



DATE: December 12, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/ Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP11-00015) FOR A LARGE-SCALE PERSONAL IMPROVEMENT SERVICE (HEALTH AND FITNESS FACILITY) WITHIN AN EXISTING COMMERCIAL BUILDING, WITH ASSOCIATED SITE IMPROVEMENTS, AT 2335 VISTA WAY – L.A. FITNESS – APPLICANT: GREG GILL, L.A. FITNESS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Approve Conditional Use Permit (CUP11-00015) by adopting Planning Commission Resolution No. 2011-P47 with findings and conditions of approval attached herein.
- (2) Confirm issuance of a Class One (1) Categorical Exemption “Existing Facilities”, per CEQA Guidelines Section 15301.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: Bearing a land use designation of Community Commercial (CC) and a zoning designation of Community Commercial (CC), the project site is located within the El Camino North Shopping Center, which extends along the south side of Vista Way from Olson Way to El Camino Real. Comprising roughly 43 acres adjacent to State Route 78, the shopping center is subdivided into multiple parcels, most of which encompass individual stores and adjacent surface parking areas. Made up of both attached storefronts and single-occupant, stand-alone buildings, existing development extends around the perimeter of the shopping center, with central portions devoted to vehicle circulation, parking and landscaping. Vehicle and pedestrian access to the shopping center from Vista Way is provided at a signalized driveway at its northwest corner, another signalized driveway near its midpoint and a third non-signalized driveway roughly 470 feet west of El Camino Real.

The shopping center accommodates a wide range of retail and food service uses, with a sporting goods store, a greeting card store and a frozen yogurt store being the most proximate uses to the project site. Other current uses in the shopping center include numerous sit-down and take-out restaurants, clothing stores, a chain toy store, a chain book store and professional offices.

The project site is among the largest parcels in the shopping center, measuring 6.56 acres and extending the entire width of the shopping center from Vista Way to State Route 78. More than seventy percent of the site is devoted to surface parking and intermittent planter areas. The site is developed with a 75,360-square foot commercial building, situated within 40 feet of Vista Way at its northwest corner. Composed primarily of concrete masonry block, the existing building is attached at its northeast corner to a series of buildings of similar scale and architecture consistent in scale and architecture. The east, west and south-facing elevations of the building include recessed entrances with storefront glass systems. These entrances are accented by sloping mansards finished with barrel tile. Additional articulation is provided by shallow insets along the west and south-facing elevations.

The rear of the building includes a service entrance and loading dock accessible from a drive aisle that opens onto Vista Way. Portions of this drive aisle are rimmed by planter areas that accommodate hedges and a few mature trees. The building is further buffered from Vista Way by a 42-inch masonry block wall and a three-foot planter strip that parallels the adjacent sidewalk.

The project site currently has no enclosure for trash and recyclable materials.

The project site contains 451 surface parking stalls. Each bank of parking stalls is flanked by curbed landscape islands, planted with palm, pepper and ornamental pear trees and a variety of shrubs and ground cover. Additional 3' x 3' planter areas are dispersed throughout the parking lot, with roughly one such planter area for every six parking stalls. Under a reciprocal parking agreement, these stalls are available to all patrons and employees of the shopping center. Nearby commercial uses most likely to create demand for these parking stalls are a sporting goods store, a western apparel store, a fast food restaurant and a series of small in-line shops adjoining the subject property to the east.

Business license records show that the existing building accommodated a Mervyn's department store for at least 20 years. The building has been vacant since the department store went out of business in 2009.

Project Description: The applicant proposes to establish a health and fitness facility within the existing building. Owned and operated by the L.A. Fitness chain, the proposed health and fitness facility would include the following components:

- One 29,778-square foot open exercise area, with associated equipment;
- One 5,996-square foot pool;
- Two 4,042-square foot basketball courts;
- Eight 800-square foot racquetball courts;
- One 4,828-square foot aerobics room;
- One 1,721-square foot yoga studio;
- One 2,506-square foot spinning room;
- One 2,195-square foot child care room;
- Separate restroom/locker room facilities for women and men, comprising a total of 2,609 square feet;
- One juice bar with an adjoining storage and food preparation area, comprising a total of 632 square feet;
- Lobby and sales areas, comprising a total of 3,120 square feet.

All of the above-noted components of the health and fitness facility would be housed within the existing building.

The proposed facility is anticipated to be open from 4:00 a.m. to 11:00 p.m. on most weekdays, with slightly reduced hours of operation on Fridays, Saturdays and Sundays. These hours of operation are consistent with those of many other L.A. Fitness facilities, including the facility near Melrose Drive in Vista. However, some L.A. Fitness facilities maintain 24-hour operations. Staff is not recommending that the proposed facility be limited to specified hours of operation; unless a condition of approval were established to this effect, the facility could expand hours of operation at the applicant's discretion.

In conjunction with the establishment of the health and fitness facility, the applicant proposes several physical modifications to the exterior of the existing building. Some of the proposed improvements would be for branding purposes, while others are intended to improve the functionality of the building and surrounding site.

Proposed exterior improvements meant to brand the building as an L.A. Fitness facility would include the following:

- New signature metal crown element over the public entrance on the south-facing elevation;
- Additional transparent glazing (storefront glass system) on the south-facing elevation;
- New cornice elements along select segments of the roofline on the south-facing elevation;
- New metal canopy over the primary entrance;
- New architectural projections on all elevations, some designed to accommodate wall signage and art panels;
- New raised planter on the west-facing elevation;
- New textured stucco finish on select portions of all elevations;
- New brick veneer on select portions of the south-facing elevation;
- New variegated paint scheme on all elevations.

The above-noted improvements would result in a dramatically different south-facing elevation, with significantly increased transparency and articulation. The new signature metal crown element would rise approximately 16 feet above the existing roofline (to a height of 40 feet), with this additional height gradually stepping down toward the building corners. The existing tile mansard on this elevation would be eliminated, as would the projecting element to the west of the existing entrance. These features would be replaced by a series of columns and corniced projections that would frame and lend a recessed look to the additional fenestration on this elevation.

Façade changes to other elevations would include new architectural projections displaying the same columns and cornice elements proposed for the south-facing elevation. On the east and west-facing elevations, these projections would provide for signage and art panels depicting images conveying health and fitness themes (e.g. individuals engaged in various exercise activities). On the west-facing elevation, this projection would replace the existing tile mansard. On the north-facing elevation, two such projections are proposed, one of which would accommodate signage. In place of the art panels integrated into the proposed projections on the east and west-facing elevations, the projections on the north-facing elevation would include translucent glass block, which would convey interior light to the outside of the building during evening hours.

Landscape improvements are proposed around the perimeter of the existing building, including: new raised planters, expansion of existing at-grade planter areas, new palm species on the west and south-facing elevations, and new pine species on the north-facing elevation. These landscape improvements would be confined to the immediate perimeter of the building; no changes are proposed to existing landscape in the parking areas.

