



DATE: June 25, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP12-000303) TO ALLOW COMMUNITY AND ADMINISTRATIVE TRAINING EVENTS, SEMINARS, CONFERENCES, AND SCHEDULED ACTIVITIES AND EVENTS TO OCCUR WITHIN AN EXISTING BUILDING LOCATED AT 1938 AVENIDA DEL ORO – QUANTUM LEARNING – APPLICANT: 1938 AVENIDA DEL ORO**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of an Article 19, Section 15301, Class 1 (a), Existing Facilities, Categorical Exemption; and,
- (2) Adopt Planning Commission Resolution No. 2012-P31 approving Conditional Use Permit CUP12-00003 with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Background: The site is located at 1938 Avenida Del Oro within the Rancho Del Oro Industrial Technology Park. The parcel is apart of legal lot #2 with in the approved Map # 10248. The existing 41,538-square foot industrial office building was constructed in 1987 and exists on a 2.53-acre parcel.

The educational and administrative office use known as Quantum Learning has submitted a Conditional Use Permit to allow community/administrative training events, seminars, conferences, weddings, quinceaneras, and other scheduled activities to occur within the large 10,500-square foot assembly/exhibit hall of the existing 41,538-square foot industrial office building.

Site Review: The subject site is designated Rancho Del Oro Industrial (S-1-84) on the General Plan Land Use Map and has a Rancho Del Oro Planned Unit Development (PD-1) designation on the Zoning map. The Quantum Learning facility is located on a

2.53-acre parcel within the Rancho Del Oro Industrial Technology Park. The site is located just east of Avenida Del Oro and north of Oceanside Boulevard. The allowable surrounding land uses consist of similar Rancho Del Oro Industrial (S-1-84) properties in all directions, with the exception of the Rancho Del Oro Commercial Planned Development located to the south. The surrounding uses consist of industrial offices to the North and North West, Kingdom Halls of Jehovah's Witnesses religious facility located to the West, an industrial open space park is located to the east, and the Rancho Del Oro Commercial Shopping center is located the south.

Project Description: The application has one component; a conditional use permit:

Conditional Use Permit CUP12-00003 represents a request for the following:

- (a) Consideration of a Conditional Use Permit to allow larger events to take place within 25 percent of the building space of a 42,538-square foot industrial office building located at 1938 Avenida del Oro. The scheduled activities and events will be held on an appointment basis and will be held within the 10,500-square foot large assembly/exhibit hall within the entire 41,538-square foot building. These scheduled activities and events shall consist of providing staff training programs and educational summer camps for Quantum Learning's organization, allowing a suitable meeting areas for training of local school teachers through seminars, Chamber of Commerce Business Expos, Local Municipality interviews and events, Non-Profit Fundraisers, Local High School events and dances, Seminars for businesses, Weddings and Receptions, Quinceanera's, funeral receptions, baptism ceremonies, job training seminars, and other various scheduled activities. All special events for large gatherings that are non-educational are limited to the assembly/exhibit hall, as per the Rancho Del Industrial Master Plan.

The scheduled activities, seminars, and events shall take place on estimated 150 days per year and the attendance shall be regulated based on the available parking and security provided. The adjoining properties located at 1945-1949 and 1930 Avenida Del Oro have allowed Quantum to use their parking through a reciprocal agreement, which shall allow 314 spaces to be used in addition to Quantum's 130 spaces provided on site.

The typical duration of an activity and/or event could occur for three to six hours and shall occur on the weekends with some weekday activities.

The project is exempt from CEQA per Article 19, Section 15301, Class 1 (a), Existing Facilities.

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

A. Land Use Element

Goal 1.1: Balanced Land Use

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

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

The proposed meeting, activity, and special event use will not conflict with the neighboring tenant's hours-of-operation nor impact traffic and parking on-site. A reciprocal parking space agreement with two adjoining properties is provided as an attachment, to provide for overflow parking if needed.

The proposal to add assembly and meeting uses to an existing educational office use will enhance the services offered; as well as, promote commercial activity to the surrounding area and the neighboring commercial center. The proposal to add training events, scheduled activities and events to occur within an existing building with restricted hours would be consistent with other uses within the industrial park and will not result in any negative impacts. The proposed use is consistent with Policy A.

2. Zoning Compliance

This project is located in the Rancho Del Oro Planned Industrial (PD-1) District and complies with the requirements of that zone. A reciprocal parking agreement was submitted from two adjoining property owners that indicates 187 spaces shall be allocated from the Cornwall Business center located at 1945-1949 Avenida del Oro and

127 spaces shall be available on a majority of days and hours from the Kingdom Hall Jehovah's Witness use located at 1930 Avenida del Oro. The available parking on site is 130 spaces and it is anticipated that the highest demand of parking would never exceed over 375 to 400 spaces for large events. All parking for small and large activities and events shall be met with the available total of 444 spaces; therefore there will be an adequate amount of parking for all uses. If parking becomes an issue the subject Conditional Use Permit shall reviewed for impacts and operations by the Planning Commission.

DISCUSSION

Issue: Potential impacts to neighboring properties or surrounding commercial uses.

Recommendation: Staff analyzed the compatibility of a conference meeting area, special events and activity use with the industrial office building and found that the use would not typically generate an ample amount of traffic or noise in comparison to the permitted industrial uses allowed on site through the Rancho Del Oro Industrial Master Plan. The Facility would be used on a temporary basis and it is anticipated that the activities, seminars, conferences, and events shall only be conducted on an average of 150 days out of the year. The activities and events shall only be scheduled on a limited appointment basis and all operations shall be conducted indoors. The use shall provide an ample amount of area for meetings and activities, and shall provide services that shall benefit the community.

The project has a condition that allows the Planning Commission to call the project for review if there are legitimate complaints relating to noise or any other issues that are verified by a Code Enforcement officer.

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties. As of June 25, 2012 no communication opposing the request had been received.

SUMMARY

The proposed Conditional Use Permit, as conditioned, is consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Confirm issuance of an Article 19, Section 15301.Existing Facilities, Class 1 (a), Categorical Exemption, and adopt Planning Commission Resolution No. 2012-P31 approving Conditional Use Permit CUP12-00003 with findings and conditions of approval attached herein.

PREPARED BY:


Scott Nightingale
Planner II

SUBMITTED BY:


Jerry Hittleman
City Planner

JH/SN/fil

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2012-P31
3. Business Plan

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P31

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

6 APPLICATION NO: CUP12-00003
7 APPLICANT: 1938 Avenida Del Oro LLC.
8 LOCATION: 1938 Avenida Del Oro

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Conditional Use Permit under the provisions of
13 Articles 17, 30 40 & 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 to allow community and administrative training events, seminars, conferences, and
15 scheduled activities and events to occur within an existing building known as Quantum
16 Learning located at 1938 Avenida Del Oro;

17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th
19 day of June, 2012, conduct a duly advertised public hearing as prescribed by law to consider said
20 application;

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

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

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

28 FINDINGS:

29 For the Conditional Use Permit to allow organized activities, seminars, trainings and events to
occur with an industrial office building:

1 1. The proposed location and operation, under the applied land use conditions, are
2 consistent with the effective land use policies and will not be detrimental to the public
3 health or general welfare of persons residing or working in the area. The use has been
4 analyzed by Staff to ensure that noise, traffic, and the parking will not conflict with the
5 adjoining uses or cause a negative impact to the neighborhood. The use is a permitted
6 use and it complies with all the appropriate regulations. The existing school and
7 educational use within the building is a permitted use per the Rancho Del Oro Industrial
8 Master Plan, and the proposed use shall not conflict with the existing operations within
9 the adjacent tenant suites or offices. All large activities, such as dances, weddings,
10 parties, Quinceanera's, and non-educational activities are only permitted within 25
11 percent of the entire building space, as per the Rancho Del Oro Industrial Master Plan.
12 All proposed special events/activities and large gatherings are limited to the 10,500-
13 square foot large assembly hall known as the exhibit hall on the attached plans.

14 2. The proposed location of the use is within an existing industrial office building, which is
15 adjacent to other similar industrial and office uses, and it complies with the General Plan
16 Land Use policies for Rancho Del Oro Industrial uses. The proposed special event use is
17 internal and ancillary to the existing Quantum Learning office and educational use and
18 therefore it will not be detrimental to the public health, safety and welfare of persons
19 residing or working in, or adjacent to the use. As such, the use will not be detrimental to
20 properties or improvements in the vicinity or to the general welfare of the City because it is
21 allowed on the site and the use complies with all applicable regulations.

22 3. The use complies with all applicable provisions of the Zoning Ordinance and it has been
23 conditioned to ensure that it operates within the rules and regulations of the City and the
24 use may be revoked if it fails to do so.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 approve Conditional Use Permit (CUP12-00003) subject to the following conditions:

27 **Fire Prevention:**

- 28 1. Minimum 2A10BC rated portable fire extinguishers are required throughout the building.
29 2. Commercial-type cooking or heating equipment that produces grease-laden vapors shall be
provided with a Type I hood system equipped with an automatic fire extinguisher system
complying with UL300.

- 1 3. Provide a class "K" type portable fire extinguisher within 30 feet of the kitchen appliances
2 emitting grease-laden vapors. N
- 3 4. An approved fire sprinkler system must be installed throughout the building. The system shall
4 be designed per N.F.P.A. 13.
- 5 5. Building must be equipped with a manual fire alarm system providing occupant notification
6 throughout the building.

7 **Planning:**

- 8 6. This Conditional Use Permit approves only the use of community and administrative
9 training events, seminars, conferences, weddings, quinceaneras, and other similar
10 scheduled activities and events to occur within the large assembly/exhibit hall of an
11 existing building known as Quantum Learning located at 1938 Avenida Del Oro, and shall
12 expire on June 25, 2014 unless implemented per City Code.
- 13 7. All events and scheduled activities shall only be permitted within the building. This
14 Conditional Use Permit only allows the uses specified with the description and
15 justification and the Staff Report.
- 16 8. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
17 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
19 annul an approval of the City, concerning Conditional Use Permit (CUP12-00003). The
20 City will promptly notify the applicant of any such claim, action or proceeding against
21 the City and will cooperate fully in the defense. If the City fails to promptly notify the
22 applicant of any such claim action or proceeding or fails to cooperate fully in the
23 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
24 harmless the City.
- 25 9. A covenant or other recordable document approved by the City Attorney shall be prepared
26 by the applicant and recorded prior to the issuance of a business license, a building permit,
27 or two months from this approval date. The covenant shall provide that the property is
28 subject to this resolution, and shall generally list the conditions of approval, and shall
29 include the Management Plan required by Condition of Approval #10 below as an
attachment. The covenant shall provide that the property is subject to this resolution, and
shall generally list the conditions of approval.

- 1 10. The project shall prepare a management Plan. The management Plan is subject to the
2 review and approval of the City Planner prior to the occupancy of the project, and shall
3 be recorded as CC&R's against the property. The Management Plan shall cover the
4 following:
- 5 a) Security – The Management Plan, at a minimum, shall address on-site
6 management, hours-of-operation and measures for providing appropriate security
7 for the project site.
 - 8 b) Maintenance – The Management Plan shall cover, but not be limited to anti-
9 graffiti and site and exterior building, landscaping, parking lots, sidewalks,
10 walkways and overall site maintenance measures and shall ensure that a high
11 standard of maintenance at this site exists at all times. The maintenance portion
12 of the management plan shall include a commitment for the sweeping and
13 cleaning of parking lots, sidewalks and other concrete surfaces at sufficient
14 intervals to maintain a “like new” appearance. Wastewater, sediment, trash or
15 other pollutants shall be collected on site and properly disposed of and shall not
16 be discharged off the property or into the City’s storm drain system.
 - 17 c) Any graffiti within the center shall be removed by the management or its
18 designated representative within 24 hours of occurrence. Any new paint used to
19 cover graffiti shall match the existing color scheme.
 - 20 d) Hours-of-Operation.
- 21 11. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
22 written copy of the applications, staff report and resolutions for the project to the new
23 owner and/or operator. This notification's provision shall run with the life of the project
24 and shall be recorded as a covenant on the property.
- 25 12. Failure to meet any conditions of approval for this Conditional Use Permit shall constitute
26 a violation of the Conditional Use Permit.
- 27 13. The Conditional Use Permit shall be called for review by the Planning Commission if
28 complaints are filed and verified as valid by the City Planner or the Code Enforcement
29 Officer concerning the violation of any of the approved conditions or the project
assumptions demonstrated under the application approval.

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

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

9 **Water Utilities:**

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

14 17. With this additional demand, the current buried check valve on the fire feed must be
15 brought up to current Health Department Standards with the installation of an above-
16 ground DCDA.

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

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

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

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

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

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

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

5 PASSED AND ADOPTED Resolution No. 2002-P31 on June 25, 2012 by the
6 following vote, to wit:

- 7 AYES:
- 8 NAYS:
- 9 ABSENT:
- 10 ABSTAIN:

11 _____
12 Tom Rosales, Chairperson
Oceanside Planning Commission

13 ATTEST:

14
15 _____
16 Jerry Hittleman, Secretary

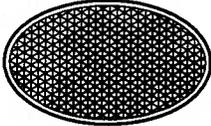
17 I, Jerry Hittleman, Secretary of the Oceanside Planning Commission, hereby certify that this is a
18 true and correct copy of Resolution No. 2012-P31.

19
20 Dated: June 25, 2012

21 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
22 be required as stated herein:
23

24 _____
25 Applicant/Representative

_____ Date



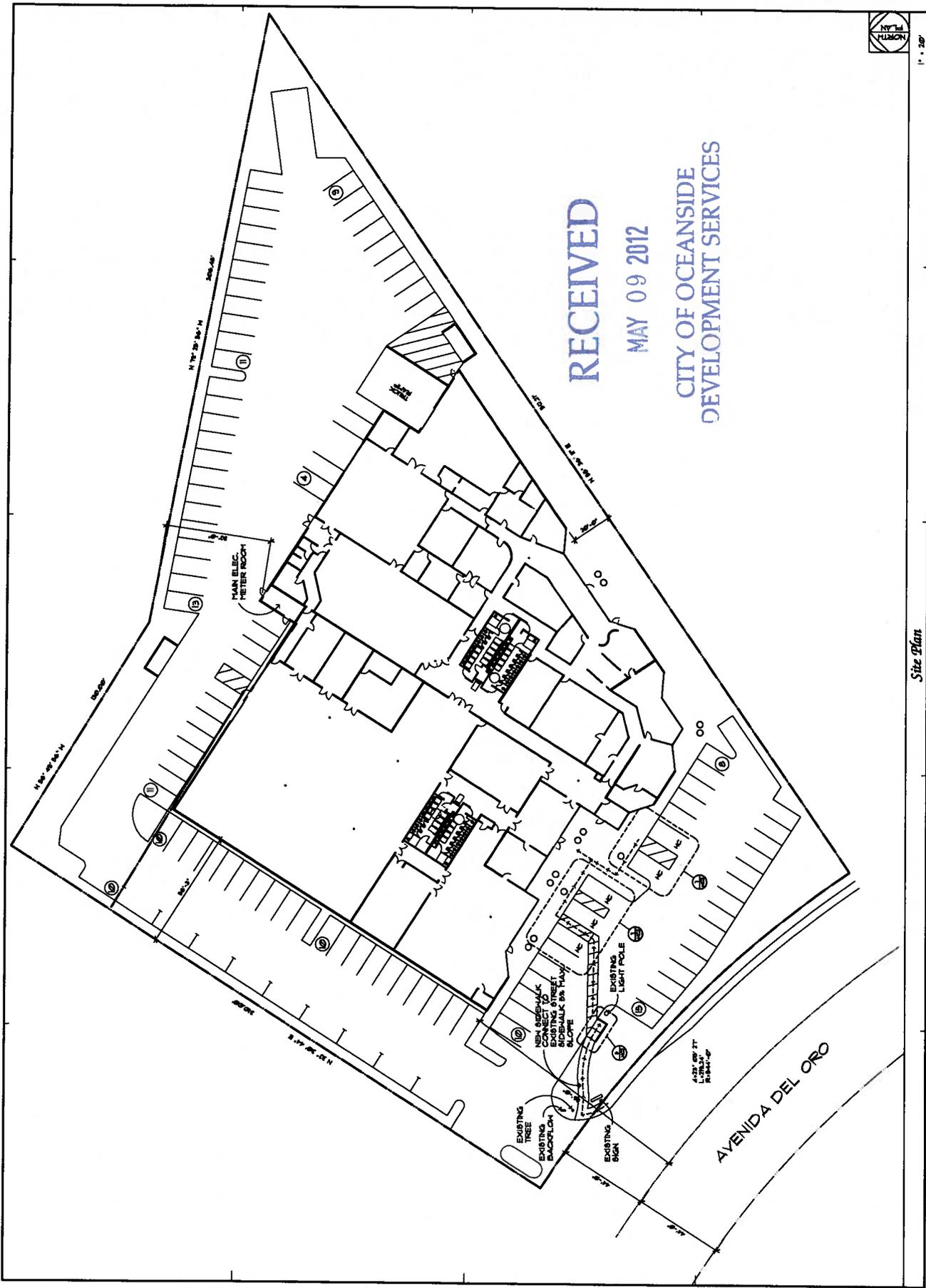
Plan Prepared By:
 Thomas Dowdley
 1524 Cottage Circle
 Vista CA 92081

Quantum Learning
 1938 Avenida Del Oro
 Oceanside
 California

DATE	12/15/11
DATE	02/02/12
DATE	04/02/12
DATE	04/02/12
SHEET NO.	CI
SHEET TITLE	



1" = 20'



RECEIVED

MAY 09 2012

CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

Site Plan

AVENIDA DEL ORO

SCHEDULE A

Premium: \$2,729.88

Amount of Insurance: \$3,641,500.00

Policy Number: NCS-156455-SD

Date of Policy: July 15, 2005 at 2:46 P.M.

1. Name of insured:

1938 Avenida del Oro, LLC

2. The estate or interest in the land which is covered by this policy is:

Fee Simple as to Parcel 1, an easement as to Parcel 2

3. Title to the estate or interest in the land is vested in:

1938 Avenida del Oro, LLC

4. The land referred to in this policy is described as follows:

Real property in the City of oceanside, County of San Diego, State of California, described as follows:

Parcel 1:

Lot 2 of Rancho Del Oro Industrial Park Unit No. 1, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 10248, filed in the Office of the County Recorder of San Diego County, October 28, 1981.

Parcel 2:

An easement for access, vehicular and pedestrian ingress and egress, landscaping and underground utilities over, under, along and across that portion of Lot 3 of Rancho Del Oro Industrial Park Unit No. 1, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 10248, filed in the Office of the County Recorder of San Diego County, October 28, 1981, as said easement as set forth and described in that "Grant of Reciprocal Easement and Right of Way" recorded May 31, 1985 as instrument no. 85-193048 of Official Records.

APN: 162-502-13-00



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

RECEIVED
2/23/12
FEB 23 2012

BY

SN.
?
JR

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT

1938 AVENIDA DEL ORO LLC

2. STATUS

GPA

MASTER/SP.PLAN

3. ADDRESS

1938 AVENIDA DEL ORO
OCEAN SIDE, CA 92056

4. PHONE/FAX/E-mail

760/722-0072
EXT 122

ZONE CH.

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

JOSEPH CHAPON

DEV. PL.

C.U.P.

CUPIB-00003

6. ADDRESS

1938 AVENIDA DEL ORO
OCEAN SIDE, CA 92056

7. PHONE/FAX/E-mail

760/801-8356

VARIANCE

COASTAL

PART II - PROPERTY DESCRIPTION

8. LOCATION

PARCEL 1: LOT 2 RANCHO DEL ORO
INDUSTRIAL PARK UNIT 1

9. SIZE

110,206 LOT SF.
41,538 Bldg SF.

10. GENERAL PLAN

INDUSTRIAL

11. ZONING

PD-1

12. LAND USE

LIGHT INDUSTRIAL

13. ASSESSOR'S PARCEL NUMBER

162-502-13-00

14. LATITUDE

15. LONGITUDE

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

STAFF TRAINING PROGRAMS, EDUCATIONAL SUMMER CAMPS, TEACHER & ADMINISTRATOR TRAINING, CONFERENCES, BUSINESS SEMINARS DANCES & FUND RAISING EVENTS

17. PROPOSED GENERAL PLAN

INDUSTRIAL

18. PROPOSED ZONING

PD-1

19. PROPOSED LAND USE

20. NO. UNITS

21. DENSITY

22. BUILDING SIZE

41,538 SF

23. PARKING SPACES

124 ON SITE
307 ADJACENT PROPERTY

24. % LANDSCAPE

25. % LOT COVERAGE or FAR

PART IV - ATTACHMENTS

RECIPROCAL AGREEMENT (ATTACHED)

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

PART V - SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print):

JOSEPH CHAPON

36. DATE

2/16/12

37. OWNER (Print)

JOSEPH CHAPON

38. DATE

2/16/12

Sign: *Joseph Chapon*

Sign: *Joseph Chapon*

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

RECEIVED

MAY 09 2012

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Part IV – Attachments

26. Description/ Justification – In addition to conducting staff training programs throughout the year for our educational summer camp programs nationally and internationally, we also train local school teachers and administrators in effective presentation and leadership methods at our QLN Campus facilities. Other events, trainings and activities held or scheduled to be held at our conference center includes:

- a. Oceanside Chamber of Commerce Business Expo
- b. Oceanside Fire Department Chief interviews
- c. Oceanside Mayor State of the City address
- d. Boys and Girls Clu8b Fundraising dinners
- e. El Camino High School Alumni Fundraising events
- f. El Camino High Homecoming dance
- g. A variety of non-profit fundraising events
- h. Titleist Executive Golfing Seminar
- i. Ralph's, Albertson's, Sprouts, Henry's regional product launches
- j. Camp Pendleton Marine Corps Annual Christmas Gathering
- k. Local YMCA meetings and events
- l. Legal depositions
- m. Various business seminars
- n. Weddings and wedding receptions
- o. Quinceanera's
- p. Funeral receptions
- q. Baptism ceremonies and receptions
- r. San Diego Registrar of Voters precinct staff trainings
- s. Canine companion graduation ceremonies
- t. Marine Corps job training when entering civilian life

These community trainings, seminars and events take place on nearly one hundred and fifty days per year. Attendance at these events ranges from ten to four hundred and fifty participants. **The larger reception events are required to have one security guard for every seventy-five participants.** Sufficient parking spaces are available with our 124 spaces and an additional three hundred spaces through written agreements with two neighbor properties.

All large events are over by 12:00 midnight. Cleaning crews are permitted to be in the building until 1am with two security guards and two of our management staff.

These conference center events have been offered for the past six years and has provided many business opportunities for local Oceanside caterer's, restaurant's and shopping mall stores and outlets. There has been no inconvenience to the local neighborhood nor has it impacted traffic flows.

Due to the nature of the various activities offered and the community asset we add to Oceanside, it was recommended that we seek a Conditional Use Permit and we are hereby requesting the issuing of this permit.

27. Legal Description - Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

Parcel 1:

Lot 2 of Rancho Del Oro Industrial Park Unit No. 1, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 10248, filed in the Office of the County Recorder of San Diego County, October 28, 1981.

Parcel 2:

An easement for access, vehicular and pedestrian ingress and egress, landscaping and underground utilities over, under, along and across that portion of Lot 3 of Rancho Del Oro Industrial Park Unit No. 1, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 10248, filed in the Office of the County Recorder of San Diego County, October 28, 1981, as said easement as set forth and described in that "Grant of Reciprocal Easement and Right of Way" recorded May 31, 1985 as instrument no. 85-193048 of Official Records.

APN: 162-502-13-00

28. Title Report – Attached

29. Notification Map & Labels - Attached is a package prepared by Nick Adamo of Urban California Consultant, showing the 300 foot radius of 28 Owners and 17 Occupants within 300 feet of property of 1938 Avenida Del Oro, Oceanside, CA 92056. The package contains two hard copies of print out of the owners and occupant list, a 5150 Avery list of all owners and occupants, a 300 foot radius map depicting all properties within 300 feet.

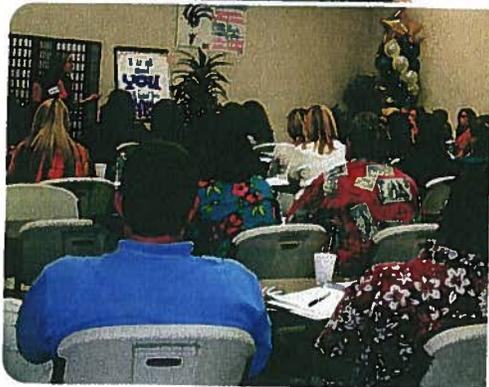
30. Environmental Info Form – Attached

31. Plot Plans - photo's of property attached

32. Floor Plans and Elevations – 15 sets are attached

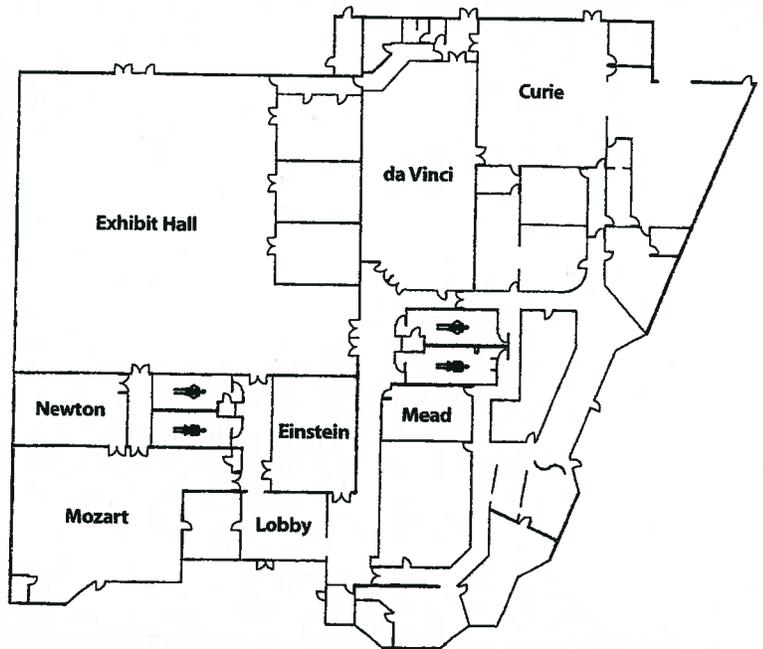
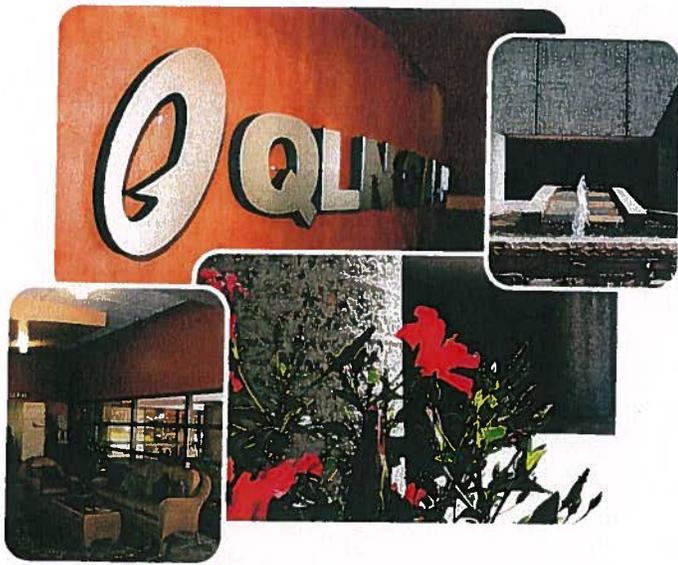
"The Best Meeting Space in North County"

- Meeting rooms for up to 350
- Exhibit hall
- 140 parking places
- Pre-function space
- A/V needs available in-house
- Breakout rooms available
- Affiliation with Residence Inn by Marriott



QLN Conference Center

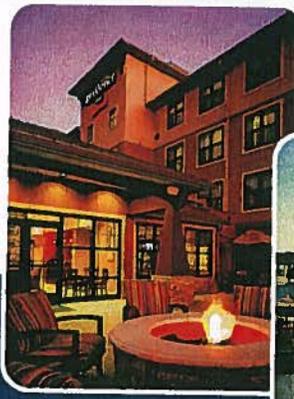
The QLN Conference Center is designed around how the brain learns; warm colors, live plants, and natural light enhance participants' overall experience. Call us today at 760-722-0072 to arrange a personal tour of our 42,000-square-foot facility.



Rooms	Dimensions	Sq. Footage	Ceiling Height	Theater	Classroom	Rounds
da Vinci	78' x 39'	2,864	16'	350	150	210
Mozart	59' x 50'	3,187	12'	250	130	180
Einstein	40' x 29'	1,161	12'	80	60	60
Newton	39' x 25'	970	12'	70	50	60
Mead (Board Room)	32' x 18'	572	10'	40	30	30
Curie (Dining)	49' x 46'	2,276	20'	200	—	140
Exhibit Hall (non-carpeted)	91' x 104'	10,500	20'	—	—	—

**Need hotel rooms?
We're located within
a mile of the new
Residence Inn by Marriott.**

Call 760-722-9600 and ask
for the special QLN rate.



QLN quantum learning network®

1938 Avenida del Oro, Oceanside, CA 92056
800.285.3276 • www.QLNConferenceCenter.com

Planning:

- 1. Parking Assistance:** In addition to our 130 parking spaces, two neighboring properties have agreed to provide additional parking spaces during our heaviest use day, which is on Saturday. The first property is the RDO Jehovah Witness Association located at 1930 Avenida del Oro which is adjacent to the Quantum Learning Center. They can provide us their entire 127 parking spaces on every Saturday from 3pm until 2 am Sunday morning. Should we need additional space during the week days or evenings, we would request this assistance on an as needed basis. Their normal operating hours during the week (Monday through Friday) is for church services from approximately 6pm until 9pm. There are no church services on Saturday evenings. They also have church services on every Sunday morning and we make our parking lot available to them.
- 2. The second property we have a parking agreement with is Oceanside Equities LLC, located at 1945 and 1949 Avenida del Oro. They have 187 parking spaces and all are made available to us every Saturday and Sunday since their building is not utilized on week-ends. This property is located across the street from our building. The normal hours of operation is from 7am until 6pm, Monday through Friday. We seldom use this lot since the property adjacent to us with its 127 parking spaces and our 130 parking spaces is generally sufficient to provide parking for our events.**
- 3. Our largest community events are held on Saturdays when we would require additional parking spaces from our neighbors. Our events during the week are normally for groups of 10 to 100 attendees and our parking facilities are sufficient to handle these groups.**

Joe Chapon

From: Susan Ryan <susan@cornwellcorporation.com>
Sent: Tuesday, February 07, 2012 11:42 AM
To: Joe Chapon
Cc: Darline Turner
Subject: Parking approval

TO: Joe Chapon
QLN Conference Center
1938 Avenida del Oro, Oceanside, CA 92056

FROM: Susan C. Ryan
CORNWELL BUSINESS CENTER
1945-1949 Avenida del Oro, Oceanside, CA 92056

DATE: February 7, 2012

RE: PERIODIC-PARKING APPROVAL

This letter is to verify that we have a "neighbor agreement" which allows your guests to use the 180 parking spaces in our parking lot during times that it is not in use by our tenants. This will generally be after 6:30 PM during the week and all day on Saturdays and Sundays. This permission is granted under the following conditions:

1. Arrangements must be made directly through me, so that I can ensure that our parking lot will not be in use and can be available to you.
2. A current copy of your insurance coverage, naming Oceanside Equities, L.L.C., as also insured, must be in our files and updated annually with the renewal of your policy.

We are happy to provide extra parking to QLN when our parking lot is available. When you need to schedule usage, simply call me on my cellular phone at 714-585-1427.

**RANCHO DEL ORO KINGDOM HALLS
OF JEHOVAH'S WITNESSES
OPERATING COMMITTEE**

1930 Avenida del Oro, Oceanside, California 92056

January 27, 2012

QLN Conference Center
1938 Avenida del Oro
Oceanside, CA 92056

Attention: Joe Chapon

Dear Mr. Chapon:

This letter is to verify that we have a "neighbor agreement" which allows your guests to use our parking lot during times that we are not using it. This permission is granted under the following conditions:

1. We must be consulted prior to any events scheduled to make sure our lot will be available.
2. A current copy of your insurance coverage, naming the Rancho del Oro Kingdom Halls of Jehovah's Witnesses, should be sent to us for our files and updated annually with the renewal of your policy.

Sincerely,



Robert R. Saunders
Rancho del Oro Operating Committee Chairman
(760) 639-0694

Certificate of Occupancy

City of Oceanside

Building Department

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

Building Address 1938 AVENIDA DEL ORO

Owner of Building 1938 AVENIDA DEL ORO LLC

Owner's Address 1725 S. COAST HWY, OCEANSIDE, CA 92054

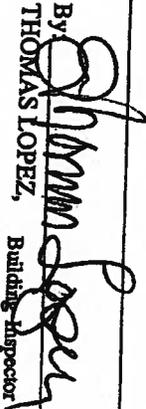
Building Permit No 162427

Use "TI-"QUANTUM LEARNING CENTER"

Occupancy Group B/A-3

Type Construction

V-N

By 
THOMAS LOPEZ, Building Inspector

JAMES T. ZICARO

Building Director

Date: 07/25/06

POST IN A CONSPICUOUS PLACE



BUSINESS LICENSE APPLICATION CITY OF OCEANSIDE

JAN 24 2012

300 N. COAST HIGHWAY
OCEANSIDE, CA 92054
760-435-3878

PLEASE INDICATE:

New Business

Change of Owners

Change of Address

Change of Business Name

Add/Change Business Description

Home Occupation

No Longer in Business

Please make checks payable to City of Oceanside.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

BUSINESS INFORMATION

MAILING ADDRESS:

BUSINESS LOCATION:

Business Name: Quantum Learning Network
(D.B.A.)
In care of: Joseph Chapon

Bus. Addr.: 1938 Avenida del Oro
(NOT PO. BOX) NUMBER STREET SUITE NO.
Oceanside CA 92056
CITY STATE ZIP

Mail Address: _____
NUMBER STREET SUITE NO.
CITY STATE ZIP

Bus. Phone: 760 722-0072
Corporation: _____
Corp. Name Phone # _____

City Start Date _____ State ID 311-7451-9 Health Permit _____ Sole Prop.
Hrs. of Operation _____ Fed ID 33-0012041 ABC License # _____ Partnership
of Employees 35 Seller's Permit FHB 25-815917 Contractor #/Class _____ Corporation
 LLC

Property Owner/Management Co: Joseph Chapon
Address of Owner/Management Co: 1938 AVENIDA DEL ORO OCEANSIDE, CA 92056
Phone Number of Owner/Management Co: 760 722 0072 x122

*Business activity must be described in detail: ADMINISTRATIVE OFFICES FOR EDUCATIONAL COMPANY; EDUCATIONAL TRAINING FACILITIES; LEGAL DISPOSITIONS; CORPORATION MEETING SPACES; ANNUAL MEETINGS PARTIES; WEDDING RECEPTIONS; QUIBENSIARRA'S; CHAMBER EVENTS; EDUCATIONAL & CORPORATE TRAININGS

OWNERSHIP INFORMATION

Owner/Pres.: DePorte Robert
LAST FIRST MI.
Home Addr.: _____
NUMBER STREET SUITE NO.
CITY STATE ZIP
Home Ph. # (_____) _____ SSN: _____
Birth Date: _____ Driver's License # _____
Issuing State CA

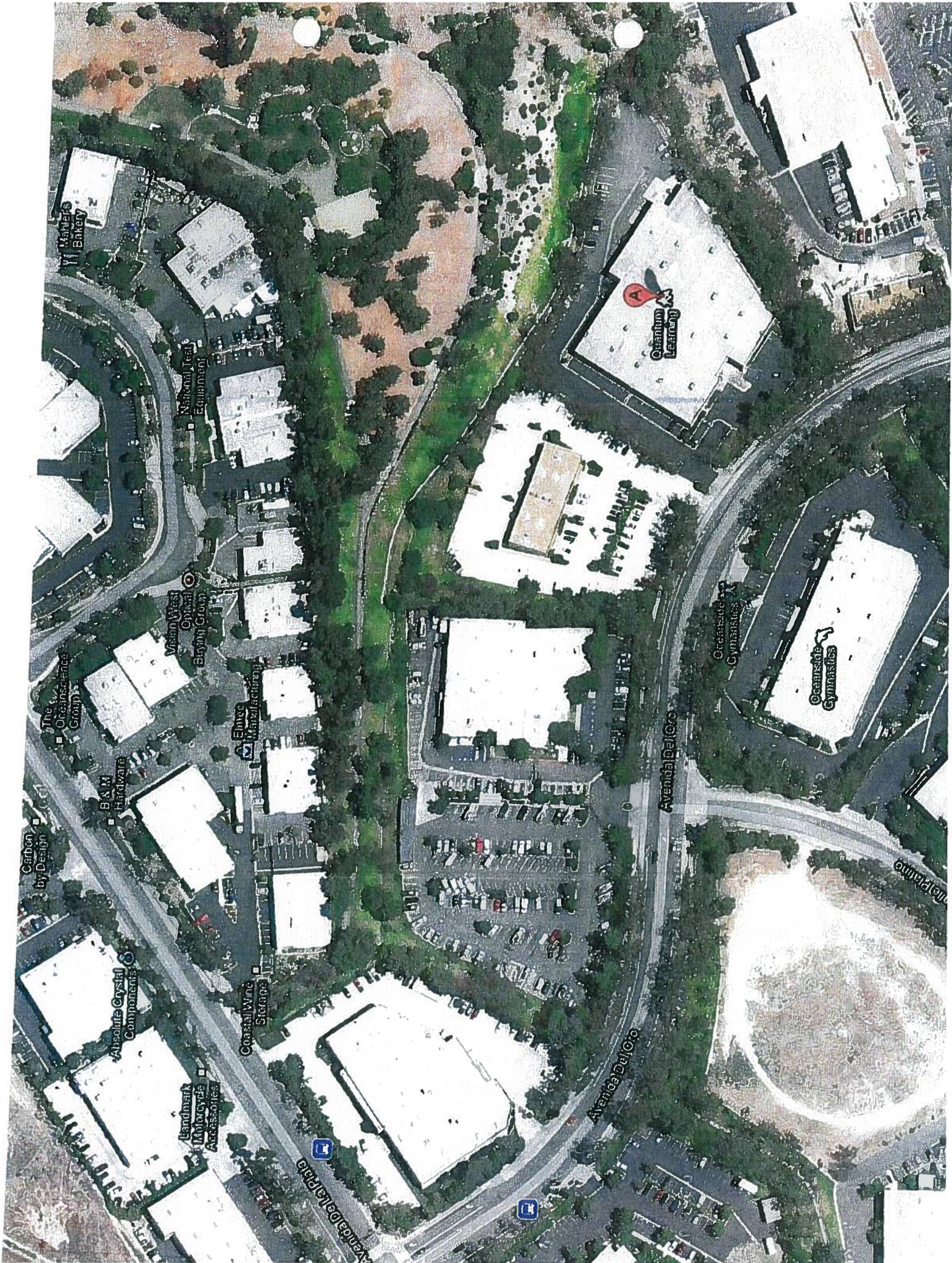
Owner/Pres.: Chapon Joseph
LAST FIRST MI.
Home Addr.: 1938 Avenida del Oro
NUMBER STREET SUITE NO.
OCEANSIDE CA 92056
CITY STATE ZIP
Home Ph. # (760) 801 8356 SSN: 782-34-8917
Birth Date: 8/14/37 Driver's License # _____
Issuing State CA

Fees and Charges: Administrative Fee 0

DECLARATIONS

I certify that in the performance of any business activities for which this license is issued, I shall not employ a person in any manner so to become subject to the Worker's Compensation laws of California. If I should become subject to the Worker's Compensation laws, I shall forthwith comply with the provisions of section 3700 of the labor code. I further declare under penalty of perjury under the laws of California that the above information is true and correct to the best of my knowledge.

Joseph Chapon
SIGNATURE DATE 1-24-2012





NOTICE OF EXEMPTION

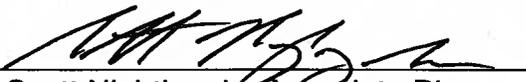
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** 1938 Avenida Del Oro LLC.
2. **ADDRESS:** 1938 Avenida Del Oro, Oceanside, CA. 92056
3. **PHONE NUMBER:** (760) 722-0072 X 122 (Joseph Chapon)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Associate Planner
6. **PROJECT TITLE:** CUP12-00003 Quantum Learning
7. **DESCRIPTION:** Consideration of a Conditional Use Permit to allow community and administrative training events, seminars, conferences, and scheduled activities to occur within an existing building located at 1938 Avenida Del Oro. Quantum Learning currently occupies the smaller interior offices suites for administrative office use for educational programs and organizations, and now wishes to allow the larger meeting rooms and exhibit halls to be occupied by scheduled events and activities on an appointment basis. The scheduled activities and events will be held on an appointment basis and will be held within the meeting and conference rooms within the entire 41,538 square foot building. These scheduled activities and events shall consist of providing staff training programs and educational summer camps for Quantum Learning's organization, allowing a suitable meeting areas for training of local school teachers through seminars, Chamber of Commerce Business Expos, Local Municipality interviews and events, Non-Profit Fundraisers, Local High School events, Seminars for businesses, Weddings and Receptions, Quinceanera's, funeral receptions, baptism ceremonies, job training seminars, and other various scheduled activities.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes a minor alteration to an existing public structure and facilities that involves negligible or no expansion beyond what exists. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- Per Article 19, the project is categorically exempt, in accordance with Section 15301, Existing Facilities, Class 1 (b), minor alteration to an existing public structure or facility.
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section ____, [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Associate Planner

Date: 6/25/2012