



DATE: October 24, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP11-00011) AND REGULAR COASTAL PERMIT (RC11-00006) FOR THE ESTABLISHMENT AND OPERATION OF A CONVENIENCE MARKET WITH "OFF-SITE" BEER AND WINE SALES AND CONSTRUCTION OF ASSOCIATED BUILDING, SITE AND INFRASTRUCTURE IMPROVEMENTS – 7-ELEVEN @ 308 S. COAST HIGHWAY – APPLICANT: MATT SLIWINSKI**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Approve Conditional Use Permit (CUP11-00011) and Regular Coastal Permit (RC11-00006) by adopting Planning Commission Resolution No. 2011-P37

**PROJECT DESCRIPTION AND BACKGROUND**

**Background/Site Review:** The property is located within the Coastal Zone and the Townsite Neighborhood Planning Area and occupies the southeast corner of Coast Highway and Michigan Ave. The relatively flat, 10,000-square foot site is comprised of two parcels measuring 50 feet in width and 100 feet in depth. The property is improved with a 2,860-square foot structure - previously utilized as a neighborhood food market - and parking area. Surrounding land uses include a massage establishment to the south and residential uses to the east across the alley. General commercial uses exist on neighboring properties along Coast Highway to the north and west of the property.

The parcels' commercial (C-2) zoning and General Commercial land use designations are intended to accommodate a wide range of commercial facilities. However, due to the fact that General Commercial designated zones are typically found in proximity to residential zoning or development, a physical treatment which guarantees compatibility with and protection of surrounding properties and their values is required ( Zoning Ordinance Article 11, Section 1100).

The City of Oceanside has received a petition against the project by 322 concerned citizens (Attachment 3) and phone calls in support of the project by two citizens.

The proposal under consideration is subject to compliance with the City's General Plan, Local Coastal Program (LCP), 1986 Zoning Ordinance and the California Environmental Quality Act (CEQA).

**Project Description:** The applicant proposes to establish and operate a 7-Eleven (24-hr.) convenience store with "off-site" beer and wine sales (8:00 a.m. to midnight). The alcoholic beverage display area is limited to 100 square feet (15% of total 666.8 square feet display area). A series of building and site modifications including: removal of the existing mansard roof and stone wall veneer; new "Art Deco" influenced building façade improvements; lighting, closure of existing/relocation of driveways; parking lot area redesign; landscaping upgrades and other infrastructure improvements are included in the subject proposal.

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

1. General Plan Land Use Element
2. 1986 Zoning Ordinance
3. Local Coastal Program (LCP)
4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

The proposed project has been analyzed for compliance with the General Plan, LCP and Zoning Ordinance and as conditioned, has been found to be consistent with applicable policies based on the following:

#### **1. General Plan**

##### **A. Land Use Element**

###### **Goal 1.23: Architecture**

**Objective:** The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

**Policy A:** Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Situated at the southeast corner of the South Coast Highway and Michigan Avenue intersection, the existing single story structure presents to pedestrians and drivers along the property's street frontages a circa 1970's strip center appearance. The applicant proposes to remove the conglomeration of building roof/entry additions (mansard roof) and dated use of materials (stone veneer) and upgrade the existing building exterior with stylized "Art Deco" architectural details (e.g. roofline cornice, cement plaster column detailing, light sconces, channel screed lines) as well as a neutral color palette. The proposed improvements will enhance the appearance of the structure as well as community and City image along the heavily traveled thoroughfare.

Goal 1.32: Coastal Zone

Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan are the guiding policy review document.

*Adequate access to and along the coast shall be provided and maintained.*

Not applicable.

*The City shall maintain existing view corridors through public rights-of-way.*

The existing structure along the southerly property line will be maintained and architecturally enhanced. Landscaping along Michigan Avenue will enhance the existing right-of-way corridor toward the coast. The project would not impact existing view corridors through public rights-of-way.

*The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.*

The proposed project will maintain a maximum height of 20'-10", well below the maximum height (45 ft.) permitted within the zoning district. The building form, its scale and color palette will improve the visual image of the site and surrounding neighborhood.

*New development shall utilize optimum landscaping to accent and enhance desirable site characteristics and architectural features.*

Landscaping covering 17.2 percent of the site will substantially screen parking and utility areas with India Hawthorn, Camellias and other shrubs. Magnolia and Alamo accent trees will further enhance the property's and neighborhood values.

## **2. Zoning Compliance**

The project is subject to compliance with the 1986 Zoning Ordinance which allows the establishment of convenience food stores subject to approval of a conditional use permit. The site will be in substantial conformance with the development standards set forth in Article 11 of the zoning ordinance, including but not limited to building height, parking and landscaping provisions. Conditions of project approval will ensure compatibility between the subject land use and adjoining residential uses.

### **DISCUSSION**

The request for redevelopment of the project site with a convenience market inclusive of beer and wine sales, was officially submitted to the City of Oceanside on July 12, 2011. Numerous modifications to those plans (e.g. closure of the existing driveway leading into the alley, placement of a landscaping buffer along the alleyway, architectural design enhancements, parking lot redesign) were made by the applicant's design team, upon consultation with City staff, to address land use compatibility issues with adjacent uses. Staff evaluated the revised development plans (site and landscaping plans dated September 16, 2011 and building elevations dated September 30, 2011) and determined that site, landscaping, parking and building modifications will improve the appearance of the property and positively contribute to the character of the Townsite Neighborhood Planning Area. Minimal refinements to the proposed design including use of smooth wall plaster treatment, three-dimensional roofline cornice "relief" detailing, channel screed/expansion joint detailing and cornice treatment on the east and south building elevation and trash enclosure redesign to complement the main building style have been addressed via recommended conditions of project approval.

A petition against the proposed 24-hr. convenience food store and "off-site" sale of beer and wine signed by 322 citizens concerned about overconcentration of convenience markets, liquor stores and other alcohol sales businesses along Coast Highway was submitted for consideration. A survey of existing convenience markets, businesses that offer "off-site" sales of alcoholic beverages or a combination of the two along Coast Highway was conducted by staff. The survey indicates that a total of 13 businesses currently offer one or more of the aforementioned services to Oceanside residents and 4 out of the 5 establishments which operate 24-hours a day also include a gasoline fueling facility. The survey also indicates that hours-of-operation for the remaining non-24-hour businesses range from 5:00a.m. (opening time) to 1:00 a.m. (closing time).

Based on area crime statistics and proximity of the proposed facility to similar land uses in the area, the Oceanside Police Department has recommended approval of beer and wine sales between 8:00 a.m. and midnight, unless a more restrictive schedule is imposed by Alcohol Beverage Control (ABC). Conditions to that effect has been included in the attached resolution of project approval

Furthermore, given the site's adjacency to residential uses, availability of comparable services, and business hours of similar facilities in the area, it is recommended that hours-of-operation for the 7-Eleven should be limited to 6:00 a.m. - 12 midnight and the alcoholic beverage display area should not exceed 100 square feet (max). Also, in order to address potential land use noise/nuisance impacts, staff recommends that deliveries to the facility as well as trash disposal on-site should only be permitted between 7:00 a.m. – 9:00 p.m., and no vending machines of any type should be installed on-site outside the business premises.

#	Business Name/Address	Hours of operation	Convenience market w/ alcohol sales	Liquor Store	Gas Station w/ market/ alcohol sales	Gas Station w/snack shop/ alcohol sales
1	<b>Circle K</b> 420 N. Coast Hwy	24 hrs.	X			
2	<b>Red &amp; White Market</b> 700 N. Coast Hwy	M-Sat 8-10 Sun 8-9	X			
3	<b>Chevron/ Extra Mile Market</b> 1601 Coast Hwy	24 hrs.			X	
4	<b>Mobil (+ Liquor)</b> 477 Harbor Dr	5-11 M-F 5-11 Sat/Sun				X
5	<b>Harbor Liquor</b> 707 N. Coast Hwy	9-12 9-1 F/Sat/S		X		
6	<b>Mike's Liquor</b> 907 S. Coast Hwy	7-11 MTW 7-12Th/Sat 7-1 F 8-11 Sun		X		
7	<b>Auto Bistro</b> 1202 S. Coast Hwy	24 hrs.			X	
8	<b>7-Eleven</b> 1749 S. Coast Hwy	24 hrs.			X	
9	<b>Circle K</b> 1801 S. Coast Hwy	24 hrs.			X	
10	<b>Wag's Liquor</b> 1827 S. Coast Hwy	9-10 M/S 9-11 T/W/Th 9-12 F/Sat		X		
11	<b>Liberty Oil/Mini- Market</b> 1943 S. Coast Hwy	5-11 5-12 F/Sat			X	
12	<b>Coastal Market (+Liquor)</b> 432 S. Coast Hwy	6-12 7-10 Sun	X			
13	<b>Quick Korner</b> 102 N Coast Hwy	7-11 7-12 F/Sat	X			

## ENVIRONMENTAL DETERMINATION

The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 1 15301 (e) "Existing Facilities" Categorical Exemption.

## PUBLIC NOTIFICATION

A legal notice was published in the North County Times and notices were sent to property owners of record and occupants within 1,500-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

## SUMMARY

Conditional Use Permit (CUP11-00011) and Regular Coastal Permit (RC11-00006), as conditioned, is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project meets applicable development standards for the district in which it is situated. The project's scale, site design and architecture are complimentary to the surrounding neighborhood. Accordingly, staff recommends that the Planning Commission approve the proposal subject to the conditions contained in the attached resolution.

Staff recommends that the Planning Commission:

- Move to approve Conditional Use Permit CUP11-00011 and Regular Coastal Permit RC11-00006 and adopt Planning Commission Resolution No. 2011-P37 as attached.

PREPARED BY:

  
Amy Fousekis  
Principal Planner

SUBMITTED BY:

  
Jerry Hittleman  
City Planner

JH/AF/fil

Attachments:

1. Planning Commission Resolution No. 2011-P37
2. Plans
3. Petition

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PLANNING COMMISSION  
RESOLUTION NO. 2011-P37

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
REGULAR COASTAL PERMIT AND CONDITIONAL USE  
PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF  
OCEANSIDE

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APPLICATION NO: RC11-00006, CUP11-00011  
APPLICANT: Matt Sliwinski  
LOCATION: 308 South Coast Highway

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit (RC11-00006) and Conditional Use Permit (CUP11-00011) under the provisions of the City of Oceanside Local Coastal Program and Articles 11 and 15 of the Zoning Ordinance of the City of Oceanside to permit the following:

(a) improvement of two parcels containing a 2,860-square foot structure as a convenience market and associated parking, landscaping and site infrastructure upgrades;

(b) establishment and operation of a convenience market with "off-site" sales of beer and wine;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 24<sup>th</sup> day of October, 2011 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt per Article 19, Class 1 15301 (e) "Existing Facilities" Categorical Exemption from environmental review;

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 Gov't 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
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.47 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.97 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.

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

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

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

11           WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that  
12 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction  
13 described in this resolution begins on the effective date of this resolution and any such protest must  
14 be in a manner that complies with Section 66020;

15           WHEREAS, action on this resolution becomes final 10 days after its adoption, unless  
16 appealed to the City Council, and shall become effective after the 10 working-day appeal period to  
17 the Coastal Commission has expired; and

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

20 **FINDINGS:**

21 **For the Regular Coastal Permit:**

- 22 1. Improvement of the existing commercial property, as conditioned, is consistent with the  
23 land use policies of the Local Coastal Program as implemented through the Zoning  
24 Ordinance. Specifically, the project will not substantially alter or impact existing public  
25 views of the coastal zone area. The existing structure along the southerly property line  
26 will be maintained and architecturally enhanced. Landscaping along Michigan Avenue  
27 will enhance the existing right-of-way corridor toward the coast.
- 28 2. The proposed remodel will not obstruct any existing, planned, or required public beach  
29 access; therefore, the project is in conformance with the policies of Chapter 3 of the  
Coastal Act.

1 3. The project will not result in the loss of any on-street public parking spaces. On-site  
2 parking will be provided in accordance with the zoning ordinance regulations.

3 For the Conditional Use Permit:

4 1. The proposed convenience market with “off-site” beer and wine sales, as conditioned, is  
5 in accord with the objectives of the Zoning Ordinance and the purposes of the  
6 underlying General Commercial (C-2) district. Article 15 of the Oceanside Zoning  
7 Ordinance permits the establishment and operation of said land use subject to a  
8 conditional use permit approval. Development on the project area is in substantial  
9 compliance with the development standards set forth in Article 11 of the zoning  
10 ordinance, including building setbacks, parking, and landscaping.