New raised planter areas would be situated against the building at its southwest and southeast corners, with a third raised planter integrated into a new architectural projection that would replace the existing public entrance on the west-facing elevation. The existing at-grade planter area on the east-facing elevation would be expanded toward the building's southeast corner, to overlap with the new raised planter. Six new Mexican fan palms would be installed: four on the south-facing elevation and two on the west-facing elevation. Seven new Canary Island pines would be installed on the north-facing elevation. The applicant proposes removal of nine ficus trees (*Ficus Benjamina*) situated along the west and south-facing elevations of the existing building. Ranging between 15 and 20 feet in height, these trees are located in small wells in the sidewalk. These wells would be replaced with at-grade planter areas measuring three feet in depth and 34 feet in length. These at-grade planter areas would accommodate a drought-tolerant ornamental grass species.

The proposed landscape improvements would amount to a 60 percent increase in landscape area within the boundaries of the proposed project (i.e., within 20 feet of the existing building, as indicated on the conceptual landscape plan).

Proposed improvements meant to improve the functionality of the building and surrounding site including the following:

- Closure of the existing public entrance on the west-facing elevation;
- Closure of the existing public entrance on the east-facing elevation;
- Integration of new metal gates on the north-facing elevation, to convert a portion of an existing loading dock into a trash enclosure.

The closure of two of the existing building’s three public entrances would provide for more efficient use of interior space while allowing staff to receive and monitor customers from one location.

The adaptive reuse of a portion of the rear loading dock would allow trash and recyclable waste to be covered and secured, consistent with current City standards.

In accordance with the land use standards of the surrounding Community Commercial zoning district, the proposed health and fitness facility qualifies as a large-scale personal improvement service and thus requires issuance of a Conditional Use Permit (CUP). The CUP review process is meant to ensure that the proposal is consistent with the following policies, regulations and guidelines:

1. City of Oceanside General Plan Land Use Element
2. City of Oceanside Zoning Ordinance (1992)
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Conformance to Applicable General Plan Policies

As previously noted, the City’s General Plan Land Use Map designates the subject property and the surrounding shopping center as Community Commercial (CC). Staff finds that the proposed project is consistent with this land use designation and the applicable goals and objectives of the General Plan, as follows:

A. Land Use Element

Goal 1.11: Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy B: The City shall analyze proposed land uses for assurance that these land uses will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

It is staff's position that the proposed health and fitness facility would contribute to a diverse and balanced mix of commercial uses within El Camino North Shopping Center, enhancing the center's commercial synergy by drawing new patrons to existing businesses. The proposed facility would be the only one of its kind in the center, and thus would not be in direct competition with other uses. Rather, the proposed facility would likely be a benefit to existing businesses in the center offering complementary health and fitness-oriented products (e.g. Big 5 Sporting Goods, Capezio Shoes, The Vitamin Shoppe). Other likely beneficiaries would be the center's many restaurants, as well as the nearby service station and car wash.

With respect to nearby land uses located outside of El Camino North Shopping Center, the following table

Goal 1.11: Balanced Land Use

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.*

Staff finds that the proposed exterior modifications, as detailed earlier in this staff report, would constitute a significant architectural enhancement, adding transparency and articulation to what is now a relatively nondescript and uninviting building. The proposed signature metal crown element above the public entrance would provide an attractive focal point, while other façade improvements – additional storefront glass, column elements, art panels, etc. – would create a more welcoming appearance by breaking the building into smaller, pedestrian-scale elements and giving those outside the building greater visual access to the activity going on within it.

Goal 2.2: Commercial Development

Objective: *To promote and preserve a balance of successful markets and services in aesthetic, people-oriented associations that are compatible and organized to surrounding land uses.*

Policy 2.27(C)(1): *Parking spaces shall be provided in sufficient number to serve all proposed and probable uses within the development.*

While the proposed health and fitness facility would generate considerable parking demand, the existing parking supply is more than adequate to meet this demand, even when the respective parking needs of adjacent businesses are considered. Per applicable parking standards, which require that health and fitness facilities provide one parking stall for every 250 square feet of gross floor area, the project site furnishes an ample parking supply for the proposed use; the site contains 451 parking stalls, while the proposed facility requires only 302 parking stalls. While the center's shared parking agreement renders parking resources on the project site available to patrons and employees of other businesses within the center, it would afford the same flexibility to

patrons and employees of the proposed health and fitness facility. In addition to the parking resources on the project site, there are dozens of parking stalls on adjacent parcels situated within a reasonable walking distance of the proposed facility. Given the ample supply of parking in proximity to the proposed facility, coupled with the parking options afforded to both patrons and employees by the reciprocal parking agreement, staff does not believe the proposed facility would overburden parking resources within the center. Furthermore, staff finds that existing businesses in proximity to the project site (e.g. Big 5 Sporting Goods, Burger King, Boot Barn) are dispersed in such a way as to render an appropriate number of parking stalls convenient to each business, thereby avoiding excessive demand for certain parking stalls.

2. Conformance to Applicable Zoning Ordinance Regulations

As noted earlier, the project site is situated within a Community Commercial (CC) zoning district. The CC zoning designation is intended to provide for commercial centers containing a wide variety of commercial establishments having a citywide market area. Health and fitness facilities, categorized as personal improvement services, are permitted in CC zones subject to certain limitations to avoid adverse impacts on adjacent uses.

The proposed exterior modifications to the existing building conform to all applicable development standards for the surrounding CC zoning district, including maximum height, maximum lot coverage and floor area, minimum setbacks and minimum landscape area. The following table illustrates the proposal’s conformance to applicable development standards.

**Table 1
Conformance to CC Development Standards**

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/EXISTING CONDITION
Min. Front Yard	15'	24' 1"
Min. Side Yard	15' where site adjoins residential zone	Site does not adjoin residential zone
Min. Rear Yard	15' where site adjoins residential zone	Site does not adjoin residential zone
Max. Lot Coverage	50%	26.3%
Min. Landscape Coverage	Not applicable to individual sites within the shopping center	60% increase within project area (as indicated on plans)
Max. Continuous Wall Length ¹	200'	56'
Max. Height	50'	40'
Min. Parking Spaces ²	302	451

- ¹ Only wall segments exceeding 36 feet in height are subject to this limitation. The proposed metal crown element, measuring 56' in width, is the only feature of the building that would rise above this height threshold.
- ² Parking on the project site is available to patrons and employees of other businesses in El Camino North Shopping Center, while parking on adjacent parcels would be available to patrons and employees of the proposed health and fitness facility.

Exterior modifications associated with the proposed project would not expand the footprint of the existing building and thus would not increase its lot coverage or reduce its current setbacks from property lines. Landscape coverage would be increased through the addition of both at-grade and raised planter areas. Building height would increase by as much as 16 feet, but only across a small percentage of the building's perimeter. Notwithstanding this increase in building height, the building would remain substantially below the maximum allowable building height for the CC zone.

