

AGENDA NO. 3

PLANNING COMMISSION



STAFF REPORT

DATE: August 26, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/ Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP13-00019) AND REGULAR COASTAL PERMIT (RC13-00012) FOR THE ESTABLISHMENT OF A 2,350-SQUARE-FOOT FITNESS TRAINING FACILITY IN SUITES 104 AND 105 AT 1555 SOUTH COAST HIGHWAY, WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD – SOURCE CROSSFIT – APPLICANT: ERNESTINA ESCOBAR**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1, Categorical Exemption “Existing Facilities;” and,
- (2) Approve Conditional Use Permit (CUP13-00019) and Regular Coastal Permit (RC13-00012) by adopting Planning Commission Resolution No. 2013-P39 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On June 20, 2013, an application for a Conditional Use Permit and Regular Coastal Permit to allow for the establishment of a 2,350-square-foot fitness training facility was received by staff. The proposed training facility would occupy an existing commercial building and located immediately west of South Coast Highway and north of Morse Street. The existing commercial building on the upper pad area of the site was constructed in 1966 and has functioned as an automotive sales and repair business since the site was developed. Currently the building is vacant and has been divided into five separate suites as follows: Suites 101 and 102 combined are approximately 5,400 square feet in size, Suite 103 is 1,450 square feet, and Suites 104 and 105 are 2,350 square feet.

Site Review: The project site encompasses approximately 2.53 acres and is developed with two commercial buildings on two separate pad areas referred to as the upper and lower levels. The CrossFit Training Facility would occupy a 2,350-square-foot portion of

the primary building on the westerly most portion of the building located on the upper level. The existing vacant building once served as service bays for a previous automotive sales business. The property is zoned General Commercial (C-2) on the City of Oceanside Zoning Map, is designated General Commercial (GC) on the General Plan Land Use Map, and is located within the Coastal Zone. The establishment of personal improvement facilities within a limited industrial zoned business park requires discretionary review and approval of a Conditional Use Permit.

Surrounding land uses include a Beauty College and Multi-Family Residential to the south, the Paradise RV Resort beyond the lower level to the west and north, and a vacant parcel across South Coast Highway to the east.

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

Conditional Use Permit (CUP13-00019) represents a request for the following:

- (a) To permit the establishment of a CrossFit Training Facility within two suites totaling 2,350 square feet of an existing 9,200-square-foot Commercial building located at 1555 South Coast Highway.

The 2,350-square-foot CrossFit training facility would allocate approximately 2,000 square feet of interior space as dedicated workout areas, with the remaining 350 square feet being used for office and storage areas. No exterior facilities or modifications to the building are proposed as part of the operational characteristics of the fitness facility. A detailed Description and Justification narrative that details the day to day operations and management of the fitness facility has been attached for consideration.

Signage is not proposed as part of this project's approval. Should signage be proposed in the future for the CrossFit Facility, the signage would be required to meet the sign criteria established within the 1986 Oceanside Zoning Ordinance, Article 33.

Regular Coastal Permit (RC13-00012) represents a request for the following:

- (a) To permit the establishment of a CrossFit Training Facility within the Coastal Zone.

Based upon the 1986 Zoning Ordinance that requires Trade School/Specialty School type land uses to obtain a Conditional Use Permit, the Local Coastal Program requires that a Regular Coastal Permit be processed concurrently.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. Local Coastal Program
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

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

A. Land Use Element

Goal 1.11: Balanced Land Use

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

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

Surrounding land uses include a combination of commercial and residential type land uses, including specialty schools. Establishment and operation of the specialized fitness facility has been determined by staff to provide an overall balance of goods and services in close proximity to the residential areas of the South Oceanside neighborhood, and with an end result of providing a sense of community to the residents in close proximity to the area.

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

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies would not arise. Trip generation for the subject use has been determined by staff to be consistent with the overall intensity of development of the site. It should be further noted that the specialized training limits the number of clients that can use the 2000 square foot facility at any one given time. The original development and use of the site as an automotive sales lot has provided a surplus of parking well in excess of current code requirements.

2. Zoning Compliance

The proposed project is within a 2,350-square-foot portion of an existing 9,600-square-foot commercial building located within a General Commercial zone in the South Oceanside Planning Neighborhood. Trade/Specialty School type land uses must obtain a Conditional Use Permit in order to operate in commercial areas of the coastal zone. Only interior modifications to the existing, permitted building are proposed. The applicant shall be required to obtain a building permit for the proposed changes.

During the entitlement process, city staff reviewed the parking requirements and determined that the proposed parking meets the requirements established within the 1986 Oceanside Zoning Ordinance. A parking analysis was submitted with this project application and staff has determined that all uses on-site and the proposed fitness use will require 25 parking spaces and this can be met with the existing 71 parking stalls on-site. Due to the fact that the site has functioned as an Automotive Sales lot since its development, a majority of the site contains parking well over what would be required for the most intense type use that could occupy the five suites.

In accordance with Article 27 of the 1986 Oceanside Zoning Ordinance, parking for Trade/Specialty Schools is calculated at a ratio of 1 space per employee plus 1 space per 400 square feet of dedicated workout area. The proposed CrossFit facility is required to provide seven parking spaces which can be accommodated through the 71 reciprocal parking stalls on-site; therefore no impacts related to parking would occur.

3. Land Use Compatibility with Surrounding Developments

The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	General Commercial (GC)	General Commercial (C-2)	Vacant Commercial
North of Subject Property	Special Commercial (SC)	Visitor Commercial (VC)	RV Resort
East of Subject Property:	Urban High Density Residential (UHD-R)	Medium Density Residential (R-3)	Vacant Undeveloped Property (Previously a Mobile Home Park)
South of Subject Property:	General Commercial (GC) & Urban High Density Residential (UHD-R)	General Commercial (C-2) & Medium Density Residential (R-3)	Beauty College & Multi-Family Residential
West of Subject Property:	Special Commercial (SC)	Visitor Commercial (VC)	RV Resort

4. Local Coastal Program compliance

The proposed project is within a non-appealable portion of the Coastal Zone. The following objectives and policies of the LCP apply to the project:

Section VI: Visual Resources and Special Communities Policy 8. of the LCP. The City shall ensure that all new development is compatible in height, scale, color, and form with the surrounding neighborhood.

Objective: The City shall, through its land use and public works decisions, seek to protect, enhance, and restore visual quality of the urban environment.

Policy 8: The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.

The proposed project is within the non-appealable portion of the Coastal Zone, and does not propose new development or a remodel to the existing building, rather only minor tenant improvements would be required to accommodate the fitness facility. The proposed CrossFit fitness training facility would contribute to an end result of providing a sense of community to the residents in close proximity to the area and ultimately provide additional synergy necessary to ensure that the local businesses are successful.

DISCUSSION

Issue: Project Compatibility with the Surrounding Developed Areas:

The addition of a Specialty/Trade School type land use would be compatible with the goals and objectives of the General Plan for land use compatibility. The subject suites where the CrossFit facility would be located is to the rear of a larger General Commercial building and immediately adjacent to a property established with a Trade School type land use. The lower intensity use coupled with adequate roadway systems and access points directly off of South Coast Highway would further ensure that conflicts between the general public, the multi-family residential, and the RV Resort adjacent to the site would be minimized. In order to ensure that no conflicts with day to day fitness training operations and residential properties to the south occurs, the application includes an Operations Management Plan that limits the hours of operation and intensity of use of the site. Staff has also conditioned the project in a manner that allows the City to monitor operations and modify hours of operation at the site should excessive complaints related to the operations be received and verified to exist.

Recommendation: Staff finds that the CrossFit training facility is compatible with the existing developed area and as conditioned will be consistent with the original intent of the General Commercial zoned parcel to establish this type of land use. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 300-foot radius of the subject property, to individuals/organizations

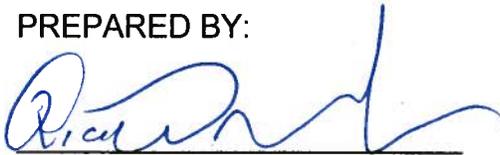
requesting notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

SUMMARY

The request for approval of a Conditional Use Permit and Regular Coastal Permit to allow the establishment of a 2,350-square-foot fitness training facility in suites 104 and 105 at 1555 S. Coast Highway is consistent with the requirements of the 1986 Zoning Ordinance, the land use policies of the General Plan and the Local Coastal Program. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission:

- (1) Confirm issuance of a Class 1, Categorical Exemption "Existing Facilities;" and,
- (2) Approve Conditional Use Permit (CUP13-00019) and Regular Coastal Permit (RC13-00012) by Adopting Planning Commission Resolution No. 2013-Pxx with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/RG/fil

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2013-P39
3. Other Attachments (Application Page, Description and Justification, Operational Management Plan, Legal Description)

ATTACHMENT 1

Exhibit B

CUP13-00019 & RC13-00012 Source CrossFit Parking Analysis

1555 S. Coast Hwy (1986 Ordinance 1 space per 400 sq. ft.)	Unit 101 and 102
Total Square Footage:	5,400
Parking Spaces required per Sq. Ft.:	14
1555 S. Coast Hwy (1986 Ordinance 1 space per 400 sq. ft.)	Unit 103
Total Square Footage:	1,450
Parking Spaces required per Sq. Ft.:	4
1555 S. Coast Hwy: 1 space per employee and 1/400 sq. ft. of dedicated training area	Unit 104 and 105
Total Square Footage:	2,950
Total Dedicated Training Area	2,000 sq. ft.
Total Employees:	2
Parking Spaces required for Employees:	2
Parking Spaces required per Sq. Ft.:	5
Total Parking spaces required per 1986 Ordinance:	7
Total Parking Spaces Required for 1555 S. Coast Hwy Units 101-105	25
Total Parking Spaces Provided:	71
Total Spaces Available	46

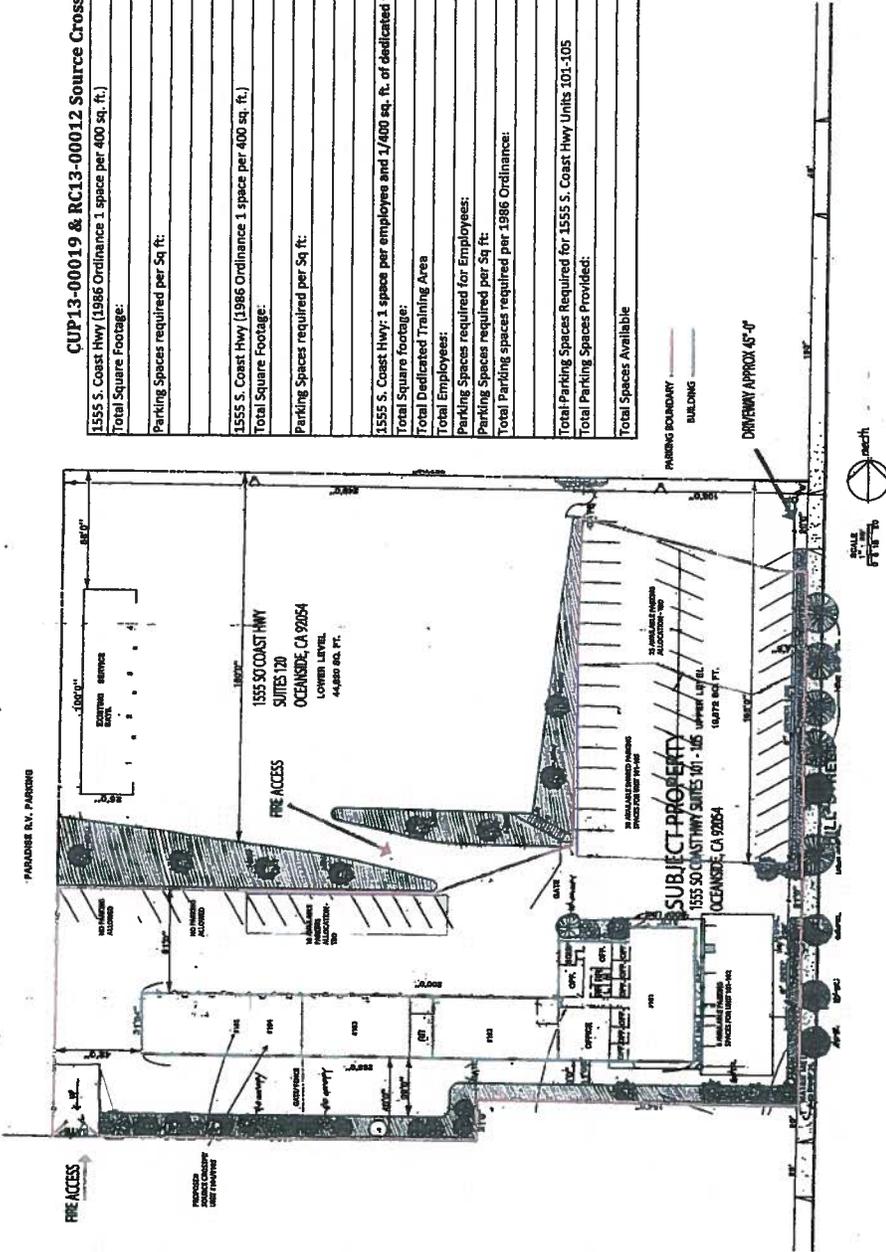
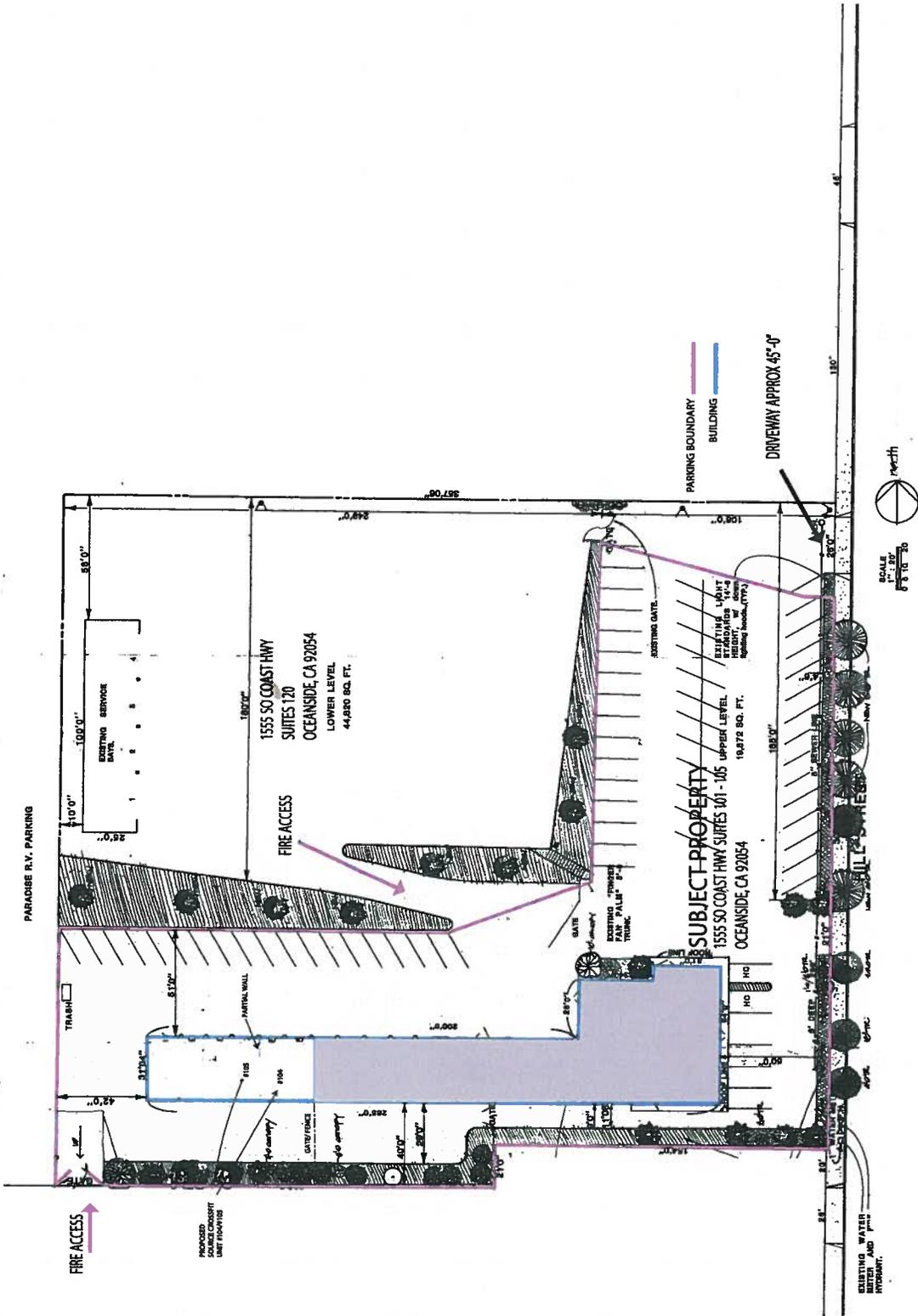


Exhibit B

NORTH COAST PROPERTIES
 1555 SO COAST HWY SUITES 101 - 105
 OCEANSIDE, CA 92054



9/14
 10-200
 R.R.
 H.C.H.
 1
 01-1-04

1555 SOUTH COAST HWY DALLAS
CLEANLINE, CA 92024

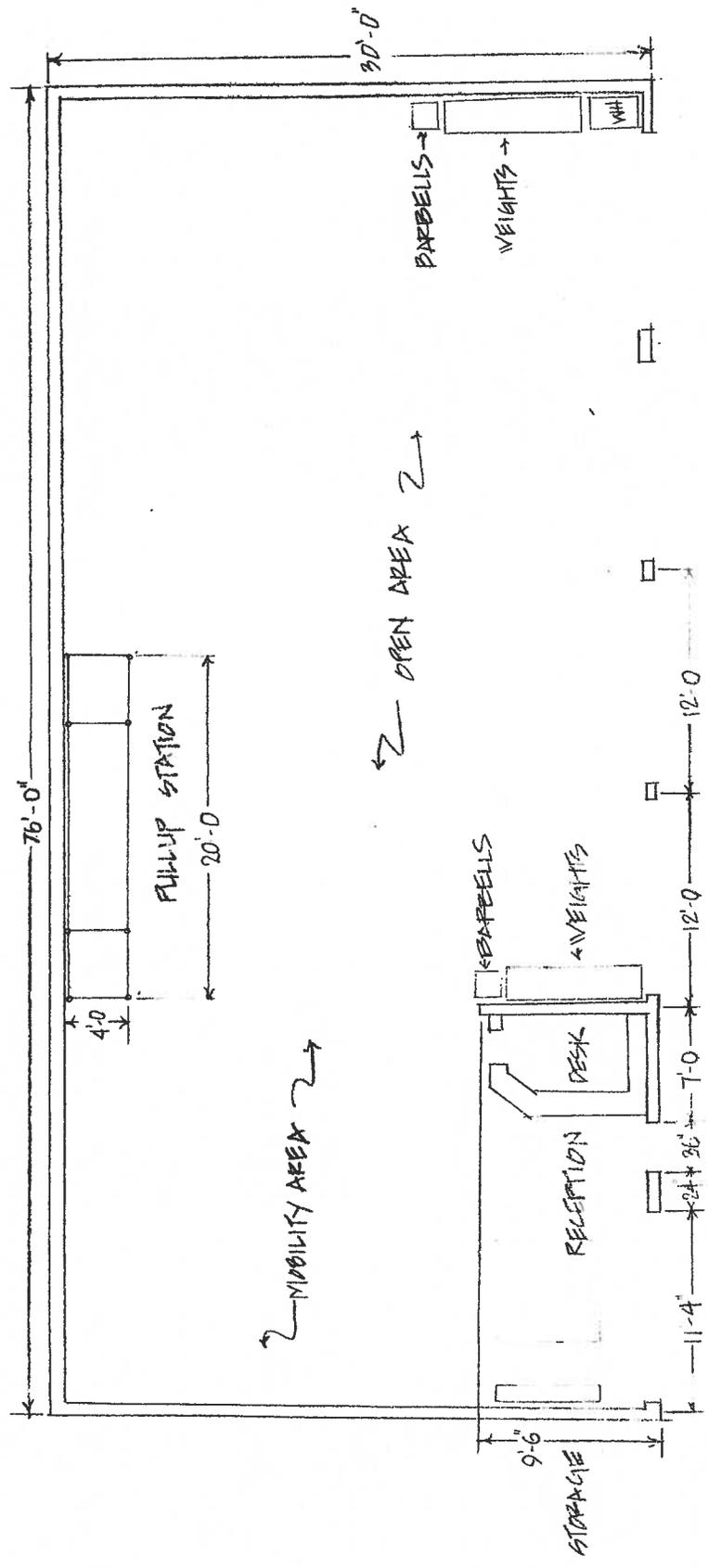
SOURCE CROSSFIT

760
B36
0826

5/28/15

1 = 1/8"

1



ATTACHMENT 2

1 PLANNING COMMISSION
2 RESOLUTION NO. 2013-P39

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

7 APPLICATION NO: CUP13-00019; RC13-00012
8 APPLICANT: Ernestina Escobar – Source CrossFit
9 LOCATION: 1555 S. Coast Highway, Suite 104 and 105

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Conditional Use Permit and Regular Coastal Permit
14 under the provisions of Articles 11, 15, and 21 of the 1986 Zoning Ordinance of the City of
Oceanside and the Local Coastal Program to permit the following:

15 establishment of a CrossFit Training Facility within a 2,350-square-foot portion of a 9,600-
16 square-foot Commercial building located at 1555 South Coast Highway. The 2,350-
17 square-foot fitness facility would allocate approximately 2,000 square feet of interior space
18 as dedicated workout area, with the remaining 350 square feet containing office and
19 storage areas.;

20 on certain real property described in the project description.

21 WHEREAS, the Planning Commission, after giving the required notice, did on the 26th day
22 of August, 2013 conduct a duly advertised public hearing as prescribed by law to consider said
23 application;

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

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

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

1 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
2 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
3 described in this resolution begins on the effective date of this resolution and any such protest must
4 be in a manner that complies with Section 66020;

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

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

9 FINDINGS:

10 For the Conditional Use Permit:

- 11 1. That the proposed location of the use is in accord with the objectives of the Zoning
12 Ordinance and the purposes of the district in which the site is located.
- 13 • Trade/Specialty School uses are permitted within the General Commercial (C-2)
14 zone district, subject to approval of a Conditional Use Permit.
- 15 2. That the proposed location of the conditional use and the proposed conditions under
16 which it would be operated or maintained will be consistent with the General Plan; will
17 not be detrimental to the public health, safety or welfare of persons residing or working
18 in or adjacent to the neighborhood of such use; and will not be detrimental to properties
19 or improvements in the vicinity or to the general welfare of the City.
- 20 • Subject to approval of a Conditional Use Permit, a Trade/Specialty School is
21 allowed. The request to establish a specialized fitness facility within an existing
22 commercial building located at 1555 South Coast Highway would not physically
23 change or alter the general commercial building or existing site improvements.
 - 24 • The project has been conditioned to implement an Operational Management Plan
25 in order to ensure that public safety and health is not an issue, and the propose
26 use would provide a balanced distribution of land uses in accordance with
27 General Plan Section 1.11, "Balanced Land Use" Policy B by providing a
28 significant benefit in the form of a Trade/Specialty School type land use for the
29 surrounding communities.

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

- 4 • The proposed use is consistent with the Oceanside Zoning Ordinance for
5 conditional uses, and subject to operational specific conditions will allow for a
6 fitness training facility to benefit the general public and residents of the
7 surrounding South Oceanside Neighborhood.

8 4. That the fitness training facility activities will not interfere with the residential or
9 commercial land uses located in close proximity to the subject site, and there will be no
10 public health and safety issues related to the location of the a Trade/Specialty School
11 land use.

- 12 • The fitness training facility is naturally restricted by size and space allocation
13 within suites 104 and 105 of the commercial building in a manner that limits
14 occupancy, and will be subject to an operations management plan that establishes
15 day-to-day operational aspects necessary to ensure that parking and traffic
16 impacts do not interfere with the primary daytime land uses in the area.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
18 approve Conditional Use Permit (CUP13-00019) and Regular Coastal Permit (RC13-00012)
19 subject to the following conditions:

20 **Building:**

21 1. Shall comply with the 2010 edition of the California Code of Regulations (CCR); Title 24,
22 (which is composed of 12 parts) referred to as the California Building Standards Code,
23 and adopts the following model codes only with California Amendments:

- 24 i. The 2009 International Building Code (IBC);
- 25 ii. The 2009 International Fire Code (IFC);
- 26 iii. The 2008 Building Energy Efficiency Standards; (effective date 01/01/2010 for
27 submittals)
- 28 iv. The 2009 Uniform Mechanical Code (UMC);
- 29 v. The 2009 Uniform Plumbing Code (UPC); and,
- vi. The 2008 National Electrical Code (NEC).

1 For your information the California Building Standards Code is the name that refers to
2 the building standards (12 parts) located in Title 24 of the California Code of
3 Regulations as published by the California Building Standards Commission. The
4 California Building Code is the name that refers to Part 2 of California Building
5 Standards Code in Title 24 of the California Code of Regulations; the California
6 Building Code should not be confused with the California Building Standards Code.

7 **PLEASE NOTE** Jan. 1, 2014 the State of California will be under the 2013 CBC based
8 on the 2011 IBC.

- 9 2. The granting of approval under this action shall in no way relieve the applicant/project
10 from compliance with all State and Local building codes.
- 11 3. Site development, parking, access into buildings and building interiors shall comply
12 WITH ALL CURRENT State of California Accessibility Code.
- 13 4. The developer shall monitor, supervise and control all building construction and
14 supportive activities so as to prevent these activities from causing a public nuisance,
15 including, but not limited to, strict adherence to the following:
- 16 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
17 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
18 work that is not inherently noise-producing. Examples of work not permitted on
19 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
20 producing nature. No work shall be permitted on Sundays and Federal Holidays
21 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
22 Christmas Day) except as allowed for emergency work under the provisions of
23 the Oceanside City Code Chapter 38 (Noise Ordinance).
- 24 b) The construction site shall be kept reasonably free of construction debris as
25 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
26 approved solid waste containers shall be considered compliance with this
27 requirement. Small amounts of construction debris may be stored on-site in a
28 neat, safe manner for short periods of time pending disposal

28 **Fire:**

- 29 5. Project must comply with 2010 California Fire and Building Codes.

1 6. Plans for tenant improvement changes must be submitted to the Fire Department for
2 review.

3 **Planning:**

4 7. This Conditional Use Permit shall expire on August 26, 2015 unless implemented as
5 required by the Zoning Ordinance.

6 8. This Conditional Use Permit approves only a fitness training facility within suites 104 and
7 105 of an existing commercial building located at 1555 South Coast Highway as shown
8 on the plans and exhibits presented to the Planning Commission for review and approval.
9 No deviation from these approved plans and exhibits shall occur without the Planning
10 Division approval. Substantial deviations shall require a revision to the Conditional Use
11 Permit and Regular Coastal Permit or a new Conditional Use Permit and Regular Coastal
12 Permit.

13 9. No additional increase in useable floor area or intensification of uses within the 2,350-
14 square-foot portion of the building located at 1555 S. Coast Highway shall be permitted as
15 part of this application for discretionary approval.

16 10. A covenant or other recordable document approved by the City Attorney shall be prepared
17 by the applicant and recorded prior to the issuance of building permits. The covenant shall
18 provide that the property is subject to this resolution, and shall generally list the conditions
19 of approval.

20 11. Prior to issuance of any building permits for the project, a Final CrossFit Training
21 Facility Operation Management Plan shall be submitted to the City Planner for review,
22 and prior to issuance of any certificate of occupancy the City Planner shall approve the
23 final version of the CrossFit Training Facility Operation Management Plan.

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

28 13. Failure to meet any conditions of approval for this development shall constitute a violation
29 of the Conditional Use Permit and Regular Coastal Permit.

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

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

11 PASSED AND ADOPTED Resolution No. 2013-P39 on August 26, 2013 by the
12 following vote, to wit:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

17 _____
18 Robert Neal, Chairperson
Oceanside Planning Commission

19 ATTEST:

20 _____
21 Marisa Lundstedt, Secretary

22 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
23 that this is a true and correct copy of Resolution No. 2013-P39.

24 Dated: August 26, 2013

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

28 _____
29 Applicant/Representative

_____ Date

ATTACHMENT 3



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

Developer Deposit Account

STAFF USE ONLY	
ACCEPTED <div style="font-size: 24pt; font-weight: bold; color: blue; text-align: center;">6/20/13</div>	BY SN ↓ Dw.

Please Print or Type All Information HEARING

PART I – APPLICANT INFORMATION			
1. APPLICANT Ernestina Escobar	2. STATUS Lessee	GPA	
3. ADDRESS 875 Viewpoint Dr San Marcos, CA 92078	4. PHONE/FAX/E-mail 760-536-8846	MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Same As Above		ZONE CH.	
6. ADDRESS	7. PHONE/FAX/E-mail	TENT. MAP	
		PAR. MAP	
		DEV. PL.	
		C.U.P. CUP13-00019	
		VARIANCE	
		COASTAL RC13-00012	
		O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION			
8. LOCATION 1555 S. Coast Hwy Unit #104/105 Oceanside, CA 92078		9. SIZE 2350Sq/ft 2.53 ACRE	
10. GENERAL PLAN GC	11. ZONING CG	12. LAND USE VACANT COMMERCIAL	13. ASSESSOR'S PARCEL NUMBER 153-030-26
14. LATITUDE	15. LONGITUDE		

PART III – PROJECT DESCRIPTION				
16. GENERAL PROJECT DESCRIPTION Conditional Use permit as a athletic training facility at 1555 S. Coast hwy#104/105				
17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR	

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 PAGES AS NECESSARY).			
35. APPLICANT OR REPRESENTATIVE (Print): SOURCE CROSSFIT ERNESTINA ESCOBAR	36. DATE 6-11-13	37. OWNER (Print) NORTH COAST PROPERTIES	38. DATE 6-11-13
Sign:	Sign:		

• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

• I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

I. SOURCE CROSSFIT Company Description

We are currently conducting business for the last 3 years at a 1400 sq ft unit on 1826 S. Coast Hwy as Source Crossfit and are looking at expanding to a 2350 sqft unit at 1555 S. Coast Hwy

Source Crossfit offers a distinct fitness program that can be defined as constantly varied functional movement at high intensity. Our program is designed for scalability and applies to all individuals regardless of age or fitness level. We offer specialized classes such as weightlifting, Olympic lifting, mobility sessions, strength and conditioning, endurance and other specialty seminars as well as regular crossfit classes. Along with our specialize classes we also offer private training sessions.

You will learn skills and complete workouts that combine body weight exercises, gymnastic movements, and Olympic lifting. We vary theses movements to combine strength and metabolic conditioning that utilize kettlebells, pullup rigs, dumbbells, oversized tires, sleds and much more. The workouts environment can be inside or outside depending on the stimulus for the day.

At Source CrossFit classes are led in a small group environment of 1 with a maximum of 15. Each session led by at least one skilled coached to improve your movement and facilitate workout safely. We limit class size in order to provide a good coaching environment.

SOURCE CROSSFIT -Operational Management Plan-

Source Crossfit offers a distinct fitness program that can be defined as constantly varied functional movement at high intensity. Our program is designed for scalability and applies to all individuals regardless of age or fitness level. We offer specialized classes such as weightlifting, Olympic lifting, mobility sessions, strength and conditioning, endurance and other specialty seminars as well as regular crossfit classes. Along with our specialize classes we also offer private training sessions.

You will learn skills and complete workouts that combine body weight exercises, gymnastic movements, and Olympic lifting. We vary theses movements to combine strength and metabolic conditioning that utilize kettlebells, pullup rigs, dumbbells, oversized tires, sleds and much more.