11 2. The location for the use and conditions under which it will be operated are consistent  
12 with the General Plan, will not be detrimental to public health, safety or welfare of  
13 persons residing or working in or adjacent to the neighborhood; and will not be  
14 detrimental to properties or improvements in the vicinity or to the general welfare of the  
15 City. The hours-of-operation for the business, “off-site” alcohol sales hours,  
16 loading/unloading and trash disposal hours shall be limited to ensure compatibility with  
17 and protection of surrounding properties and their values.

18 3. The proposed conditional use is subject to compliance with Zoning Ordinance  
19 provisions, specific conditions of project approval and additional regulations/licensing as  
20 deemed necessary by other regulatory or permit authorities.

21 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
22 approve Regular Coastal Permit (RC11-00006) and Conditional Use Permit (CUP11-00011)  
23 subject to the following conditions:

24 Building:

- 25 1. Construction shall comply with the latest edition of the California Codes.  
26 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.  
27 3. Separate permits shall be required to be obtained for signage and trash enclosure  
28 respectively.  
29 4. Structural improvements to the building shall be implemented as required by the  
Building Official to remove it from the City of Oceanside inventory of unreinforced  
masonry buildings.

1 **Planning:**

- 2 5. This permit shall expire two years from the effective date of approval unless implemented  
3 as required by the Zoning Ordinance.
- 4 6. This Regular Coastal Permit, as conditioned, approves improvement of two parcels  
5 containing a 2,860-square foot structure as a convenience market and associated parking,  
6 landscaping and site infrastructure upgrades. The Conditional Use Permit approves the  
7 establishment and operation of a convenience market with “off-site” sales of beer and  
8 wine. No deviation from the approved plans and exhibits shall occur without Planning  
9 Division approval. Substantial deviations shall require a revision to the Regular Coastal  
10 Permit and Conditional Use Permit or a new Regular Coastal Permit and Conditional Use  
11 Permit.
- 12 7. Business hours-of-operation shall be between 6:00 a.m.-12:00 midnight.
- 13 8. Sale of alcoholic beverages shall be permitted between 8:00 a.m.-12:00 midnight, or as  
14 may be further restricted by ABC.
- 15 9. Alcoholic beverage display areas shall be limited to 100 square feet (max)
- 16 10. Deliveries and trash disposal are limited to 7:00 a.m.-9:00 p.m.
- 17 11. No vending machines of any type shall be installed outside the business premises.
- 18 12. Channel screed/expansion joint wall treatment on the easterly and southerly building  
19 elevations.
- 20 13. Three dimensional roofline cornice “relief” detailing to match that of the Los Angeles 7-  
21 Eleven designed by The Fiedler Group, shall be provided on all building elevations.
- 22 14. Pilaster bases shall be eliminated. Pilaster wall offsets shall match those of the Los  
23 Angeles 7-Eleven designed by The Fiedler Group.
- 24 15. The trash enclosure design shall be revised to incorporate details and building  
25 materials/finish treatment complementary to the main building.
- 26 16. Smooth wall plaster treatment shall be provided on all exterior building wall surfaces.
- 27 17. The primary building wall color shall be a neutral art deco tone, selected from a historic  
28 color palette.
- 29 18. 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

1 annul an approval of the City, concerning Regular Coastal Permit (RC11-00006) and  
2 Conditional use permit (CUP11-00011). The City will promptly notify the applicant of  
3 any such claim, action or proceeding against the City and will cooperate fully in the  
4 defense. If the City fails to promptly notify the applicant of any such claim action or  
5 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,  
6 be responsible to defend, indemnify or hold harmless the City.

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

11 20. Prior to the issuance of building permits, compliance with the applicable provisions of the  
12 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be  
13 reviewed and approved by the Planning Division. These requirements, including the  
14 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be  
15 noted on the Architectural Site Plan and shall be recorded in the form of a covenant  
16 affecting the subject property. A covenant or other recordable document approved by the  
17 City Attorney shall be prepared by the applicant and recorded prior to the issuance of  
18 building permits. The covenant shall provide that the property is subject to this  
19 resolution, and shall generally list the conditions of approval.

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

24 22. Failure to meet any conditions of approval for this development shall constitute a violation  
25 of the Regular Coastal Permit and Conditional Use Permit.

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

1 24. Elevations, building materials, colors, roofing materials and floor plans shall be  
2 substantially the same as those approved by the Planning Commission. These shall be  
3 shown on plans submitted to the Building Division and Planning Division.

4 25. Prior to issuance of a building permit, the applicant and landowner shall execute and record  
5 a covenant, in a form and content acceptable to the City Attorney, providing that the  
6 property is subject to this resolution and all conditions of approval.

7 **Police Department:**

8 26. No sales of alcohol shall be permitted from 12:00 a.m. to 8:00 a.m.

9 27. The consumption of alcoholic beverages on the premises shall be prohibited.

10 28. No single containers of beer or malt beverage products, regardless of container size, shall  
11 be sold.

12 29. Wine coolers shall not be sold by single containers but must be sold in manufacturer pre-  
13 packed multi-unit quantities.

14 30. No alcoholic beverages shall be consumed on the premises or on any property adjacent to  
15 the licensed premises under the control of the licensee.

16 31. Public access to the building shall be granted from the entrance closest to Coast Highway  
17 only. No public access to the building from the rear portion of the business shall be  
18 granted.

19 32. Windows shall remain unobstructed to allow a clear view into the business.

20 33. No wine shall be sold with an alcoholic content of greater than 15 percent of volume for  
21 "Dinner Wines" which have aged two years or more and maintained in corked bottles,  
22 excluding Chardonnay, Viognier "Dinner Wines", ports and sherries, which may be aged  
23 less than two years.

24 34. No video or coin operated games shall be permitted.

25 35. Video recorded surveillance cameras shall be provided. The Police Department shall be  
26 provided remote access to the surveillance system.

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

29 37. All ice shall be sold at or about prevailing prices in the area in quantities of not less than  
seven pounds.

- 1 38. The applicant shall be responsible for keeping the area adjacent to the premises free of  
2 loiterers including public rights-of-way, parking areas and in front of adjacent properties.
- 3 39. There shall be no cups, glasses, or similar receptacle commonly used for the drinking of  
4 beverages, whether constructed of glass, plastics, foam or other material sold, furnished, or  
5 given away at the petitioners' premises in quantities of less than their original multi-  
6 container package.
- 7 40. No public pay phones capable of receiving incoming calls shall be permitted on the  
8 licensed premises or in the outside area adjacent to the licensed premises over which the  
9 licensee has control.
- 10 41. All displays of alcoholic beverages shall be located in coolers. The coolers shall not be  
11 located closer than five feet from the store entrance.
- 12 42. Alcoholic beverages shall not be stored on open shelves.
- 13 43. No display, sale or distribution of alcoholic beverages shall be made from an ice tub, barrel  
14 or similar container.
- 15 44. The establishment shall prominently post inside the business one 8 ½" x 11" sign stating  
16 "We ID everyone under 30 years of age for alcohol sales." This sign must be easily  
17 readable by all patrons and written in English, as well as in the predominant language of the  
18 facility's clientele.
- 19 45. Exterior lighting of the parking area and premises shall be provided and shall be kept at a  
20 level so as to provide adequate lighting, as described in Oceanside City Code Section 39,  
21 for patrons while not disturbing surrounding residential or commercial areas.
- 22 46. Video surveillance of the exits shall be provided.
- 23 47. Should the operations of the business change, or if the business is sold to a new operator  
24 (excluding change of owner only), the Conditional Use Permit shall be reviewed and  
25 approved by the Planning Commission.

24 **Landscaping:**

- 25 48. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and  
26 Specifications for Landscape Development (latest revision), Water Conservation Ordinance  
27 No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of  
28 such landscaping, and shall be reviewed and approved by the City Engineer prior to the  
29 issuance of building permits. Landscaping shall not be installed until bonds have been

1 posted, fees paid, and plans signed for final approval. A pre-construction meeting shall be  
2 conducted with city inspection staff prior to the commencement of landscape  
3 improvements. The following landscaping requirements shall be required prior to plan  
4 approval and issuance of a certificate of occupancy:

- 5 a) Final landscape plans shall accurately show placement of all plant material including  
6 but not limited to trees, shrubs, and groundcovers.
- 7 b) Landscape Architect shall be aware of all utility, sewer, storm drain easement and  
8 shall place plantings accordingly to meet City of Oceanside requirements.
- 9 c) All required landscape areas (including public rights-of-way) shall be maintained by  
10 the owner. The landscape areas shall be maintained per City of Oceanside  
11 requirements.
- 12 d) Proposed landscape species shall be native or naturalized to fit the site and meet  
13 climate changes indicative to their planting location. The selection of plant material  
14 shall also be based on cultural, aesthetic, and maintenance considerations. In  
15 addition proposed landscape species shall be low water users as well as meet all Fire  
16 Department requirements.
- 17 e) The two planter areas parallel with Michigan Avenue and within the public right-of-  
18 way shall include 5-gallon sub-shrubs, sprawling-type shrubs and/or flexible foliage-  
19 type shrubs .
- 20 f) The existing Magnolia Grandiflora tree within the public right-of-way parallel to  
21 Michigan Avenue shall be removed, the root ball stumped grinded down to 16-  
22 inches below grade, and the roots removed at a radius of 5-feet from the center of the  
23 tree trunk. The existing magnolia tree shall be replaced with a 24-inch box Magnolia  
24 grandiflora 'Saint Mary' tree and shall comply with the City of Oceanside Street  
25 Tree Standard Detail No. 211A.
- 26 g) All planting areas shall be prepared with appropriate soil amendments, fertilizers,  
27 and appropriate supplements based upon a soils report from an agricultural  
28 suitability soil sample taken from the site.
- 29 h) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from  
the sun, evapotranspiration and run-off. All the flower and shrub beds shall be

1 mulched to a 3" depth to help conserve water, lower the soil temperature and reduce  
2 weed growth.

- 3 i) The shrubs shall be allowed to grow in their natural forms. All landscape  
4 improvements shall follow the City of Oceanside Guidelines.
- 5 j) Root barriers shall be installed adjacent to all paving surfaces, where a paving  
6 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet of  
7 a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in each  
8 direction from the centerline of the trunk, for a total distance of 10 feet. Root  
9 barriers shall be 24 inches in depth. Installing a root barrier around the tree's root  
10 ball is unacceptable.
- 11 k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain  
12 Planning Division approval prior to 1st submittal of working drawings.
- 13 l) For the planting and placement of trees and their distances from hardscape and other  
14 utilities/ structures the landscape plans shall follow the City of Oceanside's (current)  
15 Tree Planting Distances and Spacing Standards.
- 16 m) An automatic irrigation system shall be installed to provide coverage for all planting  
17 areas shown on the plan. Low volume equipment shall provide sufficient water for  
18 plant growth with a minimum water loss due to water run-off.
- 19 n) Irrigation systems shall use high quality, automatic control valves, controllers and  
20 other necessary irrigation equipment. All components shall be of non-corrosive  
21 material. All drip systems shall be adequately filtered and regulated per the  
22 manufacturer's recommended design parameters.
- 23 o) All irrigation improvements shall follow the City of Oceanside Guidelines and  
24 Water Conservation Ordinance.
- 25 p) The landscape plans shall match all plans affiliated with the project.
- 26 q) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
27 required, shall match the grading and improvement plans, comply with SWMP Best  
28 Management Practices and meet the satisfaction of the City Engineer.
- 29 r) Existing landscaping on and adjacent to the site shall be protected in place and  
supplemented or replaced to the satisfaction of the City Engineer.

1 s) The landscape plans shall call out the architectural description for the different types  
2 of treatment and finish of the trash enclosure wall(s), gate(s) and overhead structure.

3 49. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way  
4 and within any adjoining public parkways shall be permanently maintained by the owner,  
5 his assigns or any successors-in-interest in the property. The maintenance program shall  
6 include: a) normal care and irrigation of the landscaping b) repair and replacement of plant  
7 materials (including street trees) c) irrigation systems as necessary d) general cleanup of the  
8 landscaped and open areas e) parking lots and walkways, walls, fences, etc. and f) pruning  
9 standards for street trees shall comply with the International Society of Arboriculture (ISA)  
10 Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards,  
11 ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current edition).  
12 Failure to maintain landscaping shall result in the City taking all appropriate enforcement  
13 actions including but not limited to citations. This maintenance program condition shall be  
14 recorded with a covenant as required by this resolution.

15 50. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
16 approval, the resolution of approval shall govern.

17 **Engineering:**

18 51. For the demolition of any existing structure or surface improvements, an erosion control  
19 plan shall be submitted and be approved by the City Engineer prior to the issuance of a  
20 demolition permit. No demolition shall be permitted without an approved erosion  
21 control plan.

