

AGENDA NO. 4

PLANNING COMMISSION



CITY OF OCEANSIDE

DATE: September 23, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D13-00002) TO PERMIT A 388-SQUARE FOOT ADDITION TO AN EXISTING LEASING OFFICE AND THE CONSTRUCTION OF A 988-SQUARE FOOT FITNESS CENTER BUILDING FOR AN EXISTING APARTMENT COMPLEX KNOWN AS CANYON CLUB APARTMENTS WITHIN THE EAST SIDE CAPISTRANO NEIGHBORHOOD – CANYON CLUB ADDITION – APPLICANT: CANYON CLUB HOLDINGS, LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class One (1), Categorical Exemption "Existing Facilities" and,
- (2) Adopt Planning Commission Resolution No. 2013-P41 approving Development Plan (D13-00002) with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Background: The project site is a 16.9-acre property within the Canyon Club apartment complex. The complex is part of the 56.65-acre Sterling Specific Plan (S-3-84), approved by the Planning Commission on August 5, 1985. The Sterling Specific Plan allowed for the development of a 3.03-acre commercial center and 636 residential apartments. Residential development has been divided into two separate multi-family complexes: a 300-unit apartment complex known as the Avalon Apartments and the 336-unit Canyon Club apartments.

Site review: The 16.9-acre site lies north of Bush Street and east of Eagles Crossing Road. The Canyon Club apartment complex consists of the following: a 2,340-square foot clubhouse/office building that houses a fitness facility, one community swimming pool, two tennis courts, a sand volleyball court, 598 tenant parking stalls, and 336 apartment units within 34 residential apartment buildings. Vehicle ingress and egress is

located at three existing driveways at Eagles Crossing Road and parking is provided with the existing 598 tenants and guest stalls throughout apartment complex.

The subject property has a General Plan land use designation of S-3-84 and a Zoning designation of PD-3. Land uses in the vicinity include the Avalon apartment complex to the northwest, Vintage Pointe Senior apartments to the south, and the Oceanside Unified School District bus storage facility to the east.

Project Description: The submitted application includes a request for consideration of a development plan.

Development Plan D13-00002 represents a request to:

- (a) To allow a 388-square foot office addition to an existing clubhouse leasing office, and the construction of a 988-square foot one story fitness building for the existing Canyon Club Apartments.

The 2,340-square foot clubhouse exists with a small lobby area, a fitness room, a community kitchen and a small office for use by the residents. The 388-square foot addition to the existing clubhouse will allow additional square footage for the offices, lobby, kitchen area, and relocation of the existing fitness area. The new 988-square foot fitness building will be constructed just south of the existing clubhouse and community pool within an area that currently houses the sand volleyball court. The volleyball court would be relocated to new a location directly behind the new fitness building within the vacant grass area.

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

- 1. General Plan
- 2. Zoning Ordinance
- 3. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The Land Use Map designation for the site is S-3-84 (Sterling). The proposed project complies with this designation and the goals and objectives of the City's General Plan and the approved Sterling Specific Plan as follows:

I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

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 use so as to foster a sense of neighborhood, community, and regional identify.

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.

The clubhouse addition and new fitness center building would benefit the Canyon Club community by providing additional amenities for residents. The new facilities and activities accommodated by the use would be compatible with the existing multi-family developments in the surrounding area. The proposed improvement will benefit the Canyon Club community and residents by providing larger areas for gatherings within the clubhouse. The fitness facility currently exists within the smaller clubhouse and the relocation of the use within the new fitness building would accommodate a larger space for the tenants to enjoy fitness activities.

1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related uses.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

Adequate building setbacks and landscape buffering of structures will complement the existing neighborhood context. The proposed building design will mimic and complement the existing apartment buildings on site. The proposed buildings would be single story with a raised ceiling and will be substantially lower in height than the multi-story apartment buildings within the complex. The location of the proposed structures will be surrounded by larger apartment buildings in all directions, so visual impacts shall be minimal to none.

1.22 Landscaping

Objective: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

Policy A: Existing mature trees shall be retained whenever possible.

Policy B: Mature trees removed for development shall be mitigated by replacement with an appropriate type, size and number of trees.

Policy C: Drought-tolerant materials, including native California plant species, shall be encouraged as a landscape type.

The project will incorporate several landscape improvements around the new clubhouse addition and around the perimeter of the fitness facility. The proposed landscaping around the clubhouse addition and fitness facility will be drought tolerant and consistent with the existing landscaping within the Canyon Club Apartment complex. Due to routine maintenance many of the approved street trees around the perimeter of complex have been removed without City approval. Proposed modifications to the approved landscape plan will meet the standard guidelines of the City of Oceanside Landscape Manual. In response to Staff's recommendation, the Applicant has agreed to replant the removed street trees. The applicant will be required to replant the street trees that were removed with a mixture of magnolias, camphoras, and illawarra flame trees. The proposed three species of trees currently exist throughout the Canyon Club Apartment complex and are listed as approved plant species through the original development approval and the City of Oceanside Landscape Manual. This project is conditioned to ensure that all street trees that were removed will be replanted with an approved 15-gallon species type every 30 feet on center along the perimeter of the site.

1.23 Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Policy B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed addition to the existing club house and the new 988-square foot fitness building will feature a contemporary ranch architecture theme that will be

consistent with and complementary to the existing buildings in the apartment complex. The buildings will be of smooth trowel finish stucco with a composition gable roof element, projecting eaves, exposed rafters arches, recessed windows, and scones wall lighting. The project's building design will consist of several architectural articulations. The proposed building designs will provide symmetry to the complex and visually balance the new additions with the existing and surrounding buildings. Both the fitness center and the clubhouse buildings will provide a peaked gable accent roof feature and several windows that will complement each building, as well as provide a harmonious transition between the private amenities and the apartment buildings.

2. Zoning Ordinance Compliance

Article 10, Section 1040

Sections 1040 of the Oceanside Zoning Ordinance permits the establishment of a multi-family apartment complex with associated open space amenities within the Sterling Residential Development (PD-3) subject to approval of a Development Plan Revision. Any revisions to the Development Plan must be in compliance with the development standards set forth in Section 1050 of the zoning ordinance and the approved Sterling Specific Development Plan. The project will comply with all development standards including but not limited to lot coverage, setbacks, building height, and parking. The proposed project will not result in the need for additional parking because the clubhouse and fitness facility will only be utilized by the tenants residing within the Canyon Club Apartments. The clubhouse amenities and the fitness facility is considered a private use for the tenants within the Canyon Club apartments, therefore the outside public would not utilize the facility and the parking areas on site.

ENVIRONMENTAL DETERMINATION

The proposed development is categorically exempt pursuant to Article 19, Section 15301(e) "Existing Facilities" of the California Environmental Quality Act.

PUBLIC NOTIFICATION

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

SUMMARY

The proposed 388-square foot clubhouse addition and the 988-square foot fitness building for the Canyon Club Apartments will provide the necessary amenities to meet the demands of the multi-family development. The development, as conditioned, would be consistent with General Plan land use policies and Zoning Ordinance development standards.

Staff recommends that the Planning Commission by motion:

- Adopt Planning Commission Resolution No. 2013-P41 approving Development Plan (D13-00002) with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:



Scott Nightingale
Planner II



Marisa Lundstedt
City Planner

Attachments:

1. Site Plans/Floor Plan/Elevations
2. Site photos
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P41
5. Other Attachments (Application page, Description and Justification, Legal Description)

CANYON CLUB
OFFICE ADDITION & FITNESS CENTER
420 ACTIVITY WAY
OCEANSIDE, CA 92058
APN: 145-180-15-00

DEVELOPMENT PLAN REVISION TO D-70-86

CANYON CLUB
OFFICE ADDITION
& FITNESS CENTER

PLANNING SUBMITTAL
JANUARY 31, 2013

WALKER
a r c h i t e c t u r e

1208 Lawrence Circle
Simi Valley, California 93065
805.285.2721

ATTACHMENT 1

WALKER ARCHITECTS
 1208 Lawrence Circle
 Sim Valley, California 93045
 805.285.2721
 www.walker-arc.com



DEVELOPMENT PLAN REVISION TO D-70-86
CANYON CLUB & FITNESS CENTER OFFICE ADDITION
 420 ACTIVITY WAY
 OCEANSIDE, CA 92058
 APN: 145-180-15-00

ISSUED FOR: PLANNING REVIEW
 REV. DATE: 01/31/13

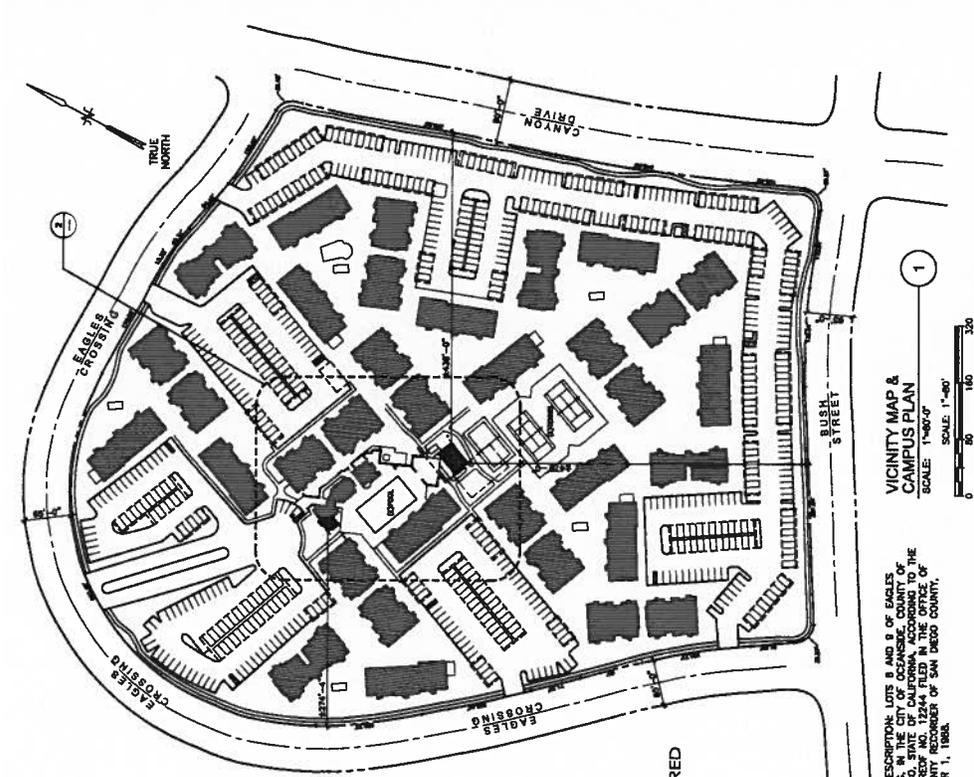
APPLICANT: CANYON CLUB HOLDINGS, LLC
 10000 LUTHER AVENUE SUITE 400
 LOS ANGELES, CA 90044
 424-760-0000