At Source CrossFit classes are led in a small group environment of 1 with a **maximum of 15**. Each session led by at least **one (1) skilled coached** to improve your movement and facilitate workout safely. We limit class size in order to provide a good coaching environment.

Our Current class schedule is:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit		Closed
9:00						CrossFit	
11:00	Olympic Lifting						
12:00	CrossFit	CrossFit	CrossFit		CrossFit		
16:00	CrossFit			CrossFit			
16:30					CrossFit		
17:30					CrossFit		
17:00	CrossFit	CrossFit	CrossFit	CrossFit			
18:00	CrossFit	CrossFit	CrossFit	CrossFit			
19:00	CrossFit	Fundamentals	CrossFit	Fundamentals			

For 2014 we'd like to add High School/Middle School Strength and Conditioning and Crossfit Kids at 3:00pm.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF TRACTS 14 AND 96 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF HILL STREET, DISTANT THEREON NORTH 35°12'00" WEST 196.00 FEET FROM THE CENTER LINE OF MORSE STREET, AS SAID STREETS ARE SHOWN ON SAID MAP NO. 622 AND ON RECORD OF SURVEY MAP NO. 2879, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1952; THENCE NORTH 35°12'00" WEST ALONG SAID NORTHWESTERLY PROLONGATION 594.47 FEET TO A POINT WHICH LIES SOUTH 35°12'00" EAST, 493.00 FEET FROM THE MOST EASTERLY CORNER OF THE TRACT OF LAND MARKED "MATFIELDS 4.32 ACRES" OF SAID MAP NO. 622; THENCE SOUTH 37°40'53" WEST, 680.12 FEET TO A LINE PARALLEL WITH AND 100.00 FEET NORTHEASTERLY FROM THE CENTER LINE OF THE MAIN LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH 35°12'00" EAST ALONG SAID PARALLEL LINE 413.28 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 176.00 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF MORSE STREET; THENCE ALONG SAID PARALLEL LINE NORTH 54°53'17" EAST 493.16 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO ROBERT CHUCKROW CONSTRUCTION CO., RECORDED JANUARY 23, 1964 AS FILE NO. 13684 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID LAND NORTH 35°12'00" WEST 20.00 FEET TO THE MOST WESTERLY CORNER THEREOF AND NORTH 54°43'17" EAST 157.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF HILLS STREET, DISTANT THEREON NORTH 35°12'00" WEST, 496.47 FEET FROM THE CENTER LINE OF MORSE STREET, AS SAID STREETS ARE SHOWN ON SAID MAP NO. 622 AND ON RECORD OF SURVEY NO. 2879, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1952; THENCE NORTH 35°12'00" WEST ALONG SAID NORTHWESTERLY PROLONGATION 294.00 FEET TO A POINT WHICH LIES SOUTH 35°12'00" EAST 493.00 FEET FROM THE MOST EASTERLY CORNER OF THE TRACT OF LAND MARKED "MATFIELDS 4.32 ACRES" OF SAID MAP NO. 622; THENCE SOUTH 37°40'53" WEST 680.12 FEET TO A LINE PARALLEL WITH AND 100.00 FEET NORTHEASTERLY FROM THE CENTER LINE OF THE MAIN LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH 35°12'00" EAST ALONG SAID PARALLEL LINE 413.28 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 176 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF MORSE STREET; THENCE ALONG SAID PARALLEL LINE NORTH 54°53'17" EAST 292.35 FEET TO A POINT; THENCE NORTH 35°04'30" WEST 318.93 FEET; THENCE NORTH 54°38'30" EAST 357.06 FEET TO THE POINT OF BEGINNING.

APN: 153-030-20-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: August 27, 2013
(180 days)

1. **APPLICANT:** Ernestina Escobar, Lessee
2. **ADDRESS:** 875 Viewpoint Dr., San Marcos, CA. 92078
3. **PHONE NUMBER:** (760) 536-8846
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Source CrossFit (CUP13-00019, RC13-00012)
7. **DESCRIPTION:** A request for approval to establish a CrossFit Training Facility within two suites totaling 2,350 square feet of an existing 9,200-square foot Commercial building located at 1555 S. Coast Highway. The 2,350-square-foot CrossFit training facility would allocate approximately 2,000 square feet of interior space as dedicated workout areas, with the remaining 350 square feet being used for office and storage areas. The subject site is zoned General Commercial (C-2) on the City of Oceanside Zoning Map, is designated General Commercial (GC) on the General Plan Land Use Map, and is located within the Coastal Zone.

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

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

Richard Greenbauer, Senior Planner

Date:

cc: Project file Counter file Library Posting: County Clerk \$50.00 Admin. Fee