ENVIRONMENTAL DETERMINATION

Planning Division staff has reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) and determined the proposal qualifies for a Class One (1) categorical exemption as a change of use within an existing private structure, with minor exterior alterations and no addition of floor area.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 1500-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

SUMMARY

The request for a Conditional Use Permit to allow a large-scale personal improvement service (health and fitness facility) within an existing commercial building with associated exterior modifications conforms to the land use policies of the City's General Plan as well

as the requirements of the City's Zoning Ordinance. Accordingly, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

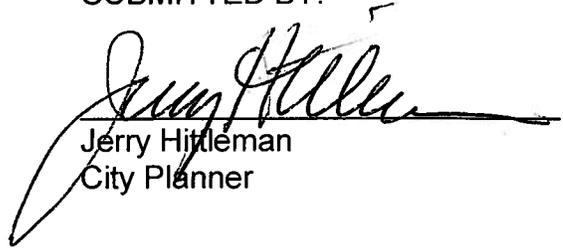
- Move to approve Conditional Use Permit (CUP11-00015) by adopting Planning Commission Resolution No. 2011-P as attached.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



Jerry Hittleman
City Planner

JH/RC/fil

Attachments:

1. Planning Commission Resolution No. 2011-P47
2. Plans

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P47

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

6 APPLICATION NO: CUP11-00015
7 APPLICANT: Greg Gill, L.A. Fitness
8 LOCATION: 2335 Vista Way

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

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

14 a large-scale personal improvement service (health and fitness facility) within an existing
15 75,360-square foot commercial building, with associated site improvements including
16 façade remodel, consolidation of public entrances/exits, additional fenestration, additional
17 landscaping and alteration of an existing loading dock to create a new enclosure for the
storage of trash and recyclable materials;

18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 12th day
20 of December 2011, conduct a duly advertised public hearing as prescribed by law to consider said
21 application;

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
23 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15301,
Class 1, Existing Facilities;

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

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

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

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1 **FINDINGS:**

2 For the Conditional Use Permit to allow a large-scale personal improvement service (health and
3 fitness facility) within an existing 75,360-square foot commercial building and associated
4 exterior improvements to the project site:

- 5 1. The proposed health and fitness facility accords with the objectives of the Zoning
6 Ordinance and the purpose and intent of the surrounding Community Commercial (CC)
7 district. Section 1320 of the Oceanside Zoning Ordinance (1992) permits establishment
8 and operation of health and fitness facilities within the CC zoning district, subject to
9 approval of a conditional use permit. Exterior improvements to the project site –
10 including façade remodel, additional landscaping and alteration of an existing loading
11 dock to create an enclosure for trash and recyclable materials – will comply with the
12 development standards set forth in Section 1130 of the Zoning Ordinance.
- 13 2. The location for the proposed use, and the conditions under which the proposed use will be
14 operated, are consistent with the City’s General Plan; will not be detrimental to public
15 health, safety or welfare of persons residing or working in or adjacent to the subject
16 property; and will not be detrimental to properties or improvements in the vicinity or to the
17 general welfare of the City. The health and fitness facility will be sited within an existing
18 shopping center, where it will contribute to a balanced mix of commercial uses. Site
19 improvements will significantly improve the visual image of the property and positively
20 contribute toward improving neighborhood values.
- 21 3. The proposed conditional use is subject to compliance with Zoning Ordinance provisions,
22 specific conditions of project approval and additional regulations/licensing as deemed
23 necessary by other regulatory or permit authorities. All necessary licenses/permits will be
24 obtained prior to initiating operation of the vehicle storage facility.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 approve Conditional Use Permit (CUP11-00015) subject to the following conditions:

27 **Building:**

- 28 1. Construction shall comply with the 2010 edition of the California Codes.
2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.

1 **Planning:**

2 3. Conditional Use Permit (CUP11-00015) shall expire two years from the effective date
3 unless implemented as required by the Zoning Ordinance. Absent the timely appeal of this
4 approval, the project will expire on December 12, 2013 unless implemented as required by
5 the Zoning Ordinance.

6 4. This Conditional Use Permit approves a health and fitness facility within an existing
7 75,360-square foot commercial building at 2335 Vista Way, with associated improvements
8 to the project site including façade remodel, consolidation of public entrances/exits,
9 additional fenestration, additional landscaping and alteration of an existing loading dock to
10 create a new enclosure for the storage of trash and recyclable materials improvements. Said
11 improvements are illustrated on approved plans dated November 7, 2011. Unless amended
12 by a condition of project approval herein, no deviation from these approved plans and
13 exhibits shall occur without Development Services Department approval. Substantial
14 deviations shall require a revision to the Conditional Use Permit or a new Conditional Use
15 Permit.

16 5. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
17 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
19 annul an approval of the City, concerning Conditional Use Permit (CUP11-00015). The
20 City will promptly notify the applicant of any such claim, action or proceeding against
21 the City and will cooperate fully in the defense. If the City fails to promptly notify the
22 applicant of any such claim action or proceeding or fails to cooperate fully in the
23 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
24 harmless the City.

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

7. Prior to the issuance of building permits, compliance with the applicable provisions of the
City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
and approved by the Development Services Department. These requirements, including

1 the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
2 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the
3 subject property.

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

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

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

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

18 12. All signs shall meet the requirements of the Oceanside Zoning Ordinance. Sign plans
19 shall be reviewed and approved by the Planning Division in conjunction with an
20 application for a sign permit.

21 **Landscaping:**

22 13. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
23 and Specifications for Landscape Development (latest revision), Water Efficient
24 Landscape Ordinance #10-OR0412-1 and Water Conservation Ordinance No. 91-15,
25 Engineering criteria, City code and ordinances, including the maintenance of such
26 landscaping, shall be reviewed and approved by the City Engineer prior to the issuance
27 of building permits. Landscaping shall not be installed until bonds have been posted,
28 fees paid, and plans signed for final approval. A pre-construction meeting shall be
conducted with city inspection staff prior to the commencement of landscape
improvements. The following landscaping requirements shall be required prior to plan
approval and certificate of occupancy:

- 1 a) Final landscape plans shall accurately show placement of all plant material such
2 as but not limited to trees, shrubs, and groundcovers.
- 3 b) Landscape Architect shall be aware of all utility, sewer, storm drain easement
4 and place planting locations accordingly to meet City of Oceanside requirements.
- 5 c) All required landscape areas shall be maintained by owner. The landscape areas
6 shall be maintained per City of Oceanside requirements.
- 7 d) Proposed landscape species shall be native or naturalized to fit the site and meet
8 climate changes indicative to their planting location. The selection of plant
9 material shall also be based on cultural, aesthetic, and maintenance
10 considerations. In addition proposed landscape species shall be low water users
11 as well as meet all Fire Department requirements.
- 12 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
13 and appropriate supplements based upon a soils report from an agricultural
14 suitability soil sample taken from the site.
- 15 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
16 from the sun, evapotranspiration and run-off. All the flower and shrub beds
17 shall be mulched to a 3" depth to help conserve water, lower the soil temperature
18 and reduce weed growth.
- 19 g) The shrubs shall be allowed to grow in their natural forms. All landscape
20 improvements shall follow the City of Oceanside Guidelines.
- 21 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving
22 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet
23 of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in
24 each direction from the centerline of the trunk, for a total distance of 10 feet.
25 Root barriers shall be 24 inches in depth. Installing a root barrier around the
26 tree's root ball is unacceptable.
- 27 i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
28 obtain Planning Division approval for these items in the conditions or application
stage prior to 1st submittal of working drawings.