22 52. Prior to issuance of a building permit all improvement requirements shall be covered by  
23 a development agreement and secured with sufficient improvement securities or bonds  
24 guaranteeing performance and payment for labor and materials, setting of monuments,  
25 and warranty against defective materials and workmanship.

26 53. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required and will  
27 be reviewed and approved by the City Attorney. The DCC&R shall be recorded  
28 attesting to these improvement conditions prior to issuance of any grading permit.

29 54. The owner/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:

- 1 a) Dirt, debris and other construction material shall not be deposited on any public  
2 street or within the City's stormwater conveyance system.
- 3 b) All related site preparation and construction activities shall be limited to the hours  
4 of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related  
5 construction activities shall be conducted on Saturdays, Sundays or legal holidays  
6 unless written permission is granted by the City Engineer with specific limitations  
7 to the working hours and types of permitted operations. Because construction  
8 noise may still be intrusive in the evening or on holidays, the City of Oceanside  
9 Noise Ordinance also prohibits "any disturbing excessive or offensive noise  
10 which causes discomfort or annoyance to reasonable persons of normal  
11 sensitivity."
- 12 c) The construction site shall accommodate the parking of all motor vehicles used by  
13 persons working at or providing deliveries to the site. An alternate parking site  
14 can be considered by the City Engineer in the event that the lot size is too small  
15 and cannot accommodate parking of all motor vehicles.
- 16 d) The owner/developer shall complete a haul route permit application (if required  
17 for import/export of dirt) and submit to the City of Oceanside Engineering  
18 Department 48 hours in advance of beginning of work. Hauling operations (if  
19 required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

20 55. It is the responsibility of the owner/developer to evaluate and determine that all soil  
21 imported as part of this development is free of hazardous and/or contaminated material  
22 as defined by the City and the County of San Diego Department of Environmental  
23 Health. Exported or imported soils shall be properly screened, tested, and documented  
24 regarding hazardous contamination.

25 56. The owner/developer shall obtain a construction permit (certificate) for the installation  
26 of the two proposed driveways and replacement of the curb and gutter.

27 57. A traffic control plan shall be prepared according to the City traffic control guidelines  
28 and approved to the satisfaction of the City Engineer prior to the start of work within the  
29 public right-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

1 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless  
2 approved otherwise.

3 58. Sight distance requirements at the project driveways shall conform to the corner sight  
4 distance criteria as provided by SDRSD, DS-20.

5 59. Pavement sections for all driveways and private parking areas shall be based upon  
6 approved soil tests and traffic indices. The pavement design is to be prepared by the  
7 owner/developer's/owner's soil engineer and must be in compliance with the City of  
8 Oceanside Engineers Design and Processing Manual and be approved by the City  
9 Engineer, prior to paving.

10 60. Any existing broken pavement, concrete curb, gutter, driveways, pedestrian ramps and  
11 sidewalk along the property frontage or damaged during construction of the project,  
12 shall be repaired or replaced as directed by the City Engineer.

13 61. All new extension services for the development of the project, including but not limited  
14 to, electrical, cable and telephone, shall be placed underground per the Zoning  
15 Ordinance, Section 3023 and as required by the City Engineer and current City Policy.

16 62. The owner/developer shall comply with all the provisions of the City's cable television  
17 ordinances including those relating to notification as required by the City Engineer.

18 63. Drainage facilities shall be designed and installed to adequately accommodate the local  
19 stormwater runoff and shall be in accordance with the San Diego County Hydrology and  
20 Design Manual and in compliance with the City of Oceanside Engineers Design and  
21 Processing Manual to the satisfaction of the City Engineer.

22 64. The owner/developer shall obtain any necessary permits and clearances from all public  
23 agencies having jurisdiction over the project due to its type, size, or location, including  
24 but not limited to the U. S. Army Corps of Engineers, California Department of Fish &  
25 Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality  
26 Control Board (including NPDES), San Diego County Health Department, prior to the  
27 issuance of grading permits.

28 65. The approval of project shall not mean that proposed grading or improvements on  
29 adjacent properties is granted or guaranteed to the owner/developer. The  
owner/developer is responsible for obtaining permission to grade to construct on

1 adjacent properties. Should such permission be denied, the project shall be subject to  
2 going back to the public hearing or subject to a substantial conformity review.

3 66. Landscaping plans, including plans for the construction of walls, fences or other  
4 structures at or near intersections, must conform to intersection sight distance  
5 requirements. Landscape and irrigation plans for disturbed areas shall be submitted to  
6 the City Engineer prior to the issuance of a grading permit and approved by the City  
7 Engineer prior to the issuance of occupancy permits. Frontage landscaping shall be  
8 installed prior to the issuance of any certificates of occupancy. Any project fences,  
9 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for  
10 and built from the landscape plans. These features shall also be shown on the precise  
11 grading plans for purposes of location only. Plantable, segmental walls shall be  
12 designed, reviewed and constructed by the grading plans and landscaped/irrigated  
13 through project landscape plans. All plans must be approved by the City Engineer and a  
14 pre-construction meeting held, prior to the start of any improvements.

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

18 68. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
19 project will be subject to prevailing wage requirements as specified by Labor Code  
20 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging  
21 the prevailing wage requirements prior to the granting of any fee reductions or waivers.

22 69. In the event that the conceptual plan does not match the conditions of approval, the  
23 resolution of approval shall govern.

24 **Water Utilities:**

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

29 71. The property owner shall maintain private water and wastewater utilities located on  
private property.

1 72. Water services and sewer laterals constructed in existing right-of-way locations are to be  
2 constructed by approved and licensed contractors at developer's expense.

3 73. All Water and Wastewater construction shall conform to the most recent edition of the  
4 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
5 the Water Utilities Director.

6 **The following conditions shall be met prior to the approval of engineering design plans.**

7 74. All public water and/or sewer facilities not located within the public right-of-way shall  
8 be provided with easements sized according to the Water, Sewer, and Reclaimed Water  
9 Design and Construction Manual. Easements shall be constructed for all weather access.

10 75. No trees, structures or building overhang shall be located within any water or  
11 wastewater utility easement.

12 76. All lots with a finish pad elevation located below the elevation of the next upstream  
13 manhole cover of the public sewer shall be protected from backflow of sewage by  
14 installing and maintaining an approved type backwater valve, per the Uniform Plumbing  
15 Code (U.P.C.).

16 77. A separate irrigation meter and approved backflow prevention device is required and  
17 shall be displayed on the plans.

18 78. An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design  
19 and Construction Manual, shall be installed in each building sewer lateral and the  
20 location shall be called out on the approved Improvement Plans.

21 **The following conditions of approval shall be met prior to building permit issuance.**

22 79. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are  
23 to be paid to the City and collected by the Water Utilities Department at the time of  
24 Building Permit issuance.

25 //////////////

26 //////////////

27 //////////////

28 //////////////

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

1 80. All Water Utilities Fees are due at the time of building permit issuance per City Code  
2 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of  
3 all fees per City of Oceanside Ordinance No. 09-OR0676-1.

4 PASSED AND ADOPTED Resolution No. 2011-P37 on October 24, 2011 by the  
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10  
11 \_\_\_\_\_  
12 Tom Rosales, Chairperson  
13 Oceanside Planning Commission

14 ATTEST:

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

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2011-P37.

19 Dated: October 24, 2011

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

23  
24 \_\_\_\_\_  
25 Applicant/Representative

26 \_\_\_\_\_  
27 Date



**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 COMMITMENT NO. MCL-44592-477 - SCHEDULE B, SECTION E.  
 This survey was prepared in accordance with the provisions of the above mentioned title insurance policy.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 COMMITMENT NO. MCL-44592-477 - SCHEDULE A.  
 This survey was prepared in accordance with the provisions of the above mentioned title insurance policy.

**BENCHMARKS:**  
 The survey was prepared in accordance with the provisions of the above mentioned title insurance policy.

**ZONING:**  
 The survey was prepared in accordance with the provisions of the above mentioned title insurance policy.

**FLOOD ZONE:**  
 The survey was prepared in accordance with the provisions of the above mentioned title insurance policy.

**ENCROACHMENTS:**  
 The survey was prepared in accordance with the provisions of the above mentioned title insurance policy.

**MISCELLANEOUS NOTES:**  
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**SYMBOL LEGEND**

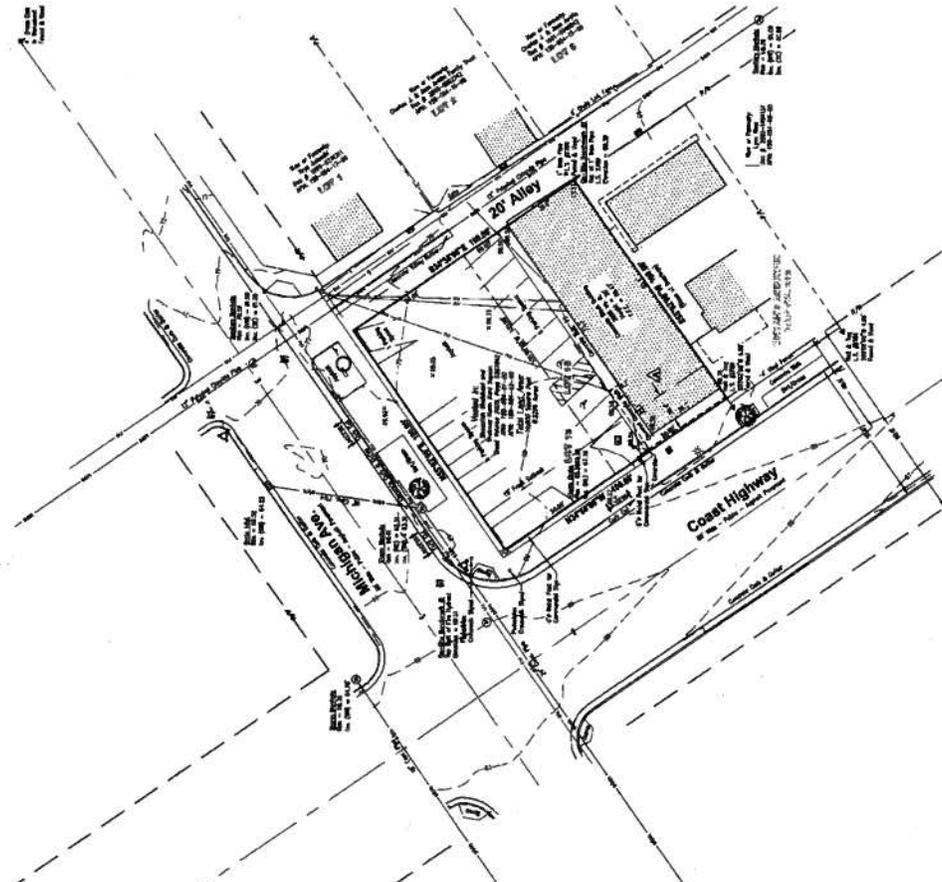
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**MILLMAN SURVEYING, Inc.**  
 1212 Broadway, Suite 200  
 San Diego, CA 92101  
 Phone: (619) 594-1212  
 Fax: (619) 594-1213

**As Built/Existing Site Survey**  
 PREPARED FOR:  
**Harrison French & Associates, Ltd.**  
 7-Eleven Store #34681  
 308 S. Coast Highway  
 City of Oceanside  
 County of San Diego  
 State of California.  
 Booked and Plotted: 11/27/22  
 Project: 07-17-270

Drawn by: M.L.S.  
 Checked by: M.L.S.  
 Date: 11/27/22  
 Scale: 1" = 20'

By: M.L.S.  
 1212 Broadway, Suite 200  
 San Diego, CA 92101  
 Phone: (619) 594-1212



