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DATE: August 15, 2012

TO: Chairman and Members of the Community Development Commission

FROM: City Manager Office

SUBJECT: **RESOLUTION APPROVING AN AMENDMENT TO A DEVELOPMENT PLAN (RD12-00003), CONDITIONAL USE PERMIT (RCUP12-00004) AND REGULAR COASTAL PERMIT (RRP12-00005) FOR THE ADDITION AND REMODEL OF AN EXISTING 124-UNIT MOTEL (MOTEL 6) LOCATED AT 909 NORTH COAST HIGHWAY – MOTEL 6 REMODEL – APPLICANT – 9 VISTA MONTEMAR, LP**

**SYNOPSIS**

The item under consideration is an amendment to a Development Plan, Conditional Use Permit and Regular Coastal Permit for the addition/remodel of an existing 124-unit motel (Motel 6) located at 909 North Coast Highway. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

**BACKGROUND**

On September 15, 1999, the Community Development Commission approved a 107-unit (includes managers unit) motel located at 909 North Coast Highway. Construction was completed in 2003.

On August 20, 2008, the Community Development Commission approved the addition of 17 motel units for a total of 124 units (includes managers unit). Construction was completed in 2011.

The subject site is situated within the North Coast Highway corridor which consists of a mix of motels and restaurants uses.

**Land Use and Zoning:** The subject site is located within Subdistrict 7B of the "D" Downtown District. Subdistrict 7B is primarily intended for providing a mix of recreational and commercial uses conveniently located near recreational and residential areas.

**Regular Coastal Permit:** This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Coastal Dependent Recreational and Visitor Serving Commercial. The Coastal Dependent Recreational and Visitor Serving Commercial land use category allows for specialized commercial uses which are directly dependent, supportive or related to the

coast. These commercial uses provide services or goods for coastal industries or recreationists. Typical uses would include boat sales, restaurants, and transient accommodations such as hotels and motels.

**Project Description:** The project proposes a 5,361-square-foot addition along the north and south axis of the building and a reduction in the number of units from the current 124 units to 115 units (9-unit reduction). The proposed addition and room reduction will increase the size of the rooms for 90 of the units. In addition, it will also allow for a new guest lounge area, great room where breakfast will be served, conference and fitness rooms. The exterior façade improvements will include “rounding out” the existing diagonal shape (eastern elevation), new paint (brown and sand) and signage. Due to the reduction of nine (9) units, parking will be “increased” by eleven (11) spaces. The purpose of the addition/remodel is to upgrade the motel to meet the guest needs and be competitive in today’s market.

**Regular Coastal Permit:** An amendment to the previously approved Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

**Conditional Use Permit:** An amendment to the existing use permit is required due to a building and/or operation change.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	87,120 s.f.
SETBACKS Front Side Rear	10 feet 0 feet 10 feet	98 feet 44 feet 117 feet
LANDSCAPING	15 percent	17 percent
PARKING	138 spaces	150 spaces
BUILDING HEIGHT	45 feet	45 feet

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

## **ANALYSIS**

Staff's analysis focused on the compatibility of the proposed project design with the existing building, neighborhood compatibility, the project's consistency with the underlying Zoning Ordinance and the Local Coastal Program.

General Plan: Section 1.35 of the General Plan states that the City's objective is to promote the long-term viability and rejuvenation of the Downtown District consistent with the overall policies and improvements of the City. The proposed project is consistent with the objectives of the General Plan in that the project will remodel an existing hotel to provide for larger rooms which will increase the motel's value.

Local Coastal Plan: Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The subject site is situated toward the middle of the block; therefore, the proposed project will not obstruct and/or block any existing and/or proposed public beach access. Staff also evaluated the proposed project and its effect on public coastal views. The proposed addition and remodel will not increase the building height and therefore the building will not encroach into the public view corridor.

Local Coastal Program Lower Cost Visitor Serving Policy: When the City processed a Local Coastal Plan (LCP) Amendment, the Coastal Commission added a requirement that "The City shall monitor the LCP requirement to ensure that a minimum of 375 lower cost units shall be maintained in the Coastal Zone by reporting the status of the current number of lower cost units within the Coastal Zone within all staff reports containing a Regular Coastal Permit, and shall be forwarded to the Coastal Commission".

The Coastal Commission staff has determined a range of pricing when determining affordability. Currently, in order for a Coastal accommodation to be considered "lower cost" during peak season the price per night cannot exceed \$108.35, a moderate price is considered between \$108.35 - \$159.48 and high cost would be over \$159.48.

The current breakdowns of units within the City of Oceanside are as follows: 533 lower-cost, 292 moderate, and 52 high cost visitor-serving located within the Coastal Zone. The proposed project will eliminate nine (9) units of the existing lower cost rooms currently from 533 units to 524 lower cost units (see attached Coastal Hotel table).

In conclusion, staff believes that the project meets the intent of the Zoning Ordinance and the underlying subdistrict goals, which encourages the development of visitor serving uses. The addition/remodel will upgrade the existing motel and make it more

competitive. The proposed façade improvements and color change will update the motel. The project is also consistent with the land use policies of the Local Coastal Plan.

### **COMMISSION OR COMMITTEE REPORTS**

Not applicable.

### **FISCAL IMPACT**

The cost of the addition/remodel has been estimated at approximately \$1 million. The proposed addition/remodel will increase the room rates to an average of \$100 per day. In addition, it is estimated that the Transient Occupancy Tax will be increased by approximately 40 percent per year.

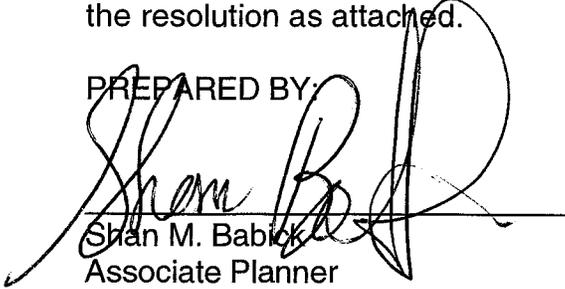
### **CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4104 and Article 43, Section 4305, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

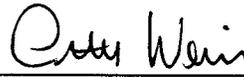
**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving an amendment to the Development Plan, Conditional Use Permit and Regular Coastal Permit for the addition/remodel of an existing 124-unit motel (Motel 6) located at 909 North Coast Highway. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

PREPARED BY:

  
Shan M. Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
Kathy Brann, Downtown Development Manager


**EXHIBITS/ATTACHMENTS**

1. Resolution
2. Site Plan and Elevations
3. Certificate of Exemption
4. Staff Report dated August 20, 2008
5. Resolution No. 99 C-51
6. Oceanside Hotel Data

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RESOLUTION NO. 12-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING AN AMENDMENT TO A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT FOR THE ADDITION/REMODEL OF AN EXISTING 124-UNIT MOTEL (MOTEL 6) LOCATED AT 909 NORTH COAST HIGHWAY – MOTEL 6 REMODEL - APPLICANT: 9 VISTA MONTEMAR, LP

WHEREAS, on August 15, 2012, the Community Development Commission held its duly noticed public hearing, considered an application for an amendment to Development Plan (RD12-00003), Conditional Use Permit (RCUP12-00004) and Regular Coastal Permit (RRP12-00005) for the addition/remodel of an existing 124-unit motel (Motel 6) located at 909 North Coast Highway;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act 1970 and the State Guidelines implementing the Act. Pursuant to Section 15332 (a through e) of the California Environmental Quality Act guidelines the project is situated in an area (infill) that is not environmentally sensitive and therefore will not have a detrimental effect on the environment;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
School Facilities Mitigation	Ordinance No. 91-34	\$.42 per square foot

1           WHEREAS, the current fees referenced above are merely fee amount estimates of the  
2 impact fees that would be required if due and payable under currently applicable ordinances and  
3 resolutions, presume the accuracy of relevant project information provided by the applicant, and  
4 are not necessarily the fee amounts that will be owing when such fees become due and payable;

5           WHEREAS, unless otherwise provided by this resolution, all impact fees shall be  
6 calculated and collected at the time and in the manner provided in Chapter 32B of the  
7 Oceanside City Code and the City expressly reserves the right to amend the fees and fee  
8 calculations consistent with applicable law;

9           WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee,  
10 dedication, reservation or other exaction to the extent permitted and as authorized by law;

11           WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER  
12 GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or  
13 other exaction described in this resolution begins on the effective date of this resolution and any  
14 such protest must be in a manner that complies with Section 66020; and

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

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

19 FINDINGS:

20 **For the Amended Development Plan:**

21           1.       The site plan and physical design of the project as proposed is consistent with the  
22 purposes of the City's Zoning Ordinance, Local Coastal Plan and the "D" Downtown District in  
23 that the proposed remodel/addition meets or exceeds the minimum development standards of  
24 the "D" Downtown District. The proposed project meets or exceeds the minimum setbacks,  
25 landscape, height and parking spaces as stipulated within the "D" Downtown District  
26 development standards. In addition, the project is consistent with similar motel uses located on  
27 North Coast Highway commercial corridor.

28           2.       The Development Plan as proposed conforms to the General Plan and Local  
Coastal Program in that the proposed addition/remodel are consistent with the land uses of the  
General Plan and the project meets the minimum setbacks, landscape, height and required

1 parking spaces as stipulated within the “D” Downtown District development standards.

2 3. The area covered by the Development Plan can be adequately, reasonably and  
3 conveniently served by existing and planned public services, utilities and public facilities. The  
4 proposed addition/remodel will not create public service and facility demands exceeding the  
5 capacity of existing and planned infrastructure.

6 4. The proposed addition/remodel is compatible with the newer development within  
7 the surrounding neighborhood in that comparing the project’s corresponding square footages to  
8 the square footages of similar motel units they are consistent in size. In addition, the proposed  
9 project will upgrade the motel and will have a positive effect on the area.

10 5. The site plan and physical design of the project is consistent with Section 1.24  
11 and 1.25 of the Land Use Element of the General Plan, and Section 3039 of the Oceanside  
12 Zoning Ordinance (Hillside Development Provisions), in that because the project is commercial,  
13 it would not be subject to Section 1.24 and 1.25 of the Land Use Element of the General Plan.

**For the Amended Conditional Use Permit for the Hotel:**

14 1. The proposed hotel use is consistent with the land use objectives of the commercial  
15 uses that are allowed within Subdistrict 7B land use district within the Downtown D District.

16 2. The restrictions for the conditional use permit are consistent with the Zoning  
17 Ordinance and General Plan, and will not affect neighborhood compatibility. The operation of the  
18 proposed business and the conditions under which it will be allowed to operate will not be  
19 detrimental to the public health, safety or welfare of persons residing or working in or adjacent to  
20 the subject site. The conditional use is subject to and must comply with specific local conditions  
21 and additional regulations as deemed necessary.

22 3. The proposed hotel establishment complies with the provisions of the Zoning Ordinance  
23 including any specific condition required for the proposed use in the district in which it is located.

**For the Amended Regular Coastal Permit:**

24 1. The granting of the Regular Coastal Permit is consistent with the purposes of the  
25 California Coastal Act of 1976. The proposed addition/remodel to the existing 124-unit motel is  
26 consistent with the Coastal Dependent Recreational and Visitor Serving Commercial uses as  
27 depicted in the Local Coastal Program Land Use Map. The project does not impede public  
28 access to the beach because the subject site is located approximately 2,000-feet east of the  
beach. In addition, the project provides a 98 foot front yard setback which is 88 feet more than

1 the required 10 foot front yard setback, therefore, impacts on public coastal views is minimal.

2 2. The proposed project is consistent with the policies of the Local Coastal Program  
3 as implemented through the City Zoning Ordinance. The proposed addition/remodel to the 124-  
4 unit motel is consistent with the Coastal Dependent Recreational and Visitor Serving  
5 Commercial as depicted in the Local Coastal Program Land Use Map. In addition, the project  
6 will not substantially alter or impact the existing public coastal views through the public rights-  
7 of-way view corridors by providing an 88 foot front yard setback.

8 3. The proposed project will not obstruct any existing or planned public beach  
9 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
10 Act. The proposed project provides an 88 foot front yard setback and the subject site is located  
11 approximately 2,000 feet east of the beach.

12 SECTION 1. That amended Development Plan (RD12-00003), Conditional Use Permit  
13 (RCUP12-00004) and Regular Coastal Permit (RRP12-00005) is hereby approved subject to the  
14 following conditions:

15 **Building:**

16 1. The granting of approval under this action shall in no way relieve the  
17 applicant/project from compliance with all State and Local building codes.

18 2. Site development, common use areas, access and adaptability of apartments and  
19 condominiums shall comply with the State's Disabled Accessibility Regulations (2010  
20 California Building Code (CBC), Chapter 11A).

21 3. Site development, parking, access into buildings and building interiors shall  
22 comply with the State's Disabled Accessibility Regulations (2010 California Building Code  
23 (CBC), Chapter 11B).

24 4. The building plans for this project are required by State law to be prepared by a  
25 licensed architect or engineer and must be in compliance with this requirement prior to  
26 submittal for building plan review.

27 5. Applicable building codes and ordinances shall be based on the date of submittal  
28 for Building Division plan check (2010 CBC and 2010 California Electrical Code).

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1 **Engineering:**

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

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

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

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

21 d. The owner/developer shall complete a haul route permit application (if required  
22 for import/export of soil) and submit to the City of Oceanside Engineering Department  
23 forty eight hours (48) in advance of beginning of work. Hauling operations (if required)  
24 shall be 8:00 AM to 3:30 PM, unless approved otherwise. .

25 7. A traffic control plan shall be prepared according to the City traffic control  
26 guidelines and approved to the satisfaction of the City Engineer prior to the start of work within  
27 the public right-of-way. Traffic control during construction of streets that have been opened to  
28 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.

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

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

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

13           11.      Landscaping plans, including plans for the construction of walls, fences or other  
14 structures at or near intersections, must conform to intersection sight distance requirements.  
15 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior  
16 to the issuance of any building permit. Any project fences, sound or privacy walls and  
17 monument entry walls/signs shall be shown on, bonded for and built from the landscape plans.  
18 All plans must be approved by the City Engineer and a pre-construction meeting held, prior to  
19 the start of any improvements.

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

23           13.      The owner/developer shall provide a copy of the title/cover page of an approved  
24 Standard Storm Water Management Plan (SWMP-SDP) to the Engineering Department prior to  
25 the issuance of the building permit. The SWMP-SDP shall be prepared by the  
26 owner/developer's Civil Engineer. All Storm water documents shall be in compliance with the  
27 latest edition of submission requirements.

28           14.      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. All sidewalk improvements shall be ADA compliant.

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

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

8           17. In the event that the concept plan does not match the conditions of approval, the  
9 resolution of approval shall govern.

10           18. Any additional landscape added to the existing site or removed due to  
11 construction activities, specifically planting and irrigation, shall meet the criteria of the City of  
12 Oceanside Landscape Guidelines and Specifications for Landscape Development (latest  
13 revision), Water Conservation Ordinance No. 91-15, Water Efficient Landscape Ordinance 10-  
14 OR0412-1, Engineering criteria, City code and ordinances, including the maintenance of such  
15 landscaping. The following landscaping requirements shall be mandatory prior to certificate of  
16 occupancy:

- 17           a. Landscape contractor shall be aware of all utility, sewer, storm drain easement  
18           and place/ remove planting locations accordingly to meet City of Oceanside  
19           requirements.
- 20           b. All required landscape areas shall be maintained by owner. The landscape areas  
21           shall be maintained per City of Oceanside requirements.
- 22           c. Any new landscape planting species shall be native or naturalized to fit the site  
23           and meet climate changes indicative to their planting location. The selection of  
24           plant material shall also be based on cultural, aesthetic, and maintenance  
25           considerations. In addition proposed landscape species shall be low water users  
26           as well as meet all fire department requirements.
- 27           d. Any new/ amended/ revised planting areas shall be prepared with appropriate soil  
28           amendments, fertilizers, and appropriate supplements to enhance existing soil  
          conditions to promote plant growth.

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- e. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3” depth to help conserve water, lower the soil temperature and reduce weed growth.
- f. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- g. If trees are proposed or planted in the future, root barriers shall be installed adjacent to all paving surfaces, where a paving surface is located within 6 feet of a trees trunk on site (private) and within 10 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree’s root ball is unacceptable.
- h. If trees are proposed or planted in the future, the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside’s (current) Tree Planting Distances and Spacing Standards.
- i. The installation of any invasive plant species is unacceptable.
- j. An automatic irrigation system or a modification/ retro-fit of the existing system shall be installed to provide coverage for all planting areas. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
- k. The 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.

1 l. All irrigation improvements/ repairs/ modifications shall follow the City of  
2 Oceanside Guidelines and Water Conservation Ordinance.

3 m. Existing landscaping on and adjacent to the site shall be protected in place and  
4 supplemented or replaced if damaged or destroyed to meet the satisfaction of the  
5 City Engineer.

6 19. All proposed and existing landscaping, fences, walls, etc. on the site, in medians  
7 within the public right-of-way and within any adjoining public parkways shall be permanently  
8 maintained by the owner, his assigns or any successors-in-interest in the property. The  
9 maintenance program shall include: a) normal care and irrigation of the landscaping b) repair  
10 and replacement of plant materials c) irrigation systems as necessary d) general cleanup of the  
11 landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure to maintain  
12 landscaping shall result in the City taking all appropriate enforcement actions including but not  
13 limited to citations.

14 **Fire:**

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

16 21. Fire extinguishers are required and shall be included on the plans submitted for  
17 plan check.

18 22. An automatic fire extinguisher system complying with UL300 shall be provided  
19 to protect commercial-type cooking or heating equipment that produces grease-laden vapors. A  
20 separate plan submittal is required for the installation of the system and shall be in accordance  
21 with the Oceanside Fire Code, Chapter 9.

22 23. Provide a class "K" type portable fire extinguisher within 30 feet of the kitchen  
23 appliances emitting grease laden vapors. NFPA 17A and NFPA 96.

24 24. An approved fire sprinkler system shall be installed throughout the building The  
25 system shall be designed per NFPA 13 (Sprinkler system proposed for area increase shall be  
26 installed per NFPA 13). The sprinkler system requires 24-hour supervision.

27 25. Provide a manual and automatic fire alarm system as required per California  
28 Code Section 907 and NFPA 72. Visible alarm notification devices activated by both the in  
room smoke alarm and the building fire alarm system are required per California Code Table

1 907.6.2.3.3

2 26. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
3 approval prior to the issuance of building permits.

4 27. Should a new elevator be installed, the elevator shall comply with the following:  
5 The car shall be of such size and arrangement to accommodate a 24 inch by 84 inch ambulance  
6 gurney or stretcher with not less than 5 inch radius corners, in the horizontal, open position.  
7 Elevator shall be designated as a medical emergency elevator by the international symbol (Star  
8 of Life) for emergency medical services.

9 **Economic and Community Development:**

10 28. This amended Development Plan (RD12-00003), Conditional Use Permit  
11 (RCUP12-00004) and Regular Coastal Permit (RRP12-00005) shall expire on August 15, 2014,  
12 unless implemented as required by the Zoning Ordinance.

13 29. This amended Development Plan approves only an addition/remodel to the  
14 existing 124-unit motel as shown on the plans and exhibits presented to the Community  
15 Development Commission for review and approval. No deviation from these approved plans  
16 and exhibits shall occur without Economic and Community Development Department approval.  
17 Substantial deviations shall require a revision to the amended Development Plan or a new  
18 Development Plan.

19 30. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
20 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
21 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
22 an approval of the City, amended Development Plan (RD12-00003), Conditional Use Permit  
23 (RCUP12-00004) and Regular Coastal Permit (RRP12-00005). The City will promptly notify  
24 the applicant of any such claim, action or proceeding against the City and will cooperate fully in  
25 the defense. If the City fails to promptly notify the applicant of any such claim action or  
26 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be  
27 responsible to defend, indemnify or hold harmless the City.

28 31. Failure to meet any conditions of approval for this development shall constitute a  
violation of the amended Development Plan (RD12-00003).

32. 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.

1 The approval of this project constitutes the applicant's agreement with all statements in the  
2 Description and Justification, and other materials and information submitted with this  
3 application, unless specifically waived by an adopted condition of approval.

4 **Water:**

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

9 34. If a larger meter is required, water and wastewater buy-in fees and the San Diego  
10 County Water Authority Fees are to be paid to the City and collected by the Water Utilities  
11 Department at the time of Building Permit issuance.

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

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

17 AYES:

18 NAYS:

19 ABSENT:

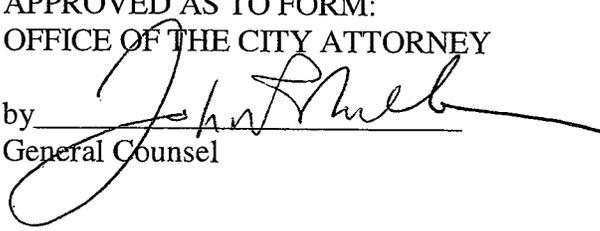
20 ABSTAIN:

21 \_\_\_\_\_  
22 Chairman

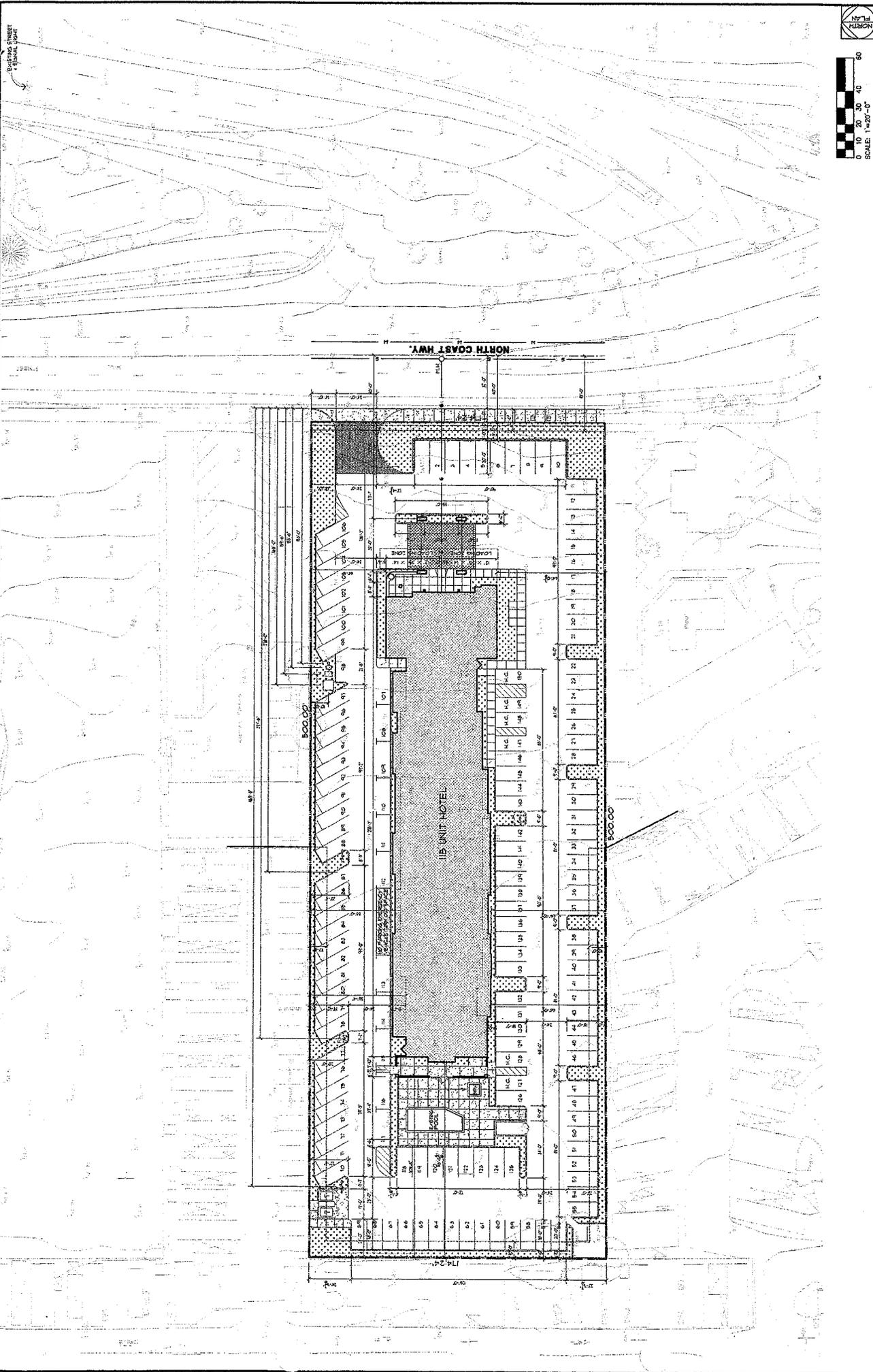
23 ATTEST:

24 \_\_\_\_\_  
25 Secretary

26 APPROVED AS TO FORM:  
27 OFFICE OF THE CITY ATTORNEY

28 by   
General Counsel



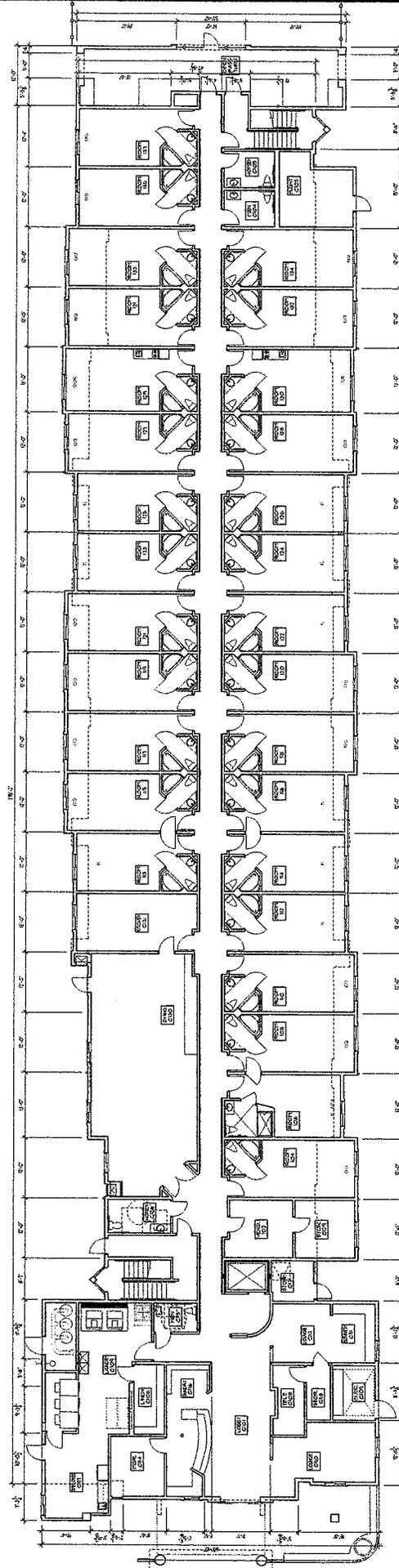


DATE: APRIL 26, 2012  
 DRAWING NO.: C1

PROJECT TITLE: **Oceanside Palms**  
 909 N. Coast Hwy.

REVISION	DATE	BY	DESCRIPTION

NO. NO.	DATE	BY	DESCRIPTION

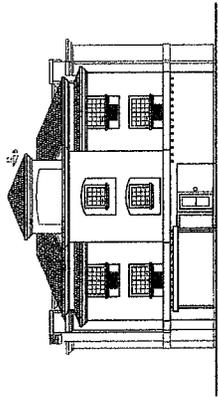



1 FIRST FLOOR PLAN-A  
 (A1.1) SCALE: 1/8" = 1'-0"

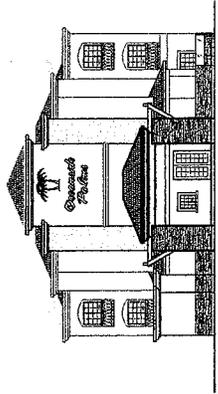
DATE APRIL 26, 2012	DRAWING TITLE	JOB NO.	REVISION	DESIGNED BY	DATE
			REVISION	CHECKED BY	DATE
DRAWING NO. A1.1	PROJECT NAME <i>Oceanside Palms</i> 909 N. Coast Hwy.	REVISION	REVISION	APPROVED BY	DATE
			REVISION	APPROVED BY	DATE



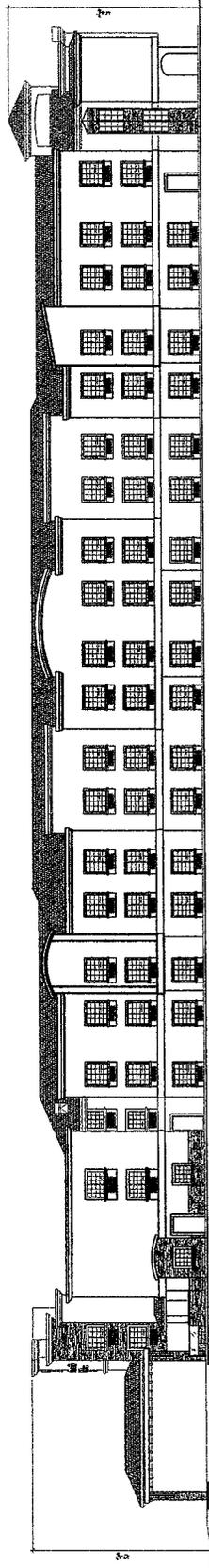




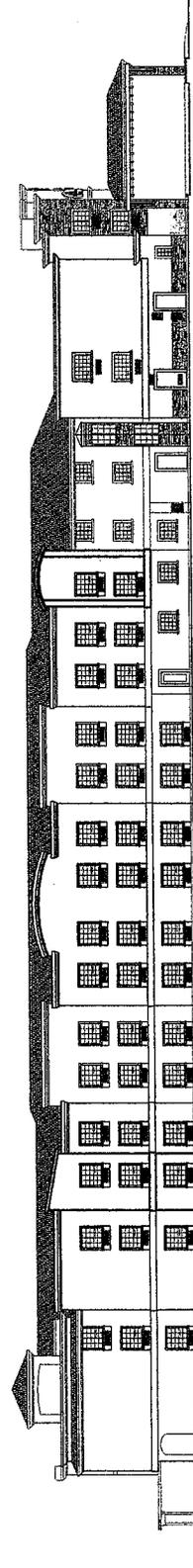
REAR ELEVATION-A  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION-A  
SCALE: 3/32" = 1'-0"



SIDE ELEVATION-A  
SCALE: 3/32" = 1'-0"



SIDE ELEVATION-A  
SCALE: 3/32" = 1'-0"

DATE APRIL 26, 2012	DRAWING TITLE	JOB NO.	REVISION	DESIGNED BY	DATE
			A. JAFFE	DESIGNED BY	DATE
DRAWING NO. A1.4	PROJECT NAME <i>Oceanside Palms</i> 909 N. Coast Hwy.	ARCHITECT	ENGINEER	DATE	DATE
					DATE



## NOTICE OF EXEMPTION

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

**PROJECT TITLE AND FILE NUMBER:**

AMENDMENT TO A DEVELOPMENT PLAN (RD12-00003), CONDITIONAL USE PERMIT (RCUP12-00004) AND REGULAR COASTAL PERMIT (RRP12-00005) FOR THE REMODEL AND ADDITION TO AN EXISTING 124-UNIT MOTEL (MOTEL 6) LOCATED AT 909 NORTH COAST HIGHWAY – MOTEL 6 REMODEL – KIM WALKER

**PROJECT LOCATION - SPECIFIC:**  
909 North Coast Hwy.

**PROJECT LOCATION - GENERAL:**  
Hwy. 76 and N. Coast Hwy.

DEVELOPMENT PLAN (RD12-00003)  
REGULAR COASTAL PERMIT (RRP12-00005)  
CONDITIONAL USE PERMIT (RCUP12-00004)

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

Remodel and addition for an existing 124-unit motel (Motel 6) located at 909 North Coast Hwy.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

City of Oceanside

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

Kim Walker  
909 North Coast Hwy.  
Oceanside, CA 92054  
(760) 525-0414

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

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

**STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)**

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

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project is an amendment to a Development Plan, Use Permit and Regular Coastal Permit for the remodel and addition of an existing 124-unit motel (Motel 6) located at 909 North Coast Hwy. The proposed project is located within an infill area, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

SIGNATURE

July 3, 2012

DATE

For: Jerry Hittleman, Planning Director

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3354, FAX (760) 722-1057

# STAFF REPORT



FILM NO. 13  
CITY OF OCEANSIDE

DATE: August 20, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING AN AMENDMENT TO DEVELOPMENT PLAN (D-201-99) AND REGULAR COASTAL PERMIT (RC-202-99) FOR THE ADDITION OF 17 MOTEL UNITS TO THE EXISTING 106-UNIT MOTEL 6, LOCATED AT 909 NORTH COAST HIGHWAY – MOTEL 6 – APPLICANT: KIM WALKER**

## SYNOPSIS

The item under consideration is an amendment to a Development Plan and Regular Coastal Permit for the addition of 17 motel units to the existing 106-unit Motel 6 located at 909 North Coast Highway. Staff is recommending that the Commission adopt the attached resolution approving the project.

## BACKGROUND

On September 15, 1999, the Community Development Commission approved a 106-unit motel located at 909 North Coast Highway. Construction was completed in 2003.

**Land Use and Zoning:** The subject site is located within Subdistrict 7B of the "D" Downtown District. Subdistrict 7B is primarily intended for providing a mix of recreational and commercial uses conveniently located near recreational and residential areas.

**Regular Coastal Permit:** This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Coastal Dependent Recreational and Visitor Serving Commercial. The Coastal Dependent Recreational and Visitor Serving Commercial land use category allows for specialized commercial uses which are directly dependent, supportive or related to the coast. These commercial uses provide services or goods for coastal industries or recreationists. Typical uses would include boat sales, restaurants, and transient accommodations such as hotels and motels.

**Project Description:** The project application is an amendment to an approved Development Plan and Coastal Permit. The project proposes the addition of

approximately 6,400 square feet to the buildings second (2,872 s.f. addition) and third floor (3,502 s.f. addition) with 7 of the units to be situated on the second floor and 10 of the units on the third floor. The building's footprint will remain unchanged with the exception of four new posts located at the rear (western) portion of the building. The project proposes some minor changes to the site including restriping the parking lot, curb repositioning and a 2 percent (approximately 1,500 s.f.) reduction of landscaping in order to accommodate 15 new parking spaces. The proposed design and color scheme will be consistent with the existing building design.

The project proposes the addition of 15 new parking spaces through restriping, angled parking and some curbs being repositioned. All of the proposed parking will be situated on the northern portion of the subject site.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	87,120 s.f.
SETBACKS Front Side Rear	10 feet 0 feet 10 feet	90 feet 0 feet 105 feet
LANDSCAPING	15%	18.1%
PARKING	148 spaces	148 spaces
BUILDING HEIGHT	45 feet	45 feet

**Environmental Determination:** Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the Certificate of Exemption during its hearing on the project.

**ANALYSIS**

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

Redevelopment Plan: Section 301 (2) of the Redevelopment Plan states that the Agency proposes to rehabilitation of structures and improvements by present owners will eliminate and/or prevent the spread of the blight and deterioration within the project area. The proposed project is consistent with the Redevelopment Plan in that it improves the

economic viability of the building, providing much needed low-cost visitor-serving units located within the coastal zone.

Development Plan: The project proposes only an approximately 6,400 square foot addition to the second and third floors of the existing building. The proposed design is consistent with the existing building and the project meets all development standards.

Local Coastal Plan: The proposed development meets the land use development guidelines for the Coastal Zone portion of the Redevelopment Project Area. All proposed uses are consistent with the LCP designation for the site in that the project provides an additional 17 affordable motel units located within the Coastal Zone.

Staff's review of the project also examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located outside the "appealable area" which is defined as the first 300 feet east of The Strand. The project is situated in the middle of the block and provides a 101-foot front yard setback where 10-foot minimum is required. The height and footprint of the proposed additions will remain unchanged, therefore, the project's potential effect on public coastal views will be minimal.

Local Coastal Program Lower Cost Visitor Serving Policy: Currently, there are a total of 516 lower cost visitor serving units (\$108 average daily rate as defined by the Coastal Commission) located within the Coastal Zone. The proposed project will increase the lower cost visitor serving units by 17 units for a total of 533 units.

In conclusion, staff believes that the amended Development Plan and Regular Coastal Permit meet the intent of the Redevelopment Plan, Local Coastal Program and the underlying subdistrict goals, which encourage the development of transient uses within the North Coast Highway corridor. The addition of 17 affordable motel units is consistent with the policies and objectives of the Local Coastal Program which encourages affordable transient uses located within the Coastal Zone.

### **COMMISSION OR COMMITTEE REPORTS**

The Redevelopment Design Review Committee (RDRC) reviewed the project at its May 23, 2008, meeting and approved the project on a 4-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its August 13, 2008, meeting.

### **FISCAL IMPACT**

The proposed project will add approximately \$40,000 of Transient Occupancy Tax yearly to the City.

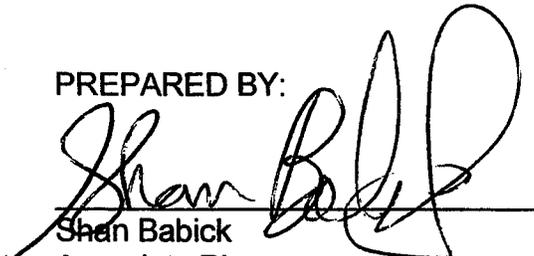
**CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Article 12 and Article 43, Section 4305, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99) for the addition of 17-motel units to the existing 106-unit Motel 6 located at 909 North Coast Highway.

PREPARED BY:

  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
Jane McVey, Economic and Community Development Director  
Kathy Baker, Redevelopment Manager



**EXHIBITS/ATTACHMENTS**

- 1. Resolution
- 2. Certificate of Exemption
- 3. Site Plan / Floor Plans / Elevations
- 4. Staff report dated September 15, 1999
- 5. Coastal Affordable Hotels

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RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING AN AMENDMENT TO A DEVELOPMENT PLAN AND REGULAR COASTAL PERMIT FOR THE ADDITION OF 17 MOTEL UNITS TO THE EXISTING 106-UNIT MOTEL 6, LOCATED AT 909 NORTH COAST HIGHWAY - APPLICANT: KIM WALKER

WHEREAS, on August 20, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99) for the addition of 17 motel units to the existing 106 unit Motel 6 located at 909 North Coast Highway;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on May 23, 2008, review and recommend approval of an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on August 13, 2008, review and recommend approval of an amendment to Development Plan (D-201-99) and Regular Coastal Permit (RC-202-99);

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act of 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4			
5	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot
6			
7	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
8		Resolution No. 06-R0334-1	
9	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table)
10		Resolution No. 06-R0334-1	
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WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amounts that will be owing when such fees become due and payable.

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WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

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WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

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WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

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

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

3 **FINDINGS:**

4 **For the Amended Development Plan:**

5 1. The site plan and physical design of the project as proposed is consistent with the  
6 purposes of the City's Zoning Ordinance and the "D" Downtown District in that the proposed  
7 17-unit addition to the existing 106-unit motel meets or exceeds all of the required minimum  
8 development standards of the "D" Downtown District. The proposed addition to the motel is  
9 consistent with the design of the existing structure.

10 2. The Development Plan as proposed conforms to the Redevelopment Plan, Local  
11 Coastal Program and General Plan of the City in that the development is consistent with the  
12 land uses of the Redevelopment Plan and the project meets all of the required "D" Downtown  
13 District development standards. In addition, the project is consistent with other similar motel  
14 developments located within the surrounding neighborhood.

15 3. The area covered by the Development Plan can be adequately, reasonably and  
16 conveniently served by existing and planned public services, utilities and public facilities. The  
17 proposed 17-unit addition to the existing 106-unit motel will not create public service and  
18 facility demands exceeding the capacity of existing and planned infrastructure.

19 4. The proposed 17-unit addition to the existing 106-unit motel development, is  
20 compatible with similar motel developments located on the North Coast Highway corridor.

21 5. The site plan and physical design of the project is consistent with Section 1.24 and  
22 1.25 of the Land Use Element of the General Plan, and Section 3039 of the Oceanside Zoning  
23 Ordinance (Hillside Development Provisions), in that because the project is commercial, it would  
24 not be subject to Section 1.24 and 1.25 of the Land Use Element of the General Plan.

25 **For the Amended Regular Coastal Permit:**

26 1. The granting of the Regular Coastal Permit is consistent with the purposes of the  
27 California Coastal Act of 1976. The proposed 17-unit addition to the existing 106-unit motel is  
28 consistent with the Coastal Dependent Recreational and Visitor Serving Commercial uses as  
depicted in the Local Coastal Program Land Use Map. The project does not impede public  
access to the beach because the subject site is located approximately 2,000-feet east of the

1 beach. In addition, the project provides a 90 foot front yard setback which is 80 feet more than  
2 the required 10 foot front yard setback, therefore, impacts on public coastal views is minimal.

3 2. The proposed project is consistent with the policies of the Local Coastal Program  
4 as implemented through the City Zoning Ordinance. The proposed 17-unit addition to the 106-  
5 unit motel is consistent with the Coastal Dependent Recreational and Visitor Serving  
6 Commercial as depicted in the Local Coastal Program Land Use Map. In addition, the project  
7 will not substantially alter or impact the existing public coastal views through the public rights-  
8 of-way view corridors by providing a 90 foot front yard setback.

9 3. The proposed project will not obstruct any existing or planned public beach  
10 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
11 Act. The proposed project provides a 90 foot front yard setback and the subject site is located  
12 approximately 2,000 feet east of the beach.

13 SECTION 1. That amended Development Plan (D-201-99) and Regular Coastal Permit  
14 (RC-202-99) is hereby approved subject to the following conditions:

15 **Building:**

16 1. The granting of approval under this action shall in no way relieve the  
17 applicant/project from compliance with all State and Local building codes.

18 2. Site development, common use areas, access and adaptability of apartments and  
19 condominiums shall comply with the State's Disabled Accessibility Regulations (2007  
20 California Building Code (CBC), Chapter 11A).

21 3. Site development, parking, access into buildings and building interiors shall  
22 comply with the State's Disabled Accessibility Regulations (2007 California Building Code  
23 (CBC), Chapter 11B).

24 4. The building plans for this project are required by State law to be prepared by a  
25 licensed architect or engineer and must be in compliance with this requirement prior to  
26 submittal for building plan review.

27 5. Applicable building codes and ordinances shall be based on the date of submittal  
28 for Building Division plan check (2007 CBC and 2007 California Electrical Code).

6. All outdoor lighting must comply with Chapter 39 of the City Code (Light  
Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or

1 other such lights may be utilized and shall be shown on building and electrical plans.

2 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on  
3 the plans.

4 8. The developer shall monitor, supervise and control all building construction and  
5 supporting activities so as to prevent these activities from causing a public nuisance, including, but  
6 not limited to, strict adherence to the following:

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

15 b) The construction site shall be kept reasonably free of construction debris as  
16 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
17 approved solid waste containers shall be considered compliance with this  
18 requirement. Small Amounts of construction debris may be stored on site in a neat,  
19 safe manner for short periods of time pending disposal.

20 Separate/unique addresses will/may be required to facilitate utility releases.

21 9. A complete Soils Report, Structural Calculations, & Energy  
22 Calculations/documentation will be required at time of plans submittal to the Building Division for  
23 plan check.

24 **Engineering:**

25 10. A traffic control plan shall be prepared according to the City traffic control  
26 guidelines and be submitted to and approved by the City Engineer prior to the start of work  
27 within open City rights-of-way. Traffic control during construction of streets that have been  
28 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.

1 11. Traffic control during construction adjacent to or within all public streets must  
2 meet Caltrans standards and City Traffic Control Guidelines. Traffic control plans shall be  
3 effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

4 12. A haul route shall be obtained at least 7 days prior to the start of hauling  
5 operations and must be approved by the Public Works Director. Hauling operations shall be  
6 8:00 to 3:30 p.m. unless approved otherwise.

7 13. The applicant shall pay all applicable traffic signal and thoroughfare fees.

8 14. The project shall install a "DO NOT ENTER" sign to prohibit westbound  
9 vehicular access to the northerly parking lot drive aisle from the primary project driveway  
10 access. The sign shall be installed to the satisfaction of the City Engineer prior to certification  
11 of occupancy.

12 15. The project shall install a painted white directional arrow at the easterly terminus  
13 of the proposed diagonal parking area located on the northern side of the project site. The white  
14 directional arrow shall be installed prior to certificate of occupancy and to the satisfaction of the  
15 City Engineer.

16 16. If necessary, a precise grading and private improvement plan shall be prepared,  
17 reviewed, secured and approved prior to the issuance of any building permits to the satisfaction of  
18 the City Engineer. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces,  
19 curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices  
20 and utility services.

21 17. This project shall provide year-round erosion control including measures for the site  
22 required for the phasing of grading. Prior to the issuance of grading permit, an erosion control  
23 plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant  
24 with cash securities and approved by the City Engineer.

25 **Fire:**

26 18. Fire Department requirements shall be placed on plans in the notes section.

27 19. Smoke detectors are required, and detector locations must be indicated on the  
28 plans.

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

1           21.     An approved twenty-four (24) hour, supervised, NFPA 13 fire sprinkler system  
2 shall be installed throughout the building. The system shall e supervised.

3           22.     Provide a fire alarm system as required per C.F.C. Article 10 and N.F.P.A. 72.

4           23.     Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
5 approval prior to the issuance of building permits. A site plan indicating the fire access and  
6 hydrant locations must also be submitted on CD Rom.

7     **Economic/Redevelopment:**

8           24.     This amended Development Plan (D-201-99) and Regular Coastal Permit (RC-  
9 202-99) shall expire on August 20, 2009, unless implemented as required by the Zoning  
10 Ordinance.

11           25.     This amended Development Plan approves only 17-unit addition to the existing  
12 106-unit motel as shown on the plans and exhibits presented to the Community Development  
13 Commission for review and approval. No deviation from these approved plans and exhibits  
14 shall occur without Economic and Community Development Department approval. Substantial  
15 deviations shall require a revision to the amended Development Plan or a new Development  
16 Plan.

17           26.     The applicant, permittee or any successor-in-interest shall defend, indemnify and  
18 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
19 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
20 an approval of the City, amended Development Plan (D-201-99) and Regular Coastal Permit  
21 (RC-202-99). The City will promptly notify the applicant of any such claim, action or  
22 proceeding against the City and will cooperate fully in the defense. If the City fails to promptly  
23 notify the applicant of any such claim action or proceeding or fails to cooperate fully in the  
24 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless  
25 the City.

26           27.     Failure to meet any conditions of approval for this development shall constitute a  
27 violation of the amended Development Plan (D-201-99).

28           28.     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

1 Description and Justification, and other materials and information submitted with this  
2 application, unless specifically waived by an adopted condition of approval.

3 **Water:**

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

9 30. If a larger meter is required, water and wastewater buy-in fees and the San Diego  
10 County Water Authority Fees are to be paid to the City and collected by the Water Utilities  
11 Department at the time of Building Permit issuance.

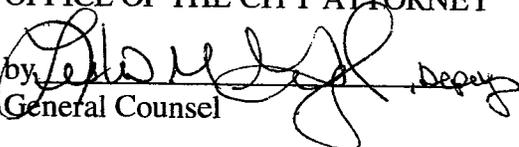
12 31. All Water and Wastewater construction shall conform to the most recent edition of  
13 the City's Engineers Manual, or as approved by the Water Utilities Director.

14 PASSED AND ADOPTED by the Oceanside Community Development Commission of  
15 the City of Oceanside this \_\_\_ day of \_\_\_\_\_ 2008 by the following vote:

- 16 AYES:
- 17 NAYS:
- 18 ABSENT:
- 19 ABSTAIN:

20 \_\_\_\_\_  
Chairman

21 ATTEST:  
22 \_\_\_\_\_  
23 Secretary

24 APPROVED AS TO FORM:  
25 OFFICE OF THE CITY ATTORNEY  
26 by  Deputy  
27 General Counsel

**CITY OF OCEANSIDE  
PLANNING DEPARTMENT**

# NOTICE OF EXEMPTION

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

**PROJECT TITLE AND FILE NUMBER:**

AN AMENDMENT TO DEVELOPMENT PLAN (D-201-99) AND REGULAR COASTAL PERMIT (RC-202-99) FOR THE ADDITION OF 17 MOTEL UNITS TO THE EXISTING 106-UNT MOTEL 6 LOCATED AT 909 NORTH COAST HIGHWAY

**PROJECT LOCATION - SPECIFIC:**  
909 North Coast Highway

**PROJECT LOCATION - GENERAL:**  
Highway 76 and North Coast Highway

AMENDED DEVELOPMENT PLAN (D-201-99)  
AMENDED REGULAR COASTAL PERMIT (RC-202-99)

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

For the addition of 17 motel units to the existing Motel 6, located at 909 North Coast Highway.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

City of Oceanside

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

Kim Walker  
909 North Coast Highway  
Oceanside, CA 92054  
(760) 451-2930

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

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

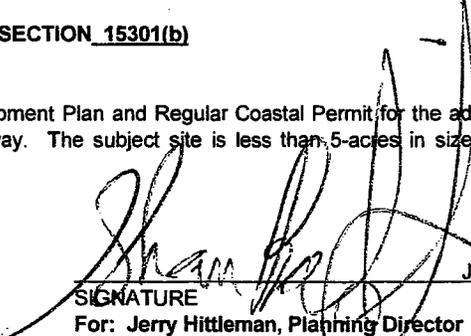
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project is an amendment to a Development Plan and Regular Coastal Permit for the addition of 17 motel units to the existing Motel 6, located at 909 North Coast Highway. The subject site is less than 5-acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

  
SIGNATURE

July 29, 2008

DATE

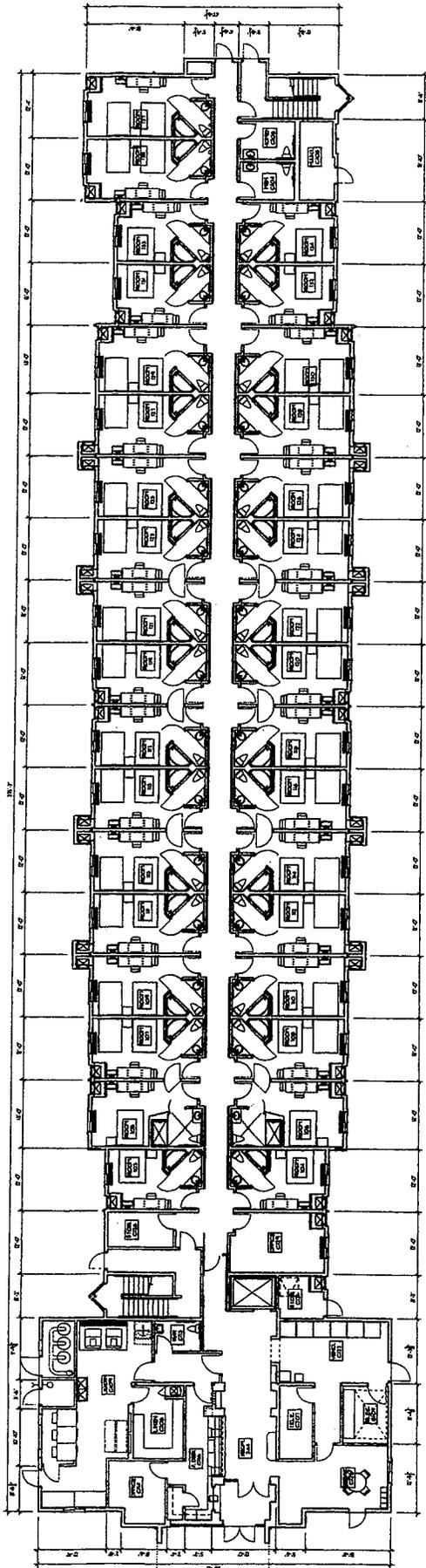
For: Jerry Hittleman, Planning Director

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3354, FAX (760) 722-1057



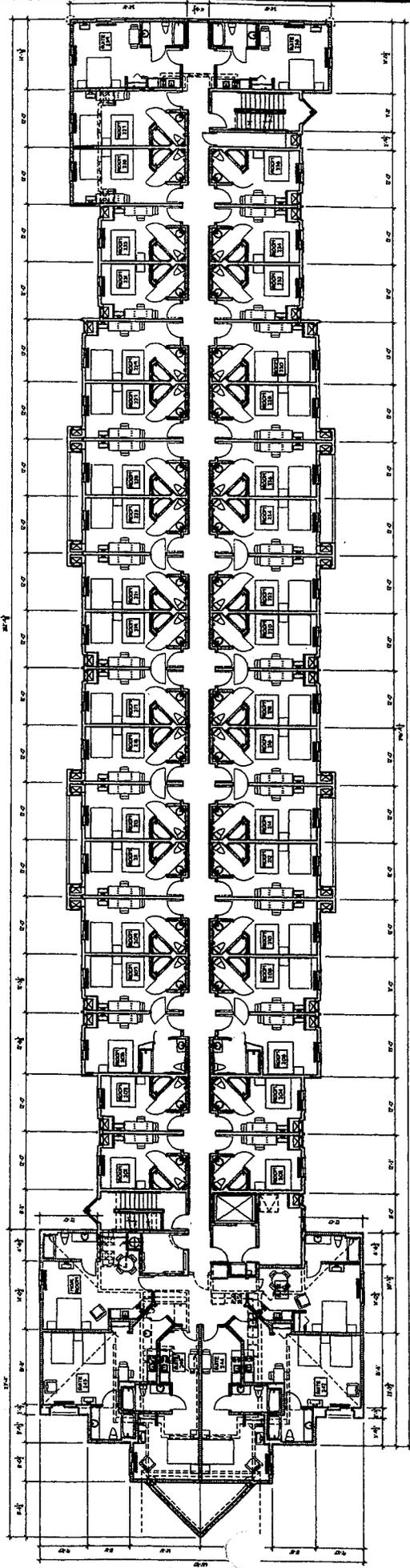






1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**Wall Legend**  
 --- EXISTING WALL TO RETAIN  
 --- EXISTING WALL TO BE REMOVED  
 --- NEW 2" WALL



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

ARCHITECT: CHAS. E. JENSEN  
 1101 N. CENTRAL ST.  
 CHICAGO, ILL. 60642  
 (312) 261-1100  
 CONSULT: CONTRACTOR

NO.	REVISION	DATE	BY	FOR

**MOTEL-6**  
 123 UNIT 3-STORY MOTEL  
 909 N. Coast Hwy.



DATE: APRIL 22, 2008  
 DRAWING TITLE: A1

OCEANSIDE COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION NO. 99 C-51

A RESOLUTION OF THE OCEANSIDE COMMUNITY DEVELOPMENT COMMISSION APPROVING DEVELOPMENT PLAN (D-201-99) CONDITIONAL USE PERMIT (C-200-99) AND REGULAR COASTAL PERMIT (RC-202-99) FOR A 44,000 S.F. 106-UNIT MOTEL LOCATED ON THE WEST SIDE OF THE 900 BLOCK OF NORTH COAST HIGHWAY, MR. MARTINEZ, APPLICANT

WHEREAS, the Community Development Commission at its duly noticed public hearing held on September 15, 1999, considered an application for a development plan, conditional use permit and regular coastal permit for a 44,000 s.f. 106-unit motel located on the west side of the 900 block of North Coast Highway immediately north of the Miramar motel; and

WHEREAS, the applicant is Mr. Martinez; and

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance; and

WHEREAS, pursuant to Government Code 66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

<u>Description</u>	<u>Authority of Imposition</u>	<u>Current Estimated Fee or Calculation</u>
		<u>Formula</u>
Drainage Free (Zone 5)	Ordinance No. 85-23	\$6,911 x 2 = \$13,822
	Ordinance No. 89-231	
Public Facility Fee	Ordinance No. 91-09	\$441 per thousand s.f.
School Facilities Fee	Ordinance No. 91-34	\$.31 per s.f.

1	Traffic Signal Fee	Ordinance No. 87-19	\$7.80 x 9 trips x 25% = \$70.20
2			Per room x 106 rms. = \$7,441
3	Thoroughfare Fee	Ordinance No. 83-01	\$177 x 9 trips x 25% = 7,441
4			
5	Water Frontage Fees	Oceanside City Code 37.34	\$9,845
6		Resolution No. 83-236 & 87-303	
7	Sewer Frontage Fees	Oceanside City Code 37.34	\$11,326
8		Resolution No. 83-236 & 87-303	
9			
10	Water Connection Fee	Oceanside City Code 37.56.1	2" = \$2,000
11		Resolution No. 87-97	
12	San Diego County Water	SDCWA Ordinance No. 97-1	\$8,242 per meter
13	Authority Capacity Fee		

14  
15 WHEREAS, the current fees referenced above are merely fee amount estimates of the  
16 impact fees that would be required if due and payable under currently applicable ordinances  
17 and resolutions, presume the accuracy of relevant project information provided by the applicant,  
18 and are not necessarily the fee amount that will be owing when such fee becomes due and  
19 payable; and

20  
21 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be  
22 calculated and collected at the time and in the manner provided in Chapter 32B of the  
23 Oceanside City Code and the City expressly reserves the right to amend the fees and fee  
24 calculations consistent with applicable law; and

25  
26 WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee,  
27 dedication, reservation or other exaction to the extent permitted and as authorized by law; and  
28

1 assure that it does not constitute a hazard or become a detriment to property or  
2 improvements or the general welfare of the City.

- 3 3. The development of the project as being proposed has been adequately conditioned  
4 such that it complies with the provision of the Zoning Ordinance.

5  
6 WHEREAS, the Community Development Commission finds that the project was  
7 determined to have no major significant adverse effects upon the environment per  
8 compliance with the conditions, and therefore, has been issued a Certificate of Exemption  
9 pursuant to the State Guidelines of the California Environmental Quality Act.

10 NOW, THEREFORE, the Community Development Commission of the City of  
11 Oceanside does resolve that Development Plan D-201-99, Conditional Use Permit C-200-99  
12 and Regular Coastal Permit (RC-202-99) is hereby APPROVED subject to the following  
13 conditions:

14 **Building:**

- 15 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
16 Building Department plan check.
- 17 2. The granting of approval under this action shall in no way relieve the applicant/project  
18 from compliance with all State and local building codes.
- 19 3. Site development, parking access into the buildings and building interiors shall comply  
20 with C.A.C. Title 24, Part 2 (Handicapped Access-Nonresidential buildings – O.S.A.)
- 21 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the  
22 property shall be underground (City Code Sec. 6.30).
- 23 5. Applications for Building Permit will not be accepted for this project until plans indicate  
24 that they have been prepared by a licensed design professional (Architect or Engineer).  
25 The design professional's name, address, phone number, State license number and  
26 expiration date shall be printed in the title block of the plans.
- 27 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)  
28 and shall be shielded appropriately. Where color rendition is important high pressure  
sodium, metal halide or other such lights may be utilized and shall be shown on final

1  
2 WHEREAS, studies and investigations made by the Community Development  
3 Commission reveal the following facts:  
4

5 FINDINGS:

6 **For the Regular Coastal Permit:**

- 7 1. The project conforms to the Local Coastal Plan, including the policies of that plan. The  
8 site is zoned to allow for a motel use. The proposed 106-unit motel conforms to the  
9 Local Coastal Plan and the proposed use is consistent with the commercial uses  
10 anticipated for the development site.

11 **For the Development Plan:**

- 12 1. The site plan and physical design are consistent with the development standards of  
13 Subdistrict 7B and the Zoning Ordinance.  
14 2. The Development Plan for the 106-unit motel is consistent with the commercial land  
15 use policies for the Redevelopment Project Area.  
16 3. The area covered by the Development Plan can be adequately, reasonably and  
17 conveniently served by existing and planned public services, utilities and public  
18 facilities. The project has been conditioned to provide the necessary site  
19 improvements required by City standards and policy. Additionally the developer shall  
20 be responsible for connection to the existing City services, utilities and public facilities.

21 **For the Conditional Use Permit:**

- 22 1. The project is located within Subdistrict 7B of the Redevelopment Area as identified by  
23 Zoning Ordinance 095-006, and is designated recreational and commercial uses by  
24 the Zoning Ordinance. The purpose of Subdistrict 7B is to provide a mix of  
25 recreational and commercial uses conveniently located near recreational and  
26 residential areas. Residential uses are allowed as part of a mixed use development  
27 project. The proposed use, motel, is consistent with the Zoning Ordinance.  
28 2. The proposed use is consistent with the General Plan and the Redevelopment Plan. In  
addition, the project has been conditioned to comply with all applicable standards to

1 building and electrical plans. In addition, all lighting showcasing building architecture  
2 shall be shown on the above noted plans

3 **Environmental:**

4 7. Applicant need to provide a Phase II site assessment.

5 **Engineering:**

6 8. Where proposed off-site improvements, including but not limited to slopes, public utility  
7 facilities, and drainage facilities, are to be constructed, the applicant shall, at his own  
8 expense, obtain all necessary easements or other interests in real property and shall  
9 dedicate the same to the City as required. The applicant shall provide documentary  
10 proof satisfactory to the City that such easements or other interest in real property have  
11 been obtained prior to the approval of the final map. Additionally, the City, may at its  
12 sole discretion, require that the applicant obtain at his sole expense a title policy insuring  
13 the necessary title for the easement or other interest in real property to have vested with  
14 the City of Oceanside or the applicant, as applicable.

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

- 18 a) Removal of dirt, debris and other construction material deposited on any  
19 public street no later than the end of each working day.
- 20 a) Construction operations and deliveries shall be restricted to Monday  
21 through Friday, from 7:00 A.M. to 6:00 P.M., unless otherwise extended  
22 by the City.
- 23 b) The construction site shall accommodate the parking of all motor vehicles  
24 used by persons working at or providing deliveries to the site.

25 Violation of any condition, restriction or prohibition set forth in this resolution shall subject  
26 the development plan to further review by the Community Development Commission.  
27 This review may include revocation of the development plan, imposition of additional  
28 conditions and any other remedial action authorized by law.

- 1 10. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements,  
2 and other applicable charges, fees and deposits shall be paid prior to the issuing of any  
3 building permits, in accordance with City Ordinances and policies. The developer shall  
4 also be required to join into, contribute, or participate in any improvement, lighting, or  
5 other special district affecting or affected by this project. Approval of the project shall  
6 constitute the developer's approval of such payments, and his agreement to pay for any  
7 other similar assessments or charges in effect when any increment is submitted for final  
8 map or building permit approval, and to join, contribute, and/or participate in such  
9 districts.
- 10 11. The developer shall pay traffic signal fees as required by the City's Traffic Signal Fee  
11 Ordinance, thoroughfare fees as required by the City's Thoroughfare Fee Ordinance and  
12 drainage fees as required by the City's Drainage Fee Ordinance.
- 13 12. Design and construction of all improvements shall be in accordance with standard plans,  
14 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 15 13. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide  
16 sidewalks and pavement, providing a parkway width of at least 10 feet, except where  
17 turnouts are provided and unless altered by the City Engineer.
- 18 14. All street dedications, alignments, widths and exact geometrics shall be as approved by  
19 the City Engineer.
- 20 15. Coast Highway shall be dedicated and improved as required by the City Engineer. The  
21 improvements are to be full-width plus 12 feet.
- 22 16. The developer shall pay a fair share contribution for the installation of a signal at Harbor  
23 Drive and Interstate 5. Their required share shall be determined by the City Engineer  
24 and shall be paid prior to the issuance of building permits.
- 25 17. The exact alignment, width and design of all median islands, turning lanes, travel lanes,  
26 driveways, striping and all other traffic control devices and measures, including turnouts  
27 bike lanes, and width/length transitions, shall be approved by the City Engineer at the  
28 time of final design.

- 1 18. The driveway entrance serving the project shall comply with all City standards and  
2 requirements. The driveway shall be designed and constructed with a minimum 10-foot  
3 vertical curve, located outside the public right-of-way.
- 4 19. Pavement sections for all streets, alleys, driveways and parking areas shall be based  
5 upon approved soil tests and traffic indices. The pavement design is to be prepared by  
6 the subdivider's soil engineer and must be approved by the City Engineer, prior to  
7 paving.
- 8 20. Sight distance requirements at all street intersections shall conform to the intersection  
9 sight distance criteria as provided by the California Department of Transportation  
10 Highway Design Manual.
- 11 21. Traffic control during the construction of streets which have been opened to public travel  
12 shall be in accordance with construction signing, marking and other protection as  
13 required by the CalTrans Traffic Manual.
- 14 22. A traffic control plan shall be submitted to and approved by the City Engineer prior to the  
15 start of work within open City rights-of-way. Traffic control shall be in accordance with  
16 construction signing, marking and other protection as required by the CalTrans Traffic  
17 Manual.
- 18 23. Any broken pavement, concrete curb, gutter or sidewalk or any damaged during  
19 construction of the project, shall be repaired or replaced as directed by the City  
20 Engineer.
- 21 24. The entire project shall be served with a complete water system adequate enough for fire  
22 protection (including hydrants), domestic supply and landscaping. The main lines shall  
23 be City-owned and appropriate easements shall be provided. The sewer system to  
24 serve the tract shall be designed and constructed to City standards. All other utilities to  
25 serve the project, including electrical, telephone, and cable T.V., shall be constructed  
26 underground.
- 27 25. All connections to existing City water mains are to be made with new materials. New  
28 materials include the replacement and/or upgrade of all existing fittings with new tees or  
new crosses, as applicable, and the installation of a new valve on each branch.

- 1 26. All existing overhead utility lines either transversing the project or immediately adjacent  
2 thereto, and all new extension services for the development of the project, including but  
3 not limited to, electrical, cable and telephone, shall be constructed underground.
- 4 27. Street lights shall be installed on all streets in the project. The system shall be designed  
5 and secured prior to the recordation of map or building permit issuance, if a map is not  
6 recorded. The subdivider shall pay all applicable fees, energy charges, and/or  
7 assessments associated with City-owned (LS-2 rate schedule) street lights and shall also  
8 agree to be included in the City-wide street lighting district.
- 9 28. On-site grading design and construction shall be in accordance with the City's current  
10 Grading Ordinance.
- 11 29. Grading and drainage facilities shall be designed to adequately accommodate the local  
12 storm water runoff and shall be in accordance with the City's Engineers Manual and as  
13 directed by the City Engineer.
- 14 30. The applicant shall obtain any necessary permits and clearances from the U. S. Army  
15 Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife  
16 Service and/or San Diego Regional Water Quality Control Board (including NPDES),  
17 San Diego County Health Department, prior to the issuance of grading permits.
- 18 31. Prior to any grading of any part of the tract or project, a comprehensive soils and  
19 geologic investigation shall be conducted of the soils, slopes, and formations in the  
20 project. All necessary measures shall be taken and implemented to assure slope  
21 stability, erosion control, and soil integrity. No grading shall occur until a detailed grading  
22 plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance,  
23 is approved by the City Engineer.
- 24 32. The applicant shall implement adequate erosion control measure for the site at  
25 completion of each phase of grading. This project shall provide year-round erosion  
26 control. Prior to the issuance of grading permit, an erosion control plan, designed for all  
27 proposed stages of construction, shall be reviewed, secured by the applicant with cash  
28 securities and approved by the City Engineer.
33. A Precise Grading and Private Improvement Plan shall be prepared, reviewed, secured  
and approved prior to the issuance of any building permits. The plan shall reflect all

1 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians,  
2 striping, signage, footprints of all structures, walls, drainage devices and utility services.  
3 Parking lot striping shall be shown on all Precise Grading and Private Improvement  
4 Plans.

- 5 34. Landscaping plans, including plans for the construction of walls, fences or other  
6 structures at or near intersections, must conform to intersection sight distance  
7 requirements. Landscape and irrigation plans for disturbed areas must be submitted  
8 to the City Engineer prior to the issuance of a preliminary grading permit and  
9 approved by the City Engineer prior to the issuance of building permits. Frontage  
10 and median landscaping shall be installed prior to the issuance of any building  
11 permits. Project fences, sound or privacy walls and monument entry walls/signs  
12 shall be designed, reviewed and constructed by the landscape plans and shown for  
13 location only on grading plans. Plantable, segmental walls shall be designed,  
14 reviewed and constructed by the grading plans and landscaped/irrigated through  
15 project landscape plans. All plans must be approved by the City Engineer and a pre-  
16 construction meeting held, prior to the start of any improvements.
- 17 35. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and  
18 disposed of in accordance with all state and federal requirements, prior to stormwater  
19 discharge either off-site or into the City drainage system.
- 20 36. Development shall be in accordance with City Floodplain Management Regulations and  
21 Stormwater Management and Discharge Regulations.
- 22 37. All storm drain systems shall be designed and installed to the satisfaction of the City  
23 Engineer. All public storm drains shall be shown on City standard plan and profile  
24 sheets. All storm drain easements shall be dedicated where required. The applicant  
25 shall be responsible for obtaining any off-site easements for storm drainage facilities.
- 26 38. All drainage picked up in an underground system shall remain underground until it is  
27 discharged into an approved channel, or as otherwise approved by the City Engineer.  
28

1 39. The drainage design on the development plan is conceptual only. The final design shall  
2 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during  
3 final engineering plan review.

4 **Fire:**

- 5 40. Provide a minimum fire flow of 2,700 gallons per minute shall be provided.  
6 41. The size of the fire hydrant shall be 2 ½" X 4".  
7 42. The fire hydrants shall be installed and tested prior to placing any combustible  
8 materials on the job site.  
9 43. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City  
10 Vehicle Code Section 22500.1.  
11 44. All security gates shall have a Knox-box override and be strobe activated.  
12 45. Plans shall be submitted to the Fire Prevention Bureau for plan check.  
13 46. Fire extinguishers are required and shall be included on the plans submitted for plan  
14 check.  
15 47. Show all existing fire hydrants within 400 feet of the project on the plot plan.  
16 48. All Buildings shall be sprinklered and monitored by an approved Central Station prior to  
17 building final.  
18 49. Fire alarm system plans shall be submitted for approval prior to installation.  
19 50. On site fire hydrants are required.

20 **Redevelopment:**

- 21 51. This Development Plan, Conditional Use Permit and Regular Coastal Permit shall  
22 expire on September 15, 2001, unless a time extension is granted by the Community  
23 Development Commission.  
24 52. A letter of clearance from the affected school district in which the property is located shall  
25 be provided as required by City policy at the time building permits are issued.  
26 53. A public facility fee shall be paid as required by City policy at the time building permits  
27 are issued.  
28 54. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water  
Conservation Ordinance No. 91-15, including the maintenance of such landscaping,  
shall be reviewed and approved by the City Engineer and Redevelopment Director prior

1 to the issuance of building permits. Landscaping shall not be installed until bonds have  
2 been posted, fees paid, and plans signed for final approval. The following special  
3 landscaping requirements shall be met:

4 (a) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of  
5 one tree per unit or lot and two trees per corner lot. Approved root barriers shall  
6 be incorporated.

7 55. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13  
8 of the City Code and shall also include additional space for storage and collection of  
9 recyclable materials per City standards. Recycling is required by City Ordinance.  
10 The enclosure (or enclosures) must be built in a flat, accessible location as  
11 determined by the City Engineer. The enclosure (or enclosures) shall meet City  
12 standards including being constructed of concrete block, reinforced with Rebar and  
13 filled with cement. A concrete slab must be poured with a berm on the inside of the  
14 enclosure to prevent the bin(s) from striking the block walls. The slab must extend  
15 out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front  
16 of the enclosure with solid metal gates. All driveways and service access areas  
17 must be designed to sustain the weight of a 50,000-pound service vehicle. Trash  
18 enclosures and driveways and service access areas shall be shown on both the  
19 improvement and landscape plans submitted to the City Engineer. The specifications  
20 shall be reviewed and approved by the City Engineer. The City's waste disposal  
21 contractor is required to access private property to service the trash enclosures, a  
22 service agreement must be signed by the property owner and shall remain in effect  
23 for the life of the project. All trash enclosures shall be designed to provide user  
24 access without the use and opening of the service doors for the bins. Trash  
25 enclosures shall have design features such as materials and trim similar to that of  
26 the rest of the project. This design shall be shown on the landscape plans and shall  
27 be approved by the Redevelopment Director.

28 56. Trash enclosures shall have design features such as materials and trim similar to that of  
the rest of the project.

- 1 57. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
2 written copy of the applications, staff report and resolutions for the project to the new  
3 owner and or operator. This notification's provision shall run with the life of the project.
- 4 58. Failure to meet any conditions of approval for this development shall constitute a  
5 violation of the Development Plan, Conditional Use Permit and Regular Coastal Permit.
- 6 59. Unless expressly waived, all current zoning standards and City ordinances and policies  
7 in effect at the time building permits are issued are required to be met by this project.  
8 The approval of this project constitutes the applicant's agreement with all statements in  
9 the Description and Justification, Management Plan and other materials and information  
10 submitted with this application, unless specifically waived by an adopted condition of  
11 approval.
- 12 60. This Conditional Use Permit shall be called for review by the Community Development  
13 Commission if complaints are filed and verified as valid by the Code Enforcement Office  
14 concerning the violation of any of the approved conditions or assumptions made by the  
15 application.
- 16 61. The applicant shall be responsible for trash abatement on the site, and shall keep the  
17 site free of litter, trash and other nuisances.
- 18 62. A six-foot high decorative masonry wall shall be constructed on the north, south, and  
19 west property lines. The wall shall be shown on the landscaped and improvement or  
20 grading plans.
- 21 63. All retaining and other freestanding walls, fences, and enclosures shall be architecturally  
22 designed in a manner similar to and consistent with the primary structures (stucco block,  
23 split-face block or slump stone). These items shall be approved by the Redevelopment  
24 Department prior to the issuance of building permits.
- 25 64. Elevations, siding materials, colors, roofing materials and floor plans shall be  
26 substantially the same as those approved by the Community Development Commission.  
27 These shall be shown on plans submitted to the Building Department and  
28 Redevelopment Department.

- 1 65. Side and rear elevations and window treatments shall be trimmed to substantially match  
2 the front elevations. A set of building plans shall be reviewed and approved by the  
3 Redevelopment Department prior to the issuance of building permits.
- 4 66. A covenant or other recordable document approved by the City Attorney shall be  
5 prepared by the applicant and recorded prior to the issuance of building permits. The  
6 covenant shall provide that the property is subject to this Resolution, and shall generally  
7 list the conditions of approval.
- 8 67. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and  
9 in any adjoining public parkways shall be permanently maintained by the owner, his  
10 assigns or any successors in interests in the property. The maintenance program shall  
11 include normal care and irrigation of the landscaping; repair and replacement of plant  
12 materials; irrigation systems as necessary; and general cleanup of the landscaped and  
13 open areas, parking lots and walkways, walls, fences, etc. Failure to maintain  
14 landscaping and the site in general may result in the setting of a public hearing to revoke  
15 the approval. This condition shall be recorded with the covenant required by this  
16 Resolution.
- 17 68. A sign package describing size, color and design shall be submitted for approval to the  
18 Redevelopment Director.
- 19 69. Any project entrance signs shall be approved by the Redevelopment Director.
- 20 70. The developer is prohibited from entering into any agreement with a cable television  
21 franchisee of the City which gives such franchisee exclusive rights to install, operate,  
22 and/or maintain its cable television system in the development.
- 23 71. This Conditional Use Permit is granted for the following use only: 106-unit motel. Any  
24 change in the use or any change in the structure will required a revision to the  
25 Conditional Use Permit or a new Conditional Use Permit.
- 26 72. This Development Plan approves only the following: 106-unit motel. Any substantial  
27 modification in the design or layout shall require a revision to the Development Plan or a  
28 new Development Plan.
73. All mechanical rooftop and ground equipment shall be screened from public view as  
required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,

1 mechanical equipment, screen and vents shall be painted with non-reflective paint to  
2 match the roof. This information shall be shown on the building plans.

3 74. Prior to the issuance of building permits, compliance with the applicable provisions  
4 of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall  
5 be reviewed and approved by the Redevelopment Department. These requirements,  
6 including the obligation to remove all graffiti within 24 hours, shall be noted on the  
7 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
8 property.

9 75. Applicant shall install interlocking pavers or decorative concrete (stamped concrete is  
10 prohibited) in the driveway to the satisfaction of the City Engineer and Redevelopment  
11 Director.

12 76. NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are  
13 hereby notified that the 90-day period to protest the imposition of the fees, dedications  
14 reservations or other exactions described in this resolution commences on the effective  
15 date of this resolution. To protest the imposition of any fee, dedications, reservations or  
16 other exactions described in this resolution you must comply with the provisions of  
17 Government Code Section 66020. Generally the resolution is effective upon expiration  
18 of the tenth day following the date of adoption of this resolution, unless the resolution is  
19 appealed or called for review as provided in the Oceanside Zoning Ordinance.

20 77. The sidewalk and all exterior concrete areas shall be steamed-cleaned a minimum of  
21 twice a month. In addition, the parking lot shall be cleaned a minimum of twice a year.

22 **Water Utilities:**

23 78. Water and sewer line replacement frontage fees shall be paid in accordance with City of  
24 Oceanside's Resolution No. 83-236.

25 79. The developer will be responsible for developing all water and sewer facilities necessary  
26 to this property. Any relocation of water and/or sewer lines is the responsibility of the  
27 developer.

28 80. The developer shall construct a water reclamation water system that will serve this  
proposed project in accordance with the City's Water Conservation Ordinance No. 91-15.

1 The proposed reclamation water system shall be located in the public streets or in a  
2 public utility easement.

3 81. A separate water meter for irrigation purposes shall be installed.

4 82. All lots with a finish pad elevation located below the elevation of the next upstream  
5 manhole cover of the public sewer shall be protected from backflow of sewage by  
6 installing an approved type backwater valve, per Section 710 of the Uniform Plumbing  
7 Code.

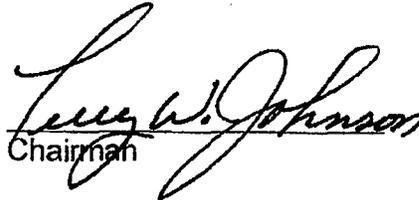
8  
9 PASSED AND ADOPTED by the Oceanside Community Development Commission of  
10 the City of Oceanside this 15th day of September, 1999 by the following vote:

11 AYES: LYON, O'HARRA, HARDING, JOHNSON, McCAULEY

12 NAYS: NONE

13 ABSENT: NONE

14 ABSTAIN: NONE

15  
16   
Chairman

17 ATTEST:

18   
19 Secretary

20  
21 APPROVED AS TO FORM:  
22 OFFICE OF THE CITY ATTORNEY

23   
24 by General Counsel

# OCEANSIDE HOTEL DATA

## Oceanside Coastal Hotels

<u>Affordable Hotels under \$108.35</u>		<u>Total Rooms June</u>	<u>Approved</u>	<u>Proposed</u>
		<u>2010</u>	<u>8/09</u>	<u>Remodel of</u>
				<u>Motal 6</u>
1. Beachwood Motel	Coastal	28		
2. Coast Inn	Coastal	27		
3. Dolphin Hotel	Coastal	25		
4. Hilltop Motel	Coastal	13		
5. Motel 6 Coastal Highway	Coastal	124		115
6. Ocean Breeze Inn	Coastal	11		
7. Ocean Inn & Suites	Coastal	21		
8. Pacific Inn	Coastal	59		
9. Days Inn at the Coast	Coastal	80		
10. Guest House Inn & Suites	Coastal	80	25	
11. Oceanside Travelodge	Coastal	28		
12. La Quinta	Coastal	38		
<b><u>TOTAL</u></b>		<b><u>534</u></b>	<b><u>25</u></b>	<b><u>115</u></b>

### Moderate Hotels between \$108.35-159.48

1. Wyndham	Coastal	32		
2. Holiday Inn	Coastal	110		
3. Guest House Inn & Suites	Coastal		51	
4. Springhill Suites	Coastal		150	
<b><u>TOTAL</u></b>		<b><u>142</u></b>	<b><u>201</u></b>	

### High Hotels over \$159.48

		<u>Total Rooms June</u>		
		<u>2010</u>		
1. Oceanside Marina Inn	Coastal	52	52	
2. Guest House Inn & Suites	Coastal		51	
<b><u>TOTAL</u></b>		<b><u>52</u></b>	<b><u>103</u></b>	
<b><u>Total Coastal Accommodations</u></b>		<b><u>728</u></b>	<b><u>329</u></b>	