- 1 j) For the planting and placement of trees and their distances from hardscape and
2 other utilities/structures the landscape plans shall follow the City of Oceanside's
3 (current) Tree Planting Distances and Spacing Standards.
- 4 k) An automatic irrigation system shall be installed to provide coverage for all
5 planting areas shown on the plan. Low volume equipment shall provide
6 sufficient water for plant growth with a minimum water loss due to water run-
7 off.
- 8 l) Irrigation systems shall use high quality, automatic control valves, controllers
9 and other necessary irrigation equipment. All components shall be of non-
10 corrosive material. All drip systems shall be adequately filtered and regulated
11 per the manufacturer's recommended design parameters.
- 12 m) All irrigation improvements shall follow the City of Oceanside Guidelines and
13 Water Conservation Ordinance.
- 14 n) The landscape plans shall match all plans affiliated with the project.
- 15 o) Landscape plans shall comply with Biological and/or Geotechnical reports, as
16 required, shall match the grading and improvement plans, comply with SWMP
17 Best Management Practices and meet the satisfaction of the City Engineer.
- 18 p) Existing landscaping on and adjacent to the site shall be protected in place and
19 supplemented or replaced to meet the satisfaction of the City Engineer.

20 14. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
21 and within any adjoining public parkways shall be permanently maintained by the
22 owner, his assigns or any successors-in-interest in the property. The maintenance
23 program shall include: a) normal care and irrigation of the landscaping b) repair and
24 replacement of plant materials c) irrigation systems as necessary d) general cleanup of
25 the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure
26 to maintain landscaping shall result in the City taking all appropriate enforcement
27 actions including but not limited to citations. This maintenance program condition shall
28 be recorded with a covenant as required by this resolution.

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

Water:

1 16. The developer will be responsible for developing all water and sewer utilities necessary to
2 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
3 the developer and shall be done by an approved licensed contractor at the developer's
4 expense.

5 17. The property owner shall maintain private water and wastewater utilities located on private
6 property.

7 18. All Water and Wastewater construction shall conform to the most recent edition of the
8 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
9 the Water Utilities Director.

The following conditions shall be met prior to the approval of engineering design plans:

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

12 20. A separate irrigation meter and approved backflow prevention device is required and
13 shall be displayed on the plans.

The following conditions of approval shall be met prior to building permit issuance:

14 21. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are
15 to be paid to the City and collected by the Water Utilities Department at the time of
16 Building Permit issuance.

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

Fire:

20
21 23. Fire Department requirements shall be placed on plans in the notes section.

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

24 25. An approved fire sprinkler system must be installed throughout the building. The
25 system shall be designed per N.F.P.A. 13. The sprinkler system requires 24-hour
26 supervision.

27 26. Provide a fire alarm system as required per Oceanside Fire Code Section 907 and
28 N.F.P.A. 72.

1 27. A fire alarm system may be required in the A-3 occupancy if the occupant load is 300 or
2 more.

3 28. In accordance with the Oceanside Fire Code Section 505, approved addresses for
4 commercial, industrial, and residential occupancies shall be placed on the structure in
5 such a position as to be plainly visible and legible from the street or roadway fronting
6 the property. Numbers shall be contrasting with their background and meet the current
7 City of Oceanside size and design standard.

8 29. Storage of hazardous materials (related to pool service) must be in accordance with
9 California Fire Code.

10 PASSED AND ADOPTED Resolution No. 2011-P47 on December 12, 2011 by the
11 following vote, to wit:

12 AYES:

13 NAYS:

14 ABSENT:

15 ABSTAIN:

16 _____
17 Tom Rosales, Chairperson
18 Oceanside Planning Commission

19 ATTEST:

20 _____
21 Jerry Hittleman, Secretary

22 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
23 this is a true and correct copy of Resolution No. 2011-P47.

24 Dated: December 12, 2011

25 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
26 be required as stated herein:

27 _____
28 Applicant/Representative

_____ Date

Applicant:

2600 Michelson Dr. Ste. 300 Irvine, CA 92612 (949)255 7296

Project Address:

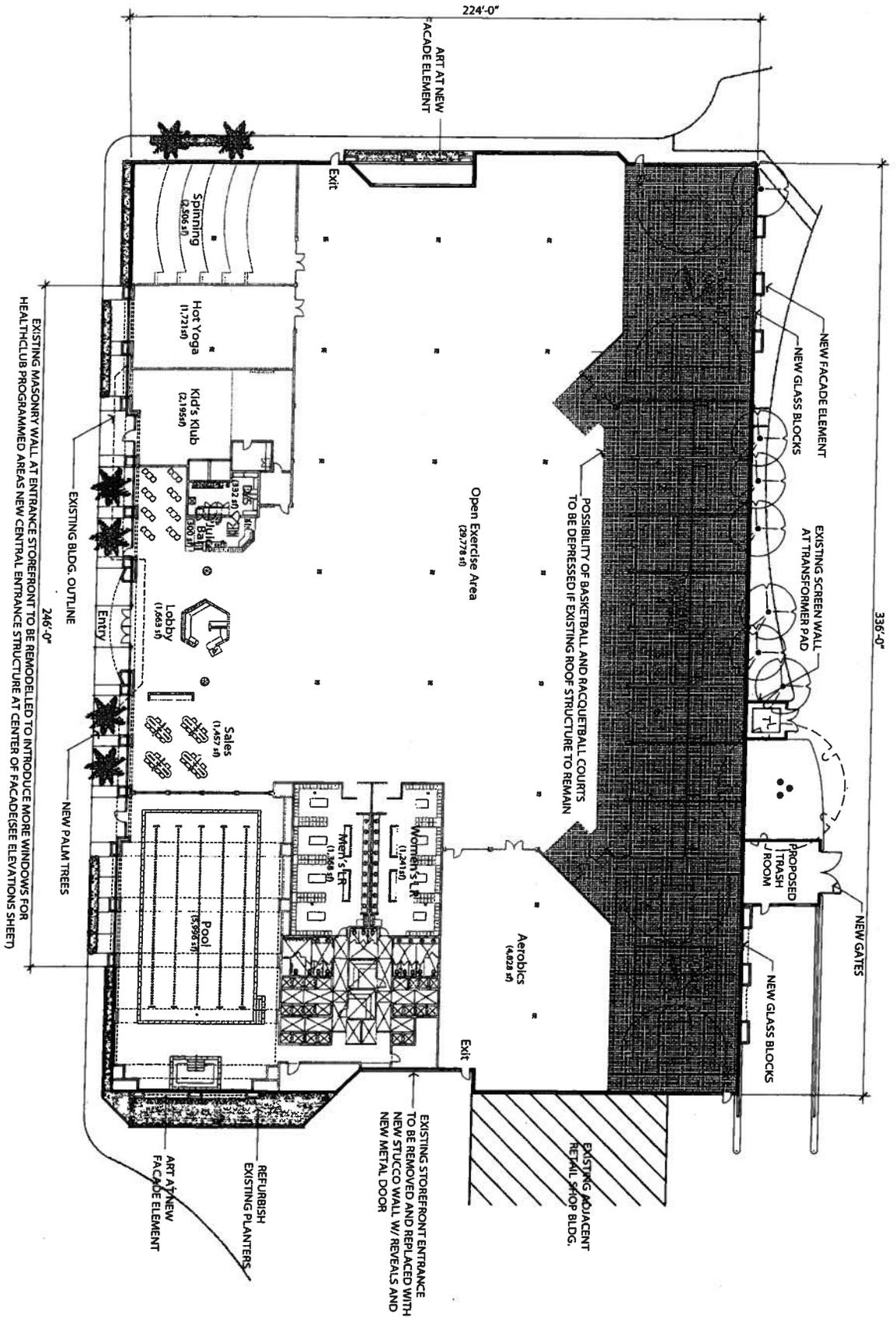
2335 Vista Way Oceanside, CA 92054

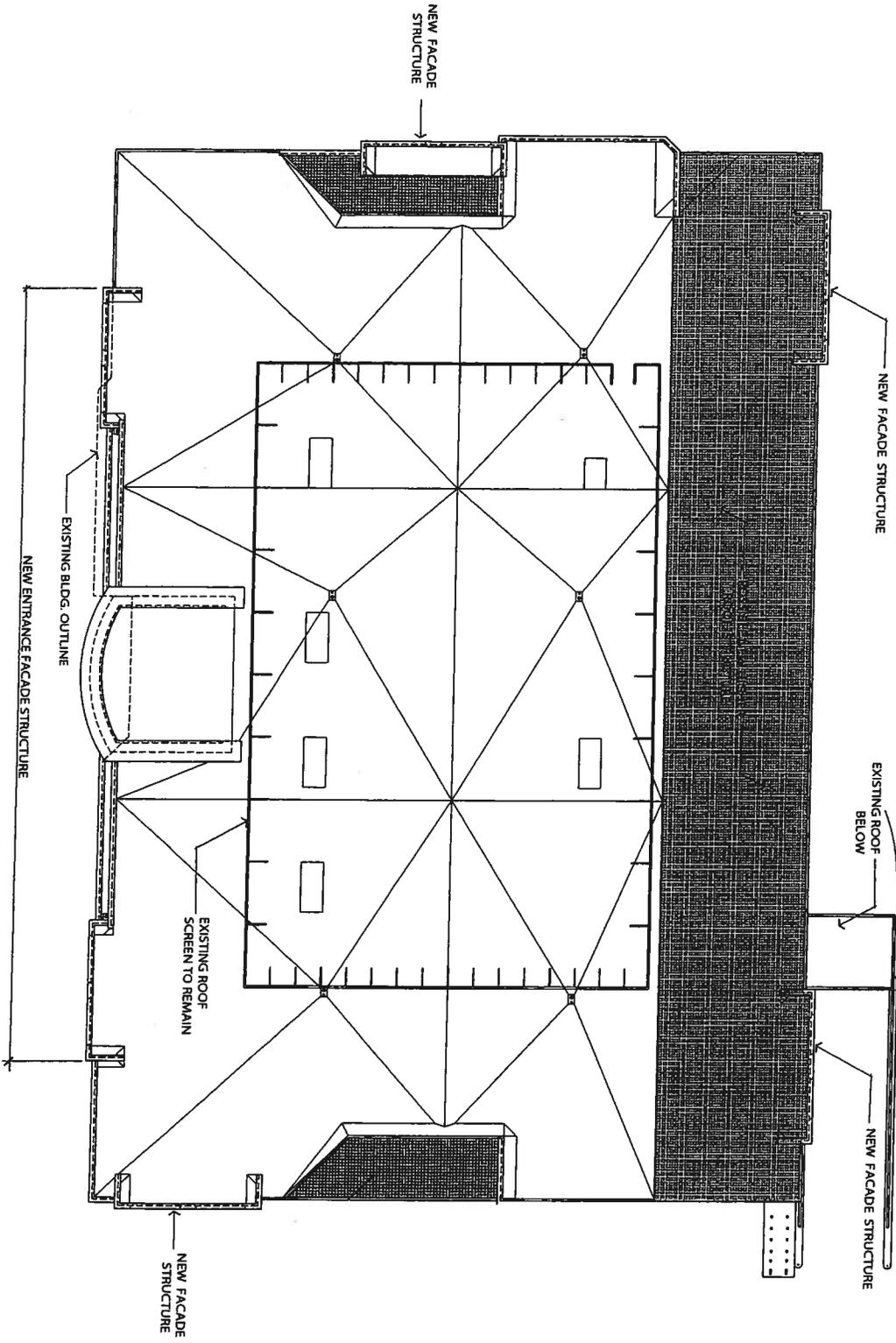
Architect:

144 North Orange St. Orange, CA 92666 (714)539 9860

Floor Plan 2

11.01.11
NO PROJECT REV.





Applicant:

2600 Michelson Dr. Ste. 300 Irvine, CA 92612 (949)255 7296

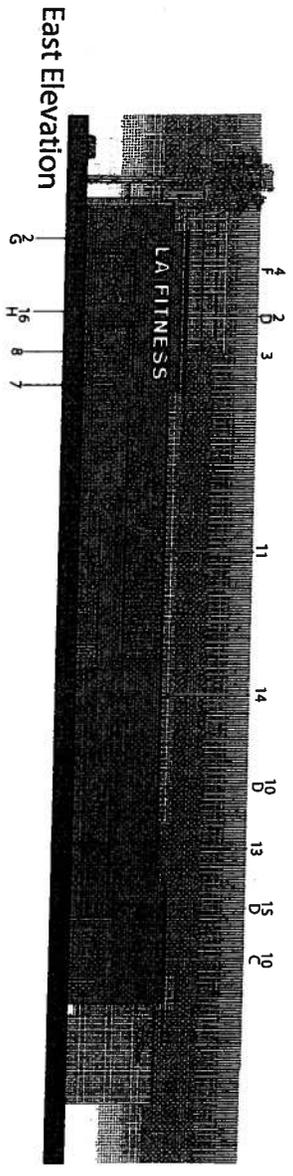
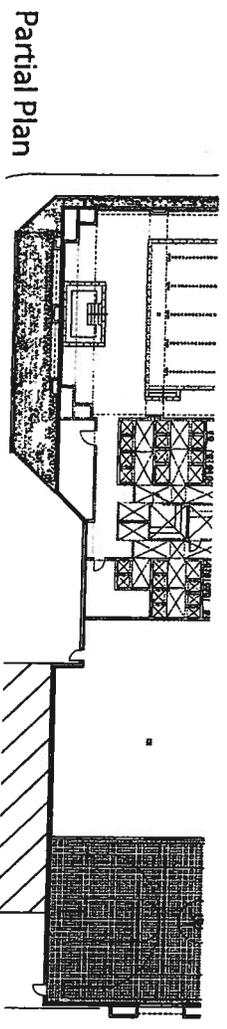
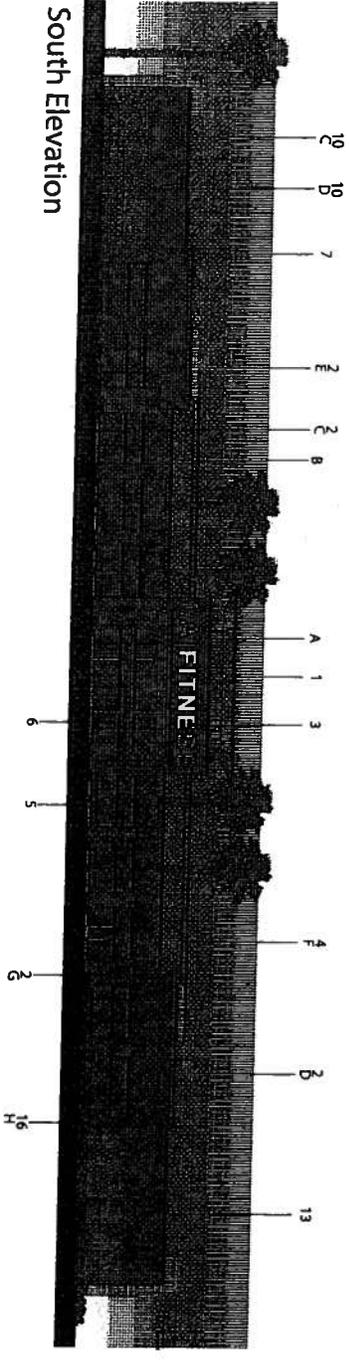
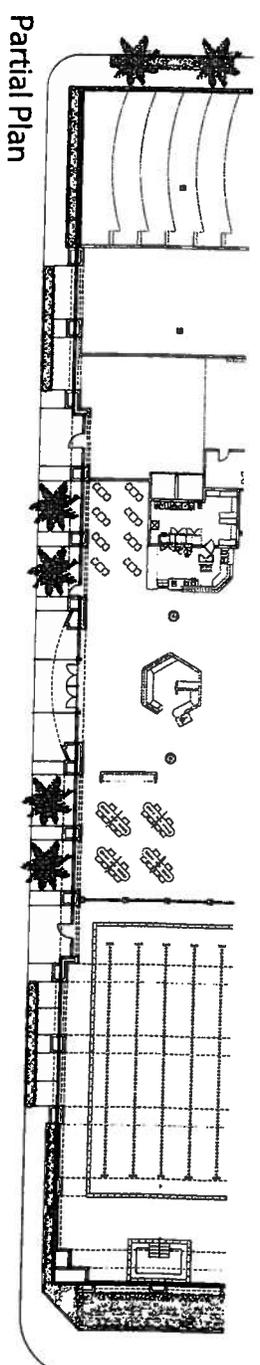
Project Address:

2335 Vista Way Oceanside, CA 92054

Architect:

144 North Orange St. Orange, CA 92666 (714)639 9860

Roof Plan 3



Applicant: 2600 Michelson Dr. Ste. 300 Irvine, CA 92612 (949) 255 7296

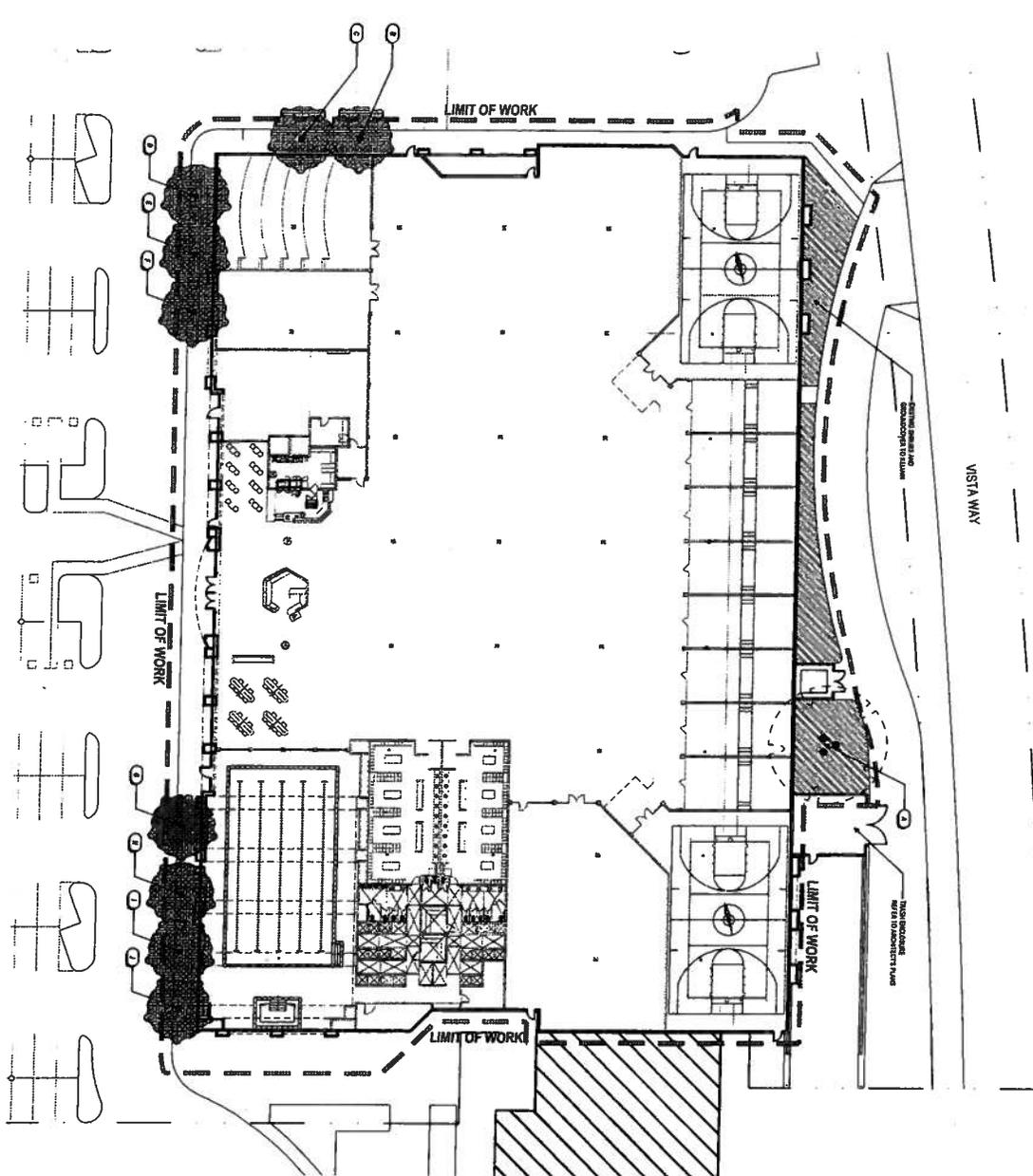
Project Address: 2335 Vista Way Oceanside, CA 92054