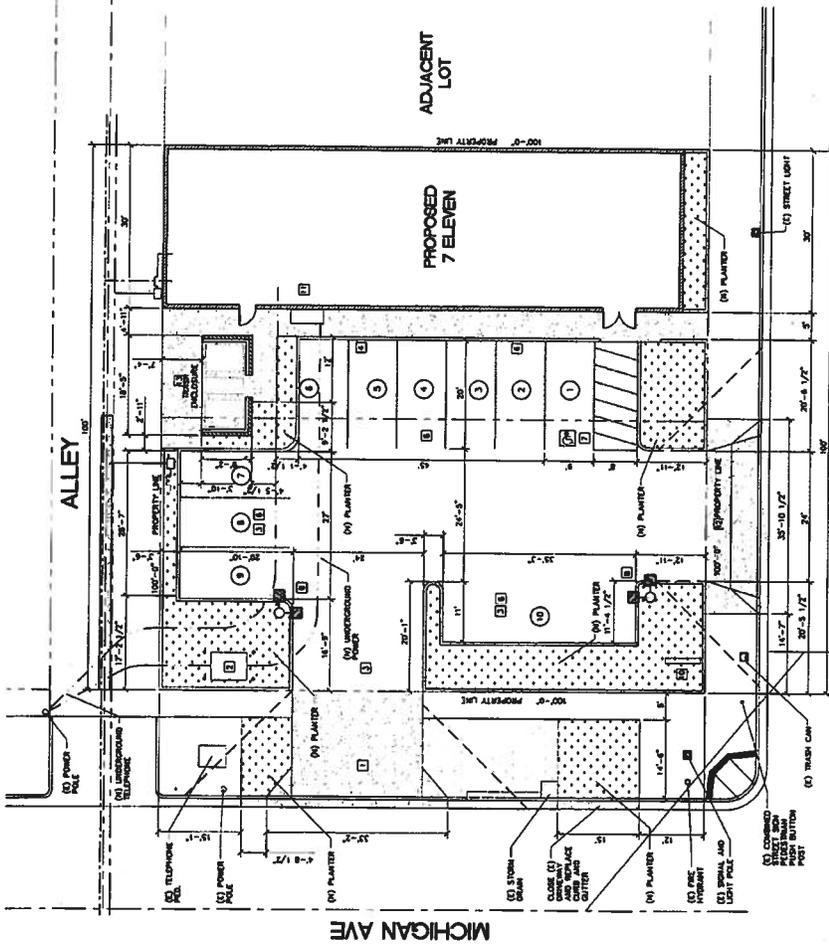
**GRAPHIC SCALE**  
 1" = 20' ±

**PARKING:**  
 12 Spaces  
 12 Spaces

**LEGEND:**

PROPERTY LINE  
STREET CENTER LINE

- 1 CONCRETE DRIVEWAYS
- 2 SOLE TRANSFORMER
- 3 ASPHALT PAVING
- 4 CURB AND SIDEWALK
- 5 PAVING AREA
- 6 PAVING STALLS
- 7 ASH PAVING
- 8 LIGHTPOLE
- 9 MONUMENT SIGN
- 10 SIGN
- 11 SIGN BRACKET
- 12 CONCRETE APRON



**HORIZONTAL CONTROL PLAN**  
SCALE: 1"=10'-0"

ARCHITECTURAL/ENGINEERING  
DEVELOPMENT  
7-ELEVEN, INC.  
CONSTRUCTION DEPT.  
1722 BURN STREET  
DALLAS, TX 75202  
972-828-7011



**HORIZONTAL CONTROL PLAN**  
7-ELEVEN STORE #1024190  
308 COAST HIGHWAY  
OCEANSIDE, CA

**CONTEL**  
Project Development Inc.  
1622 N. MAGNOLIA AVE SUITE 1  
EL CAJON, CA 92020 PH: (651) 448-8773

DATE	DESCRIPTION

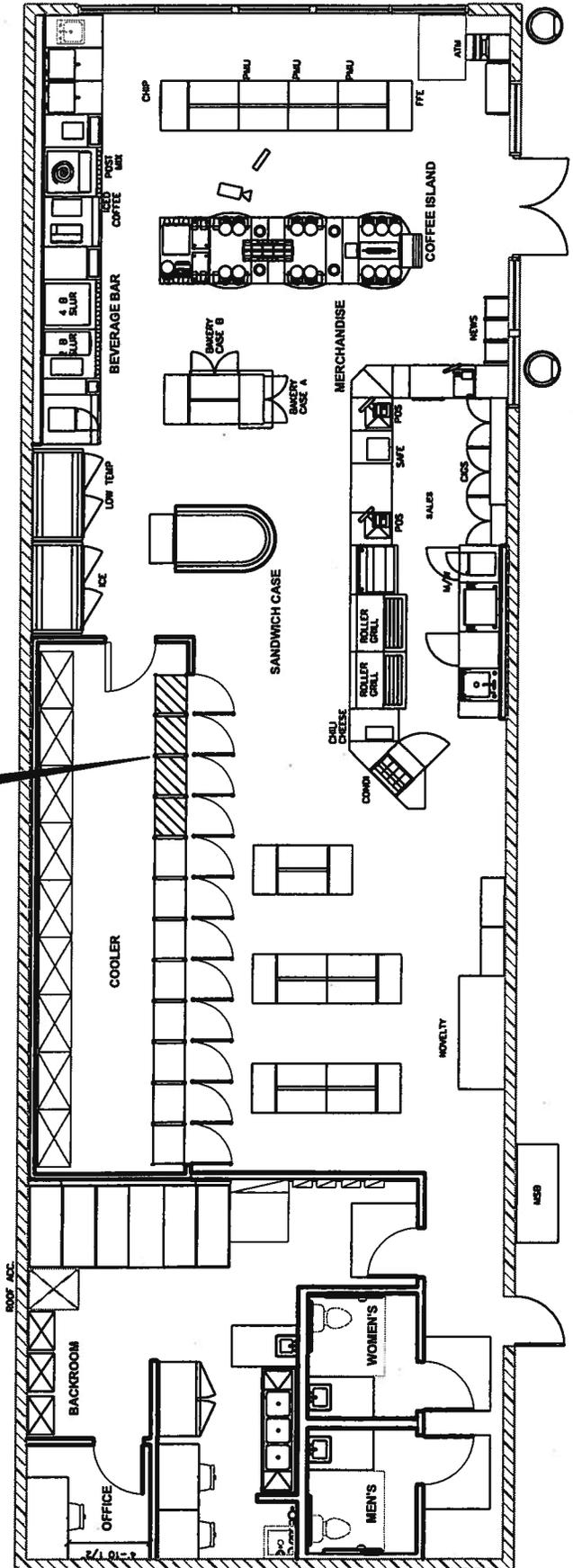
DATE	DESCRIPTION

DATE: 7/1/2011  
SHEET: C11





4 COOLER VAULT DOORS FOR BEER AND WINE (5 SHELVES PER DOOR) APPROXIMATELY 100 SQ. FT. OF SHELVING



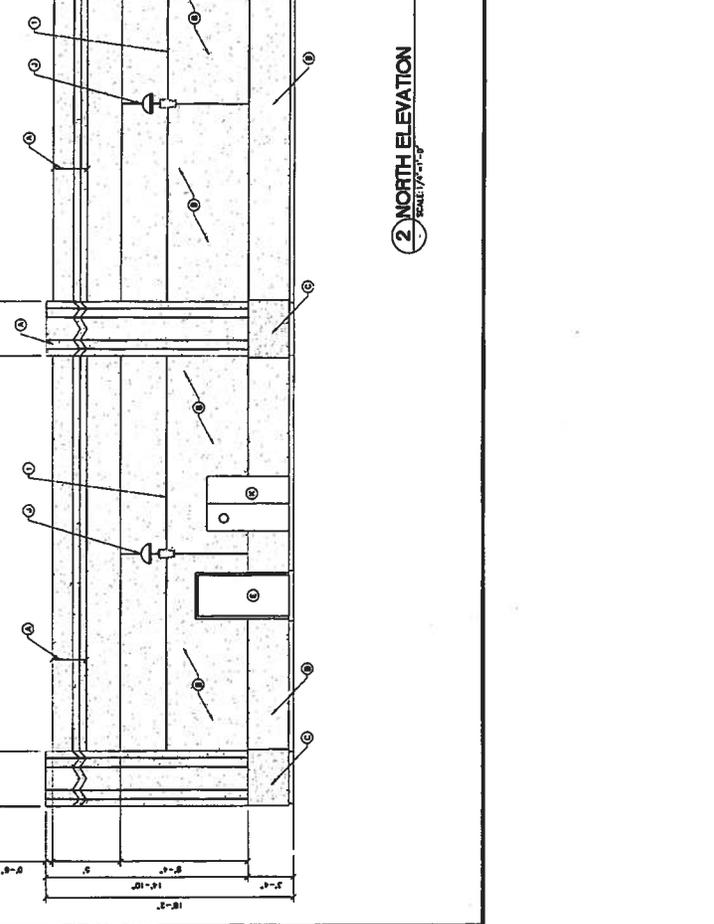
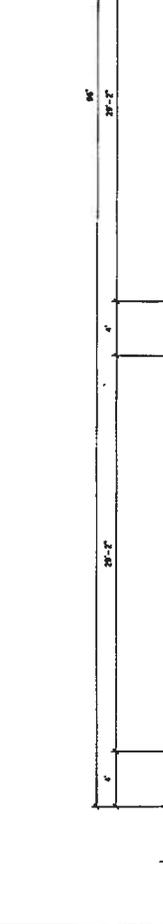
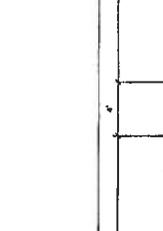
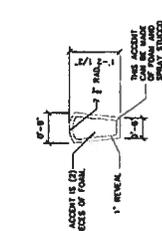
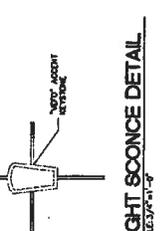
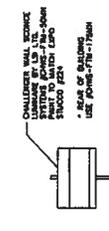




DATE	DESCRIPTION

DESIGNED BY	E. SALGADO
PROJECT	
DATE ISSUED	7/11/2011

MATERIAL	FINISH	MANUFACTURER / COLOR
1 COLORED PLASTER	COLORED PLASTER	EPKO STUCCO / 263
2 COLORED PLASTER	COLORED PLASTER	EPKO STUCCO / 127
3 COLORED PLASTER	COLORED PLASTER	EPKO STUCCO / 254
4 TO MATCH EPKO STUCCO / 127		
5 TO MATCH EPKO STUCCO / 254		
6 FACTORY FINISH		
7 TO MATCH EPKO STUCCO / 254		
8 ALUMINUM STUDENT		
9 UNDER SPECIALTIES		
10 CLEAR ALUMINUM		
11 PAINTED		
12 TO MATCH EPKO STUCCO / 254		
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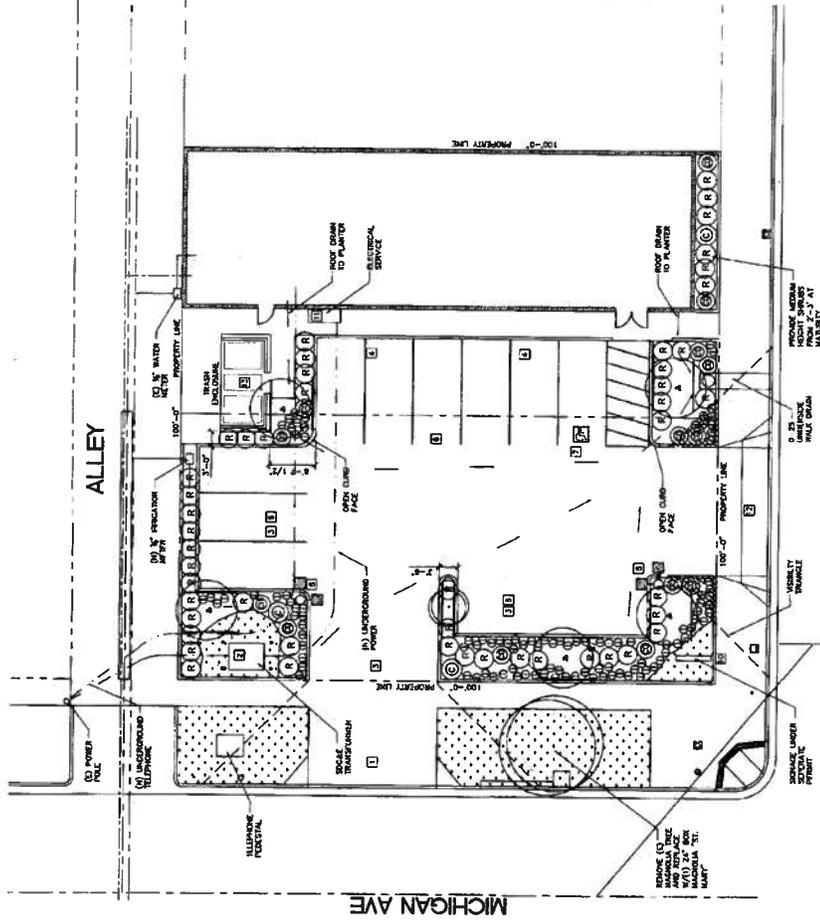


**LEGEND:**

- PROPERTY LINE
- STREET CENTER LINE
- (1) (1) CONCRETE DRIVEWAYS
- (2) (2) SOULS TRANSFORMER
- (3) (3) ASPHALT PAVING
- (4) (4) CURB AND SLOPE
- (5) (5) PLANTING AREA
- (6) (6) ADA PARKING
- (7) (7) BIKEWAY
- (8) (8) BIKEWAY SIGN
- (9) (9) ADA SIGN
- (10) (10) ADA DRIVEWAY
- (11) (11) CONCRETE WALK

**GENERAL NOTES:**

- A. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND ORNAMENTALS.
- B. LANDSCAPE ARCHITECT SHALL BE AWARE OF HEIGHT, SPACING, STORM DRAIN FACILITY AND PLACE PLANTING LOCATIONS ACCORDING TO HEIGHT CITY OF OCCASIDE REQUIREMENTS.
- C. IF OTHER THAN LANDSCAPE SHALL BE MAINTAINED FOR CITY OF OCCASIDE.
- D. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS WITHIN THE PLANTING AREA. COMPONENTS SHALL PROVIDE SUFFICIENT WATER TO PLANTING AREAS IN THE EARLY MORNING HOURS TO ALLOW FOR PLANTING AREA TO BE WATERED THROUGHOUT THE DAY. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROLS, VALVES, CONTROLLERS AND OTHER MATERIAL. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING CITY OF OCCASIDE ORDINANCES AND WATER CONSERVATION ORDINANCE.
- E. PLANTING NOTES:
- F. ALL PLANTING AREAS SHALL BE IRRIGATED WITH APPROXIMATE MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE IRRIGATED WITH APPROXIMATE MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE IRRIGATED WITH APPROXIMATE MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE IRRIGATED WITH APPROXIMATE MAINTENANCE CONSIDERATIONS.



