AGENDA NO. 3

PLANNING COMMISSION **STAFF REPORT**

DATE: July 22, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D13-00005) AND CONDITIONAL USE PERMIT (CUP13-00010) FOR THE DEMOLITION OF AN EXISTING 7,500-SQUARE-FOOT COMMERCIAL RESTAURANT BUILDING TO ENABLE THE CONSTRUCTION OF A NEW 6,318-SQUARE-FOOT COMMERCIAL RESTURANT, LOCATED AT 2685 VISTA WAY WITHIN THE FIRE MOUNTAIN NEIGHBORHOOD PLANNING AREA. – BUFFALO WILD WINGS @ EL CAMINO NORTH – APPLICANT: BLAZIN' WINGS INC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Categorical Exemption per California Environmental Quality Act (CEQA), Article 19, Section 15332, Class 32, In-Fill Development Projects.

(2) Approve Development Plan (D13-00005), and Conditional Use Permit (CUP13-00010) by adopting Planning Commission Resolution No. 2013-P32 with findings and conditions of approval attached herein.

BACKGROUND & PROJECT DESCRIPTION

Background: The project site is located at 2685 Vista Way, within the south eastern portion of the El Camino North Commercial shopping center. The El Camino North shopping center was constructed in 1979 and is located north of Highway 78 between El Camino Real and Jefferson Street. The project site consists of 0.38 acres and currently exists with a vacant 7,500-square-foot restaurant building. The building was occupied by Red Lobster prior to its relocation to a newly constructed restaurant building located at the south western area of the El Camino North shopping center at 2471 Vista Way.

Site Review: The 0.38-acre project site is relatively flat and is located at the southeast portion of the El Camino North shopping center complex. The property is designated Community Commercial (CC) on the General Plan Land Use Map and the Zoning map. The property is situated within the Fire Mountain neighborhood area.

Surrounding land uses adjacent to the site include other Community Commercial uses, such as the El Torito restaurant to the east, in-line commercial tenant suites to the North, a Jazzercise fitness facility to the west, and Highway 78 located directly to the south.

Project Description: The application consists of a Development Plan (D13-00005) and Conditional Use Permit (CUP13-00010) as follows:

Development Plan (D13-00005) represents a request for the following:

(a) Demolition of an existing and vacant 7,500-square-foot restaurant building to enable the construction of a modern 6,318-square-foot Buffalo Wild Wings restaurant building with a 1,002-square-foot attached rear outdoor dining patio, and associated landscaping.

The site is currently developed with the necessary infrastructure to serve the proposed use. Minor alterations to the existing irrigation, sewer, and water systems will be required for the proposed use, all of which will be the responsibility of the applicant. There would be a minimal amount of grading associated with the development.

The site currently exists with the required parking for an eating and drinking establishment as stated with the Oceanside Zoning Ordinance Article 31. The parking throughout the entire El Camino North Shopping Center is reciprocal and is shared with the entire commercial center. The access to the site will be from the existing three driveways off of Vista Way.

Conditional Use Permit CUP13-00010 represents a request for the following:

(a) Consideration of a Conditional Use Permit (CUP13-00010) to permit full alcohol service in conjunction with the Buffalo Wild Wings restaurant facility.

The proposed hours-of-operation for the restaurant are 9:00 a.m. to 2:00 a.m., 7 days a week. Approximately 20-25 employees are expected to be on-site during the largest shift.

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

1. General Plan
2. Zoning Ordinance
3. Land Use Compatibility
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation on the subject property is Community Commercial (CC). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element I

Goal 1.11 Balanced Land Use

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

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

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

This project site is within an existing shopping center, which is part of a larger commercial "area", along two major regional transportation corridors and State Highway 78. The operation of the proposed Buffalo Wild Wings Restaurant within the El Camino North shopping is an appropriate use given the sites location and land use designation. The proposed Buffalo Wild Wings restaurant will be consistent with the General Plan policies relating to balanced land use distribution, because the eating and drinking use shall contribute and add to the available eclectic uses within the El Camino North shopping center.

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

The new restaurant will provide patrons and the community at large with an aesthetically upgraded building and dining service enhancements within the El Camino North shopping center. The proposed structure will be 1,182 square feet less than the existing vacant restaurant structure that it will be replacing and all required parking will be provided on the El Camino North shopping center site by reciprocal parking agreement. The proposed use is consistent with Policy C.

B. Land Use Element II

Objective 2.21 Community Commercial Development:

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

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

The proposed restaurant with full alcohol service is permitted within a Community Commercial (CC) District with approval of a Conditional Use Permit. The proposed facility will allow for the improvement and continuing operation of an existing business within the shopping center. The restaurant will contribute to the existing synergy of the shopping center and will benefit City of Oceanside residents by providing them with an updated dining venue option within the community, which in turn will also generate increased sales tax revenue for the City. The proposed use is consistent with Policy A.

2. Zoning Ordinance Compliance

Article 11, Section 1120 and 1130

Section 1120 of the Oceanside Zoning Ordinance permits full alcohol service in conjunction with eating establishments, subject to approval of a Conditional Use Permit. The proposed use will be contained within the proposed restaurant structure and will be subject to compliance with applicable regulations including provisions for outdoor facilities.

The project complies with Zoning Ordinance requirements including building height, lot coverage, floor/area ratio and landscaping. As per Zoning Ordinance Section 3104 for Collective Provision of Parking: parking may be reduced by 20 percent from the general requirement as long as the uses requiring the spaces are in operation; and the adequacy and the available parking shall meet the demands of all uses within the site. Staff analyzed the operation and hours of all uses on site and found that many of the retail sales uses demand parking in daytime hours, while the restaurant uses have customers occupy the parking areas in the evening hours, so parking shall be available at all times and meet the collective parking provision. The previously approved entitlement (D-3-02) for the remodel of the El Camino North shopping Center received approval with this 20 percent reduction and therefore, this collective provision of parking will also apply to the proposed use.

The following table summarizes the proposed and applicable development standards for the project site:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	10,000 sq. ft.	21,517 sq. ft. (Existing)
LOT COVERAGE	50% (max)	9%
FRONT YARD	15 foot min.	27.7 feet
CORNER SIDE	10 foot min.	75.3 feet
SIDE YARD	-	15 feet
REAR YARD	-	22 feet
PARKING	75 spaces	2,139 * spaces (existing)
BUILDING HEIGHT	50 foot max.	28 foot max.
LANDSCAPING	10%	35%

* All parking on site will be met with the existing reciprocal parking stalls available on site.

3. Land Use Compatibility with surrounding developments

The project site is located at the southeast portion of the El Camino North shopping center complex. The General Plan and Zoning Ordinance permit the proposed uses within those designations.

The table below describes the property and the surrounding land uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Community Commercial (CC)	Community Commercial (CC)	Vacant restaurant building
North of Subject Property	Community Commercial (CC)	Community Commercial (CC)	Developed Retail Center (Retail Suites)
East of Subject Property:	Community Commercial (CC)	Community Commercial (CC)	Developed Retail Center (El Torito)
South of Subject Property:	Special Commercial (SC)	Commercial Space Highway Oriented (CS-HO)	Highway 78
West of Subject Property:	Community Commercial (CC)	Community Commercial (CC)	Jazzercise fitness

The proposed eating and drinking establishment has been determined to be compatible with the surrounding existing uses and their respective General Plan and Zoning Ordinance designations.

DISCUSSION

Issue: Project Consistency with applicable development standard: The proposed project is located within an existing shopping center which is comprised of multiple parcels. The subject parcel's configuration was originally intended to accommodate the footprint of the existing and vacant Red Lobster restaurant building which will be demolished as a part of this development plan.

2) Parking - At the time the existing shopping center was renovated in 2002, a parking analysis was conducted and a 20 percent reduction to applicable parking ratios/required parking spaces was acknowledged as part of the project's approval based on Section 3104 "Collective provision of parking" of the zoning ordinance. The applicant has provided an updated tenant use mix and parking supply analysis for the shopping center as part of this entitlement request. The parking supply/demand summary analysis for the project indicates that a total of 2,139 parking spaces are available on-site. When taking account the 20 percent reduction for collective parking, a total of 1,906 spaces are required for all uses within the shopping center including the proposed project. The required 1,906 stalls will be met with the available 2,139 spaces on site, while providing 233 parking stalls onsite for additional over flow parking, if necessary.

Based on the above, staff finds that the proposed project will be generally consistent with applicable development standards. The proposed use, building and site design, as conditioned, meets or exceeds applicable requirements including building setbacks and parking.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19, Section 15332 In-Fill Development projects of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

SUMMARY

The proposed Development Plan and Conditional Use Permit, as conditioned, are consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance. The project has been conditioned to generally

meet or exceed all applicable regulations. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

-- Confirm issuance of an Article 19, Section 15332, In-Fill Development projects and Categorical Exemption.

-- Adopt Planning Commission Resolution No. 2013-P32 approving Development Plan (D13-00005) Conditional Use Permit (CUP13-00010) with findings and conditions of approval attached herein.

PREPARED BY:

Scott Nightingale
Planner II

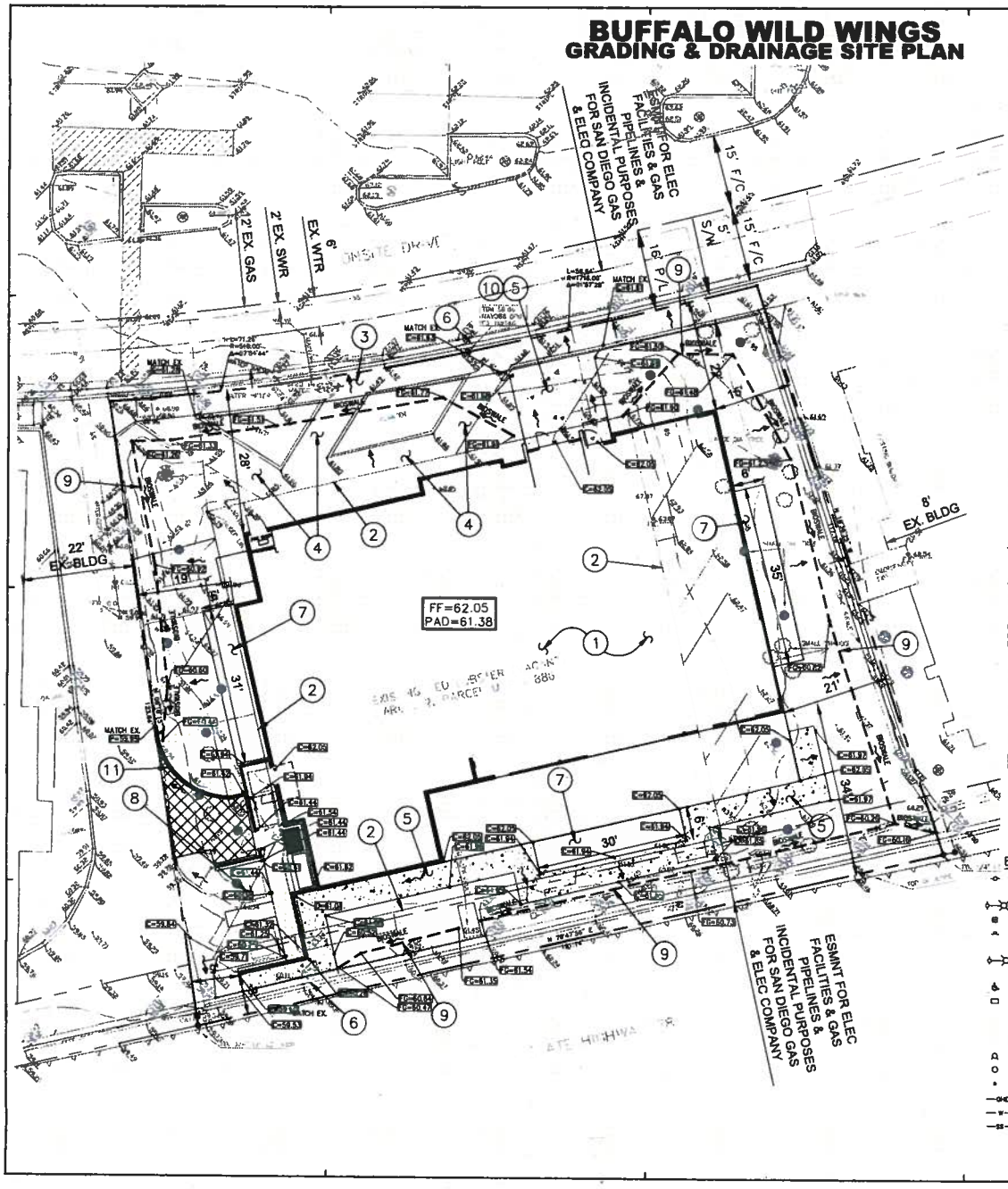
SUBMITTED BY:

Marisa Lundstedt
City Planner

Attachments:

1. Floor/Site Plans
2. Existing photos
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P32
5. El Camino North Shopping Center Parking Summary
6. Other Attachments (Application Page, Description and Justification, Legal Description)

BUFFALO WILD WINGS
GRADING & DRAINAGE SITE PLAN



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23 MAUCHLY, SUITE 100
IRVINE, CA 92618
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CONTACT: BILL BROWN

DEVELOPER
BUFFALO WILD WINGS, INC.
CONTACT: GLENN REMUS

ENGINEER
GREENBERG FARROW
8360 E. RAINTREE DR. #110
SCOTTSDALE, AZ 85260
PH: (602) 321-3412
FX: (480) 275-7680
CONTACT: KEVIN PARKER

FLOOD NOTE
THIS PROPERTY IS IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOODPLAIN MAP 06073C0782G DATED MAY 16, 2012. ZONE "X" IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE % ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 11886, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 7, 1982 AS FILE NO. 82-004203 OF OFFICIAL RECORDS.

BASIS OF BEARING
BASIS OF BEARINGS TAKEN FROM SOUTHEAST LINE OF PARCEL 1, PARCEL MAP 11886 AS N 78 47' 46" E

TBM TAKEN FROM FOUND N&TAC IN NORTHWESTERLY LINE EL=59.66' NAVD88

AREA
18,581 SQ. FT. OR 0.38 AC

SITE INFO:
SITE ACREAGE: 0.38 AC
BUILDING SQUARE FOOTAGE: 6,318 SF, PATIO: 1,002 SF
NUMBER OF UNITS: 1
SETBACKS: SEE ALTA FOR OVERALL CENTER.
LANDSCAPING: SEE LANDSCAPE EXHIBIT.
EXISTING ZONING: C-C
PROPOSED ZONING: C-C

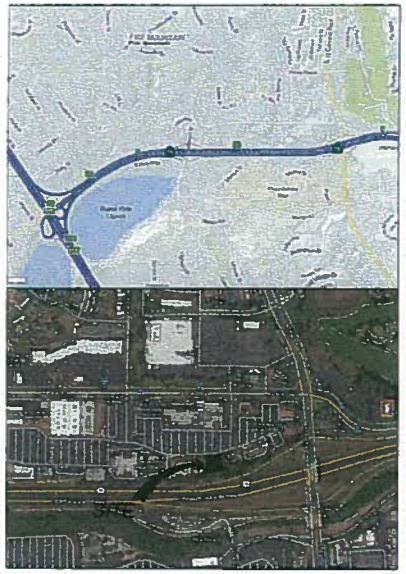
PROPOSED LEGEND:
- FG=37.00 PROPOSED PAVEMENT
- =61.00 PROPOSED CONCRETE
- FG=61.25 PROPOSED FINISH GRADE
- PROPOSED PAVEMENT AREA
- PROPOSED CONCRETE WALK AREA
- PROPOSED BIOSWALE
- PROPOSED FLOW DIRECTION

PRELIMINARY QTY.'S

PROPOSED CONCRETE WALK	1,050 SF
PROPOSED PAVEMENT	25 SY

PRELIMINARY EARTHWORK

CUT	318 CY
FILL	77 CY



143,933 SF

VICINITY MAP & AERIAL
NO SCALE

KEY NOTES:
1. NEW BUILDING AREA.
2. EXISTING BUILDING TO BE REMOVED. SEE DEMO PLAN BY WALSH ENGINEERING & SURVEYING, INC.
3. EXISTING SIDEWALK
4. EXISTING SIDEWALK TO BE REMOVED. SEE DEMO PLAN BY WALSH ENGINEERING & SURVEYING, INC.
5. PROPOSED SIDEWALK.
6. EXISTING CURB & GUTTER
7. PROPOSED PLANTER BOX.
8. PROPOSED TRASH ENCLOSURE.
9. PROPOSED BIOSWALE.
10. PROPOSED DECORATIVE PAVERS.
11. PROPOSED SINGLE CURB.

NOTE: NO NEW UTILITIES WILL INSTALLED, ALL EXISTING CONNECTIONS WILL BE UTILIZED.

EXISTING LEGEND:

	PP	POWER POLE	EQA	EQUIPMENT AREA		GM	GAS METER
	OHE	OVERHEAD ELECTRIC	CR	DRAIN GRATE		B	BOLLARD
	SL	STREET LIGHT	TC	TOP CURB		OR	OFFICIAL RECORDS
	WM	WATER METER	FL	FLOW LINE		PL	PROPERTY LINE
	SN	SIGN	FS	FINISH SURFACE		ASPH	ASPHALT
	H	HEIGHT	FF	FINISH FLOOR		SQ	SQUARE
	LS	LIGHT STANDARD	INV	INVERT		FT	FEET
	OH	OVERHANG	SA	STORAGE AREA			TREE
	HC	HANDICAP	WV	WATER VALVE		APN	ASSESSOR'S PARCEL NUMBER
	PIV	PRESSURE INDICATOR VALVE	RLD	ROLL DOOR			HATCHED AREA
	WD	WOOD	P.O.B.	POINT OF BEGINNING		GTL	GAS TANK LID
	FNC	FENCE	BR	BOLLARD RAIL		MW	MONITORING WELL
	CONC	CONCRETE	SLV	STREET LIGHT VAULT		COL	COLUMN
	FH	FIRE HYDRANT	PT	PROPANE TANK		EMR	ELECTRIC METER RISER
	SSMH	SEWER MANHOLE	SN	SIGN		CLF	CHAIN LINK FENCE
	SSCO	SEWER CLEANOUT	FWY	FREEWAY		DECO	DECORATIVE
—OHE—		OVERHEAD ELECTRIC	—G—	GAS LINE		AWD	AIR & WATER DISPENSER
—W—		WATER LINE	—E—	UNDERGROUND ELECTRICAL LINE		CV	ELECTRICAL VAULT
—SS—		SEWER LINE	MH	MANHOLE		GRDRL	GUARDRAIL
					x	00.00	SPOT ELEVATION

SCALE: 1"= 10'

0' 5' 10' 20' 30'

Greenberg Farrow
CIVIL ENGINEERING
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 298 0450 f: 949 298 0479

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
7/1/2013	DDP SUBMITTAL

PROFESSIONAL SEAL

LICENSED PROFESSIONAL ENGINEER
KEVIN PARKER
No. C63888
Exp. 09/30/2014
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL IN CHARGE
FARRAH BADR
LICENSE NO. C63888
PROJECT MANAGER
KEP
QUALITY CONTROL
KEP
DRAWN BY
KEP

PROJECT NAME
BUFFALO WILD WINGS

OCEANSIDE
CALIFORNIA
EL CAMINO NORTH SHOPPING CENTER

BUFFALO WILD WINGS

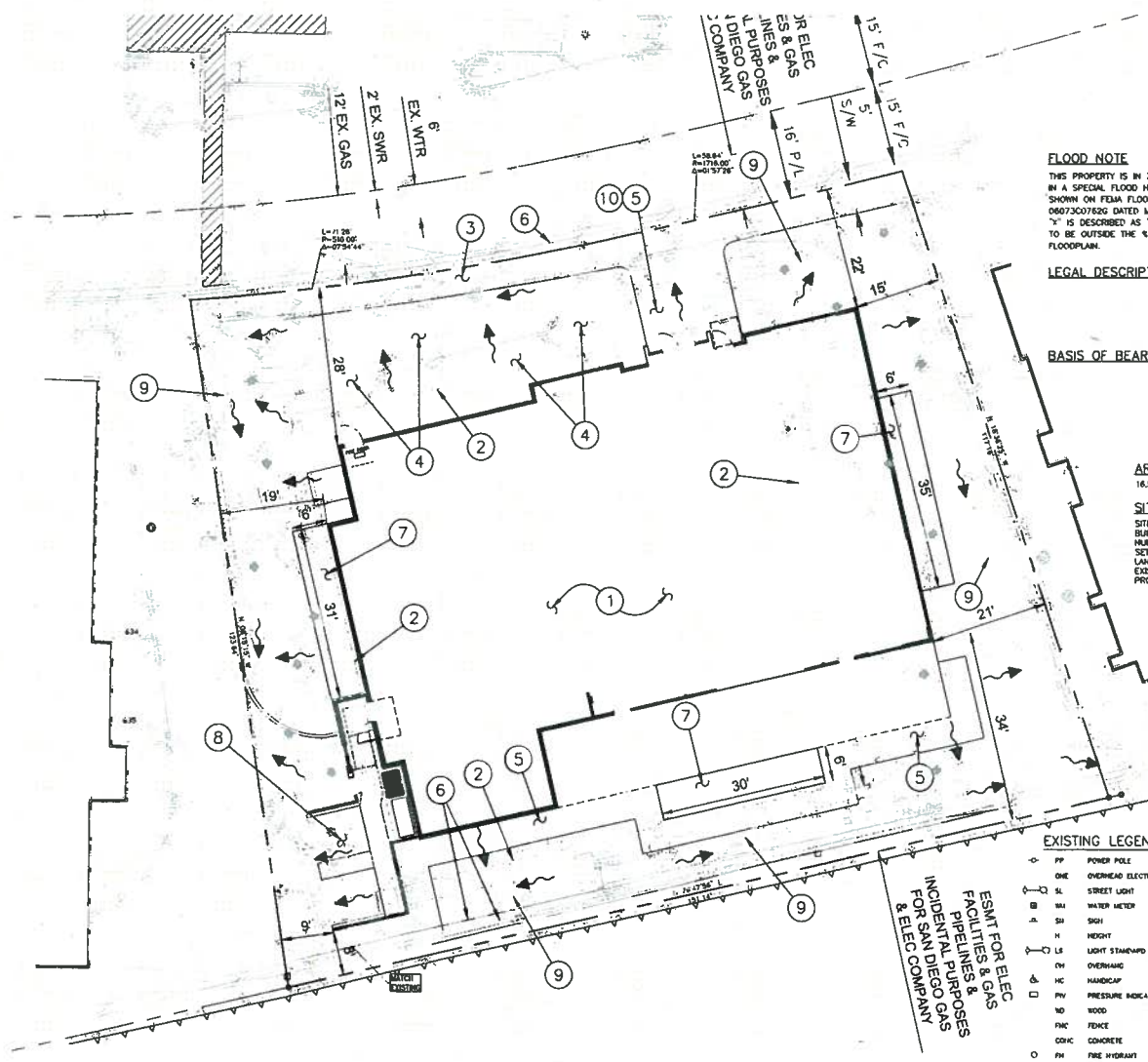
PROJECT NUMBER

SHEET TITLE
GRADING & DRAINAGE SITE PLAN

SHEET NUMBER
EX-A

RECEIVED
MAY 15 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BUFFALO WILD WINGS
SITE PLAN



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CONTACT: BILL BROWN

DEVELOPER
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CONTACT: GLENN REMUS

ENGINEER
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8360 E. RAINTREE DR. #110
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LEGAL DESCRIPTION

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AREA
16,581 SQ FT OR 0.38 AC

SITE INFO:
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BUILDING SQUARE FOOTAGE: 6,318 SF, PATIO 1,002 SF
NUMBER OF UNITS: 1
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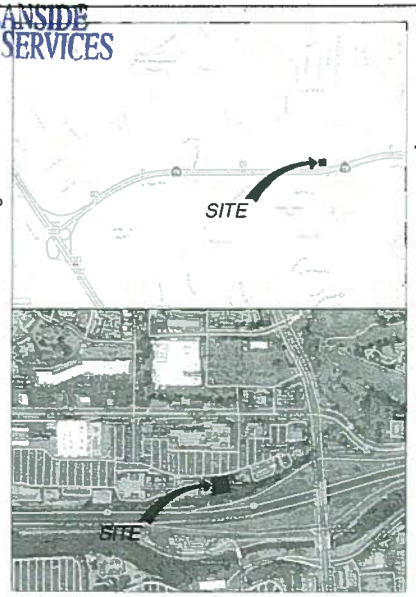
EXISTING ZONING: C-C
PROPOSED ZONING: C-C



VICINITY MAP & AERIAL
NO SCALE

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7. PROPOSED PLANTER BOX.
8. PROPOSED TRASH ENCLOSURE
9. PROPOSED BIOSWALE.
10. PROPOSED DECORATIVE PAVERS

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OHE	OVERHEAD ELECTRIC	DR	DRAIN GRATE	B	BOLLARD
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LS	LIGHT STANDARD	INV	INVERT	FT	FEET
OH	OVERHANG	SA	STORAGE AREA		TREE
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FNC	FENCE	BR	BOLLARD PAIR	MW	MONITORING WELL
CONC	CONCRETE	SLV	STREET LIGHT VAULT	COL	COLUMN
FH	FIRE HYDRANT	PT	PROPANE TANK	EMR	ELECTRIC METER RISER
SSMH	SEWER MANHOLE	SN	SIGN	CLF	CHAIN LINK FENCE
SSCO	SEWER CLEANOUT	FWY	FREEWAY	DECO	DECORATIVE
OHE	OVERHEAD ELECTRIC	G	GAS LINE	AWD	AIR & WATER DISPENSER
W	WATER LINE	E	UNDERGROUND ELECTRICAL LINE	EV	ELECTRICAL VAULT
SS	SEWER LINE	MH	MANHOLE	GRDRL	GUARDRAIL
				X 00.00	SPOT ELEVATION

SCALE: 1" = 10'
0' 5' 10' 20' 30'

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PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
3/18/2013	SITE PLAN
3/18/2013	SITE PLAN SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
FARRAH ZIRIS
LICENSE NO. C63888

PROJECT MANAGER
FS

QUALITY CONTROL
KRP

DRAWN BY
KRP

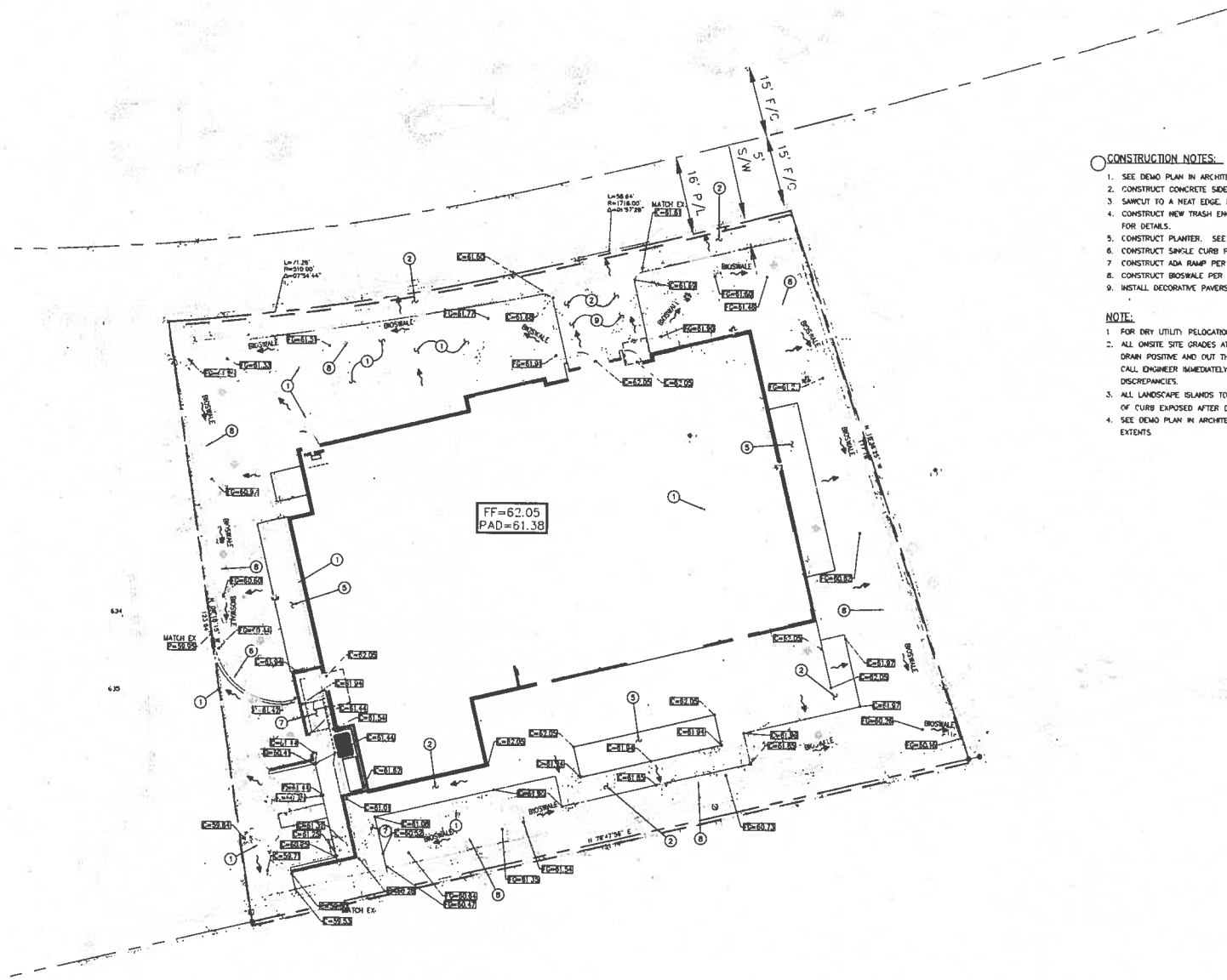
PROJECT NAME
BUFFALO WILD WINGS

OCEANSIDE
CALIFORNIA

PROJECT NUMBER

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP



CONSTRUCTION NOTES:

1. SEE DEMO PLAN IN ARCHITECTURAL SET FOR REMOVAL LIMITS
2. CONSTRUCT CONCRETE SIDEWALK PER SDR STD. DWG G-7 & G-9.
3. SAWCUT TO A NEAT EDGE. REPLACE PER PLAN OR IN LIKE KIND.
4. CONSTRUCT NEW TRASH ENCLOSURE-SEE ARCHITECTURAL PLANS FOR DETAILS.
5. CONSTRUCT PLANTER. SEE LANDSCAPE PLANS FOR DETAILS
6. CONSTRUCT SINGLE CURB PER SDT STD. DWG G-1.
7. CONSTRUCT ADA RAMP PER DETAIL ON SHEET C5.
8. CONSTRUCT BIOSWALE PER DETAIL ON SHEET C5.
9. INSTALL DECORATIVE PAVERS

NOTE:

1. FOR DRY UTILITY RELOCATION CONTACT UTILITY COMPANY
2. ALL ONSITE SITE GRADES AT MATCHING CONDITIONS ARE TO DRAIN POSITIVE AND OUT THE SITE DRIVEWAYS CONTRACTOR TO CALL ENGINEER IMMEDIATELY WITH ANY CONFLICTS OR DISCREPANCIES.
3. ALL LANDSCAPE ISLANDS TO BE GRADED TO HAVE 1" OF BACK OF CURB EXPOSED AFTER D.G. IS INSTALLED.
4. SEE DEMO PLAN IN ARCHITECTURAL SET FOR REMOVAL EXTENTS.

SCALE 1" = 10'

0' 5' 10' 20' 30'

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

GroenbergFarrow
CONSULTING
16000 N 60th St., Suite A
Scottsdale, AZ 85260

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/03/13	1ST SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
PARMAN SHIR
LICENSE NO. C63868

PROJECT MANAGER
KRP

QUALITY CONTROL
KRP

DRAWN BY
KRP

PROJECT NAME
BUFFALO WILD WINGS

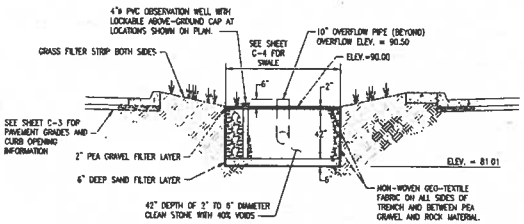
OCEANSIDE
CALIFORNIA
EL CAMINO NORTH SHOPPING CENTER

BUFFALO WILD WINGS

PROJECT NUMBER

SHEET TITLE
GRADING & DRAINAGE PLAN

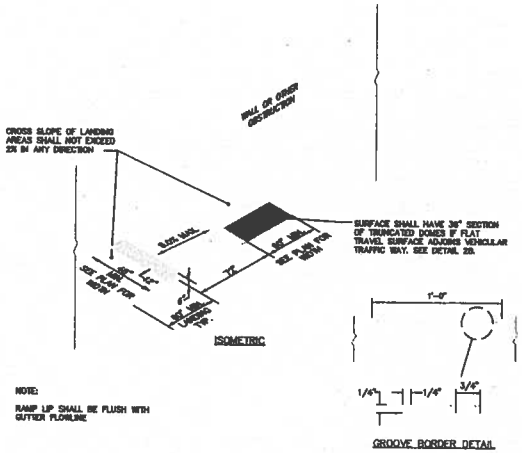
SHEET NUMBER
C4



NOTES.

1. THE BOTTOM OF THE TRENCH SHOULD BE LINED WITH FILTER FABRIC SOON AFTER THE TRENCH IS EXCAVATED. THE FABRIC SHOULD BE FLUSH WITH THE SIDES, OVERLAP ON THE ORDER OF 2 FEET OVER THE SEAMS, AND NOT HAVE TRAPPED AIR POCKETS
2. COMPACTION OF THE SUBGRADE OF THE INFILTRATION TRENCH WITH HEAVY EQUIPMENT SHOULD BE MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE. IF THE USE OF HEAVY EQUIPMENT ON THE BASE OF THE FACILITY CANNOT BE AVOIDED, THE INFILTRATIVE CAPACITY SHOULD BE RESTORED BY TILLING OR AERATING PRIOR TO PLACING THE INFILTRATIVE BED.
3. OBSERVATION WELL SHALL CONSIST OF A SLOTTED PVC WELL SCREEN, 4" IN DIAMETER, CAPPED WITH A LOCKABLE, ABOVE-GROUND LID. ENSURE THAT THE SCREENED INTERVAL IS SHORT AND PLACED NEAR THE BOTTOM OF THE TRENCH TO AVOID PIPING

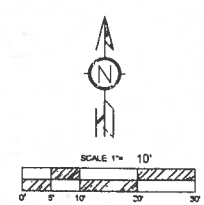
SUSMP INFILTRATION TRENCH
N.T.S.



NOTE:
RAMP LIP SHALL BE FLUSH WITH GUTTER FLOWLINE

SIDEWALK RAMP
N.T.S.

TRUNCATED DOMES
N.T.S.



CALL FOR WORKING DATE
REPORT FOR SIZE
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

GreenbergFarrow
CONSULTANTS
16000 N 60th St., Suite A
Scottsdale, AZ 85260

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/03/13	1ST SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
FARMAN SHIN
LICENSE NO. C63868
PROJECT MANAGER
KRP
QUALITY CONTROL
KRP
DRAWN BY
KRP

PROJECT NAME
BUFFALO WILD WINGS

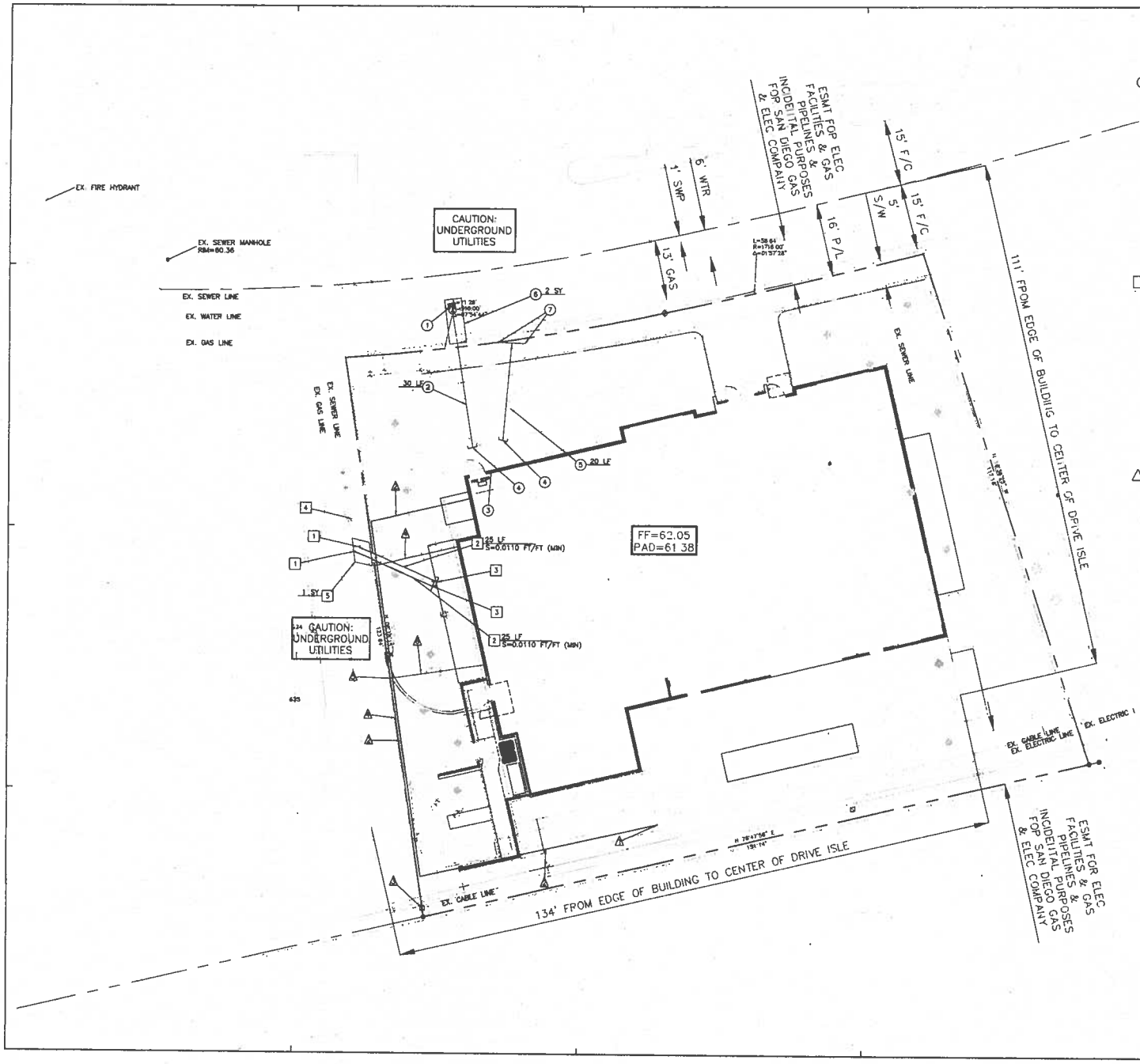
OCEANSIDE
CALIFORNIA
EL CAMINO NORTH SHOPPING CENTER

BUFFALO WILD WINGS

PROJECT NUMBER

SHEET TITLE
GRADING & DRAINAGE PLAN

SHEET NUMBER
C5



WATER LINE CONSTRUCTION NOTES

1. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFEREMT THAN SHOWN ON PLAN. 6" TAPPING SLEEVE & VALVE BOX.
2. INSTALL 6" PVC DR-14 WATER LIME. LENGTH AS SHOWN
3. SEE FIRE SPRINKLER PLANS FOR EXACT LOCATION OF FDC
4. INSTALL PIPE TO WITHIN 5' OF BUILDING OR AS SHOWN. REFER TO PLUMBING PLANS FOR CONTINUATION.
5. INSTALL 2 INCH DOMESTIC LINE COPPER TYPE "K" SEE PLAN FOR LENGTH.
6. SAWCUT SHOWN ON PLAN ARE APPROXIMATE, 2' MIN. OR AS INSPECTOR DETERMINES. SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES. REPLACE AC PAVEMENT IN LIKE KIND. REPLACE SIDEWALK PER LOCAL CODE
7. CONNECT TO EXISTING 2 INCH METER. CONTRACTOR TO VERIFY IN THE FIELD WHICH METER IS THE 2 INCH, AND CONNECT TO THAT ONE. CONTRACTOR TO NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLAN.

SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLAN
2. INSTALL 4" PVC SDR 35 SEWER LINE PER S.D.R.S.D. SS-01 AND SS-03.
3. INSTALL PIPE TO WITHIN 5' OF BUILDING OR AS SHOWN. REFER TO PLUMBING PLANS FOR CONTINUATION
4. EXISTING GREASE/OIL INTERCEPTOR. REFER TO PLUMBING PLANS FOR INSTALLATION REQUIREMENTS
5. SAWCUT SHOWN ON PLAN ARE APPROXIMATE, 2' MIN. OR AS INSPECTOR DETERMINES. SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES. REPLACE AC PAVEMENT IN LIKE KIND. REPLACE SIDEWALK PER LOCAL CODE.

NOTE: IF FINISH PAD ELEVATION IS BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER, THEN AN APPROVED TYPE BACKWATER VALVE MUST BE INSTALLED PER THE UNIFORM PLUMBING CODE (U.P.C.)

DRY UTILITY NOTES

1. CONNECT ELECTRIC TO EXSTING UTILITY VAULT. CONTRACTOR TO VERIFY LOCATION OF EXISTING ELECTRIC AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLAN.
2. PROPOSED ELECTRIC LINE.
3. CONNECT PHONE & CABLE TO EXISTING PEDESTAL. CONTRACTOR TO VERIFY LOCATION OF EXISTING PHONE & CABLE AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLAN.
4. PROPOSED PHONE & CABLE LINE
5. CONNECT TO EXISTING GAS LINE IN DRIVE ISLE. CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING GAS LINE AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLAN
6. PROPOSED GAS LINE

**NOTE: ALL DRY UTILITY RUNS ARE PROPOSED SERVICE RUNS. FINAL DESIGN IS TO BE COMPLETED BY THE UTILITY COMPANIES.

NOTES:

1. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING FIRE LINE PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO VERIFY LOCATION OF EXISTING UTILITIES BY CONTACTING BLUE-STAKE PRIOR TO CONSTRUCTION.
2. PROPOSED FIRE LINE TO BE INSTALLED WITH A MINIMUM OF 3' OF COVER.
3. MAINTAIN 2'-0" MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SEWER LINES.
4. ALL MATERIALS USED AND INSTALLED SHALL CONFORM TO SAN DIEGO REGIONAL STANDARD DRAWINGS.
5. ALL DRY UTILITY RUNS ARE PROPOSED SERVICE RUNS. FINAL DESIGN IS TO BE COMPLETED BY THE UTILITY COMPANIES.
6. ALL ELECTRICAL, COMMUNICATION, CATV, ETC. SERVICE LINES WITHIN THE EXTERIOR LINES OF THE PROPERTY SHALL BE UNDERGROUND PER CITY CODE SEC. 6.30.

CALL TOD TOWELLE DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

GreenbergFarrow
DOWN EDGE
16000 N 80th St., Suite A
Scottsdale, AZ 85260

PROJECT TEAM

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
FARMAN SSIN
LICENSE NO. C63856

PROJECT MANAGER
KRP

QUALITY CONTROL
KRP

DRAWN BY
MJR

PROJECT NAME

BUFFALO WILD WINGS

OCEANSIDE CALIFORNIA

EL CAMINO NORTH SHOPPING CENTER

BUFFALO WILD WINGS

PROJECT NUMBER

SHEET TITLE

WATER, FIRE & SEWER PLAN

SHEET NUMBER

C6

DEMOLITION PLAN
FOR THE
RED LOBSTER RESTAURANT

LEGAL DESCRIPTION:
PARCEL 2, PARCEL MAP 11886

BENCHMARK:
DESCRIPTION: BRASS DISC STAMPED "C.O.S. B.M. E-20"

LOCATION: TOP OF HEADWALL AT NORTHEASTERLY CORNER OF BRIDGE OVERPASS OF EL CAMINO REAL AT HIGHWAY 78

ELEVATION: 46.826

SOURCE: CITY OF OCEANSIDE

BOUNDARY NOTES:
RECORD BOUNDARY PER PARCEL MAP 19836 PLACED ON FOUND LEAD WITH DISC STAMPED "LS 7038 " IN THE MIDDLE OF THE NORTHERLY LINE OF SAID PARCEL 2 AND ROTATED ONTO FOUND LEAD WITH DISC STAMPED "LS 7038 " AT THE NORTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP 12465.

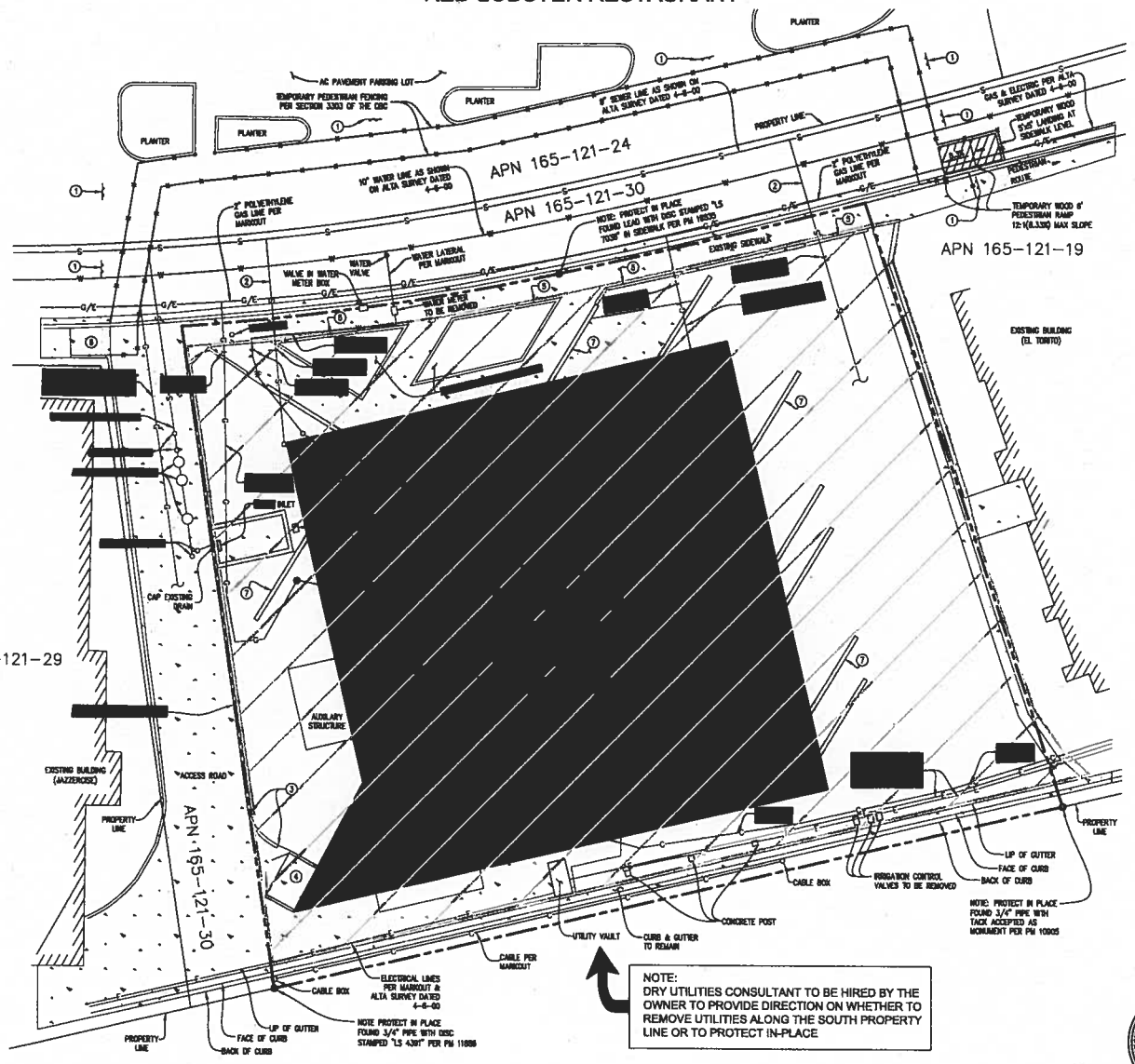
TOPOGRAPHY:
FIELD SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON APRIL 23, 2013 AND SUPPLEMENTED BY RECORD INFORMATION.

EASEMENT NOTE:
UTILITY EASEMENT OVER THE NORTHERLY 4' OF THIS PROPERTY NOT SHOWN FOR CLARITY

PROPERTY OWNER:
BILL BROWN, VICE PRESIDENT-DEVELOPMENT
PK II EL CAMINO NORTH, LP
23 MAUCHLY, SUITE 100
IRVINE, CA 92618
(949) 232-3879

SITE ADDRESS:
2683 VISTA WAY
OCEANSIDE, CA 92054
(APN 165-121-28)

SEWER NOTE:



NOTE:
DRY UTILITIES CONSULTANT TO BE HIRED BY THE OWNER TO PROVIDE DIRECTION ON WHETHER TO REMOVE UTILITIES ALONG THE SOUTH PROPERTY LINE OR TO PROTECT IN-PLACE

SCOPE OF WORK:
CONTRACTOR RESPONSIBLE FOR PROTECTION OF PEDESTRIANS PER SECTION 3303 OF THE CBC.

REMOVE ALL ITEMS WITHIN THE CROSS-HATCHED AREA INCLUDING THE BUILDING, FOUNDATION, CURB, SIDEWALK, WALLS, AND ALL UNDERGROUND UTILITIES.

AFTER THE REMOVALS, THE SITE IS TO BE GRADED AND COMPACTED TO THE SATISFACTION OF THE SOILS ENGINEER.

THE CONTRACTOR IS TO MAINTAIN A CLEAN COPY OF THIS PLAN THROUGHOUT DEMOLITION FOR THE PURPOSE OF MARKING UP THE AS-BUILT LOCATION, DEPTH, SIZE, MATERIAL, ETC. OF ALL UTILITIES LEFT IN PLACE. SAID REDLINED AS-BUILT SHALL BE PROVIDED TO THE ENGINEER LISTED BELOW IMMEDIATELY FOLLOWING UTILITY DEMOLITION.

EXISTING UTILITIES:
ALTA/ACSM LAND TITLE SURVEY PREPARED BY DEVELOPMENT RESOURCES CONSULTANTS, INC. DATED 4-6-00 WAS USED TO PLOT UNDERGROUND SEWER, WATER, ELECTRIC, AND GAS. ACTUAL LOCATION OF UTILITIES MAY OR MAY NOT BE LOCATED AS SHOWN.

PAINTED MARKOUTS WERE USED TO PLOT UNDERGROUND ELECTRIC, CABLE, GAS, AND WATER. ACTUAL LOCATION OF UTILITIES MAY OR MAY NOT BE LOCATED AS SHOWN.

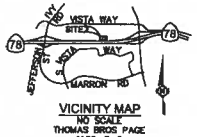
SDG&E GAS PLAT DATED 5-3-13 WAS USED TO PLOT UNDERGROUND GAS. ACTUAL LOCATION OF THIS UTILITY MAY OR MAY NOT BE LOCATED AS SHOWN.

LOCATION OF SEWER LATERAL IN ACCESS ROAD IS ASSUMED DUE TO THE PRESENCE OF SEWER CLEANOUTS AND GREASE TRAP. ACTUAL LOCATION OF THIS UTILITY MAY OR MAY NOT BE LOCATED AS SHOWN.

LOCATION OF IRRIGATION LINES IS UNKNOWN

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND POTHOLE ALL UTILITY LOCATIONS AS NECESSARY PRIOR TO AND DURING CONSTRUCTION.

NOTES:
1. TRAFFIC CONTROL SIGN - AISLE CLOSED TO THROUGH TRAFFIC
2. 6" SEWER LATERAL AS SHOWN ON ALTA SURVEY DATED 4-6-00
3. REMOVE PORTION OF CURB UP TO EXPANSION JOINT
4. GATED DUMPSTER AREA
5. SAWCUT SIDEWALK AT FACE OF CURB IF NECESSARY, SIDEWALK TO REMAIN.
6. EXISTING PEDESTRIAN RAMP
7. BUILDING WINGWALL TO BE REMOVED (TYP.)

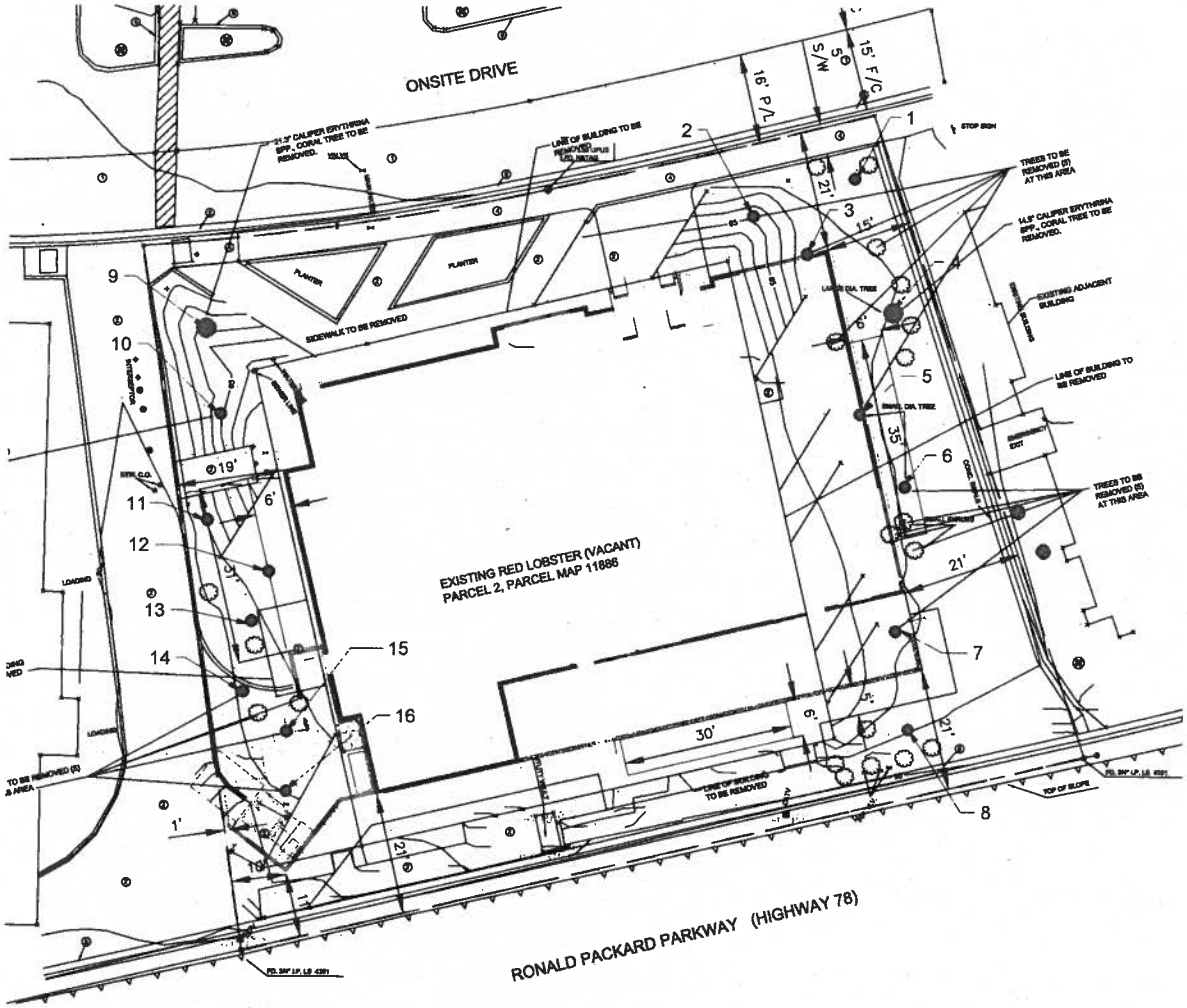


VICINITY MAP
NO SCALE
THOMAS BROS PAGE 1106, F-2

REGISTERED PROFESSIONAL ENGINEER
LAWRENCE W. WALSH
No. C 46516
Exp. 12-31-14
CIVIL
STATE OF CALIFORNIA

LAWRENCE W. WALSH DATE
Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-8747 (619) 793-1232 Fax

L:\Projects\WALSH\dwg\Walsh.dwl 3/14/2013 10:01:18 AM PDT



TREE REMOVAL PLAN

SCALE: 1" = 10'

NORTH

LOCATION MAP

TREE	CALIPER
1	7.3"
2	5.1"
3	6.4"
4	14.9"
5	9.2"
6	5.5"
7	9.2"
8	5.3"
9	21.3"
10	4.1"
11	9.8"
12	3.5"
13	.95"
14	1.6"
15	1.9"
16	4.8"

NOTES:

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED

A LANDSCAPE DOCUMENT PACKAGE AS PER A.B. 1881 SHALL BE PROVIDED

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5' OF WALKWAYS AND / OR PAVING SURFACES, ROOT BARRIERS SHALL BE INSTALLED.

ON-SITE AND PARKWAY LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNERS.

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees are given or implied by the Architect

GreenbergFarrow
1920 Main Street Suite 1150
Irvine, CA 92614
T 949 298 0450 / 949 298 0479

ISSUE/REVISION RECORD

05/16/13 CITY SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

PROJECT NAME

BUFFALO WILD WINGS

OCEANSIDE, CALIFORNIA

HWQ EL CAMINO REAL RONALD PACKARD PKWY.

PROJECT NUMBER

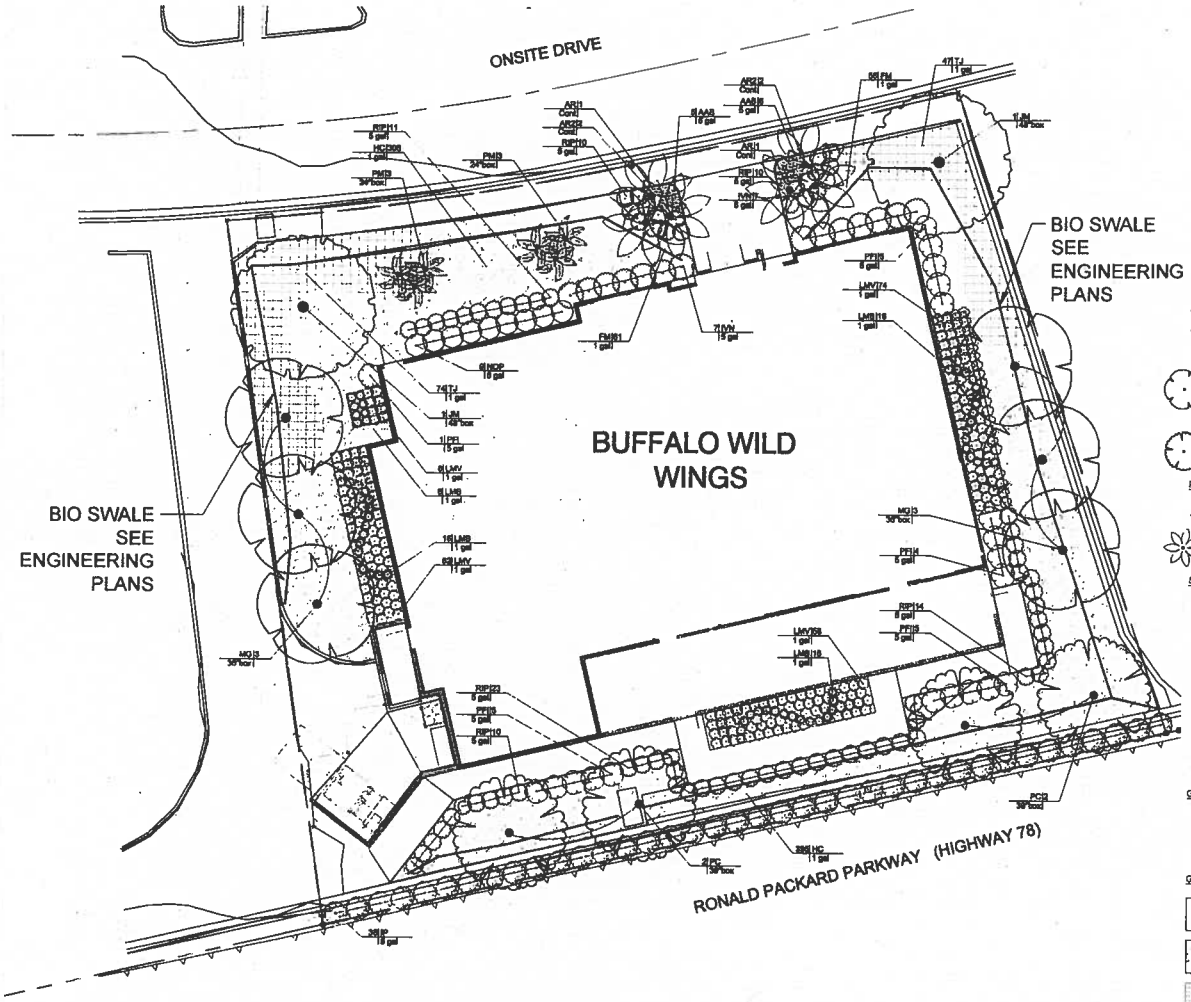
SHEET TITLE

TREE REMOVAL PLAN

SHEET NUMBER

TR1.0

NOT ISSUED FOR CONSTRUCTION



LANDSCAPE PLAN

0 10 20 30 feet
SCALE 1" = 10'

NORTH

TREE MITIGATION:

- REMOVING 46.2" TOTAL CALIPER FROM SITE
- REPLACING WITH 76" TOTAL CALIPER
  - ~2 TREES x 8" (48" BOX) = 16"
  - ~10 TREES x 6" (36" BOX) = 60"

LOCATION MAP

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	WUCOLS
	JM	2	Jacaranda mimosifolia STRONG CENTRAL LEADER	Jacaranda	48"box		M
	MG	6	Magnolia grandiflora	Southern Magnolia	36"box		M
	PM	6	Phoenix roebelenii	Pigmy Date Palm	24"box		M
	PC	4	Pistacia chinensis	Chinese Pistache	36"box		M

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	WUCOLS
	AR2	4	Arecastrum romanzoffianum	Queen Palm	Cont	15' BTH	M
	AR	2	Arecastrum romanzoffianum	Queen Palm	Cont	30' BTH	M

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPREAD	WUCOLS
	AAB	11	Agapanthus africanus 'Blue Storm'	Blue Storm Agapanthus	5 gal		M
	IVN	14	Ilex vomitoria 'Nana'	Dwarf Yaupon	5 gal		L
	IP	36	Illicium parviflorum	Anise Tree	5 gal		M
	NOP	9	Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 gal		L
	PFI	20	Photinia x fraseri 'Indian Princess' TM	Indian Princess Photinia	5 gal		M
	RIP	78	Rhaphiolepis indica 'Pink Lady'	Pink Lady Hawthorne Standard	5 gal		M

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPREAD	WUCOLS
	LMB	56	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal		M
	LMV	202	Liriope muscari 'Variegata'	Variegated Lily Turf	1 gal		M

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD3	WUCOLS
	FM	117	Festuca mairei	Atlas Fescue	1 gal@ 24" oc		M
	HC	703	Hypericum calycinum	Creeping St. John's Wort	1 gal@ 24" oc		M
	TJ	121	Trachelospermum jasminoides	Chinese Star Jasmine	1 gal@ 36" oc		M

NOTES

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1920 Main Street Suite 1150
Irvine, CA 92614
T 949 296 0450 / 949 296 0479

ISSUE/REVISION RECORD

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

PROJECT NAME

BUFFALO WILD WINGS

OCEANSIDE, CALIFORNIA

NWO EL CAMINO REAL RONALD PACKARD PKWY.

PROJECT NUMBER

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER

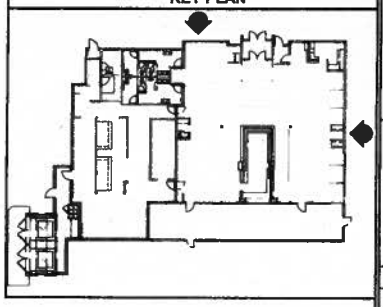
L1.0

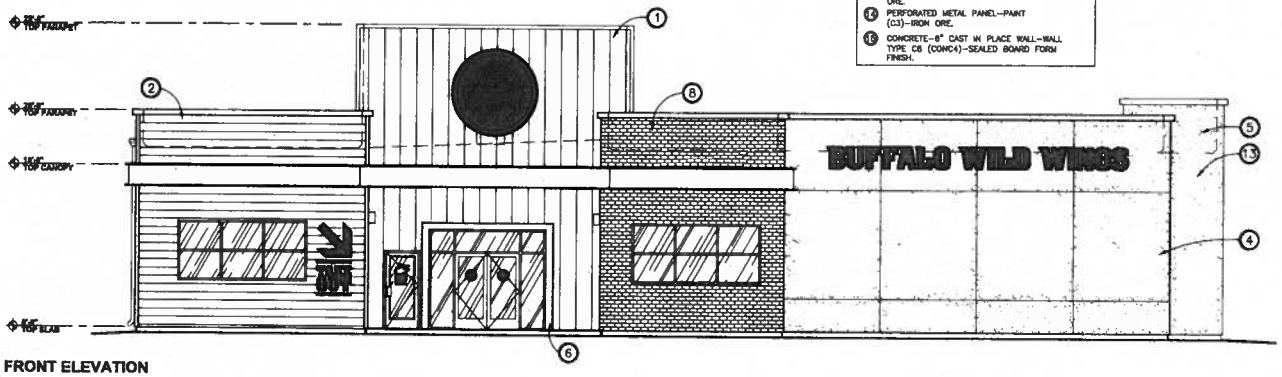
NOT ISSUED FOR CONSTRUCTION

KEYNOTE LEGEND:

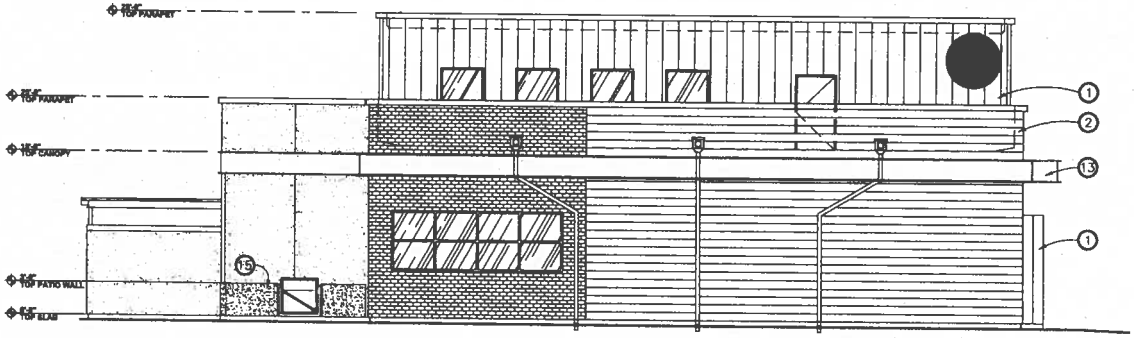
1. METAL WALL PANELING 2-VERTICAL (MWP2) PAC-CLAD FLUSH PANEL-18", OR APPROVED EQUIVALENT. MATTE BLACK-KYNAR 500.
2. METAL WALL PANELING 1-HORIZONTAL (MWP1) PAC-CLAD REVEAL PANEL-11", OR APPROVED EQUIVALENT. MATCH PAINT COLOR (C1) CITRUS.
3. NOT USED
4. PORTLAND CEMENT PLASTER-PAINT COLOR 1: LIGHT GRAY.
5. PORTLAND CEMENT PLASTER-PAINT COLOR 2: DARK GRAY.
6. VENETIAN STUCCO (PLS1)-WHITE FINISH.
7. NOT USED
8. ADHERED THIN-BRICK VENEER (VB1)-HC MUDDOX MODULAR, RUNNING BOND. MONTEREY BAT FLASHED.
9. NOT USED
10. WINDOW TINTED GLASS.
11. BLACK SPANDREL GLAZING.
12. NOT USED
13. STEEL CHANNEL BEAM-PAINT (C3)-IRON ORE.
14. PERFORATED METAL PANEL-PAINT (C3)-IRON ORE.
15. CONCRETE-8" CAST IN PLACE WALL-WALL TYPE C8 (CONC4)-SEALED BOARD FORM FINISH.

KEY PLAN





01 FRONT ELEVATION
3/16" = 1'-0"



02 SIDE ELEVATION
3/16" = 1'-0"

GHA
Architecture / Development
Parkway Plaza I
14170 Dallas Parkway
Suite 200
Dallas Texas 75254
Ph. 972.233.2224
Fax. 972.233.2226

CERTIFICATION

SIGNATURE

REGISTRATION NO

EXP. DATE

BUFFALO WILD WINGS

STORE DESIGN
5500 WAYZATA BLVD. STE 1600
MINNEAPOLIS, MN 55416
PHONE 952.593.0943
FAX 952.593.9787

BUFFALO WILD WINGS

LOCATED AT:
EL CAMINO NORTH SHOPPING CENTER
2682 VISTA WAY
OCEANSIDE, CA 92054

BASED OFF OPEN PROVIDENCE PA - 03/25/2010

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

DRAWING ISSUE

NO	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

EXTERIOR ELEVATIONS

PROJECT NUMBER

SHEET NUMBER

A100

PRINTED 02/11/13 BY: HELLWINKSHANE
DRAWING NAME: A100.DWG

KEYNOTE LEGEND:

1. METAL WALL PANELING 2-VERTICAL (MWP2) PAC-CLAD FLUSH PANEL-16", OR APPROVED EQUIVALENT. MATTE BLACK-KYNAR 500.
2. METAL WALL PANELING 1-HORIZONTAL (MWP1) PAC-CLAD REVEAL PANEL-11", OR APPROVED EQUIVALENT. MATCH PAINT COLOR (C1) CITRUS.
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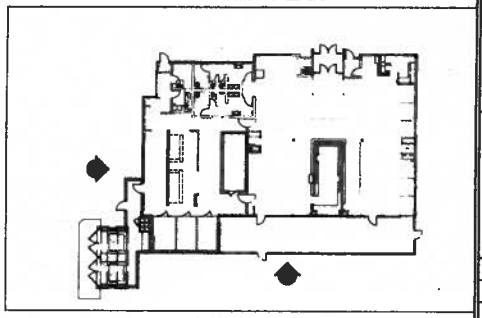
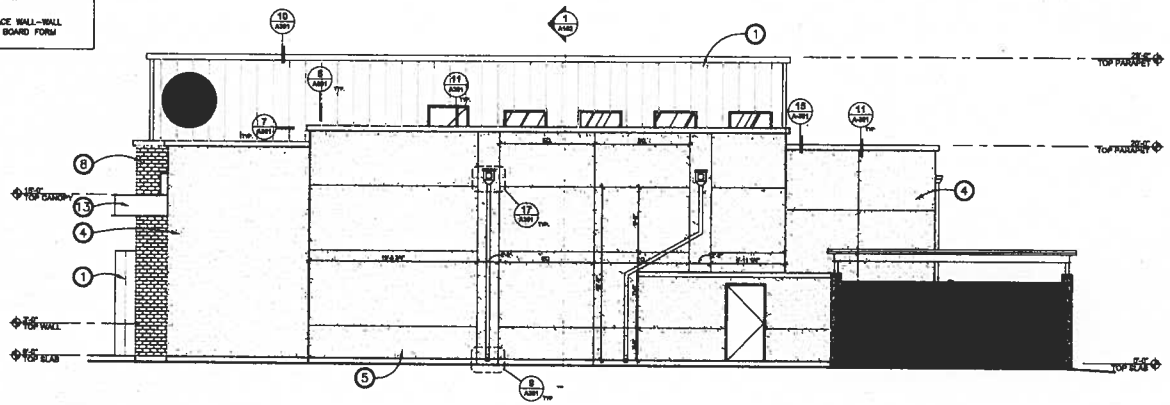
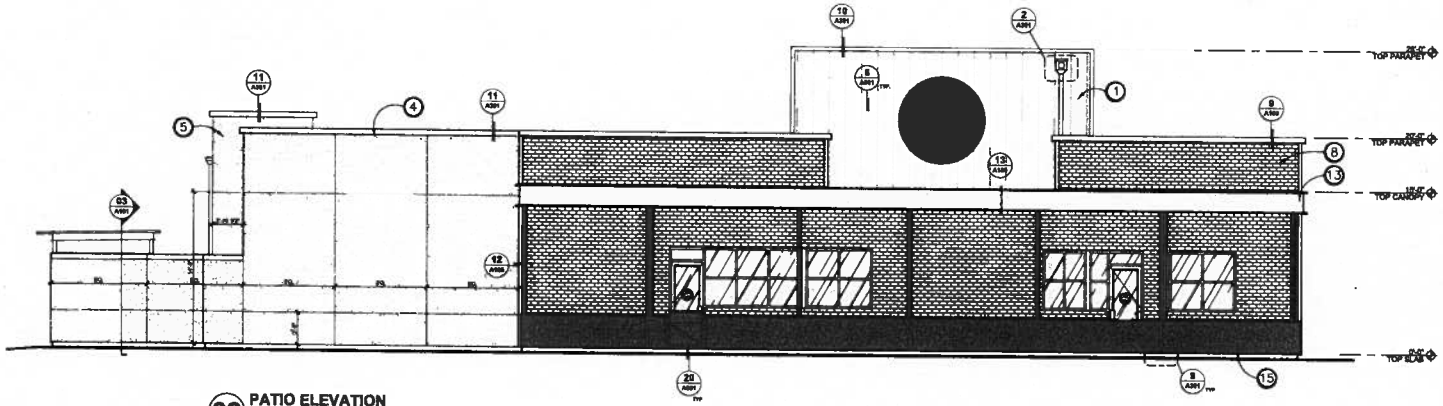
KEY PLAN





01 SERVICE ELEVATION
3/16" = 1'-0"



02 PATIO ELEVATION
3/16" = 1'-0"

GHA
Architecture / Development
Parkway Plaza I
14110 Dallas Parkway
Suite 900
Dallas Texas 75254
Ph: 972 [illegible]
Fax: 972 [illegible]

CERTIFICATION

SIGNATURE

REGISTRATION NO

EXP. DATE

BUFFALO WILD WINGS

STORE DESIGN
5500 WAYZATA BLVD. STE 1600
MINNEAPOLIS, MN 55416
PHONE 952.593.9943
FAX 952.593.9787

BUFFALO WILD WINGS

LOCATED AT:
EL CAMINO NORTH SHOPPING CENTER
2685 VISTA WAY
OCEANSIDE, CA 92054

BASED OFF UPPER PROVIDENCE PA - 02/23/2012

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

DRAWING ISSUE

NO	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

EXTERIOR ELEVATIONS

PROJECT NUMBER

SHEET NUMBER

A101

PARTITION LATERAL BRACING SCHEDULE

HEIGHT	WIDTH	NUMBER OF BRACES REQUIRED
6'-0"	6'-0"	1
12'-0"	6'-0"	1
12'-0"	12'-0"	1
24'-0"	12'-0"	1

1) ADD ONE BRACE FOR EACH ADDITIONAL 6'-0" OF HEIGHT OVER 12'-0".
2) PROVIDE DOUBLE BRACED WALLS, SUPPORT PROVIDED BY WALLS, SUPPORT IS ADEQUATE PERPENDICULAR BRACING.
3) PROVIDE LATERAL BRACES AT PARAPETS WHEN IN THE CLOSED TO BRACING.

ACCESSIBILITY NOTES

[illegible]

WALL LEGEND

[illegible]

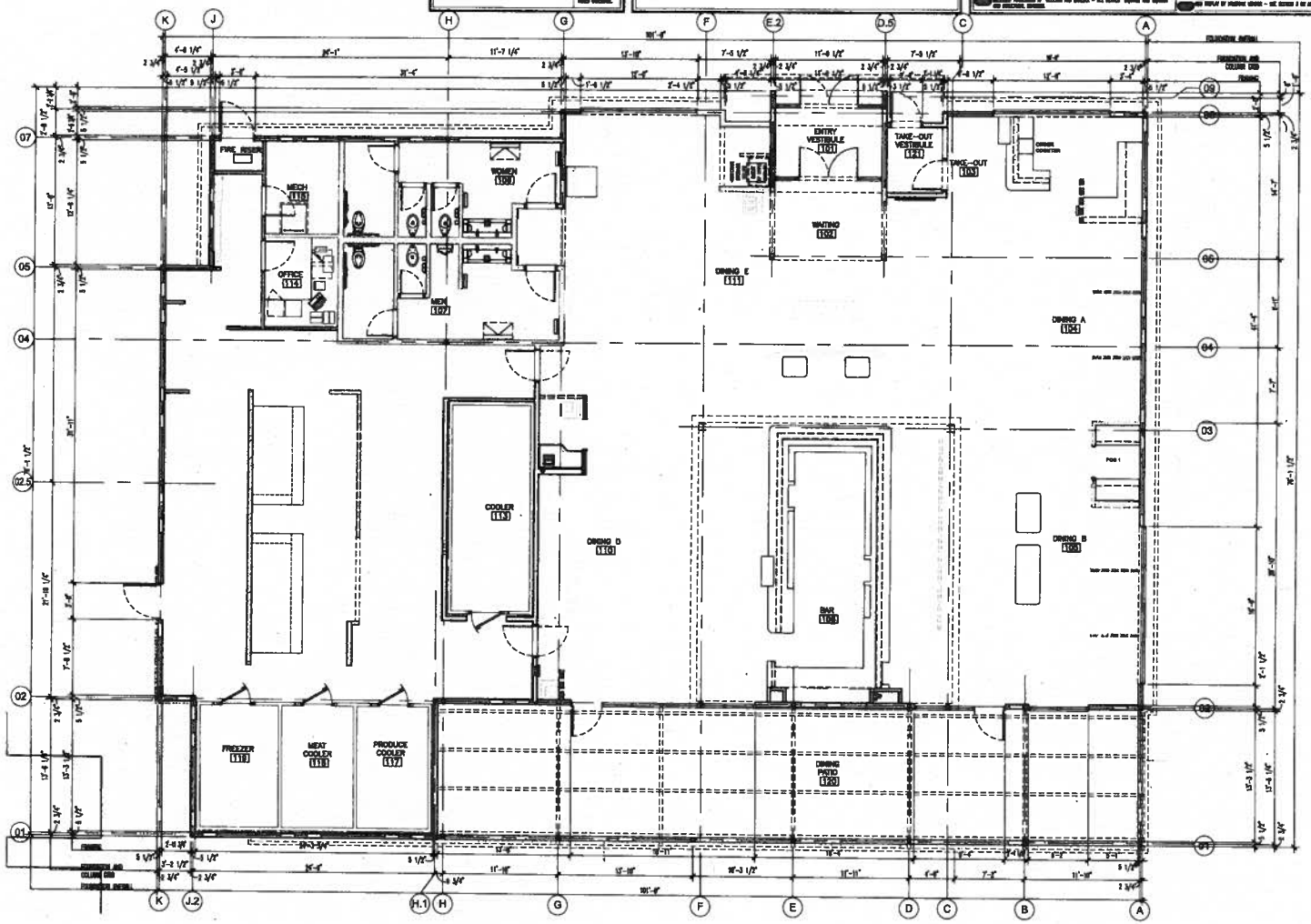
NOTES:
1. WALL TO EXTEND FROM FLOOR TO CEILING.
2. WALL TO EXTEND FROM FLOOR TO FLOOR UNLESS OTHERWISE NOTED.
3. ALL WALL BRACES TO BE SPACED AT 6'-0" MAX. UNLESS OTHERWISE NOTED.

GENERAL NOTES

[illegible]

KEY NOTES

[illegible]



01 FLOOR PLAN
3/16" = 1'-0"

GHA
Architecture / Development
Parkway Plaza I
16150 Dallas Parkway
Suite 300
Dallas Texas 75254
Ph. 972/[illegible]
Fax. 972/[illegible]

CERTIFICATION

SIGNATURE
REGISTRATION NO
EXP. DATE

BUFFALO WILD WINGS
STORE DESIGN
5500 WAYZATA BLVD. STE 1600
MINNEAPOLIS, MN 55416
PHONE 952.563.9943
FAX 952.563.9787

BUFFALO WILD WINGS
LOCATED AT:
EL CAMINO NORTH SHOPPING CENTER
2985 VISTA WAY
OCEANSIDE, CA 92054
BASED UPON PROVIDED PLAN - 02/02/2010

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

DRAWING ISSUE

NO	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

DIMENSION FLOOR PLAN

PROJECT NUMBER

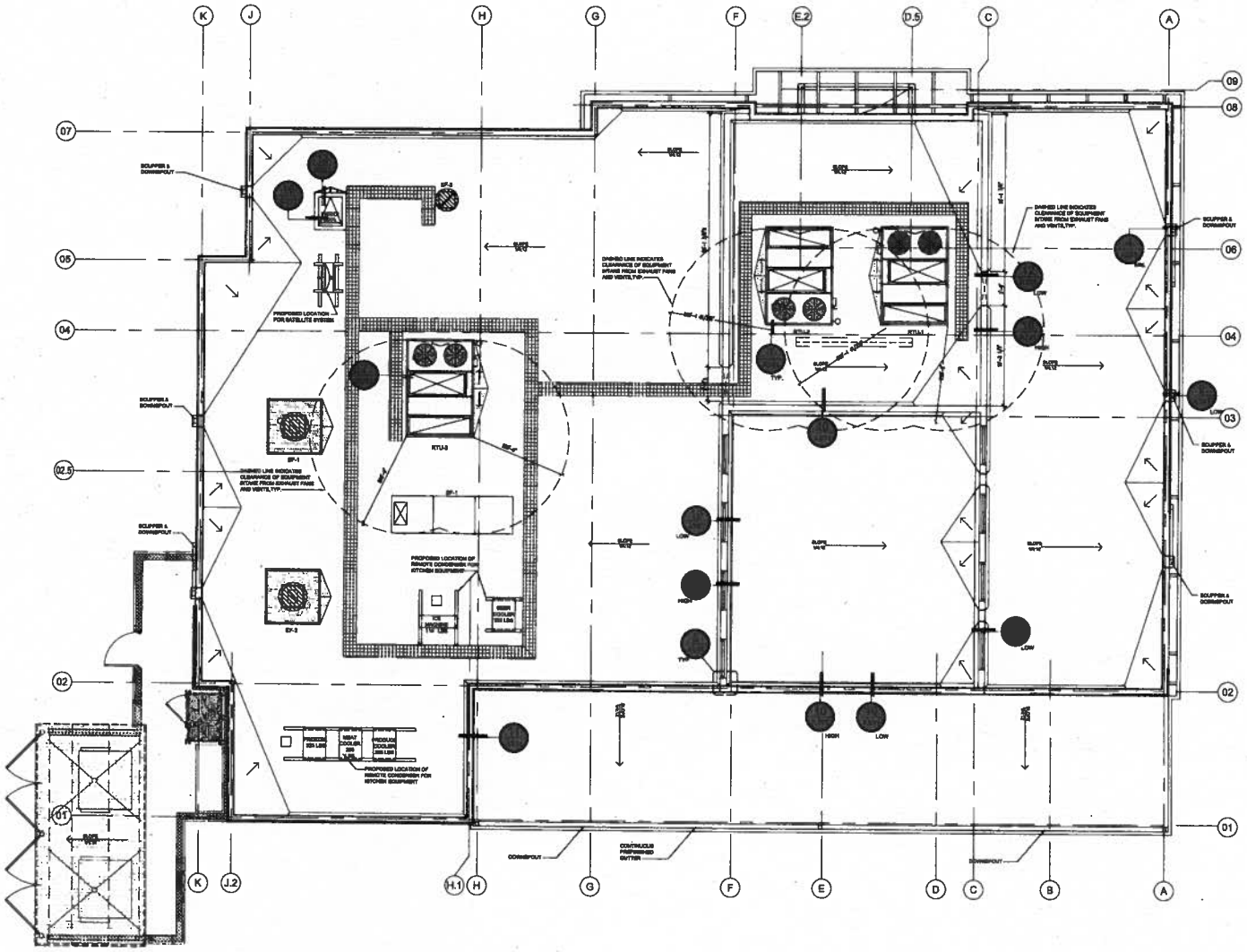
SHEET NUMBER
A200

KEYNOTES

721	INSULATION - RIGID (INSUL2). PROVIDE SHOP DRAWINGOF ROOF INSULATION APPLICATION.
723	SLOPED CRICKET
753	MEMBRANE ROOFING - DURO-LAST. CONTINUE MEMBRANE OVER TOP OF PARAPETS. TYPICAL.
762	SHEET METAL CAP FLASHING - PAC-CLAD, PAC-TITE TAPERED COPING. COLOR TO MATCH ADJACENT FINISH MATERIAL
771	ROOF HATCH - BILCO TYPE S, OR APPROVED EQUIVALENT
2215	ROOF DRAIN
2216	SCUPPER
2217	DOWNSPOUT
	3510-1200

GENERAL NOTES

0	SEE SHEET G-002 FOR ADDITIONAL GENERAL NOTES
1	THIS DRAWING IS PART OF A COORDINATED SET OF DOCUMENTS. DO NOT SEPARATE BOUND SETS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2	IN THE EVENT OF INCONSISTENCIES BETWEEN ARCHITECTURAL AND CONSULTANT BASE PLANS THE ARCHITECTURAL SHEET SHALL TAKE PRECEDENCE. REPORT DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK.
4	VISIT SITE. VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS
6	DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS OR TOLERANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. REQUEST CLARIFICATION PRIOR TO PROCEEDING.
7	DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.



01 ROOF PLAN
3/16" = 1'-0"

GHA
Architecture / Development
Parkway Plaza I
16110 Dallas Parkway
Suite 300
Dallas Texas 75254
Ph. 972 233-0004
Fax. 972 233-0006

CERTIFICATION

SIGNATURE

REGISTRATION NO

EXP. DATE

BUFFALO WILD WINGS
STORE DESIGN
5500 WAYZATA BLVD. STE 1600
MINNEAPOLIS, MN 55416
PHONE 952.563.8943
FAX 952.563.8787

BUFFALO WILD WINGS
LOCATED AT:
EL CAMINO NORTH SHOPPING CENTER
2565 VISTA WAY
OCEANSIDE, CA 92054
BASED OFF OFFICE PROVIDENCE PA - 02/02/2010

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS--NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

DRAWING ISSUE

NO	DESCRIPTION	DATE
1		
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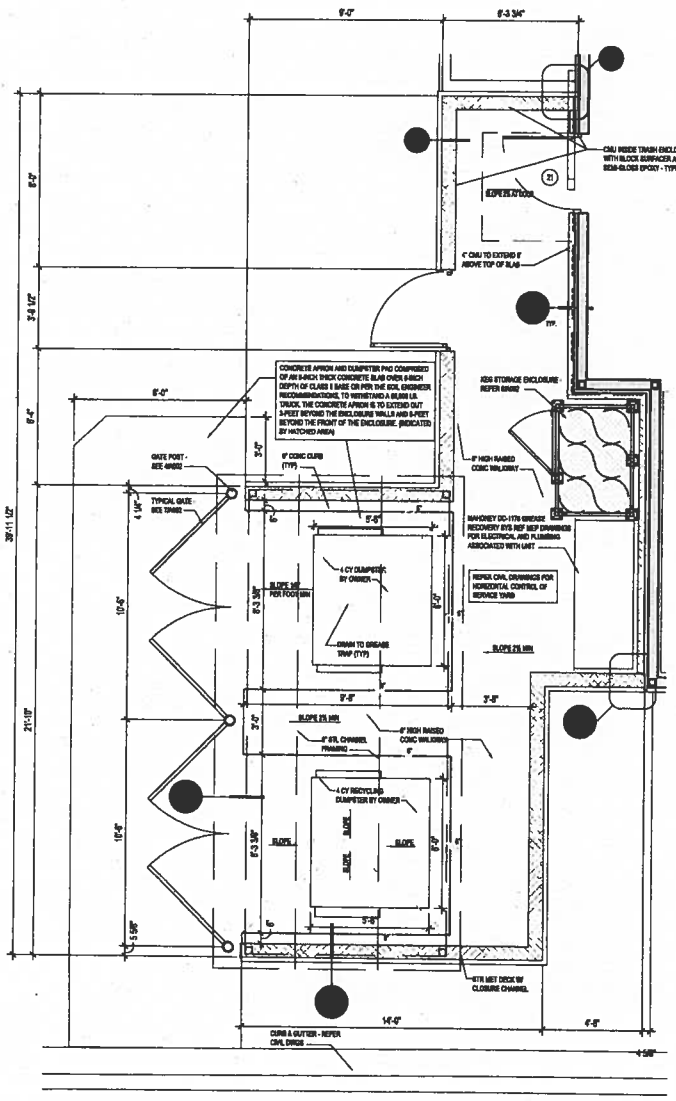
ROOF PLAN

PROJECT NUMBER

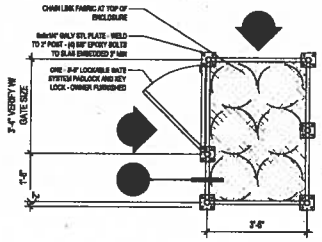
SHEET NUMBER
A300

PRINTED 02/24/11 BY: KELLYMCCORMIC
DRAWING NAME: A300.DWG

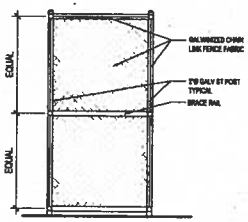


1 ENLARGED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

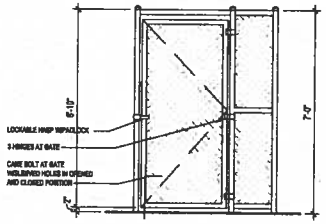
NOTES:
1. GENERAL CONTRACTOR TO PROVIDE ALL COMPONENTS AND HARDWARE FOR KEG STORAGE.
2. ENCLOSURE ALL EXPOSED METAL TO BE GALVANIZED, TYPICAL.



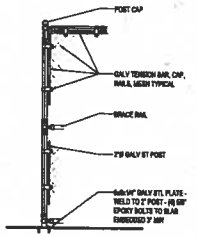
PLAN VIEW



A - ELEVATION

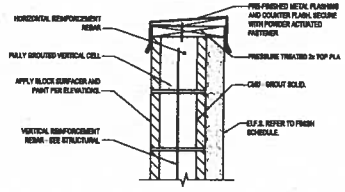


B - ELEVATION

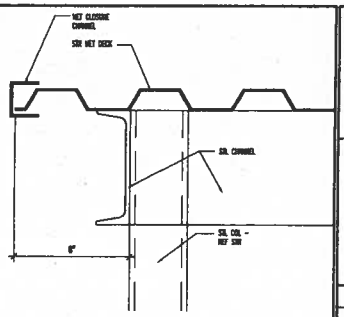


1 - SECTION

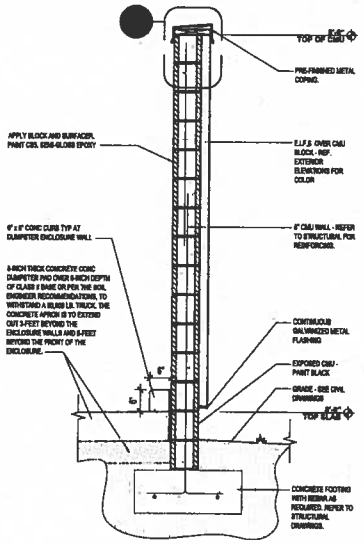
8 KEG STORAGE ENCLOSURE
SCALE: 1/2" = 1'-0"



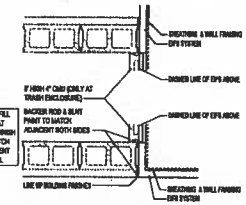
3 TRASH ENCLOSURE WALL CAP
SCALE: 1-1/2" = 1'-0"



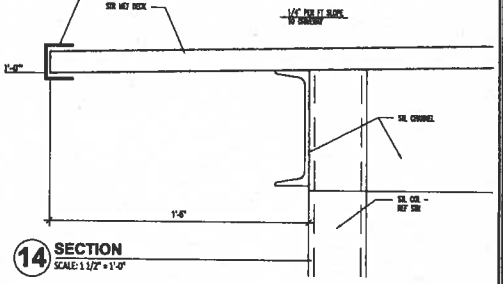
13 SECTION
SCALE: 1 1/2" = 1'-0"



6 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



11 CMU WALL AT BLDG DETAIL
SCALE: 3/4" = 1'-0"



14 SECTION
SCALE: 1 1/2" = 1'-0"

GHA
Architecture / Development
Parkway Plaza I
16110 Dallas Parkway
Suite 200
Dallas Texas 75234
Ph: 972.233.0300
Fax: 972.233.0334

CERTIFICATION
SIGNATURE
REGISTRATION NO
EXP. DATE

BUFFALO WILD WINGS
STORE DESIGN
5500 WAYZATA BLVD. STE 1600
MINNEAPOLIS, MN 55416
PHONE 952.563.0943
FAX 952.563.9787

BUFFALO WILD WINGS
LOCATED AT:
EL CAMINO SHORTIN SHOPPING CENTER
2888 VISTA WAY
OCEANSIDE, CA 92054
BASED OFF UPPER PROVIDENCE PA - 02/20/2015

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS - NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

DRAWING ISSUE

NO	DESCRIPTION	DATE
1		
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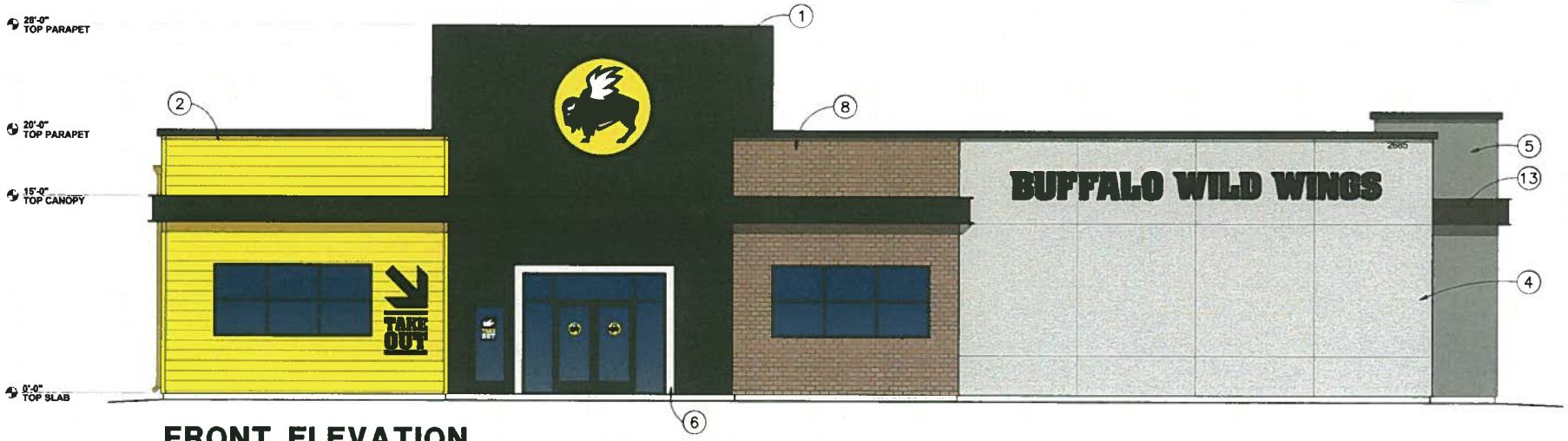
7		

TRASH ENCLOSURE PLAN AND DETAILS

PROJECT NUMBER

SHEET NUMBER
A002

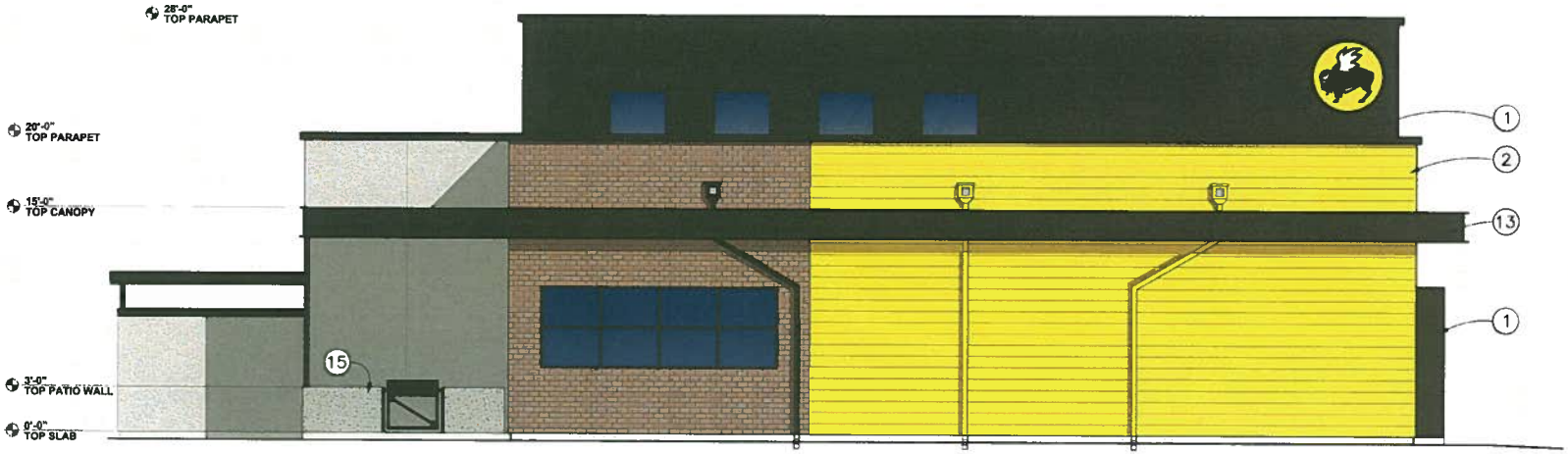
RECEIVED
MAY 15 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES



FRONT ELEVATION

KEYNOTE LEGEND:

1. METAL WALL PANELING 2-VERTICAL (MWP2) PAC-CLAD FLUSH PANEL-16", OR APPROVED EQUIVALENT MATTE BLACK-KYNAR 500.
2. METAL WALL PANELING 1-HORIZONTAL (MWP1) PAC-CLAD REVEAL PANEL-11", OR APPROVED EQUIVALENT. MATCH PAINT COLOR (C1) CITRUS.
3. NOT USED
4. PORTLAND CEMENT PLASTER-PAINT COLOR 1: LIGHT GRAY.
5. PORTLAND CEMENT PLASTER-PAINT COLOR 2: DARK GRAY.
6. VENETIAN STUCCO (PLS1)-WHITE FINISH.
7. NOT USED
8. ADHERED THIN-BRICK VENEER (VB1)-HC MUDDOX MODULAR, RUNNING BOND. MONTEREY BAT FLASHED.
9. NOT USED
10. WINDOW TINTED GLASS.
11. BLACK SPANDREL GLAZING.
12. NOT USED
13. STEEL CHANNEL BEAM-PAINT (C3)-IRON ORE.
14. PERFORATED METAL PANEL-PAINT (C3)-IRON ORE.
15. CONCRETE-8" CAST IN PLACE WALL-WALL TYPE C8 (CONC4)-SEALED BOARD FORM FINISH.



SIDE ELEVATION

BUFFALO WILD WINGS

PAGE TITLE:

PROPOSED ELEVATIONS

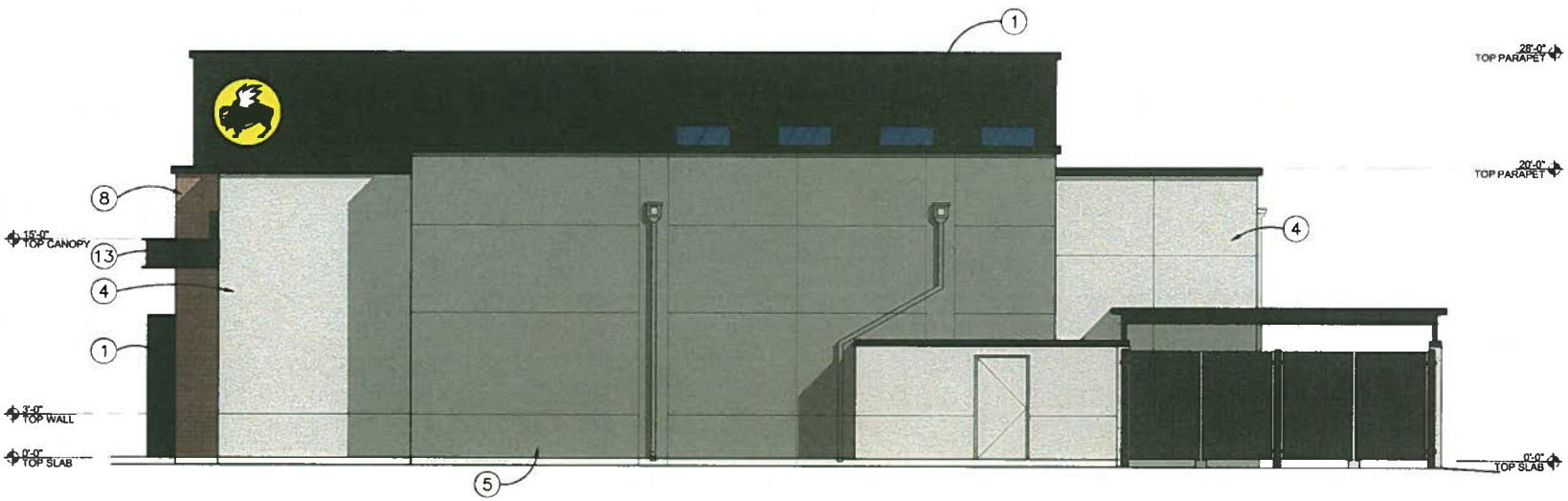
LOCATION:

OCEANSIDE, CALIFORNIA

EL CAMINO NORTH SHOPPING CENTER – 2685 VISTA WAY, OCEANSIDE, CA

BASED OFF UPPER PROVIDENCE PA – 02/22/2013

SCALE:	1/8"=1'-0"
MEDIA SIZE:	LEDGER
DRAWN BY:	GHA
DATE:	05/14/2013
FILE:	A100.DWG
REVISION #:	1.2



KEYNOTE LEGEND:

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15. CONCRETE-8" CAST IN PLACE WALL-WALL TYPE C8 (CONC4)-SEALED BOARD FORM FINISH.

BUFFALO WILD WINGS

PAGE TITLE:

PROPOSED ELEVATIONS

LOCATION:

OCEANSIDE, CALIFORNIA

EL CAMINO NORTH SHOPPING CENTER – 2685 VISTA WAY, OCEANSIDE, CA

BASED OFF UPPER PROVIDENCE PA – 02/22/2013

SCALE:	1/8"=1'-0"
MEDIA SIZE:	LEDGER
DRAWN BY:	GHA
DATE:	05/14/2013
FILE:	A100.DWG
REVISION #	1.2

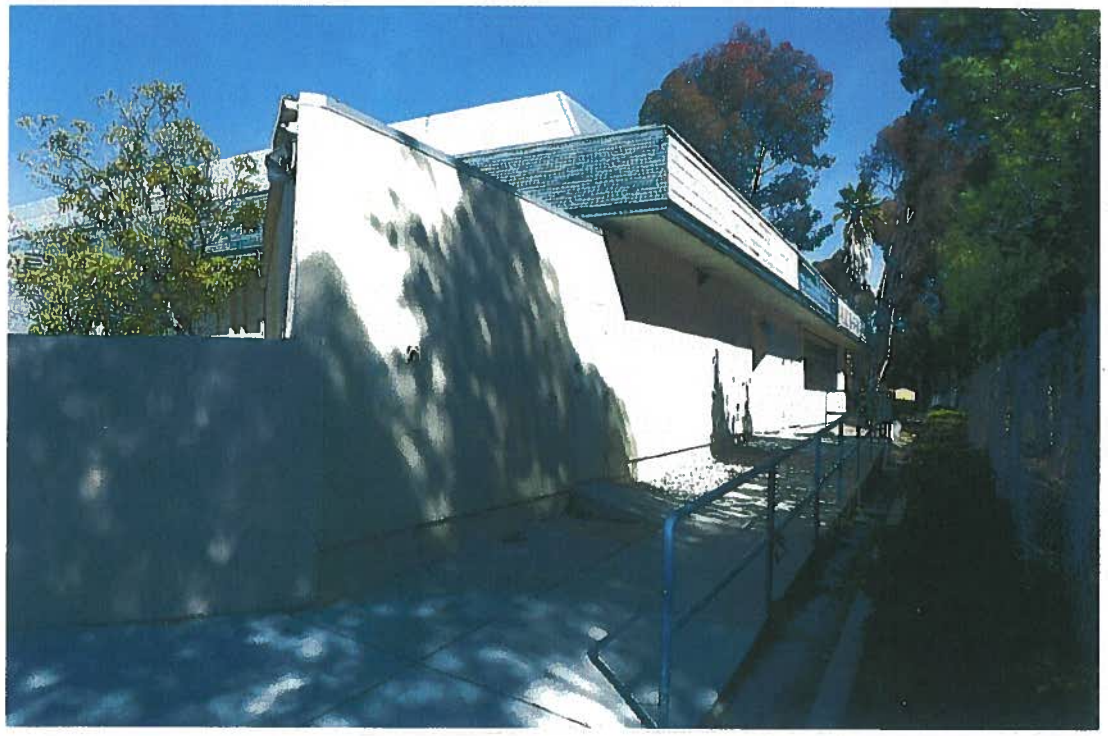
FRONT SOUTH VIEW

FRONT SOUTHWEST VIEW

SIDE NORTHWEST VIEW

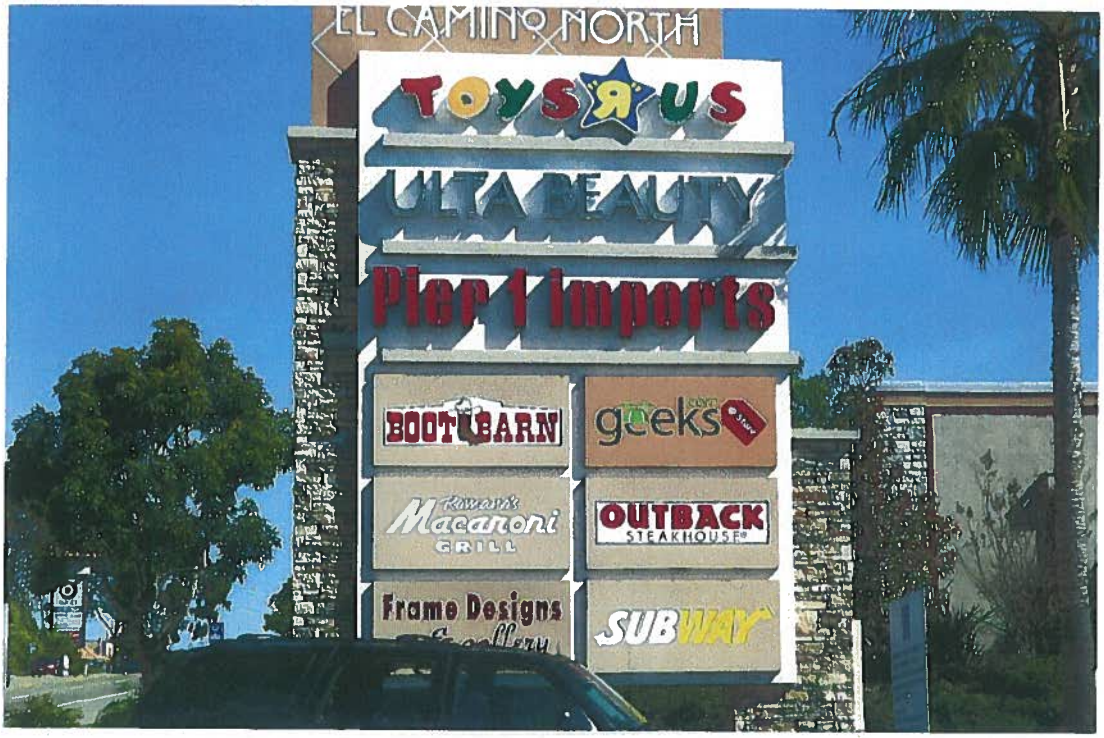
BACK SIDE NORTHWEST VIEW

FRONT SOUTHEAST VIEW



BACK SIDE EAST VIEW

NORTH SIDE VIEW WITH ALLEY WAY



MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:

1. **APPLICANT:** Blazin' Wings Inc. Buffalo Wild Wings Grill and Bar
2. **ADDRESS:** 550 Wayzata Blvd. Ste. 1600 Minneapolis, MN. 55416
3. **PHONE NUMBER:** 952-540-2084
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** D13-00005 & CUP13-00010 Buffalo Wild Wings Restaurant
7. **DESCRIPTION:** A Development Plan (D13-00005) and Conditional Use permit (CUP13-00010) for the approves the demolition of an existing 7,500-square foot restaurant building to allow the construction of a new 6,318-square foot restaurant building with an attached 1,002-square foot outdoor patio and associated improvements. The 0.38-acre project site is located along the southern portion of the El Camino North shopping center complex. The property is designated Community Commercial (CC) on the General Plan Land Use Map and the Zoning map and is situated within the Fire Mountain neighborhood.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. The development proposal involves a replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.

[x] The project is categorically exempt per California Environmental Quality Act (CEQA) Article 19, Class 32, In-Fill Development (Section 15332) or,

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

Scott Nightingale, Associate Planner

Date: 7/22/13

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

PLANNING COMMISSION
RESOLUTION NO. 2013-P32

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

APPLICATION NO:	D13-00005, CUP13-00010
APPLICANT:	Buffalo Wild Wings Restaurant
LOCATION:	2685 Vista Way

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

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

demolition of an existing 7,500-square-foot vacant restaurant building to allow the construction of a 6,318-square-foot new restaurant building with an attached 1,002-square-foot rear outdoor patio with associated improvements, and establishment and operation of a restaurant facility with full alcohol service at 2685 Vista Way;

on certain real property described in the project description.

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

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

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is $37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is $50,501for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $23,358 for a 2" meter.

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

FINDINGS:

For the Development Plan to allow construction of a 6,318-square foot restaurant structure with associated improvements:

1. The site plan and physical design of the project is consistent with the purposes of the Zoning Ordinance. The proposed building and site improvements, as conditioned, will be consistent with the underlying Community Commercial (CC) zoning designation

development standards, including lot coverage, floor/area ratio, building height and setbacks.

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

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

4. The project compatible with existing and potential development on adjoining commercial properties and the surrounding neighborhood. The new building and site improvements will replace a recently demolished restaurant with an aesthetically superior structure, landscaping and other site amenities.

<u>For the Conditional Use Permit to allow establishment and operation of a restaurant facility with full alcohol service</u>:

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

2. The location for the use and conditions under which it will be operated are consistent with the General Plan, will not be detrimental to public health, safety or welfare of persons residing or working in or adjacent to the neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The business is conditioned to permit full alcohol service as an ancillary use to the primary restaurant use and only during the hours that food services are also being offered.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D13-00005) and Conditional Use Permit (CUP13-00010) subject to the following conditions:

Building:

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all Current State and local building codes. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The building plans for this project shall be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
3. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) 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 building and electrical plans.
4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.
6. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation shall be required at time of plans submittal to the Building Division for plan check.
7. A private sewer system design shall be submitted to the Building Division and approved prior to the construction of the sewer system. If a gravity flow system is not used, an engineered mechanical system shall be submitted and approved by all City of Oceanside Departments.

8. Site development, parking, Restrooms, access into buildings and building interiors shall comply with Part 2, Title 24, C.C.R. (Disabled Access –Nonresidential buildings - D.S.A.).

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

   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

Engineering:

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

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

12. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard

engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.

13. The owner/developer shall provide public street dedication if required to serve the property.

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

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

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

17. Prior to issuance of a grading permit all improvement requirements shall be secured with sufficient improvement securities or bonds guaranteeing performance, and warranty against defective materials and workmanship.

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

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

    b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays,

Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

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

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

21. Sidewalk improvements along the project boundary and parking areas shall comply with ADA requirements.

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

23. 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 already damaged or damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

24. All existing overhead utility lines within this development/property and/or along the property frontage, and all new extension services for the development of this project, including but not limited to, electrical, cable and telephone, shall be placed underground per the City of Oceanside Zoning Ordinance section 3023, as required by the City Engineer and the City Planner, and current City policy.

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

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

27. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer and approved by the City Engineer.

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

29. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of building permits. Frontage landscaping shall be installed and established prior to the issuance of any certificates of occupancy. Securities shall be required only for landscape items in the public right-of-way. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

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

31. Drainage facilities shall be designed and installed to adequately accommodates the local storm water runoff and shall be in accordance with the San Diego County Hydrology and

Design Manual and in compliance with the City of Oceanside Engineers Design and Processing Manual to the satisfaction of the City Engineer.

32. The owner/developer shall place a covenant on the title sheet of the grading plan agreeing to the following: "The present or future owner/developer shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that occurs on this site" as well as any flooding that is caused by this property to adjacent sites.

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

34. The owner/developer shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those owner/developers authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in land disturbances of equal to or greater than one acre. The owner/developer shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The

owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

35. Following deemed completed of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

36. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's deemed complete SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security

shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

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

38. The Agreement shall include a copy of executed on-site and off-site access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the deemed complete O&M Plan.

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

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

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

42. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any

improvement, lighting, or other special district affecting or affected by this project. Approval of this project shall constitute the owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for building permit approval, and to join, contribute, and/or participate in such districts.

43. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an arterial street or state highway.

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

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

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

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

Fire:

48. All portions of exterior walls must be within 150 feet of a fire access roadway. Distance is measured on an approved route around the building. Show fire access roadway and compliance with this distance on the site plan.

49. Show existing and proposed fire hydrants on the site plan. All portions of exterior walls must be within 400 feet of a fire hydrant.

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

51. Fire flow shall be determined at the time of building permit application.

52. An approved fire sprinkler system must be installed throughout the building.

53. Manual fire alarm system with occupant notification required if the assembly occupant load exceeds 299.

54. The fire sprinkler system fire department connection shall be located on the address side of the building and must be within 40 feet of a fire hydrant. The hydrant shall be located on the same side of the street as the fire department connection.

55. In accordance with the Oceanside Fire Code Section 505, approved addresses for commercial, industrial, and residential occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background and meet the current City of Oceanside size and design standard. Show building address numbers on the elevation plan.

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

57. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

58. Except as otherwise provided, no person shall own, erect, construct or occupy any building or structure, or any part thereof, or cause the same to be done, which fails to support adequate radio coverage for City emergency service workers operating on the 800MHz Countywide Coordinated Communication System, or the current radio system in use.

Landscaping:

59. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and ordinances, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. A landscape pre-construction meeting shall be conducted by the landscape architect of record, Public Works Inspector, developer or owner's representative and landscape contractor prior to commencement of the landscape and irrigation installation. The following landscaping requirements shall be required prior to plan approval and certificate of occupancy:

a) Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.

b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines and utility easements and place planting locations accordingly to meet City of Oceanside requirements.

c) All required landscape areas shall be maintained by owner (including public rights-of-way). The landscape areas shall be maintained per City of Oceanside requirements.

d) Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all Fire Department requirements.

e) All planting areas shall be prepared and implemented to the required depth with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.

f) 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.

g) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.

h) Disturbance caused by construction activities to the existing landscape planters adjacent to Buffalo Wild Wings and maintained by the shopping center project association shall be replaced and repaired in-kind and size and shall be the responsibility of Buffalo Wild Wings Inc.

i) Tree mitigation for the removal of 46.2-inches of total caliper of tree trunk from the site shall be replaced with 48-inches of total caliper per the approved conceptual landscape plan and tree removal plan.

j) 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.

k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain planning department approval for these items in the conditions or application stage prior to 1st submittal of working drawings.

l) For 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.

m) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.

n) 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.

o) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

p) The landscape plans shall match all plans affiliated with the project.

q) Landscape construction drawings are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.

r) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and meet the satisfaction of the City Engineer.

60. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

61. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant

materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) parking lots and walkways, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current edition). Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.

62. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

Planning:

63. This Development Plan (D13-00005) and Conditional Use Permit (CUP13-00010) shall expire on July 22, 2015, unless implemented as required by the Zoning Ordinance.

64. This Development Plan (D13-00005) and Conditional Use Permit Revision (CUP13-00010) approves the demolition of an existing 7,500-square-foot restaurant building to allow the construction of a new 6,318-square-foot restaurant building with an attached outdoor patio and associated improvements as depicted on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without the City Planner or Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Conditional Use Permit, or a new Development Plan and Conditional Use Permit, as determined by the City Planner.

65. This Conditional Use Permit approves full alcohol service in conjunction with the proposed restaurant as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Development Services Department/Planning Division approval. Substantial deviations shall require a revision to the Development Plan and Conditional Use Permit or a new Development Plan and Conditional Use Permit.

66. Joint maintenance agreements and reciprocal parking and access easements shall be recorded and maintained between the subject property and the El Camino North shopping center.

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

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

69. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D13-00005) and Conditional Use Permit (CUP13-00010). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If

the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

71. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Development Services Department. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

72. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and/or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

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

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

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

76. No live entertainment shall be permitted without obtaining a separate Conditional Use Permit.

77. The approval does not relieve the applicant from an obligation to obtain an alcohol license from the State Department of Alcoholic Beverage Control (ABC). Any license and permit conditions imposed by the ABC and the City Police Chief shall be in addition to the conditions of this approval and the most restrictive conditions shall apply.

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

79. Sales service and consumption of alcoholic beverages shall only be permitted during the hours that food services are also being offered.

80. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

81. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The permittee shall at all times maintain sales records, which separately account for gross food sales apart from gross alcohol sales.

Water:

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

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

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

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

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

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

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

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

89. Since landscaping is required as part of this development and the property does not have a separate irrigation system, then a separate irrigation meter and connection is required. If, on the contrary, the property management company were to allow this facility to connect to this irrigation system, then an agreement letter between the developer and the property owner shall be provided to the Water Utilities Department indicating the property owner's permission for an irrigation service tie-in.

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

The following conditions of approval shall be met prior to building permit issuance.

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

92. This facility has an existing 2-inch domestic water meter. If it is determined that the existing water meter needs to be upsized, then the difference in the existing and proposed Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

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

PASSED AND ADOPTED Resolution No. 2013-P32 on July 22, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-P32.

Dated: July 22, 2013

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

_____ _____

Applicant/Representative Date

El Camino North Shopping Center
Oceanside, CA

Updated July 1, 2013

PARKING STUDY

Land Use	City of Oceanside Requirements
Service Stations	1 per 2,500 sq. ft. lot area; plus 1 per 600 sq. ft. of service bay storage area
Retail Banks	1 per 250 sq. ft.
Arcade / Game Center	1 per 400 sq. ft.
Eating and Drinking Establishments	1 per 50 sq. ft. of seating area (assumed 50% of square footage is seating area).
Take Out Restaurant / Food Service	1 per 100 sq. ft.
Retail Sales	1 per 250 sq. ft. over 5,000 sq. ft. 1 per 200 under 5,000 sq. ft.
Office General	1 per 300 sq. ft.
Dental / Medical Office	1 per 200 sq. ft.
Personal Service	1 per 250 sq. ft.

Unit	Tenant Name	SF	Use	Parking Ratio	Req'd Parking
2505B	Sears	38,902	Retail Sales	1/250	156
2505C	Ross Dress for Less	30,000	Retail Sales	1/250	120
2617	Barnes & Noble	25,000	Retail Sales	1/250	100
2649	Michaels	22,078	Retail Sales	1/250	88
2665	Frank M. Goldberg	18,000	Retail Sales	1/250	72
2555	Pier 1 Imports	13,500	Retail Sales	1/250	54
2481A	Chuck E Cheese	13,000	Arcade / Game Center	1/400	33
2645	Ulta	10,300	Retail Sales	1/250	41
2505A	Famous Footwear	10,144	Retail Sales	1/250	41
2641E	Tilly's	10,080	Retail Sales	1/250	40
2301	Big 5 Sporting Goods	10,024	Retail Sales	1/250	40
2435	Anna's Linens	9,600	Retail Sales	1/250	38
2693	El Torito	8,000	Eating and Drinking Establishment	1/50	80
2701	Wells Fargo	8,000	Retail Banks	1/250	32
2471	Red Lobster	7,682	Eating and Drinking Establishment	1/50	77
2655	Macaroni Grill	7,018	Eating and Drinking Establishment	1/50	70
2485	Outback Steakhouse	6,150	Eating and Drinking Establishment	1/50	62
2735	Q Restaurant & Sports Bar	6,000	Eating and Drinking Establishment	1/50	60
2733	Union Bank	6,000	Retail Banks	1/250	24
2627	Chili's	5,891	Eating and Drinking Establishment	1/50	59
2677	Jazzercise	5,311	Personal Service	1/250	21
2641	Vitamin Shoppe	4,883	Retail Sales	1/200	24
2415	Hana Restaurant	4,867	Eating and Drinking Establishment	1/50	49
2455M	Geeks.com Store	4,575	Retail Sales	1/200	23
2455C	Massage Envy	4,336	Personal Service	1/250	17
2401H	Once Upon A Child	4,024	Retail Sales	1/200	20
2405	Boot Barn	3,875	Retail Sales	1/200	19
2515A	Sleep Train	3,806	Retail Sales	1/200	19
2315	Shell Gas Station	3,780	Assume 25,000 parcel	1/2500	10
2325	Burger King	3,217	Take Out Restaurant / Fast Food	1/100	32
2611A	Chipotle Mexican Grill	2,503	Take Out Restaurant / Fast Food	1/100	25
205	California Teachers Assoc.	2,398	Office General	1/300	8
2641B	Medifast	2,200	Personal Improvement Services	1/250	9
2401C	Joy Nails and Spa	2,129	Personal Service	1/250	9
2455D	Maui Hawaiian BBQ	2,000	Take Out Restaurant / Fast Food	1/100	20
2455H	Ocean Thai Cuisine	2,000	Take Out Restaurant / Fast Food	1/100	20
B1	Firehouse Subs	1,618	Take Out Restaurant / Fast Food	1/100	16
2535C	GameStop	1,601	Retail Sales	1/200	8
B2A	Jamba Juice	1,582	Take Out Restaurant / Fast Food	1/100	16
111	Thrive Physical Medicine	1,532	Dental / Medical Office	1/200	8
2515B	Scottrade	1,530	Retail Banks	1/250	6
105	Vision works Optometrics	1,440	Dental / Medical Office	1/200	7
109	Leo Hamel Fine Jewelers	1,400	Retail Sales	1/200	7
2455A	European Wax Center	1,350	Retail Sales	1/200	7
101	Erich S. Schmidt, DDS	1,344	Dental / Medical Office	1/200	7
201	Thrive Physical Medicine	1,344	Dental / Medical Office	1/200	7
2611B	Tapioca Express	1,256	Take Out Restaurant / Fast Food	1/100	13
2401F	Capezio	1,213	Retail Sales	1/200	6
209	Bradley Kay	1,165	Retail Sales	1/200	6
2525E	Great Clips	1,140	Personal Service	1/250	5
2525A	Wings N Things	1,139	Take Out Restaurant / Fast Food	1/100	11
2401A	Chantelle Day Spa	1,050	Personal Service	1/250	4
103	Thrive Physical Medicine	936	Personal Improvement Services	1/250	4
2535B	Subway	662	Take Out Restaurant / Fast Food	1/100	7
2335	LA Fitness	75,000	Personal Improvement Services	1/250	300
2445	Petco	16,500	Retail Sales	1/250	66
2425	Toys "R" Us	35,000	Retail Sales	1/250	140
2401E	Studio 78 Salon (4/22/2013)	1,525	Personal Service	1/250	6
2515C	Kaya Beauty & Threading Studio (5/1/2013)	839	Personal Service	1/250	3
Total Occupied SF		473,439			2,271
Vacancies		9,218	Retail Sales	1/250	37
Proposed Buffalo Wild Wings		7,320	Eating and Drinking Establishment	1/50	75
Total Vacant SF		16,538			112

Total Parking Required		2,382
Collective Parking Provision 20% Reduction (P-14-02, D-3-02, V-3-02)		476
New Total Parking Required		1,906
Total Occupied, Vacant and Proposed SF	489,977	
Total Existing Parking (per Walsh Engineering)	2,139	
Parking Surplus	233	233

Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED: RECEIVED MAR 26 2013 CITY OF OCEANSIDE DEVELOPMENT SERVICES

BY

Please Print or Type All Information

HEARING

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D13-00005
C.U.P.	CUP13-00010
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Blazin' Wings Inc. dba: Buffalo Wild Wings Grill and Bar
2. STATUS:
3. ADDRESS: 5500 Wayzata Blvd., Ste. 1600 Minneapolis, MN 55416
4. PHONE/FAX/E-mail: (952) 540-2084
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Angel Robinson, GHA Architecture / Development
6. ADDRESS: 14110 Dallas Parkway, Ste.300 Dallas, TX 75254
7. PHONE/FAX/E-mail: 972-239-8884/972-239-5054 arobinson@gha-architects.com

PART II – PROPERTY DESCRIPTION

8. LOCATION: 2685 Vista Way, Oceanside, CA 92054
9. SIZE: .381 acres (16,580.9 sf)
10. GENERAL PLAN: Commercial
11. ZONING: CC-Community Commercial (El Camino North)
12. LAND USE: Shopping Center
13. ASSESSOR'S PARCEL NUMBER: 165-121-28-00
14. LATITUDE: 33 degrees 11' 44" North
15. LONGITUDE: 117 degrees 22' 43" W

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION: Construction of a new Freestanding Buffalo Wild Wings Restaurant.

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
Commercial	CC-Community Commercial (El Camino North)	Shopping Center	1	n/a

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
6,003 SF, plus 1,038 SF patio	Shared thru center	35%	65%

PART IV – ATTACHMENTS

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

PART V – SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
Angel Robinson-Owner's Rep.	3/20/13	William Brand AUTHORIZED AGENT PK II El Camino North LP.	03/19/13
Sign: A Robinson		Sign:	

- I DECLARE UNDER PENALTYOF 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.

LIQUORLICENSE
SPECIALISTS
12304 Santa Monica Blvd. Suite 100
Los Angeles, CA 90025
1.800.222.5777

March 18, 2013

City of Oceanside
Development Services Department/Planning Division
Oceanside Civic Center 300 N. Coast Highway
Oceanside, Ca., 92054

RECEIVED
MAR 26 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

RE: LETTER OF JUSTIFICATION
BUFFALO WILD WINGS
2685 Vista Way Oceanside, Ca.

To whom it may concern:

It is with great pleasure and excitement that we have been engaged by Blazin Wings, Inc., to process a conditional use permit application to allow for the operation of Buffalo Wild Wings restaurant at the above-mentioned address. This location will be a Corporate owned and managed..

BACKROUND

Buffalo Wild Wings was founded in 1982 at a location near The Ohio State University Campus. They are an established and growing owner, operator and franchisor of restaurants featuring a variety of boldly flavored, made-to-order menu items including their Buffalo, New York-style chicken wings spun in any of their many signature sauces. Their restaurants create an inviting neighborhood atmosphere that includes an extensive multi-media system, a full bar and an open layout, which appeals to sports fans and families alike. The concept offers elements of the fast casual and casual dining restaurant concepts featuring a flexible service model that allows their guests to choose among convenient dining options such as fast casual counter service, casual dining table service or take-out. Their award-winning food and inviting atmosphere, combined with their guests' ability to customize their dining experience, drives guest visits and loyalty.

The widespread appeal of their concept establishes these restaurants as a neighborhood destination with over 800 restaurants in 45 states, and Canada. The menu, competitively priced between the fast casual and casual dining segments, features fresh chicken wings and other items including boneless wings, chicken tenders, popcorn shrimp, specialty hamburgers and sandwiches, wraps, Buffalito® soft tacos, appetizers and salads. Their made-to-order menu items are enhanced by the bold flavor profile of their signature sauces, ranging from mild Teriyaki™ to Blazin'®. The restaurants serve approximately 20 domestic and imported beers on tap, including several local or regional micro-brews and a wide selection of bottled beers, wines, and liquor. The inviting and energetic environment of these restaurants is complemented by furnishings that can be easily rearranged to accommodate parties of various sizes. The guests have the option of

OPERATION

The applicant shall operate the premises as a bona-fide public eating establishment. The applicant will be applying for a type 47 liquor license from the State of California's Department of Alcoholic Beverage Control. A Type-47 On-Sale General for Bona Fide Public Eating Place license is regulated so as to require that the business operate primarily as a bona-fide restaurant limiting the amount of alcoholic beverages, which can be sold to less than 50% of gross sales. The State will also place time tested conditions on the license as well as maintain regulatory and statutory powers over the applicant (licensee) in their operation as a licensed business. The City can either mirror those conditions placed on the liquor license or create its own reasonably sound conditions to regulate the activity of the business. The City and the State regularly work together in creating conditions, which can be imposed to minimize any potential negative impacts or concerns.

There will be no live entertainment on the premises. The applicant does intend to play recorded music; show sporting events on televisions throughout the premises and provide limited coin operated machines for entertainment purposes (video games) at the premises. There will be no dancing or other nightclub type activity to include DJ's, the use of nightclub promoters or the like.

The use of will not be detrimental to the public health, safety or welfare, nor be materially injurious to property or improvements in the vicinity. The applicant, the actual franchisor and parent company, intends to operate the business in the utmost reasonable, safe and efficient manner and to set an example to other franchisees or potential franchisees looking to purchase the franchise rights to operate a Buffalo Wild Wings in a different location. Additionally, the applicant intends to spend a considerable amount of money tearing down the former buildings on the property and does a complete ground up construction of a new facility. These improvements will enhance not only the premises but also the surrounding businesses, as it will attract new customers to the center.

In addition, the business will employ 75-100 people, many of them from the immediate neighborhood bring in jobs and additional tax based revenue for the City.

PATIO

The applicant proposes sales and consumption of alcoholic beverages on the patio as depicted on the plans submitted herewith. The patio has strategically been positioned on the interior of the shopping center to reduce any potential noise. The patio shall be enclosed and access thereto shall be limited to entry and exit through the restaurant itself. The enclosure shall keep any unauthorized drinks, food or persons from entering or leaving the patio. The patio will be equipped with a panic alarmed exit which shall at all times remain operational and in accordance with fire regulations. The patio is a standard offered at nearly all corporate owned Buffalo Wild Wings.

watching sporting events or other popular programs on projection screens and up to 40 additional televisions. The open layout of their restaurants offers dining and bar areas that provide distinct seating choices for sports fans and families. The unique service model, providing the flexibility of ordering at the counter or table, allows the guests to customize their Buffalo Wild Wings® experience to meet the different time demands or service preferences of a workday lunch, a dine-in dinner, a take-out meal, an afternoon or evening enjoying a sporting event or a late-night craving.

Over the next several years, the Corporate office intends to open numerous company-owned and franchised restaurants in new and existing markets. In existing markets, they have opportunities to open additional restaurants and leverage off the brand awareness and human resource infrastructure that already exists.

PROPOSED OCEANSIDE LOCATION

The proposed Oceanside location will follow the long-standing and proven business model, which the company has implemented throughout the United States. As previously indicated, this particular location will be corporate owned and managed. The premise is conveniently located off the SR 78 Highway and S. El Camino Real and shall serve the surrounding uses, which are primarily commercial and residential in nature. The residential area surrounding the premises is instrumental to the success of the location inasmuch as Buffalo Wild Wings is modeled as a neighborhood/community restaurant.

The premises will be a single story restaurant with an attached patio and will be designed to accommodate families, large and small groups, corporate events and the like. The use is wholly consists with the surrounding uses in the area inasmuch as the location is situated in a high traffic center that houses several other eating establishments and commercial uses.

APPLICATION REQUEST

The applicant requests approval of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with a proposed 6,~~003~~ 318 square foot restaurant with a ~~1038~~ 1,002 square foot, attached patio; having a seating capacity of 196 interior and 80 outdoor dining seats for a total of 276 seats; and, shall have a fixed bar and/or bar fixture located therein as more fully depicted on the attached plans.

PROPOSED HOURS OF OPERATION

The applicant proposed hours of operation is **Monday through Sunday 9:00 am to 2:00 am**. The applicant shall prepare, sell, and offer food during all hours of operation. In other words, food will be available for customers at any time the business is open.

APPLICANT'S VOULTARLIY SUBMITTED CONDITIONS

In the spirit of cooperation, the applicant would like to offer the following voluntary conditions:

- Applicant shall comply with all Federal, State and Local laws, ordinances and codes.
- Applicant shall operate as a Bona Fide Eating Place as defined in California's Business and Profession Code 23038;
- Applicant shall not be permitted to offer live entertainment. Live entertainment shall not include recorded music played through a sound system or playing of televised or recorded programming.
- The premises shall not have a dance floor, nor shall the applicant remove furniture to create a dance floor space at any time.
- The use of nightclub promoter shall be prohibited.

TRAINING

Applicant shall ensure that all employees (to include, but not be limited to, servers, bar tenders, bus-persons and management) receive onsite training related to all aspects of the operation of the business. Corporate shall ensure that employees receive training on local and state laws/regulations as they relate to the sale and consumption of alcohol to include, but not be limited to, proper identification screening, signs of impairment, over-intoxication, etc. Applicant's management shall encourage all employees to attend any State and/or City programs related to the operation of the business, particularly the sale and consumption of alcoholic beverages, such as the State Sponsored LEAD program. Applicant has, working in conjunction with the National Restaurant Association, developed and implemented its own Responsible Alcohol Service (RAS) which all employees are required to participate in and receive certification from . The applicant also participates in the ServSafe Alcohol Program (National Restaurant Association Educational Foundation (NRAEF) developed the ServSafe Alcohol Program & RAS to raise the bar in responsible alcohol service training and certification, see *servsafe.com*), which each employee is required to complete as a material part of their employment with the company (*Best Chain Responsible Service Training Program, Cheers Magazine).* Attached hereto is a brief summary of the RAS training and training philosophy for your review.

COMMUNITY-CONNECTED

Community is the cornerstone of Buffalo Wild Wings business model. The applicant is dedicated to being a good neighbor, practice good citizenship and respect the surrounding community. The company's policy demands that the restaurant play an integral part of the community in which the restaurant is located. Thus, the location will not only be geared towards families and sports fans but will also be aimed towards community

groups, charitable organizations, local sport teams, social organizations, the local School Districts(s), local volunteer groups and various other organizations serving Oceanside.

Buffalo Wild Wings-Corporate has made charitable donation of nearly One Million Dollars ($1,000,000.00) to St. Jude Children's Hospital over the past few years. In addition, each location, to include the location in Oceanside, shall have a minimum spendthrift of Five Thousand Five Hundred Dollars ($5,500.00) per year to donate to local charitable and philanthropic causes in the community as well as participate in fundraising events with local groups in which Buffalo Wild Wings donates a percentage of sales to such approved charitable groups. Buffalo Wild Wings prides itself of becoming an integral part of the neighborhood in which it locates and intends carry on that tradition in Oceanside.

The applicant is also open to meet with any of the various City Departments, Council Office(s), homeowners and their respective homeowner's associations should they have concerns to discuss and eliminate any such potential issues after notification of the intended conditional use permit and requests therein. This open dialogue will continue after approval and for the duration of the existence of Buffalo Wild Wings-Oceanside.

CONCLUSION

In conclusion we look forward to a great working relationship with your office, the City as a whole, the surrounding businesses and the community of Oceanside residents and employees.

Very truly yours,

// Mike Ayaz

MIKE AYAZ
General Counsel
Attorney for Liquor License Specialist

EXHIBIT "A"

H&H

PARCEL A:

PARCELS 1 THROUGH 7 INCLUSIVE OF PARCEL MAP NO. 9754, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1980 AS FILE NO. 80-075462 OF OFFICIAL RECORDS.

PARCEL B:

PARCELS A THROUGH E INCLUSIVE I AND J OF PARCEL MAP NO. 10905, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 22, 1981 AS FILE NO. 81-021535 OF OFFICIAL RECORDS.

PARCEL C:

PARCEL 2 OF PARCEL MAP NO. 11886, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 7, 1982 AS FILE NO. 82-004203 OF OFFICIAL RECORDS.

PARCEL D:

PARCELS 1 AND 2 OF PARCEL MAP NO. 12465, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 3, 1982 AS FILE NO. 82-372139 OF OFFICIAL RECORDS.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5193

State of California
County of Los Angeles

On 12-22-93 (DATE) before me, Julie Hue Lugo, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Seymour Kreshef (NAME(S) OF SIGNER(S))

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JULIE HUE LUGO
COMM. # 996096
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires MAY 31, 1997

WITNESS my hand and official seal.

Julie Hue Lugo
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Partnership Grant Deed
NUMBER OF PAGES 3 DATE OF DOCUMENT 12-22-93
SIGNER(S) OTHER THAN NAMED ABOVE Alexander Haagen, E. Krasnoff

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