Exterior Elevations 4
 Architect: 144 North Orange St. Orange, CA 92666 (714) 959 9860

- KEY NOTES**
1. (N) Metal Crown Element
 2. (N) Textured Stucco Finish
 3. (N) Individual Letter Sign(Illuminated)
 4. (N) Cornice
 5. (N) Clear Glazing
 6. (N) Metal Canopy
 7. (N) Light Scance
 8. (N) Art Panel
 9. (N) Glass Blocks
 - 10.(E) Stone Blocks(Repaint)
 11. (E) Roof Tiles
 12. (E) Screen Wall @ Transformer Pad
 13. (N) Metal Capping
 14. (E) Roof Screen
 - 15.(N) Wall Extension at New Roof
 16. (N) Concrete Base
 17. (E) Enclosure & (N) Gates for Trash

- A Interstate Brick-Copperstone
- B Interstate Brick-Desert Sand
- C Just Peachy ICI #A0723
- D Rolling Hills #90VR 38/239 ICI #A 0807
- E Orkette Grey #20V 57/060 ICI #A 1789
- F Crisp Linen #61Y 89/040 ICI #A 0057
- G Golden Wheat #10V 53/337 ICI #A 0648
- H Spice Tea #80VR 20/488 ICI #A0560





VISTA WAY

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

EXISTING PLANTING AND LANDSCAPE TO REMAIN

EXISTING PLANTING AND LANDSCAPE TO REMAIN



LandStudio360
LandscapeArchitecture

Project Name	El Camino North Shopping Center
Client	LA Fitness
Project Location	225 Vista Way, Costa Mesa, CA 92626
Project No.	CLP-01
Scale	1/8" = 1'-0"
Date	08/11/11
Author	JLH
Checker	JLH
Designer	JLH
Project Manager	JLH
Contractor	
Notes	

LANDSCAPE ARCHITECTURE
CONCEPTUAL LANDSCAPE PLAN
CLP-01

DATE	NO. OF SHEETS	TOTAL SHEETS
08/11/11	1	1

PLAN CHECK
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LA FITNESS
El Camino North
Shopping Center
225 VISTA WAY
COSTA MESA, CALIFORNIA 92626

LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTURE
225 VISTA WAY
COSTA MESA, CALIFORNIA 92626
TEL: 714.440.3600
WWW.LANDSTUDIO360.COM



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

7/26/11

BY

SN
?
DW.

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Greg Gill, LA Fitness	2. STATUS Lessee
3. ADDRESS 2600 Michelson Drive, Suite 300 Irvine, CA 92612	4. PHONE/FAX/E-mail 949-255-7296 gregg@lafitness.com
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Mark Bookspan, Architects Orange	
6. ADDRESS 144 North Orange Street Orange, CA 92866 markb@architectsorange.com	7. PHONE/FAX/E-mail 714-639-9860

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. CUP11-00015
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 2335 Vista Way, Oceanside, CA 92054		
10. GENERAL PLAN CC	11. ZONING CC	12. LAND USE Retail
14. LATITUDE 33.182271	15. LONGITUDE -117.336481	

9. SIZE +/- 6.89 acres
13. ASSESSOR'S PARCEL NUMBER 165-120-24

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
The proposed LA Fitness is a retrofit of the existing Mervyn's building, located at 2335 Vista Way, within the El Camino Shopping Center.

17. PROPOSED GENERAL PLAN N/A	18. PROPOSED ZONING N/A	19. PROPOSED LAND USE Commercial	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE +/- 75,024 SF	23. PARKING SPACES 450	24. % LANDSCAPE +/- 10.1%	25. % LOT COVERAGE or FAR +/- 25%	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 33. CERTIFICATION OF POSTING	34. OTHER (See attachment for required reports)

PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print): Greg Gill	36. DATE 7/8/11	37. OWNER (Print) Ed Kershaw	38. DATE 07/22/11
---	--------------------	---------------------------------	----------------------

Sign:	Sign: Edward J. Kershaw <small>Digitally signed by Edward J. Kershaw DN: cn=Edward J. Kershaw, o=Inland Southwest Management LLC, ou, email=ekershaw@inland-west.com, c=US Date: 2011.07.22 11:54:20 -0700</small>
-------	---

• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

• I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

PROJECT DESCRIPTION AND JUSTIFICATION

LA FITNESS

OCEANSIDE, CA

PROJECT OVERVIEW

Project Description and Justification to accompany the Conditional Use Permit application for the proposed LA Fitness, in Oceanside, California. The proposed LA Fitness is a retrofit of the existing +/- 75,024 square foot Mervyn's building, located at 2335 Vista Way, within the El Camino Shopping Center.

The proposed +/- 75,024 square foot LA Fitness includes fitness studio types of work out areas for weight, cardio, and circuit training, racquetball/handball courts, basketball courts, as well as health studio amenities such as a pool for lap swimming and water aerobics and a spa, and spinning and aerobics conditioning rooms. In addition, licensees and club staff provide personalized exercise training and conditioning programs, a juice and sandwich bar and sports and water physical therapy services. The club's amenities also include a Kid's Klub area for babysitting and childcare of member's children (only while they are using the club) as well as state of the art locker rooms with showers and saunas.

The pool and spa, basketball court and racquetball courts represent approximately 32% of the area of the building (SF of +/- 23,798 SF of +/- 73,024 SF) yet have relatively light occupancy loads compared to the overall size of these spaces because of the nature of the activities for which they are used.

ZONING AND JURISDICTIONAL / REGULATORY APPROVALS

The proposed LA Fitness is located at the southeast corner of Vista Way and Jefferson Street, in Oceanside, California.

The proposed site is zoned Community Commercial (CC), which conditionally permits Personal Improvement Services. The project is consistent with the Zoning Ordinance description for the intended uses within the Community Commercial zoning district. Community Commercial districts are designed to provide sites containing a wide variety of commercial establishments. Health clubs are considered a commercial establishment; therefore the proposed use meets the intent of the designated zoning district. The proposed LA Fitness has been designed to meet all applicable development regulations; therefore, the project is consistent with the City's Zoning Ordinance and consistent with the General Plan.