PROJECT NORTH

SITE PLAN

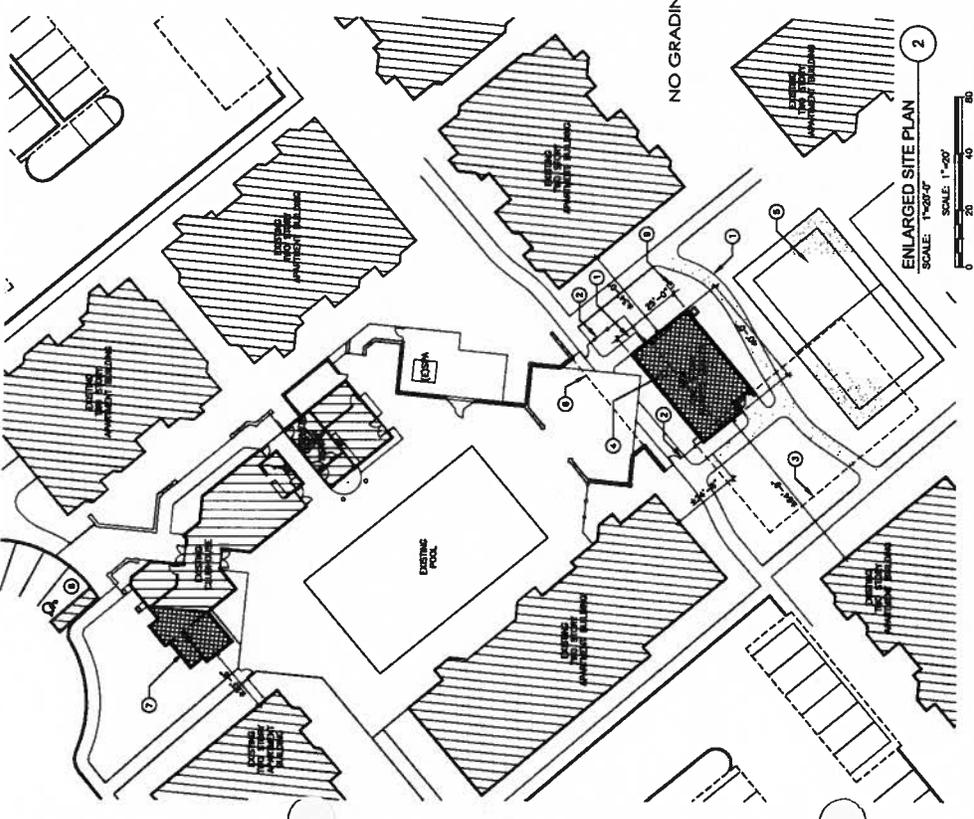
AS NOTED
 SHEET NUMBER: M13114

A1.0
 DRAWING NUMBER



VICINITY MAP & CAMPUS PLAN
 SCALE: 1"=100'

LEGAL DESCRIPTION, LOTS 8 AND 9 OF EAGLES CROSSING, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP INDEXED AS NO. 224-243 IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, NOVEMBER 1, 1988.



ENLARGED SITE PLAN
 SCALE: 1"=20'

LEGEND

- EXISTING BUILDINGS
- NEW BUILDING - AREA OF WORK
- EXISTING
- NEW
- ONE TO FACE OF FINISH
- ONE TO FACE OF FINISH

PROJECT INFO

LOT SIZE: 18.8 ACRES
 137,871 SF
 ZONING: PD-3 - EXISTING TO REMAIN
 EXISTING BUILDINGS: CLUBHOUSE/OFFICE - 2,340 SF
 34 APT BULBS - 256,784 SF
 NEW BUILDINGS: OFFICE ADDITION 382 SF
 FITNESS CENTER 988 SF

KEYED NOTES

- 1 NEW 6"-8" HIGH BRONZE FINISH CONCRETE ACCESSIBLE SIDEWALK
- 2 NEW 6"-8" HIGH BRONZE FINISH SIDE WALK & GRIDS TO MATCH EXISTING
- 3 USE OF EXISTING SAND VOLLEYBALL COURT TO BE RELOCATED
- 4 EXISTING STORM DRAIN INLET TO BE RELOCATED
- 5 LOCATION OF NEW SAND VOLLEYBALL COURT
- 6 REMOVE EXISTING BRONZE FINISH AND DATE
- 7 NEW ONE STORY OFFICE ADDITION TO EXISTING CLUBHOUSE
- 8 EXISTING COMPANY ACCESSIBLE PARKING
- 9 RELOCATED STORM DRAIN INLET

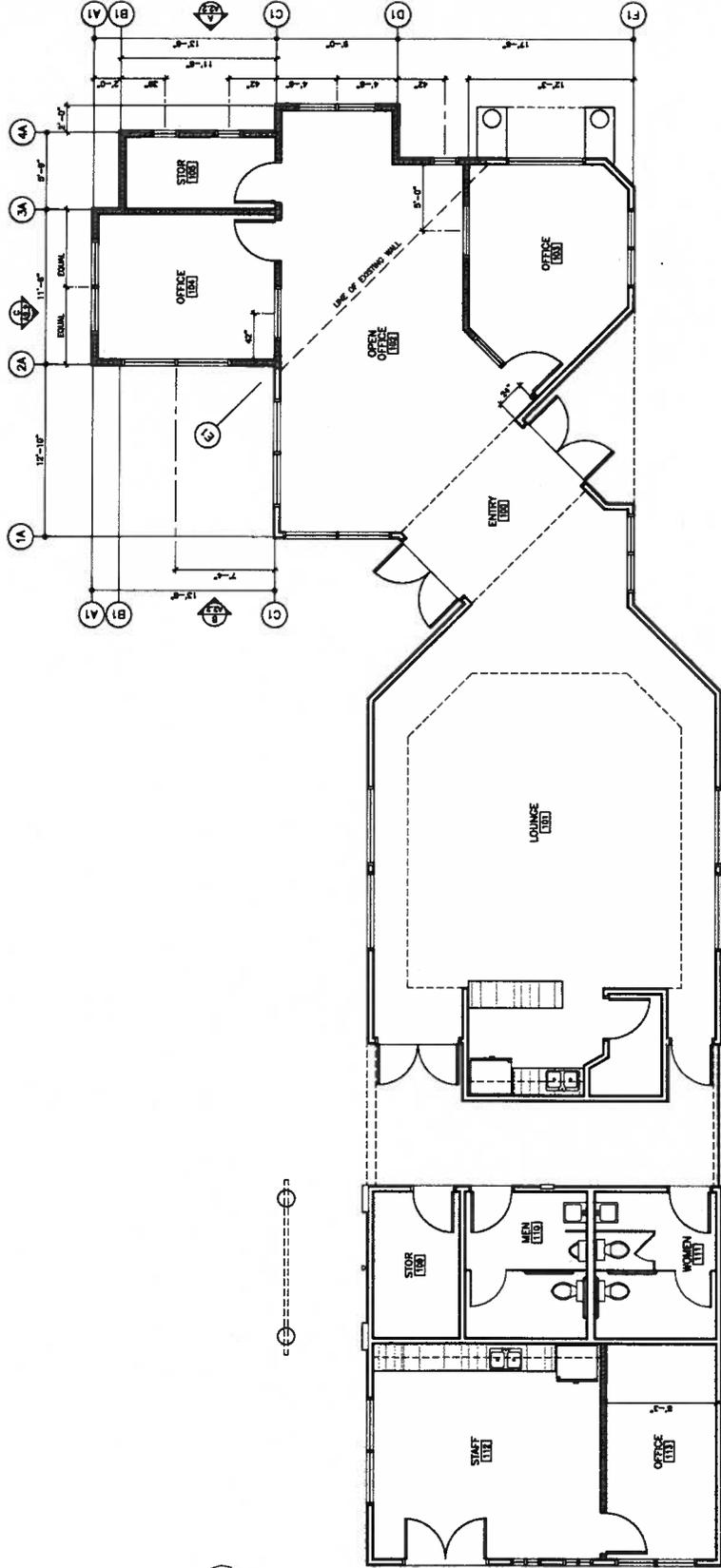
WALKER
Architects
1208 Lawrence Circle
Simi Valley, California 93045
805.285.2721
www.walker-arc.com



DEVELOPMENT PLAN REVISION TO D-70-86
CANYON CLUB & FITNESS CENTER
OFFICE ADDITION
420 ACTIVITY WAY
OCEANSIDE, CA 92058
APN: 145-180-15-00

ISSUED FOR: PLANNING REVIEW
DATE: 01.23.13
REV: _____
BY: _____
PROJECT NUMBER: 145-180-15-00
APPLICANT: CANYON CLUB HOLDINGS, LLC
10000 W. CENTRAL EXPRESSWAY, SUITE 100
OCEANSIDE, CA 92058
405-762-2500
PROJECT NORTH

