



DATE: February 27, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP11-00026) FOR A HEALTH/FITNESS FACILITY WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 4130 OCEANSIDE BOULEVARD – PLANET FITNESS – APPLICANT: ELESSAR LLC & STEPHEN GRIFFIN**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Confirm issuance of Class 1 Categorical Exemption for “Existing Facilities;” and adopt Planning Commission Resolution No. 2012-P07 approving Conditional Use Permit (CUP11-00026) with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Background: On November 10, 2011, the Planet Fitness Health/fitness facility submitted an application for a Conditional Use Permit to allow for a health and fitness club.

They propose to occupy an existing commercial building located within the Plaza Rancho Del Oro Shopping center located at the northwest corner of College and Oceanside Boulevard. The existing building was constructed as a part of the larger Plaza RDO shopping center approved in 1986 under Planning Commission Resolution No. 86-P71.

The property was used as a pharmacy until 2009 and has been vacant since that time.

Site Review: The commercial center is bounded by The RDO Industrial Tech park to the north and west and Oceanside and College Boulevard to the south and east. The project site is comprised of a wide variety of retail and commercial uses within this commercial site. The subject 25,822-sqaure foot building was a CVS pharmacy until 2009.

The subject site has a General Plan Land Use Designation of Rancho Del Oro Planned Unit Commercial (PD-1) and is zoned Rancho Del Oro Planned Unit Commercial (PD-1). Surrounding land uses adjacent to the site include commercial retail uses to the south, west, east, and a industrial open space public park to the north.

Project Description:

Conditional Use Permit CUP11-00026 is a request for the following:

- (a) To allow a Health and Fitness Club facility to operate within an existing 25,822-square foot commercial suite located at 4130 Oceanside Boulevard, pursuant to Oceanside's Zoning Ordinance Section 1120.

The proposed Health and Fitness service would be conducted solely within the existing 25,822-square foot building. The Health and Fitness Club would provide a wide variety of cardio and strength-training equipment, in a clean, friendly, casual and unintimidating environment. No classes (such as yoga or aerobics) of juice bars or food service is provided with the use. The typical duration of a member visit would be approximately 45 minutes. An estimated 1,511 members would utilize the facility on weekdays and approximately 920 on weekends. The facility would be open 24-hours daily.

A parking study shows that the existing Plaza Rancho Del Oro shopping center has a total of 838 parking spaces that allows use by all commercial properties in the center through a reciprocal use agreement.

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

- 1. General Plan
- 2. Zoning Ordinance
- 3. Land Use Compatibility
- 4. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is rancho Del Oro Planned Commercial Development (PD-1). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.1: Balanced Land Use

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

Policy A: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposed fitness use will not conflict with the neighboring tenant's hours-of-operation nor impact traffic and parking on-site. A parking space analysis is provided as an attachment.

2. Zoning Compliance

This project is located in the Rancho Del Oro Planned Commercial (PD-1) District and complies with the requirements of that zone. A parking study was conducted by RBF Consulting indicates seven parking areas within the center. The study analysis occupied spaces versus unoccupied spaces during different times of the day and peak hours and concluded that with there will be an adequate amount of parking spaces for all uses in the shopping center.

The 129 parking stalls for fitness facilities can be accommodated through the existing 186 spaces provided within parcel that contain the fitness use and the 838 total parking spaces total for the entire commercial center through a reciprocal agreement with the Plaza Rancho Del Oro shopping center.

DISCUSSION

The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	S-1-84 Rancho Del Oro Commercial	PD-1	Commercial (Fitness Facility)
North	S-1-84 Rancho Del Oro Industrial	PD-1	RDO Tech Open Space park
East	S-1-84 Rancho Del Oro Commercial	PD-1	Commercial (retail and Albertson's Grocery Store)
South	S-1-84 Rancho Del Oro Commercial	PD-1	Commercial (Del Oro Market Place)
West	S-1-84 Rancho Del Oro Commercial	PD-1	Commercial (Office and retail uses)

Based on the information presented above, staff has determined that the available parking for the entire site is adequate and would accommodate the needs for the existing uses; as well as, the proposed fitness facility. The hours-of-operation are 24-hours, but a majority of the fitness facility would be utilized during evening hours from 5:00 p.m. to 10:00 p.m. on weekdays and from 5:00 a.m. to 10 p.m. on weekends.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19, Section 15301.Existing Facilities, Class 1 (a), of the California Environmental Quality Act.

PUBLIC NOTIFICATION

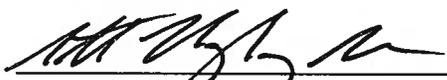
Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties. As of February 21, 2012 no communication opposing the request had been received.

SUMMARY

The proposed Conditional Use Permit, as conditioned, is consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance. The project has been conditioned to meet or exceed all applicable regulations. As such, 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:

- Confirm issuance of Article 19, Section 15301.Existing Facilities, Class 1 (a), Categorical Exemption and adopt Planning Commission Resolution No. 2012-P07 approving Conditional Use Permit CUP11-00026 with findings and conditions of approval attached herein.

PREPARED BY:

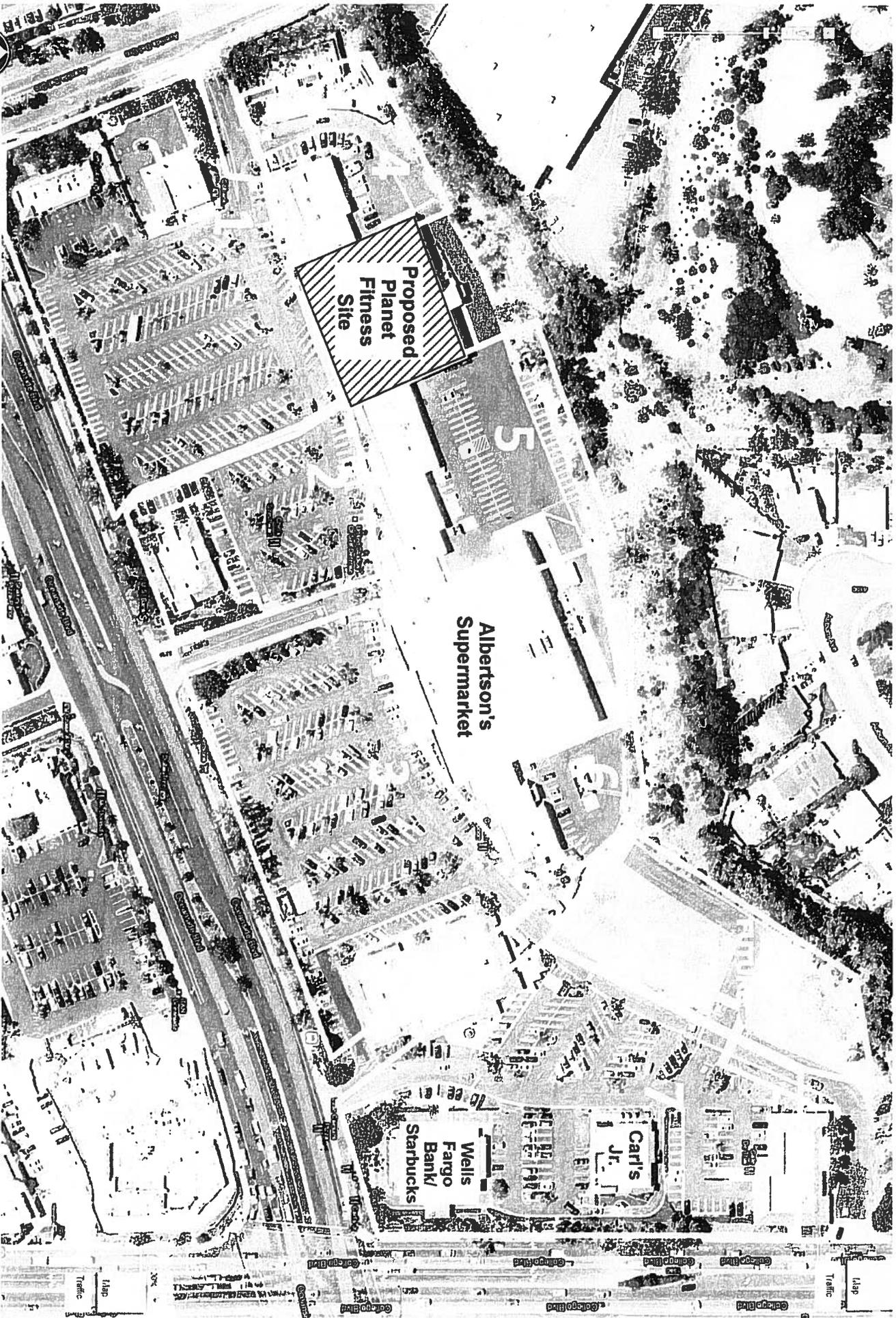

Scott Nightingale
Planner II

SUBMITTED BY:


Jerry Hittleman
City Planner

Attachments:

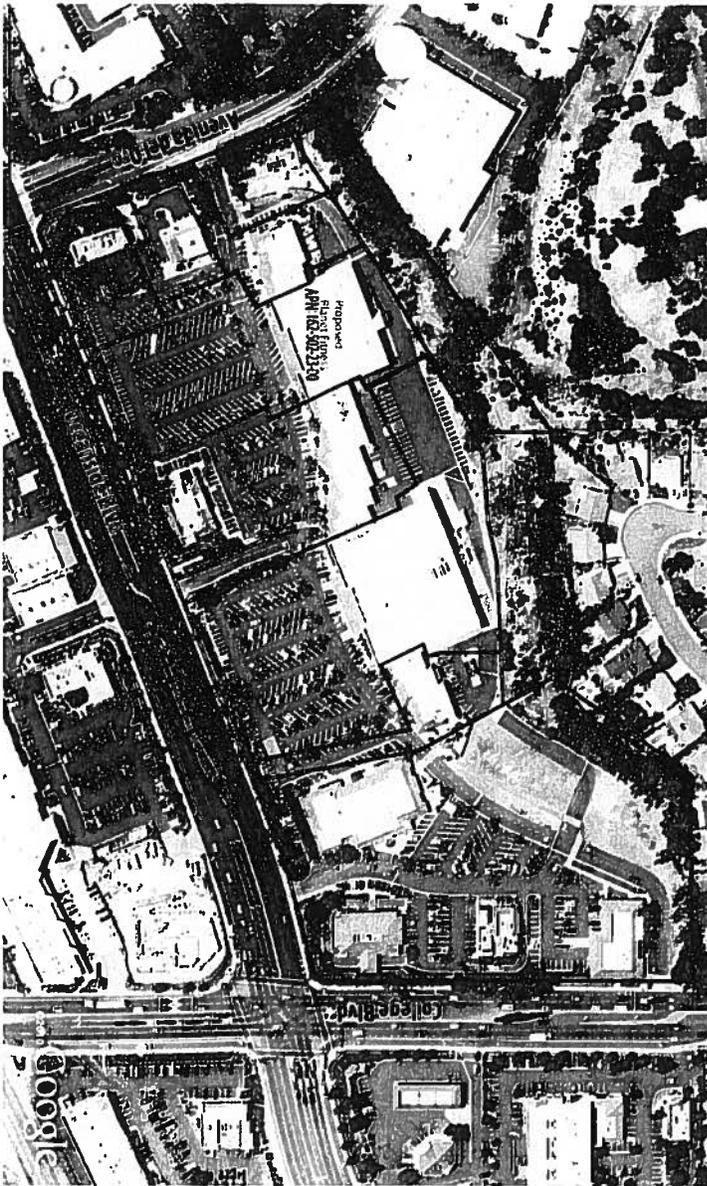
1. Floor/Site Plans
2. Planning Commission Resolution No. 2012-P07
3. Parking Study



55-100793.001 - OCTOBER 2011

PLAZA RANCHO DEL ORO SHOPPING CENTER PARKING AREAS

EXHIBIT 1



Scale 1:100

Overall Retail Center Site Plan

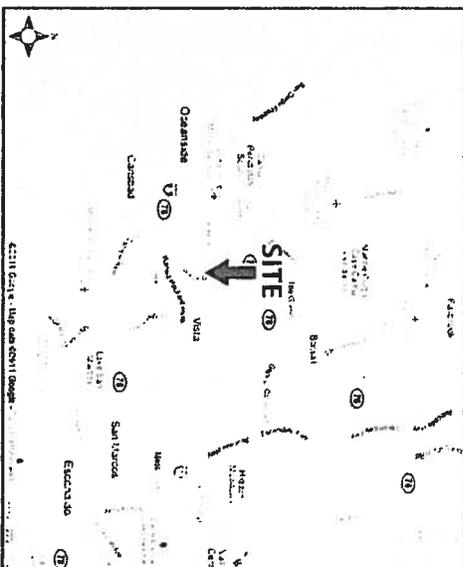
LEG. DESCRIPTION
Parcel 2 of TRACT MAP 15382
ASSESSOR'S PARCEL NUMBER
162-502-23-00

Applicant's Representative
Dan Niebauer, AICP
Senior Planner
The Lightfoot Planning Group
5750 Fleet Street, Suite 250
Carlsbad, CA 92008
760.692.1924 ph 760.692.1935 fax
Applicant:
Planet Fitness
228 Old Springfield Road Sunapee, NH 03782

PROJECT INFORMATION

SITE AREA SUMMARY	103,237 S.F. (2.37 AC)
PROJECT SITE AREA	
SHOPPING CENTER OVERALL AREA	557,132 S.F. (12.79 AC)
LAND USE & ZONING	
EXISTING LAND USE	RDO SPECIFIC PLAN S-1-84
EXISTING ZONING	PD-1 (COMMERCIAL)
PARKING SUMMARY	
EXISTING PARKING PROVIDED FOR SHOPPING CENTER	838 SPACES
PARKING RECIPROCAL ACROSS SHOPPING CENTER SITE. NO NEW PARKING IS PROPOSED. PLEASE SEE PARKING STUDY FOR DETAILED PARKING ANALYSIS.	

