

AGENDA NO. 6

6

PLANNING COMMISSION



STAFF REPORT

DATE: April 22, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/ Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C13-00004) FOR ESTABLISHMENT OF A PRIVATE AVIATION AND AEROSPACE ENGINEERING SCHOOL AT 3609 OCEAN RANCH BOULEVARD, WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – EMBRY-RIDDLE AERONAUTICAL UNIVERSITY– APPLICANT: JOHN BRAGG**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1, Categorical Exemption “Existing Facilities”; and,
- (2) Approve Conditional Use Permit (CUP13-00004) by Adopting Planning Commission Resolution No. 2013-P23 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On September 13, 1999, the Planning Commission approved a Master Tentative Map (T-1-99) and Master Development Plan (D-7-99) for the Ocean Ranch Corporate Center. The Master Tentative Map created 22 industrial lots over 393 acres of land area. The subject project site is located on Lot 12 of the original Master Tentative Map. Lot 12 was further subdivided into six parcels; the proposed project is a part of parcel 6.

Site Review: The site is located south of Ocean Ranch Boulevard and east of Rancho Del Oro Drive, within the western portion of the Ocean Ranch Plaza industrial business park. The site is referred to as Lot 12 of the Ocean Ranch Master Development Plan area and is comprised of five freestanding buildings. Lot 12 has been developed in a manner that establishes retail uses within two of the buildings on the northwest portion of the site, a Marriot Hotel on the south west portion of the site, and two buildings that are predominately professional office space on the east portions of the site. Embry-Riddle Aeronautical University would occupy three suites within the building located on the north-

east portion of the site, and would allocate interior space in a manner that allows for four classrooms, one office space, and a faculty and student lounge. The private flight school approximately 5,491 square feet in size is proposed within the second floor suites. This portion of the building is currently empty but designed for professional office type uses.

The property is zoned Limited Industrial (IL) on the City of Oceanside Zoning Map, and is designated Light Industrial (LI) on the General Plan Land Use Map. The establishment of public or private schools within a limited industrial zoned business park requires discretionary review and approval of a Conditional Use Permit.

Surrounding land uses adjacent to Ocean Ranch Plaza include entitled but unconstructed "La Pacifica II" light industrial to the east, the Venture Commerce Center with a mix of light industrial uses, along with the Pacific View Charter School to the north, the Veterans Affairs medical clinic to the south, and El Corazon to the west across Rancho Del Oro Drive.

Project Description: The project application is comprised of the following required entitlement:

Conditional Use Permit (CUP13-00004) represents a request for the following:

- (a) To permit the establishment of a Private Flight School Operation within three suites of the Kaiser Permanente Building located at 3609 Ocean Ranch Blvd.

Currently the private flight school operates on board Camp Pendleton and has an enrollment of 1,905 students with 1,500 of those students being taught in a classroom environment and the remaining being online enrollments. It is anticipated that the proposed expansion to include the Oceanside campus would allow for a maximum enrollment of 3,000 students per year in the classroom course. Hours of operation are proposed as follows: Monday–Friday, 8:00 a.m. – 11:00 p.m. The school proposes hours that would accommodate the working professional, and include a core course instruction during the hours of 5:30 p.m. – 11:00 p.m., and Saturday/Sunday 7:30 a.m. – 6:00 p.m. The applicant would lease approximately 5,491 square feet of an existing 39,000-square-foot medical office building. Only interior modifications to the building are proposed and the applicant shall be required to obtain appropriate building permits. The site is currently landscaped with shrubs, ground cover, plants and trees. Landscape maintenance is the responsibility of the property owner. No new landscaping is proposed as part of this project.

The school would operate as a private specialized university, which is regionally accredited by the Southern Association of Schools and Colleges. The University offers (5) nine-week terms each year with a majority of the course work occurring in the evening and weekend hours. Each of the four classrooms has occupancy of 30 students, with a maximum of 120 students on site during any given course instruction. The potential maximum enrollment of 3,000 students would be the cumulative enrollments of both the MCCS Camp Pendleton and Ocean Ranch campuses. Staffing of the school will include (2) persons on-site during the normal business day from 8:00 a.m. – 5:30 p.m. Students

are supervised while on campus and strict operational management during the course of the day is monitored by school staff. A draft Operational Management Plan that details the day to day operations and management of the school has been attached for consideration.

Signage is not proposed as part of this projects approval. Should signage be proposed in the future for the Embry-Riddle Aeronautical University, the signage would be required to meet the stringent criteria established within the Ocean Ranch Plaza Master Development Plan and would need to be approved by the Ocean Ranch Business Association prior to submittal to the City.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. Ocean Ranch Master Development Plan
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is IL (Light Industrial). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.11: Balanced Land Use

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

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

Surrounding land uses include a combination of personal service/office type uses, commercial retail facilities, the proposed El Corazon Master Plan, and open space slope areas. Establishment and operation of the private flight school use has been determined by staff to provide an overall balance of goods and services in close proximity to the residential areas of the Rancho Del Oro neighborhood, and with an end result of providing a sense of community to the residents in close proximity to the area, while

providing an alternative secondary education for the residents of Oceanside and the surrounding region. Furthermore, the location of the school in close proximity to commercial retail within the corporate center will provide additional synergy necessary to ensure that the local businesses are successful.

