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DATE: September 4, 2013

TO: Chairperson and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT (RCUP13-00003) AND REGULAR COASTAL PERMIT (RRP13-00003) TO ALLOW FOR BEER SAMPLING AND TASTINGS WITH ASSOCIATED SALES OF RELATED MERCHANDISE WITHIN AN EXISTING BUILDING LOCATED AT 505 AND 507 NORTH COAST HIGHWAY – SURFSIDE TAP ROOM - APPLICANT: TRACEY HEMSTREET**

### **SYNOPSIS**

Staff recommends that the Commission adopt a resolution approving Conditional Use Permit (RCUP13-00003) and a Regular Coastal Permit (RRP13-00003) to allow for beer sampling and tasting with associated sales of related merchandise within an existing building located at 505 and 507 North Coast Highway.

### **BACKGROUND**

The subject site is located at the northwest corner of Sportfisher Drive and North Coast Highway on two 5,000-square-foot lots. The existing 2,489-square-foot building was constructed in 1952 as a car dealership and has been occupied by several retail uses throughout the years. The building was recently being used as a flower shop, but has since closed. The adjoining southern lot has been used as a parking lot for the associated building.

**Land Use and Zoning:** The subject site is located within Subdistrict 9 of the "D" Downtown District. Subdistrict 9 is primarily intended to provide a variety of commercial/retail uses, as well as residential uses as part of a mixed-use development plan where appropriate. Eating and drinking establishments are also considered as a visitor-serving use.

**Conditional Use Permit:** Article 36 Section 3602 of the "D" Downtown District Zoning Ordinance, requires a Conditional Use Permit for the selling and serving of alcoholic beverages to the public for consumption on the premises, where food is not sold or served to the public as in a bona fide restaurant. The proposed retail and tasting room does not include a restaurant.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. The Local Coastal Plan designates the project site as General Commercial. The General Commercial category allows for a variety of retail, service and office uses, and the proposed use is consistent with this category.

**Project Description:** The applicant is requesting approval of a retail store and tasting facility known as Surfside Tap Room associated with Oceanside Ale Works Brewery. The applicant proposes to sell beer and associated merchandise in an existing building located at 507 North Coast Highway. The proposed use will not require any exterior expansions to the building and only tenant improvements are necessary. The proposed business will provide retail sales of merchandise such as apparel, glassware, and Oceanside tourist merchandise. The Surfside Tap Room will also include the sales of kegs, bottles, and reusable glass jugs known as "growlers," which can be filled with beer but not consumed on the premises. All consumption of alcohol will be on site inside the existing building. The Surfside Tap Room will also serve quality non-alcoholic beverages such as gourmet root beer, sodas, and other non-alcoholic beverages.

The proposed hours of operation are Sunday through Wednesday 11:00 a.m. to 9:00 p.m., Thursday from 11:00 a.m. to 10:00 p.m., and Friday and Saturday from 11:00 a.m. to 11:00 p.m. No preparation of food is associated with the use at this time, but the use will provide pre-packaged food such as sandwiches, chips, and snacks. The applicant has indicated that during special events, catering services and/or food trucks may prepare and provide food for patrons within the store. There is sufficient room in the parking lot to accommodate food trucks.

The applicant has indicated that the Surfside Tap Room will employ two full-time employees and eight part-time employees.

Deliveries, service vehicles and trash pick-up will be accessed from the alley located immediately west of the building. Pedestrian and handicapped access is to be provided from Coast Highway. The handicapped access located on the eastern portion of the subject site has been designed to meet all of the accessibility requirements in accordance with the 2010 California Building Code.

The proposed tenant improvements include the construction of two new restrooms, two new roll up doors, a 68-square-foot office, service counters, beverage taps, merchandise storage rooms, and a new cooler within the existing building. Site improvements would include upgraded landscaping and parking lot improvements.

The California Business and Professional Code, Article 3, Rights and Obligations of Licensees Section 23389, states the following relative to this type of facility:

A licensed beer manufacturer may sell and deliver beer from branch offices located away from his or her place of manufacture and exercise all his or her license privileges, other than manufacture, at or from the branch offices.

The Police Department has also reviewed the proposed license, and their recommended conditions (Conditions No. 22 through 30) are included in the resolution. In addition, the project has also been conditioned to provide a management plan which governs maintenance, security, and graffiti.

**Environmental Determination:** A Notice of Exemption has been prepared for the project and pursuant to Article 19; Categorical Exemption "Existing Facilities;" Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, the project is considered exempt and no further environmental review is required. The Community Development Commission will consider the exemption during its hearing on the project.

