AGENDA NO. 3

PLANNING COMMISSION **STAFF REPORT**

DATE: June 11, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (D11-00006) CONDITIONAL USE PERMIT (CUP11-00010) AND CONDITIONAL USE PERMIT (CUP12-00002) FOR THE CONSTRUCTION AND OPERATION OF A NEW 2,734-SQUARE FOOT EL POLLO LOCO RESTAURANT WITH DRIVE THRU FACILITIES AND A REDUCTION OF REQUIRED PARKING SPACES FOR A SITE AT THE SOUTHEAST CORNER OF COLLEGE BOULEVARD AND PLAZA DRIVE IN THE LAKE NEIGHBORHOOD – EL POLLO LOCO – APPLICANT: BILL ENGEL**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of an Article 19, Section 15332, Class 32, In-fill development Categorical Exemption; and,

(2) Adopt Planning Commission Resolution No. 2011-P24 approving Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION

Site Review: The 0.43-acre project site is located at the southeast corner of College Boulevard and Plaza Drive within the College Plaza shopping center. The property is designated Community Commercial (CC) on the Zoning and General Plan Land Use Map and is situated within the Lake neighborhood area.

The parcel is relatively flat and is currently developed with a single-story freestanding building which was previously used as a bank facility. Adjacent improvements consist of parking, landscaping and commercial use structures associated with the College Plaza shopping center.

Project Description: The application includes three components; a development plan and two conditional use permit requests:

Development Plan D11-00006 represents a request for the following:

(a) Construct a 2,734-square foot restaurant with associated landscape, hardscape and infrastructure improvements.

The development consists of a single-story structure setback approximately 92 feet from Plaza Drive and 28 feet from the College Boulevard property lines. Remedial and finish grading will maintain existing pad elevations.

The proposed building design features contemporary Mediterranean architecture inspired details and building materials - decorative columns, an arbor/trellis, stacked veneer stone accents on stuccoed wall surfaces, spanish tile roofing over the main entry, and parapet walls capped with decorative cornice molding treatment.

Existing driveways off Plaza Drive and College Boulevard and shopping center parking facilities will serve the new use. All necessary utility infrastructures for the proposed restaurant is available on-site. Any minor alterations to existing systems to serve the proposed use will be the responsibility of the applicant.

Conditional Use Permit CUP11-00010 represents a request for the following:

(a) Permit establishment and operation of a restaurant with drive thru service.

The proposed hours-of-operation for the restaurant are 11:00 a.m. to 10:00 p.m., 7 days a week. Twelve employees (max) are expected to be on-site during the largest shift.

Conditional Use Permit CUP12-00002 represents a request for the following:

(a) Permit a reduction of the required number of parking spaces for the College Plaza shopping center, pursuant to zoning ordinance Section 3105, based on submitted survey parking data.

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

1. General Plan
2. Zoning Ordinance
3. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Community Commercial (CC). 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 I

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 A: The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land uses so as to foster a sense of neighborhood, community, and regional identity.

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

This project is sited within an existing shopping center, along a major regional transportation corridor. Establishment and operation of the proposed El Pollo Loco restaurant within the College Plaza shopping center would be an appropriate land use given the site's location and land use designation and consistent with Policy A and B.

B. Land Use Element II

Objective 2.21 Community Commercial Development:

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

Policy A: This designation shall provide the community with commercial centers containing a wide variety of commercial establishments. Major tenants shall provide larger, low volume, higher cost items, such as home furnishings, apparel, durable goods, and specialty items and generally have citywide market areas. Support facilities such as entertainment establishments and restaurants shall be encouraged.

Policy B: Development within this designation shall be on sites in excess of 30 acres. Specialized commercial uses requiring less land area may be considered when of similar intensity, or offering comparative revenue and/or employment generating capacities. Location shall be limited to sites along major arterials or higher rated roads.

The proposed restaurant will contribute to the existing shopping center's land use synergy and will benefit City of Oceanside residents by providing an additional dining option and sales tax revenue for the community. Establishment of the subject land use will be consistent with Policy A and B.

2. Zoning Ordinance Compliance

Article 11, Section 1120 and 1130

Section 1120 of the Oceanside Zoning Ordinance permits the establishment and operation of eating and drinking establishments with drive-thru service within Community Commercial zoning districts, subject to approval of a Conditional Use Permit and compliance with applicable regulations.

A total of 27 parking spaces are required to serve the proposed restaurant facility, pursuant to Section 3103 of the zoning ordinance. The applicant has submitted a parking study and has requested approval of reduced parking facilities for the College Plaza shopping center in accordance with Section 3105 of the zoning ordinance.

Notwithstanding the above parking reduction request, the project complies with all other respects with Zoning Ordinance including building height, lot coverage, floor/area ratio and landscaping.

DISCUSSION

Issue: Project Consistency with applicable standards: The project site is part of the College Plaza shopping center and shares into the center's common parking facilities with the rest of the tenants.

The applicant for the El Pollo Loco restaurant has provided an updated tenant use mix and parking supply data for the center as part of the project's entitlement requests. According to the submitted information, a total of 428 parking spaces are currently available while 479 stalls are required based on established parking per land use zoning ratios. Twelve additional parking spaces would also be required in order to satisfy applicable parking standards for the proposed restaurant, for a total of 491 parking spaces within the shopping center.

A parking stall vacancy survey was contacted by the applicant during a high peak parking demand period on Friday, September 30, 2011 (4:00 p.m. – 7:00 p.m.). The survey indicates that during the highest parking demand peak period, a 68.9 percent parking vacancy rate exists throughout the center. This confirms informal observations regarding availability of on-site parking in excess of demand.

Based on the submitted information and windshield surveys by staff, it has been determined that adequate parking supply exists to meet demand for existing land uses as well as for the proposed El Pollo Loco restaurant within the shopping center to satisfy the intend of the parking ordinance. Furthermore the proposed use, building and site design, as conditioned, would be in compliance or would exceeds development standards including but not limited to setbacks, height and landscaping.

ENVIRONMENTAL DETERMINATION

The proposed in-fill development project is categorically exempt pursuant to Article 19, Section 15332 of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to residents and property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification and the applicant.

SUMMARY

The proposed Development Plan and Conditional Use Permit entitlements, as conditioned, are consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance. 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 and by motion:

-- Confirm issuance of an Article 19, Section 15332, Class 32, In-fill development Categorical Exemption.

-- Adopt Planning Commission Resolution No. 2011-P24 approving Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002) with findings and conditions of approval attached herein.

PREPARED BY:

Amy Fousekis
Principal Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/AF/fil

Attachments:
1. Floor/Site Plans
2. Planning Commission Resolution No. 2010-P24
3. El Polo Loco/College Plaza shopping center parking occupancy study summary

CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN SYMBOL LEGEND:

CAR STACKING WITHIN PROPOSED DRIVE THRU LANE (11 CAR STACKING SHOWN)

SITE PLAN LEGEND:

1. CONSTRUCT A.C. PAVING @ DRIVE AISLE/PARKING SPACE TYP. CONSULT SOILS REPORT FOR MIN. A.C. THICKNESS
1A. CONSTRUCT CONCRETE (BLACK) DRIVE-THRU LANE, TYP. CONSULT SOILS REPORT FOR MIN. CONCRETE THICKNESS
2. CONSTRUCT CONCRETE CURB AT SIDEWALK.
3. CONSTRUCT CONCRETE CURB AT LANDSCAPING.
4. CONSTRUCT CONCRETE RAMP WITH 8.33% SLOPE MAX.
5. CONSTRUCT CONCRETE SIDEWALK EXPANSION JOINTS TYP. AS SHOWN.
6. CONSTRUCT CONCRETE SIDEWALK.
7. CONSTRUCT CONCRETE GROOVING.
8. INSTALL HANDICAP ACCESSIBILITY SIGN.
9. CONSTRUCT HANDICAP VAN ACCESSIBILITY SIGN.
10. CONSTRUCT HANDICAP PARKING SIGN.
11. INSTALL TEXT FOR HANDICAP PARKING SIGN.
12. PAINT ON PARKING SURFACE SYMBOL FOR HANDICAP PARKING SIGN.
13. PAINT ON PARKING SURFACE SYMBOL FOR TRAFFIC ARROW.
14. CONSTRUCT CONCRETE FILLED BOLLARD.
15. CONSTRUCT CONCRETE LIGHT POLE BASE.
16. CONSTRUCT TRASH ENCLOSURE PER CITY OF OCEANSIDE AND SHOPPING CENTER STANDARDS WITH EMPLOYEE ACCESS GATE. SEE "CONCEPTUAL TRASH ENCLOSURE PLAN" SHEETS C1A OR L1A.
17. PAINT 4" WIDE WHITE PARKING STALL STRIPING, TYP.
18. PAINT 4" WIDE BLUE HANDICAP STRIPING, TYP. HATCHED AREA IN VAN ACCESSIBLE PARKING AREA SHALL BE 45°, 36" O.C., TYP.
19. LANDSCAPE, TYP. SEE LANDSCAPE/IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
20. NEW 2" WATER LINE WITH 1-1/2" WATER METER. OLD WATER SERVICE TO BE ABANDONED AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
21. NEW 2" LANDSCAPE IRRIGATION (RECLAIMED) WATER LINE WITH 1-1/2" WATER METER. ABANDON OLD WATER SERVICE AS PER CITY OF OCEANSIDE STANDARDS.
22. INSTALL 1,250 GALLON GREASE INTERCEPTOR WITH SAMPLE BOX AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
23. EXISTING ELECTRICAL SERVICE AS PER LOCAL ELECTRICAL CO. COORDINATE WITH ELECTRIC COMPANY FOR REQUIRED SERVICE.
24. INSTALL EL POLLO LOCO MENU BOARD WITH SPEAKER BOARD (BY SEPARATE PERMIT).
25. INSTALL EL POLLO LOCO PRE-READER BOARD (BY SEPARATE PERMIT).
26. EXISTING PUBLIC SIDEWALK.
27. EXISTING PUBLIC H/C RAMP AT STREET CORNER.
28. 10'-0" BUILDING SETBACK LINE, TYP.
29. INSTALL DECORATIVE WOOD TRELLIS. SEE ARCHITECTURAL ELEVATIONS, SHTS. A4 & A5 FOR INFORMATION
30. 5'-0" WIDE PEDESTRIAN ACCESS FROM EXISTING WENDY'S FAST FOOD. VERIFY EXISTING SITE CONDITIONS WITH CIVIL ENGINEER AND ADJUST AS REQUIRED.
31. EXISTING SHOPPING CENTER ACCESS DRIVEWAY, TYP.
32. EXISTING STREET CURB/GUTTER/SIDEWALK, TYP. AS SHOWN.
33. EXISTING STREET SIDEWALK LANDSCAPING, TYP. AS SHOWN.
34. CONSTRUCT FLOW THROUGH PLANTER AS PER CITY OF OCEANSIDE AND COUNTY OF SAN DIEGO STANDARDS.
35. INSTALL PERFORATED/TIGHTLINE PIPING FOR DRAINING FLOW THROUGH PLANTER. SLOPE SHALL BE 0.5% MIN. AND SHALL BE ROUTED TO PROPOSED CURB OUTLET (SEE "SITE PLAN LEGEND" KEYNOTE #37).
36. 6'-6" WIDE CONCRETE SPILLWAY INTO BIO-RETENTION BASIN, TYP. AS SHOWN ON PLAN.
37. INSTALL CURB OUTLET - TYPE A UNDER SIDEWALK DRAIN AT CURB/GUTTER ALONG COLLEGE BLVD. AS PER SAN DIEGO COUNTY REGIONAL STANDARD DRAWING D-25.
38. COLOR COAT RETAINING CURB TO MATCH MAIN BUILDING COLOR WHERE EXPOSED, TYP.

"NO-MOW" SOD AT PROPOSED FLOW THROUGH PLANTER TYP. AS SHOWN

PARKING CALCULATIONS:

NO.	TENANT	FLOOR AREA	USE	PARKING RATIO	STALLS REQUIRED
1	SAMS DONUT	1,500	FOOD/TAKE OUT	1 STALL/100 SF	15.00 STALLS
2	LENS 4 LESS	900	PERSONAL IMPROVEMENT	1 STALL/200 SF	3.60 STALLS
3	COIN LAUNDRY	1,500	PERSONAL SERVICES	1 STALL/250 SF	8.00 STALLS
4	KOTIJA MEXICAN FOOD	800	FOOD	1 STALL/100 SF	8.00 STALLS
5	GLAMOUR SALON	1,050	PERSONAL SERVICES	1 STALL/250 SF	4.20 STALLS
6	RETAIL (VACANT)	1,320	RETAIL	1 STALL/200 SF	6.60 STALLS
7	GROCERY OUTLET	21,440	FOOD/BEVERAGE SALES	1 STALL/250 SF	85.76 STALLS
8	DICK'S SPORTING GOOD'S	58,105	RETAIL	1 STALL/250 SF	236.42 STALLS
9	STARBUCK'S COFFEE	1,700	FOOD/TAKE OUT	1 STALL/100 SF	17.00 STALLS
10	VERIZON	1,700	RETAIL	1 STALL/200 SF	8.50 STALLS
11	WENDY'S	2,700	FOOD	1 STALL/100 SF	27.00 STALLS
12	EL POLLO LOCO (PROPOSED)	2,734.3	FOOD	1 STALL/100 SF	27.34 STALLS
13	PROFESSIONAL BLDG. (DENTAL OFFICE/GOLD BUYING)	3,510	PROFESSIONAL OFFICE	1 STALL/200 SF	17.55 STALLS
14	PROFESSIONAL BLDG. (BUSINESS OFFICE)	8,070	PROFESSIONAL OFFICE	1 STALL/300 SF	26.90 STALLS
	TOTAL ZONING REQUIRED PARKING STALLS (INCLUDING EL POLLO LOCO) (SUM OF ITEMS 1 THRU 14 ABOVE)				491 STALLS
	TOTAL EXISTING REQUIRED PARKING STALLS (WITH EL POLLO LOCO SITES WITH (15) FIFTEEN PARKING STALLS)				479 STALLS
	TOTAL SHOPPING CENTER PARKING STALLS CURRENTLY EXISTING ON SITE				426 STALLS

SEE PARKING ANALYSIS REPORT PREPARED BY JIM FEDERHART ASSOCIATES FOR PARKING JUSTIFICATION OF THE NEW EL POLLO LOCO & EXISTING TENANTS

OWNER/APPLICANT:
PEGLION, LLC
3700 OCEANIC WAY
OCEANSIDE, CA 92056
PH. 760.721.3110
CONTACT: BILL ENGEL

DESIGNER/EXHIBIT PREPARER:
ARC, INC.
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
PH. (909) 622-1615, X295
CONTACT: SCOTT KAVTHEKAR

PLAN PREPARATION DATE:
APRIL 13, 2011

LEGAL DESCRIPTION

PARCEL 4 OF PARCEL MAP NO. 3754, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1975 AS FILE NO. 75-105272 OF OFFICIAL RECORDS.

FLOOD ZONE NOTE

THE SHOPPING CENTER PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS "X", SHADED "X", AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE MAP NO. 786, WITH A DATE OF IDENTIFICATION OF JUNE 19, 1997, FOR COMMUNITY NO. 060294, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

SITE RESIDES IN ZONE "X" OF ABOVE MENTIONED FEMA MAP.

SITE DATA:

SITE AREA (EPL PARCEL- BEFORE 5'-0" DEDICATION TO CITY OF OCEANSIDE, CA)		18,872 S.F. 0.46 ACRES
(AFTER 5'-0" DEDICATION TO CITY OF OCEANSIDE, CA)		17,379 S.F. 0.40 ACRES
SITE AREA LANDSCAPING		4,124 S.F.
SITE AREA ZONING/GENERAL PLAN		CC +
BUILDING AREA		2,734.3 S.F.
APN #	168-012-40	
BUILDING SETBACK		10'-0"
PARKING REQUIRED		27 STALLS
PARKING PROVIDED *		27 STALLS
FULL SIZE (9'-0")		10 STALLS
HANDICAP SIZE (9'-0")		2 STALLS

* REMAINDER STALLS FROM EXISTING SHOPPING CENTER.

\+ COMMUNITY COMMERCIAL

GRADING QUANTITIES:
THE QUANTITIES SHOWN BELOW ARE FOR GRADING PERMIT PURPOSES ONLY, AND SHALL NOT BE USED FOR PROJECT BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN ESTIMATE OF QUANTITIES FOR PROJECT BIDDING.

CUT: 2,208.0 C.Y.

FILL: 0.0 C.Y.

VICINITY MAP

ARC

ARC, INC. • ARCHITECTURE

POMONA, CA 91766

Architect

PROPOSED RESTAURANT FOR:

EL POLLO LOCO

3500 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92056

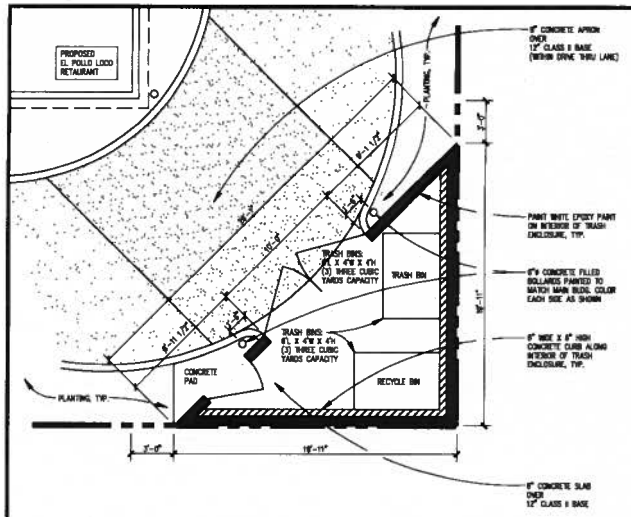
REVISION

DATE | JOB NO

SCALE | DRAWN BY

DRAWING NO.

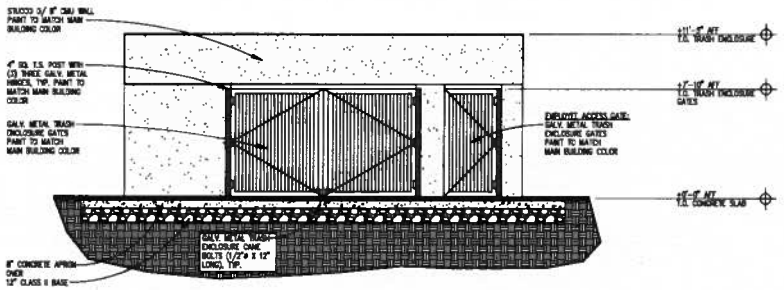
C1



TRASH ENCLOSURE PLAN VIEW

SCALE: 1/4" = 1'-0"

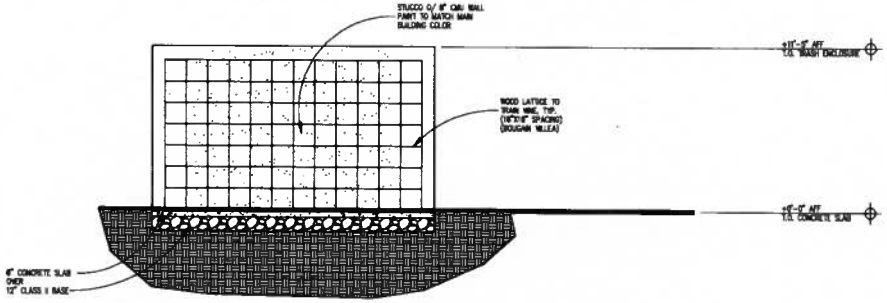
CMU CONCRETE MASONRY UNIT



NORTH–WEST ELEVATION

SCALE: 1/4" = 1'-0"

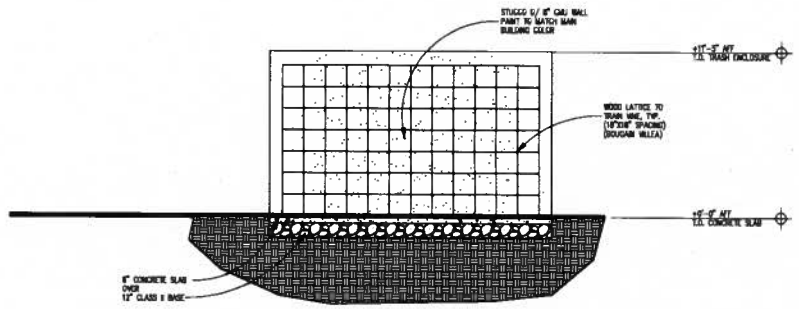
CMU CONCRETE MASONRY UNIT



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

CMU CONCRETE MASONRY UNIT



EAST ELEVATION

SCALE: 1/4" = 1'-0"

CMU CONCRETE MASONRY UNIT

CONCEPTUAL TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

ARC

ARC, INC. - ARCHITECTURE
3200 E. FOOTHILL BLVD.
PASADENA, CA 91106

(626) 432-1434 PHONE
(626) 432-1435 FAX

Architect
ANCIR E. MARDIGIAN
CALIFORNIA LIC. # C34816

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3850 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92056

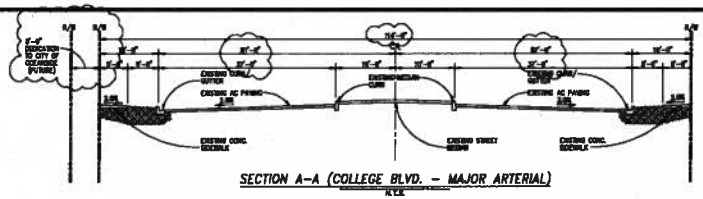
REVISION

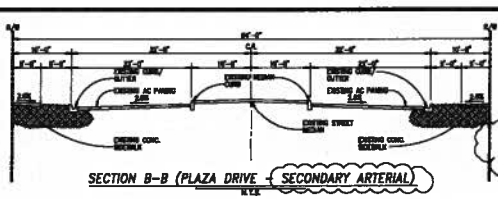
DATE | JOB NO

SCALE | DRAWN BY

DRAWING NO.

C1A



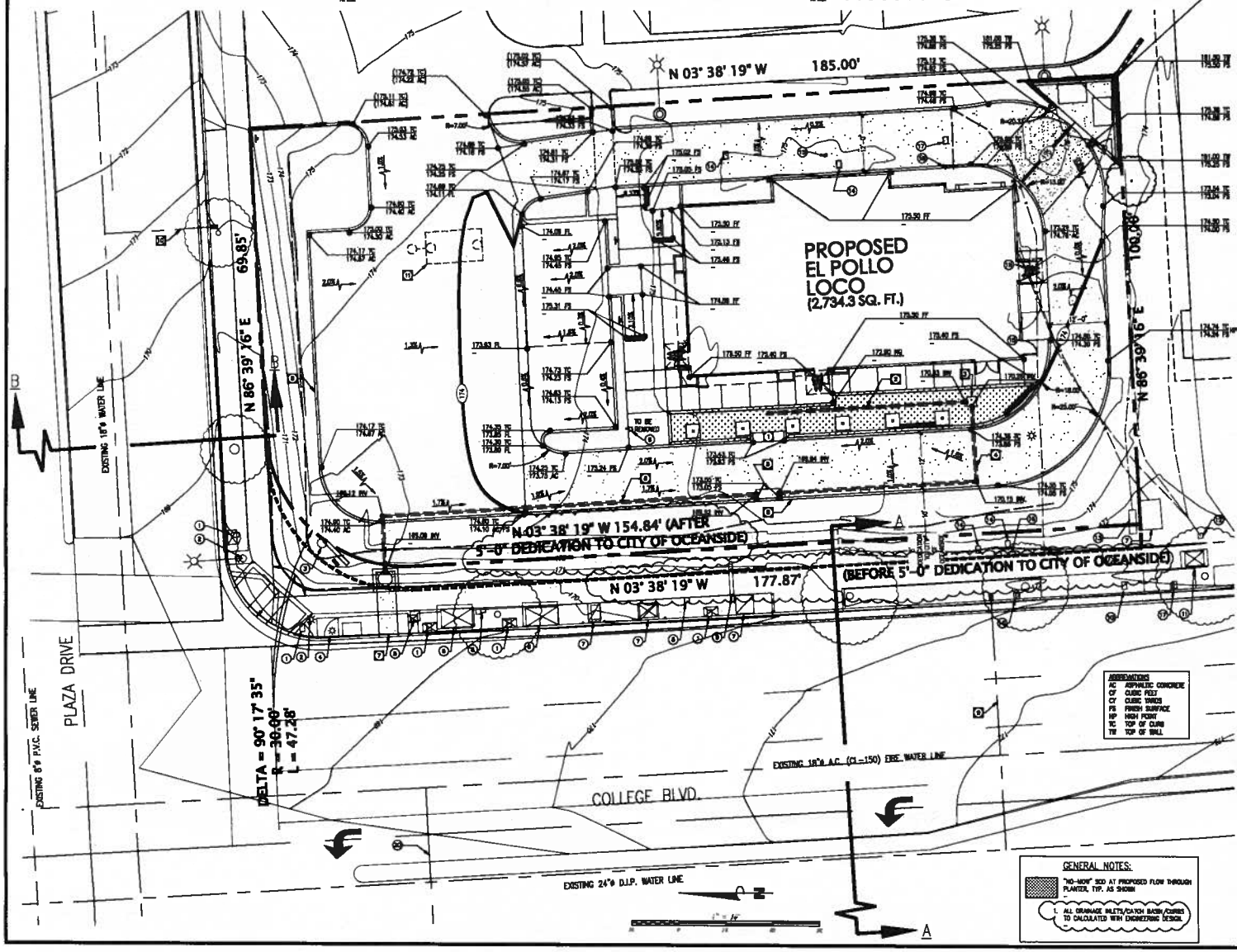


GRADING QUANTITIES:

THE QUANTITIES SHOWN BELOW ARE FOR GRADING PERMIT PURPOSES ONLY, AND SHALL NOT BE USED FOR PROJECT BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN ESTIMATE OF QUANTITIES FOR PROJECT BIDDING.

CUT: 2,208.0 C.Y.

FILL: 0.0 C.Y.



ABBREVIATIONS

AC	ASPHALTIC CONCRETE
CF	CUBIC FEET
CY	CUBIC YARDS
FS	FINISH SURFACE
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL

GENERAL NOTES:

"NO-MOW" SOD AT PROPOSED FLOW THROUGH PLANTER, TYP. AS SHOWN

1. ALL DRAINAGE INLETS/CATCH BASIN/CURBS TO CALCULATED WITH ENGINEERING DESIGN.

TOPOGRAPHIC SURVEY

THIS GRADING/DRAINAGE PLAN HAS INFORMATION FROM SURVEY PREPARED FOR PEE LION, LLC. 3700 OCEANIC WAY, SUITE 101, OCEANSIDE, CA 92056. DATE OF SURVEY: MAY 23, 2011.

PROJECT PROFILE:

1) STREET ADDRESS: 3500 COLLEGE BOULEVARD, OCEANSIDE, CA

2) ASSESSOR'S PARCEL NO.: 159–012–40

3) THE CURRENT RECORD OWNER OF THE PROPERTY IS 93 COLLEGE PLAZA LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, AS SET FORTH IN A GRANT DEED RECORDED ON JULY 28, 1995 AS DOCUMENT NO. 1995–0322397 OF OFFICIAL RECORDS.

4) ANY UTILITY LINES SHOWN HEREON ARE BASED ON 1) THE LOCATION OF THE PHYSICAL SURFACE FEATURES AND 2) THE LOCATION OF PAINT MARKINGS OBSERVED ON MAY 23, 2011.

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 3754, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 2, 1978 AS FILE NO. 78–105272 OF OFFICIAL RECORDS.

BENCHMARK REFERENCE:

CITY OF OCEANSIDE BENCHMARK NO. E–66

A P.K. NAIL ON TOP OF THE NORTHERLY END OF THE CATCH BASIN IN THE SOUTHEASTERLY CURB RETURN OF LAKE BOULEVARD AND ESPLANADE STREET.

ELEVATION = 187.104 FEET DATUM: NGVD '29

A LOCALIZED TEMPORARY BENCHMARK HAS BEEN ESTABLISHED ON THE LEAD PLUG WITH A NAIL AND DISK STAMPED LS 2304 LOCATED AT THE NORTHEAST CORNER OF PARCEL 4 OF PARCEL MAP NO. 3754.

ELEVATION = 172.03 FEET DATUM: CITY BM NO. E–66

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON THE BEARINGS OF COUNTY ON MAY 2, 1978 AS FILE NO. 78–105272 OF OFFICIAL RECORDS AS EVIDENCED BY RECORD MONUMENTS FOUND AT THE NORTHEAST CORNER OF PARCEL 3 AND THE NORTHEAST CORNER OF PARCEL 4 THEREOF, BOTH BEING LEAD PLUGS WITH NAIL AND DISKS STAMPED LS 2304.

NO MONUMENTS WERE FOUND AT THE OTHER CORNERS OF PARCEL 4 ON MAY 23, 2011.

EXISTING ITEMS LEGEND

1. EX. TRAFFIC SIGNAL HANDHOLE
2. EX. TRAFFIC SIGNAL BASE
3. EX. STORM DRAIN INLET(TO BE REMOVED)
4. EX. STORM DRAIN CATCH BASIN
5. EX. TRAFFIC SIGNAL CONTROL CABINET
6. EX. ELECTRIC VAULT
7. EX. ELECTRIC TRANSFORMER
8. EX. TELEPHONE RISER
9. EX. SIGN
10. EX. WATER METER
11. EX. TELEPHONE VAULT
12. EX. TELEPHONE CABINET
13. EX. CONCRETE PAD WITH IRRIGATION PRESSURE REDUCER
14. EX. IRRIGATION BOX (TO BE RELOCATED)
15. EX. YARD DRAIN (TO BE RELOCATED)
16. EX. BACKFLOW PREVENTOR
17. EX. ELECTRIC HANDHOLE
18. EX. GAS METER (TO BE RELOCATED)
19. EX. FOUND AND ACCEPTED LEAD PLUG WITH NAIL AND DISK STAMPED LS 2304
20. TO EXISTING FIRE HYDRANT ACROSS STREET.

NEW DRAINAGE ITEMS LEGEND

1. 6'–0" WIDE SPILLWAY OPENING TO FLOW THROUGH PLANTER AREA.
2. NEW 4" DIA. PERFORATED PIPE FROM FLOW THROUGH PLANTER TO CATCH BASIN INLET AT 0.5% MIN. 43.70 LF
3. SAN DIEGO COUNTY REGIONAL STANDARD TYPE 'F' CATCH BASIN OR EQUIVALENT WITH 2'–0" WIDE GRATE INLET.
4. NEW 6" DIA. TIGHTLINE PIPE FROM BIO RETENTION CATCH BASIN OUTLET AT 0.5% MIN. 43.70 LF
5. SAN DIEGO COUNTY REGIONAL STANDARD TYPE "S–1" CATCH BASIN OR EQUIVALENT WITH 3'–0" WIDE GRATE INLET.
6. NEW 12" DIA. TIGHTLINE PIPE FROM CATCH BASIN OUTLET AT 0.5% MIN. [illegible] LF
7. CURB OUTLET – TYPE A UNDER SIDEWALK DRAIN AT CURB/GUTTER ALONG COLLEGE BLVD.AS PER SAN DIEGO COUNTY REGIONAL STANDARD DRAWING D–25. CAPACITY OF CURB OUTLET TO BE CALCULATED WITH ENGINEERING DESIGN.
8. RETAINING CURB WHERE SLOPE OCCURS, TYP.
9. NEW 2" WATER LINE WITH 1–1/2" WATER METER. OLD WATER SERVICE TO BE ABANDONED AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
10. NEW 2" LANDSCAPE IRRIGATION (RECLAIMED) WATER LINE WITH 1–1/2" WATER METER. OLD WATER SERVICE TO BE ABANDONED AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
11. INSTALL 1,250 GALLON GREASE INTERCEPTOR WITH SAMPLE BOX AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.

GENERAL NOTES

1. ALL DRAINAGE INLETS/CATCH BASINS/CURBS TO BE CALCULATED WITH ENGINEERING DESIGN.
2. A PRELIMINARY AND PRECISE GRADING PLAN SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.
3. ALL DRAINAGE PIPES, DRAINAGE FACILITIES SHOWN ON THE THIS PLAN IS CONCEPTUAL ONLY.
4. A HYDROLOGY AND DRAINAGE DESIGN SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

ARC

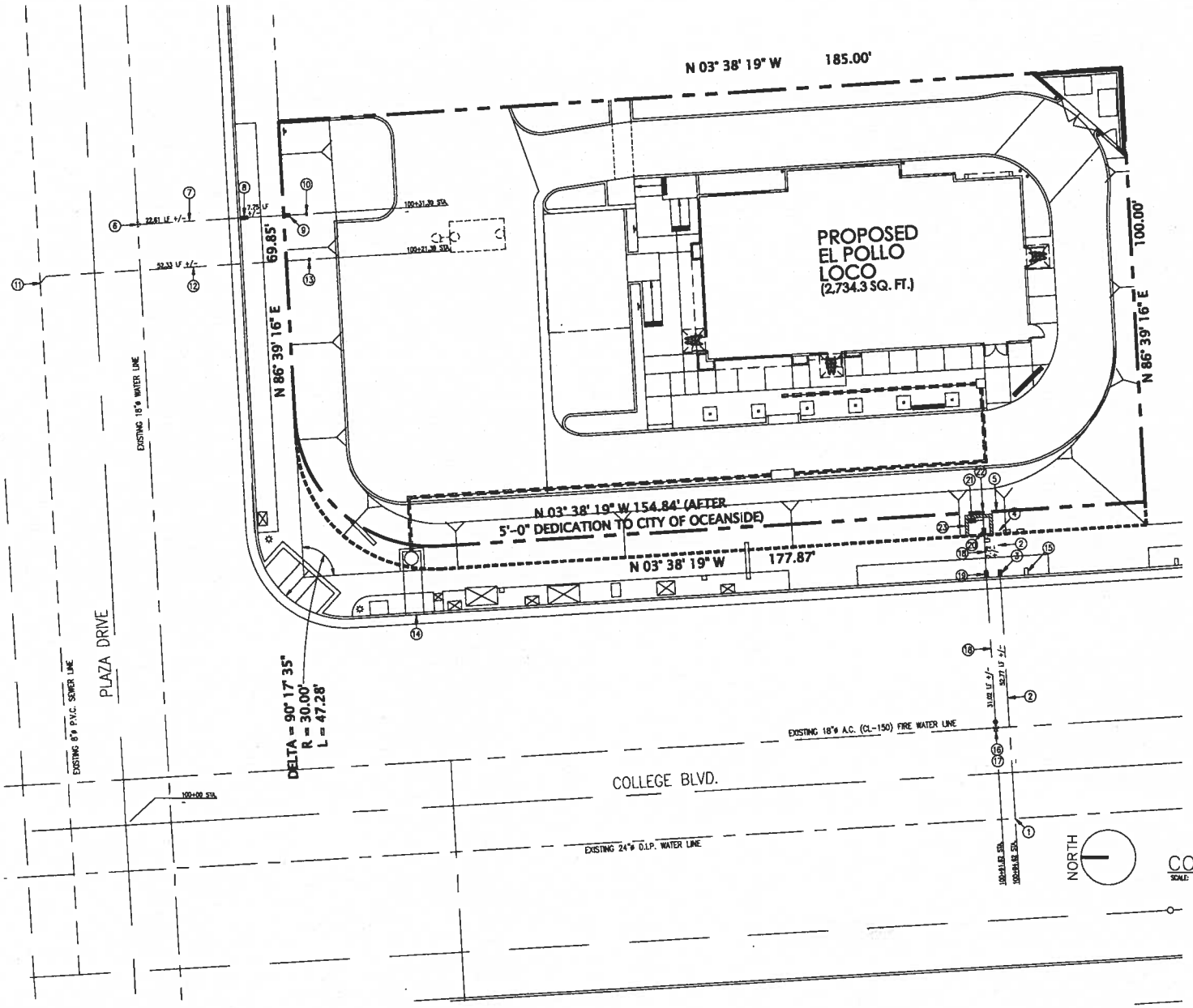
ARC, INC. - ARCHITECTURE
3300 E. FRANKLIN AVENUE
POMONA, CA 91766
(909) 469-1414 PHONE
(909) 469-1888 FAX
Architect
ANCIL B. ARMSTRONG
CALIFORNIA RC. # C-13883

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3500 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92058

NO.	REVISION	DATE

DATE JOB NO.
SCALE DRAWN BY

DRAWING NO.
C2



UTILITY PLAN LEGEND:

1. CONSTRUCT 2" DOMESTIC WATER LINE LATERAL HOT TAP AT EXISTING WATER MAIN IN STREET AS PER CITY OF OCEANSIDE STANDARD W-7.
2. CONSTRUCT 2" DOMESTIC WATER LINE LATERAL FROM HOT TAP AT EXISTING WATER MAIN IN STREET TO DOMESTIC WATER METER AS PER CITY OF OCEANSIDE STANDARD W-3.
3. CONSTRUCT 1-1/2" DOMESTIC WATER METER AS PER CITY OF OCEANSIDE STANDARD W-5.
4. CONSTRUCT 2" DOMESTIC WATER REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY PER CITY OF OCEANSIDE STANDARD W-12.
5. CAP 2" DOMESTIC WATER LINE LATERAL. FOR CONTINUATION SEE PLUMBING WATER AND GAS PLANS.
6. CONSTRUCT 1-1/2" LANDSCAPE WATER LINE LATERAL HOT TAP AT EXISTING RECYCLED WATER MAIN IN STREET AS PER CITY OF OCEANSIDE STANDARD RW-3.
7. CONSTRUCT 1-1/2" LANDSCAPE WATER LINE LATERAL FROM HOT TAP AT EXISTING WATER MAIN IN STREET TO LANDSCAPE WATER METER AS PER CITY OF OCEANSIDE STANDARD RW-3.
8. CONSTRUCT 1-1/2" LANDSCAPE WATER METER AS PER CITY OF OCEANSIDE STANDARD RW-5.
9. CONSTRUCT 1-1/2" LANDSCAPE WATER REDUCED PRESSURE PRINCIPLE BACKFLOW RW-7. PER CITY OF OCEANSIDE STANDARD
10. CAP 1-1/2" LANDSCAPE WATER LINE LATERAL. FOR CONTINUATION SEE LANDSCAPE IRRIGATION PLANS.
11. CONSTRUCT 4" SANITARY SEWER LINE LATERAL HOT TAP AT EXISTING SANITARY SEWER MAIN IN STREET AS PER CITY OF OCEANSIDE STANDARD S-3.
12. CONSTRUCT 4" SANITARY SEWER LINE LATERAL FROM HOT TAP AT EXISTING SANITARY SEWER MAIN IN STREET AS PER CITY OF OCEANSIDE STANDARD S-3.
13. CAP 4" SANITARY SEWER LINE LATERAL. FOR CONTINUATION SEE PLUMBING WASTE AND VENT PLANS.
14. CURB OUTLET – TYPE A UNDER SIDEWALK DRAIN AT CURB/GUTTER ALONG COLLEGE BLVD.AS PER SAN DIEGO COUNTY REGIONAL STANDARD DRAWING D-25.
15. CAP AND ABANDON EXISTING WATER METER AND LATERAL AS PER CITY OF OCEANSIDE STANDARD W-8 AND W-28.
16. CONSTRUCT 4" FIRE WATER LINE LATERAL HOT TAP AT EXISTING FIRE WATER MAIN IN STREET AS PER CITY OF OCEANSIDE STANDARD W-7.
17. CONSTRUCT THRUST BLOCK AS PER CITY OF OCEANSIDE STANDARD W-27.
18. CONSTRUCT 4" FIRE WATER LINE LATERAL FROM HOT TAP AT EXISTING WATER MAIN IN STREET TO FIRE WATER METER AS PER CITY OF OCEANSIDE STANDARD W-8.
19. CONSTRUCT 4" FIRE WATER METER AS PER CITY OF OCEANSIDE STANDARD W-8.
20. INSTALL 4" DOUBLE CHECK – DETECTOR CHECK ASSEMBLY AS PER CITY OF OCEANSIDE STANDARD W-14.
21. INSTALL 4" STANDARD POST INDICATOR VALVE/FIRE DEPARTMENT CONNECTION AS PER CITY OF OCEANSIDE STANDARD W-21.
22. CAP 4" FIRE WATER LINE LATERAL. FOR CONTINUATION SEE FIRE SPRINKLER PLANS.
23. CONSTRUCT 8" CMU RETAINING WALL AROUND (3) THREE SIDE OF 4" DOUBLE DETECTOR CHECK – DETECTOR CHECK ASSEMBLY AS PER CITY OF OCEANSIDE PUBLIC WORKS REQUIREMENTS.

CONCEPTUAL UTILITY PLAN

SCALE: 1" = 10'-0"

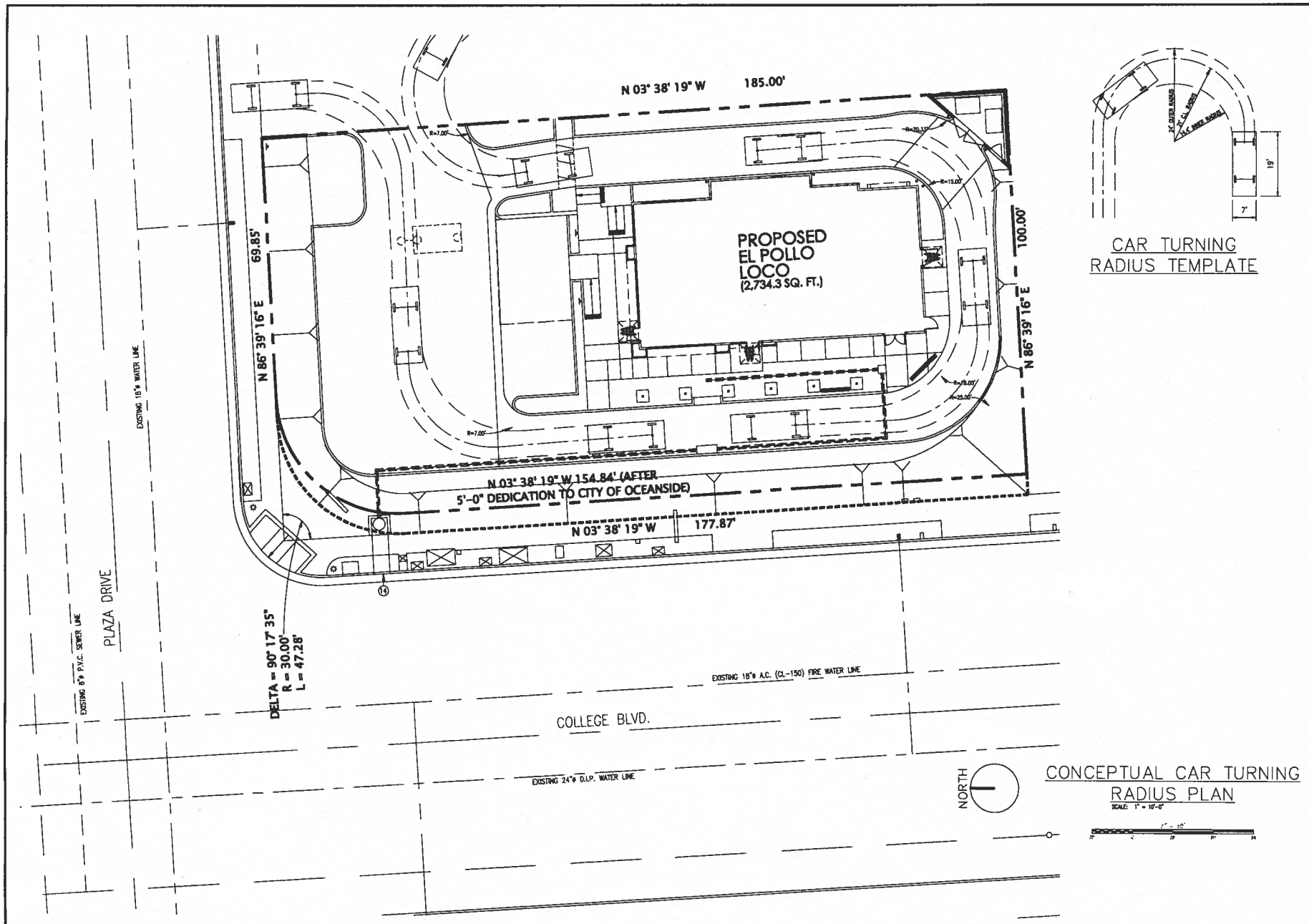
ARC
ARC, INC. - ARCHITECTURE
1269 S. Rimpau Avenue
POMONA, CA 91766
(909) 469-1466 PHONE
(909) 469-0322 FAX
Architect
AMOS S. MARSHALL
CALIFORNIA LIC. # C30869

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3000 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92056

REVISION

DATE | JOB NO
SCALE | DRAWN BY

DRAWING NO.
C5



ARC

ARC, INC. - ARCHITECTURE
1200 S. FRANKLIN AVENUE
POMONA, CA 91766

Architect
AMOR B. MANUSAS
CALIFORNIA LIC. # C15[illegible]

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3500 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92058

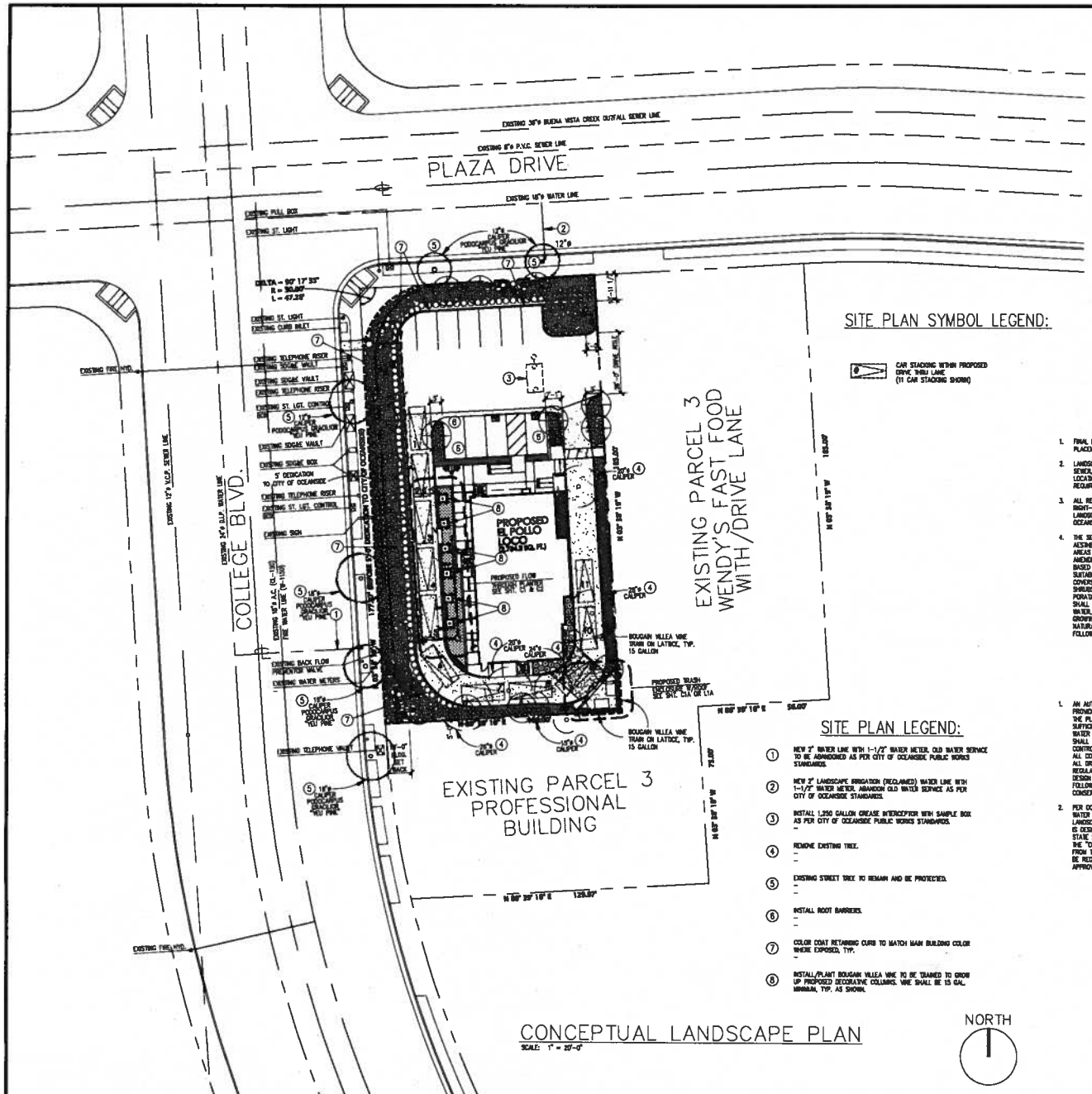
REVISION

DATE | JOB NO

SCALE | DRAWN BY

DRAWING NO.

C6



SITE PLAN SYMBOL LEGEND:

CAR STACKING WITHIN PROPOSED DRIVE THRU LANE (11 CAR STACKING SHOWN)

SITE PLAN LEGEND:

1. NEW 2" WATER LINE WITH 1-1/2" WATER METER, OLD WATER SERVICE TO BE ABANDONED AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
2. NEW 2" LANDSCAPE IRRIGATION (RECLAIMED) WATER LINE WITH 1-1/2" WATER METER. ABANDON OLD WATER SERVICE AS PER CITY OF OCEANSIDE STANDARDS.
3. INSTALL 1,250 GALLON GREASE INTERCEPTER WITH SAMPLE BOX AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
4. REMOVE EXISTING TREE.
5. EXISTING STREET TREE TO REMAIN AND BE PROTECTED.
6. INSTALL ROOT BARRIERS.
7. COLOR COAT RETAINING CURB TO MATCH MAIN BUILDING COLOR WHERE EXPOSED, TYP.
8. INSTALL/PLANT BOUGAIN VILLEA VINE TO BE TRAINED TO GROW UP PROPOSED DECORATIVE COLUMNS. VINE SHALL BE 15 GAL. MINIMUM, TYP. AS SHOWN.

LANDSCAPE LEGEND:

- RAPHIOLEPSIS INDICA "SPRINGTIME" 5 GALLON (@ 4'-0" O.C.)
- RAPHIOLEPSIS INDICA "JACK EVANS" 5 GALLON (@ 3'-0" O.C.)
- MYOPORACEAE SPECIES DAYLILY "DOUBLE YELLOW" 5 GALLON (@ 3'-0" O.C.)
- PITTOSPORUM TOBIRA 'VARIEGATA' VAR. MOCK ORANGE 5 GALLON (@ 3'-0" O.C.)
- XYLOSMA COMPACTA COMPACT SHINY XYLOSMA 5 GALLON (@ 3'-0" O.C.)
- XYLOSMA COMPACTA COMPACT SHINY XYLOSMA 15 GALLON (@ 4'-0" O.C.)
- TRACHELOSPERMUM JASMINOIDES 18" O.C. 1 GALLON
- TRISTANIA CONFERTA BRISBANE BOX 24" BOX
- CUPANIOPSIS ANACARDIOIDES CARROTWOOD TREE 24" BOX
- EXISTING TREES ON SITE. TREES INTERFERING WITH PROPOSED CONSTRUCTION SHALL BE REMOVED
- BOUGAIN VILLEA VINE TRAIN ON LATTICE, TYP. 15 GALLON
- EXISTING STREET TREES ALONG SIDEWALK, TYP. AT BOTH COLLEGE BLVD. & PLAZA DRIVE TO REMAIN AND BE PROTECTED. PODOCARPUS GRACILIOR "NEW PINE" (AS PER DELIA JUNCAL – CITY OF OCEANSIDE PLANNING DEPT).
- "NO-MOW" SOD AT PROPOSED FLOW THROUGH PLANTER TYP. AS SHOWN

GENERAL NOTES:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVER.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
4. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

IRRIGATION NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUMEN EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
2. PER OCEANSIDE WATER UTILITIES DEPARTMENT, A SEPARATE WATER METER SHALL BE REQUIRED FOR THE PURPOSE OF LANDSCAPE IRRIGATION ONLY. IF THE EXISTING WATER METER IS DESIGNATED FOR IRRIGATION PURPOSES ONLY, PLEASE STATE SO AND INCLUDE THE SIZE AND THE LOCATION ON THE "CONCEPTUAL LANDSCAPE PLAN". FINAL APPROVAL FROM THE OCEANSIDE WATER UTILITIES DEPARTMENT SHALL BE REQUIRED PRIOR TO "CONCEPTUAL LANDSCAPE PLAN" APPROVAL.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

OWNER/APPLICANT:
PEGLION, LLC
3700 OCEANIC WAY
OCEANSIDE, CA 92056
PH. 760.721.3110
CONTACT: BILL ENGEL

DESIGNER/EXHIBIT PREPARER:
ARC, INC.
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
PH. (909) 622-1615, X295
CONTACT: SCOTT KAVTHEKAR

PLAN PREPARATION DATE:
APRIL 13, 2011

LEGAL DESCRIPTION

PARCEL 4 OF PARCEL MAP NO. 3754, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1975 AS FILE NO. 75-105272 OF OFFICIAL RECORDS.

FLOOD ZONE NOTE

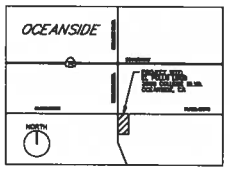
THE SHOPPING CENTER PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS "X", SHADED "X", AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE MAP NO. 7918, WITH A DATE OF IDENTIFICATION OF JUNE 15, 1997, FOR COMMUNITY NO. 060294, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

SITE RESIDES IN ZONE 'X' OF ABOVE MENTIONED FEMA MAP.

SITE DATA:

SITE AREA (TOTAL PARCEL– BEFORE 5'–0" DEDICATION TO CITY OF OCEANSIDE, CA)	18,872 S.F. 0.46 ACRES
(AFTER 5'–0" DEDICATION TO CITY OF OCEANSIDE, CA)	17,378 S.F. 0.40 ACRES
SITE AREA LANDSCAPING	4,124 S.F.
SITE AREA ZONING/GENERAL PLAN	CC +
BUILDING AREA	2,734.3 S.F.
APN # 168–012–40	
BUILDING SETBACK	10'–0"
PARKING REQUIRED	27 STALLS
PARKING PROVIDED *	27 STALLS
FULL SIZE (8'–0")	10 STALLS
HANDICAP SIZE (9'–0")	2 STALLS

* REMAINDER STALLS FROM EXISTING SHOPPING CENTER.
+ COMMUNITY COMMERCIAL



VICINITY MAP

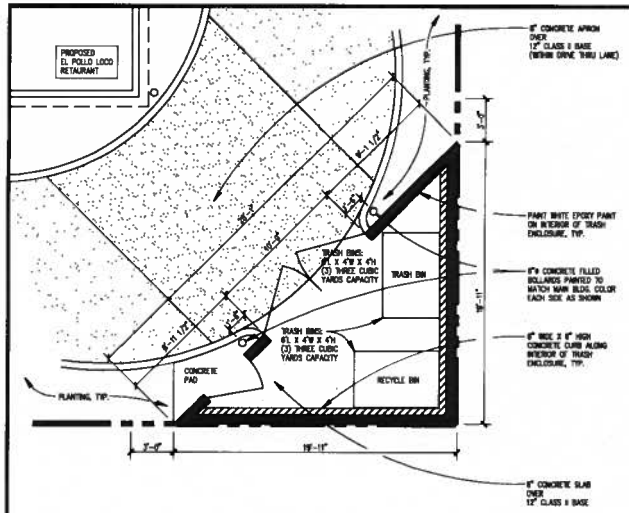
ARC
ARC, INC. - ARCHITECTURE
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
(909) 622-1615 PHONE
(909) 622-1555 FAX
Architect
JAMES D. MARSHAS
CALIFORNIA LIC. # C18888

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3900 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92008

REVISION

DATE | JOB NO
SCALE | DRAWN BY

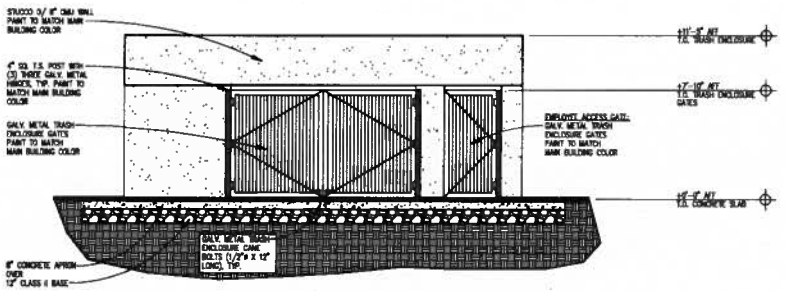
DRAWING NO.
L1



TRASH ENCLOSURE PLAN VIEW

SCALE: 1/4" = 1'-0"

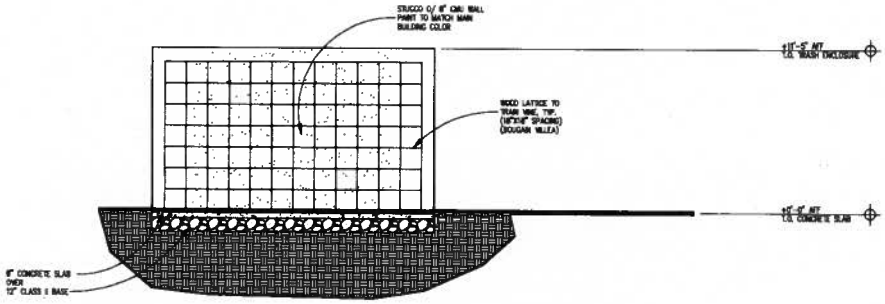
CMU CONCRETE MASONRY UNIT



NORTH-WEST ELEVATION

SCALE: 1/4" = 1'-0"

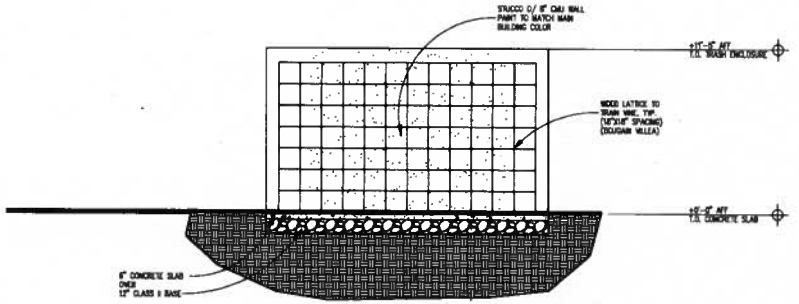
CMU CONCRETE MASONRY UNIT



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

CMU CONCRETE MASONRY UNIT



EAST ELEVATION

SCALE: 1/4" = 1'-0"

CMU CONCRETE MASONRY UNIT

CONCEPTUAL TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

ARC

ARC, INC. - ARCHITECTURE
1520 E. FRANKLIN AVENUE
POMONA, CA 91766

(909) 623-1616 PHONE
(909) 623-0000 FAX

Architect
ANDRE E. MANSIGAS
CALIFORNIA LIC. # C1[illegible]

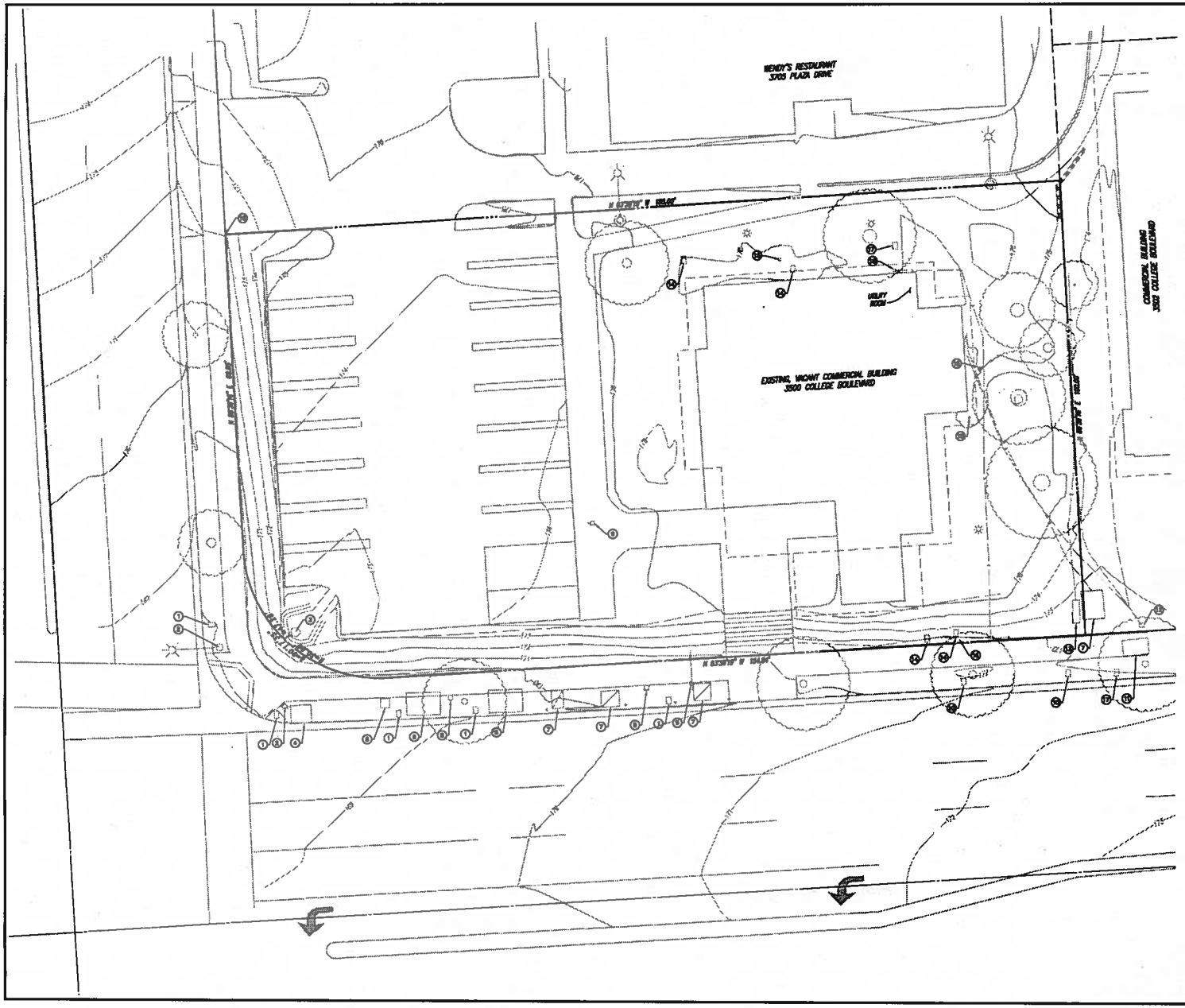
PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3600 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92008

REVISION

DATE	JOB NO
SCALE	DRAWN BY

DRAWING NO.

L1A



TOPOGRAPHIC SURVEY

THIS SURVEY HAS BEEN PREPARED FOR PCB LEIN, LLC. 3705 OCEANIC WAY, SUITE 101, OCEANSIDE, CA 92056. DATE OF SURVEY: MAY 23, 2011.

PROJECT PROFILE:

1) STREET ADDRESS: 3500 COLLEGE BOULEVARD, OCEANSIDE, CA
2) ASSESSOR'S PARCEL NO.: 169-013-40
3) THE CURRENT RECORD OWNER OF THE PROPERTY IS 95 COLLEGE PLAZA LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, AS SET FORTH IN A GRANT DEED RECORDED ON JULY 30, 1985 AS DOCUMENT NO. 1985-0335097 OF OFFICIAL RECORDS.
4) ANY UTILITY LINES SHOWN HEREON ARE BASED ON 1) THE LOCATION OF THE PHYSICAL SURFACE FEATURES AND 2) THE LOCATION OF PAINT MARKINGS OBSERVED ON MAY 23, 2011.

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 3704, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 3, 1978 AS FILE NO. 78-190572 OF OFFICIAL RECORDS.

BENCHMARK REFERENCE:

CITY OF OCEANSIDE BENCHMARK NO. E-68

A P.K. NAIL ON TOP OF THE NORTHERLY END OF THE CATCH BASIN IN THE SOUTHEASTERLY CURB RETURN OF LAKE BOULEVARD AND ESPLANADE STREET.

ELEVATION = 197.104 FEET DATUM: NGVD '29

A LOCALIZED TEMPORARY BENCHMARK HAS BEEN ESTABLISHED ON THE LEAD PLUG WITH A NAIL AND DISK STAMPED LS 2304 LOCATED AT THE NORTHEAST CORNER OF PARCEL 4 OF PARCEL MAP NO. 3704.

ELEVATION = 172.03 FEET DATUM: CITY BM NO. E-68

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON THE BEARINGS OF PARCEL MAP NO. 3704, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 3, 1978 AS FILE NO. 78-190572 OF OFFICIAL RECORDS AS ENCOUNTERED BY RECORD MONUMENTS FOUND AT THE NORTHEAST CORNER OF PARCEL 3 AND THE NORTHEAST CORNER OF PARCEL 4 THEREOF, SAID BEING LEAD PLUGS WITH NAIL AND DISKS STAMPED LS 2304.

NO MONUMENTS WERE FOUND AT THE OTHER CORNERS OF PARCEL 4 ON MAY 23, 2011.

LEGEND

1. TRAFFIC SIGNAL MANHOLE
2. TRAFFIC SIGNAL BASE
3. STORM DRAIN INLET
4. STORM DRAIN CATCH BASIN
5. TRAFFIC SIGNAL CONTROL CABINET
6. ELECTRIC VAULT
7. ELECTRIC TRANSFORMER
8. TELEPHONE RISER
9. SIGN
10. WATER METER
11. TELEPHONE VAULT
12. TELEPHONE CABINET
13. CONCRETE PAD WITH IRRIGATION PRESSURE REDUCER
14. IRRIGATION BOX
15. YARD DRAIN
16. BACKFLOW PREVENTOR
17. ELECTRIC MANHOLE
18. GAS METER
19. FOUND AND ACCEPTED LEAD PLUG WITH NAIL AND DISK STAMPED LS 2304

N

1" = 10'

10 0 10 20 30

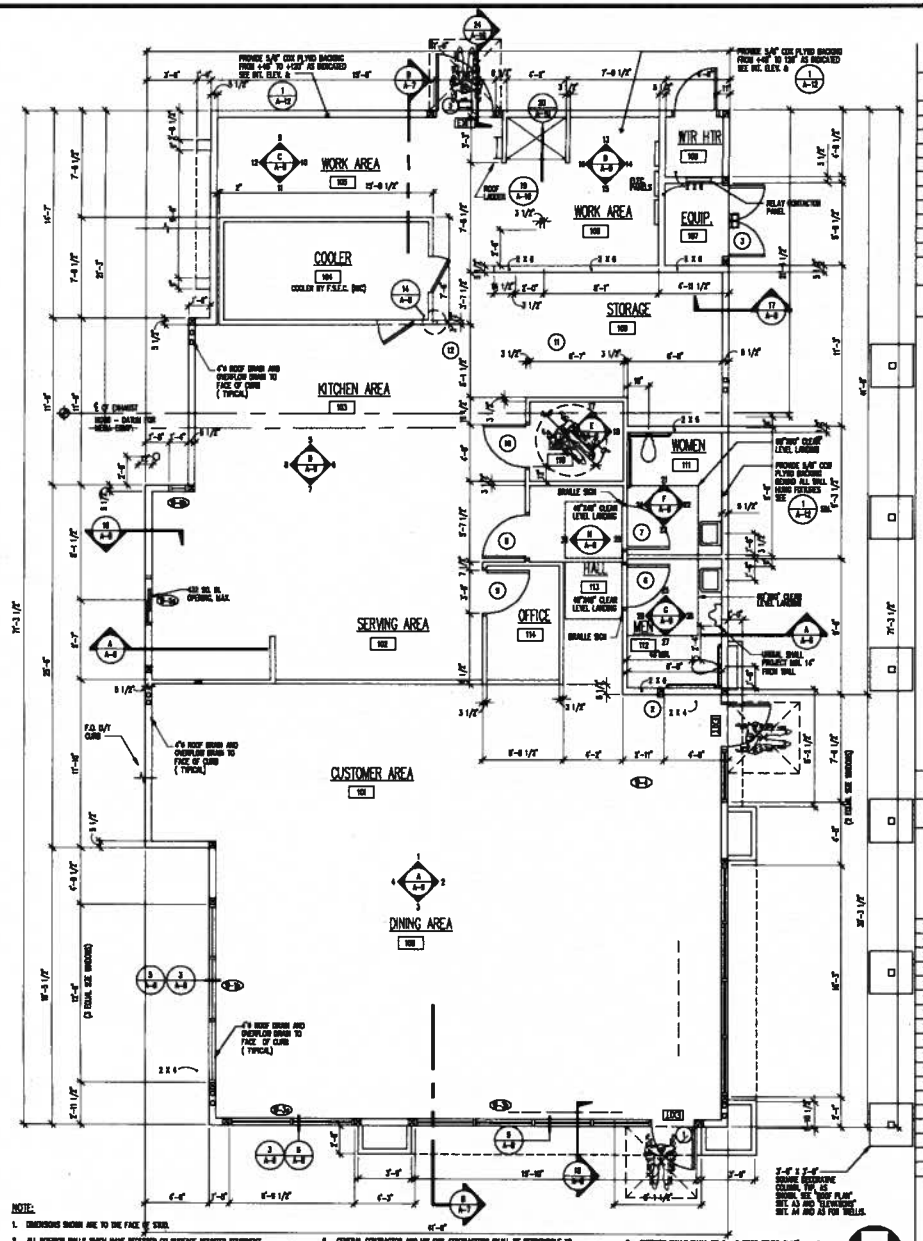
PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc

760/731-2000

3142 Vista Way, Suite 341, Oceanside, CA 92056

C:\Jobs\eng\Work\3500 College\Work\College 3500 Topo.dwg 5/26/2011 9:40:17 PM PDT



NOTE:

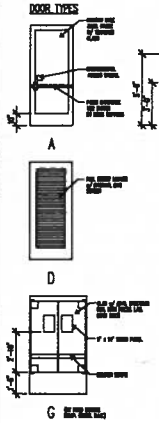
1. DIMENSIONS SHOWN ARE TO THE FACE OF STUD.
2. ALL INTERIOR WALLS SHOWN MAINE RECESSED OR SURFACE MOUNTED EQUIPMENT SHALL BE PROVIDED WITH SOLID BLOCKING OR REINFORCEMENT.
3. FOR EQUIPMENT LAY-OUT AND SCHEDULE SEE SHEET A-1, A-1A AND A1B.
4. FOR REFLECTED CEILING PLAN SEE SHEET A-11.
5. FOR EXACT LOCATION AND SIZE OF CONCRETE WALKS SEE SITE PLAN SHEET A-1
6. GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE RESPONSIBLE TO MARKING AND PROTECT THE FOOD SERVICE EQUIPMENT AFTER INSTALLATION. THE GENERAL CONTRACTOR SHOULD TAKE ALL MEASURES NECESSARY TO PROTECT FOODSERVICE EQUIPMENT AT HIS SOLE COST AND EXPENSE.
7. FOR DOOR TYPES & INFORMATION SEE SCHEDULE ABOVE RIGHT.
8. FOR WINDOW TYPES & INFORMATION SEE DETAIL ELEVATIONS ON SHEET A-6
9. EXTERIOR WALLS SHALL BE 2 x 6 WOOD STUDS @ 16" o.c. & INTERIOR WALLS SHALL BE 2 x 4 WOOD STUDS @ 16" o.c. (U.N.O.).
10. EXTERIOR AND RESTROOM WALLS SHALL BE INSULATED WITH R-19 - SEE SPECS.

FLOOR PLAN TOTAL AREA : 2734.3 SQ. FT. SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DR. NO.	DOOR TYPE	DOOR SIZE WIDTH	HT	THK	MATERIAL DOOR	FRAME	BUTT	LOCK	CLO	THLD	KICK PLT.	DR. STOP	DETAIL	REMARKS
1	A	3'-0"	7'-0"	1 3/4"	ALUM.	ALUM.					-	-	23/A-10	
2	A	3'-0"	7'-0"	1 3/4"	ALUM.	ALUM.					-	-	23/A-10	
3	B	PR. 3'-0"	6'-0"	1 3/4"	H. M.	H. M.			-	-	-	-	24/A-10	
4	E	3'-0"	7'-0"	1 3/4"	H. M.	H. M.			-	-	-	-	24/A-10	
5	B	2'-6"	6'-0"	1 3/4"	H. M.	H. M.							24/A-10	
6	C	3'-0"	6'-0"	1 3/4"	H.M.	H. M.				-	-	-	12 & 18/A-10	
7	C	3'-0"	6'-0"	1 3/4"	H.M.	H. M.				-	-	-	12 & 18/A-10	
8	C	3'-0"	6'-0"	1 3/4"	H.M.	H. M.							12/A-10	
9	F	3'-0"	6'-0"	1 3/4"	H.M.	H. M.				-			12/A-10	
10	C	3'-0"	6'-0"	1 3/4"	H.M.	H. M.				-	-	-	12/A-10	
11	C	3'-0"	6'-0"	1 3/4"	H.M.	H. M.				-	-		12/A-10	
12	G	6'-0"	5'-0"	3/4"	ALUM.	N. S.	-	-	-	-	-	-	-	
13	C	2'-10"	3'-0"	1 3/4"	H.M.	H. M.	-	-	-	-	-	-	4/A-7, A/A-7	

DOOR TYPES



DOOR SCHEDULE NOTES:

1. ALL HARDWARE SHALL BE FURNISHED & INSTALLED BY THE GENERAL CONTRACTOR.
2. HOLLOW METAL DOORS & FRAMES SHALL BE 16 GA. MIN.
3. ALL HARDWARE SHALL BE U.L. 305 , UNLESS OTHERWISE NOTED.
4. ALL DOORS SHALL BE BEVED ALIKE WITH 6 PIN MEDIUM/HIGH CORES.
5. 1" MAX. CLOSER ON TOILET ROOM SIDE.
6. DOOR (E) TO HAVE SIDELIGHT MIRROR. DOOR TO BE SPLICED BY DOOR SUPPLY.
7. PROVIDE ADJUSTABLE SWING, DOOR VIEWER BY PEEK-O (2005, MODEL# 0 +2 -0" A.F.F. CONTACT: DEFENDER INDUSTRIES, 575 N. BROADWAY ESCONDIDO, CA. 92025 (800) 743-1727

HARDWARE

HINGES

1. 1 SET KABINER OFFSET PIVOT #38-447.
2. 1 1/2 PAIR MACKINEY #CA-2738, 4 1/2" x 4 1/2".
3. 2 PAIRS MACKINEY #FBB 3386 NRP, 4 1/2" x 4 1/2" (STAINLESS STEEL, 1 1/2 PAIR PER DOOR (#2).
4. ALL EXTERIOR EXPOSED s/ STAINLESS NON-REMOVABLE PINS (TENT).

6x6 ADA BRAILLE SIGN ON WALL ADJACENT TO LATCH SIDE OF DOOR (TOILET RMS. ONLY)

HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR, SEC. 3304(c.1).

LOCKS

1. VAN DORN, POST SIGN w/ 1" LETTERS "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
2. SCHLAGE M/KNOBS DROP STOREROOM LEVER LOCKSET.
3. SCHLAGE DEADBOLT B460, ALARM LOCK MODEL 78.
4. SCHLAGE KNOBS D406 PRIVACY LEVER LOCKSET.
5. SCHLAGE GRAY DROP STOREROOM LOCKSET. W/ ADVANCA.
   NOTE: ALL LOCKSETS TO BE LEVER ACTUATED OR PANIC BARS (EXCEPT (8).
6. SIMPLEX LOCKS PUSH BUTTON LOCKSET

CLOSERS:

1. RUSSWIN, CORBIN, OR SARGENT/ENGINEER CLOSER.
2. RIXSON #960 S.A. DARK BRONZE. PAINT TO MATCH STOREFRONT
3. LCN (WITH 3130 PRIME.

THRESHOLDS:

1. KABINER #37-862.
2. REESE #5200B.

KICKPLATES:

1. -
2. STAINLESS SHEET, 3'-0" x 1'-0".

DOORSTOPS:

1. RIXS #630 B FLOOR STOPS.
2. BROCKWAY #282 FLOOR STOP.

DOOR SWEEPS:

1. PEMKO # 32228

ROOM FINISH SCHEDULE

RM. NO.	ROOM TITLE	FLOOR: QUARRY TILE	FLOOR: RESIN CONCRETE	FLOOR: CONCRETE	BASE: QUARRY TILE	DOOR: ALUMINUM	DOOR: PAINTED	FRAME: ALUMINUM	FRAME: PAINTED	WALLS: FURRING WALL CONTRUNG	WALLS: WAINSCOT	WALLS: F.R.P. WALL PANEL	WALLS: EXP. GRD PAINTED	WALLS: METAL CLADDING	CLG.: ACOUSTICAL TILE	CLG.: EXP. GRD PAINTED	CLG.: GYPSUM & PANDA	TRIM: CLOSE GRD.	CLG. HT.	REMARKS
																				SEE REMARKS KEYED BELOW
100	DINING AREA	-	CS-1	-	100-2	-	P-1	-	-	P-1	-	-	-	-	100-1	100-1	-	-	VARIES	3
101	CUSTOMER AREA	-	CS-1	-	100-2	-	-	-	-	-	-	-	-	-	100-1	100-1	-	-	VARIES	3
102	SERVING AREA	100-1	-	-	100-1	-	P-2	-	-	P-2	-	-	100-1	-	-	-	P-2	-	VARIES	2, 3
103	KITCHEN AREA	100-1	-	-	100-1	-	P-2	P.1	-	P-2	-	-	100-1	-	-	-	P-2	-	10'-0"	1, 2, 3
104	COOLER	-	-	-	100-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
105	WORK AREA	100-1	-	-	100-1	-	P-2	P.1	-	P-2	-	-	100-1	-	C-1	-	-	-	10'-0"	1, 2, 3
106	WATER HEATER ROOM	-	-	CS-2	-	-	P-2	-	-	P-2	-	-	-	P-3	-	-	P-2	-	10'-0"	2, 3
107	EQUIPMENT ROOM	-	-	CS-2	-	-	P-2	-	-	P-2	-	-	-	P-3	-	-	P-2	-	10'-0"	3
108	WORK AREA	100-1	-	-	100-1	-	P-2	P.1	-	P-2	-	-	100-1	-	C-1	-	-	-	10'-0"	2, 3
109	STORAGE AREA	100-1	-	-	100-1	-	P-1	-	-	P-1	-	-	100-1	-	-	-	P-2	-	10'-0"	3
110	EMPLOYEE CHANGE ROOM	100-1	-	-	100-1	-	P-2	-	-	P-2	-	-	-	P-3	-	-	P-2	-	8'-0"	3
111	WOMEN'S TOILET	100-1	-	-	100-1	-	P-2	-	-	P-2	-	-	100-1	-	-	-	P-3	-	8'-0"	2, 3, 4
112	MEN'S TOILET	100-1	-	-	100-1	-	P-2	-	-	P-2	-	-	100-1	-	-	-	P-3	-	8'-0"	2, 3, 4
113	HALL	-	CS-1	-	100-2	-	P-2	-	-	P-2	-	-	-	-	100-1	P.1	-	-	8'-0"	3
114	OFFICE	100-1	-	-	100-1	-	P-2	-	-	P-2	-	-	-	P-3	-	-	P-3	-	8'-0"	3
115	FOYER AREA	EXPOSED PLYWOOD SHTG.			-	-	BALLOW METAL			BALLOW METAL			EXPOSED CONSTRUCTION				EXPOSED CONSTRUCTION	-	-	

REMARKS:

1. PREFABRICATED COOLER, SEE INTERIOR ELEVATIONS
2. ALL RESTROOM WALLS TO HAVE 5/8" WATER RESISTANT GYPSUM BOARD FULL HEIGHT.
3. SEE SHEET A-1 FOR FLOOR FINISH LAYOUT.
4. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO UNDERSIDE OF GYP. BOARD CEILING AT ALL RESTROOM WALLS.

NOTES:

1. ALL FIBERGLASS REINFORCED PANELS, & PANELING TO BE INSTALLED OVER GYPSUM BOARD.

OWNER/APPLICANT:
PEQUON, LLC
3700 OCEANIC WAY
OCEANSIDE, CA 92056
PH. 760.721.3110
CONTACT: BILL ENGEL

PLAN PREPARATION DATE:
APRIL 13, 2011

DESIGNER/EXHIBIT PREPARER:
ARC, INC.
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
PH. (909) 622-1815, X295
CONTACT: SCOTT KAVTHEKAR

NOTE:
SEE SHT. A3A FOR FINISHES.

ARC
ARC, INC. - ARCHITECTURE
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
(909) 622-1415 PHONE
(909) 622-6522 FAX
Architect:
ANGIE R. MAVRIDIS
CALIFORNIA LIC. # C18833

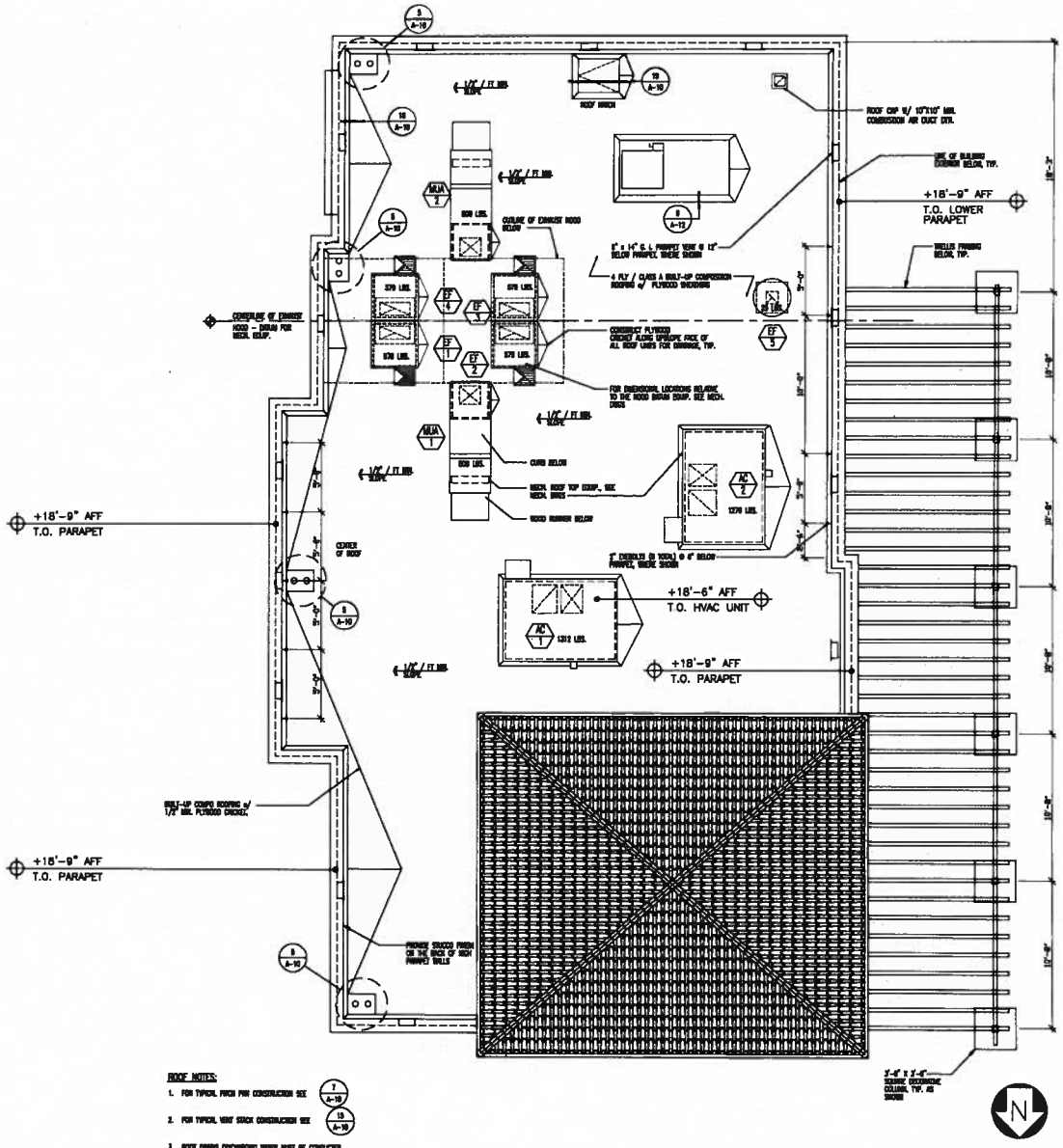
PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3920 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92056

FLOOR PLAN AND SCHEDULES

REVISION
DATE | ADD NO.

SCALE: 1/4" | DRAWN BY

DRAWING NO.
A1



ROOF PLAN

ARC

ARC, INC. - ARCHITECTURE
1200 E. FRANKLIN AVENUE
POMONA, CA 91766

(909) 623-1410 PHONE
(909) 623-4223 FAX

Architect
ANOR E. MANUGAS
CALIFORNIA LIC. # C16783

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3500 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92008

ROOF PLAN

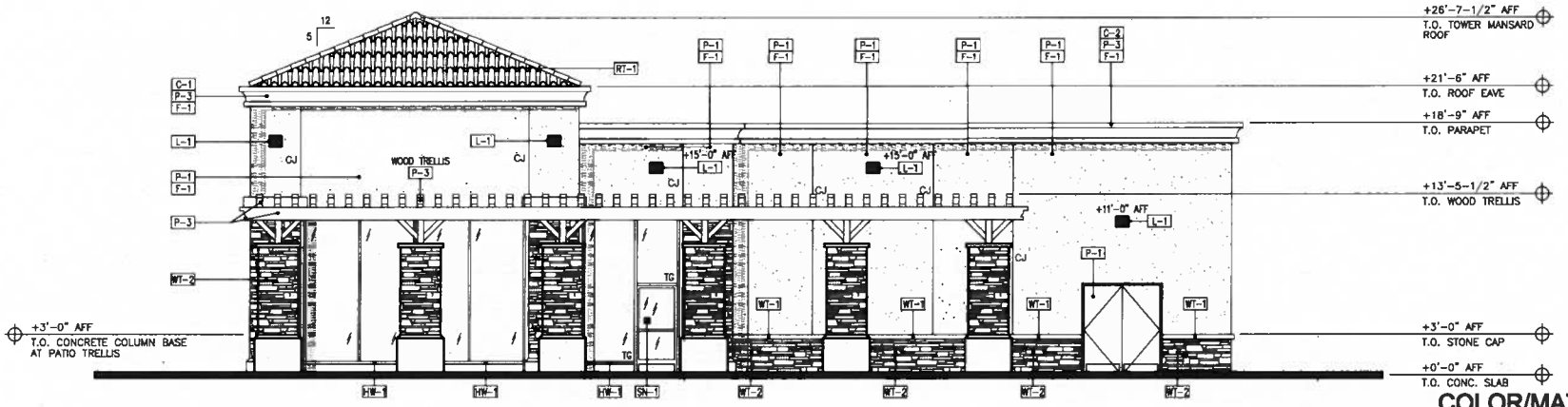
REVISION

DATE | JOB NO

SCALE 1/4" | DRAWN BY

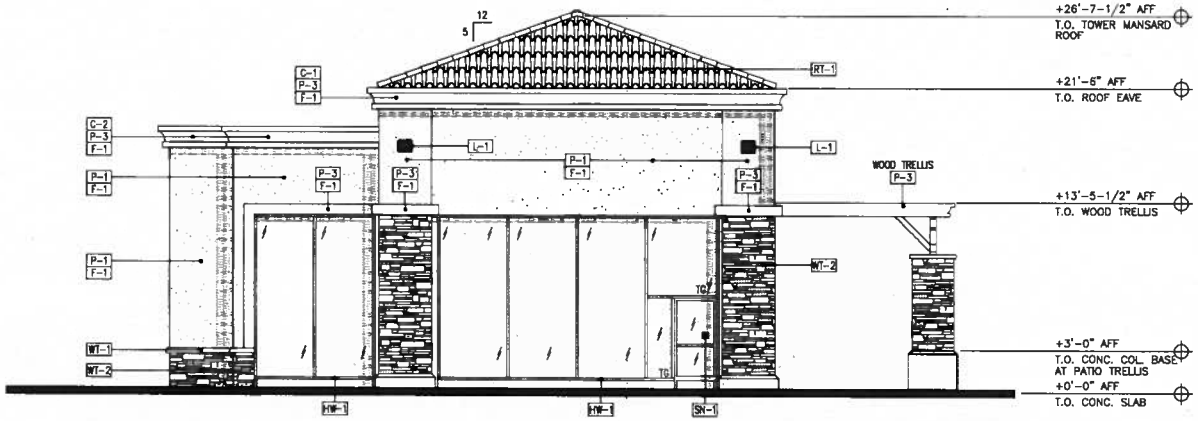
DRAWING NO.

A3



WEST ELEVATION (FACING COLLEGE BLVD.)

SCALE: 1/4" = 1'-0"



NORTH ELEVATION (FACING PLAZA DRIVE)

SCALE: 1/4" = 1'-0"

ABBREVIATIONS

B.O. – BOTTOM OF
CJ – 1" CONSTRUCTION JOINT
C.O. – CENTER OF
SQ. – SQUARE
THK. – THICKNESS
T.G. – TEMPERED GLASS
T.O. – TOP OF

GENERAL NOTES

PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9'-0" NINE FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS & DOORS.

MANUFACTURER	:	DUNN-EDWARDS
MODEL	:	IP631 ULTRASHIELD CLEAR
LARR #	:	25162-T
CSI/MODEL	:	09960

COLOR/MATERIALS

PAINT: SEE GENERAL NOTE #1.

P-1 BEHR "PRINCESS MORY" #300C-1 (U)

P-2 BEHR "HIGH PLATEAU" #300D-4 (M)

P-3 BEHR "SPANISH LEATHER" #300D-7 (D)

FINISH

F-1 3-COAT EXTERIOR STUCCO SMOOTH FINISH, TYP.

TILE

WT-1 CORONADO STONE CAP HONEY LEDGE SERIES –

WT-2 CORONADO STONE CAP HONEY LEDGE SERIES –

ROOF TILE

RT-1 MONIER "VILLA" "EL CAMINO BLEND"

WINDOWS, ENTRY DOOR & DOOR FRAMES

HW-1 U.S. ALUMINUM, KAWNEER OR APPROVED EQUAL. CLEAR ALUMINUM FINISH (MULLION-LESS SYSTEM) 6" CONCRETE CURB WHERE WINDOWS OCCUR, TYP.

DECORATIVE METAL & TRIM

C-1 CORNICE AT TOWER/COLUMNS, TYP. AS SHOWN. –

C-2 CORNICE ALONG PARAPETS, TYP. AS SHOWN.

L-1 WALL SCONCE VERIFY WITH LATEST EL POLLO LOCO STANDARDS. HGT. SHOWN IS TO B.O. FIXTURE

SIGNAGE

SN-1 5"X5" INTERNATIONAL SYMBOL OF ACCESSIBILITY. POST IN A CONSPICUOUS LOCATION.

OWNER/APPLICANT:
PEGLION, LLC
3700 OCEANIC WAY
OCEANSIDE, CA 92056
PH: 760.721.3110
CONTACT: BILL ENGEL

DESIGNER/EXHIBIT PREPARER:
ARC, INC.
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
PH: (909) 622-1615, X295
CONTACT: SCOTT KAVTHEKAR

PLAN PREPARATION DATE:
APRIL 13, 2011

ARC
ARC, INC. - ARCHITECTURE
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
(909) 622-1615 PHONE
(909) 622-1522 FAX
Architect
ANDRE E. HANLIKAR
CALIFORNIA RC. # C18193

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3600 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92056

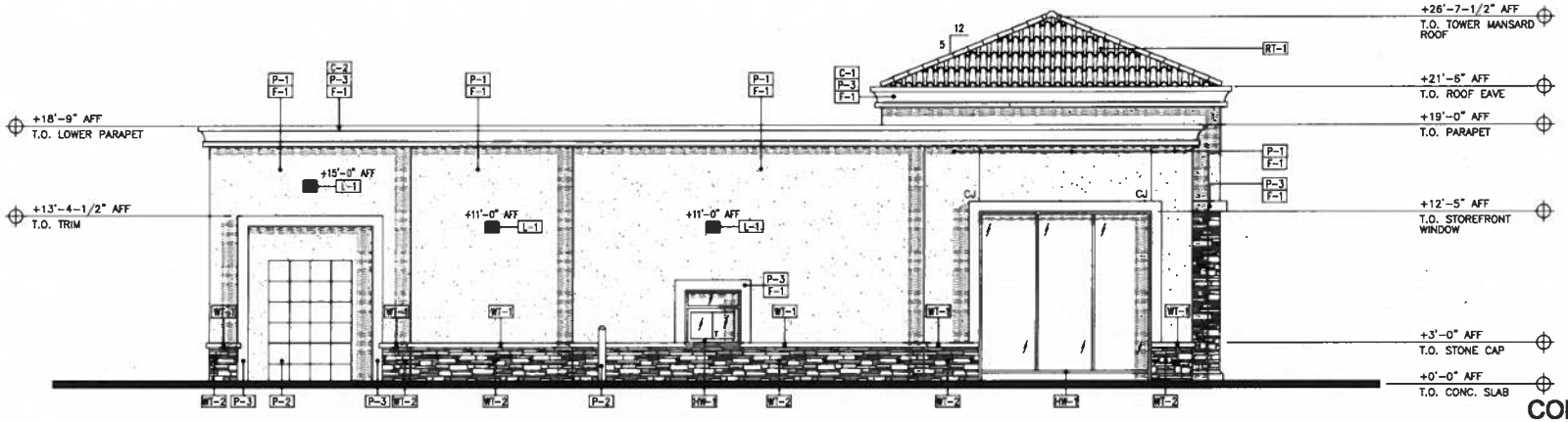
ARCHITECTURAL ELEVATIONS

REVISION

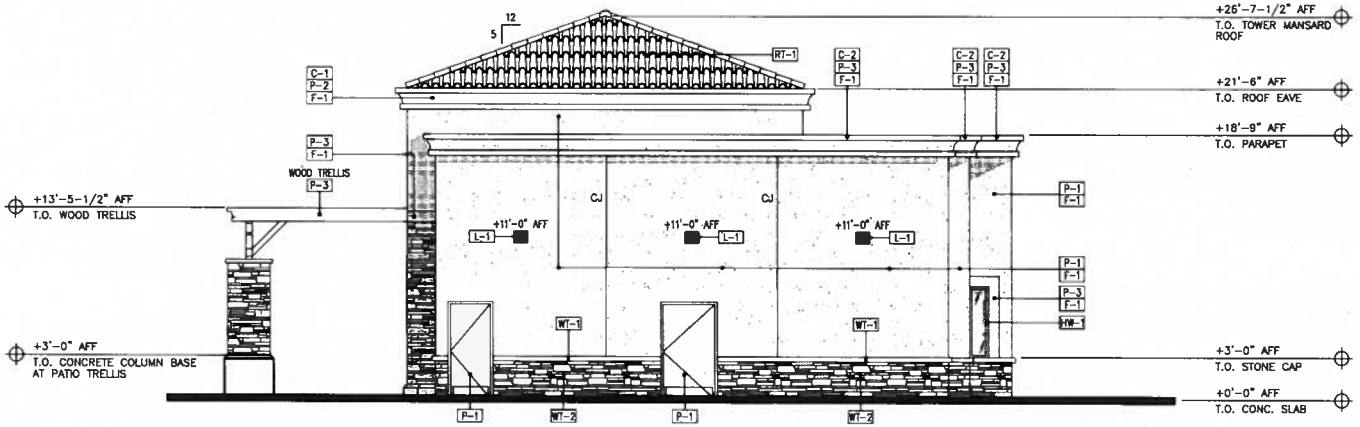
DATE | JOB NO

SCALE | DRAWN BY

DRAWING NO.
A4



EAST ELEVATION (ALONG NEIGHBORING PROPERTY TO THE EAST)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (ALONG PARKING AT REAR)
SCALE: 1/4" = 1'-0"

COLOR/MATERIALS

PAINT: SEE GENERAL NOTE #1.

P-1 BEHR
"PRINCESS IVORY"
#300C-1 (U)

P-2 BEHR
"HIGH PLATEAU"
#300D-4 (M)

P-3 BEHR
"SPANISH LEATHER"
#300D-7 (D)

FINISH

F-1 3-COAT EXTERIOR STUCCO
SMOOTH FINISH, TYP.

TILE

WT-1 CORONADO STONE CAP
HONEY LEDGE SERIES
–

WT-2 CORONADO STONE CAP
HONEY LEDGE SERIES
–

ROOF TILE

RT-1 MONIER
"VILLA"
"EL CAMINO BLEND"

WINDOWS, ENTRY DOOR & DOOR FRAMES

HW-1 U.S. ALUMINUM, KAWNEER OR APPROVED EQUAL. CLEAR ALUMINUM FINISH (MULLION-LESS SYSTEM)
6" CONCRETE CURB WHERE WINDOWS OCCUR, TYP.

DECORATIVE METAL & TRIM

C-1 CORNICE AT TOWER/COLUMNS, TYP. AS SHOWN
–

C-2 CORNICE ALONG PARAPETS, TYP. AS SHOWN.

L-1 WALL SCONCE
VERIFY WITH LATEST EL POLLO LOCO STANDARDS. HGT. SHOWN IS TO B.O. FIXTURE

SIGNAGE

SN-1 5"X5" INTERNATIONAL SYMBOL OF ACCESSIBILITY. POST IN A CONSPICUOUS LOCATION.

OWNER/APPLICANT:
PEGLION, LLC
3700 OCEANIC WAY
OCEANSIDE, CA 92056
PH. 760.721.3110
CONTACT: BILL ENGEL

DESIGNER/EXHIBIT PREPARER:
ARC, INC.
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
PH. (909) 622-1615, X295
CONTACT: SCOTT KAVTHEKAR

PLAN PREPARATION DATE:
APRIL 13, 2011

ARC

ARC, INC. - ARCHITECTURE
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
(909) 622-1615 PHONE
(909) 622-6222 FAX

Architect:
AMOR S. MANUGAS
CALIFORNIA LIC. # C16888

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
3500 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92056

ARCHITECTURAL ELEVATIONS

REVISION
DATE
JOB NO
SCALE
DRAWN BY

DRAWING NO.
A5

PLANNING COMMISSION
RESOLUTION NO. 2012-P24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND CONDITIONAL USE PERMITS ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	D11-00006, CUP11-00010, CUP 12-00002
APPLICANT:	El Pollo Loco
LOCATION:	Southeast corner of College Boulevard and Plaza Drive

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan and Conditional Use Permits under the provisions of Articles 11, 31, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a) construction and operation of a new 2,734-square foot El Pollo Loco restaurant with drive thru facilities on an approximately 0.43 acre site; and

b) a reduction in the number of parking spaces required, pursuant to Section 3103 of the zoning ordinance, for the College Plaza Shopping Center

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day of June 2012, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15332, Class 32 In-fill Development projects;

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

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

FINDINGS:

For the Development Plan (D11-00006) to allow construction of a 2,734-square foot structure with associated improvements:

1. The site plan and physical design of the project is consistent with the purposes of the Zoning Ordinance. The proposed building and site improvements, as conditioned, will be consistent with the underlying Community Commercial (CC) zoning designation development standards, including lot coverage, floor/area ratio, building height and setbacks.

2. The Development Plan conforms to the General Plan of the City. The project is located within an existing commercial center and is consistent with the underlying Community Commercial (CC) General Plan designation. The subject development and land use complements its context, therefore it complies with General Plan objectives and policies which encourage preservation and provision of services in aesthetic, people oriented associations that are compatible and organized to surrounding land uses.

3. The project site can be adequately served by existing public facilities, services and utilities. The subject development involves the redevelopment of an infill parcel within an existing commercial center and all necessary utility infrastructure to serve the project is available on-site.

4. The project will be compatible with existing and potential development on adjoining commercial properties and the surrounding neighborhood. The new building and site improvements will replace a bank structure with a well designed building, landscaping and other site amenities.

For the Conditional Use Permit (CUP11-00010) to allow establishment and operation of a restaurant facility with drive thru service:

1. The location of the proposed restaurant operation, with drive thru service, is in accord with the objectives of the Zoning Ordinance and the purposes of the underlying Community Commercial (CC) district. Provision of drive thru food service in conjunction with an eating establishment is permitted within the Community Commercial district subject to approval of a conditional use permit.

2. The location for the use and conditions under which it will be operated are consistent with the General Plan, will not be detrimental to public health, safety or welfare of persons residing or working in or adjacent to the neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The drive thru service will be ancillary use to the primary eat-in restaurant use.

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

For the Conditional Use Permit (CUP12-00002) to allow a reduction of the number of parking spaces specified in the schedules in Section 3103 for the College Plaza Shopping Center:

1. The parking demand will be less than the requirement in Schedule A and B.

2. The probable long-term occupancy of the building, based on its design, will not generate additional parking demand.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002) subject to the following conditions:

Building:

1. Construction shall comply with the 2010 edition of the California Codes.

2. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances and Section 5.106.8 of the 2010 California Green Building Code. A photometric plan of parking lot lighting shall be provided for review and approval.

3. Construction hours shall be limited to Monday through Friday 7:00 a.m. to 6:00 p.m.

Planning:

4. Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002) shall expire on June 11, 2014, unless implemented as required by the Zoning Ordinance.

5. Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002) Conditional Use Permit approves construction and operation of the proposed restaurant with drive thru service as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Development Services

Department/Planning Division approval. Substantial deviations shall require a revision to the Development Plan and Conditional Use Permits or a new Development Plan and Conditional Use Permits.

6. Joint maintenance agreements and reciprocal parking and access easements shall be recorded and maintained between the subject property and the College Plaza Shopping Center.

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

8. Trash enclosures must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. Recycling is required by City Ordinance. The enclosures must be built in a flat, accessible location as determined by the City Engineer. The enclosures shall meet City standards including being constructed of concrete block, reinforced with rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bins from striking the block walls. The slab must extend out of the enclosure for the bins to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the main structure. This design shall be shown on the landscape plans and shall be approved by the City Planner.

9. The proposed trash enclosure shall be reduced in size to accommodate the required bin number and size. Its roof shall be removed and a decorative cap and stone veneer wainscoting shall be incorporated in the enclosure's design.

10. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

13. 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.

14. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan and Conditional Use Permits.

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

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

17. All signs shall meet the requirements of the approved Comprehensive Sign Package for the shopping center. Sign plans shall be reviewed and approved by the Planning Division prior to an application for a sign permit.

18. The width of planting areas adjoining street property lines shall be 10 feet (min).

Engineering:

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

20. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and constructed or replaced as required by the City Engineer.

21. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.

22. Prior to approval of the grading plan and issuance of a grading permit all proposed improvements shall be secured with sufficient improvement securities.

23. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the owner/developer shall at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to issuance of any grading permit for this project. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/developer, as applicable.

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

25. A precise grading, erosion and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on site traffic calming devices shall be shown on all precise grading and private improvement plans.

26. Prior to any grading of this project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by the City Engineer.

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

28. The approval of this project shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the owner/developer. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, this project shall be subject to going back to the public hearing or subject to a substantial conformity review.

29. Prior to the issuance of a grading permit, the owner/developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, to inform them of the grading and construction schedule, and to answer questions.

30. The owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Department 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

31. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of work within the public right-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

32. Prior to approval of the grading plan and issuance of grading permit, a five-foot (5') street dedication is required and shall be recorded for College Boulevard along the property frontage. Street dedication for the corner rounding based on (proper curb return and right-of-way radius design is required at the intersection of College Boulevard and Plaza Drive prior to approval of the grading plan and issuance of any grading permit.

33. The existing curb and gutter and sidewalks along property frontage shall be reconstructed and replaced if it has been damaged, and if it is not ADA complaint in accordance with City Standards.

34. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, or adjacent to the project boundary that are damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

35. Publicly maintained pedestrian ramps (maintained by the City of Oceanside) must be fully located within public right-of-way. Minimum curb return radius shall comply with the City of Oceanside Engineers Design and Processing Manual.

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

37. Sight distance requirements at the project driveway with Plaza Drive shall conform to the corner sight distance criteria as provided by SDRSD, DS-20A and or DS-20B.

38. All existing overhead utility lines within this development and/or within any full width street or right-of-way abutting this new development, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per the City of Oceanside Zoning Ordinance section 3023, as required by the City Engineer and the City Planner, and current City policy.

39. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed per the approved grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

40. The drainage design shown on the site plan or preliminary grading plan, and the drainage report for this project is conceptual only. The final drainage report and drainage design shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San Diego County Hydrology and Drainage Manual to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

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

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

43. The owner/developer shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.

The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those owner/developers authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in land disturbances of equal to or greater than one acre. The owner/developer shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

44. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the stormwater BMP(s), employee training program and

duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash (or certificate of deposit payable to the City), or an irrevocable, City-Standard Letter of Credit security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

45. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

46. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The owner/developer shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

47. The Agreement shall include a copy of executed on-site and off-site access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party

responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

48. The BMPs described in the project's approved SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the City Engineer.

49. The owner/developer shall provide a copy of the title/cover page of conceptual SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no approved Stormwater document (SWMP) exists, the appropriate document shall be submitted for review and approval by the City Engineer. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

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

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

52. Approval of this project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of this project shall constitute the owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

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

54. A digital file of the as-built grading plan, in a format consistent with the City's requirements for digital submittals, detailed in the Engineers Design and Processing Manual shall be submitted to the City of Oceanside prior to occupancy permit.

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

Water:

General conditions:

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

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

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

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

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

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

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

62. 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.).

63. The developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located in the public right-of-way or in a public utility easement.

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

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

<u>The following conditions of approval shall be met prior to building permit issuance.</u>

66. If a restaurant or food service tenant occupies the property; a Grease, Oil, and Sand Interceptor shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner, in accordance with City of Oceanside Ordinance 07-0R0021-1. The location shall be called out on the approved Building Plans.

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

//////////

//////////

//////////

//////////

//////////

//////////

//////////

//////////

//////////

//////////

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

PASSED AND ADOPTED Resolution No. 2012-P24 on June 11, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-P24.

Dated: June 11, 2012

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

_____ _____
Applicant/Representative Date

A Parking Occupancy Study

For An El Pollo Loco Restaurant

In Oceanside, California

For The City of Oceanside

And Peglion LLC

October 5, 2011

Modified December 7, 2011

By

Federhart & Associates
2845 Nimitz Blvd. # G
San Diego, CA 92106
619/226-0625

Received
JAN 26 2012
Planning Division

Federhart & Associates
2845 Nimitz Blvd.
Suite G
San Diego, CA 92106
(619) 226-0625

JF
TRAFFIC AND PARKING STUDIES

December 7, 2011

JF 1105

A Parking Occupancy Study In The College Plaza Center

For An El Pollo Loco Fast Food Take-Out Restaurant In

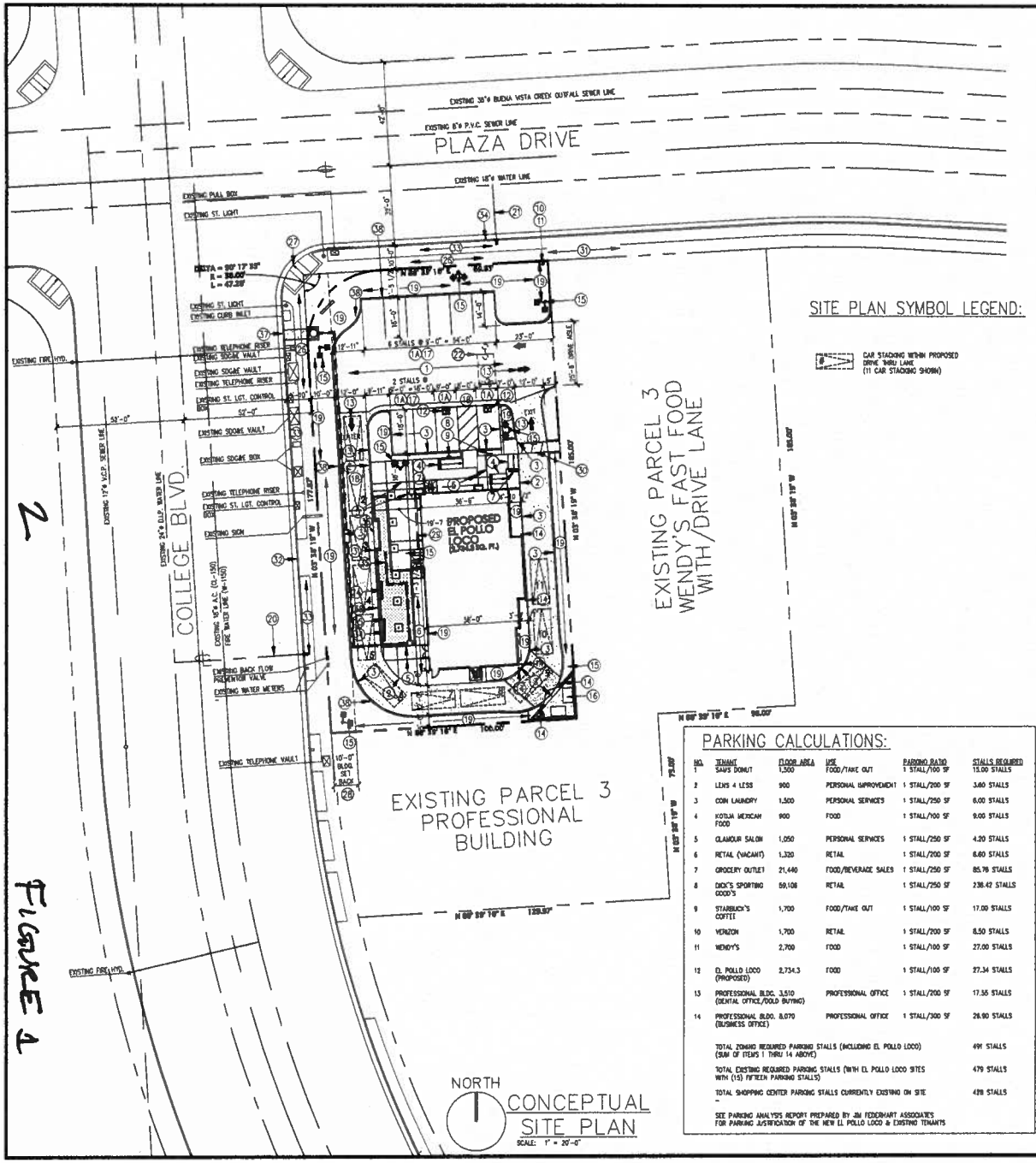
The City of Oceanside

Introduction

The College Plaza Shopping Center is an existing shopping center located near the south east corner of S.R. 78 and College Blvd., in the City of Oceanside, California.

As part of the process for approving the reconstruction of an existing bank building for a new El Pollo Loco restaurant, City staff has asked for a parking occupancy study to be made for the whole shopping center, during PM peak hour usage of the whole center, before final recommendations are made for the new take-out restaurant.

The proposed El Pollo Loco restaurant is proposed to have a 2734.4 square foot building on the existing site, with a drive-thru lane for 11 vehicles plus 10 spaces for parked vehicles. Figure 1 shows a site plan for the new restaurant. Note that Figure 1 also shows the existing Wendy's restaurant immediately to the east. It has 10 parking spaces on site, and another 6 spaces along its east side with its property line splitting these 6 spaces so that other land uses in the shopping center can also use these spaces – including El Pollo Loco.



SITE PLAN SYMBOL LEGEND:

CAR STACKING WITHIN PROPOSED DRIVE THRU LANE (11 CAR STACKING SHOWN)

SITE PLAN LEGEND:

1. CONSTRUCT A.C. PAVING @ DRIVE AISLE/PARKING SPACE TYP. CONSULT SOILS REPORT FOR MIN. A.C. THICKNESS
1A. CONSTRUCT CONCRETE (BLACK) DRIVE-THRU LANE, TYP. CONSULT SOILS REPORT FOR MIN. CONCRETE THICKNESS
2. CONSTRUCT CONCRETE CURB AT SIDEWALK.
3. CONSTRUCT CONCRETE CURB AT LANDSCAPING.
4. CONSTRUCT CONCRETE RAMP WITH 8.33% SLOPE MAX.
5. CONSTRUCT CONCRETE SIDEWALK EXPANSION JOINTS TYP. AS SHOWN.
6. CONSTRUCT CONCRETE SIDEWALK.
7. CONSTRUCT CONCRETE GROOVING.
8. INSTALL HANDICAP ACCESSIBILITY SIGN.
9. CONSTRUCT HANDICAP VAN ACCESSIBILITY SIGN.
10. CONSTRUCT HANDICAP PARKING SIGN.
11. INSTALL TEXT FOR HANDICAP PARKING SIGN.
12. PAINT ON PARKING SURFACE SYMBOL FOR HANDICAP PARKING SIGN.
13. PAINT ON PARKING SURFACE SYMBOL FOR TRAFFIC ARROW.
14. CONSTRUCT CONCRETE FILLED BOLLARD.
15. CONSTRUCT CONCRETE LIGHT POLE BASE.
16. CONSTRUCT TRASH ENCLOSURE PER CITY OF OCEANSIDE AND SHOPPING CENTER STANDARDS WITH EMPLOYEE ACCESS GATE. SEE "CONCEPTUAL TRASH ENCLOSURE PLAN" SHEETS C1A OR L1A.
17. PAINT 4" WIDE WHITE PARKING STALL STRIPING, TYP.
18. PAINT 4" WIDE BLUE HANDICAP STRIPING, TYP. HATCHED AREA IN VAN ACCESSIBLE PARKING AREA SHALL BE 45°, 36" O.C., TYP
19. LANDSCAPE, TYP. SEE LANDSCAPE/IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
20. NEW 2" WATER LINE WITH 1-1/2" WATER METER. OLD WATER SERVICE TO BE ABANDONED AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
21. NEW 2" LANDSCAPE IRRIGATION (RECLAIMED) WATER LINE WITH 1-1/2" WATER METER. ABANDON OLD WATER SERVICE AS PER CITY OF OCEANSIDE STANDARDS.
22. INSTALL 1,250 GALLON GREASE INTERCEPTOR WITH SAMPLE BOX AS PER CITY OF OCEANSIDE PUBLIC WORKS STANDARDS.
23. ELECTRICAL TRANSFORMER AS PER LOCAL ELECTRICAL CO. FILLED PROTECTIVE BOLLARDS, TYP. AS SHOWN.
24. INSTALL EL POLLO LOCO MENU BOARD WITH SPEAKER BOARD (BY SEPARATE PERMIT).
25. INSTALL EL POLLO LOCO PRE-READER BOARD (BY SEPARATE PERMIT).
26. EXISTING PUBLIC SIDEWALK.
27. EXISTING PUBLIC H/C RAMP AT STREET CORNER.
28. 10'-0" BUILDING SETBACK LINE, TYP.
29. INSTALL DECORATIVE WOOD TRELLIS. SEE ARCHITECTURAL ELEVATIONS, SHTS. A4 & A5 FOR INFORMATION
30. 5'-0" WIDE PEDESTRIAN ACCESS FROM EXISTING WENDY'S FAST FOOD. VERIFY EXISTING SITE CONDITIONS WITH CIVIL ENGINEER AND ADJUST AS REQUIRED.
31. EXISTING SHOPPING CENTER ACCESS DRIVEWAY, TYP.
32. EXISTING STREET CURB/CUTTER/SIDEWALK, TYP. AS SHOWN.
33. EXISTING STREET SIDEWALK LANDSCAPING, TYP. AS SHOWN.
34. CONSTRUCT BIO-RETENTION BASIN AS PER CITY OF OCEANSIDE AND COUNTY OF SAN DIEGO STANDARDS.
35. INSTALL PERFORATED/NON-PERFORATED PIPING FOR DRAINING BIO-RETENTION BASIN. SLOPE SHALL BE 0.5% MIN. AND SHALL BE ROUTED TO PROPOSED CURB OUTLET (SEE "SITE PLAN LEGEND" REMARK #37).
36. 11'-0" WIDE CONCRETE SPILLWAY INTO BIO-RETENTION BASIN, TYP. AS SHOWN ON PLAN.
37. INSTALL CURB OUTLET - TYPE A UNDER SIDEWALK DRAIN AT CURB/GUTTER ALONG COLLEGE BLVD. AS PER SAN DIEGO COUNTY REGIONAL STANDARD DRAWING D-25.
38. COLOR COAT RETAINING CURB TO MATCH MAIN BUILDING COLOR WHERE EXPOSED, TYP.

"NO-MOW" SOD AT PROPOSED BIO-RETENTION BASIN, TYP. AS SHOWN

PARKING CALCULATIONS:

NO.	TENANT	FLOOR AREA	USE	PARKING RATIO	STALLS REQUIRED
1	SAM'S DONUT	1,500	FOOD/TAKE OUT	1 STALL/100 SF	15.00 STALLS
2	LENS 4 LESS	900	PERSONAL IMPROVEMENT	1 STALL/200 SF	3.60 STALLS
3	COIN LAUNDRY	1,500	PERSONAL SERVICES	1 STALL/250 SF	6.00 STALLS
4	KOTUA MEXICAN FOOD	900	FOOD	1 STALL/100 SF	9.00 STALLS
5	GLAMOUR SALON	1,050	PERSONAL SERVICES	1 STALL/250 SF	4.20 STALLS
6	RETAIL (VACANT)	1,320	RETAIL	1 STALL/200 SF	6.60 STALLS
7	GROCERY OUTLET	21,440	FOOD/BEVERAGE SALES	1 STALL/250 SF	85.76 STALLS
8	DICK'S SPORTING GOOD'S	59,108	RETAIL	1 STALL/250 SF	236.42 STALLS
9	STARBUCK'S COFFEE	1,700	FOOD/TAKE OUT	1 STALL/100 SF	17.00 STALLS
10	VERIZON	1,700	RETAIL	1 STALL/200 SF	8.50 STALLS
11	WENDY'S	2,700	FOOD	1 STALL/100 SF	27.00 STALLS
12	EL POLLO LOCO (PROPOSED)	2,734.3	FOOD	1 STALL/100 SF	27.34 STALLS
13	PROFESSIONAL BLDG. 3,510 (DENTAL OFFICE/OOLD BUYING)		PROFESSIONAL OFFICE	1 STALL/200 SF	17.55 STALLS
14	PROFESSIONAL BLDG. 8,070 (BUSINESS OFFICE)		PROFESSIONAL OFFICE	1 STALL/300 SF	26.90 STALLS
	TOTAL ZONING REQUIRED PARKING STALLS (INCLUDING EL POLLO LOCO) (SUM OF ITEMS 1 THRU 14 ABOVE)				491 STALLS
	TOTAL EXISTING REQUIRED PARKING STALLS (WITH EL POLLO LOCO SITES WITH (15) FIFTEEN PARKING STALLS)				479 STALLS
	TOTAL SHOPPING CENTER PARKING STALLS CURRENTLY EXISTING ON SITE				428 STALLS

SEE PARKING ANALYSIS REPORT PREPARED BY JIM FEDERHART ASSOCIATES FOR PARKING JUSTIFICATION OF THE NEW EL POLLO LOCO & EXISTING TENANTS

OWNER/APPLICANT:
PEGLION, LLC
3700 OCEANIC WAY
OCEANSIDE, CA 92056
PH. 760.721.3110
CONTACT: BILL ENGEL

DESIGNER/EXHIBIT PREPARER:
ARC, INC.
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
PH. (909) 622-1615, X295
CONTACT: SCOTT KAVTHEKAR

PLAN PREPARATION DATE:
APRIL 13, 2011

LEGAL DECRIPTION

PARCEL 4 OF PARCEL MAP NO. 3754, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1979 AS FILE NO. 79-105272 OF OFFICIAL RECORDS.

FLOOD ZONE NOTE

THE SHOPPING CENTER PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS "X", SHADED "X", AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE MAP NO. 758, WITH A DATE OF IDENTIFICATION OF JUNE 18, 1997, FOR COMMUNITY NO. 060294, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

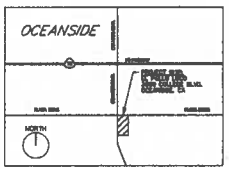
SITE RESIDES IN ZONE "X" OF ABOVE MENTIONED FEMA MAP.

SITE DATA:		
SITE AREA (EPL PARCEL)	19,872 S.F.	
	0.46 ACRES	
SITE AREA LANDSCAPING	4,054 S.F.	
SITE AREA ZONING/GENERAL PLAN	CC +	
BUILDING AREA	2,734.3 S.F.	
APN #	168-012-40	
BUILDING SETBACK	10'-0"	
PARKING REQUIRED	27 STALLS	
PARKING PROVIDED *	27 STALLS	
FULL SIZE (9'-0")	10 STALLS	
HANDICAP SIZE (9'-0")	2 STALLS	

* REMAINDER STALLS FROM EXISTING SHOPPING CENTER.
+ COMMUNITY COMMERCIAL

GRADING QUANTITIES:
THE QUANTITIES SHOWN BELOW ARE FOR GRADING PERMIT PURPOSES ONLY, AND SHALL NOT BE USED FOR PROJECT BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN ESTIMATE OF QUANTITIES FOR PROJECT BIDDING.

CUT: 115.5 C.F. 4.28 C.Y.
FILL: 7.34 C.F. 0.27 C.Y.



VICINITY MAP

ARC
ARC, INC. - ARCHITECTURE
1250 E. FRANKLIN AVENUE
POMONA, CA 91766
(909) 622-1615 PHONE
(909) 622-1828 FAX
ARCHITECT
AMOS E. MAKRIDAS
CALIFORNIA LIC. # C31893

PROPOSED RESTAURANT FOR:
EL POLLO LOCO
2500 COLLEGE BLVD. & PLAZA DRIVE
OCEANSIDE, CALIFORNIA 92008

REVISION
DATE
JOB NO
SCALE
DRAWN BY
DRAWING NO.
C1

FIGURE 2

SITE PLAN

The Parking Occupancy Study

In order to conduct the requested parking occupancy study, this consultant first determined the existing parking spaces available in the total Plaza Shopping Center as striped today. The number of existing parking spaces was found to be 428 spaces. (See Figure 2 – A1.0)

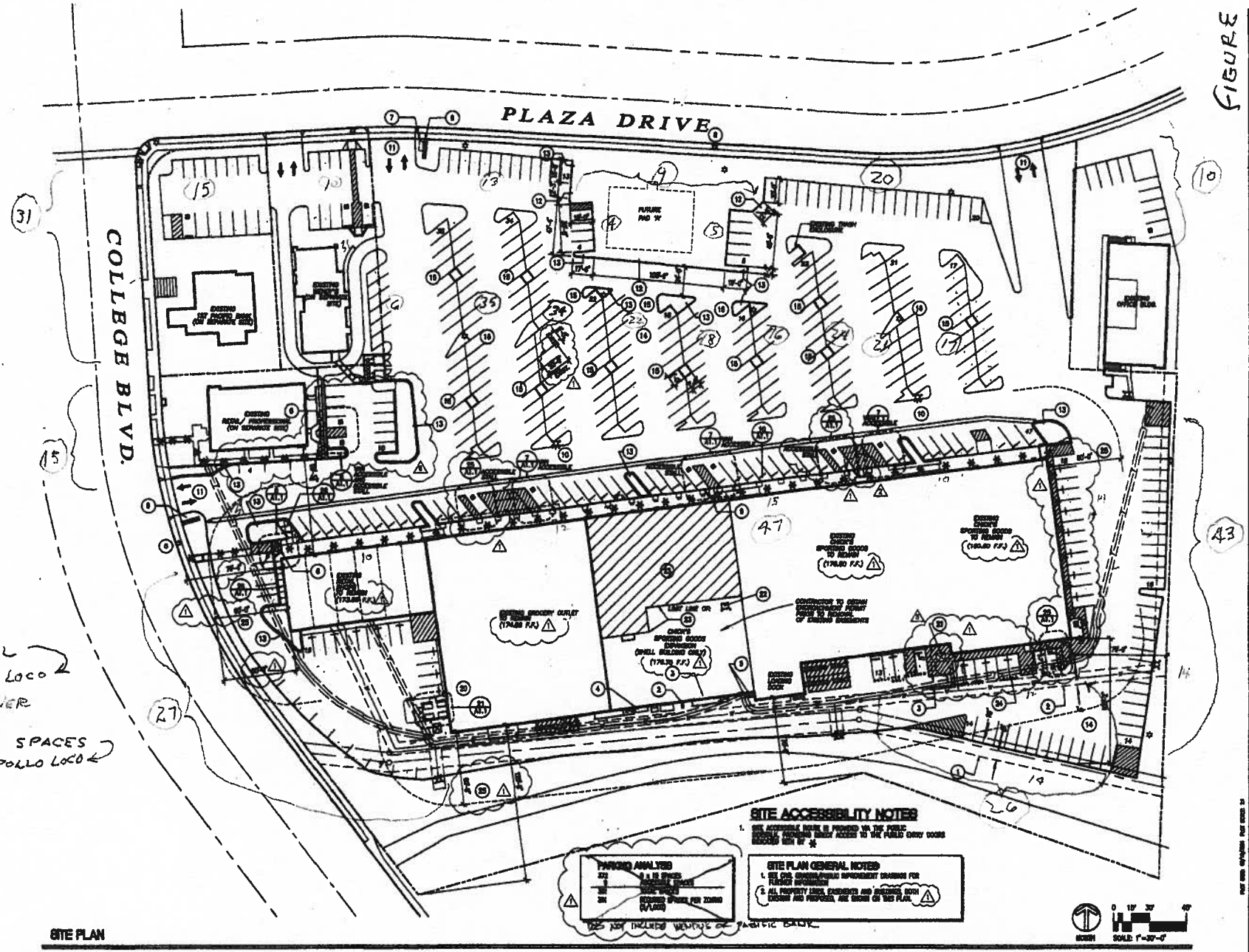
Next, by identifying the existing store front business at each of the store fronts, the existing business, and its floor area, was compared to the City of Oceanside off street parking requirement for each of the existing businesses as called for in the respective zoning ordinance category.

Table 1 shows these parking requirements for each existing store front use. Note that the existing zoning land uses total 479 spaces compared to the existing 428 spaces. Also note that with the proposed El Pollo Loco restaurant, the strict zoning requirements would be 491 spaces.

The Vacancy Survey

With the existing total spaces determined (428) and with the agreement of city staff, the hours of the existing parking occupancy observations was agreed to be from 4 to 7 PM on Friday, September 30, 2011, which was thought to be a very high peak hour period in the shopping center demand for parking spaces. Table 2 below, summarizes the results of the Friday, PM peak hour parking occupancy for the whole center.

FIGURE 2



SITE PLAN

31
15
27
47
26
43
10
20
9
13
35
34
22
18
16
24
21
17

428 TOTAL
WITH EL POLLO LOCO
15 - 10 = 5 FEWER
428 - 5 = 423 SPACES
AFTER EL POLLO LOCO

4

FIGURE 2

SITE PLAN KEY NOTES

1. EASEMENT(S) GRANTED TO THE CITY OF OCEANSIDE FOR SEWER PIPELINE RECORDED JUNE 30, 1981 IN INSTRUMENT NO. 11843 OF O.R.
2. EASEMENT IN FAVOR OF THE CITY OF OCEANSIDE FOR WATER PIPELINE RECORDED MAY 12, 1978 AS FILE NO. 78-114285 OF O.R.
3. EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLE LINES AND UNDERGROUND CONDUITS RECORDED DECEMBER 6, 1974 AS FILE NO. 74-[illegible]
4. NEW ELECTRICAL MAIN. SEE ELECTRICAL PLANS.
5. NEW GAS METERS. SEE PLUMBING PLANS.
6. ACCESSIBLE RAMP PER PLAN.
7. EXISTING SIGN TO BE REMOVED. COORDINATE WITH SIGN COMPANY.
8. EXISTING STREET LIGHT (TYPICAL).
9. NEW MONUMENT SIGN, N.I.C.
10. EXISTING FIRE HYDRANT.
11. EXISTING GRAVEWAY APRON.
12. 6" HIGH A.C. CURB. SEE DETAIL: 28/A1.1
13. 6" HIGH CONC. CURB. SEE DETAIL: 27/A1.1
14. PATCH AND REPAIR ENTIRE PARKING LOT AS NEEDED.
15. NEW TREE WELLS. SEE DETAIL: 27/A1.1
16. LIGHT POLES.
17. GAS METER LOCATIONS.
18. BACKFLOW PREVENTOR.
19. FIRE WATER SUPPLY.
20. NEW TRASH ENCLOSURE.
21. NEW SIGNS TRANSFORMED. STRIPE LOT AS SHOWN WITH 8'-0" WIDE BY 18'-0" LONG PARKING STALLS.
22. EXISTING SIGNS TRANSFORMED TO BE REMOVED AND RELOCATED PER SIGNS.
23. AREA OF EXISTING BUILDING TO BE REMOVED.
24. "EXPLORER PARKING ONLY" SIGN TO BE PAINTED IN FRONT OF PARKING STALL.
25. 60'-0" DESIGNATED SIDE YARD. THIS "YARD" USED FOR BUILDING AREA INCREASE SHALL BE PERMANENTLY MAINTAINED.

ARCHITECTURE PLANNING

Cal Diego Builders

Renovation and Expansion
COLLEGE PLAZA SHOPPING CENTER
3504 COLLEGE BOULEVARD
AS BUILTS OCEANSIDE CALIFORNIA 92056

4

PROJECT NO. 1999017.03

SHEET TITLE: SITE PLAN

SHEET NO. A1.0

Table 1

College Plaza Shopping Center Required Parking Spaces For Zoning
In December, 2011

	Building Land Use	Size In Sq. Feet	Zoning Use Category	Zoning Spaces Per Hundred Sq. Ft.	Parking Spaces Required
1.	Project Site: El Pollo Loco	2734	Food Take Out	1 / 100	27.34
	Existing	Vacant			15*
2.	Dentist	1755	Office	1 / 200	8.78
	Gold Buying	1755	Office	1 /200	8.78
3.	A. Sams Donut	1500	Food Take Out	1 / 100	15.00
	B. Lens For Less	900	Personal Service	1 / 250	3.60
	C. Coin Laundry	1500	Personal Service	1 / 250	6.00
	D. Katija Mexican	900	Food Take Out	1 / 100	9.00
	E. Glamour Salon	1050	Personal Service	1 / 250	4.20
	F. Vacant	1320	Retail	1 / 200	6.60
4.	Grocery Outlet	21,440	Retail	1 / 250	85.76
5.	Dicks Sporting Goods	59,106	Retail	1 / 250	236.42
6.	Office Building	8070	Offices	1 / 300	26.90
7.	Starbucks	1700	Food Take Out	1 / 100	17.00
	Verizon	1700	Retail	1 / 200	8.50
8.	Wendy's	2700	Food Take Out	1 / 100	27.00
	Total zoning required parking spaces with El Pollo Loco				490.88 = 491
	* Total required existing spaces with El Pollo Loco site - 15 only =				478.54 = 479*

Table 2

Existing Parked and Vacant Parking Spaces In
The Plaza Shopping Center on 9/30/11
From 4:10PM to 6:45PM

Time	Parked Vehicles	Vacant Spaces	% Vacant
4:10 PM	110	318	75.0
4:40 PM	133	295	68.9
5:00 PM	122	306	71.5
5:20 PM	113	315	73.6
5:40 PM	113	315	73.6
6:15 PM	92	336	78.5
6:45 PM	93	335	78.1

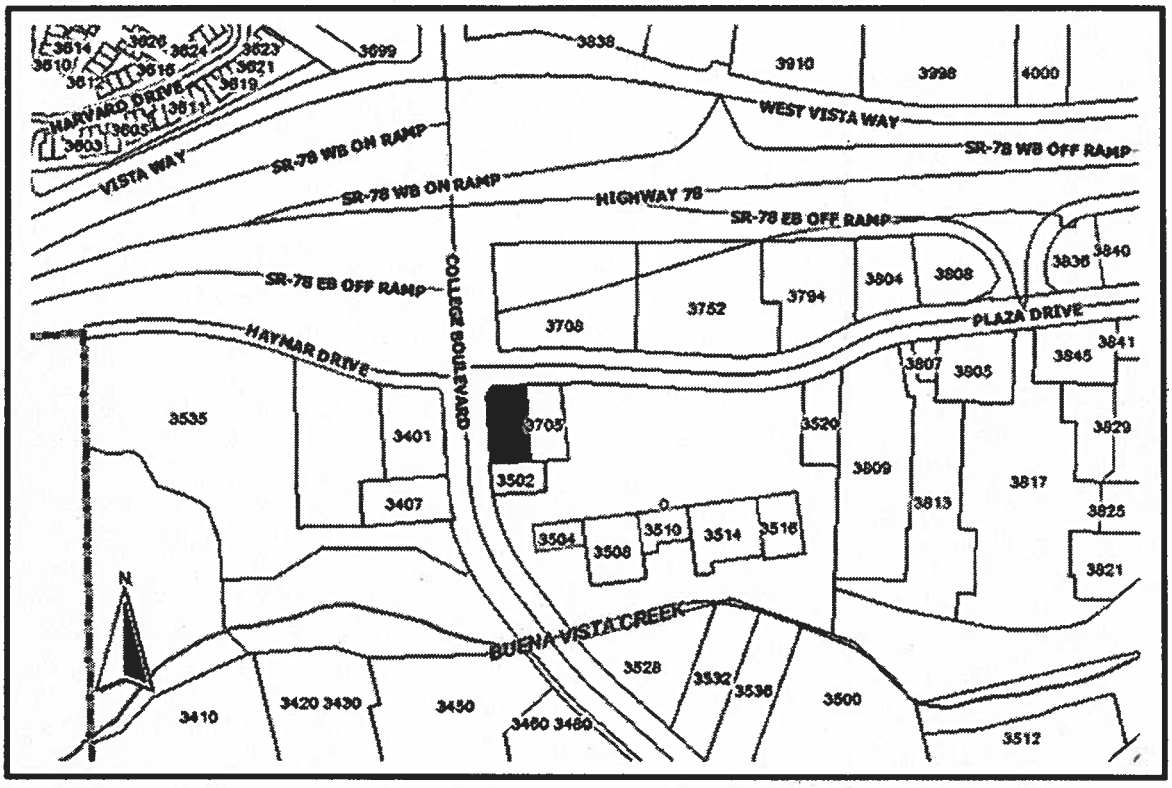
Note in Table 2 that the most vehicles parked in the 3 hour peak period on a Friday was only 133 vehicles (4:40 PM) in the existing 428 marked spaces. This hours 295 vacant spaces equates to a "worst case" 68.9% vacancy rate.

A bit of side information obtained in the occupancy study shown in Table 2, is that the nearby, existing, food take-out restaurant had an <u>average</u> 80% parking vacancy rate over the three hours of the seven observations, while the lowest vacancy rate found was 73.4%.

It is this consultants professional opinion that the vacancy rates shown in Table 2 surely means that the zoning shortage of the proposed El Pollo Loco project of 16 spaces, can easily be absorbed in the vacancy percentages shown in Table 2 since there are so many vacant spaces in the "to be shared" spaces.

James W. Federhart 12/7/11

Federhart & Associates



File Numbers: **D11-00006, CUP11-00010, CUP12-00002**

Applicant: **Bill Engel**

Description:

DEVELOPMENT PLAN (D11-00006), CONDITIONAL USE PERMIT (CUP11-00010) and CONDITIONAL USE PERMIT (CUP12-00002) to allow the construction and operation of a new 2,734-square foot El Pollo Loco restaurant with drive thru facilities on an approximately 0.43 acre site at the southeast corner of College Boulevard and Plaza Drive and permit a reduction of the required number of parking spaces for the College Plaza Shopping Center. The property is zoned CC (Community Commercial), has a General Plan Land Use Designation of CC (Community Commercial) and is situated within the Lake Neighborhood. – **EL POLLO LOCO**

Environmental Determination:

Pursuant to the California Environmental Quality Act of 1970 and State Guidelines thereto, the City of Oceanside acting as Lead Agency has determined that the project is exempt from CEQA per Article 19, Section 15332, Class 32 In-fill Development projects.

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

Application for Public Hearing

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

STAFF USE ONLY

ACCEPTED 7/22/11 BY RC

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Bill Engel -	
3. ADDRESS 3700 Oceanic Way Ste. #101	4. PHONE/FAX/E-mail (760) 721-3110
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Scott Kavthekar - ARC, Inc.	
6. ADDRESS 1250 E.Franklin Ave., Pomona, CA 91766	7. PHONE/FAX/E-mail (909) 622-1615 X249

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL	D11-00006
C.U.P.	CUP11-00010
VARIANCE	V11-00002
COASTAL	
O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
3500 College Blvd. & Plaza Drive Oceanside, CA 92056	19,872 S.F. (0.46 acres)

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
CC	CC	CC	168-012-40

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
To demolish existing building/parking lot and construct a new El Pollo Loco Fast Food with drive thru and off-site parking.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
2,598 S.F.	26	3,672 S.F.	13.0%

PART IV – ATTACHMENTS

☒ 24. DESCRIPTION/JUSTIFICATION	☒ 25. LEGAL DESCRIPTION	☒ 26. TITLE REPORT
☒ 27. NOTIFICATION MAP & LABELS	☒ 28. ENVIRONMENTAL INFO FORM	☒ 29. PLOT PLANS
☒ 30. FLOOR PLANS AND ELEVATIONS	☒ 31. CERTIFICATION OF POSTING	☒ 32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
Scott Kavthekar - ARC, Inc	04/28/11	
Sign:		35. OWNER (Print) Bill Engel / 36. DATE 04/28/11
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign:

Proposed El Pollo Loco Project Description:

It is proposed to demolish the existing bank building at 3500 College Blvd. (SEC of College Blvd. & Plaza Drive and within an existing shopping center) and construct a new ground up El Pollo Loco Fast Food Restaurant with drive thru and off-site parking. The required parking is (27) twenty seven stalls based upon a requirement of 1 stall per 100 S.F. of restaurant floor area. (10) ten full size (9' X 18') stalls are within our parcel while the remaining required stalls are provided for by the existing shopping center. The drive thru lane has an (11) eleven car stack. A parking study by Jim Federhart and Associates justifies that the required (17) seventeen stalls are provided for from the existing shopping center.

The new EPL Restaurant Building will be 2,734.3 S.F. (71'-3.5" X 41'-0") with a 3-coat stucco smooth sand finish from the window sill upwards and stacked stone wall tile from the window sill downwards. The main part of the building will have a parapet wall type design with a decorative front corner entry facade which is taller and capped with a concrete roof tile roof structure. The main building color will be an off-white ivory while the parapet cornice will be a darker color for contrast.

The main entry facade facing facing the intersection of College Blvd. & Plaza Drive will incorporate decorative columns at the corners with stacked stone and capped at the top. Tall windows will accentuate the appearance as well as provide for generous amounts of light to enter the dining area. The parapet walls will be at +18'-9" AFF and surround the main sections of the building. Near the south east corner of the building will be a decorative inset feature which will accentuate a creeping vine trained on a wood lattice structure. Along the west side of the building the trellis structure with decorative columns extends from north-west corner to almost the south west corner. The color for this will be a darker color for contrast but different than that for the parapet cornice.

The +18'-9" parapet wall encloses the main roof well which houses all the roof top units such as HVAC, Exhaust Fans, Supply, Satellite Dish, RefrigerationCondensors/Compressor, plumbing vent piping, roof access scuttle and other utilities. The height of this main parapet is 4" to 6" higher than the tallest roof top unit on factory curb. This parapet is mainly over the public restroom, mechanical/electrical room, partially over the kitchen and drive thru window areas.

The parapet walls are capped with a decorative cornice moulding treatment as well as the top of the corner columns at the front corner main entry facade. All (3) three sides of the Dining Areas have adequate glazing providing good visibility into and out of the restaurant.

The trash enclosure, near the south-east corner of the site is triangular in shape, shall be decorated with creeping vines and covered with a roof structure that will match the EPL building scheme. The trash enclosure is triangular in shape and will accomodate (2) two rollable bins which are per the Western Waste Management Standards. An employee door swinging inward allows easy access to trash bins. The roof covering will reduce certain source pollutants that could mix with storm water.

This El Pollo Loco development will enhance the corner intersection with its modern design and efficient use and arrangement of landscaping. Although the El Pollo Loco is a restaurant as opposed to a bank it is consistent with and matches the types of development surrounding this site (Shopping Center, Gas Stations, Retail, Auto Dealerships, etc.) The proposed EPL building will provide a color and scheme that is current with todays standards as opposed to the vacant bank building. Parking is more than adequate. Site drainage will incorporate the latest City and State standards for handling post construction run-off such as on-site storage using a bio-retention basin.

This project will be a benefit and provide for the needs of the surrounding community.

LEGAL DESCRIPTION

PARCEL A:

PARCEL 4 OF PARCEL MAP NO. 3754, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1975 AS INSTRUMENT NO. 75-105272 OF OFFICIAL RECORDS.

PARCEL B:

A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS AND PARKING OVER THE COMMON AREA OF PARCELS 1, 2, 3 AND 5 OF PARCEL MAP NO. 3754, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1975 AS INSTRUMENT NO. 75-105272 OF OFFICIAL RECORDS; AS SAID COMMON AREAS ARE DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 16, 1975 AS INSTRUMENT NO. 75-119894 OF OFFICIAL RECORDS. SAID EASEMENT TO BE IN ACCORD WITH ALL PROVISIONS CONTAINED IN SAID DECLARATION.

APN: 168-012-40

END OF LEGAL DESCRIPTION

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:

1. **APPLICANT:** Bill Engel
2. **ADDRESS:** 3500 College Blvd, Oceanside, CA
3. **PHONE NUMBER:** 760-721-3110
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis, Principal Planner
6. **PROJECT TITLE:** D11-00006, CUP11-00010 & CUP12-00002 El Pollo Loco
7. **DESCRIPTION:** A Development Plan (D11-00006), Conditional Use Permit (CUP11-00010) and Conditional Use Permit (CUP12-00002) to allow the construction and operation of a new 2,734-square foot El Pollo Loco restaurant with drive thru facilities on an approximately 0.43 acre site at the southeast corner of College Boulevard and Plaza Drive and permit a reduction of the required number of parking spaces for the College Plaza Shopping Center. The property is zoned CC (Community Commercial), has a General Plan Land Use Designation of CC (Community Commercial) and is situated within the Lake Neighborhood.

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. The development proposal involves establishment and operation of an El Pollo Loco restaurant. The Environmental Coordinator has determined that further environmental evaluation is not required because:

[X] The project is categorically exempt per Article 19, Section 15332, Class 32, In-fill development; or,

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3))

Jerry Hittleman, City Planner

Date:

cc: [x] Project file [x] Counter file [x] Library
Posting: [ ] County Clerk $50.00 Admin. Fee (only required if filing for 35 day posting in lieu of 180 day posting)