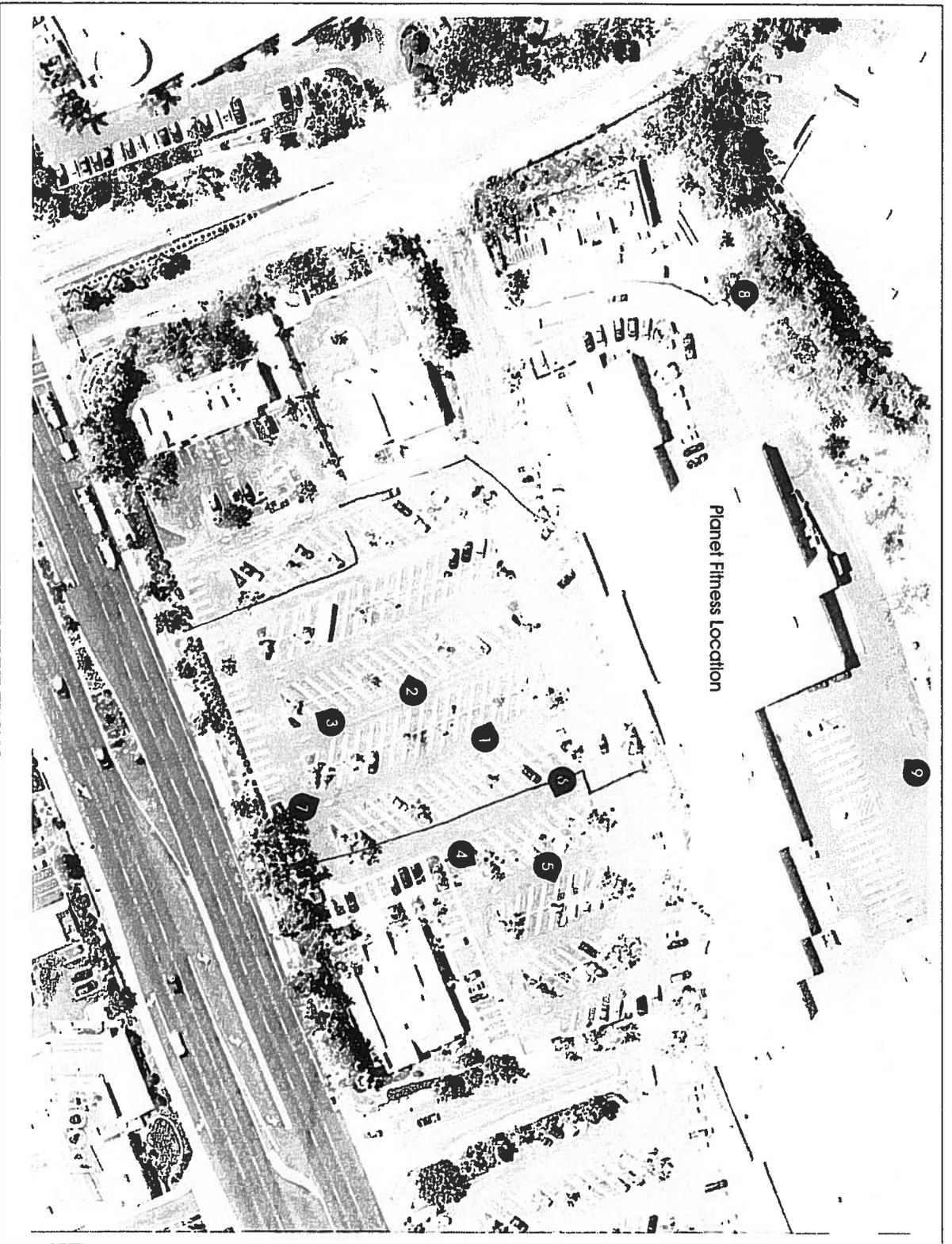
VICINITY MAP

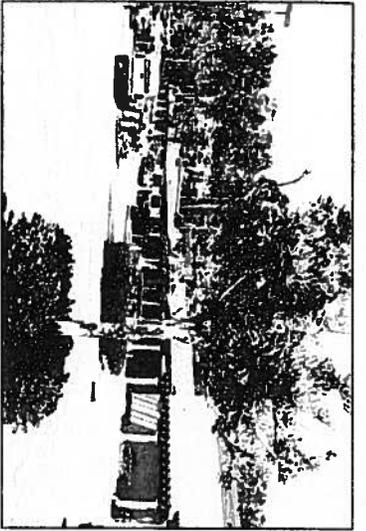


BUILDING AREA SUMMARY
EXISTING BUILDING AREA 25,822 S.F.
PROPOSED BUILDING AREA 25,822 S.F.

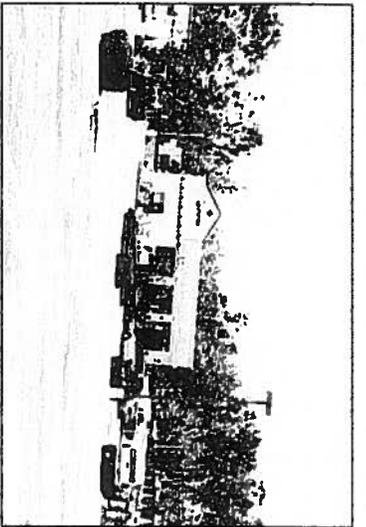
LANDSCAPE SUMMARY
EXISTING PARKING LOT AND PERIMETER LANDSCAPING FOR SHOPPING CENTER. NO CHANGE PROPOSED TO EXISTING LANDSCAPING.