## **ANALYSIS**

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

Redevelopment Plan: Section 301 of the Redevelopment Plan states that the Agency proposes to eliminate and prevent the spread of blight and deterioration by redevelopment of land through private enterprises. The proposed project is consistent with the Redevelopment Plan in that it prevents blight by providing new commercial use for underutilized commercial property. In addition, the applicant proposes to renovate the existing building and site which also prevents the spread of blight within the Downtown project area.

Conditional Use Permit: Staff has reviewed the operational characteristics for the business and believes that the project as conditioned will not negatively impact the surrounding neighborhood. The existing building is located on North Coast Highway and is located along a commercial corridor approximately one block east of the residential uses and will therefore, help generate the needed commercial activity and provide the needed retail uses for the neighborhood and area. The proposed use is consistent with the surrounding area land uses which include retail stores, a vehicle tire shop, a hair salon, offices, and restaurants. The additional landscaping, the new roll up doors, the rear fence, and the painting to the exterior of the building will physically enhance the appearance of the site and compliment the neighborhood. The Community Development Commission has the final authority to approve or disapprove the Conditional Use Permit.

Local Coastal Plan: The proposed use, a retail store, is consistent with the designated General Commercial uses of the Local Coastal Plan including the applicable provisions of the Downtown District Zoning Ordinance. The site is located an ample distance from coastal access areas and there is no expansion to the existing building proposed with this project; therefore, the project will not affect public coastal access.

In conclusion, staff has analyzed the project and found it to be an appropriate use for the area and the site. No documented schools or public parks are located within at least 1,000 feet from the site. The Surfside Tap Room will be located an ample distance from other similar alcohol serving businesses. The location for the use and conditions under which it will be operated are consistent with the General Plan, and 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 provide a management plan that will ensure that all operations are appropriate for the site and the neighborhood.

Staff believes that the project meets the intent of the Redevelopment Plan which encourages the redevelopment/reuse of older commercial buildings. The project will help contribute to the economic development of the neighborhood, by providing a commercial use that will foster commercial activity to an under utilized area of North Coast Highway.

#### **COMMISSION OR COMMITTEE REPORTS**

On July 24, 2013, the Downtown Advisory Committee reviewed this project and voted unanimously to recommend that the Community Development Commission approve it.

#### **FISCAL IMPACT**

Not applicable.

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

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Public Resources Code 30200 et seq., and the City of Oceanside Local Coastal Program Land Use Plan, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

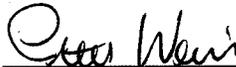
**RECOMMENDATION**

Staff recommends that the Commission adopt a resolution approving Conditional Use Permit (RCUP13-00003) and a Regular Coastal Permit (RRP13-00003) to allow for beer sampling and tasting with associated sales of related merchandise within an existing building located at 505 and 507 North Coast Highway.

PREPARED BY:

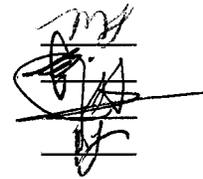
SUBMITTED BY:

  
\_\_\_\_\_  
Scott Nightingale  
Planner II

  
\_\_\_\_\_  
Peter A. Weiss  
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
George Buell, Development Services Director  
John Helmer, Downtown Development Manager  
Marisa Lundstedt, City Planner



**EXHIBITS/ATTACHMENTS**

- 1. Resolution
- 2. Site and Floor Plans
- 3. Environmental Exemption

## RESOLUTION NO. 13-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT TO ALLOW FOR A BEER TASTING FACILITY LOCATED AT 505 AND 507 NORTH COAST HIGHWAY- SURFSIDE TAP ROOM -APPLICANT: TRACY HEMSTREET

WHEREAS, on September 4, 2013, the Community Development Commission held its duly noticed public hearing, considered an application for a Conditional Use Permit (RCUP13-00003) and Regular Coastal Permit (RRP13-00003) for a Surfside Tap Room beer tasting and retail store located at 505 and 507 North Coast Highway;

WHEREAS, a Categorical Exemption was prepared by the Downtown Area Manager of the City of Oceanside for this application pursuant to the California Environmental Quality Act (CEQA) of 1970 and the State Guidelines implementing the Act. This project is exempt under Article 19; Categorical Exemption Section 15301 "Existing Facilities" of California Environmental Quality Act (CEQA) Guidelines;

WHEREAS, for purposes of Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

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

FINDINGS:

**For the Conditional Use Permit:**

1. The project is located within Subdistrict 9 of the Downtown Project Area as identified by Zoning Ordinance 095-006. The specific purpose for the Subdistrict is to provide opportunities for commercial uses supporting other land uses within the downtown and serving the entire community. The proposed retail store and tasting use is consistent with the land uses allowed within Subdistrict 9 and the purpose of the district in which the site is located.