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

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies would not arise. Trip generation for the subject use has been determined by staff to be consistent with the overall intensity of development of the site, and does not warrant further review. In order to further ensure that the use does not intensify in a manner that could contribute to an impact on the City's circulation system, appropriate conditions of approval have been placed upon Conditional Use Permit (CUP13-00004).

2. Zoning Compliance

The proposed project site is within an existing building located within a Limited Industrial zone in the Ivey Ranch/Rancho Del Oro Planning Neighborhood. Private/Public School land uses must obtain a Conditional Use Permit in order to operate in industrial areas. Only interior modifications to the existing, permitted building are proposed. The applicant shall be required to obtain a building permit for the proposed changes. During the entitlement process, city staff reviewed the parking requirements and determined that the proposed parking meets the requirements established within the Oceanside Zoning Ordinance. The project has been allocated by the Ocean Ranch Corporate Center Management Association a total of 23 parking spaces during regular business hours and 120 spaces during the core course instruction timeframe after the normal business hours. In accordance with Article 31 of the Oceanside Zoning Ordinance, parking for schools public or private shall be determined by the use permit. Based upon the site parking analysis for all six parcels that comprise Lot 12 of the Ocean Ranch Plaza, a total of 761 off-street parking spaces have been provided where 737 spaces were required. The 24 surplus parking spaces coupled with a reciprocal parking easement across all six parcels, and classroom hours occurring after the normal workday would ensure that project parking requirements are satisfied.

3. Ocean Ranch Community Master Development Plan

Section 3 of the Ocean Ranch Community Master Development Plan states that the permitted uses within Ocean Ranch include those allowed by the regulations of the Limited Industrial zoning designation. Pursuant to OZO 440 (G), the proposed use is classified as Private School. Public or Private Schools land uses are permitted within IL districts with the issuance of a Conditional Use Permit.

4. Land Use Compatibility with Surrounding Developments

The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Medical Office/ Vacant Suites
North of Subject Property	Light Industrial (LI)	Limited Industrial (IL)	Light Industrial Uses Charter School
East of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Undeveloped Industrial
South of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Office/ Hotel
West of Subject Property:	Light Industrial (LI) El Corazon –SP-1 Beyond	Limited Industrial (IL) El Corazon –SP-1 Beyond	Commercial Retail Undeveloped City Property/ El Corazon Park Beyond

DISCUSSION

Issue: Project is a non-industrial use within an industrial zone.

Recommendation: The subject project site is located on Lot 12 of the original Master Tentative Map for the Ocean Ranch Community Master Plan, also known as Ocean Ranch Plaza. Lot 12 was intended to provide space for ancillary, non-industrial land uses such as a hotel, retail space, and medical offices. The proposed project would occupy 5,491 square feet of the 39,000-square-foot medical office building (14 percent of the building). The remaining 86 percent of the building is occupied by Kaiser Permanente, a medical care provider. The proposed private flight school intends to provide a needed source for secondary educational services to the City as a whole and will function as an ancillary service to the employees of the surrounding industrial and commercial businesses; as well as, the residents in the surrounding communities.

Strict adherence to an Operational Management Plan which is required to be approved as part of the projects overall discretionary action, would ensure compatibility with the surrounding land uses, while providing for a mix of land uses that would not be detrimental to the health, safety, or welfare of persons frequenting Ocean Ranch Plaza. The subject project would assist in providing for a balanced distribution of land uses necessary to sustain and benefit the local neighborhood and surrounding communities as a whole, and that is consistent with the City's General Plan.

Recommendation: Staff concludes that the establishment of the private flight school campus within the limited industrial corporate center area will not negatively impact existing uses within the center, or significantly alter the nature of the industrial land use development in the immediate area and supports the applicant's request.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based upon that review, staff finds that the proposed project constitutes operations within existing facilities that will not involve expansion beyond what exist on-site at this time. The project qualifies for a categorical exemption, Class 1, "Existing Facilities" (Section 15301).

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 300-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

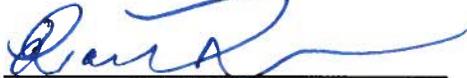
SUMMARY

The request for approval of a Conditional Use Permit to allow the establishment and operation of a Private Flight School within three suites of the Kaiser Permanente Building located at 3609 Ocean Ranch Boulevard is consistent with the requirements of the Ocean Ranch Master Development Plan, Zoning Ordinance, and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission:

Confirm issuance of a Class 1, Categorical Exemption "Existing Facilities"; and,

- (1) Approve Conditional Use Permit (CUP13-00004) by Adopting Planning Commission Resolution No. 2013-P23 with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/RG/fil

Attachments:

- 1. Floor/Site Plans
- 2. Planning Commission Resolution No. 2013-P23
- 3. Draft Embry-Riddle Aeronautical University Operational Management Plan

APPLICANT:
KEARNY REAL ESTATE COMPANY
 520 B STREET, SUITE 1800
 SAN DIEGO, CA 92101
 Office: 619 702 7130 Fax: 619 702 7812

SITE INFORMATION

LEGAL DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RECEIVED
 MAR 07 2013
 CITY OF OCEANSIDE
 DEVELOPMENT SERVICE

PARKING ANALYSIS

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTE: PARKING THROUGHOUT SITE IS RESERVOIR FOR ALL PARCELS PRESUMING TO FIRST AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT DOCUMENT



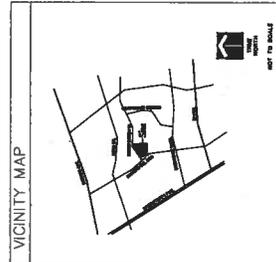
SITE PLAN

Scale: 1" = 50'
 March 6, 2013

BY: [Signature] ARCHITECTS, INC. 3609 OCEAN RANCH BLVD, SUITE 120, WINGERT BEACH, CA 92088
 PROJECT NO. 13-0011
 THIS PLAN IS THE PROPERTY OF ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS, INC.

EMBRY RIDDLE OCEAN RANCH PLAZA - CUP

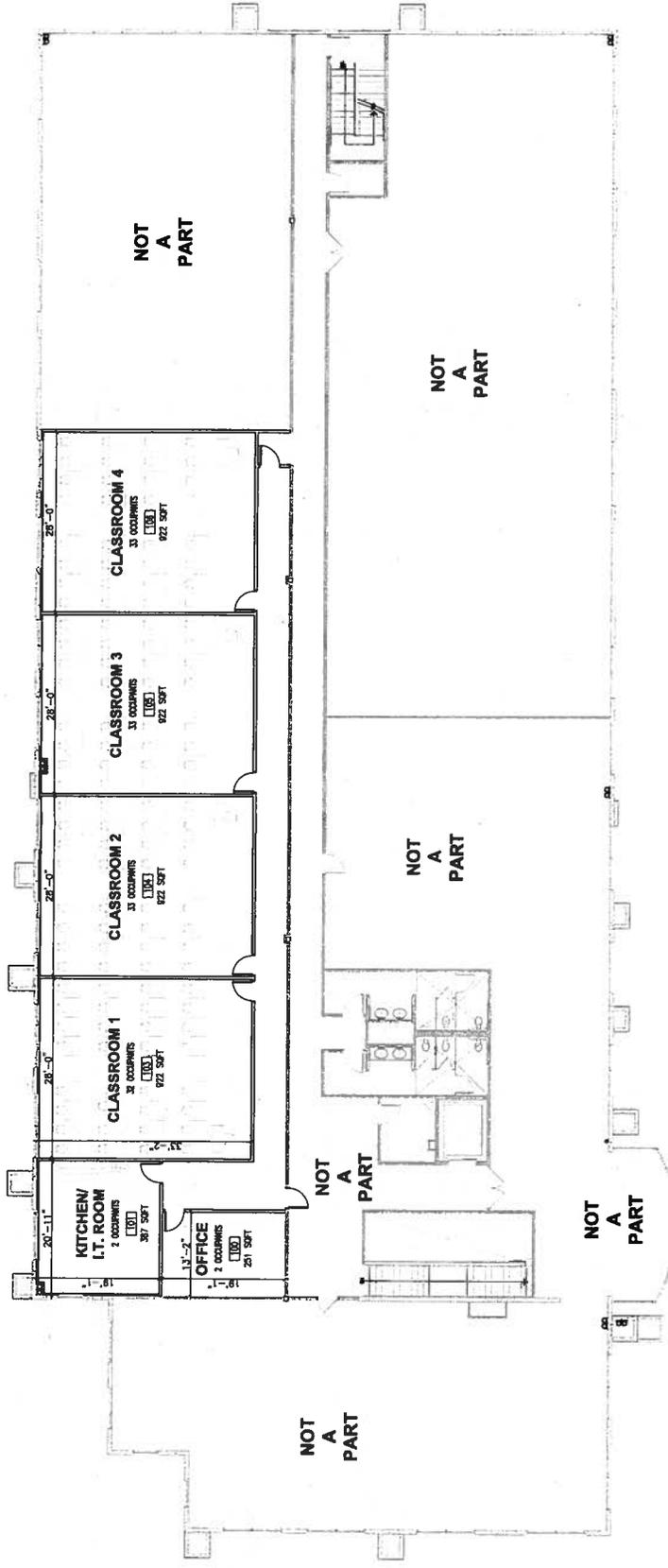
3609 OCEAN RANCH BLVD
 OCEANSIDE, CALIFORNIA 92056



BICKEL UNDERWOOD
 ARCHITECTS, INC.
 3609 OCEAN RANCH BLVD, SUITE 120, WINGERT BEACH, CA 92088
 619-737-0411
 architects@bickelunderwood.com

APPLICANT:
KEARNY REAL ESTATE COMPANY
 520 B STREET, SUITE 1800
 SAN DIEGO, CA 92101
 Office: 619 702 7130 Fax: 619 702 7812

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 DEVELOPMENT SERVICES



Project Architect:
BICKEL UNDERWOOD
 JAMES A. BICKEL, J.L. UNDERWOOD
 ARCHITECTS
 CALIFORNIA REGISTERED ARCHITECTS
 3400 BLVD, SUITE 100, OCEANSIDE, CA 92056
 760-774-8411
 www.bickelunderwood.com

EMBRY RIDDLE OCEAN RANCH PLAZA - CUP
 3609 OCEAN RANCH BLVD. SUITES 12, 13 & 14
 OCEANSIDE, CALIFORNIA 92056

FLOOR PLAN
 Scale: 1/8" = 1'-0"
 February 28, 2013
NOT TO SCALE - SEE ALL DIMENSIONS ON DRAWINGS
 THIS PLAN IS THE PROPERTY OF BICKEL UNDERWOOD ARCHITECTS
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF BICKEL UNDERWOOD ARCHITECTS

1 PLANNING COMMISSION
2 RESOLUTION NO. 2013-P23

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

7 APPLICATION NO: CUP13-00004
8 APPLICANT: Embry-Riddle Aeronautical University
9 LOCATION: 3609 Ocean Ranch Boulevard

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

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

15 establishment of a private aviation and aerospace engineering school within an existing
16 professional office building located at 3609 Ocean Ranch Boulevard. The 5,500-square-
17 foot aeronautical school would be located on the second floor of the existing building and
18 would include (4) classrooms, (1) office space, and (1) student lounge;
19 on certain real property described in the project description.

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd
21 day of April, 2013 conduct a duly advertised public hearing as prescribed by law to consider said
22 application;

23 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
24 Guidelines thereto; this project is exempt from environmental review;

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

27 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
28 project is subject to certain fees, dedications, reservations and other exactions as provided below:

29 WHEREAS, pursuant to Gov't 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

1 described in this resolution begins on the effective date of this resolution and any such protest must
2 be in a manner that complies with Section 66020;

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

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

7 FINDINGS:

8 For the Conditional Use Permit:

- 9 1. That the proposed location of the use is in accord with the objectives of the Zoning
10 Ordinance and the purposes of the district in which the site is located.
- 11 • Schools, Public or Private are permitted within the Limited Industrial (IL) zone
12 district, subject to approval of a Conditional Use Permit.
- 13 2. That the proposed location of the conditional use and the proposed conditions under
14 which it would be operated or maintained will be consistent with the General Plan; will
15 not be detrimental to the public health, safety or welfare of persons residing or working
16 in or adjacent to the neighborhood of such use; and will not be detrimental to properties
17 or improvements in the vicinity or to the general welfare of the City.
- 18 • Subject to approval of a Conditional Use Permit, a school public or private is
19 allowed. The request to establish a Private Flight School within three suites of
20 the existing Kaiser Permanente Building located at 3609 Ocean Ranch Boulevard
21 would not physically change or alter the professional office located within the
22 larger Ocean Ranch Corporate Center.
 - 23 • The project has been conditioned to implement an and Operational Management
24 Plan in order to ensure that public safety and health is not an issue, and would
25 provide a balanced distribution of land uses in accordance with General Plan
26 Section 1.11, "Balanced Land Use" Policy B by providing a significant benefit in
27 the form of a secondary educational learning environment for the surrounding
28 communities.
- 29

1 3. That the proposed conditional use will comply with the provisions of the Zoning
2 Ordinance, including any specific condition required for the proposed conditional use in
3 the district in which it would be located.

- 4 • The proposed use is consistent with the Oceanside Zoning Ordinance for
5 conditional uses, and subject to operational specific conditions will allow for a
6 learning facility to benefit the general public.

7 4. That the private flight school activities will not interfere with the primary commercial
8 retail uses, professional office, or hotel in the vicinity, and there will be no public health
9 and safety issues related to the location of the school use.

- 10 • The school operations are restricted to the three suites of the existing Kaiser
11 Permanente Medical Office building, and is subject to an operations management
12 plan that establishes day to day operations necessary to ensure that parking and
13 traffic impacts to not interfere with the primary daytime land uses in the area.

14 5. That the buildings will meet the requirements imposed by the Uniform Building Code
15 for assembly occupancy.

- 16 • The request to establish a private flight school with a maximum allowable
17 student attendance of 120 students and limiting the number of persons to be on-
18 site at any one time would not physically change or alter the professional office
19 assembly occupancies beyond what has been previously constructed and
20 approved.

21 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
22 approve Conditional Use Permit (CUP13-00004) subject to the following conditions:

23 **Building:**

24 1. Construction shall comply with the 2010 edition of the California Codes. The granting
25 of approval under this action shall in no way relieve the applicant/project from
26 compliance with all State and local building codes.

27 2. The building plans for this project are required by State law to be prepared by a licensed
28 architect or engineer and must be in compliance with this requirement prior to submittal
29 for building plan review.

1 **Fire:**

- 2 3. Fire Department requirements shall be placed on plans in the notes section.
3 4. Manual fire alarm system with occupant notification required.