NO.	DESCRIPTION	DATE	BY	REVISIONS
1	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
2	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
3	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
4	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
5	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
6	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
7	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
8	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
9	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	
10	CONCEPTUAL LANDSCAPE PLAN	07/17/2011	CONCEPTUAL LANDSCAPE PLAN	

ARCHITECTURAL/ENGINEERING  
 DEVELOPMENT  
 7-ELLEN ST  
 CONSTRUCTION DEPT.  
 122 SOUTH STREET  
 OCEASIDE, CA 92057  
 972-828-7011

CONCEPTUAL LANDSCAPE PLAN  
 7-ELLEN STORE #102490  
 308 COAST HIGHWAY  
 OCEASIDE, CA

Project Development Inc.  
 1002 N MANCILLA AVE SUITE 1  
 EL CAJON, CA 92020 PH: (619) 448-8773

CONCEPTUAL LANDSCAPE PLAN  
 PROJECT: 0014  
 DATE ISSUED: 07/17/2011  
 SHEET: CLP



**CONCEPTUAL LANDSCAPE PLAN**  
 SHEET 10-07

Received

OCT 12 2011

Planning Division

# PETITION TO (OPPOSE)

Project Number: RC11-0006

Project Name: 7-Eleven at 308 S. Coast Highway

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Name	Address, City, Zip	Additional Comments
Jim Caruthers	408 Topoka street Oceanside CA 92054	to many stores Already
Kyle Cameron	501 S. Freeman St. Oceanside CA 92054	NO TRANSIENTS
Jimmy Ramirez	511 S. Cleveland Oceanside CA 92054	to many 7-11 All nearby
Casey Ramirez	511 S. Cleveland Oceanside CA 92054	7-11 to much Way to many stores

# PETITION TO (OPPOSE)

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Name	Address, City, Zip	Additional Comments
Corina Hecker	<del>423</del> 423 S. Freeman St 92054	Support your local business!! don't take their business!
Jesse Harloff	517 S. Nevada St. Oceanside CA 92054	Oceanside has been doing a good job to support local business Lets keep it that way.
Billy Young	409 S. Tremont St. Oceanside CA	7-11 is too assertive.
Veno Sanchez	109 S NEWAPA ST OCEANSIDE CA 92054	TOO MANY STORES ALREADY

# PETITION TO (OPPOSE)

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Name	Address, City, Zip	Additional Comments
Gary Brown	525 South Ditmar Oceanside, CA 92054	
Jacci Braun	525 South Ditmar St Oceanside, CA 92054	
JAMES GEORGE	342 ELIASON CT OCEANSIDE, CA 92058	TO MANY STORES ALREADY ON STREET NO NEED FOR MORE
BALTAZAR GARCIA	430 Garfield St #4 Oside CA 92054	

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Name	Address, City, Zip	Additional Comments
JOSE CASTRO	201 S NEVADA ST #N OCEANSIDE	
SEAN MAON SOTZM	501 S. PALMWOOD	
VERNON MCKENNEY	514 S. STRAND APT C	
C. MCKENNEY	5145 STRAND	

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Name	Address, City, Zip	Additional Comments
Brandon Keiser	410 S Freeman St. 92054	No 7-11
Timothy Shaw	915 Alberta Ave Oceanside CA 92054	Too many stores On coast Hwy
JASON JENSEN	330 S. NEVADA ST. OCEANSIDE, CA 92054	STAY LOCAL!
Gerardo	3750 # Mulberry St	Stay Local!

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Name	Address, City, Zip	Additional Comments
Thushara Weersleedy	429 Freeman St.	No More Big business!!!
Bruce Hirata	321 S Duteau	
ROBERT YARNALL	4250 Vista Panorama way APT 201, Oceanside, CA	KEEP THE SMALL GUYS!
Ly We maness	1325 Lemon St Oceanside ca 92058	no bums or 24 hour store

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Name	Address, City, Zip	Additional Comments
Mike Atiba	441 Grant St Apt 41 Oceanside CA 92054	
Eli Njaa	428 S. Pitman St Oceanside CA 92054	TO MANY STORES
Jeremy Benson	716 N Pacific St #61 Oceanside, CA 92054	We don't need more riff raff.
Jody Wilson	423 S. COAST HWY OCEANSIDE, CA 92054	TOO MANY LIQUOR STORES IN A SMALL AREA

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Name	Address, City, Zip	Additional Comments
Paul Mule	202 S. NEMUDA at 92054	NO 7-11
Paul Lynch	1300 CYNTHIA LAWENCARSHAD	TO MANY STORES
Ronan [Signature]	410 S. CLEMENTINE O'side 92054	NO WAY
[Signature]	1115 MISSOURI AVE Oceanside CA, 92054	<del>NO WAY</del> (Plenty of convenience stores)

# PETITION TO (OPPOSE)

Project Number: RC11-0006

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(\*) 7-Eleven Oceanside Blvd 0.9 Miles 1749 S. Coast Highway 1.4 Miles

(\*\*) Quick Corner 2 Blocks N, Coastal Liquor 2 Blocks S, Mikes Liquor 0.4 Mile

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Name	Address, City, Zip	Additional Comments
ANDREW COWAN	525 S. TREMONT OCEANSIDE CA 92054	PLENTHY OF LOCAL BUSINESSES IN THE AREA.
Jeremy Ceil	418 S. Dittmar St. Oceanside, CA 92054	
Sean T. Martin	445 Los Arboles Oceanside CA 92058	Plenty of OF STORES AROUND
Jo R. Fisher	211 S. NORDA ST	PLENTHY OF STORES

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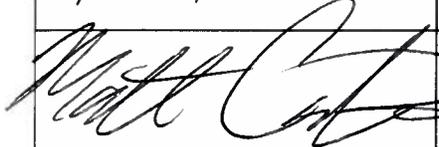
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Name	Address, City, Zip	Additional Comments
Erick Serrato	814 S. Myers 92054 Oceanside	Way too many convenient stores!
ERINDANN	429 S. FREEMAN 92054 OCEANSIDE	
Chase Merzbacher	548 Graham St 92054 O Side	<del>XXXXXXXXXX</del> no need !!
	307 Missouri ave. 92054 Oceanside	Really don't need it.

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Name	Address, City, Zip	Additional Comments
Chris Cantieny	309 A. South ditmar St.	We need no additional convenient stores or gas stations.
EVAN CANADA	502 S. FREEMAN, OCEANSIDE, 92054	WE HAVE MANY CONVENIENT STORES. THIS STORE SERVES ALL OF THOSE NEEDS FOR ALL SERVICES THAT CAN BE FULFILLED @ MANY LOC NEARBY. TAX DOLLARS NEED TO BE ALLOCATE TO CITY SERVICES.
COLT Gegory	Carlsted Village Dr 109 #A	its don't fare for the other convenience stores!!
Danny Flans	217 S FREEMAN ST OCEANSIDE CA 92054	TOO MANY STORES

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Name	Address, City, Zip	Additional Comments
Carlos Amador	500 N. Clementine, Oceanside 92054 Apt 6	NO 24 hrs store equals less problems in the community!!
SHANE FLYNN	4608 ALLENDE AVE	NOT NEEDED !!!
STEPHEN LYZAK	502 S. FREEMAN ST OCEANSIDE, CA 92054	NOT NEEDED !!!
Mark Astorga	503 S. Tremont St Apt #C Oceanside CA	Not Needed!!!

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Name	Address, City, Zip	Additional Comments
CHRIS MORA	3524 PASEO DE LAS AMERICANOS OCEANSIDE, 92056	LIABILITY, BETTER USE
Hugh Cobb	2110 S. Coast Hwy "E" Oceanside, CA 92054	
Aaron Borhegyi	780 Harbor cliff way 171 oceanside ct 92054	Not Necessary
Joe Ramos	1644 Brady Cir Carlsbad, CA	

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Name	Address, City, Zip	Additional Comments
Larry King	860 Muirfield dr O'side CA 92058	
DAVID SCHRAD R4444	2413 Saratoga St Oside 92054	
Scott Carpenter Supt. (signature)	4906 Fougat Rd Oceanside CA.	not needed
Albert Abougean Albert Abougean	11241 Amador Ave Vista Ca 92083	Not needed

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Name	Address, City, Zip	Additional Comments
Wanda Latimore	PO Box 815 Oceanside 92049	We don't need 711 we like our store
Ray Latimore	PO Box 815 Oceanside 92049	TODAY'S 711'S ARE NOT NECESSARY! ?
DAVID TUA	757 EL CABALLO OCEANSIDE CA. 92057	THIS STORE IS ALL WE NEED
Deidre Smith	502 S. Clementine Oside CA 92054	Keep it local!

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Name	Address, City, Zip	Additional Comments
Robert Mason	554 Greenbrier Dr. Apt. 9 Oceanside, CA 92054	
Roman Gray	501 S. Coast Hwy Oceanside, CA 92054	Work in Oceanside
Mark Waibel	806 West st Oceanside	Enough 24 hrs stores
Victor Cota	315 S Freeman St Oceanside CA	

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Name	Address, City, Zip	Additional Comments
<i>[Signature]</i>	02050 DENVER MISSOURI 215	<i>[Signature]</i>
Klein	316 MISSOURI	
<i>[Signature]</i>	22150 NW 10th APT A OCEANSIDE, CALIF	
Benjamin Leasidiagi	130 TROPICANA OCEANSIDE, CA 92054	

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Name	Address, City, Zip	Additional Comments
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Stylen Pauley	317 S Clementine Oceanside, Calif 92054	No more 24HR Convenience Stores More Problems.
Wanda <del>Wanda</del> Wanda	2725 S DITMERS OSIDE	TO MANY STORES
Wanda	2725 S DITMERS OSIDE CALIF	TO MANY STORES

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Name	Address, City, Zip	Additional Comments
Mark Sharpe	108 South Clementine Oceanside, Ca. 92054	
MIKE STODOLAN	410 Freeman St. OSIDE CA 92054	RUN W/ DA LOCAL BUSINESS /
Jesus Pineda	315 S. Ft. ...	NON NEEDED.
Jan G	1115 Missouri Ave #9	NOT NEEDED

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Name	Address, City, Zip	Additional Comments
JASON WARD	609 MISSOURI AVE O'SIDE CA 92054	
Jonathan Abitz	221 S. Freeman O'side CA 92054	No 7eleven
Ben Hess	702 N NEVADA St O'side / CA 92054	11
JR Sanders	1239 Center Oceanside CA 92054	NO 7.eleven

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Name	Address, City, Zip	Additional Comments
Dave Leaf	5015 Coast Oceanside	
John Ludwick	517 S Tremont	Oceanside
Ali Fachs.	483 OCEANVIEW	NOT NEEDED
Dee Poteet	502 S. Freeman Oceanside, CA 92054	NOT NEEDED 24 store

# PETITION TO (OPPOSE)

Project Number: RC11-0006

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Name	Address, City, Zip	Additional Comments
MARIO H. PINEDA 424 LEADING EDGE INS. SVCS INC.	421 S COAST HWY #B OCEANSIDE CA 92054	MORE ACCESS TO LIQUOR WILL HINDER ANY CITY EFFORTS TO CLEAN UP THE DOWNTOWN AREA. # MAKE IT MORE DANGEROUS
ADRIENNE PUNTER PROPERTY ADVANTAGE	419 S. COAST HWY OCEANSIDE, CA 92054	
Marianne Williams Property Advantage	419 S. Coast Hwy Oceanside, CA 92054	
Blake Wernli	423 S. Coast Hwy Oceanside, CA 92054	

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Name	Address, City, Zip	Additional Comments
STEVE PATTERSON	721 Jock 92054	
	812 TAPT ST-ABE OCEANSIDE CA 92054 3741	
MARISA DIAZ-WAIJAN	513 S. NEVADA ST. OCEANSIDE, CA 92054	In addition to the above, would like to also continue to support family-owned businesses.
	315 S. FREEMAN OCEANSIDE CA	Too many stores near by.