2. The proposed retail store and tasting facility is consistent with the General Plan and the Downtown Plan. In addition, the approved business operation is subject to certain conditions and limitations whereby the approved operations and activities will not constitute a public nuisance

1 or be a detriment to neighboring persons, property, improvements or the general welfare of the  
2 City.

3 3. The proposed retail store and tasting facility complies with the provisions of the  
4 Zoning Ordinance including any specific condition required for the proposed use in the district in  
5 which it is located.

6 **For the Regular Coastal Permit:**

7 1. The granting of the Regular Coastal Permit is consistent with the purposes of the  
8 California Coastal Act of 1976. The proposed use, a retail store, is consistent with the  
9 designated General Commercial uses of the Local Coastal Plan. In addition, the project location  
10 does not impede public access to the beach or impact public coastal views.

11 2. The proposed project is consistent with the policies of the Local Coastal Program  
12 as implemented through the City Zoning Ordinance. The proposed retail store is consistent with  
13 the General Commercial uses as depicted in the Local Coastal Program Land Use Map. The  
14 project will not substantially alter or impact the existing coastal views through the public rights-  
15 of-way view corridors because the project does not propose to increase the size or height of the  
16 existing 2,489-square-foot commercial building.

17 3. The proposed project will not obstruct any existing or planned public beach  
18 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
19 Act. The subject site is located substantially east of any public access/view corridor and,  
20 therefore, the proposed project will not obstruct and/or block any existing and/or proposed  
21 public beach access.

22 SECTION 1. That Conditional Use Permit (RCUP13-00003) and Regular Coastal  
23 Permit (RRP13-00003) are hereby approved subject to the following conditions:

24 **Building:**

25 1. Applicable Building Codes and Ordinances shall be based on the date of  
26 submittal for Building Division plan check.

27 2. The granting of approval under this action shall in no way relieve the  
28 applicant/project from compliance with all State and local building codes.

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

4                   a)       Building construction work hours shall be limited to between 7 a.m. and  
5 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not  
6 inherently noise-producing. Examples of work not permitted on Saturday are concrete and  
7 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be  
8 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor  
9 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the  
10 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance).

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

16           4.       Tenant improvements or other construction to the existing building requires  
17 permits (including all required inspections and approvals and issuance of Certificate of  
18 Occupancy) from the Building Division.

19       **Fire:**

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

22           6.       Exit doors must swing in the direction of exit travel.

23           7.       Exit door locking devices must comply with CFC 1008.1.9.3.

24           8.       Minimum six inches high address numbers must be located on the building  
25 facing North Coast Highway.

26       **Economic/Downtown:**

27           9.       This Conditional Use Permit (RCUP13-00003) and Regular Coastal Permit  
28 (RRP13-00003) shall expire on September 4, 2015 unless implemented as required by the  
Zoning Ordinance.

1           10.     This Conditional Use Permit and Regular Coastal Permit approve only the retail  
2 store and beer tasting facility as shown on the plans and exhibits presented to the Community  
3 Development Commission for review and approval. No deviation from these approved plans  
4 and exhibits shall occur without Development Services Department approval. Substantial  
5 deviations shall require a revision to the Conditional Use Permit and Regular Coastal Permit or  
6 a new Conditional Use Permit and Regular Coastal Permit.

7           11.     The applicant, permittee or any successor-in-interest shall defend, indemnify and  
8 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
9 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
10 an approval of the City, concerning Conditional Use Permit (RCUP13-00003) and Regular  
11 Coastal Permit (RRP13-00003). The City will promptly notify the applicant of any such claim,  
12 action or proceeding against the City and will cooperate fully in the defense. If the City fails to  
13 promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully  
14 in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
15 harmless the City.

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

20           13.     All commercial development projects shall dispose of or recycle solid waste in a  
21 manner provided in City Ordinance 13.3.

22           14.     A covenant or other recordable document approved by the City Attorney shall be  
23 prepared by the applicant developer and recorded prior to the issuance of building permits. The  
24 covenant shall provide that the property is subject to this resolution, and shall generally list the  
25 conditions of approval.

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

1 16. Failure to meet any conditions of approval for this development shall constitute a  
2 violation of the Conditional Use Permit (RCUP13-00003) and Regular Coastal Permit (RRP13-  
3 00003).

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

9 18. The project shall prepare a Management Plan. The Management Plan is subject  
10 to the review and approval of the Downtown Area Manager and the Police Chief prior to the  
11 occupancy of the project, and shall be recorded as CC&Rs against the property. The  
12 Management Plan shall cover the following:

13 a) Security - The Management Plan, at a minimum, shall address on-site  
14 management, hours-of-operation and measures for providing appropriate security for the project  
15 site.

16 b) Maintenance - The Management Plan shall cover, but not be limited to  
17 anti-graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and  
18 overall site maintenance measures and shall ensure that a high standard of maintenance at this  
19 site exists at all times. The maintenance portion of the management plan shall include a  
20 commitment for the sweeping and cleaning of parking lots, sidewalks and other concrete  
21 surfaces at sufficient intervals to maintain a "like new" appearance. Wastewater, sediment, trash  
22 or other pollutants shall be collected on site and properly disposed of and shall not be  
23 discharged off the property or into the City's storm drain system.

24 c) Any graffiti within the center shall be removed by management or its  
25 designated representative within 24 hours of occurrence. Any new paint used to cover graffiti shall  
26 match the existing color scheme.

27 19. Hours of operation are from 11:00 a.m. to 9:00 p.m. Sunday through Wednesday,  
28 Thursday 11:00 a.m. to 10:00 p.m., and Friday and Saturday 11:00 a.m. to 11:00 p.m. Any

1 proposed change in the hours of operation shall be reviewed and approved by the Downtown  
2 Area Manager.

3 20. Public access to the building will be granted from the entrance located on North  
4 Tremont Street. No public access to the building from the rear of the business will be granted.

5 21. Windows are to remain unobstructed to allow a clear view into the business.

6 22. No video or coin operated games shall be allowed on the premises.

7 23. The applicant shall be responsible for trash abatement on the site and shall keep  
8 the site free of litter, trash and other nuisances.

9 24. The applicant shall be responsible for keeping the area adjacent to the premises  
10 free of loiterers including public rights-of-way, parking areas and in front of adjacent properties.

11 25. There shall be no cups, glasses, or similar receptacle commonly used for the  
12 drinking of beverages, whether constructed of glass, plastics, foam or other materials sold,  
13 furnished, or given away at the petitioner's premises in quantities or less than their original  
14 multi-container package.

15 26. No public pay phones capable of receiving incoming call shall be permitted on  
16 the licensed premises or in the outside area adjacent to the licensed premises over which the  
17 licensee has control.

18 27. No display, sale or distribution of alcoholic beverages shall be made from an ice  
19 tub, barrel or similar container.

20 28. The establishment must prominently post inside the business one 8 ½" X 11"  
21 sign stating "We ID everyone under 30 years of age for alcohol sales". This sign shall be easily  
22 readable by all patrons and written in English, as well as in the predominant language of the  
23 facility's clientele.

24 29. Exterior lighting of the premises must be provided and shall be kept at a level so  
25 as to provide adequate lighting, as described in Oceanside City Code Section 39, for patrons  
26 while not disturbing surrounding residential or commercial areas.

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34. 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.)

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this \_\_\_ day of \_\_\_\_\_ 2013 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CDC Chairman

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

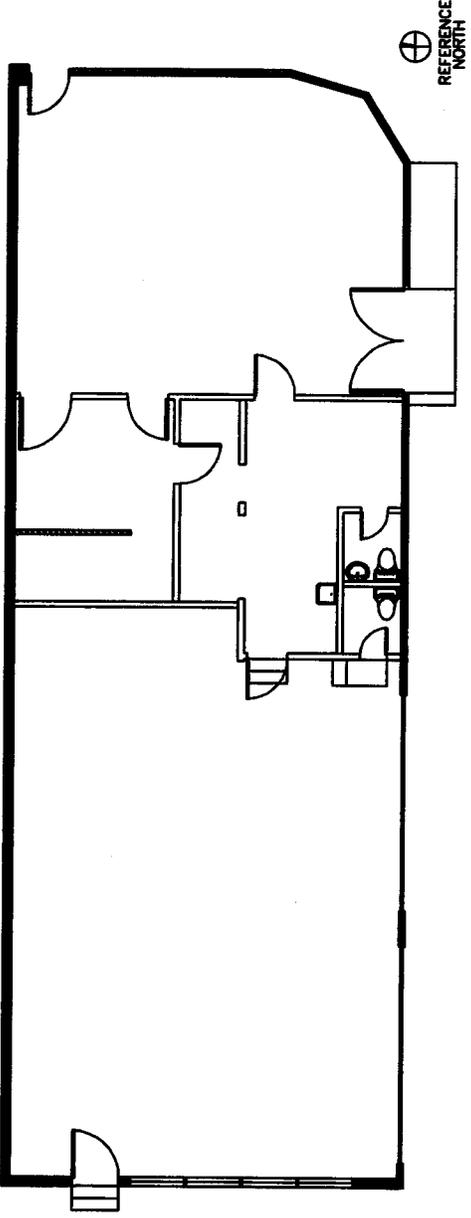
by *Robert J. Hamilton, ASST.*  
General Counsel