4 **Planning:**

- 5 5. This Conditional Use Permit shall expire on April 22, 2015 unless implemented as
6 required by the Zoning Ordinance.
- 7 6. This Conditional Use Permit approves only a private aviation and aerospace engineering
8 school within an existing professional office building located at 3609 Ocean Ranch
9 Boulevard, and located within the Ocean Ranch Corporate Plaza as shown on the plans
10 and exhibits presented to the Planning Commission for review and approval. No deviation
11 from these approved plans and exhibits shall occur without the Planning Division
12 approval. Substantial deviations shall require a revision to the Conditional Use Permit or a
13 new Conditional Use Permit.
- 14 7. No additional increase in useable floor area or intensification of uses within the three suites
15 of the building located at 3609 Ocean Ranch Boulevard shall be permitted as part of this
16 application for discretionary approval.
- 17 8. A covenant or other recordable document approved by the City Attorney shall be prepared
18 by the applicant and recorded prior to the issuance of building permits. The covenant shall
19 provide that the property is subject to this resolution, and shall generally list the conditions
20 of approval.
- 21 9. Prior to issuance of any building permits for the project, a Final Embry-Riddle
22 Aeronautical University Operation Management Plan shall be submitted to the City
23 Planner for review, and prior to issuance of any certificate of occupancy the City Planner
24 shall approve the final version of the Embry-Riddle Aeronautical University Operation
25 Management Plan.
- 26 10. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
27 written copy of the applications, staff report and resolutions for the project to the new
28 owner and or operator. This notification's provision shall run with the life of the project
29 and shall be recorded as a covenant on the property.

1 11. Failure to meet any conditions of approval for this development shall constitute a violation
2 of the Conditional Use Permit.

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

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

12 PASSED AND ADOPTED Resolution No. 2013-P23 on April 22, 2013 by the
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18
19 _____
20 Tom Rosales, Chairperson
21 Oceanside Planning Commission

22 ATTEST:

23 _____
24 Marisa Lundstedt, Secretary

25 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
26 that this is a true and correct copy of Resolution No. 2013-P23.

27 Dated: April 22, 2013
28
29

**Embry-Riddle Aeronautical University
Operational Management Plan
Ocean Ranch Plaza**

RECEIVED
MAR 07 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Scope

This Operational Management Plan is intended to describe procedures associated with the operation and management of the Embry-Riddle Aeronautical University facilities within the Ocean Ranch plaza located at 3609 Ocean Ranch Blvd. Oceanside, California

Overview

Embry-Riddle Aeronautical University is a global institution that holds a prominent position in the aviation/aerospace education.

It is the purpose of Embry-Riddle Aeronautical University to provide a comprehensive education to prepare graduates for productive careers and responsible citizenship with special emphasis on the needs of aviation, aerospace, engineering, and related fields. To achieve this purpose, the university is dedicated to offering undergraduate and graduate degree programs that prepare students for immediate productivity and career growth while providing a broad-based education, with emphasis on communication and analytical skills.

The Worldwide Campus offers the aviation/aerospace industry's most sought-after undergraduate degrees, graduate degrees, and certificate programs. With our flexible scheduling options, students are offered various learning modalities, including classroom, live vertical classroom (Eagle Vision), and online.

Embry-Riddle Aeronautical University is well known globally for their degrees in flight and engineering. At the Worldwide Campus including the Camp Pendleton/Oceanside campus, we do not offer any of the programs in flight. The programs we offer will provide both new and current companies with graduating students with a wide array of experience and the highest level of academics.

Location

Embry-Riddle Aeronautical University will occupy 5491 square feet of the second floor of the Ocean Ranch Plaza. The location will consist of (4) classrooms, (1) office space and (1) student lounge.

Enrollment

Embry-Riddle Aeronautical University had 1905 total enrollment during the 2011/2012 school year. 1500 of the 1905 were from classroom students, while the remaining were online enrollments. This consisted of 273 active students.

Moving to this location will allow us to increase our enrollments to a maximum of approximately 3000 enrollments per year just in classroom course.

School Accreditation

Embry- Riddle Aeronautical University is regionally accredited with the Southern Association of Schools and Colleges. They are also an approved Professional Development Provider (PDP) with the NBAA and a Registered Education Provider (REP recognized by the Project Management Institute (PMI). As a registered education provider, Embry-Riddle has agreed to abide by PMI established quality assurance criteria. Furthermore, Embry-Riddle is authorized to operate in the State of California by the California Bureau of Postsecondary and approved with the Department of Veterans Affairs.

School Class Schedule and Business Hours

Our hours of operations will be between 8:00a.m. - 11:00p.m. Monday – Friday and 7:30a.m. – 6:00p.m. Saturday /Sunday.

Class Times – The University offers (5) nine week terms each year. Our classroom schedules normally meet between 5:15p.m. - 11:00p.m Monday – Friday and 7:30a.m. - 6:00p.m Saturday/Sundays. Each classroom has a maximum of 30 students with a maximum of 120 students daily.

Staff – There will be (2) staff onsite weekdays between 8:00 a.m. and 5:30 p.m.

Site Access and Parking

The location of the Embry-Riddle Aeronautical University was selected to provide an easily accessed location. Embry-Riddle is allocated a total of 23 parking spaces during regular business hours and 120 parking spaces after normal business hours to alleviate any parking issues.

Hazardous Materials

No hazardous materials will be located on site. Custodial operations will be contracted out and no site storage of hazardous materials is anticipated.

Security

The Business Manager will be the central point of contact for any security concerns at the school.

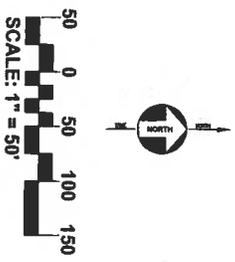
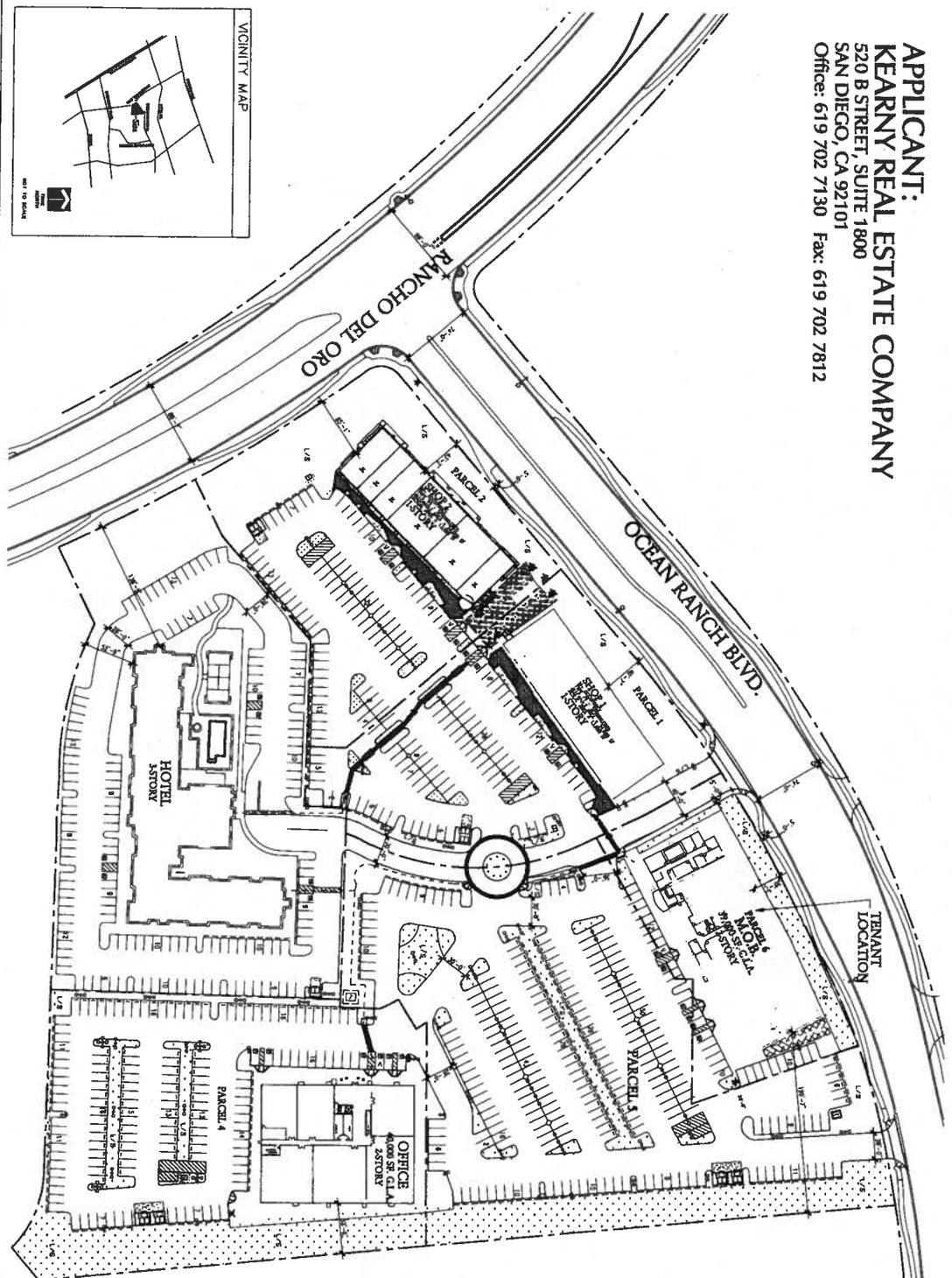
Revisions to Management Plan

It is recognized that from time to time, there may be changes to this Management Plan that are desired or needed to meet evolving business practice or address changes in business activities. Any changes or revisions in this Management Plan must be submitted to the Planning Department.

Point of Contact

Martin Schwab is the onsite business manager for any questions entailed in this plan. He can be reached at (760) 385-4423 or at campendleton@erau.edu.

APPLICANT:
KEARNY REAL ESTATE COMPANY
 520 B STREET, SUITE 1800
 SAN DIEGO, CA 92101
 Office: 619 702 7130 Fax: 619 702 7812



BICKEL UNDERWOOD
 JAMES S. BICKEL, J.D., ARCHITECT
 100 CALIFORNIA CORPORATION
 10000 Camino San Diego, Newport Beach, CA 92660
 949-779-0411
 www.bickelunderwood.com

EMBRY RIDDLER OCEAN RANCH PLAZA - CUP
 3609 OCEAN RANCH BLVD
 OCEANSIDE, CALIFORNIA 92056

SITE PLAN
 Scale: 1" = 50'
 March 6, 2013

RECEIVED
 MAR 07 2013
 CITY OF OCEANSIDE
 DEVELOPMENT SERVICE

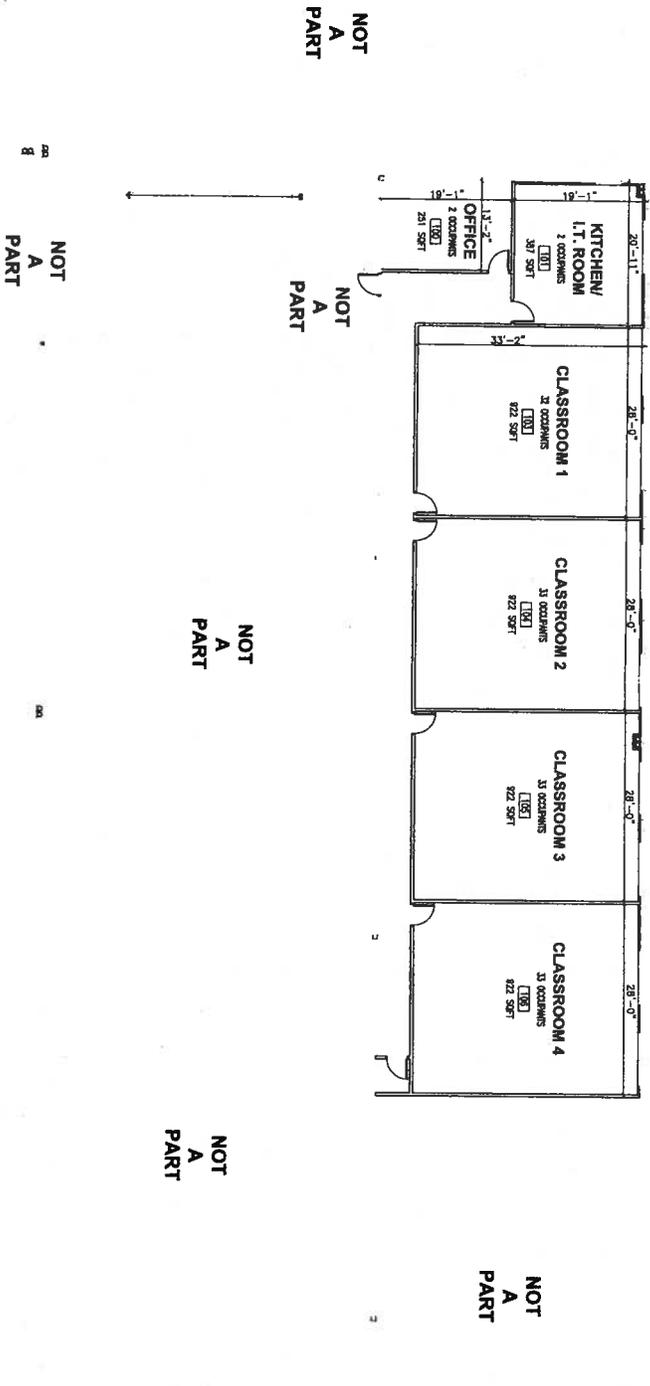
SITE INFORMATION
 LEGAL DESCRIPTION & ACQUISITION OF PARCELS MAP 1848 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
 PARCELS 1, 2, 3, 4, 5
 893,388 SQUARE FEET (10.61 ACRES)
 BUILDING SQUARE FOOTAGE: 154,000
 BUILDING COVERAGE: 21.73%
 PARKING: LANDSCAPED PARKING STALLS PROVIDED: 127
 HANDICAPPED PARKING STALLS: 18
 VAN ACCESSIBLE STALLS: 5
 LIMITED INDUSTRIAL
 LANDSCAPING REQUIRED
 LANDSCAPING PROVIDED: 154,000 SF @ 1.833%

PARKING ANALYSIS
 PARCELS 1, 2, 3, 4, 5
 03,000 SF
 STALLS FOR PARCELS 1, 2, 3, 4, 5
 598 @ 5.97/1000
 PARCELS 3, 4, 5
 27,320 SF
 411 @ 5.1 USE
 NOTE: PARKING THROUGHOUT SITE IS RECORDED FOR ALL RECORP. EASEMENT DOCUMENT

Notation: Indicated Areas Have Pre-Approved/Permitted Status
 The City of Oceanside Planning Department has reviewed this site plan and has determined that it complies with the applicable zoning and subdivision laws of the City of Oceanside, California. This approval is based on the information provided and does not constitute a guarantee, warranty, or endorsement of the accuracy or completeness of the information provided. The City of Oceanside Planning Department is not responsible for any errors or omissions in this site plan or for any consequences arising from the use of the information provided.