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Name	Address, City, Zip	Additional Comments
Denise McCorkle	426 S. Freeman	We don't need it
Denise McCorkle	#4, O'SIDE, CA	don't w... it's!
Brandon Hyde Brand Hyde	410 S. Freeman St. 92054 #10	NO 7-11
Paul Gonzalez	1111. South Nevada. St. Oside 92054	NO TO 7-11 We do NOT Need this in Oceanside
RANDY LARSEN	303 S. FREEMAN O'SIDE 92054	KEEP OUR BUSINESSES LOCALLY OWNED

clean it up

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Name	Address, City, Zip	Additional Comments
Luis Sanchez	120 Barnes St. #20 Oside 92054	This location store is the ENEMY!
C. P. Gamm COREY CAMERON	581 SOUTH FREEMAN #APT. 1 OSIDE CA 92054	DONT NEED IT!
Keely Felts	316 S. D. MARST Oceanside CA 92054	
MONTE WELLS	215 S. HOMER ST OCEANSIDE CA	

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Name	Address, City, Zip	Additional Comments
Carrie RUSH	410 S Freeman <sup>#12</sup>	Don't need it Oceanside CA 92058
Brian Dell'Acqua	410 S. Freeman <sup>#3</sup>	Less Traffic
Willie Marshall	543 Shadow Tree Oceanside CA 92058	Less Traffic
Ann Marshall	543 Shadow Tree Oceanside CA 92058	Less Car Flow ↓ People

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Name	Address, City, Zip	Additional Comments
Michelle Puryear	4205 AISO WAY Oceanside CA	
Angelina Quesada	4750 calle las Positas Oceanside CA <del>92057</del>	
Benjamin Benavente	4750 Calle las Positas Oceanside CA	
Sol Juarez	585 LANDS END WAY #230. Oceanside CA 92054	

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Name	Address, City, Zip	Additional Comments
Angela Quinn	4110 South Freeman Street apt 10 Oceanside, CA 92054	
MIKEL SMITH	3631 DEARBORN ST OCEANSIDE 92057	
Sharon Buie	4431 Point DEBADA Oceanside, CA 92058	
NARA FORECKI	849 SWININGDALE DR Oceanside 92057	

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Name	Address, City, Zip	Additional Comments
Patricia Dana	109 S. NEVADA OCEANSIDE CA	IT WILL BRING MORE ELEMENT
Paul Vasquez	319 Ditmar Oceanside CA	Too Many already
DeWayne Smith	5285 Freeman Oceanside CA	Theres one down the street already. NO NEED
Ryan Schattenberg	404 South freeman st.	my Neighbor hood to much love to replace it.

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Name	Address, City, Zip	Additional Comments
Nicola Pios Bautista	415 Grantst. # 602	This is a not neighborhood store.
McEvans	4220 Cleveland Oside 92026	711 sucks
Joe Olyn	5015. Green st 92054	No Way
Brian Duval	541 Garfield St Oceanside 92054	No to many stores

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Name	Address, City, Zip	Additional Comments
JAMES MICKELSON	304 WEST ST OCEANSIDE	NO CORPORATE BUSINESS HERE ALL LOCAL
BRUCE MULLEN	OCEANSIDE 92054 504 S. PITMAR	24 STORE WILL BRING MORE TRANS-INTANTS
LEON MITCHELL	OCEANSIDE, CA 225 S. PITMAR	
David Crocco	92051 Oceanside 5015 Freeman St	

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Name	Address, City, Zip	Additional Comments
BRIAN ABERNATHY	1110 S. DITMAR ST OCEANSIDE CA 92054	NO 7-11
Kiki Yuen	408 B S. FREEMAN ST Oceanside, CA 92054	FAMILY FIRST!
ASHLEY RIKER	408 B S FREEMAN ST. OCEANSIDE CA 92054	DONT DO IT!
LEE CROUCH	311 (APTA) S. CLEMENTINE ST. OCEANSIDE CA	TO MANY TO CLOSE

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Name	Address, City, Zip	Additional Comments
SAM TOTAH	202 WISCONSIN AVE Oceanside CA 92054	
JASON TORRES	663 PARKER ST OCEANSIDE CA 92057	DONT BRING ANOTHER CRAIN IN!
Johnny VILGAS	1415 - DUBOGE ST Oceanside 92094	California
JOEL WILLIAMS	1491 SW 9TH ST DALLAS TX 75208	

# PETITION TO (OPPOSE)

Project Number: RC11-0006

Project Name: 7-Eleven at 308 S. Coast Highway

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Name	Address, City, Zip	Additional Comments
Aishlin Reilly	902 Tait #2 Oceanside 92056	
Lacy Snow	505 S. Myers #B Oceanside CA, 92056	DO NOT !! TOO MANY ALREADY
Joel Jones	812 S. Pacific #1 Oceanside, 92054	No way - Go way - 7-11
Greg Wood	702 S. Myers Oside 92056	NO - 7-11

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Name	Address, City, Zip	Additional Comments
James Capri <del>317 So. Ma</del>	317 So. Myers Oceanside, CA 92054	NO more convinient stores
Ray RaBan	202 Wisconsin ave	No 7-11
Suzan OdesL	2205 Maxson St Oceanside CA 92054	Clean up OR Town
Rose sai	2205 Maxson St Oceanside CA 92054	

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Name	Address, City, Zip	Additional Comments
Gabriel Dominguez	605 N. Cleveland Oceanside CA 92054	why do we need more.
Joyce Breas	575 S MYERS ST Unit F Oside	no need
Thomas Smith	622 S. MYERS ST Oside	NO need for another
Phil Muff	622 S MYER OSIDE	KEEP IT LOCAL FORK NO

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Name	Address, City, Zip	Additional Comments
Karen J. Heuer	404 S. Freeman Oceanside Ca 92054	
Francisco J. Lopez	505 Grant St Oceanside 92054	
Gustavo Cortez	1520 Missouri Ave. 92054	NO MORE CORPORATION
KEITH GREEN	318 S NEVADA ST OCEANSIDE, CA 92054	

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Name	Address, City, Zip	Additional Comments
Priscilla Guzman	636 1/2 Neptune way Oceanside CA 92054	I love this store. Don't take it
Fernando Oshik	501 S. Coast Hwy Oceanside CA 92054	TO MANY STORES TO MUCH TRAFFIC
Loroi Goodwin	509 S. Dittmar D'side	Coastal satisfies
Joe Haley	515 S. FREEMAN OCEANSIDE CA 92054	NO CORPORATIONS

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Name	Address, City, Zip	Additional Comments
Shannon Norris	743 Foxwood <sup>tr</sup> Oceanside	
Rachael Ross	743 Foxwood Dr. Oceanside	
Justin Peekham	999 N Pacific St Oceanside	
Kagros	865 MURFORD DR OCEANSIDE CA 92058	Better usage for O.C in that location with less trouble to the residence and other O.C. citizens

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Name	Address, City, Zip	Additional Comments
Karin Alexander	609 Mission Ave Oceanside 92054	There are plenty of convenient stores in this area, no need for 7-11
Alex Tucker	244 S. Home St Oceanside CA 92054	It should be Trader Joes
Brian Lee	601 S Clement St Oceanside, CA 92054	
Garret Snover	636 1/2 Neptune St	

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Name	Address, City, Zip	Additional Comments
Marvin Mijares	Oceanside CA 92054 8/6 Myers	To Many stores need to focus on a finer project..
GUSTAVO MARTINEZ	403 de la ronda Oside C.A 92054	DONT NEED ANOTHER 7-11...
Ruby Hlamas	1219 Mitchell St. Oside ca 92054	Build something more productive..
Alin Medinas!	820 S. Myers Oside C.A 92054	TOO MANY STORES!

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Name	Address, City, Zip	Additional Comments
Eania Martinez	820 S. Myers Oceanside CA 92054	
Aldencio Martinez	304 S. TREMONT OSIDE C. A 92054	TOO MANY 7-11's!
JOSE JEREZ	12 FREEMANTLE LANE OSIDE C. A 92054	TOO many stores
Cristina Sandoval	206 Evergreen OSIDE C. A 92054	Build something else!!

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Name	Address, City, Zip	Additional Comments
MARIO SANDOVAL	913 TATE OCEANSIDE CA 92054	BUILD A CARLS JR!
CUETO JIMENEZ	820 S. TAIT OCEANSIDE CA 92054	
Barb Blum	410 S. FREEMAN ST. # 11	TO MANY STORES ALREDY
BILL DEAN	219 S. DITMAR OCEANSIDE CA 92054	TOO MANY STORES ALREADY

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Name	Address, City, Zip	Additional Comments
GERRY MURPHY	1512 WALTON ST. OCEANSIDE, CA. 92054	NOT NEEDED!
Thomas wright	302 S. Freeman Oceanside, CA	
Autumn Wright	302 S. Freeman St Oceanside, CA	NO!
Bill Boett	1016 1/2 S. Pacific 92054	There are too many already leading to miscreant <del>to</del> behavior

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Name	Address, City, Zip	Additional Comments
MARUCCI SAILET	417 S. DITMAN ST. 92054	
LUCIANA KOGAKE	417 S. DITMAN ST. 92054	
TRAY BARKER	441 Grant St 92054	7-11 already close enough!!! This place got everything!!!
Donna Geierman	806 California St O'side 92054	We have enough stereo shops & 7-11's = we love the shops here but no more please lets make O'side beautiful

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Name	Address, City, Zip	Additional Comments
Jim Titman	2305 Freeman St	NO WAY NO (WALMART)
Chris Fischer	240 Home, oceanside	
Erik Scharnhorst	1430 SANTA ROSA Oceanside 92058	NO!!!
Scott Farley	315 S Freeman Oceanside	one already close by.

We Need small 7 Buz. Elan

# PETITION TO (OPPOSE)

Project Number: RC11-0006

Project Name: 7-Eleven at 308 S. Coast Highway

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Name	Address, City, Zip	Additional Comments
Tommy TUA	766 El Caballo Drive O'side CA 92057	
Paul & Merik Williams	313 S. Hornet St #1E Oside 92054	
DONALD Castro	4111 AUBURN AVE Oceanside, Calif	
Julia Ahuna	327 TREMONT OCEANSIDE CA	

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Name	Address, City, Zip	Additional Comments
Steven Fry	414 <sup>Oside</sup> GARFIELD <sup>92054</sup>	NONE
← Tim Ziegler	706 MISSOURI ave	NONE
Kenneth O'Leary	814 MISSOURI	Too Many Liquor STORES
James Hebebrand	619 S. Coast Hwy. Apt. N	Too Many CONVENIENCE STORES IN THE AREA

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Name	Address, City, Zip	Additional Comments
Jack EVERETT	419 S. DUMAR ST OCEANSIDE CA, 92054	SUPPORT SMALL BUSINESS
BRIAN ROBINSON	"same" ↑ " "	"same" ↑ " "
DANE ROBINSON	"same" ↑ " "	"same" ↑ " "
Eric Westover	328 S. Weitzel #16 Oceanside Ca. 92054	"Same" ↑ " "

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Name	Address, City, Zip	Additional Comments
Carl J. Wintersgerst	502 South Dutmer St Oceanside 92054	
Jason Lampe	606 1/2 South Myers St. Oceanside CA 92054 Unit 15	
JEREMIAH JACKSON	Camp Pendleton 92055	
Chet Back	223 S. Freeman St Oceanside	I Hate 7-11 to many 7-11's

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Name	Address, City, Zip	Additional Comments
Mike Burgess	O'side 92054 2255 Dittmar St.	We need to support local Business.
Mike Day	634 Grant St Oceanside	"
Justin Bell	105 North Harborwell Oceanside	We only want local Business
Joé Viveiros	834 S Myers Oceanside	Local Business

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Name	Address, City, Zip	Additional Comments
Jim Peters	2120 Via Sonora Oceanside, CA, 92054	this is the Best store EVER <small>with great service</small>
Alba Tadd	502 S. Freeman St Apt A Oceanside, CA 92054	Best Liquor Store
Christine [unclear]	1118 (S) Myers Apt K Oceanside 92054	Don't need a 7-11 too many stores already
Nick [unclear]	1445 Belleaire st. Oceanside 92054	Down with 7-11 monoflization!

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Name	Address, City, Zip	Additional Comments
Scott Whitehead	P.O. Box 517 Oceanside ca 92049	We Don't need another 7 11
KARL FREEMAN	814 MISSOURI AVE OCEANSIDE, CA 92051	"
Tod Shuman	507 STREMONT Oceanside ca 92054	Don't need Another 7-11
SAMUEL SHUMAN	702 Streemont oceanside, CA 92054	

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Name	Address, City, Zip	Additional Comments
DAVE HICKS	933 W. BANCH RD.	
Kris Wikhoff	944 S Nevada	
Christopher Lee Chih	23161 Camino Cresta, Oside, CA 92056	
Robyn Solley Bouett	1016 1/2 S. Pacific St. O'side, CA 92054	We already have more than enough liquor stores w/in 1 mile...ridiculous!

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Name	Address, City, Zip	Additional Comments
TERRY CLAYTON	1640 Avenida Andante Oside CA 92056	
Pat McDuitt	1969 Lincoln St Oceanside CA 92054	
Jimmy Castaneda		
Kristina Innerhofer	3875 Sherbourne Dr. Oside CA 92056	

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Name	Address, City, Zip	Additional Comments
ARON H. J. S. K.	1015 S Coast Hwy Oceanside, CA 92054	
D. Anthony Sicilian III	506 S. Ditmar St Oceanside, CA 92054	
THOMAS SYLVESTER	501 S. FREEMAN ST., Apt. 6 OCEANSIDE, CA 92054	

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Name	Address, City, Zip	Additional Comments
Justin Wood	1807 ALVARADO ST. OCEAN SIDE CA, 92054	No more Seven elevens please.
Jeanne Godwin	604 Wisconsin #A Oceanside, 92054	NO- 7-11
Joseph Hill	511 S. Myers Str. Oceanside, CA	No. 7-11. Local Markets ONLY!

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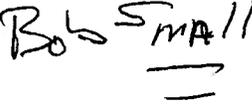
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Name	Address, City, Zip	Additional Comments
	509 S. NEVADA ST OCEANSIDE, CA 92054	KEEP IT LOCAL
	509 S. Nevada St Oceanside, CA 92054	
	429 S. Fremont St. Apt. 10 Oside 92054	I vote <u>NO</u>

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Name	Address, City, Zip	Additional Comments
Cristina Alvarez	280. Reef point way Oceanside CA 92058	Warned about traffic and people at risk because of the alcohol access.
DAVID BUERROSSE	410 S. FREEMAN ST. APT 9 OCEANSIDE CA 92054	
Evangelina Rodriguez	410 S. Freeman St # 9 Oceanside, Ca 92054	

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Name	Address, City, Zip	Additional Comments
<del>George Miller</del>	525 S. STREMAN # A	got one already up the street
Karen Walla	414 GARDNER ST Oceanside, CA	DONT NEED ANOTHER STORE
Eliot Kelez	617 S. MYERS ST Oceanside CA 92057	Keep local stores thriving!! o'side

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Name	Address, City, Zip	Additional Comments
Matthew DeLoornan	402 S. NEVADA ST OCEANSIDE CA 92054	NO NEED OF OTHER MINI MARKET.
Adalina Logan	402 S. NEVADA ST. OCEANSIDE CA 92054	NO NEED!
FRANCINE PARSLEY	1927 VINEYARD AVE VISTA CA	WE HAVE WAY TO MANY OCEANSIDE IS BEAUTIFUL THE WAY IT IS
Hiana 4025 Nevada of Oceanside CA 92054	402 S. Nevadast. Oceanside CA 92054	NO Need!
Sonia Melena Valerie Long	300 Benito Juarez Vista CA. 92083	NOT NEEDED.

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Name	Address, City, Zip	Additional Comments
Shara Prince	202 Naval St Apt 5	Do Not Build!!
Francisco Garcia	612 Comquat way Oceanside, CA 92057	Do not do it!!
Robert Mendoza	1906 S TREVINO ST OCEANSIDE, CA 92057	DO NOT BUILD!

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Name	Address, City, Zip	Additional Comments
Edward Woodfork	202 Nevada St Apt 6 Oceanside, CA 92054	NO!!! NO!!!
Gary Thompson	2805 Butler St Oceanside, CA 92054	Too much NO!!!
STEVEN ORR	1028 S. Nevada St Oceanside, CA 92054	there are enough convenience stores in this hood already

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Name	Address, City, Zip	Additional Comments
<i>Manuel Manillas III</i>	300 Cassidy Oceanside Ca 92054	Concern about intoxicated pedestrians
<i>[Signature]</i>	1453 S. Newcom St Oceanside, CA 92054	Corporate Site SUB PAR NOTATION ✓
<i>Peggy Jones</i>	225 S. Clementine Oceanside, 92054	Noise, traffic late drinking

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Name	Address, City, Zip	Additional Comments
<i>DB Blanchard</i>	<i>34 Chico Lane Oceanside</i>	<i>No Need</i>
<i>Linda Dunn-Ross</i>	<i>865 Muirfield Drive Oceanside, CA 92058</i>	<i>No Need + Better Use for That Location</i>

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Name	Address, City, Zip	Additional Comments
VANESSA GREEN	318 S NEWADA ST OCEANSIDE, CA 92054	
KEVIN ADAMS	423 S FURMAN ST OCEANSIDE 92054	

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Name	Address, City, Zip	Additional Comments
Melvin Wright	EL Camino.	No More
Casey Waller	812 S. Pacific #1 Oceanside, CA 92054	No need for any more No stores - 7-11

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Name	Address, City, Zip	Additional Comments
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Name	Address, City, Zip	Additional Comments
Robert Fenderz	202 So. Nevada St Oside CA 92058	We don't need another high price convenient store around here.

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Name	Address, City, Zip	Additional Comments
VIRGINIA Thompson	218 S CLEMENTINE OCEANSIDE CA 92054	we have too many convenience stores!

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Name	Address, City, Zip	Additional Comments
Jennifer Rios	122 S. Freeman St Oceanside CA 92054	Too many convenience stores!

# PETITION TO (OPPOSE)

Project Number: RC11-0006

Project Name: 7-Eleven at 308 S. Coast Highway

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Name	Address, City, Zip	Additional Comments
Nancy Davis	PO Box 2484 Escondido Ca 92033	Additional stores of the same type existing Delete business for 5/1/10

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Name	Address, City, Zip	Additional Comments
Elizabeth Chadrick	PO Box 2489 Escondido Ca 92033	We have enough convenience stores

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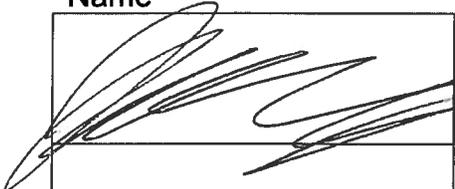
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Name	Address, City, Zip	Additional Comments
	Swartz, SA Oceanside, CA	1 Myths Place Full 7/11

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Name	Address, City, Zip	Additional Comments
JOHN F. BRIDGES	133 S. COAST HWY OCEANSIDE CA 92054	WE DO NOT NEED A 7-ELEVEN

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Name	Address, City, Zip	Additional Comments
HAROLD CRAFTON	217 S. DITMAR ST. OCEANSIDE, CA. 92054	QUICK CORNER IS A CONVINENT LOCATION W/A FRIENDLY ATMOSPHERE

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Name	Address, City, Zip	Additional Comments
Caitlin York	217 S. Ditmars St. Oceanside CA 92054	NO 7-11!!!

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Name	Address, City, Zip	Additional Comments
Paul Williams	92054 313 S. Harbor St #12	Too many stores already

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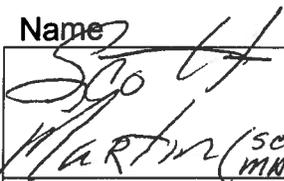
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Name	Address, City, Zip	Additional Comments
 (scott) MARTIN	218 S Clementine OCEANSIDE CA 92054	Too much RETAIL/Convenience store

**Petition to oppose constructing of a 7-ELEVEN at 308 at  
S.Coast Highway**

Petition summary: Our reasons for opposition is multi-faceted. Oceanside's Coast Highway already has two\* 7-ELEVEN stores in less than 1.4 mile: a third store is obvious corporate over-saturation. There are already three\*\*stores for liquor within 0.4 mile. It is reaching a point where alcohol will be available on every corner- now is the time to stand up and say no more. Finally, there are the overall problems that occur with opening a 24-hour franchise next to a residency zone.

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Date	Printed name	Signature	Address/phone	Comment
9/2/11	BETH MARSHALL	Beth Marshall	302 Freeman 817-919-7903	No 7-11 Please! No 7-11 Please!
9-2-11	Pham Futrus	<i>[Signature]</i> Futrus	(760) 722-4471 102 North Coast Highway	there are a lot of competition between store we don't need another store.
9/2/11	JOEY Ludwick	<i>[Signature]</i>	103 SEASIDE OCEANSIDE CA 92054	WE DONT NEED ANOTHER LIQUOR STORE
9/2/11	Margaret Wilson	Margaret Wilson	530-598-2859 603 Michigan Ave Apt B Oceanside, CA 92054	We don't need another liquor store
9/2/11	Daniela Herrera	Daniela <i>[Signature]</i>	603 Michigan Ave Oceanside CA 92054	No more, have two already
9/2/11	CHRISTINE WRIGHT	Christine <i>[Signature]</i>	302 Freeman Oceanside 92054	NO, NO, NO
9/2/11	Autumn Wright	Autumn Wright	302 Freeman Oceanside	No, NO NO!
9-2-11	Tommy wright	<i>[Signature]</i>	302 S. Freeman Oceanside	NO, NO, NO!

\* (711 Oceanside blvd- 0.9 mile, 1749 So.Coast Highway 1.4 mile

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Date	Printed name	Signature	Address/phone	Comment
9/6/11	KEITH STEWART	<i>Keith Stewart</i>	414 S. Tremont Oceanside Ca, 92054	NO 7-11!!
9/6/11	Josh Kennedy	<i>Josh Kennedy</i>	4145 - Tremont Oceanside ca 92054	Have enough liquor stores
9/6/11	Manuel Morales	<i>Manuel Morales</i>	416 S. Tremont A	NO 711
9/6/11	TOAN ORR	<i>Toan Orr</i>	416 S TREMONT	NO 711
9/6	Soelvia Sanchez	<i>Soelvia Sanchez</i>	502 S. Coast Hwy	NO 711
9/6	Hector Botierres	<i>Hector Botierres</i>	409 S. Coast Hwy Oside	NO 711
9/6	DIRK ACKEMA	<i>Dirk Ackema</i>	302 S. FREMONT	DON'T NEED MORE LIQUOR STORES
9/6	JANE MANSAM	<i>Jane Mansam</i>	302 S. Fremont	Please - no more liquor stores!

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Date	Printed name	Signature	Address/phone	Comment
9/01/11	Jose Aguilar	<i>[Signature]</i>	760-222-5980	NO 7/Eleven
9/1/11	Anna Rasmussen	<i>[Signature]</i>	760-231-7863 239 S Dittmar St	No 7/eleven
9/4/11	Justin Avery	<i>[Signature]</i>	760-350-9165 603 Melrose - Unit A	no 7-Eleven
9/1/11	Harrison Johnson	<i>[Signature]</i>	310 S. Freeman St.	No 7-Eleven
9/1/11	CATHY KELLY	<i>[Signature]</i>	3035 Freeman Oceanside 92054	I live right where the 7-11 + parking lot would be. I will move from here due to additional crime & trouble it will bring.
9/1/11	RANDY LARSEN	<i>[Signature]</i>	303 S. FREEMAN 760-978-3144	THE BACK OF MY HOUSE FACES THE PROPOSED SITE, I WILL MOVE DUE TO NOISE AND VIBRUS & PED. TRAFFIC & RIFF RAFF THAT THIS WILL CREATE
9/5	Dominic RIVER	<i>[Signature]</i>	305 S. Freeman 760 717-7282	
9/9	Kerri's Reed	<i>[Signature]</i>	760-433-0982	NO 7, 7, 7, 7

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Date	Printed name	Signature	Address/phone	Comment
9/9	GARY HAYES	<i>Gary H. Hayes</i>	501 S. FREEMAN	NO 7-ELEVEN
9/9	CARY NIEMIETO	<i>Cary Niemi</i>	P.O. BOX 95 OCEANSIDE, CA.	NO 7-ELEVEN
9/9	MARIA WESTER	<i>Maria Wester</i>	501 S. FREEMAN C	
9/9	Justi Grady	<i>J. Grady</i>	410 S. Freeman St. #1	Enough liquor stores in this area
9/9	Spring Loren	<i>Spring Loren</i>	410 S. Freeman St #2	No-7 Eleven
9/9	Andy Leon	<i>Andy Leon</i>	700 960-0400	<u>no liquor</u>
9/09	BRIG	<i>BRIG</i>	314 S Freeman St.	NO 7-Eleven
9/9	Bclyn Szczechowicz	<i>Bclyn Szczechowicz</i>	327 Freeman	NO 7 eleven

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Date	Printed name	Signature	Address/phone	Comment
9/7	Danielle Osicki		603 Seagaze Dr. Oceanside, CA 92054 160-458-4578	
9/7	Keith Bush		2005 Via Eumarcia #1 Oceanside, CA (760)716-3066	
9/7	Kyle Sneller		3920 Pinos Way Oceanside CA 92056 (760)706711	
9/7	Jennifer Kelly		910 West St Oceanside, CA 92054	NO 7-11 @ Michigan/Coast Hwy!
9/8	Wayne Larson		818 N Cleveland St Oceanside 92052	Put up large "STOP the WAR" sign instead of 7-11 store
9/9	Honace Williams		502 S-Coast Hwy O.C 92054	NO 7-11!!!
9/9	Ricardo Vargas		510 S. Coast Hwy	NO 7-11
9/9	Luis Lowe		427 S. Freeman St. Oceanside, CA 92054	24/7 convenience stores are a nightmare so close to homes.

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8/30/11	Krys GOLANSKI	<i>K. Golewski</i>	515 Michigan Ave 760 712-8564	Our Police did a great job cleaning our area!!! please keep this way...
8/30/11	TEMUNE KHUREIBATAR	<i>T. Khureibatar</i>	515 Michigan Ave 760-722-9793	NO MORE LIQUOR STORE NO 7-ELEVEN!!!
8/30/11	Keith Pinkert	<i>Keith Pinkert</i>	239 S. Freeman Apt A 760 721 7037	NO 7-ELEVEN!!!
8/30/11	Lynn West	<i>Lynn West</i>	760-722-2330	
8/31	Jessica Castano	<i>Jessica Castano</i>	228-324-3098	I am a single female living alone and I don't feel safe with having another 7-Eleven store being built close to my home.
8/31	Brian Crane	<i>Brian Crane</i>	239 S. Freeman #B 760 805-6693	We don't need the ruff ruff hanging around, and begging.
8/31	MARK FERGUSON	<i>Mark Ferguson</i>	515 MICHIGAN AVE	THERE IS ALOT OF PEDESTRIAN TRAFFIC AND RESIDENCES THAT WILL BE AFFECTED BY THE 24/7 BUSINESS, NO 7-11.

\* (711 Oceanside blvd- 0.9 mile, 1749 So.Coast Highway 1.4 mile

\*\* (Quick corner 2 blocks north, Coastal liquor 2 blocks south, Mike's liquor 0.4 mile)

# Petition to oppose constructing of a 7-ELEVEN at 304 S. Coast Highway

Petition Summary: Our reasons for opposition is multi-faceted. Oceanside's Coast Highway already has two \* 7-ELEVEN stores: a third store is obvious corporate oversaturation. There are already four\*\* stores for liquor within walking distance—downtown is reaching a point there alcohol will be available on every corner—now is the time to say more more. Finally, there are the overall problems that occur with opening a 24hour franchise next to a residency zone.

We the undersigned are concerned citizens who urge Oceanside's City Hall to act now to restrict the construction of this 7-ELEVEN.

Date	Signature	Printed Name	Address	Comment
08-30		Austin Wright	2418 Skyjack Drive. Oceanside CA, 92054	No more additional Alcohol Stores!
8-30		JERRY McLean	1660 N. RIVER RD OCEANSIDE, CA 92054	Another liquor store?
9-2-11		Beretta Blum	1455 Pine Ridge Rd. Oxnard, CA. 93056	Don't we have a 7-11 on every corner already?
9-2-11		Lori Giverson		
9-2-11		David Barter	2134 Buena Vista Victor, CA 92084	No 7-11 plz

\* (1749 South Coast Highway; 711 Oceanside Blvd)

\*\* (Mike's Liquor 907 SCH, Coastal Liquor 432 SCH, Quick Korner 102 NCH, and Breakwater Brewing 101 NCH)



**Application for Public Hearing**

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

STAFF USE ONLY

ACCEPTED

**RECEIVED**  
JUL 12 11  
MAY 31 2011

BY

RG

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT 7-ELEVEN  
RICHARD SALAS JR  
SLIWINSKI

2. STATUS  
Hot Project Mgr.

3. ADDRESS 19939 Covending Ln.  
1667 N MAGNOLIA AVE

4. PHONE/FAX/E-mail 714 369 7444  
(614) 620-9914

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)  
SAME AS ABOVE Matt Slwinski

6. ADDRESS

7. PHONE/FAX/E-mail

GPA

MASTER/SP.PLAN

ZONE CH.

PAR. MAP

DEV. PL.

C.U.P. CUP 11-00011

VARIANCE

COASTAL RC11-00006

O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION  
308 COAST MARY, OCEANSIDE, CA

9. SIZE  
10,000 sq. Ft.

10. GENERAL PLAN  
CG

11. ZONING  
C-2

12. LAND USE  
Vacant market

13. ASSESSOR'S PARCEL NUMBER  
150-054-02

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION  
REMODEL (E) 2860, SQ' BUILDING FOR (N) 7-ELEVEN STORE  
W/ 24 HR OPERATION W/

15. PROPOSED GENERAL PLAN  
CG

16. PROPOSED ZONING  
SAME

17. PROPOSED LAND USE  
SAME

18. NO. UNITS

19. DENSITY

20. BUILDING SIZE  
2860

21. PARKING SPACES  
12

22. % LANDSCAPE  
7.69%

23. % LOT COVERAGE or FAR  
(E) BUILDING 28.68%

**PART IV - ATTACHMENTS**

24. DESCRIPTION/JUSTIFICATION

25. LEGAL DESCRIPTION

26. TITLE REPORT

27. NOTIFICATION MAP & LABELS

28. ENVIRONMENTAL INFO FORM

29. PLOT PLANS

30. FLOOR PLANS AND ELEVATIONS

31. CERTIFICATION OF POSTING

32. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print):  
7-ELEVEN Matt Slwinski  
RICHARD SALAS JR

34. DATE  
9-22-11  
11-11-10

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

Sign: [Signature]

35. OWNER (Print)  
SMOALLAN GHOLSHADI

36. DATE  
11-11-10

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign: [Signature]

A  
9-22-11

9-22-11

# CONTEL

## Project Development, Inc.

1662 N. Magnolia Avenue, Suite 1

El Cajon, California 92020

Office: (619) 448-6773

Fax: (619) 631-6700

April 11, 2011

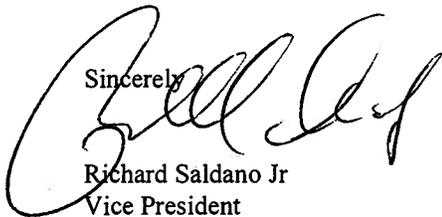
City of Oceanside  
Community Development Department/Planning Division  
Oceanside Civic Center 300 North Coast Highway  
Oceanside, CA 92054  
Phone: (760) 435-3520

RE: Description/Justification of project at 308 Coast Highway, Oceanside, CA 92054

To Whom It May Concern:

The proposed 7-Eleven project is located at 308 Coast Highway, Oceanside, CA. The project will propose "off site" sales of beer and wine with 24 hour operations. The site will consist of remodeling the existing 2,868 sq. ft building on a 10,000 sq. ft. lot. The building and site will be revitalized to meet the "Coast Highway Visions and Strategic Plan" The existing site will add a trash enclosure, site lighting, landscaping, SDG&E power and a new parking lot. The property is currently zoned for retail. If you have questions, please call me at your earliest convenience.

Sincerely,



Richard Saldano Jr  
Vice President

Office: (619) 448-6773 ext 224

Cell: (619) 520-9914

RECEIVED  
7/12/11  
~~MAY 31 2011~~  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

# CONTEL

## Project Development, Inc.

1662 N. Magnolia Avenue, Suite 1

El Cajon, California 92020

Office: (619) 448-6773

Fax: (619) 631-6700

September 8, 2011

City of Oceanside  
Community Development Department/Planning Division  
Oceanside Civic Center 300 North Coast Highway  
Oceanside, CA 92054  
Phone: (760) 435-3520

RE: Description/Justification of project at 308 Coast Highway, Oceanside, CA 92054

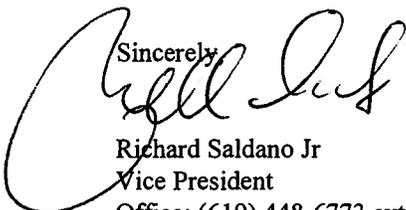
**The proposed development project will not adversely affect the applicable land use plan.** The project is located at 308 Coast Highway, Oceanside, CA. The project will consist of a renovation of an existing 2,865 sq. ft. clay brick building, a new trash enclosure, new utilities, new/relocated driveways openings, resurfaced parking areas, new exterior lighting and new landscaping planters. The property is located in the Coastal Zone and is zoned General Commercial/C-2 which allows for commercial uses such as the proposed convenience store.

**The proposed development will not be detrimental to the public health, safety and welfare.** The Conditional Use Permit controlling the development of this site will contain conditions addressing the project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in this area.

**The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.** The proposed sale of alcohol, Type 20 ABC license limited to off-site sale of beer and wine from the convenience store requires approval of a Conditional Use Permit. Specific conditions of will require compliance with all relevant regulations from the City of Oceanside and will be written as such into the Conditional Use Permit. The convenience store proposes 4 doors of the cooler vault to display beer and wine (approximately 100 sq. ft. of shelving or 11% of sales, see attached floor plan). The excess storage of beer and wine will be stored in the cooler vault or in the workroom. The 270 sq. ft. gondolas shelving on the sales floor will not be used for storage of beer and wine.

**The proposed use is appropriate at the proposed location.** The project is located in a General Commercial/C-2 which allows for commercial uses such as convenience stores. The objectives of the Commercial Element of the community plan include the provisions of commercial services to ensure the availability of adequate commercial facilities offering a variety of goods and services to meet the needs of the public. The project is in compliance with the goals and recommendations of the C-2 zone. The sale of alcohol, type 20 ABC license limited to beer and wine for off-site sales will be permitted through a Conditional Use Permit to require compliance with all relevant regulations of the City of Oceanside. The alcohol license will also be regulated by the California Department of Alcohol Beverage Control and enforced by the Oceanside Police Department.

Sincerely,

  
Richard Saldano Jr.  
Vice President

Office: (619) 448-6773 ext 224

Cell: (619) 520-9914





**NOTICE OF EXEMPTION**  
City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Mr. Matt Sliwinski
2. **ADDRESS:** 308 S. Coast Hwy
3. **PHONE NUMBER:** (714) 369-9846
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC11-00006 & CUP11-00011 (7-Eleven @ 308 S. Coast Hwy)
7. **DESCRIPTION:** A Regular Coastal Permit and Conditional Use Permit under the provisions of the City of Oceanside Local Coastal Program and Articles 11 and 15 of the Zoning Ordinance of the City of Oceanside to permit the following:
  - (a) improvement of two parcels containing a 2,860-square foot structure as a convenience market and associated parking, landscaping and site infrastructure upgrades;
  - (b) establishment and operation of a convenience market with "off-site" sales of beer and wine on the property located at 308 S. Coast Hwy.

Situated within the Townsite Neighborhood Planning Area, the subject property bears a General Plan land use designation and zoning designation of General Commercial.

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt per Article 19, Class 1 15301 (e) "Existing Facilities" Categorical Exemption.
- "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 , \_\_\_\_ ( Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: October 24, 2011

\_\_\_\_\_  
Jerry Hittleman, City Planner

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