Project Address: 4130 OceanSide Blvd, OceanSide, CA 92054

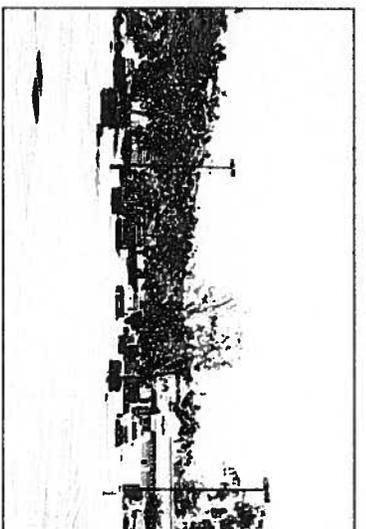




1) - View to Northwest



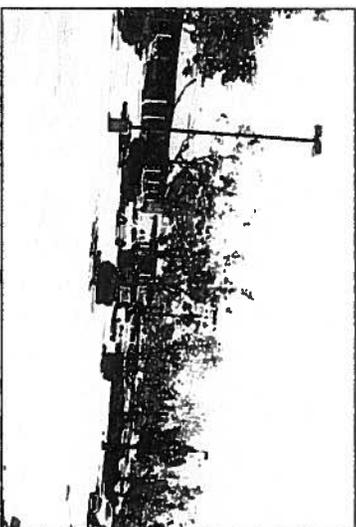
2) - View to West



3) - View to Southwest



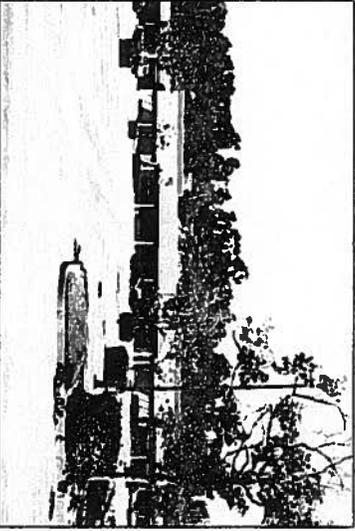
4) - View to Northeast



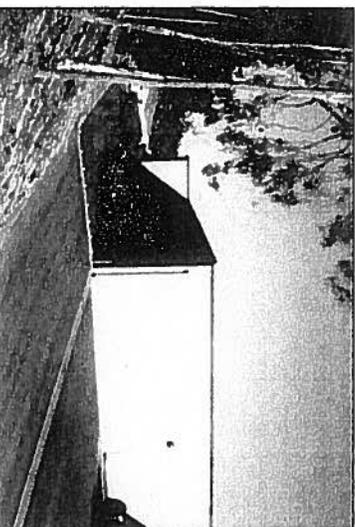
5) - View to East



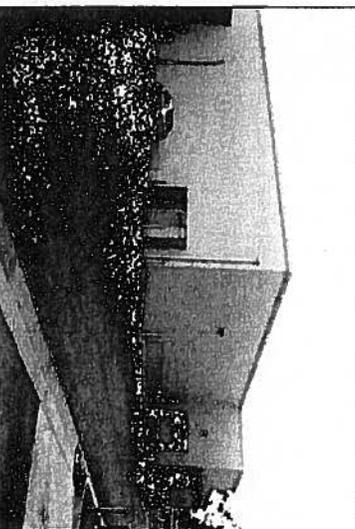
6) - View to Southeast



7) - South Elevation from Oceanside Blvd.



8) - North and west elevation



9) - North and east elevation

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P07

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

6 APPLICATION NO: CUP11-00026
7 APPLICANT: Planet Fitness
8 LOCATION: 4130 Oceanside Boulevard

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

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

14 use of a health and fitness facility within an existing 25,822-square foot commercial
15 building located at 4130 Oceanside Boulevard

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 27th day
18 of February 2012, conduct a duly advertised public hearing as prescribed by law to consider said
19 application;

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

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

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

27 FINDINGS:

28 For the Conditional Use Permit to allow for the use of a health and fitness facility within an
existing commercial site:

1. The proposed location of the use is in accord with the objectives of the Oceanside Zoning Ordinance and the purposes of the district in which the site is located. The health and

1 fitness operation is consistent with the permitted land use regulations for the Planned
2 Unit Rancho Del Oro Commercial district. The use would be consistent with the existing
3 commercial center and surrounding land uses, in terms of creating additional commercial
4 activity, and the use would enhance public health and safety by promoting individual
5 physical health and well being. The proposed use would utilize an existing 25,822-
6 square foot commercial suite and shall meet the required parking requirements as per the
7 Oceanside Zoning Ordinance code section 3100.

8 2. The proposed location of the conditional use and the proposed conditions under which it
9 would be operated or maintained will be consistent with the General Plan; will not be
10 detrimental to the public health, safety or welfare of persons residing or working in or
11 adjacent to the neighborhood of such use; and will not be detrimental to properties or
12 improvements in the vicinity or to the general welfare of the city. The operation of a
13 health and fitness facility will not affect neighborhood compatibility. Staff has analyzed
14 the impact of the facility's hours of operation on the adjacent neighboring commercial
15 uses, and found that the limited hours of operation proposed would not conflict with the
16 primary hours of the adjacent commercial uses within the Plaza Rancho Del Oro
17 commercial center, because the primary operations of the health and fitness facility
18 would be conducted on weekday evenings and on weekends.

19 3. The proposed conditional use will comply with the provisions of the Zoning Ordinance
20 and Rancho Del Oro Planned Unit Commercial district in which the property is located.

21 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
22 approve Conditional Use Permit (CUP11-00026) subject to the following conditions:

23 **Building:**

24 1. Prior to beginning operations, plans must be submitted to the Building Division. Project
25 will be reviewed as an assembly occupancy and must meet all the building code provisions
26 for that occupancy type.

27 **Fire:**

28 2. Fire extinguishers are required and shall be included on the plans submitted for plan check.
3. In accordance with the Oceanside Fire Code Section 505, approved addresses for
commercial, industrial, and residential occupancies shall be placed on the structure in such
a position as to be plainly visible and legible from the street or roadway fronting the

1 property. Numbers shall be contrasting with their background and meet the current City of
2 Oceanside size and design standard.

3 **Planning:**

- 4 4. This Conditional Use Permit shall expire two years from its effective date (i.e., on February
5 27, 2014 if not appealed), unless implemented as required by the Zoning Ordinance.
- 6 5. This Conditional Use Permit approves only the use of a health and fitness facility within an
7 existing 25,822-square foot commercial building located at 4130 Oceanside Boulevard as
8 shown on the plans and exhibits presented to the Planning Commission for review and
9 approval. No deviation from these approved plans and exhibits shall occur without
10 Development Services Department/Planning Division approval. Substantial deviations
11 shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.
- 12 6. A ground mounted bicycle rack that can enable at least six bicycles to be locked to the rack
13 must be provided in front of or near the business. The bicycle rack shall meet the
14 provisions of Zoning Ordinance Section 3108 for Bicycle Parking.
- 15 7. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
16 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
17 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
18 annul an approval of the City, concerning Conditional Use Permit CUP11-00026. The
19 City will promptly notify the applicant of any such claim, action or proceeding against
20 the City and will cooperate fully in the defense. If the City fails to promptly notify the
21 applicant of any such claim action or proceeding or fails to cooperate fully in the
22 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
23 harmless the City.
- 24 8. A covenant or other recordable document approved by the City Attorney shall be prepared
25 by the applicant and recorded prior to the issuance of a business license. The covenant
26 shall provide that the property is subject to this resolution, and shall generally list the
27 conditions of approval.
- 28 9. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
written copy of the applications, staff report and resolutions for the project to the new
owner and/or operator. This notification's provision shall run with the life of the project
and shall be recorded as a covenant on the property.



October 13, 2011

JN 55-100793.001

Mr. Stephen Griffin
Ellesar, LLC
228 Old Springfield Road
Sunapee, NH 03782

Subject: Oceanside Planet Fitness Parking Study

Dear Mr. Griffin,

RBF Consulting has completed the parking study for the Planet Fitness facility proposed to be located within the Plaza Rancho Del Oro shopping center near College Boulevard and Oceanside Boulevard in the City of Oceanside. The proposed Planet Fitness facility will be located in a currently vacant 25,822 square-foot space that was previously occupied by Longs Drug Store. The existing Plaza Ranch Del Oro shopping center has a total of 838 parking spaces on the property. Over 300 parking stalls are located in the immediate vicinity of the proposed Planet Fitness location.

The *City of Oceanside Zoning Ordinance (Article 31)* does not have specific parking requirements for a health/fitness gym; therefore, required parking will be determined based on usage data provided by Planet Fitness.

Parking occupancy surveys were conducted by RBF Consulting at the Plaza Rancho Del Oro shopping center to determine the existing parking conditions at the shopping center. The 838 parking stalls on the Plaza Rancho Del Oro shopping center property were divided into seven distinct parking areas, and parking occupancy rates were calculated for each area based on the results of the survey. Parking Area 1 and Area 2 are the two parking areas that are closest to the location of the proposed Planet Fitness facility. The seven parking areas are shown graphically as Exhibit 1 following this letter.

The parking occupancy surveys were conducted during the peak days and time periods for both the existing shopping center and the proposed Planet Fitness. Friday evenings and Saturday afternoons are typically the peak demand days and time periods for a shopping center. Based on data provided by Planet Fitness, peak usage occurs on Monday afternoons.

Based on the estimated peak demand periods described above, the parking occupancy surveys at the Plaza Rancho Del Oro shopping center were conducted for the following days and time periods:

- Friday, September 16, 2011, from 5:00 p.m. to 7:00 p.m.
- Saturday, September 17, 2011, from 11:00 a.m. to 3:00 p.m.
- Monday, September 19, 2011, from 3:00 p.m. to 6:00 p.m.

Table 1 presents the results of the parking occupancy survey conducted at the Plaza Rancho Del Oro shopping center between 5:00 p.m. and 7:00 p.m. on a Friday.

**Table 1
 Parking Occupancy Survey
 Friday, September 16, 2011**

Parking Area	Parking Supply	5 PM - 6 PM			6 PM - 7 PM		
		Occupied Spaces	Unoccupied Spaces	% Occupied	Occupied Spaces	Unoccupied Spaces	% Occupied
Area 1	246	30	216	12%	21	225	9%
Area 2	83	33	50	40%	30	53	36%
Area 3	247	102	145	41%	105	142	43%
Area 4	32	2	30	6%	0	32	0%
Area 5	62	12	50	19%	7	55	11%
Area 6	12	1	11	8%	1	11	8%
Area 7	156	65	91	42%	79	77	51%
Total	838	245	593	29%	243	595	29%

Note: Areas in bold and shaded in gray indicate the parking areas that are expected to be utilized by the proposed Planet Fitness facility.

Table 1 shows that the highest parking utilization for Areas 1 and 2 occur between 5:00 p.m. and 6:00 p.m. on a Friday, with a peak utilization rate of 12% for Area 1 and 40% for Area 2.

The two areas in the shopping center with the highest occupancy rates are Area 3 and Area 7, with peak utilization rates of 43% for Area 3 and 51% for Area 7. Area 3 primarily serves the parking needs for the Albertson's supermarket, which is the shopping center's largest tenant. Area 7 serves the parking needs for a variety of higher-generating uses such as Carl's Jr. restaurant and two other restaurants, a Wells Fargo Bank, and a Starbucks Coffee café.

Tables 2 and 3 present the results of the parking occupancy survey conducted at the Plaza Rancho Del Oro shopping center on a Saturday (11:00 a.m. to 3:00 p.m.) and Monday (3:00 p.m. to 6:00 p.m.), respectively.

Table 2 shows that the highest parking utilization for Area 1 occurs between 11:00 a.m. and 12:00 p.m. on a Saturday, with a peak utilization rate of 20%. The highest Saturday utilization for Area 2 occurs between 2:00 p.m. and 3:00 p.m., with a peak utilization rate of 36%. The highest Saturday utilization for Areas 3 and 7 occur between 2:00 p.m. and 3:00 p.m., with peak utilization rates of 53% for Area 3 and 40% for Area 7.

Table 3 shows that the highest parking utilization for Area 1 occurs between 3:00 p.m. and 4:00 p.m. on a Monday, with a peak utilization rate of 15%. The highest Monday utilization for Area 2 occurs between 5:00 p.m. and 6:00 p.m., with a peak utilization rate of 40%. The highest Monday utilization for Area 3 occurs between 5:00 p.m. and 6:00 p.m., with a peak utilization rate of 51%. The highest Monday utilization for Area 7 occurs between 3:00 p.m. and 4:00 p.m., with a peak utilization rate of 52%.

Table 2
Parking Occupancy Survey
Saturday, September 17, 2011

Parking Area	Parking Supply	11 AM - 12 PM			12 PM - 1 PM			1 PM - 2 PM			2 PM - 3 PM		
		Occupied Spaces	Unoccupied Spaces	% Occupied	Occupied Spaces	Unoccupied Spaces	% Occupied	Occupied Spaces	Unoccupied Spaces	% Occupied	Occupied Spaces	Unoccupied Spaces	% Occupied
Area 1	246	48	198	20%	29	217	12%	34	212	14%	30	216	12%
Area 2	83	24	59	29%	29	54	35%	26	57	31%	30	53	36%
Area 3	247	122	125	49%	127	120	51%	135	112	55%	131	116	53%
Area 4	32	17	15	53%	10	22	31%	5	27	16%	7	25	22%
Area 5	62	15	47	24%	12	50	19%	18	44	29%	16	46	26%
Area 6	12	4	8	33%	4	8	33%	5	7	42%	3	9	25%
Area 7	156	60	96	38%	56	100	36%	61	95	39%	62	94	40%
Total	838	290	548	35%	267	571	32%	284	554	34%	279	559	33%

Note: Areas in bold and shaded in gray indicate the parking areas that are expected to be utilized by the proposed Planet Fitness facility.

Table 3
Parking Occupancy Survey
Monday, September 19, 2011

Parking Area	Parking Supply	3 PM - 4 PM			4 PM - 5 PM			5 PM - 6 PM		
		Occupied Spaces	Unoccupied Spaces	% Occupied	Occupied Spaces	Unoccupied Spaces	% Occupied	Occupied Spaces	Unoccupied Spaces	% Occupied
Area 1	246	36	210	15%	27	219	11%	19	227	8%
Area 2	83	20	63	24%	23	60	28%	33	50	40%
Area 3	247	116	131	47%	114	133	46%	125	122	51%
Area 4	32	3	29	9%	7	25	22%	3	29	9%
Area 5	62	7	55	11%	8	54	13%	6	56	10%
Area 6	12	1	11	8%	1	11	8%	3	9	25%
Area 7	156	81	75	52%	64	92	41%	72	84	46%
Total	838	264	574	32%	244	594	29%	261	577	31%

Note: Areas in bold and shaded in gray indicate the parking areas that are expected to be utilized by the proposed Planet Fitness facility.

The patron usage data that was provided by Planet Fitness is based on the typical usage of their existing facilities, which are open 24 hours per day, seven days per week. One full week of data was provided, and the data indicates that the highest patron usage occurs on Mondays between 3:00 p.m. and 6:00 p.m. The data is based on the number of persons checking in at the front desk upon arrival at the facility.

Based on the results of the existing parking occupancy surveys and the Planet Fitness usage data that was provided, a future parking demand analysis of the Plaza Rancho Del Oro shopping center was conducted. The future parking demand analysis conservatively assumes that each person counted in the Planet Fitness usage data represents demand for one parking space.

The future parking demand analysis also assumes full occupancy of the Plaza Rancho Del Oro shopping center retail spaces, some of which are currently vacant. Table 4 shows the currently vacant retail spaces by Parking Area in the Plaza Rancho Del Oro shopping center, excluding the vacant building in which the proposed project is to be located. Table 4 also shows the projected parking demand for the vacant retail spaces, which is based on the City of Oceanside maximum parking requirement of five spaces per 1,000 square-feet for the existing Plaza Rancho Del Oro shopping center (as stated in the *Rancho Del Oro Commercial Master Development Plan*).

**Table 4
 Parking Demand of Vacant and Future Retail Suites**

Parking Area	Suite #	Square Feet	Parking Demand ⁽¹⁾
Currently Vacant Suites (excluding project site)			
Area 1	127	910	4.6
	129	910	4.6
	<i>Subtotal</i>	<i>1,820</i>	<i>9.1</i>
Area 2	137	975	4.9
Area 3	159	1,310	6.6
Area 3/7 ⁽²⁾	175	2,945	14.7 Area 3 = 7.4 Area 7 = 7.4
	181	3,200	16.0 Area 3 = 8.0 Area 7 = 8.0
	<i>Subtotal</i>	<i>6,145</i>	<i>30.7</i> <i>Area 3 = 15.4</i> <i>Area 7 = 15.4</i>
Area 7	189	867	4.3
	191	1,080	5.4
	<i>Subtotal</i>	<i>1,947</i>	<i>9.7</i>
Total of Currently Vacant Suites		12,197	61.0
Future Retail Pads ⁽³⁾			
Future Pad 1		8,400	42.0
Future Pad 2		11,700	58.5
<i>Subtotal</i>		<i>20,100</i>	<i>100.5</i>
Total		32,297	161.5

⁽¹⁾ Parking demand is based on City of Oceanside maximum parking requirement of five spaces per 1,000 square-feet for the Plaza Rancho Del Oro shopping center as stated in the *Rancho Del Oro Commercial Master Development Plan*.

⁽²⁾ Suites 175 and 181 can be accessed from either Area 3 or Area 7; therefore, the projected demand for these suites are divided equally between Area 3 and Area 7.

⁽³⁾ The future retail pads will not provide any additional parking spaces. Therefore, it is assumed that the parking demand associated with the future retail pads will be accommodated by Area 6, Area 7, and Area 3 if Areas 6 and 7 are parked at capacity.

As shown in Table 4, there is a total of 32,297 square-feet of vacant and future retail space at Plaza Rancho Del Oro shopping center, with a total projected parking demand for approximately 162 parking spaces. The results shown in Table 4 are included in the analysis of future parking demand that includes the proposed Planet Fitness.

Tables 5 through 7 show the results of the future parking demand analysis with the proposed Planet Fitness facility on a Friday, Saturday, and Monday, respectively.

The future peak parking demand analysis results on a Friday are shown in Table 5.

Table 5
Friday Future Peak Parking Demand With Proposed Planet Fitness

Parking Area	Parking Supply	5 PM - 6 PM ⁽¹⁾				
		Existing Occupied Spaces	New Future Demand	Project Parking Demand ⁽¹⁾	Total Future Parking Demand	% Occupied
Area 1	246	30	9	60	99	40%
Area 2	83	33	5	15	53	64%
Area 3	247	102	45	0	147	59%
Area 4	32	2	0	0	2	6%
Area 5	62	12	0	0	12	19%
Area 6	12	1	11	0	12	100%
Area 7	156	65	92	0	157	100%
Total	838	245	162	75	482	57%

Note: Areas in bold and shaded in gray indicate the parking areas that are expected to be utilized by the proposed Planet Fitness facility.

⁽¹⁾ Friday peak parking demand for the total shopping center and the proposed Planet Fitness occurs between 5:00 p.m. and 6:00 p.m.; therefore, the future Friday peak parking demand analysis is based on this time period.

⁽²⁾ Based on the location of the proposed Planet Fitness, it is assumed that 80% of patrons would park in Area 1 and 20% would park in Area 2.

As shown in Table 5, the future peak parking demand on a Friday with the proposed Planet Fitness facility is approximately 99 parking spaces for Area 1 and 53 parking spaces for Area 2, which equates to a peak parking utilization rate of 40% for Area 1 and 64% for Area 2.

The construction and occupancy of the future retail pads would result in both Area 6 and Area 7 being parked to capacity. Areas 6 and 7 would not be able to accommodate the full parking demand associated with the future retail pads, which would result in an increased demand for the parking spaces located in Area 3, where the peak parking utilization rate would increase to 59% on a Friday.

The total future peak parking demand for the shopping center on a Friday with the proposed Planet Fitness facility is approximately 482 parking spaces, which equates to a peak parking utilization rate of 57%.

Table 6 shows the results of the future peak parking demand analysis on a Saturday.

**Table 6
 Saturday Future Peak Parking Demand With Proposed Planet Fitness**

Parking Area	Parking Supply	11 AM - 12 PM ⁽¹⁾				
		Existing Occupied Spaces	New Future Demand	Project Parking Demand ⁽²⁾	Existing + Project Occupied Spaces	% Occupied
Area 1	246	48	9	51	108	44%
Area 2	83	24	5	13	42	50%
Area 3	247	122	43	0	165	67%
Area 4	32	17	0	0	17	53%
Area 5	62	15	0	0	15	24%
Area 6	12	4	8	0	12	100%
Area 7	156	60	97	0	157	100%
Total	838	290	162	64	516	62%

⁽¹⁾ Saturday peak parking demand for the total shopping center and the proposed Planet Fitness occurs between 11:00 a.m. and 12:00 p.m.; therefore, the future Saturday peak parking demand analysis is based on this time period.

⁽²⁾ Based on the location of the proposed Planet Fitness, it is assumed that 80% of patrons would park in Area 1 and 20% would park in Area 2.

As shown in Table 6, the future peak parking demand on a Saturday with the proposed Planet Fitness facility is approximately 108 parking spaces for Area 1 and 42 parking spaces for Area 2, which equates to a peak parking utilization rate of 44% for Area 1 and 50% for Area 2.

The construction and occupancy of the future retail pads would result in both Area 6 and Area 7 being parked to capacity. Areas 6 and 7 would not be able to accommodate the full parking demand associated with the future retail pads, which would result in an increased demand for the parking spaces located in Area 3, where the peak parking utilization rate would increase to 67% on a Saturday.

The total future peak parking demand for the shopping center on a Saturday with the proposed Planet Fitness facility is approximately 516 parking spaces, which equates to a peak parking utilization rate of 62%.

Table 7 shows the results of the future peak parking demand analysis on a Monday.

As shown in Table 7, the future Monday peak parking demand for the proposed Planet Fitness facility occurs between 4:00 p.m. and 5:00 p.m., which results in a total of approximately 151 parking spaces occupied in Area 1, and 57 parking spaces occupied in Area 2. This equates to a peak parking utilization rate of 61% for Area 1 and 68% for Area 2.

The construction and occupancy of the future retail pads would result in both Area 6 and Area 7 being parked to capacity during the peak demand period on a Monday. Areas 6 and 7 would not be able to accommodate the full parking demand associated with the future retail pads, which would result in an increased demand for the parking spaces located in Area 3, where the peak parking utilization rate would increase to 72% on a Monday (3:00 p.m. to 4:00 p.m.).

**Table 7
 Monday Future Peak Parking Demand With Proposed Planet Fitness**

Parking Area	Parking Supply	3 PM - 4 PM ⁽¹⁾					4 PM - 5 PM ⁽¹⁾				
		Existing Occupied Spaces	New Future Demand	Project Parking Demand ⁽¹⁾	Existing + Project Occupied Spaces	% Occupied	Existing Occupied Spaces	New Future Demand	Project Parking Demand ⁽¹⁾	Existing + Project Occupied Spaces	% Occupied
Area 1	246	36	9	106	151	62%	27	9	115	151	61%
Area 2	83	20	5	27	52	62%	23	5	29	57	68%
Area 3	247	116	62	0	178	72%	114	45	0	159	64%
Area 4	32	3	0	0	3	9%	7	0	0	7	22%
Area 5	62	7	0	0	7	11%	8	0	0	8	13%
Area 6	12	1	11	0	12	100%	1	11	0	12	100%
Area 7	156	81	75	0	156	100%	64	92	0	156	100%
Total	838	264	162	133	559	67%	244	162	144	550	66%

⁽¹⁾ Monday peak parking demand for the total shopping center occurs between 3:00 p.m. and 4:00 p.m., and Monday peak parking demand for the proposed Planet Fitness occurs between 4:00 p.m. and 5:00 p.m.; therefore, the future Monday peak parking demand analysis is based on both of these time periods.

⁽²⁾ Based on the location of the proposed Planet Fitness, it is assumed that 80% of patrons would park in Area 1 and 20% would park in Area 2.

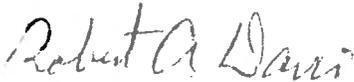
The total future peak parking demand for the shopping center with the proposed Planet Fitness facility occurs between 3:00 p.m. and 4:00 p.m. on a Monday. The future peak parking demand is for approximately 559 parking spaces, which equates to a peak parking utilization rate of 67%.

In conclusion, the results of the parking demand study for the proposed Planet Fitness facility at the Plaza Rancho Del Oro shopping center in the City of Oceanside have shown that sufficient parking will be available during the peak demand periods for the proposed fitness facility and for the other uses within the shopping center. The future peak parking demand analysis results with the proposed Planet Fitness facility show a maximum peak parking utilization rate of 63% for the entire shopping center.

It is estimated that seasonal conditions for this type of center may result in parking demand that is between 10% and 15% higher during the months of November and December. Even with these seasonal variations, there would be sufficient parking at the Plaza Rancho Del Oro shopping center, as the maximum peak parking utilization rates during the peak retail season is not likely to exceed 75% to 80%.

If you have any questions pertaining to the analysis results summarized in this letter, please call me at (760) 603-6244.

Sincerely,



Robert Davis, PTP
Senior Associate
Transportation Services



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

11/10/11

BY

SN
DW

Please Print Or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Elessar, LLC attn: Stephen Griffin, CEO	2. STATUS Applicant
3. ADDRESS 228 Old Springfield Road Sunnapee, NJ 03782	4. PHONE / FAX / E-mail 603-748-0543 stephen.l.griffin@gmail.com
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group attn: Dan Niebaum	

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL
C.U.P. CUP11-00026
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 4130 Oceanside Blvd. Northeast corner of Oceanside Blvd. and Avenida Del Oro within the Plaza Rancho Del Oro (formerly CVS Drugstore location)		
10. GENERAL PLAN RDO Specific Plan S-1-84	11. ZONING PD-1 (Commercial)	12. LAND USE Commercial
14. LATITUDE 33.208	15. LONGITUDE -117.283	

9. SIZE Subject parcel is 2.37 acres; Overall shopping center site is 12.79 acres
13. ASSessor's PARCEL NUMBER Subject Parcel: 162-502-23

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
This is a Conditional Use Permit application for a proposed Planet Fitness health and fitness club to be located in an existing vacant tenant space within the Plaza Rancho Del Oro shopping center. No changes to the site are proposed.

17. PROPOSED GENERAL PLAN No Change	18. PROPOSED ZONING No Change	19. PROPOSED LAND USE No Change	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE 25,822 S.F.	23. PARKING SPACES 838 overall spaces within shopping center	24. % LANDSCAPE No change from existing	25. % LOT COVERAGE or FAR No change from existing	

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	<input checked="" type="checkbox"/> 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): Stephen Griffin CEO	36. DATE 10/27/11	37. OWNER (Print): Down J HANCOCK	38. DATE 10/31/2010
Sign:		Sign:	

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND 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 COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**PLANET FITNESS
AT
PLAZA RANCHO DEL ORO
Conditional Use Permit**

**Description and Justification
November 2011**

This project is a Conditional Use Permit for the proposed Planet Fitness health and fitness club. This proposed use is a retrofit of the existing, currently vacant, CVS/Longs Drug Store building in the Plaza Rancho Del Oro shopping center, located at the northwest corner of College and Oceanside Boulevards. Interior areas of the building will be revamped and remodeled to accommodate the Planet Fitness use, and windows will replace one set of existing doors. There are no other exterior changes proposed in conjunction with this project.

The project site is within the Rancho Del Oro Specific Plan area, and is zoned PD-1. The commercial uses at Plaza Rancho Del Oro are regulated by the RDO Commercial Master Development Plan, which allows health and fitness clubs subject to approval of a Conditional Use Permit (Section 202.C).

The Plaza RDO shopping center was originally approved in 1986 (Planning Commission Resolution No. 86-P71) and has had several additional approvals for pad buildings and improvements in more recent years. The proposed Planet Fitness will utilize the existing 25,822 square foot building with the majority of the space dedicated to exercise areas. There will also be ancillary uses including reception, locker rooms and restrooms, a small tanning area, an office area, and storage.

Planet Fitness uses a model that focuses on the needs of occasional or first-time club members, with an emphasis on providing a tremendous value to members. Planet Fitness provides brand-name cardio and strength-training equipment, with facilities designed to create a clean, friendly, casual, and unthreatening environment. They do not provide group classes (such as aerobics or yoga) nor juice bars or food service. The typical duration of a member visit is 45 minutes. For a facility of this size, daily member check-ins are estimated to average 1,511 on weekdays, and 920 on weekends. Planet Fitness is open 24 hours per day.

Parking

The Plaza Rancho Del Oro shopping center was approved and built to meet the maximum required parking spaces under the RDO Commercial Master Development Plan, and provides 1 parking space per 200 square feet overall. This allows for flexibility in locating uses and leasing the center. Parking in the Plaza Rancho Del Oro shopping center is all reciprocal. However, given the usage patterns for health and

fitness clubs, a parking study was also conducted, including field verification, to confirm the availability of parking to serve the proposed use. The results of the parking demand study show that sufficient parking will be available during the peak demand periods for the proposed fitness facility and for the other existing and potential uses within the shopping center.

The study shows that the existing Plaza Rancho Del Oro shopping center has a total of 838 parking spaces on the property. Over 300 parking stalls are located in the immediate vicinity of the proposed Planet Fitness location. The future peak demand (considering existing and potential future uses in the shopping center and including the Planet Fitness use) for the center is approximately 559 spaces and would occur on Monday's between 3:00 p.m. and 4:00 p.m. This equates to a peak parking utilization rate of 67%. It is estimated that seasonal adjustments may represent an increase in parking demand of between 10% and 15% during the months of November and December. Even with these adjustments there would be sufficient parking available within the shopping center since the peak utilization rates would likely not exceed 75% to 80% of the overall parking lot.

Summary

The proposed project will provide a vibrant new use within this vacant building in the Plaza Rancho Del Oro shopping center. This neighborhood serving use is convenient to residential and employment uses in the vicinity, and meets the development standards for the site.

Required Findings

Conditional Use Permits:

The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made before a Conditional Use Permit can be adopted. This proposal meets those conditions as follows:

1. The project location is consistent with the objectives of the Ordinance and the purposes of the PD-1 Zone because the use is allowed under the Commercial Master Development Plan, the use will be a resource to the local community, and will bring additional users into an existing vacant retail building that will complement the other retail and service uses in the center. This location is also situated in a portion of the shopping center with abundant parking that avoids conflicting parking demand.
2. The proposed project will be consistent with the General Plan because the use is allowed on the site and the Conditional Use Permit will allow the City to exercise appropriate controls over the project to insure it operates as it was intended. The project will not result in any detrimental effects on the public health, safety and

welfare of the local and general public, and it will not be detrimental to property or improvements in the vicinity, or the City as a whole, because the proposed uses are allowed within the Zone and the project meets the applicable development regulations.

3. The proposed use is in compliance with the provisions of the Zoning Ordinance, because it meets the development criteria of the Zone, and the Conditional Use Permit and project Conditions of Approval will further insure the project operates as represented and intended.

LEGAL DESCRIPTION

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 15382, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 16, 1988.

PARCEL B:

NON-EXCLUSIVE EASEMENTS PURSUANT TO ARTICLE 7 OF THAT DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED SEPTEMBER 16, 1988 AS FILE NO. 88-467375 OF OFFICIAL RECORDS AND RE-RECORDED OCTOBER 27, 1988 AS FILE NO. 88-548683 OF OFFICIAL RECORDS.

(APN: 162-502-23)

END OF LEGAL DESCRIPTION

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(APN: 162-502-23)

END OF LEGAL DESCRIPTION



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** ELESSAR LLC. & Stephen Griffin
2. **ADDRESS:** 228 Old Springfield Rd., Sunapee, NH. 03782
3. **PHONE NUMBER:** (603) 748-0543
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** CUP11-00026 Planet Fitness
7. **DESCRIPTION:** A Conditional Use Permit (CUP11-00026) to allow a fitness facility to occupy an existing commercial building located at 4130 Oceanside Boulevard.

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 that review, the Environmental Coordinator finds that the proposed project is generally for an internal modification of an existing building, with a parking lot modification. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- Per Article 19, the project is categorically exempt, in accordance with Section 15301, Existing Facilities, Class 1 (a), interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances.
- "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 of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner

Date: 2/27/12

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