OFFICE ADDITION
FLOOR PLAN
SCALE: 1/4"=1'-0"
SHEET: 145-180-15-00
PROJECT NUMBER: A2.0
DRAWING NUMBER



LEGEND

- EXISTING STIP WALL
- NEW 2x4 WOOD WALL
- NEW CASING
- NEW DOOR
- NEW WINDOW
- NEW TO FACE OF FINISH
- NEW TO FACE OF FRAMING
- NEW TO FACE OF BRICK

PROJECT INFO

LOT SIZE: 18.8 ACRES
137,671 SF
ZONING: PD-3 - EXISTING TO REMAIN
EXISTING BUILDINGS: CLUBHOUSE/OFFICE - 2,340 SF
34 APT BLDGS - 256,784 SF
NEW BUILDINGS: OFFICE ADDITION - 362 SF
FITNESS CENTER - 988 SF

KEYED NOTES

SEE SHEET L1.0
EXISTING TO REMAIN
EXISTING TO REMAIN
EXISTING TO REMAIN

LANDSCAPING:
SETBACKS:
PARKING:
DENSITY:

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Simi Valley, California 93045
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DEVELOPMENT PLAN REVISION TO D-70-86
**CANYON CLUB
& FITNESS CENTER
OFFICE ADDITION**
420 ACTIVITY WAY
OCEANSIDE, CA 92058
APN: 145-180-15-00

ISSUED FOR: _____
DRAWING NUMBER: _____
REV: _____
DATE: 01.31.13

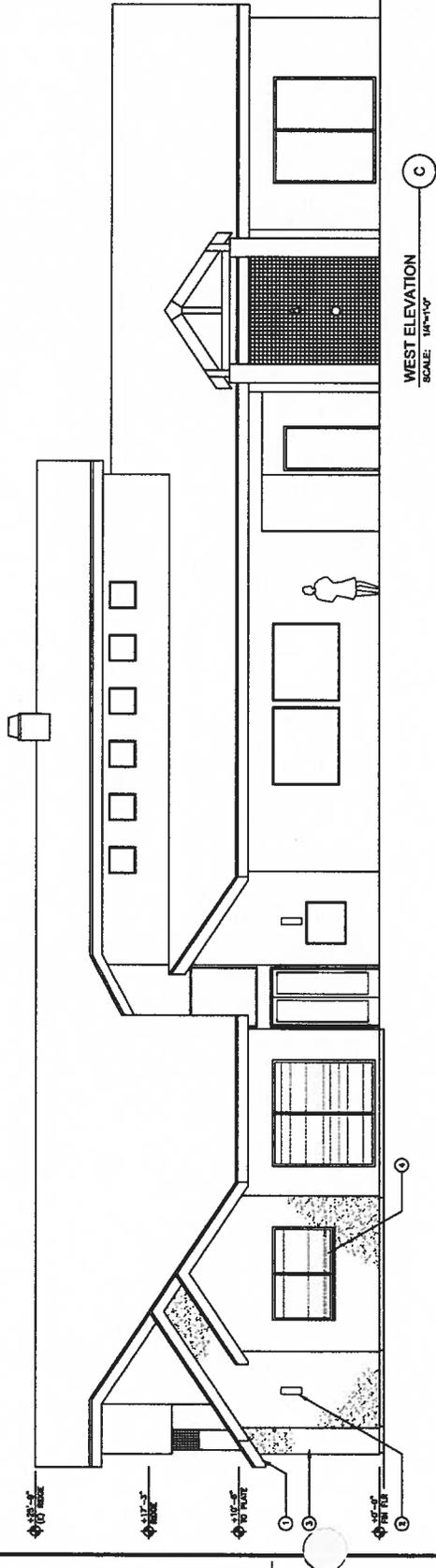
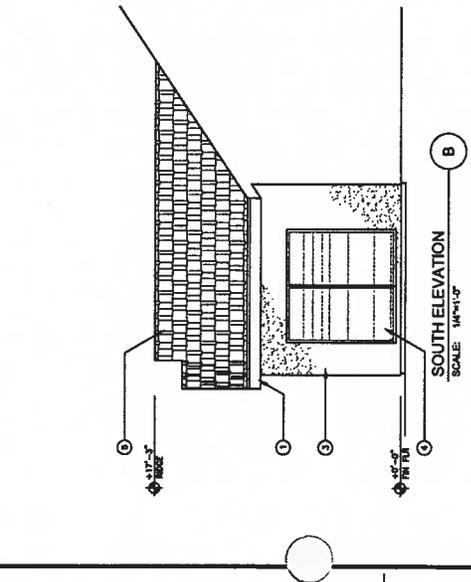
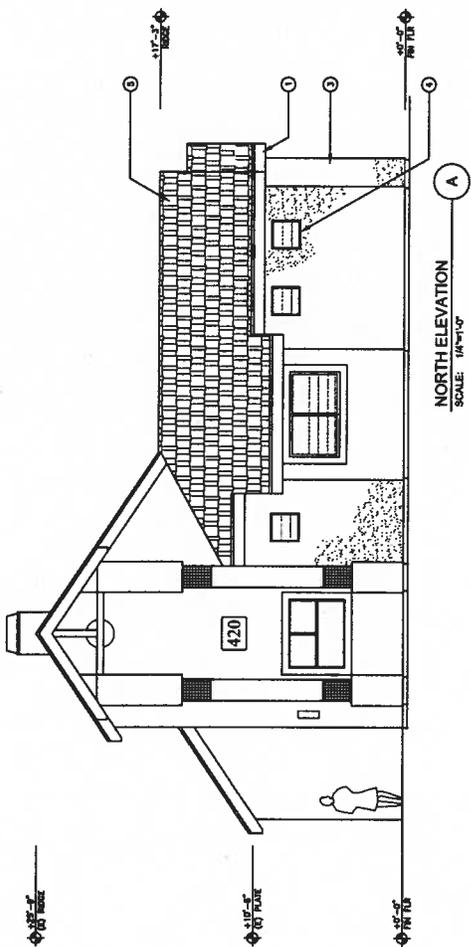
APPLICANT: CANYON CLUB HOLDINGS, LLC
1208 LAWRENCE CIRCLE
SIMI VALLEY, CA 93045
405-762-8800



PROJECT NORTH

OFFICE ADDITION
ELEVATIONS

1/2"=1'-0"
SCALE
PROJECT NUMBER
A2.2
DRAWING NUMBER



LEGEND

- NEW WINDOWS OR BLINDS
- NEW ASPHALT SHINGLES
- NEW STUCCO
- RETEXTURE
- DEM TO FACE OF FRAMING
- DEM TO FACE OF FINISH

PROJECT INFO

SEE SHEET L1.0
EXISTING TO REMAIN
EXISTING TO REMAIN
EXISTING TO REMAIN

LANDSCAPING:
SETBACKS:
PARKING:
DENSITY:

18.0 ACRES
137,871 SF
PD-3 - EXISTING TO REMAIN
CLUBHOUSE/OFFICE - 2,340 SF
34 APPT BLOSS - 236,764 SF
OFFICE ADDITION - 382 SF
FITNESS CENTER - 988 SF

KEYED NOTES

- 1 PAINT FINISH, TP - PAINTED TO MATCH EXISTING BUILDINGS
- 2 LIGHT FINISH TO MATCH EXISTING
- 3 7/8" INTERNALLY COLORED 3-COAT STUCCO SYSTEM - TEXTURE TO MATCH EXISTING, TP
- 4 WHITE WALK INDOORS TO MATCH EXISTING
- 5 CLASH A TERMINAL OR EQUAL APPROXIMATE SINGLE ROOF TO MATCH EXISTING CLUBHOUSE, TP

WALKER ARCHITECTS
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 Simi Valley, California 93065
 805.285.2721
 www.walker-arc.com



DEVELOPMENT PLAN REVISION TO D-70-86
CANYON CLUB & FITNESS CENTER OFFICE ADDITION
 420 ACTIVITY WAY
 OCEANSIDE, CA 92058
 APN: 145-180-15-00