DEVELOPMENT CRITERIA

The proposed LA Fitness has been designed to be in harmony with the adjacent uses by utilizing building materials, colors, and architectural details that are complimentary with the existing El Camino Shopping Center. The North elevation height will be +/- 26'-6" due to the potential roof modifications related to the new Sport Court uses along the interior wall of the north elevation. The clear height of the courts is required to be a minimum of 20'-0" while the existing structure is as low as +/- 16'-0" clear. LA Fitness is exploring the possibility of lowering

the floor level to maintain the current roof in these areas or rebuild the roof at a higher elevation. The resulting height of the parapet wall of the potential higher roof planned to be +/- 26'-6" as of this submittal. Existing and proposed tower heights are both consistent with the maximum allowable height of 50'-0".

Proposed signage, as shown on the elevations, are included in the project approval request.

LA Fitness will maintain the existing parking count, specifically 451 parking spaces, including 9 handicapped accessible spaces.

OPERATIONS

LA Fitness' proposed hours of operation are 4:00 am to 12:00 am, with the ability to go 24 hours if mandated by customers and/or necessary to compete with other 24 hour health club facilities. It is estimated that the proposed LA Fitness in Oceanside will have 5,000 members, with an average of 1,100 workouts per day. Length of stay of a typical customer is approximately one hour to one and a half hours.

The proposed Juice Bar will sell all pre-packaged items, mostly juices.

There will be approximately 50 full and part-time employees with approximately 25 employees per shift.

TRIP GENERATION

Per the City's most recent traffic study draft, dated October 18, 2010, which encompasses the proposed LA Fitness site, Vista Way is currently classified as Level of Service (LOS) "A". Vista Way between Jefferson Street and El Camino Real is projected to operate at a Level of Service "B" in year 2020, according to the City's Circulation Element.

The SANDAG Trip Generation Rates, dated April 2002, identifies the existing Mervyn's (specialty store) trip generation rate as 40 trips / 1,000 SF. The existing Mervyn's building is +/- 75,360 square foot thus would have generated +/- 3,015 trips.

The Institute of Transportation Engineer's *Trip Generation, 6th Edition*, identifies the proposed Health Club trip generation rate as 4 trips / 1,000 SF. The proposed LA Fitness, at +/- 75,360 square foot, is anticipated to generate +/- 302 trips.

The proposed change in occupancy will result in a significant reduction of trips.

CONCLUSION

As designed the proposed LA Fitness will adhere to and exceed the Community Commercial development regulations.

The proposed LA Fitness will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The proposed LA Fitness will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The proposed LA Fitness will also not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

LA Fitness Oceanside, CA
Project Description
July 26, 2011
Page 3 of 3

The proposed LA Fitness will be a positive addition to the City of Oceanside.

NBU No. 21121180
Local No. 116746244-X59
Issued 06/29/11

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 11756, IN THE CITY OF OCEANSIDE, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1981, INCLUDING THAT PORTION OF SAID PARCEL MAP NO. 11756 UP TO THE CENTER LINE OF VISTA WAY AS SHOWN ON SAID PARCEL MAP AND LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY AND EASTERLY LINES OF SAID PARCEL 3.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL 3 OF PARCEL MAP NO. 11756; THENCE SOUTH 00° 28' 12" WEST 42.02 FEET; THENCE CONTINUING SOUTH 00° 28' 12" WEST 69.72 FEET; THENCE NORTH 89° 31' 48" WEST 21.00 FEET; THENCE SOUTH 00° 28' 12" WEST 110.00 FEET; THENCE SOUTH 89° 31' 48" EAST 35.00 FEET; THENCE SOUTH 00° 28' 12" WEST 289.00 FEET; THENCE NORTH 89° 31' 48" WEST 18.00 FEET; THENCE SOUTH 00° 28' 12" WEST 161.86 FEET; THENCE SOUTH 89° 42' 28" WEST 111.88 FEET; THENCE NORTH 88° 44' 29" WEST 244.61 FEET; THENCE NORTH 88° 20' 42" WEST 51.24 FEET; THENCE NORTH 00° 28' 12" EAST 163.38 FEET; THENCE NORTH 89° 31' 48" WEST 78.00 FEET; THENCE NORTH 00° 28' 12" EAST 386.14 FEET; THENCE NORTH 00° 28' 12" EAST 42.67 FEET TO THE BEGINNING OF A NON-TANGENT 3500.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A RADIAL TO SAID POINT BEARS NORTH 09° 37' 33" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 08° 02' 25" A DISTANCE OF 491.16 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE RIGHTS APPURTENANT TO PARCEL "A" ABOVE DESCRIBED AND BORDERING PARCELS 1, 2 AND 4 TO 20 INCLUSIVE OF SAID PARCEL NO. 11756, GRANTED AND CREATED PURSUANT TO THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RUNNING WITH THE LAND, DATED NOVEMBER 24, 1981, AND RECORDED NOVEMBER 24, 1981, UNDER RECORDER'S FILE NO. 81-371641 OF OFFICIAL RECORDS AND THAT CERTAIN EL CAMINO NORTH SHOPPING CENTER DEVELOPMENT AGREEMENT DATED NOVEMBER 24, 1981, AND RECORDED NOVEMBER 24, 1981 UNDER RECORDER'S FILE NO. 371643 OF OFFICIAL RECORDS, ALL ENTERED INTO BY AND BETWEEN MERVYN'S, A CALIFORNIA CORPORATION, STANDARD BRANDS PAINT COMPANY, A CALIFORNIA CORPORATION, TRUE REALTY CORPORATION, A DELAWARE CORPORATION AND EL CAMINO NORTH, A GENERAL PARTNERSHIP.

ASSESSOR'S PARCEL NO. 165-120-24-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
(180 days)

1. **APPLICANT:** Greg Gill, L.A. Fitness
2. **ADDRESS:** 2600 Michaelson Drive, Suite 300, Irvine, CA 92612
3. **PHONE NUMBER:** (949) 255-7296
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Russ Cunningham, Senior Planner
6. **PROJECT TITLE:** L.A. Fitness (CUP11-00015)
7. **DESCRIPTION:** Request for a Conditional Use Permit for a health and fitness facility within an existing 75,360 square-foot commercial building at 2335 Vista Way, within El Camino North Shopping Center. Associated site improvements include façade remodel, consolidation of public entrances/exits, additional fenestration, additional landscaping and alteration of an existing loading dock to provide for a new enclosure for the storage of trash and recyclable materials. The site is designated CC (Community Commercial) on the City's Zoning Map and bears a General Plan designation of Community Commercial (CC).

ADMINISTRATIVE DETERMINATION: Planning Department staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes operations within existing facilities that will not involve expansion beyond what currently exists on the project site. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 1, "Existing Facilities" (Section 15301); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Russ Cunningham, Senior Planner

Date: December 12, 2011

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee