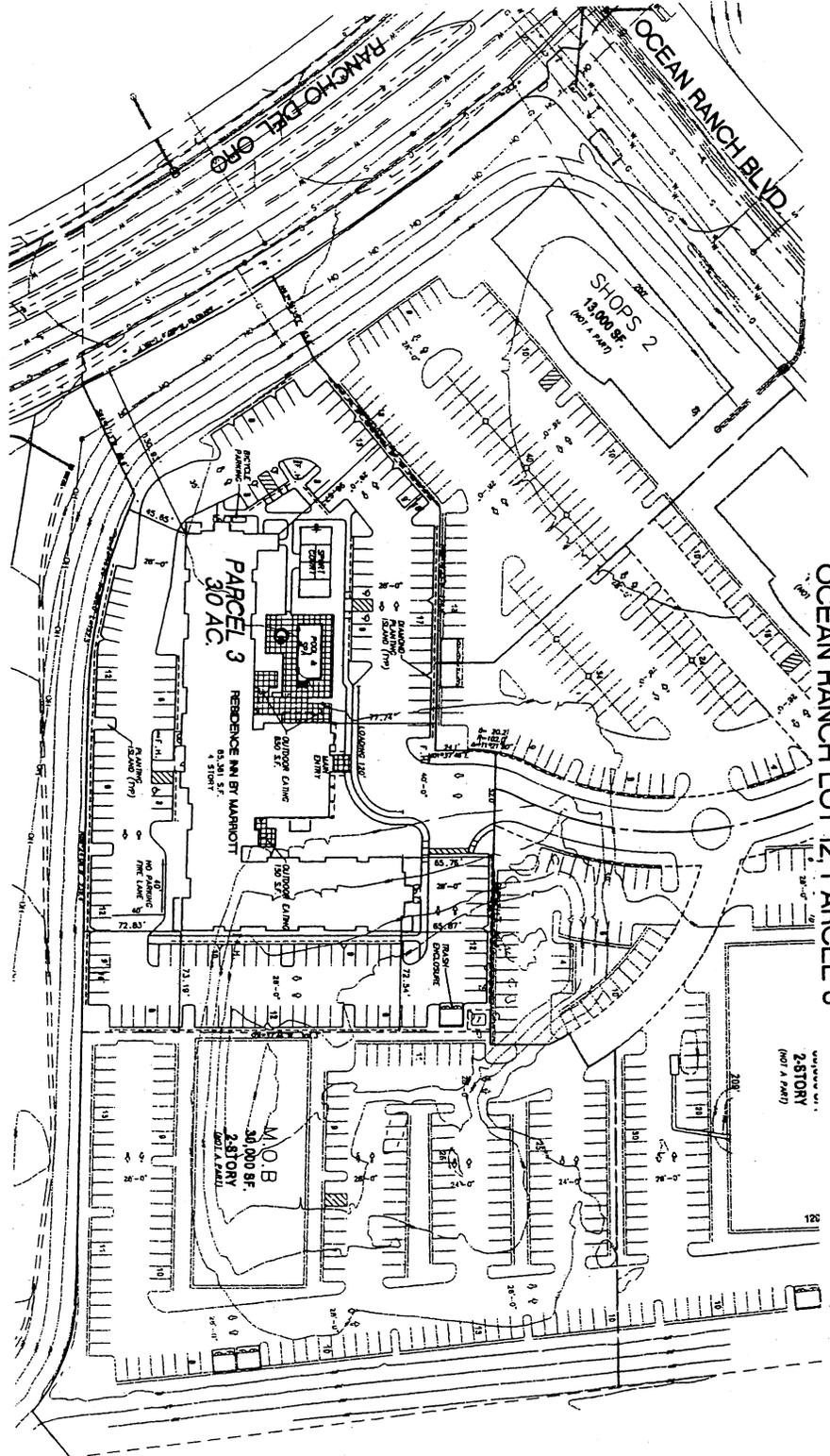

Jerry Hittleman
City Planner

JH/SS/fil

Attachments:

1. Site Plan/Floor Plan
2. Planning Commission Resolution No. 2007-P42

RESIDENCE INN BY MARRIOTT
OCEAN RANCH LOT 12, PARCEL 3



DEVELOPMENT SUMMARY

CONSTRUCTION: 100% FOR HOTEL
 VARIANCE FOR HORIZONTAL, VERTICAL
 DIMENSION GREATER THAN 200'

SCOPE OF WORK:
 120 UNIT HOTEL
 PARCEL 3 IN LOT 12, IN THE CITY
 OF OCENAS, COUNTY OF SAN DIEGO
 STATE OF CALIFORNIA, ACCORDING TO
 MAP 14847 OF THE OCEAN RANCH
 COMMUNITY.

APN:
 180-31-03

COORDINATE INDEX:
 LAMBERT COORDINATES 31N-1811
 MAP 83 COORDINATES 2018444-823407

STREET ADDRESS:
 INTERSECTION OF RANCHO DEL ORO &
 OCEAN RANCH BLVD., OCENAS, CA 92088

OWNER/DEVELOPER:
 VAN AND GRETTI
 300 BROAD STREET
 LUNDA BEACH, CA 92051

EXISTING STRUCTURES:
 ZONING: R-1
 SETBACKS:

BUILDING HEIGHT:
 GROSS FLOOR AREA: 120,000 SF
 BUILDING DATA:
 LOT COVERAGE BY BUILDING: 18.36%
 SITE LANDSCAPING:

3 PAVING:
 FLOOR AREA RATIO (FAR): 1.2
 OUTDOOR LIGHTING AREA:

NOTE:
 1. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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PARKING DATA

TYPE	NUMBER OF SPACES	REQUIREMENT
STANDARD	143	143 SPACES
DISABLED	3	3 SPACES
TOTAL	146	146 SPACES
REQUIRED	146	146 SPACES
REQUIREMENT RATIO	1.2	1.2 SPACES/ROOM

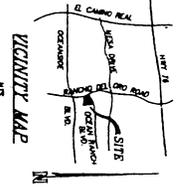
PROJECT TO DO:
 ARCHITECT: MARRIOTT INTERNATIONAL, INC.
 CIVIL ENGINEER: MARRIOTT INTERNATIONAL, INC.
 MECHANICAL ENGINEER: MARRIOTT INTERNATIONAL, INC.
 ELECTRICAL ENGINEER: MARRIOTT INTERNATIONAL, INC.
 PLUMBING ENGINEER: MARRIOTT INTERNATIONAL, INC.
 SANITARY ENGINEER: MARRIOTT INTERNATIONAL, INC.
 ARCHITECT: JONAS BULLO DESIGN GROUP
 1300 SAND CANYON BLVD., SUITE 200
 SKATLE, WA 98148
 SAN DIEGO, CA 92101
 ARCHITECT: JONAS BULLO DESIGN GROUP
 1300 SAND CANYON BLVD., SUITE 200
 SKATLE, WA 98148
 SAN DIEGO, CA 92101
 ARCHITECT: JONAS BULLO DESIGN GROUP
 1300 SAND CANYON BLVD., SUITE 200
 SKATLE, WA 98148
 SAN DIEGO, CA 92101

REVISIONS

NO.	DATE	REVISIONS
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NASLAND ENGINEERING
 4185 LA JOLLA VILLAGE DRIVE, SUITE 100, SAN DIEGO, CA 92131
 TEL: 619-594-1100 FAX: 619-594-1101
 WWW.NASLAND-ENGINEERING.COM

RECEIVED
 MAY 07 2007
 Planning Department



SITE PLAN

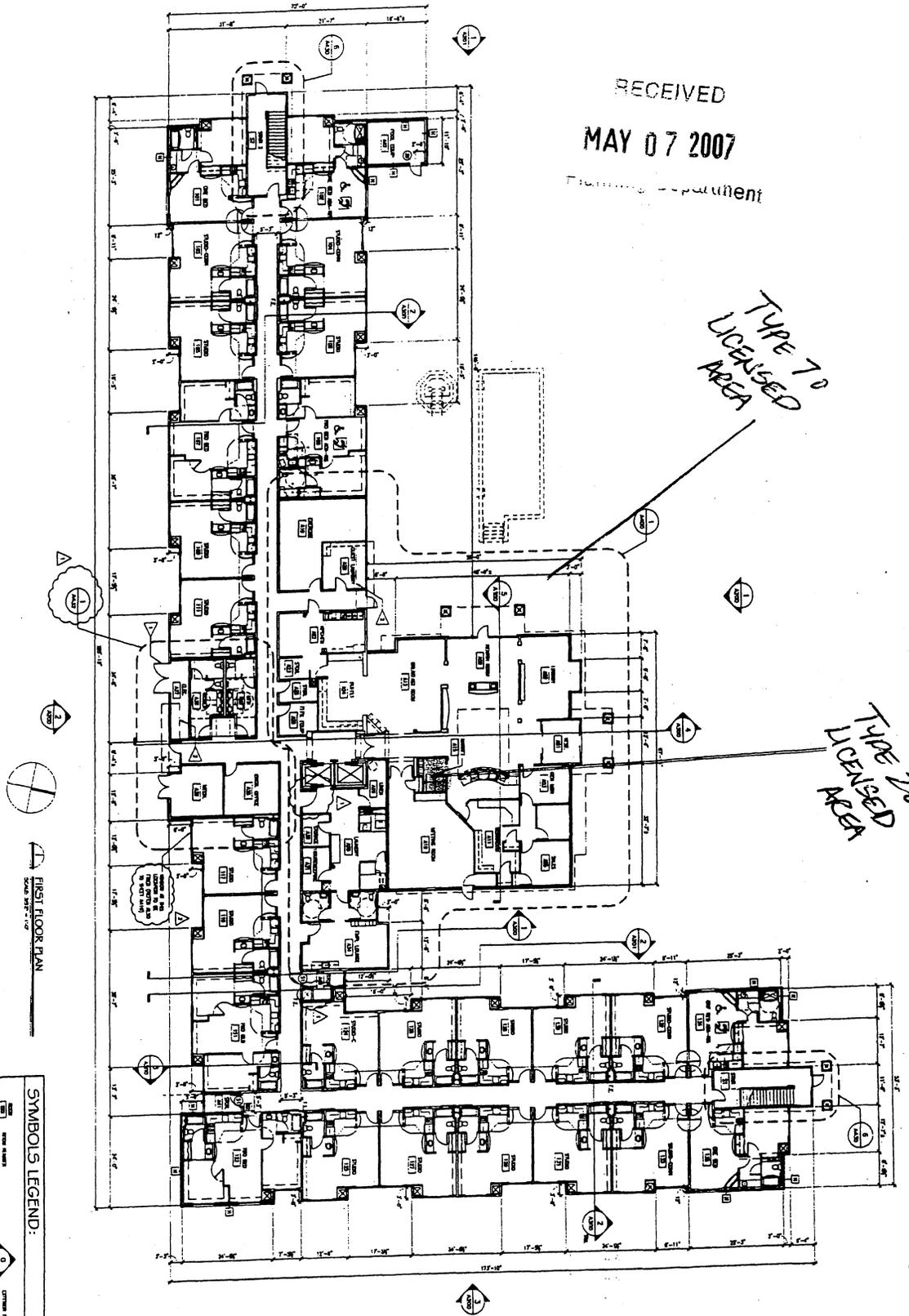
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MAY 07 2007

Planning Department

TYPE 70
LICENSED
AREA

TYPE 20
LICENSED
AREA



FIRST FLOOR PLAN

SYMBOLS LEGEND:

	ROOM NUMBER
	STAIRS
	TOilet
	WATER
	ELECTRICAL
	HEATING
	AC
	CENTRAL AIR CONDITIONING
	SMOKE SENSORS
	FIRE ALARMS
	DRINKING WATER
	GENERAL
	LOADS
	PARTITION
	REVISION
	TERRAZZO
	VENTILATION
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KEY NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND THE 2006 INTERNATIONAL ELECTRICAL CODE (IEC).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
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- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

WALL TYPE NOTES

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ISSUE DATES	NO. DESCRIPTION
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4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
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GENERAL NOTES

1. REFER TO SHEET 101 FOR THE ACCURATE WALL THICKNESS.
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RESIDENCE INN by MARRIOTT
 OCCASION, CA
 MARRIOTT INTERNATIONAL
 ONE MARRIOTT DRIVE
 WASHINGTON, DC 20005
 (800) 630-0100

RAOLSON DEVELOPMENT
 RECEIVED
 MAY 11 2007
 13.000 (REVISED)

JOHNSON BRAND
 13000 53rd Street, Suite 100
 Occasion, CA 94043
 Phone: 415.464.4444
 Fax: 415.464.4444
 www.jb.com

Chief L. Anthony, MA
 Member of Federal, State & Local Bar

PROJECT & DATE
 RESIDENCE INN
 OCCASION, CA
 DRAWN BY: A101

FIRST FLOOR PLAN

A101

1 PLANNING COMMISSION
2 RESOLUTION NO. 2007-P42

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

6 APPLICATION NO: C-17-07
7 APPLICANT: Residence Inn by Marriot LLC
8 LOCATION: 3603 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 Articles
13 13, 36, & 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 the sale and service of alcohol within an existing hotel;
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 27th day
17 of August, 2007, conduct a duly advertised public hearing as prescribed by law to consider said
18 application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project is not subject to CEQA per Article 19, Section 15301 Existing
21 Facilities;

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

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

26 FINDINGS:

27 For the Conditional Use Permit for the allowance of beer and wine alcoholic beverages:

- 28 1. The proposed project is not contrary to the Zoning Ordinance objective for the IL (Limited
29 Industrial) zoning district and to the intent of Article 36 of the Zoning Ordinance and the
proposed operation is consistent with the General Plan Land Use Element policies for the
underlying Light Industrial land use designation affecting the property.

1 2. The conditions for the restriction of the conditional use are consistent with the General
2 Plan, will not effect neighborhood compatibility, and will not cause the operation of the
3 conditional use to be detrimental to the welfare of persons or properties working, residing,
4 or otherwise existing in the adjacent neighborhood areas.

5 3. The conditional use is subject to and must comply with specific local conditions and
6 additional regulations as deemed necessary by other regulatory or permit authorities.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
8 recommend approval Conditional Use Permit (C-17-07) subject to the following conditions:

9 **Planning:**

10 1. This Conditional Use Permit shall expire two years from the effective date of the approval,
11 unless implemented as required by the Zoning Ordinance.

12 2. This Conditional Use Permit approves only the sale and service of alcohol under one Type
13 20 and one Type 70 Alcoholic Beverage Control license as shown on the plans and exhibits
14 presented to the Planning Commission for review and approval. No deviation from these
15 approved plans and exhibits shall occur without Community Development
16 Department/Planning Division approval. Substantial deviations shall require a revision to
17 the Conditional Use Permit or a new Conditional Use Permit.

18 3. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
19 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
20 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
21 annul an approval of the City, concerning Conditional Use Permit C-17-07. The City will
22 promptly notify the applicant of any such claim, action or proceeding against the City
23 and will cooperate fully in the defense. If the City fails to promptly notify the applicant
24 of any such claim action or proceeding or fails to cooperate fully in the defense, the
25 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
26 City.

27 4. The Conditional Use Permit shall lapse if the exercise of rights granted by them is
28 discontinued for six consecutive months.

29 5. A covenant or other recordable document approved by the City Attorney shall be prepared
by the applicant and recorded prior to the issuance of a business license. The covenant

1 shall provide that the property is subject to this resolution, and shall generally list the
2 conditions of approval.

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

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

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

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

17 10. No live entertainment shall be permitted without obtaining a separate Conditional Use
18 Permit.

19 11. The approval does not relieve the applicant from an obligation to obtain an alcohol license
20 from the State Department of Alcoholic Beverage Control (ABC). Any license and permit
21 conditions imposed by the ABC and the City Police Chief shall be in addition to the
22 conditions of this approval and the most restrictive conditions shall apply.

23 12. Service of alcoholic beverages through the Type 70 license (On-Sale General – Restrictive
24 Service) shall only be permitted during manager's receptions for hotel guests. Light food
25 items shall also be made available during this time.

26 13. Sale service of beer and wine through the Type 20 license (Off-Sale Beer & Wine) shall
27 only be permitted during the operating hours of the hotel shop. Shelf space allocated to
28 alcoholic beverages shall be limited to no more than 25 percent of the total shelf space
29 within the shop.

14. There shall be no coin operated games or video machines maintained upon the premises
at any time.

- 1 15. There shall be no pool or billiard tables maintained upon the premises at any time.
- 2 16. There shall be no exterior advertising or sign of any kind or type, including advertising
- 3 directed to the exterior from within, promoting or indicating the availability of alcoholic
- 4 beverages. Interior displays of alcoholic beverages or signs, which are clearly visible to
- 5 the exterior, shall constitute a violation of this condition.
- 6 17. The subject alcoholic beverage license shall not be exchanged for a public premises type
- 7 license nor be operated as a public premise.
- 8 18. There shall be no audible music or noise emitting from the premises, which would
- 9 disturb the quiet and peaceful enjoyment of the property by the tenants and residences of
- 10 the area.
- 11 19. No wine shall be sold with an alcoholic content of greater than 15 percent of volume for
- 12 "Dinner Wines" that have aged two years or more and maintained in corked bottles,
- 13 excluding Chardonnay, Viognier "Dinner Wines", ports and sherries, which may be aged
- 14 less than two years.

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1 20. The establishment must prominently post inside the shop one 8.5-inch by 11-inch sign
2 stating "We ID everyone under 30 years of age for alcohol sales". This sign must be
3 easily readable by all patrons and written in English, as well as in the predominant
4 language of the facility's clientele.

5 PASSED AND ADOPTED Resolution No. 2007-P42 on August 27, 2007 by the
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

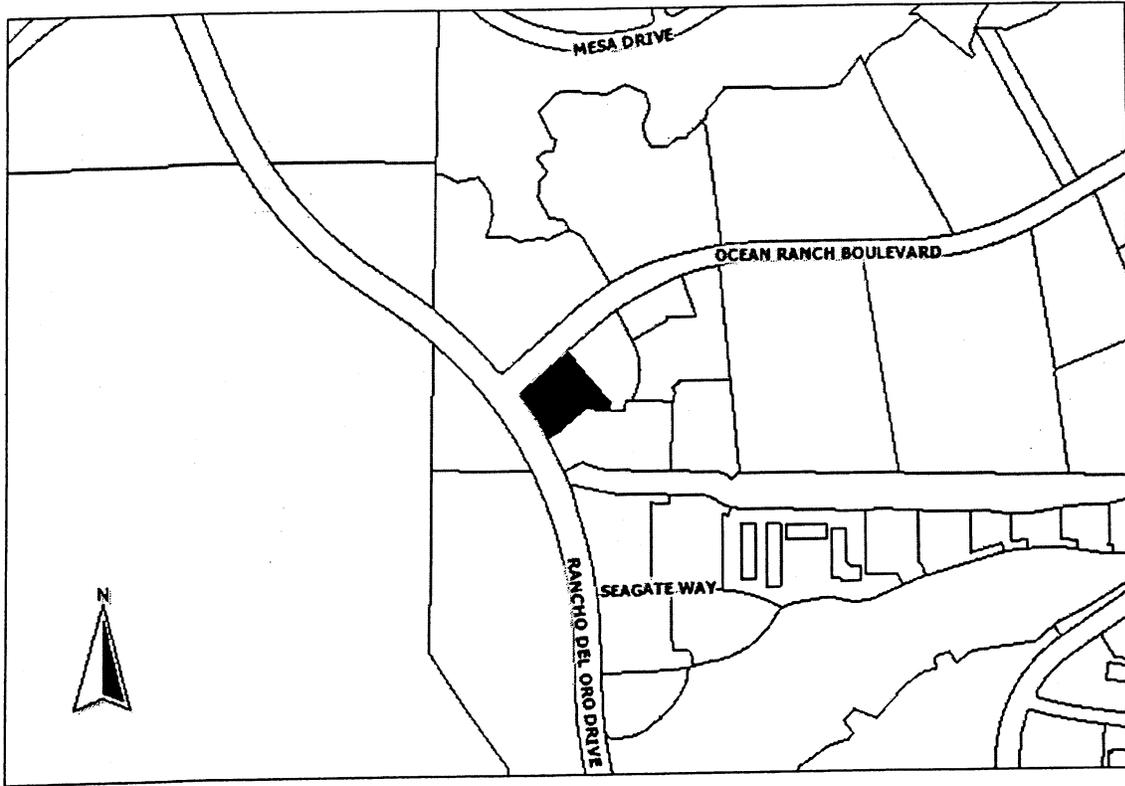
11 _____
12 Dennis Martinek, Chairman
13 Oceanside Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2007-P42.

19 Dated: August 27, 2007



File Number: C-17-07

Applicant: Residence Inn by Marriot, LLC

Description:

CONDITIONAL USE PERMIT (C-17-07) for the sale of alcohol within a new Residence Inn by Marriot located at 3603 Ocean Ranch Boulevard. The project site is zoned IL (Limited Industrial) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. – **ALCOHOL SALES @ RESIDENCE INN**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
Please Print or Type All Information				5/7/07	J.S.
PART I - APPLICANT INFORMATION					
1. APPLICANT		2. STATUS		GPA	
Residence Inn by Marriott LLC		Lessee		MASTER/SP.PLAN	
3. ADDRESS		4. PHONE/FAX		ZONE CH.	
10400 Fernwood Rd. 52/923.27 Bethesda, MD 20817		301-380-5866		TENT. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP	
Michael J. Brewer				DEV. PL.	
6. ADDRESS		7. PHONE/FAX		C.U.P.	C-17-07
41743 Enterprise Circle N.#101 Temecula, CA 92590		951-699-6868		VARIANCE	
PART II - PROPERTY DESCRIPTION					
8. LOCATION				9. SIZE	
3603 Ocean Ranch Blvd., Oceanside, CA 92056				125,595 sq.ft. (3.0 acres)	
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
IND	IL	IND	160-572-03		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
CUP for on-sale alcoholic beverage license for hotel (Type 70) CUP for off-sale alcoholic beverage license for a pantry market within the hotel (Type 20)					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
IND	IL	IND	n/a	n/a	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
85,361	150	24%	19.5%		
PART IV - ATTACHMENTS					
ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION		<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS		
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST		<input checked="" type="checkbox"/> 31. CONSTRUCTION SCHEDULE		
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS		<input checked="" type="checkbox"/> 32. OTHER		
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.			SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE	37. OWNER (Print)		38. DATE
Residence Inn by Marriott LLC		4/25/07	Ocean Ranch Hotels, LLC		4/26/07
Sign: Margery Brennan		Sign: [Signature]			
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: [Signature]		
35. APPLICANT (Print):		36. DATE	39. OWNER (Print):		40. DATE
Residence Inn by Marriott LLC		4/25/07	Ocean Ranch Hotels, LLC		4/26/07
Sign: Margery Brennan		Sign: [Signature]			

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DESCRIPTION & JUSTIFICATION

Residence Inn by Marriott, LLC is building a new hotel to better serve the Oceanside area. As part of that hotel project, they are applying for a CUP to allow alcohol sales at the hotel. They are requesting a Type 70 (On-Sale Restrictive Service) license to allow for a manager's reception for their hotel guests during the hours of 5 – 7 pm, where alcoholic beverages will be served to their guests on a complimentary basis along with light food items.

They are also requesting a Type 20 (Off-Sale Beer & Wine) license to allow for sales in their marketplace shop located next to the lobby desk, where guests can purchase food items and beer and wine to take back to their room and consume.

These uses will not involve any additional construction within the hotel, as these areas are already designed within the hotel plans which were approved previously.

These liquor licenses will provide additional amenities to hotel guests and improve their stay by not having to leave the hotel to purchase food and beverage items.

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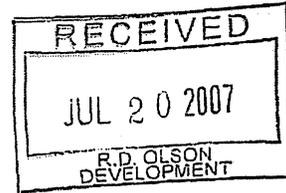
MAY 07 2007

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A MERIT SUPPLY-FIELD COMMUNITY

1 Polaris Way
Suite 100
Aliso Viejo, California 92656-5356
Tel: 949-448-6000 • 800-428-5588
Fax: 949-448-6400



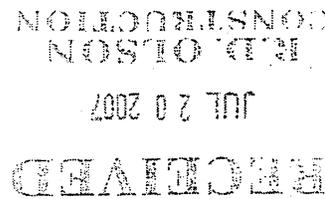
**OCEAN RANCH BUSINESS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

DATE: July 16, 2007

COMPANY: R. D. Olson
2955 Main Street, Suite 300
Irvine, CA 92614

ATTENTION: Michael Butte

SUBJECT: Residence Inn by Marriott, 3603 Ocean Ranch Bl., Oceanside, CA
Liquor License – Association Approval

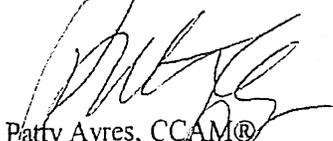


At their July 11, 2007 meeting, the Ocean Ranch Business Association Architectural Review Committee reviewed R. D. Olson's correspondence received on June 25, 2007 regarding Marriott's plan to serve alcohol at guest function at the Residence Inn in Oceanside, CA. The Committee has approved the plan and see no conflict with the association's guidelines.

Applicant must comply with: (a) all applicable zoning and building ordinances; (b) other applicable statutes, ordinances, and governmental rules or regulations; (c) requirements of any public utility; (d) any easements or other agreements; and (e) obtain any required permits. It is the applicant's responsibility to obtain the City of Oceanside's approval.

We appreciate your cooperation and efforts. Should you have any questions, please contact me at (949) 448-6139 or via e-mail at payres@meritpm.com

On Behalf of the Architectural Review Committee,


Patty Ayres, CCAM®
Senior Community Manager

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LEGAL DESCRIPTION:

Parcel 3 in Lot 12, in the City of Oceanside, County of San Diego, State of California,
according to May 14867 of the Ocean Ranch Community.

APN: 160-57-03

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NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 08/28/2007
Removal: 02/28/2008
(180 days)

1. **APPLICANT:** Residence Inn by Marriott, LLC
2. **ADDRESS:** 10400 Fernwood Rd. 52/923.27, Bethesda, MD 20817
3. **PHONE NUMBER:** (301) 380-5866
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** Alcohol Sales @ Residence Inn (C-17-07)
7. **DESCRIPTION:** To obtain a Conditional Use Permit for the sale and service of beer, wine, and spirits at an existing hotel.

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 Facilities (Section 15301); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: August 28, 2007

Sally Schifman, Planner II

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