ISSUED FOR: _____ DATE: _____
 PLANNING REVIEW: _____ REV: 01.31.13

APPLICANT: CANYON CLUB HOLDINGS, LLC
 17000 WILSON AVENUE, SUITE 100
 LOS ANGELES, CA 90024
 405-788-3300

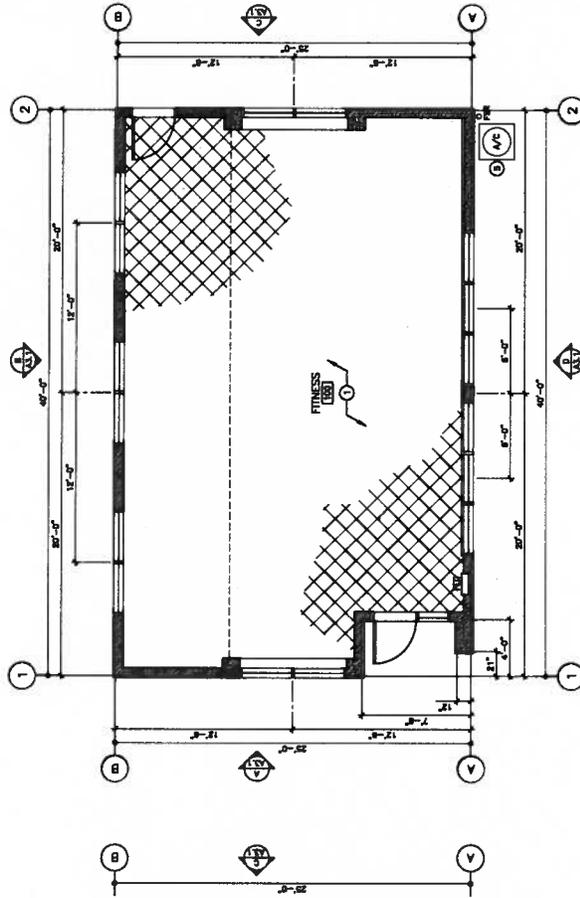


PROJECT NORTH

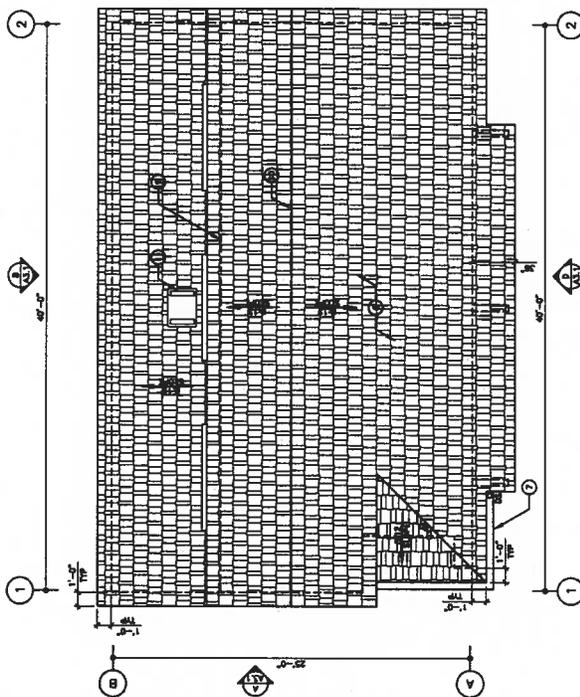
**FITNESS CENTER
 FLOOR PLAN
 & ROOF PLAN**

SCALE: 1/4"=1'-0"
 SHEET NUMBER: 0202
 PROJECT NUMBER: 15A.1115

A3.0
 DRAWING NUMBER



FLOOR PLAN
 SCALE: 1/4"=1'-0"



ROOF PLAN
 SCALE: 1/4"=1'-0"

LEGEND

- EXISTING STUP WALL
- NEW 2x4 WOOD WALL
- NEW CEILING
- REMOVE
- DOOR TO FACE OF FRAMING
- DOOR TO FACE OF FINISH
- USE OF WALL GROUP
- GROUP A
- GROUP B
- GROUP C
- GROUP D
- GROUP E
- GROUP F
- GROUP G
- GROUP H
- GROUP I
- GROUP J
- GROUP K
- GROUP L
- GROUP M
- GROUP N
- GROUP O
- GROUP P
- GROUP Q
- GROUP R
- GROUP S
- GROUP T
- GROUP U
- GROUP V
- GROUP W
- GROUP X
- GROUP Y
- GROUP Z

PROJECT INFO

LOT SIZE: 16.9 ACRES
 737,871 SF
 ZONING: PD-3 - EXISTING TO REMAIN
 EXISTING BUILDINGS: CLUBHOUSE/OFFICE - 2,340 SF
 34 APT BLDGS - 256,784 SF
 NEW BUILDINGS: OFFICE ADDITION - 382 SF
 FITNESS CENTER - 988 SF

KEYED NOTES

- 1) CONCRETE TIE FLOOR
- 2) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 3) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 4) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 5) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 6) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 7) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 8) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 9) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 10) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 11) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 12) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 13) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 14) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 15) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 16) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 17) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 18) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 19) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM
- 20) 2x4 WOOD STUDS FOR 3-TIER BRIST SYSTEM

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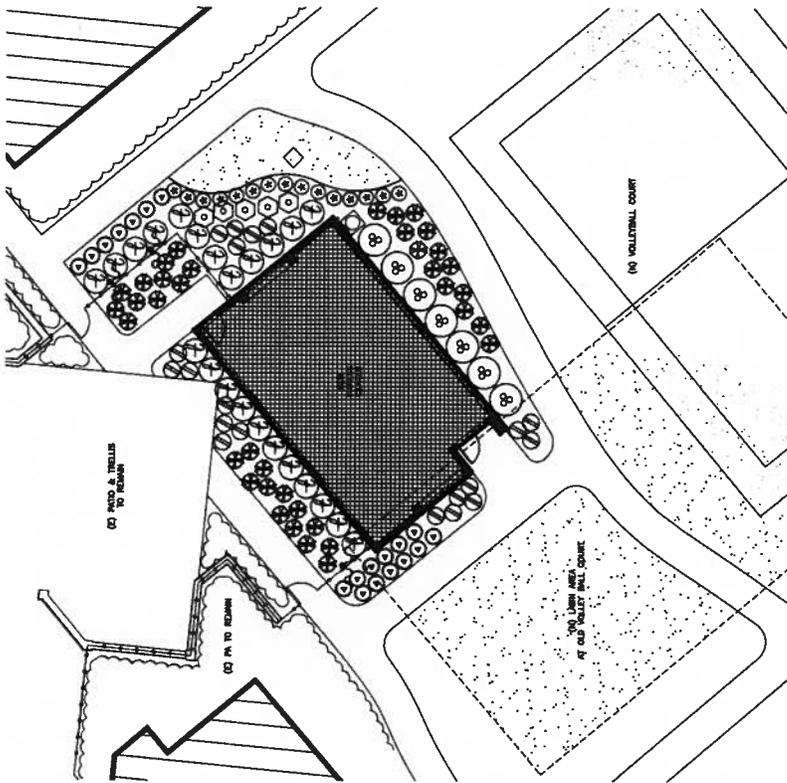
DEVELOPMENT PLAN REVISION TO D-70-84
**CANYON CLUB
 & FITNESS CENTER
 OFFICE ADDITION**
 420 ACTIVITY WAY
 OCEANSIDE, CA 92058
 APN: 145-180-15-00

ISSUED FOR: PLANNING REVIEW
 DATE: 01.21.13
 PROJECT NUMBER: L1.0
 DRAWING NUMBER: 10/1-1-07
 SCALE: 1/8"=1'-0"

APPLICANT: CANYON CLUB HOLDINGS, LLC
 10000 W. CENTURY #400
 LOS ANGELES, CA 90024
 (310) 788-8800
 PROJECT NUMBER: WA-15114
 DRAWING NUMBER: L1.0



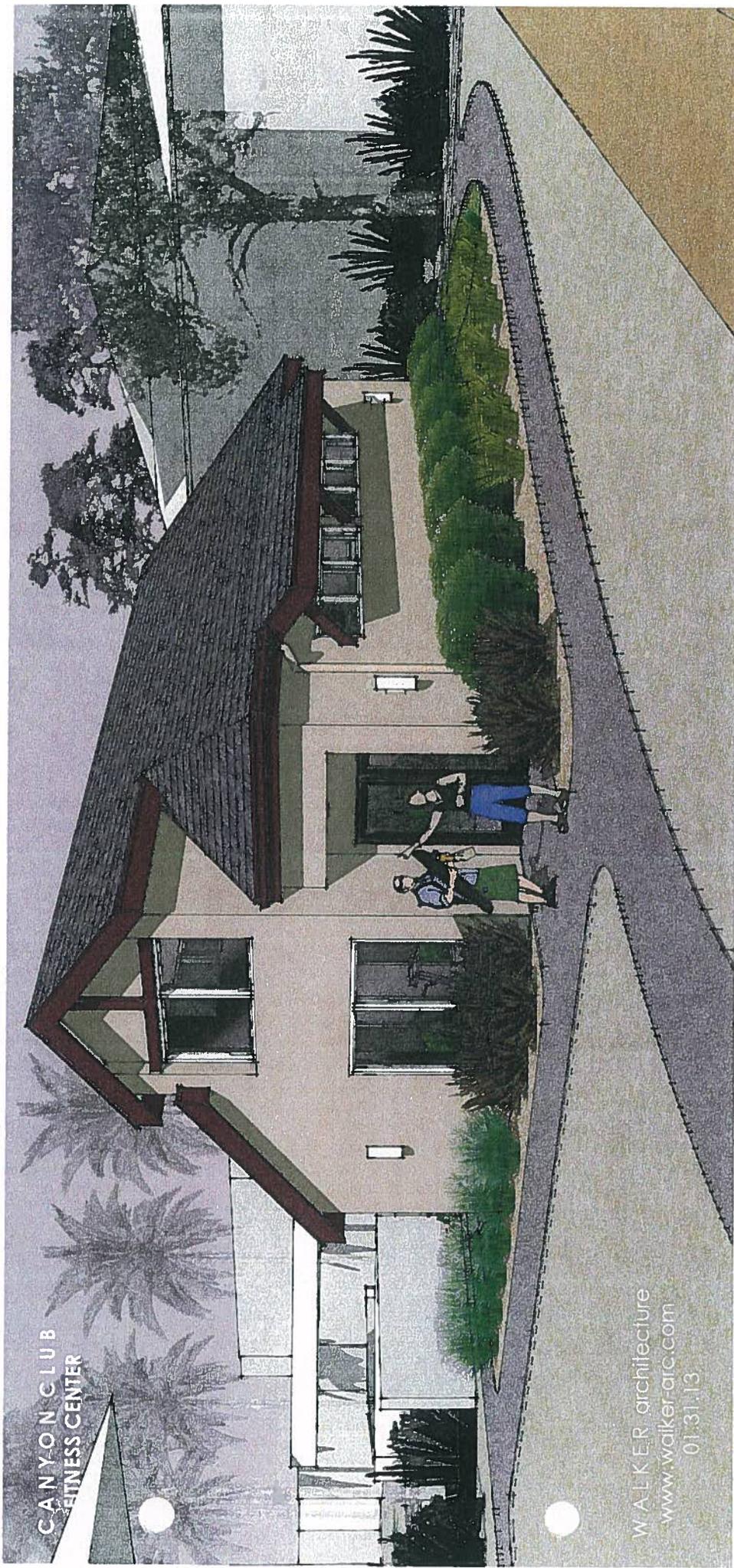
**OFFICE ADDITION
 LANDSCAPE PLAN**
 SCALE: 1/8"=1'-0"



**FITNESS CENTER
 LANDSCAPE PLAN**
 SCALE: 1/8"=1'-0"

KEYED NOTES		PLANT LEGEND	
1	10' PLANT BEDS TO REMAIN	1	Propagulae occidentalis - Pinyon Date Palm
2	10' PLANT BEDS TO REMAIN	2	Dalman kirklandii - Fournight Lily
3	10' PLANT BEDS TO REMAIN	3	Rhopilephora indicus - Indian Hawthorne
4	10' PLANT BEDS TO REMAIN	4	Agave attenuata - Lily of the Nile
5	10' PLANT BEDS TO REMAIN	5	Phoradendron leucocarpum - Yucca-like Phoradendron
6	10' PLANT BEDS TO REMAIN	6	Phoradendron leucocarpum - Yucca-like Phoradendron
7	10' PLANT BEDS TO REMAIN	7	Phoradendron leucocarpum - Yucca-like Phoradendron
8	10' PLANT BEDS TO REMAIN	8	Phoradendron leucocarpum - Yucca-like Phoradendron
9	10' PLANT BEDS TO REMAIN	9	Phoradendron leucocarpum - Yucca-like Phoradendron
10	10' PLANT BEDS TO REMAIN	10	Phoradendron leucocarpum - Yucca-like Phoradendron
11	10' PLANT BEDS TO REMAIN	11	Phoradendron leucocarpum - Yucca-like Phoradendron
12	10' PLANT BEDS TO REMAIN	12	Phoradendron leucocarpum - Yucca-like Phoradendron
13	10' PLANT BEDS TO REMAIN	13	Phoradendron leucocarpum - Yucca-like Phoradendron
14	10' PLANT BEDS TO REMAIN	14	Phoradendron leucocarpum - Yucca-like Phoradendron
15	10' PLANT BEDS TO REMAIN	15	Phoradendron leucocarpum - Yucca-like Phoradendron
16	10' PLANT BEDS TO REMAIN	16	Phoradendron leucocarpum - Yucca-like Phoradendron
17	10' PLANT BEDS TO REMAIN	17	Phoradendron leucocarpum - Yucca-like Phoradendron
18	10' PLANT BEDS TO REMAIN	18	Phoradendron leucocarpum - Yucca-like Phoradendron
19	10' PLANT BEDS TO REMAIN	19	Phoradendron leucocarpum - Yucca-like Phoradendron
20	10' PLANT BEDS TO REMAIN	20	Phoradendron leucocarpum - Yucca-like Phoradendron

CANYON CLUB
FITNESS CENTER

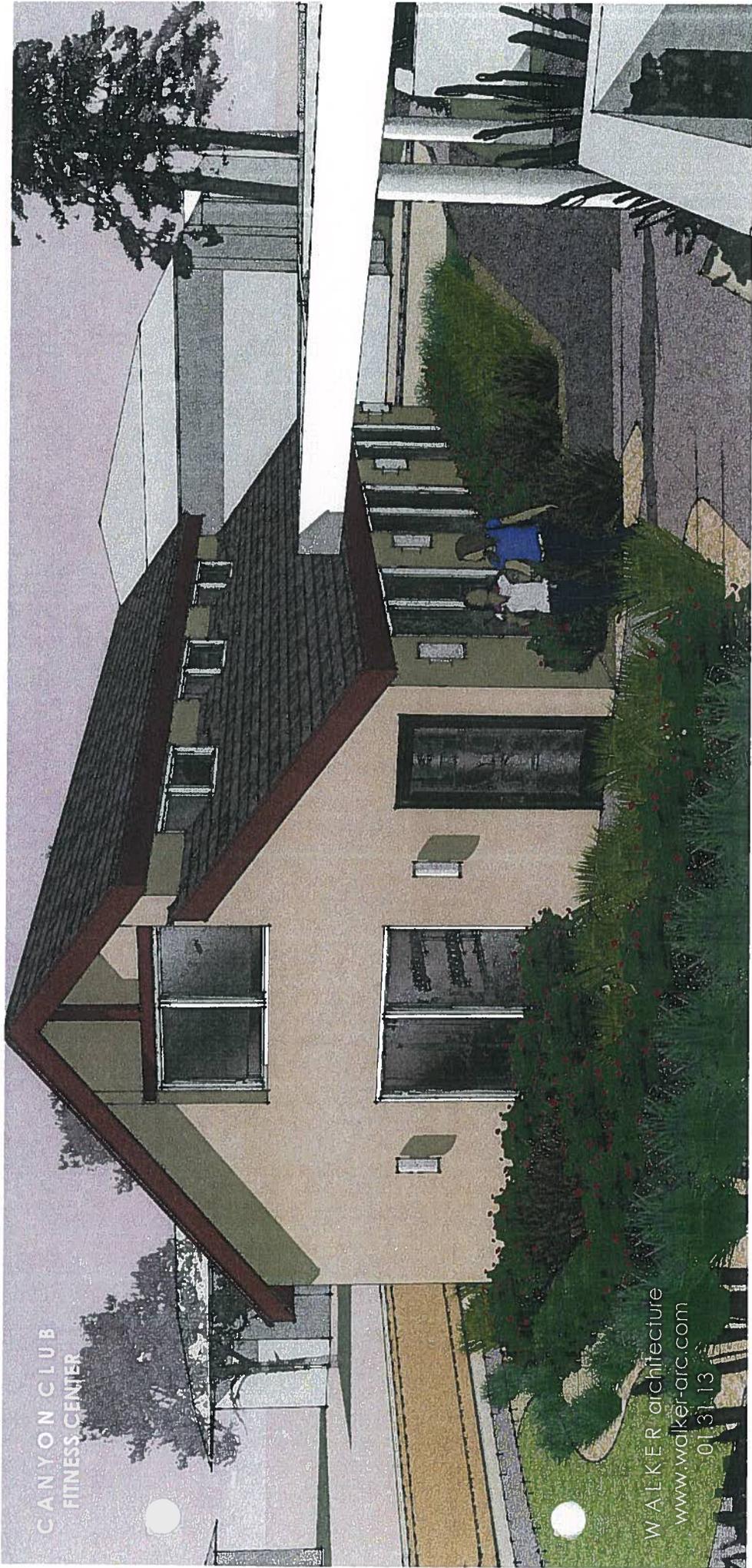


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01.31.13

CANYON CLUB
FITNESS CENTER



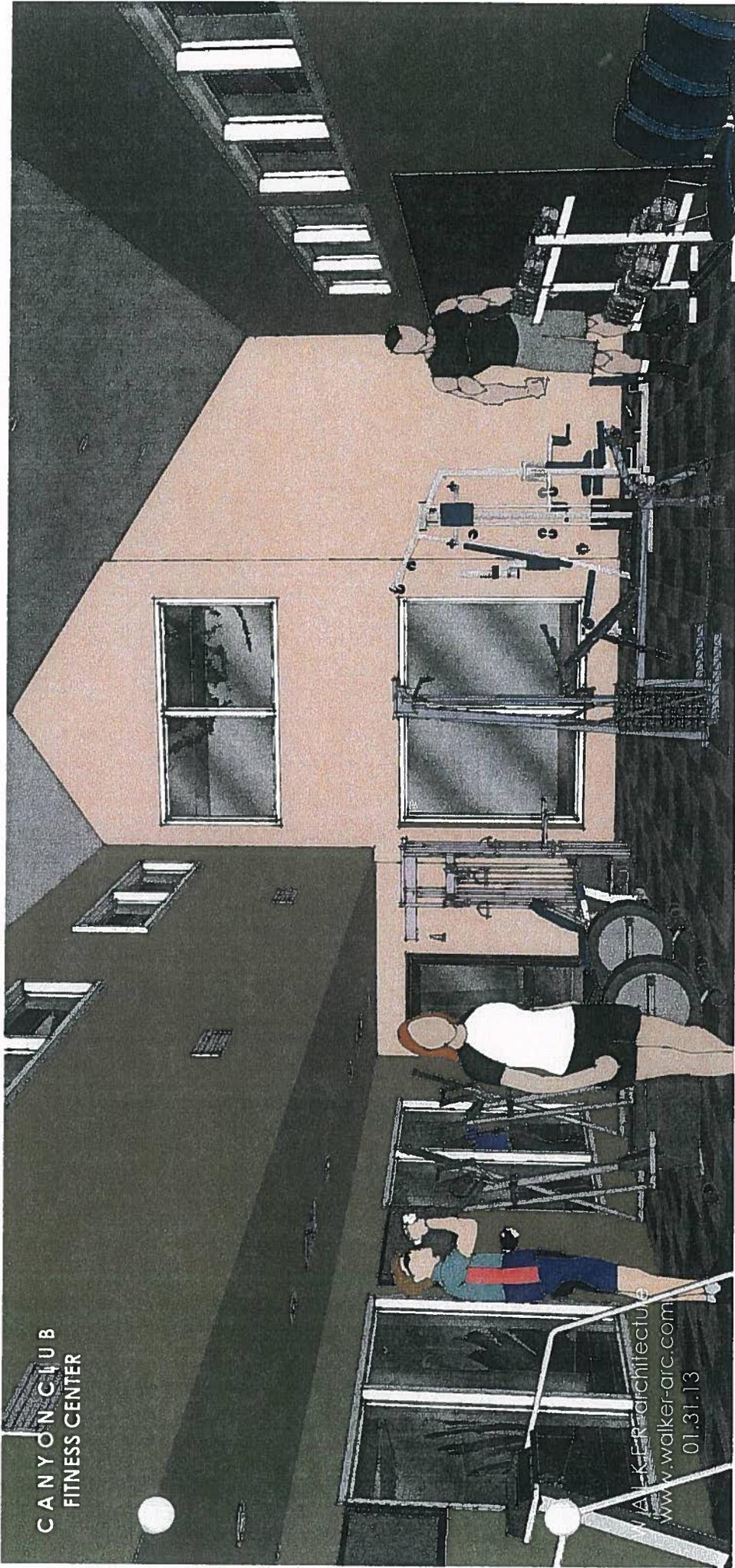
WALKER architecture
www.walker-arc.com
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CANYON CLUB
FITNESS CENTER

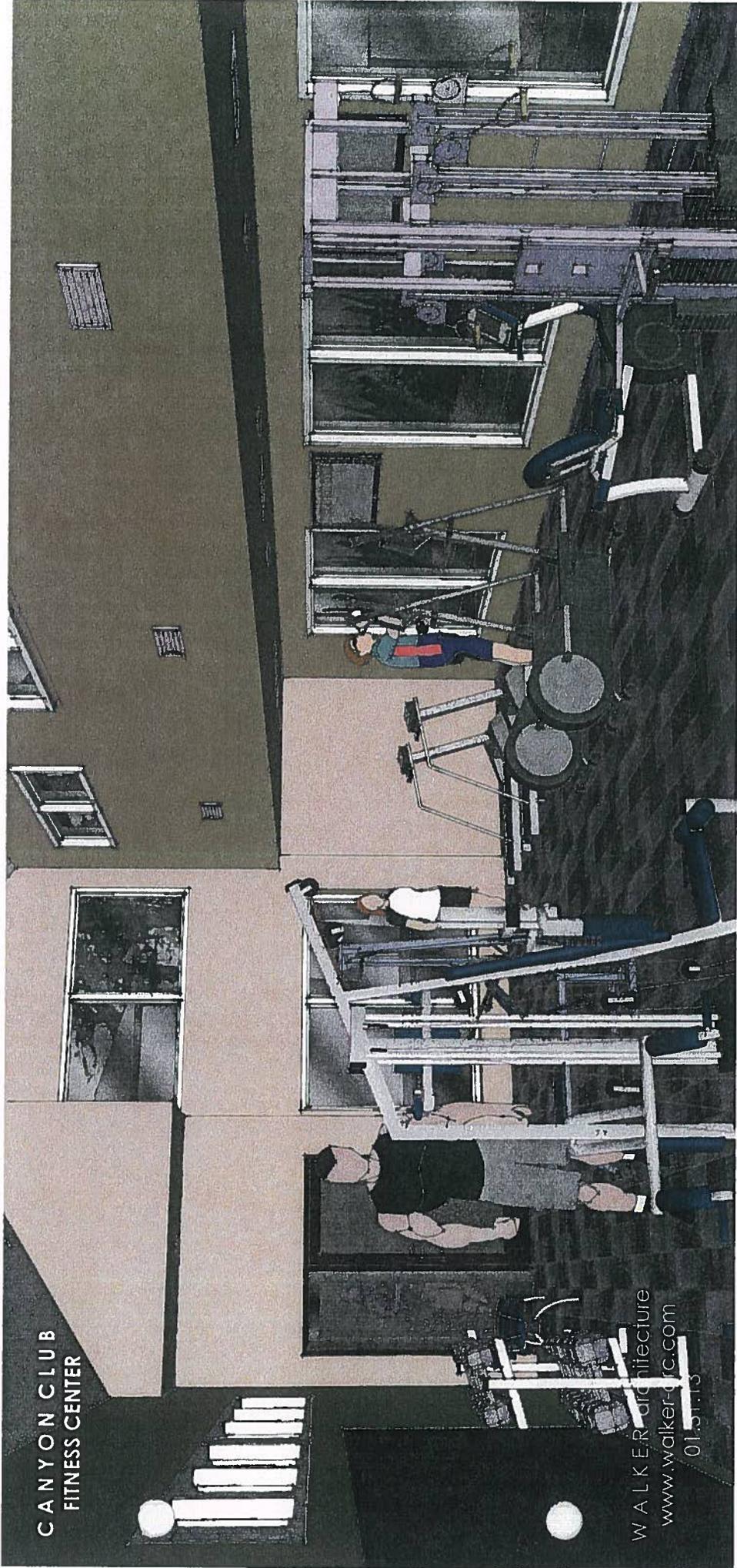
WALKER architecture
www.walker-arc.com
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CANYON CLUB
FITNESS CENTER



WALKER-ARCHITECTURE
www.walker-arc.com
01.31.13

CANYON CLUB
FITNESS CENTER



WALKER architecture
www.walker-arc.com
01.01.13

Site Photos

01.31.13

Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058



View of Existing Clubhouse at location of addition



View of West Side of Clubhouse at location of addition

Site Photos

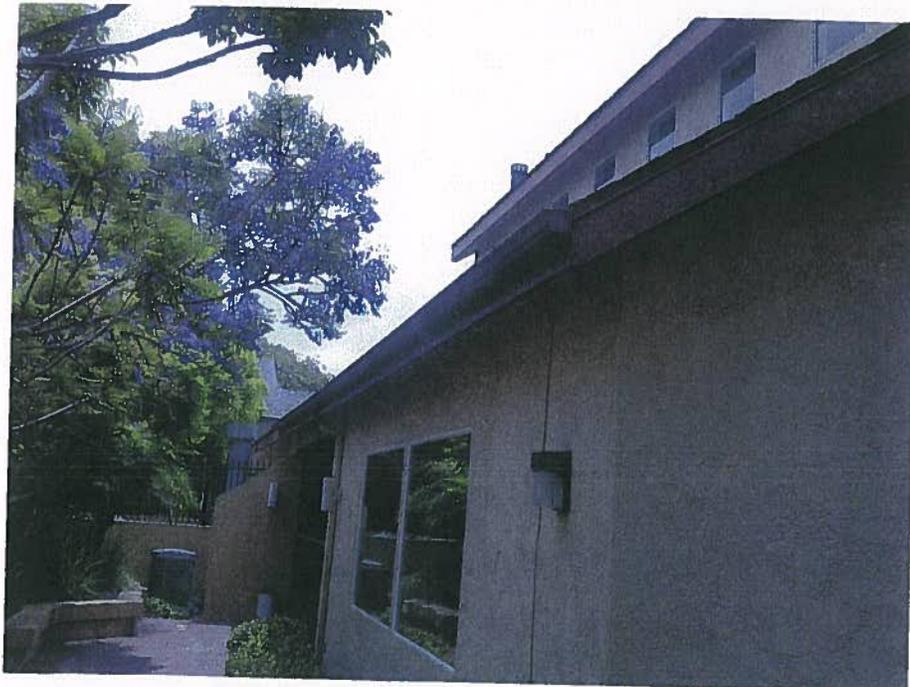
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Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058



View of East side Main Entry of Clubhouse



Partial view of East side of Clubhouse

Site Photos

01.31.13

Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058



Partial View of West side of Clubhouse



Partial view of West side of Clubhouse

Site Photos

01.31.13

Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058



View of Clubhouse from Activity Way



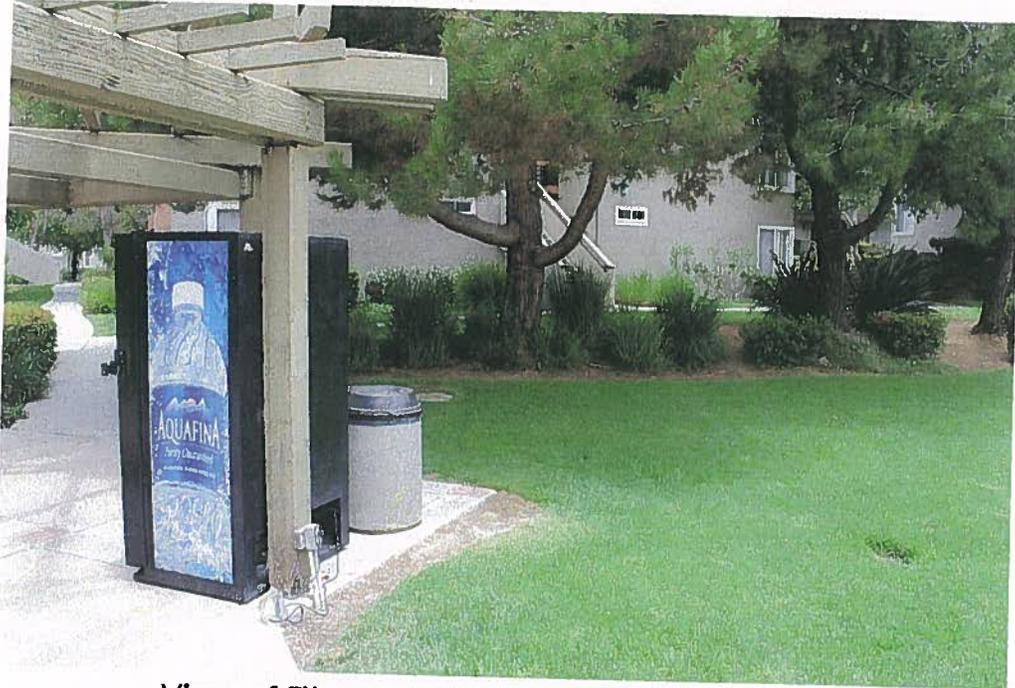
View of Fitness Center Location looking West

Site Photos

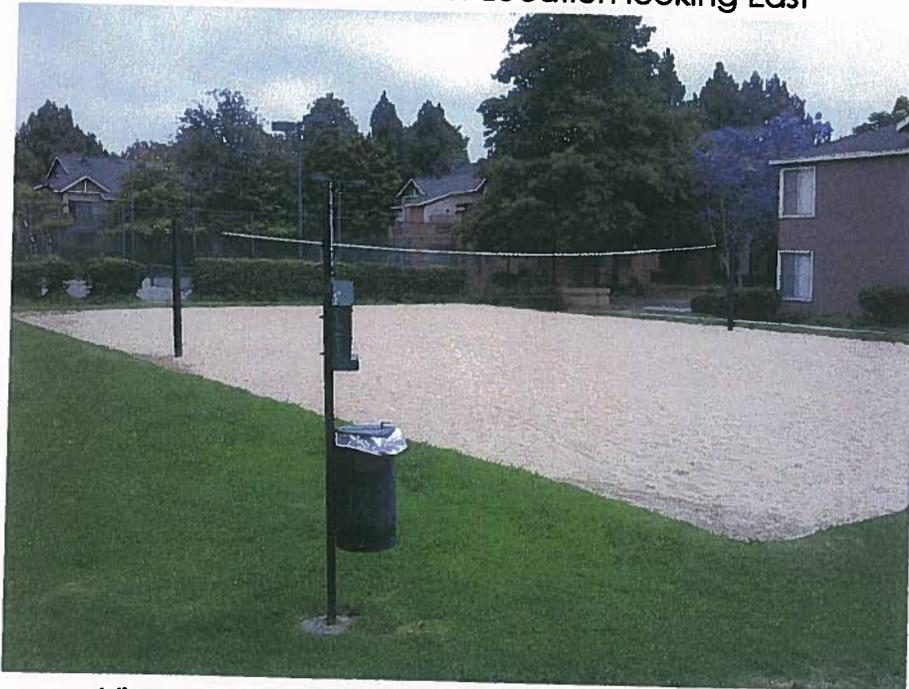
01.31.13

Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058



View of Fitness Center Location looking East



View of Fitness Center Location looking South

Material Board

01.31.13

Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058

All Materials and Colors are to match those of the existing Clubhouse/Office building shown in the photos below.

Roofing Asphalt Shingles to match Existing

Fascia Painted Wood to Match Existing

Walls Stucco to Match Existing Texture 16/20

Windows Vinyl to Match Existing White

Lighting Cylinder Light Fixtures to Match Existing



Doors Bronze Anodized Aluminum Frame to Match Existing





NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:

1. **APPLICANT:** Canyon Club Holdings LLC.
2. **ADDRESS:** 595 Riverwoods Pky. #400, Logan VT. 84321
3. **PHONE NUMBER:** 435-755-2000
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** D13-00002 Canyon Club Apartment Remodel
7. **DESCRIPTION:** A Development Plan (D13-00002) for the approval to permit a 388-square foot office addition to an existing clubhouse leasing office, and the construction of a 988-square foot one story fitness building for the existing Canyon Club Apartments. The 2,340-square foot clubhouse exists with a small lobby area, a fitness room, a community kitchen and a small office for the multi-family tenants. The 388-square foot addition to the existing clubhouse will allow for additional square footage for the offices, lobby, kitchen area, and relocation of the existing fitness area. The new 988-square foot fitness building will be constructed just south of the existing clubhouse and pool within an area that currently houses the sand volleyball court. The volleyball court will be relocated behind the new fitness building as a part of this application. The 16.9-acre site known as the Canyon Club Apartments is located north of Bush Street, west of Canyon Drive, and southeast of Eagles Crossing Road. The property is designated S-3-84 (Sterling) Specific Plan on the General Plan Land Use Map and the property is zoned PD-3 (Sterling) on the Zoning map and is situated within the East Side Capistrano neighborhood.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with 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.

- The project is categorically exempt per California Environmental Quality Act (CEQA) Article 19, Class 1, Existing Facilities (Section 15301) 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))


Scott Nightingale, Planner

Date: 9/23/13

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

1 PLANNING COMMISSION
2 RESOLUTION NO. 2013-P41

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

7 APPLICATION NO: D13-00002
8 APPLICANT: Canyon Club Holdings LLC.
9 LOCATION: 420 Activity Way

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 approval of a Development Plan under the provisions of
14 Articles 10, 17, 31, and 43 of the Zoning Ordinance of the City of Oceanside to permit the
15 following:

16 to allow a 388-square foot office addition to an existing clubhouse leasing office and the
17 construction of a 988-square foot one story fitness building for an existing apartment complex
18 known as Canyon Club Apartments pursuant to the Zoning Ordinance;
19 on certain real property described in the project description.

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day
21 of September, 2013 conduct a duly advertised public hearing as prescribed by law to consider said
22 application.

23 WHEREAS, pursuant to Section 15301(e) of the California Environmental Quality Act
24 Guidelines, the application qualifies for a Class 1 categorical exemption from CEQA review,
25 being an Existing Facilities project; and

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
29 the project is subject to certain fees, dedications, reservations and other exactions as provided
below:

///

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Inclusionary Housing	Oceanside Municipal Code	\$1,000 plus \$100 per unit
4	Administration Fee	Chapter 14C.9	
5	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
6			
7	School Facilities	Ordinance No. 91-34	\$.51 per square foot non- residential for Oceanside
8	Mitigation Fee		
9	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
10			
11	Thoroughfare Fee	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)
12	(For commercial and		
13	industrial please note the 75 percent discount)		
14	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.
15			
16			
17	Wastewater System Buy-in	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 \$50,501 for a 2" meter.
18	Fees		
19			
20	San Diego County Water	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 for a 2" meter.
21	Authority Capacity Fees		
22			

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

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

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

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

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

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

11 FINDINGS:

12 For the Development Plan:

- 13 1. The site plan and physical design of the project are consistent with the Zoning
14 Ordinance because the project, as designed, meets or exceeds the development standards
15 established in the Zoning Ordinance and the Sterling Property Specific Plan.
- 16 2. The Development Plan is consistent with the General Plan of the City because the use is
17 permitted by the General Plan, it is consistent with the intent of the designated land use,
18 and it is compatible with the surrounding existing land uses.
- 19 3. The project site can be adequately served by existing public facilities, services and
20 utilities because the site has been previously developed and the necessary infrastructure
21 to serve the use exists in place.
- 22 4. The project, as proposed, is compatible with the existing and potential development on
23 adjoining properties and in the surrounding neighborhood because the use and the intent
24 are permitted in the Zone. The proposed leasing office/clubhouse addition and the 988-
25 square foot fitness building for the existing apartment complex would meet all
26 development standards and would be consistent in terms of bulk and scale with many of
27 the surrounding developments.
- 28 5. The site plan and physical design of the project is consistent with sections 1.11, 1.12, and
29 1.24 of the Land Use Element of the General Plan because the project site is currently
developed and contains no natural topographic features. The project will not lead to slope
instability, flooding, or erosion hazards to life or property, because there are no

1 significant natural resources on site to preserve and no qualifying slopes. Therefore the
2 project is not subject to the Development Guidelines for Hillside Section 3039 of the
3 Ordinance because the site contains

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
5 approve Development Plan (D13-00002) subject to the following conditions:

6 **Building:**

- 7 1. Construction shall comply with the 2010 edition of the California Codes. The granting
8 of approval under this action shall in no way relieve the applicant/project from
9 compliance with all State and local building codes.
- 10 2. The developer shall monitor, supervise and control all building construction and
11 supportive activities so as to prevent these activities from causing a public nuisance,
12 including, but not limited to, strict adherence to the following:
- 13 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
14 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
15 work that is not inherently noise-producing. Examples of work not permitted on
16 Saturday are concrete and grout pours, roof nailing and activities of similar
17 noise-producing nature. No work shall be permitted on Sundays and Federal
18 Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving
19 Day, Christmas Day) except as allowed for emergency work under the provisions
20 of the Oceanside City Code Chapter 38 (Noise Ordinance).
- 21 b) The construction site shall be kept reasonably free of construction debris as
22 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
23 approved solid waste containers shall be considered compliance with this
24 requirement. Small amounts of construction debris may be stored on-site in a
25 neat, safe manner for short periods of time pending disposal.
- 26 3. The building plans for this project are required by State law to be prepared by a licensed
27 architect or engineer and shall be in compliance with this requirement prior to submittal for
28 building plan review.
- 29 4. Site development, common use areas, access and adaptability of apartments and
condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access &
Adaptability – HCD).

1 5. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
2 property shall be underground (City Code Sec. 6.30).

3 **Fire:**

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

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

8 8. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan
9 indicating the fire access and hydrant locations must also be submitted on CD Rom.

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

11 **Planning:**

12 10. Development Plan (D13-00002), shall expire on September 23, 2015 unless implemented
13 as required by the Zoning Ordinance. A time extension may be granted in accordance with
14 Section 4308.C and Section 4108.B of the Zoning Ordinance.

15 11. Development Plan (D13-00002), approves only the construction of a 988-sqaure foot
16 fitness building and a 388-square foot addition to an existing leasing office
17 building/clubhouse for an existing apartment complex and associated improvements as
18 shown on the plans and exhibits presented to the Planning Commission for review and
19 approval. No deviation from these approved plans and exhibits shall occur without the City
20 Planner and/or Planning Commission's approval. Substantial deviations shall require a
21 revision to the Development Plan or a new Development Plan.

22 12. Changes to the approved plans are subject to Section 4308.D and Section 4109 of the
23 Zoning Ordinance.

24 13. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
25 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
26 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
27 annul an approval of the City, concerning Development Plan (D13-00002). The City will
28 promptly notify the applicant of any such claim, action or proceeding against the city and
29 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.