**LEGEND:**

- EXISTING BUILDING SHELL
- PROPOSED INTERIOR PARTITION
- PROPOSED PARTIAL HEIGHT WALL
- PROPOSED WOOD SHELF

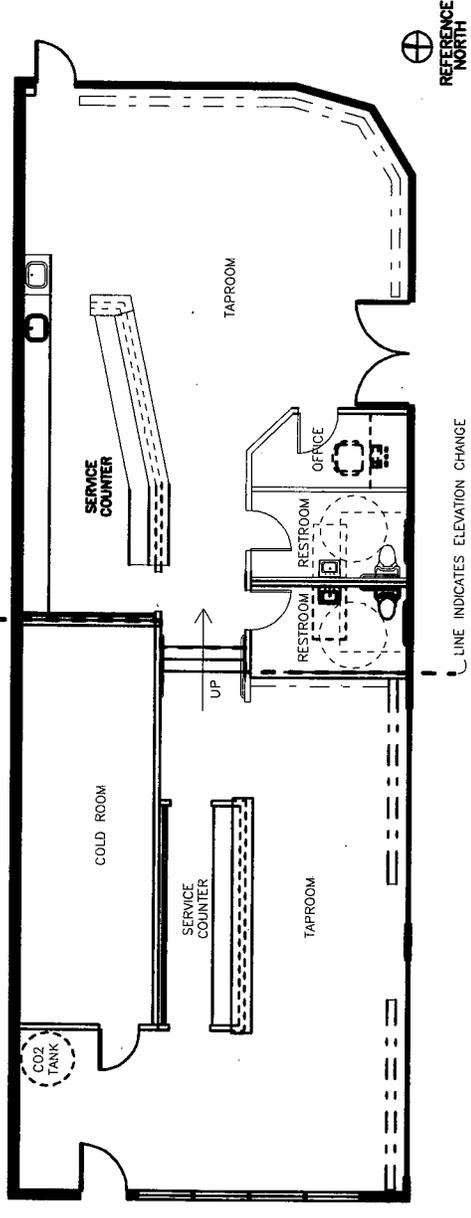


**EXISTING FLOOR PLAN**

**SCALE: 1/4" = 1'-0"**

**LEGEND:**

- EXISTING BUILDING SHELL
- PROPOSED INTERIOR PARTITION
- PROPOSED PARTIAL HEIGHT WALL
- PROPOSED WOOD SHELF



**PROPOSED FLOOR PLAN**

**SCALE: 1/4" = 1'-0"**

REFERENCE NORTH

LINE INDICATES ELEVATION CHANGE

FOR MORE INFORMATION  
CONTACT THE ARCHITECT  
OR THE ENGINEER  
AT THE FOLLOWING  
ADDRESS:

**CRUPO  
PACIFIC**

PROJECT: **CONDITIONAL USE PERMIT - CUP**  
**SURFIDE TAPROOM**  
**807 N. COAST HWY**  
**OSHEEN, CA 95054**

SHEET TITLE: **EXISTING AND PROPOSED FLOOR PLANS**

PROJECT MANAGER:  
ELIZABETH MARCOV

DRAWN BY:  
SR  
SD

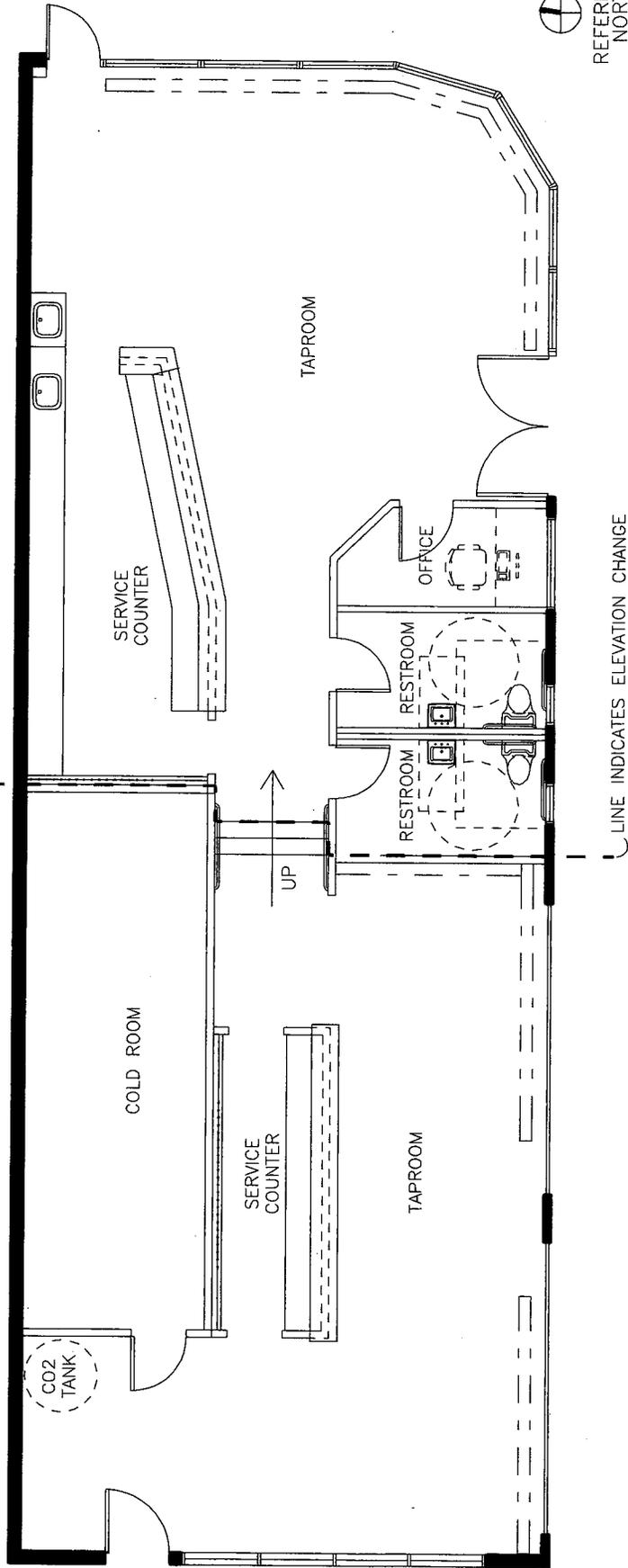
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SHEET NO:

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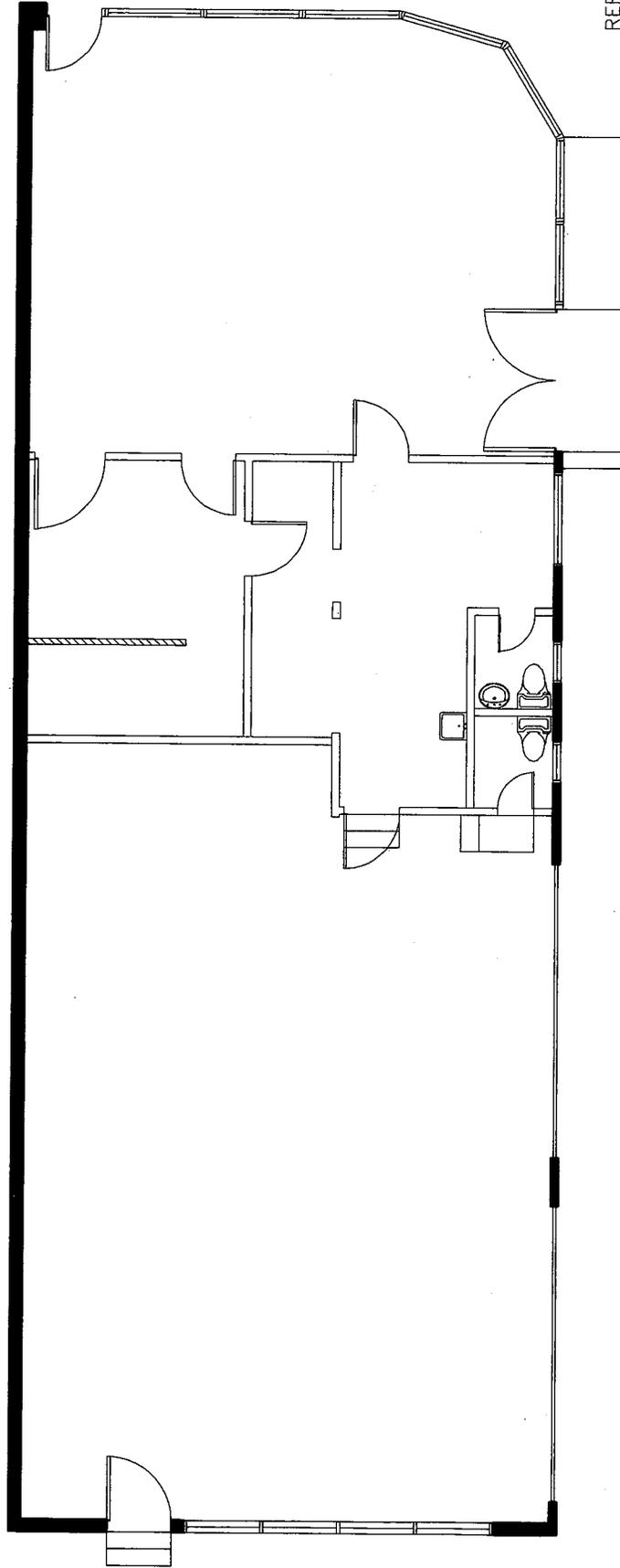


LINE INDICATES ELEVATION CHANGE



**PROPOSED FLOOR PLAN**

**SCALE: 1/4" = 1'-0"**



REFERENCE  
NORTH

**EXISTING FLOOR PLAN**

**SCALE: 1/4" = 1'-0"**

PARKING SUMMARY:				
USE CLASSIFICATION	CALCULATION	SQUARE FOOTAGE OF SEATING SPACE	OFF-STREET PARKING SPACES REQUIRED, SCHEDULE A	OFF-STREET PARKING SPACES PROVIDED
MERCANTILE	1 PER EACH 200 SQ. FT. FOR LESS THAN 5,000 SQ. FT.	1,724	8.62	1 VAN ACCESSIBLE PLUS 12 STANDARD STALLS = 13 TOTAL
BREWERY TAVERN: 1,724 SF. BASED ON MERCANTILE CALCS SEATING SPACE / 200 * 8.62 REQUIRED STALLS				

## 6 PARKING CALCULATIONS:

# SURFSIDE TAPROOM

## CONDITIONAL USE PERMIT (CUP)

### ALLOWABLE BUILDING AREA CALCULATIONS (per new full proposed buildout provided):

SPLIT LEVEL BUILDING WITH 24 INCH SEPARATION BETWEEN LEVELS

LEVEL	AREA AND OCCUPANCY TYPE	REMODELED SQUARE FOOTAGE	TYPE VB BASE BLDG ALLOWABLE AREA	CALCULATIONS (NSF / TAA)
1	RETAIL (M-MERCANTILE)	950		
	OFFICE (B-BUSINESS. ACCESSORY OCCUPANCY)	68		
	SERVICE COUNTER (M-MERCANTILE.)	246		
2	RETAIL (M-MERCANTILE)	772		
	MERCANTILE STORAGE/COLD ROOM (M-MERCANTILE.)	342		
	SERVICE COUNTER (M-MERCANTILE.)	111		
TOTAL		2,489	9,000	2,489/9000 = .2765

### OCCUPANCY CALCULATIONS:

OCCUPANCY BASED ON MERCANTILE CALCS:		
SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
2,147 SF	30	2,147 SF/30 OLF= 72
342 SF (COLD ROOM)	300	342 SF/300 OLF= 1
TOTAL OCCUPANT LOAD = 73 PEOPLE		

### FIRE SUPPRESSION SYS. CALCULATIONS:

#### SPRINKLER CALCULATIONS

USE CLASSIFICATION	CALCULATION	REQUIRED
MERCANTILE	12,000 SF	NO SPRINKLERS REQUIRED
MERCANTILE, NO SPRINKLERS REQUIRED FOR ESTABLISHMENTS UNDER 12,000 SQ FT		

### PLUMBING FACILITY CALCULATIONS (per new full proposed buildout shown):

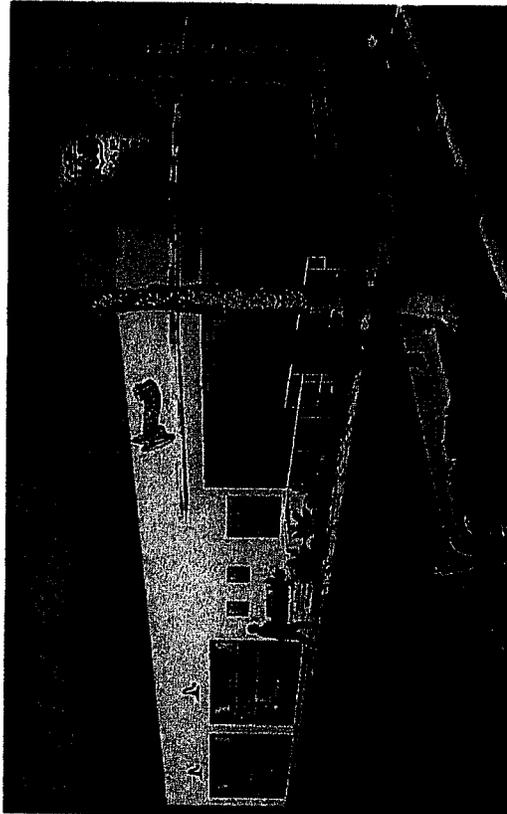
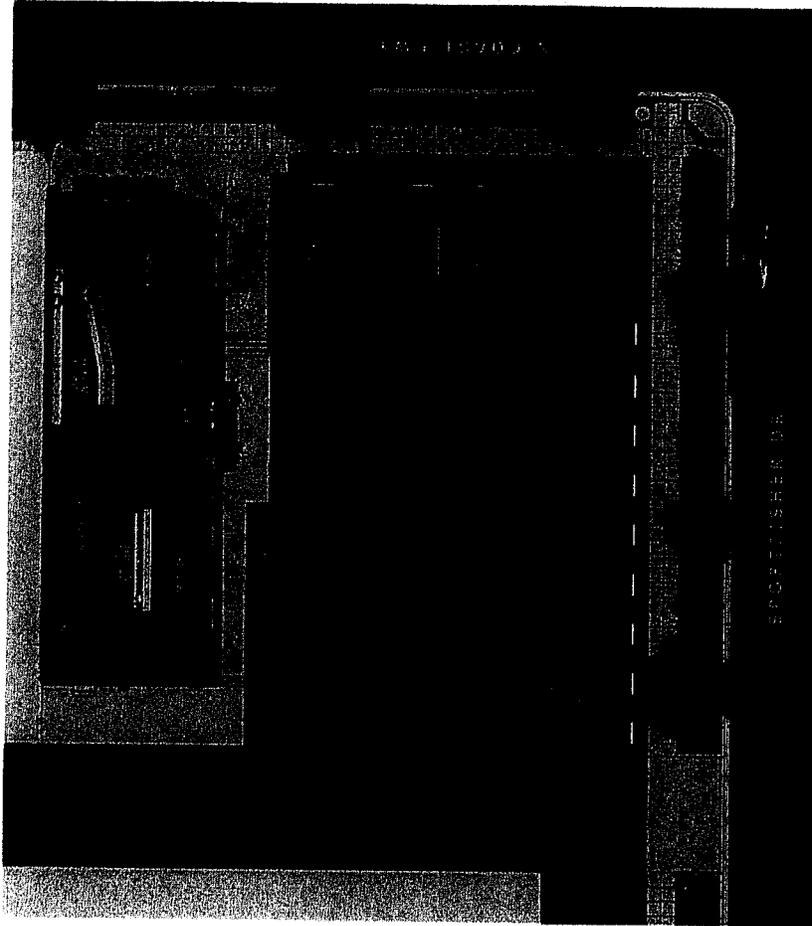
PLUMBING FIXTURE CALCULATIONS: TABLE A, SECTION 4 OF THE 2010 CPC  
 \* RESTROOM REQUIREMENTS

OCCUPANCY 1: RETAIL (M-MERCANTILE)		MEN		WOMEN	
PLUMBING FIXT OLF:	200	WC	1	WC	1
SQUARE FOOTAGE:	2,489	LAV.	1	LAV.	1
CALCULATION:	2489/200= 13 people	UR.	0	UR.	NA
TOTAL PEOPLE:	13/2				
MEN:	7				
WOMEN:	7				





OCEANSIDE ALE WORKS TAPROOM  
507 NORTH COAST HWY  
OCEANSIDE, CA





## NOTICE OF EXEMPTION

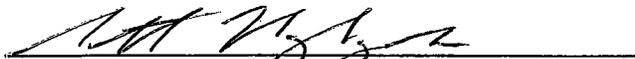
City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Tracy Hemstreet
2. **ADDRESS:** 5175 Via Malaquena, Oceanside, CA. 92057
3. **PHONE NUMBER:** (760) 505-9366
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** RCUP13-00003 & RRP13-00003
7. **DESCRIPTION:** The proposed project involves the use of an existing 2,489 square foot retail building for a beer tasting and sampling business with associated retail sales of ancillary merchandise located at 507 N. Coast Highway. All consumption of alcohol will be on site inside the existing building and no preparation of food will be apart of the business operations. Limited tenant improvement will be associated with the occupancy of the use and this will consist of the construction of two new restrooms, two new roll up doors, a 68-sqaure foot office, service counters, beverage taps, merchandise storage rooms, and a new cooler within the existing building. Site improvements would include upgraded landscaping and parking lot improvements.

**ADMINISTRATIVE DETERMINATION:** The Downtown Area Manager 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 this review, Staff has determined that further environmental evaluation is not required because:

- The project qualifies for a Class 1 categorical exemption under Article 19 Section 15301 "Existing Facilities;"
- "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, \_\_\_\_ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

  
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Scott Nightingale, Planner II

Date: 9/4/2013