APPLICANT:
KEARNY REAL ESTATE COMPANY
 520 B STREET, SUITE 1800
 SAN DIEGO, CA 92101
 Office: 619 702 7130 Fax: 619 702 7812

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 CITY OF OCEANSIDE
 DEVELOPMENT SERVICES



BICKEL UNDERWOOD
 ARCHITECTS
 4000 LA JOLLA VILLAGE CENTER
 SUITE 1000
 SAN DIEGO, CA 92161
 TEL: 619 444-1111
 FAX: 619 444-1111

EMBRY RIDDLE OCEAN RANCH PLAZA - CUP
 3609 OCEAN RANCH BLVD. SUITES 12, 13 & 14
 OCEANSIDE, CALIFORNIA 92056

FLOOR PLAN
 Scale: 1/8" = 1'-0"
 February 28, 2013



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED *CELVIS*
JAN 15 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY
[Signature]

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT John Bragg	2. STATUS Owner
3. ADDRESS 530 B Street, Suite 1800 San Diego, CA 92101	4. PHONE/FAX/E-mail 619.702.8130
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) James S. Bickel	
6. ADDRESS 3600 Birch Street, Suite 120 Newport Beach, CA 92660	7. PHONE/FAX/E-mail 949.757.0411

GPA

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL.

C.U.P. *CUP 13-00004*

VARIANCE

COASTAL

O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION **3609 Ocean Ranch Blvd.
Oceanside, CA 92056**

9. SIZE

13.61 Acres

10. GENERAL PLAN

L.I.

11. ZONING

I.L.

12. LAND USE

Commercial

13. ASSESSOR'S PARCEL NUMBER

160-572-03

1605721700

14. LATITUDE

33.209633

15. LONGITUDE

-117.312589

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

Approximately 5,500 s.f. private flight school to occupy a portion of the second floor at 3609 Ocean Ranch Blvd. Private flight school to consist of classrooms, kitchen/IT room and office.

17. PROPOSED GENERAL PLAN

L.I.

18. PROPOSED ZONING

I.L.

19. PROPOSED LAND USE

Flight School

20. NO. UNITS

N/A

21. DENSITY

N/A

22. BUILDING SIZE

N/A

23. PARKING SPACES

N/A

24. % LANDSCAPE

N/A

25. % LOT COVERAGE or FAR

N/A

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input type="checkbox"/> 33. CERTIFICATION OF POSTING	<input type="checkbox"/> 34. OTHER (See attachment for required reports)

PART V - SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print):

James S. Bickel

36. DATE

1-4-13

37. OWNER (Print)

John Bragg

38. DATE

1/4/13

Sign:

[Signature]

Sign:

[Signature]

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

Description and Justification

Embry-Riddle Aeronautical is a private university specializing in aviation and aerospace engineering. It teaches the science, practice, and business of aviation and aerospace. Embry-Riddle is applying for a Conditional Use Permit to allow approximately 5,500 square feet of the second floor of 3609 Ocean Ranch Boulevard to be used as classrooms and an office as part of Embry-Riddle's Worldwide Campus, which was created to serve civilian and military working adults.

This use would not involve any exterior construction to the building and would only consist of tenant improvement work to the interior of the building.

The use will not adversely affect the parking capacity of the existing project. Rather, it will lower the peak parking demand due to the fact that Embry-Riddle's classes are generally concentrating in the evening. Only two staff members will be present at the facility Monday through Friday, 8 am to 5 pm, limiting class opportunities. The majority of the classes will be held Monday through Friday 5:30 pm to 11pm and Saturday/Sunday 7:30 am to 6:00 pm.

Legal Description

PARCELS 1 THROUGH 6, INCLUSIVE, OF PARCEL MAP 19918, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: April 23, 2013
(180 days)

1. **APPLICANT:** John Bragg, Owner
2. **ADDRESS:** 530 B Street, Suite 1800, San Diego, CA. 92101
3. **PHONE NUMBER:** (619) 702-8130
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Embry-Riddle Aeronautical University (CUP13-00004)
7. **DESCRIPTION:** A request for approval to establish a private aviation and aerospace engineering school within an existing professional office building located at 3609 Ocean Ranch Boulevard. The 5,500-square-foot aeronautical school would be located on the second floor of the existing building and would include (4) classrooms, (1) office space, and (1) student lounge. The subject site is situated east of the intersection of Rancho Del Oro Road and Ocean Ranch Boulevard on lot 12 within the Ocean Ranch Corporate Center. The proposed location is zoned Limited Industrial (IL) on the City's Official Zoning Map and has a General Plan designation of (LI) Light Industrial.

ADMINISTRATIVE DETERMINATION: Planning Department staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes in fill development. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 1, "Existing Facilities" (Section 15301); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Richard Greenbauer, Senior Planner

Date:

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee