



DATE: May 2, 2012

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **A RESOLUTION APPROVING CONDITIONAL USE PERMIT (RCUP12-00002) AND REGULAR COASTAL PERMIT (RRP12-00001) TO ALLOW FOR A STONE COMPANY STORE LOCATED AT 310 NORTH TREMONT STREET – STONE COMPANY STORE - APPLICANT: STONE BREWING COMPANY**

**SYNOPSIS**

The item under consideration is a Conditional Use Permit and Regular Coastal Permit to allow for a Stone Company Store located at 310 North Tremont Street. Staff is recommending that the Commission adopt a resolution of approval as attached.

**BACKGROUND**

The subject site located at 310 North Tremont Street is 5,000 square feet in size and consists of an existing 952-square-foot commercial building situated on the southeastern portion of the site which was constructed in 1966. The subject site has had a variety of commercial uses over the years the most recent use was retail sales of pottery (Pacific Pottery).

**Land Use and Zoning:** The subject site is located within Subdistrict 1 of the "D" Downtown District. Subdistrict 1 is primarily intended to provide a commercial/retail and office complex offering a wide variety of goods and services to both the community at large and to tourists and visitors. Residential uses are encouraged when and where appropriate.

Conditional Use Permit: Article 12 Section 1220 of the D Downtown District, requires a Conditional Use Permit for retail sales in addition to on-site alcohol consumption in connection with the marketing of micro-brews offered for sale on the premises.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as General Commercial. The General Commercial category allows for a variety of retail, service and office uses.

**Project Description:** The applicant is requesting approval of a Stone Company Store located at 310 North Tremont Street. The proposed retail store is situated within an

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existing 952-square-foot building. The proposed business includes the retail sales of Stone Company's merchandise including apparel, glassware, sauces, soaps and dog treats. The applicant also proposes a tasting area for beer samples, keg sales and filling reusable jugs called "growlers" for patrons to enjoy at home. It should be noted that the beer samples, kegs and "growlers" are only for Stone Company beer. No other brand of beer will be sold on the premises. In addition, patrons are not allowed to consume "growlers" on the premises.

The hours of operation are from Sunday through Thursday 11:00 a.m. to 9:00 p.m. and Friday and Saturday 11:00 a.m. to 11:00 p.m. No food service is planned; however, the applicant would like to hold informative courses such as beer and cheese pairing typically held 2 or 3 times a month with food to be prepared off-site via Stone's catering division. Deliveries, service vehicles and trash pick-up will be accessed from the alley located immediately east of the building. Pedestrian and handicapped access is to be provided from Tremont Street. The handicapped access located on the northern portion of the subject site has been designed to meet all of the access requirements in accordance with the 2010 California Building Code. In addition, the project has been conditioned as follows:

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

It is anticipated that 4 full-time employees and 10 part-time employees will be employed at the premises.

The tenant improvements include the addition of a 216-square-foot accessory building, 75-square-foot storage, a new exterior glass sectional roll-up door and glass storefront system. The 216-square-foot accessory building is a "cooler", is attached to the main building and can be accessed from the north side of the building. The exterior material of accessory building is corrugated metal. Site improvements would include a fire pit, decorative boulders and upgraded landscaping. The proposed floor plan includes retail space, storage and two new restrooms.

In regards to beer manufactures branch license, the California Business and Professional Code, Article 3, Rights and Obligations of Licensees Section 23389, states the following:

A licensed beer manufacturer may sell and deliver beer from branch offices located away from his or her place of manufacture and exercise all his or her license privileges, other than manufacture, at or from the branch offices.

The Police Department has also reviewed the proposed license and their recommended conditions are included (Conditions No. 22 through 32). In addition, the project has also been conditioned to provide a management plan which governs maintenance, security and graffiti.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone.

**Environmental Determination:** A Certificate of Exemption has been prepared for the project and in accordance to Article 19; Categorical Exemption; Section 15332 (a through e) of the California Environmental Quality Act (CEQA) the project is considered exempt. The Community Development Commission will consider the exemption during its hearing on the project.

## **ANALYSIS**

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

Redevelopment Plan: Section 301 of the Redevelopment Plan states that the Agency proposes to eliminate and prevent the spread of blight and deterioration by redevelopment of land through private enterprises. The proposed project is consistent with the Redevelopment Plan in that it prevents blight by providing new commercial use for underutilized commercial property. In addition, the applicant proposes to renovate the existing building and site which also prevents the spread of blight within the Downtown Project area.

Conditional Use Permit: Staff has reviewed the operational characteristics for the store and believes that the proposed project as conditioned will not negatively impact the surrounding neighborhood. The proposed store fronts on North Tremont Street and is situated in a commercial area approximately one-block south of the residential uses located north of the subject site. The proposed use is consistent with the surrounding area land uses which include retail stores, barber shops, dry cleaners and restaurants. The proposed tenant and site improvements will improve the neighborhood.

Local Coastal Plan: The proposed use, a retail store, is consistent with the designated General Commercial uses of the Local Coastal Plan. Staff also evaluated the proposed use and existing building and its effect on public coastal views. The subject site is not adjacent to any public coastal access and is located in the middle of the block; therefore, the effect will be minimal.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the redevelopment/reuse of older commercial buildings. The proposed management plan coupled with the restrictive conditions that the business is required to operate under, will not adversely affect the surrounding neighborhood.

## **COMMISSION OR COMMITTEE REPORTS**

Not applicable.

**FISCAL IMPACT**

The applicant proposes to hire four (4) full-time employees and ten (10) part-time employees. In addition, the applicant anticipates the cost for tenant and site improvements at approximately \$150,000.

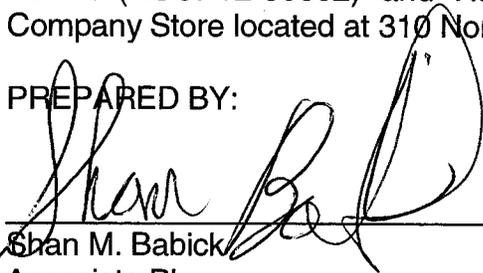
**CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Public Resources Code 30200 et seq., and the City of Oceanside Local Coastal Program Land Use Plan, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving Conditional Use Permit (RCUP12-00002) and Regular Coastal Permit (RRP12-00001) for the Stone Company Store located at 310 North Tremont Street.

PREPARED BY:

  
Shan M. Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
Kathy Brann, Redevelopment Manager



**EXHIBITS/ATTACHMENTS**

- 1. Resolution
- 2. Site and Floor Plans
- 3. Environmental Exemption

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RESOLUTION NO. 12-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT TO ALLOW FOR A STONE COMPANY STORE LOCATED AT 310 NORTH TREMONT STREET - STONE COMPANY STORE -APPLICANT: STONE BREWING COMPANY

WHEREAS, on May 2, 2012, the Community Development Commission held its duly noticed public hearing, considered an application for a Conditional Use Permit (RCUP12-00002) and Regular Coastal Permit (RRP12-00001) for a Stone Company store located at 310 North Tremont Street;

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act (CEQA) of 1970 and the State Guidelines implementing the Act. This project is exempt under Section 15332 (a) through (e) of CEQA;

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

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

FINDINGS:

**For the Conditional Use Permit:**

1. The project is located within Subdistrict 1 of the Redevelopment Project Area as identified by Zoning Ordinance 095-006. The specific purpose for the Subdistrict is to provide a commercial/retail and office complex offering a wide variety of goods and services to both the community at large and to tourists and visitors. The proposed retail store is consistent with the land uses allowed within Subdistrict 1 and the purpose of the district in which the site is located.

2. The proposed retail store is consistent with the General Plan and the Redevelopment Plan. In addition, the approved business operation is subject to certain conditions and limitations, whereby, the approved operations and activities will not constitute a public nuisance or be a detriment to neighboring persons, property, improvements or the general welfare of the City.

1           3.       The proposed retail store complies with the provisions of the Zoning Ordinance  
2 including any specific condition required for the proposed use in the district in which it is located.

3       **For the Regular Coastal Permit:**

4           1.       The granting of the Regular Coastal Permit is consistent with the purposes of the  
5 California Coastal Act of 1976. The proposed use, a retail store, is consistent with the  
6 designated General Commercial uses of the Local Coastal Plan. In addition, the project location  
7 does not impede public access to the beach or impact public coastal views.

8           2.       The proposed project is consistent with the policies of the Local Coastal Program  
9 as implemented through the City Zoning Ordinance. The proposed retail store is consistent with  
10 the General Commercial uses as depicted in the Local Coastal Program Land Use Map. The  
11 project will not substantially alter or impact the existing coastal views through the public rights-  
12 of-way view corridors because the project does not propose to increase the size or height of the  
13 existing 952-square-foot commercial building nor will the proposed 216-square-foot accessory  
14 structure.

15           3.       The proposed project will not obstruct any existing or planned public beach  
16 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
17 Act. The subject site is located substantially east of any public access/view corridor and,  
18 therefore, the proposed project will not obstruct and/or block any existing and/or proposed  
19 public beach access.

20           SECTION 1. That Conditional Use Permit (RCUP12-00002) and Regular Coastal  
21 Permit (RRP12-00001) are hereby approved subject to the following conditions:

22       **Building:**

23           1.       Applicable Building Codes and Ordinances shall be based on the date of  
24 submittal for Building Department plan check.

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

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

1  
2 a) Building construction work hours shall be limited to between 7 a.m. and  
3 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not  
4 inherently noise-producing. Examples of work not permitted on Saturday are concrete and  
5 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be  
6 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor  
7 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the  
8 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

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

14 4. Tenant improvements or other construction to the existing building requires  
15 permits (including all required inspections and approvals and issuance of Certificate of  
16 Occupancy) from the Building Department.

17 **Fire:**

18 5. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
19 approval prior to the issuance of building permits.

20 **Economic/Redevelopment:**

21 6. This Conditional Use Permit (RCUP12-00002) and Regular Coastal Permit  
22 (RRP12-00001) shall expire on May 2, 2014, unless implemented as required by the Zoning  
23 Ordinance.

24 7. This Conditional Use Permit and Regular Coastal Permit approve only the retail  
25 store as shown on the plans and exhibits presented to the Community Development Commission  
26 for review and approval. No deviation from these approved plans and exhibits shall occur  
27 without Economic and Community Development Department approval. Substantial deviations  
28 shall require a revision to the Conditional Use Permit and Regular Coastal Permit or a new  
Conditional Use Permit and Regular Coastal Permit.

1           8.     The applicant, permittee or any successor-in-interest shall defend, indemnify and  
2 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
4 an approval of the City, concerning Conditional Use Permit (RCUP12-00002) and Regular  
5 Coastal Permit (RRP12-00001). The City will promptly notify the applicant of any such claim,  
6 action or proceeding against the City and will cooperate fully in the defense. If the City fails to  
7 promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully  
8 in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
harmless the City.

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

13          10.    All commercial development projects shall dispose of or recycle solid waste in a  
14 manner provided in City Ordinance 13.3.

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

19          12.    Prior to the transfer of ownership and/or operation of the site the owner shall  
20 provide a written copy of the applications, staff report and resolutions for the project to the new  
21 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.

22          13.    Failure to meet any conditions of approval for this development shall constitute a  
23 violation of the Conditional Use Permit (RCUP12-00002) and Regular Coastal Permit (RRP12-  
24 00001).

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

1           15.     The project shall prepare a Management Plan. The Management Plan is subject  
2 to the review and approval of the Redevelopment Manager and the Police Chief prior to the  
3 occupancy of the project, and shall be recorded as CC&R's against the property. The  
4 Management Plan shall cover the following:

- 5           a) Security - The Management Plan, at a minimum, shall address on-site management,  
6           hours-of-operation and measures for providing appropriate security for the project site.
- 7           b) Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti  
8           and site and exterior building, landscaping, parking lots, sidewalks, walkways and  
9           overall site maintenance measures and shall ensure that a high standard of  
10          maintenance at this site exists at all times. The maintenance portion of the  
11          management plan shall include a commitment for the sweeping and cleaning of  
12          parking lots, sidewalks and other concrete surfaces at sufficient intervals to maintain  
13          a "like new" appearance. Wastewater, sediment, trash or other pollutants shall be  
14          collected on site and properly disposed of and shall not be discharged off the  
15          property or into the City's storm drain system.
- 16          c) Any graffiti within the center shall be removed by management or its designated  
17          representative within 24 hours of occurrence. Any new paint used to cover graffiti shall  
18          match the existing color scheme.

19          16.     Hours of operation are from 11:00 a.m. to 9:00 p.m. Sunday through Thursday  
20 and Friday and Saturday 11:00 a.m. to 11:00 p.m.

21          17.     Public access to the building will be granted from the entrance located on North  
22 Tremont Street. No public access to the building from the rear of the business will be granted.

23          18.     Windows are to remain unobstructed to allow a clear view into the business.

24          19.     No video or coin operated games.

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

27          21.     The applicant shall be responsible for keeping the area adjacent to the premises  
28 free of loiterers including public rights-of-way, parking areas and in front of adjacent properties.

1           22.     There shall be no cups, glasses, or similar receptacle commonly used for the  
2 drinking of beverages, whether constructed of glass, plastics, foam or other materials sold,  
3 furnished, or given away at the petitioner's premises in quantities or less than their original  
4 multi-container package.

5           23.     No public pay phones capable of receiving incoming call shall be permitted on  
6 the licensed premises or in the outside area adjacent to the licensed premises over which the  
7 licensee has control.

8           24.     No display, sale or distribution of alcoholic beverages shall be made from an ice  
9 tub, barrel or similar container.

10          25.     The establishment must prominently post inside the business one 8 ½" X 11"  
11 sign stating "We ID everyone under 30 years of age for alcohol sales". This sign shall be easily  
12 readable by all patrons and written in English, as well as in the predominant language of the  
13 facility's clientele.

14          26.     Exterior lighting of the premises must be provided and shall be kept at a level so  
15 as to provide adequate lighting, as described in Oceanside City Code Section 39, for patrons  
16 while not disturbing surrounding residential or commercial areas.

17          27.     Should the operations of the business change, or if the business is sold to a new  
18 operator (excluding change of owner only), the Conditional Use Permit shall be reviewed and  
19 approved by the Community Development Commission.

20 **Water Utilities:**

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

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

27          30.     All water and wastewater construction shall conform to the most recent edition of  
28 the Water, Sewer and Reclaimed Water Design and Construction manual or as approved by the  
Water Utilities Director.

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

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

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this \_\_\_ day of \_\_\_\_\_ 2012 by the following vote:

AYES:

NAYS:

ABSENT:

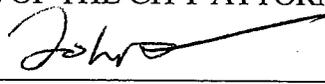
ABSTAIN:

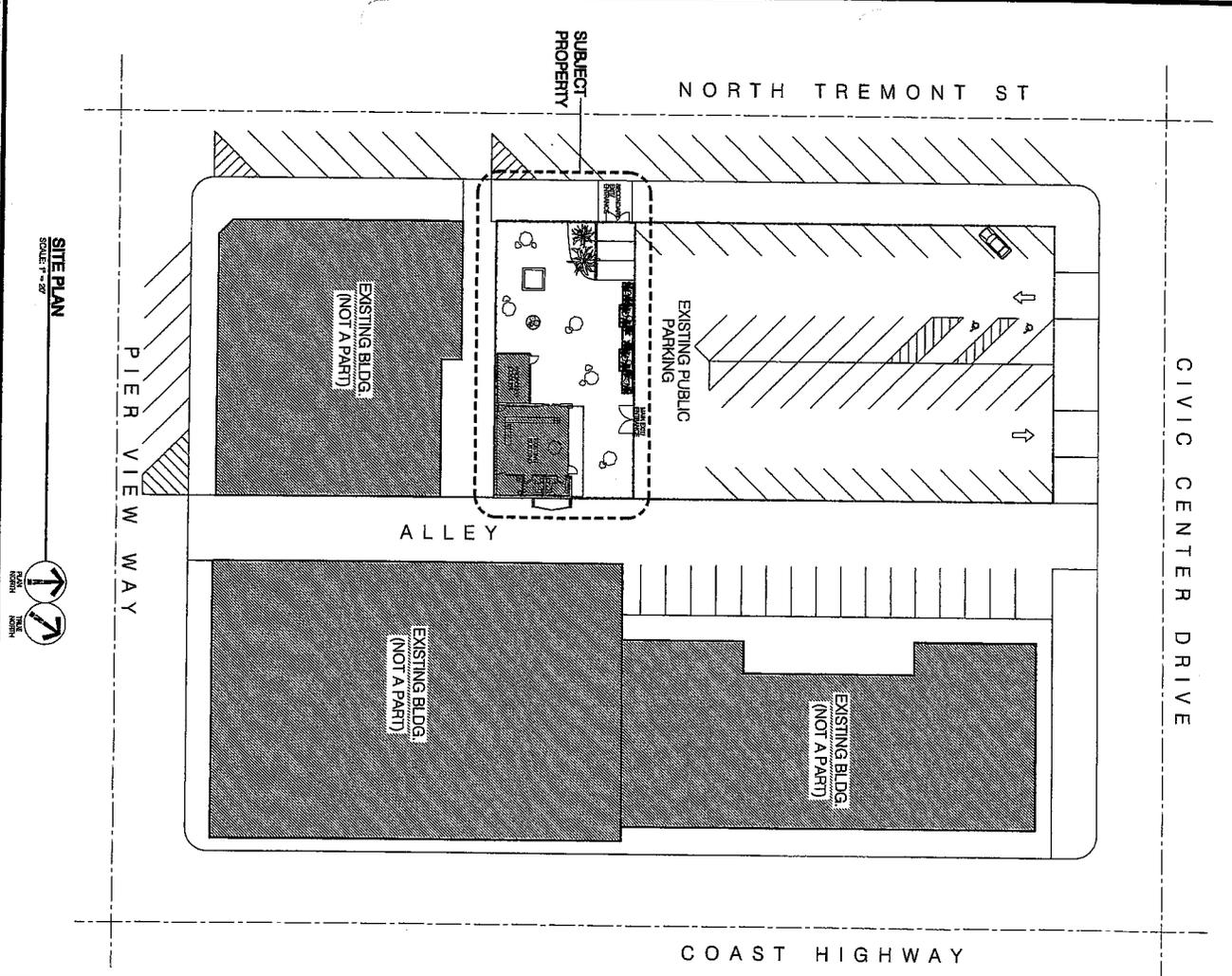
\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

by   
General Counsel



# STONE BREWING

310 NORTH TREMONT STREET, OCEANSIDE CA 92054

### PROJECT CONTACT

**DESIGNER/CONTRACTOR**  
 RICHARD & RICHARD CONSTRUCTION CO., INC.  
 234 VENTURE ST., STE. 100  
 SAN MARINO, CA 91766  
 PHONE: (909) 234-1111  
 FAX: (909) 234-1111  
 CONTACT: JOHN DUNN

**OWNER**  
 244 LITTLE LANE  
 OCEANSIDE, CA 92054  
 PHONE: (760) 331-4311  
 CONTACT: JERRY HANSEN

**TENANT**  
 1888 BRIDGEMAN WAY  
 ESCROW: OCEANSIDE  
 PHONE: (760) 471-7800  
 CONTACT: CHRIS ORRILL

### SHEET INDEX

A1.0 COVER SHEET/ SITE PLAN  
 A2.0 FLOOR PLAN  
 A3.0 BUILDING ELEVATIONS

### PROJECT DATA

**PROJECT DESCRIPTION:** PROJECT A10 IS A TENANT IMPROVEMENT PROJECT FOR THE STONE BREWING PROJECT. THE PROJECT INCLUDES THE REMOVAL OF EXISTING PARTS OF THE BUILDING AND THE CONSTRUCTION OF NEW PARTS. THE PROJECT INCLUDES THE REMOVAL OF EXISTING PARTS OF THE BUILDING AND THE CONSTRUCTION OF NEW PARTS. THE PROJECT INCLUDES THE REMOVAL OF EXISTING PARTS OF THE BUILDING AND THE CONSTRUCTION OF NEW PARTS.

**BUSINESS ADDRESS:** 310 N. TREMONT STREET, OCEANSIDE, CA 92054

**PROPOSED NUMBER OF OPERATIONS:** 1 (TOTAL NUMBER OF OPERATIONS = 1)

**PROJECT NUMBER:** 100

**PROJECT LOCATION:** 310 N. TREMONT STREET, OCEANSIDE, CA 92054

**DATE OF SUBMITTAL:** 02-24-2011

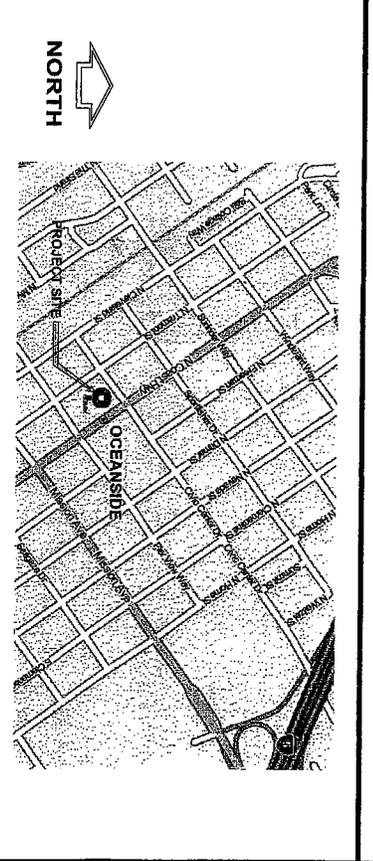
**DATE OF REVISION:** 02-24-2011

**DATE:** 02-24-2011

**NO. REVISION:** 01

**DATE:** 02-24-2011

### NEIGHBORHOOD MAP



**STONE BREWING**  
 TENANT IMPROVEMENTS  
 310 NORTH TREMONT

**R&R**  
 RICHARD & RICHARD  
 CONSTRUCTION COMPANY, INC.  
 234 VENTURE ST., STE. 100  
 SAN MARINO, CA 91766  
 (909) 234-1111

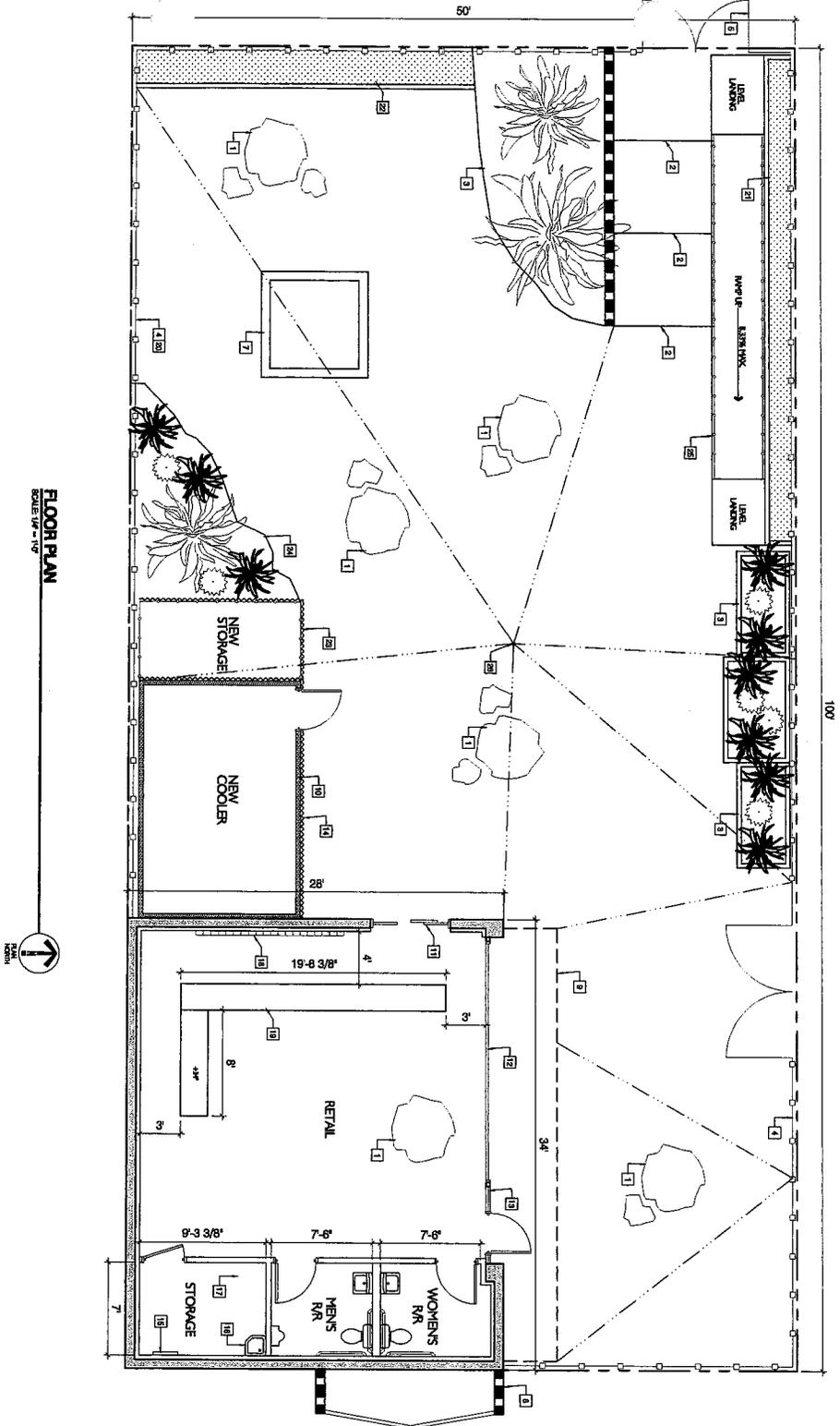
**COVER SHEET/ SITE PLAN**  
 SHEET NUMBER: A-10

**DATE:** 11-02-2011  
**DATE:** 02-24-2011

**NO. REVISION:** 01  
**DATE:** 02-24-2011

RICHARD & RICHARD CONSTRUCTION CO., INC.  
 234 VENTURE ST., STE. 100  
 SAN MARINO, CA 91766  
 (909) 234-1111

Z:\Projects\Stone Brewing\A-2-0.dwg 4-10-18 10:08:53 AM Glen



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



**WALL SCHEDULE**

NO.	DESCRIPTION	NOTES
1	Existing Existing (E) Walls	
2	New Existing Existing	
3	New Existing Existing	
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**NEW NOTES**

1. Existing Existing (E) Walls
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**A-2.0**

PROJECT NUMBER  
FLOOR PLAN

NO.	REVISION	DATE
1	ADD	04-10-18
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30	ADD	04-10-18

**STONE BREWING**  
**TENANT IMPROVEMENTS**  
310 NORTH TREMONT  
OCEANSIDE, CA 92054

**R&R**  
**RICHARD & RICHARD**  
CONSTRUCTION COMPANY, INC.  
COMMERCIAL • RESIDENTIAL • DESIGN BUILD  
224 VENTURE ST., STE 100  
SAN MARINO, CA 91066  
760-760-5550 FAX 760-760-5550





## NOTICE OF EXEMPTION

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

**PROJECT TITLE AND FILE NUMBER:**

CONDITIONAL USE PERMIT (RCUP12-00002) AND REGULAR COASTAL PERMIT (RRP12-00001) TO ALLOW FOR A STONE COMPANY STORE LOCATED AT 310 NORTH TREMONT STREET – STONE COMPANY STORE – APPLICANT: STONE BREWING COMPANY

**PROJECT LOCATION - SPECIFIC:**  
310 North Tremont Street

**PROJECT LOCATION - GENERAL:**  
Tremont and Pier View Way streets

CONDITIONAL USE PERMIT (RCUP12-00002)  
REGULAR COASTAL PERMIT (RRP12-00001)

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

To provide a retail store and tasting room for Stone Company products located at 310 N. Tremont.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

City of Oceanside

**NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:**

Glen Linthicum  
234 Venture Street Suite 100  
San Marcos, CA 92078  
(760) 759-2260

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

   NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

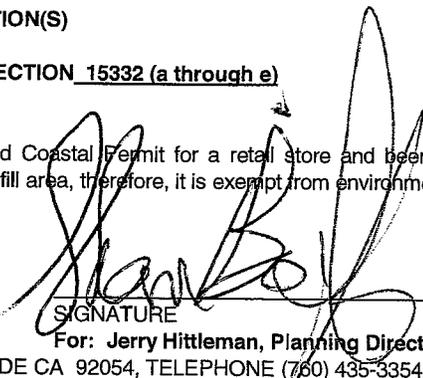
   STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

X CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332 (a through e)

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project is a Conditional Use Permit and Coastal Permit for a retail store and beer tasting room located at 310 N. Tremont Street. The proposed use is located in an infill area, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

  
SIGNATURE

March 15, 2012

DATE

For: Jerry Hittleman, Planning Director