- 1 14. All mechanical rooftop and ground equipment shall be screened from public view as
2 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and
3 vents shall be painted with non-reflective paint to match the roof. This information shall be
4 shown on the building plans.
- 5 15. Prior to approval of a building permit a Management Plan shall be prepared and submitted
6 to the Development Services Department for review. The Management Plan shall be
7 subject to review and approval by the City Planner and the Police Chief prior to the
8 occupancy of the project, and shall be recorded as CC&R against the property. The
9 Management Plan shall cover the following:
- 10 a) Security - The Management Plan, at a minimum, shall address on-site management,
11 hours-of-operation and measures for providing appropriate security for the project
12 site.
 - 13 b) Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti
14 and site and exterior building, landscaping, parking lots, sidewalks, walkways and
15 overall site maintenance measures and shall ensure that a high standard of
16 maintenance exist at this site at all times. The maintenance portion of the
17 management plan shall include a commitment for the sweeping and cleaning of
18 parking lots, sidewalks and other concrete surfaces at sufficient intervals to
19 maintain a "like new" appearance. Wastewater, sediment, trash or other pollutants
20 shall be collected on site and properly disposed of and shall not be discharged off
21 the property or into the City's storm drain system. Any graffiti within the center
22 shall be removed within 24 hours of occurrence. Any new paint used to cover
23 graffiti shall match the existing color scheme.
- 24 16. Prior to the issuance of building permits, compliance with the applicable provisions of the
25 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
26 and approved by the City Planner. These requirements, including the obligation to remove
27 or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape
28 Plan and shall be recorded in the form of a covenant affecting the subject property.
- 29 17. 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

1 owner and or operator. This notification's provision shall run with the life of the project
2 and shall be recorded as a covenant on the property.

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

8 19. This Development Plan shall be called for review by the Planning Commission if
9 complaints are filed and verified as valid by the Code Enforcement Office concerning the
10 violation of any of the approved conditions or does not conform with the information
11 contained in or representations made in the application, any supporting material submitted
12 to the City or during any hearing on the application.

13 20. A covenant or other recordable document approved by the City Attorney shall be prepared
14 by the applicant and recorded prior to the issuance of building permits. The covenant shall
15 provide that the property is subject to this Resolution, and shall generally list the conditions
16 of approval.

17 21. Elevations, siding materials, colors, roofing materials and floor plans shall be
18 substantially the same as those approved by the Planning Commission. These shall be
19 shown on plans submitted to the Building Division and Planning Division for permit
20 plan check, prior to issuance of any building permit.

21 **Engineering:**

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

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

24. 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

1 of Covenants, Conditions and Restrictions (DCC&R) shall be recorded attesting to these
2 improvement conditions prior to issuance of any grading permit.

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

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

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

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

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

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

- 1 27. It is the responsibility of the owner/developer to evaluate and determine that all soil
2 imported as part of this development is free of hazardous and/or contaminated material
3 as defined by the City and the County of San Diego Department of Environmental
4 Health. Exported or imported soils shall be properly screened, tested, and documented
5 regarding hazardous contamination.
- 6 28. A traffic control plan shall be prepared according to the City traffic control guidelines
7 and approved to the satisfaction of the City Engineer prior to the start of work within the
8 public right-of-way. Traffic control during construction of streets that have been opened
9 to public traffic shall be in accordance with construction signing, marking and other
10 protection as required by the Caltrans Traffic Manual and City Traffic Control
11 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
12 approved otherwise.
- 13 29. Pavement sections for all driveways and parking areas shall be based upon approved soil
14 tests and traffic indices. The pavement design is to be prepared by the
15 owner/developer's soil engineer and must be in compliance with the City of Oceanside
16 Engineers Design and Processing Manual and be approved by the City Engineer, prior to
17 paving.
- 18 30. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian
19 ramps and sidewalk within the project, or adjacent to the project boundary that are already
20 damaged or damaged during construction of the project, shall be repaired or replaced as
21 directed by the City Engineer.
- 22 31. All new extension services for the development of the project, including but not limited to,
23 electrical, cable and telephone, shall be placed underground per Section 901.G. of the
24 Subdivision Ordinance (R91-166) and as required by the City Engineer and current City
25 policy.
- 26 32. Prior to any grading of any part of the project, a comprehensive soils and geologic
27 investigation shall be conducted of the soils, slopes, and formations in the project. All
28 necessary measures shall be taken and implemented to assure slope stability, erosion
29 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.

- 1 33. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed
2 stages of construction, shall be reviewed, secured by the owner/developer with cash
3 securities or a letter of credit and approved by the City Engineer.
- 4 34. A precise grading plan shall be prepared, reviewed, secured and approved prior to the
5 issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped
6 areas, and special surfaces, footprints of all structures, walls, drainage devices and utility
7 services.
- 8 35. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer
9 prior to the issuance of a preliminary grading permit and approved by the City Engineer
10 prior to the issuance of building permits. Securities shall be required only for landscape
11 items in the public right-of-way. Any project fences, sound or privacy walls and
12 monument entry walls/signs shall be shown on, bonded for and built from the landscape
13 plans. These features shall also be shown on the precise grading plans for purposes of
14 location only. Plantable, segmental walls shall be designed, reviewed and constructed by
15 the grading plans and landscaped/irrigated through project landscape plans. All plans must
16 be approved by the City Engineer and a pre-construction meeting held, prior to the start of
17 any improvements.
- 18 36. The drainage design shown on the site plan or preliminary grading plan, and the drainage
19 report for this project is conceptual only. The final drainage report and drainage design
20 shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San
21 Diego County Hydrology and Drainage Manual to be approved by the City Engineer
22 during final engineering. All drainage picked up in an underground system shall remain
23 underground until it is discharged into an approved channel, or as otherwise approved by
24 the City Engineer.
- 25 37. Drainage facilities shall be designed and installed to adequately accommodates the local
26 storm water runoff and shall be in accordance with the San Diego County Hydrology and
27 Design Manual and in compliance with the City of Oceanside Engineers Design and
28 Processing Manual to the satisfaction of the City Engineer.
- 29 38. 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

1 save the City of Oceanside, its officers, agents, and employees harmless from any and all
2 liabilities, claims arising from any flooding that occurs on this site.”

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

6 40. This development/project is required to disconnect impervious roof and flatwork
7 (sidewalk/patio) areas by directing roof drains and flatwork sheet flows to adjacent
8 previous landscape areas.

9 41. This development/project is required to implement applicable temporary construction
10 BMPs associated with a typical demolition permit and building permit.

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

13 43. Approval of this development project is conditioned upon payment of all applicable impact
14 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
15 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,
16 reimbursements, and other applicable charges, fees and deposits shall be paid prior to the
17 issuance of any building permits, in accordance with City Ordinances and policies.
18 Approval of this project shall constitute the owner/developer's approval of such payments,
19 and his agreement to pay for any other similar assessments or charges in effect when any
20 increment is submitted for building permit approval, and to join, contribute, and/or
21 participate in such districts.

22 44. The owner/developer shall obtain any necessary permits and clearances from all public
23 agencies having jurisdiction over the project due to its type, size, or location, including but
24 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,
25 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
26 permits.

27 45. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
28 project will be subject to prevailing wage requirements as specified by Labor Code
29 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.

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

3 **Landscaping:**

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

- 15 a) Final landscape plans shall accurately show placement of all plant material such
16 as but not limited to trees, shrubs, and groundcovers.
- 17 b) Landscape Architect shall be aware of all utility, sewer, gas, water, and storm
18 drain lines and utility easements and place planting locations accordingly to meet
19 City of Oceanside requirements.
- 20 c) Approved street trees removed subsequent to implementation of the existing
21 development shall be replanted every 30-feet on-center within the public rights-
22 of-way (parkways) on Eagles Crossing, Canyon Drive, and Bush Street per the
23 *City of Oceanside Street Tree Standard Detail No. 211A*. Street trees shall be
24 planted from 15-gallon size containers with approved root barriers along the
25 inside edge of the street curb and asphalt path.
- 26 d) All required landscape areas shall be maintained by owner, project association or
27 successor of the project (including public rights-of-way (parkways) parallel with
28 Eagles Crossing, Canyon Drive and Bush Street. The landscape areas shall be
29 maintained per City of Oceanside requirements.
- e) Proposed landscape species shall fit the site and meet climate changes indicative
to their planting location. The selection of plant material shall also be based on

1 cultural, aesthetic, and maintenance considerations. In addition proposed
2 landscape species shall be low water users as well as meet all fire department
3 requirements.

- 4 f) All planting areas shall be prepared and implemented to the required depth with
5 appropriate soil amendments, fertilizers, and appropriate supplements based
6 upon a soils report from an agricultural suitability soil sample taken from the
7 site.
- 8 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
9 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
10 be mulched to a 3" depth to help conserve water, lower the soil temperature and
11 reduce weed growth.
- 12 h) The shrubs shall be allowed to grow in their natural forms. All landscape
13 improvements shall follow the City of Oceanside Guidelines.
- 14 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving
15 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet
16 of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in
17 each direction from the centerline of the trunk, for a total distance of 10 feet.
18 Root barriers shall be 24 inches in depth. Installing a root barrier around the
19 tree's root ball is unacceptable.
- 20 j) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
21 obtain planning department approval for these items in the conditions or
22 application stage prior to 1st submittal of working drawings.
- 23 k) For the planting and placement of trees and their distances from hardscape and
24 other utilities/ structures the landscape plans shall follow the City of Oceanside's
25 (current) Tree Planting Distances and Spacing Standards.
- 26 l) An automatic irrigation system shall be installed to provide coverage for all
27 planting areas shown on the plan. Low volume equipment shall provide
28 sufficient water for plant growth with a minimum water loss due to water run-
29 off.
- m) Irrigation systems shall use high quality, automatic control valves, controllers
and other necessary irrigation equipment. All components shall be of non-

1 corrosive material. All drip systems shall be adequately filtered and regulated
2 per the manufacturer's recommended design parameters.

- 3 n) All irrigation improvements shall follow the City of Oceanside Guidelines and
4 Water Conservation Ordinance.
- 5 o) The landscape plans shall match all plans affiliated with the project.
- 6 p) Landscape construction drawings are required to implement approved Fire
7 Department regulations, codes, and standards at the time of plan approval.
- 8 q) Landscape plans shall comply with Biological and/or Geotechnical reports, as
9 required, shall match the grading and improvement plans, comply with SWMP
10 Best Management Practices and meet the satisfaction of the City Engineer.
- 11 r) Existing landscaping on and adjacent to the site shall be protected in place and
12 supplemented or replaced to meet the satisfaction of the City Engineer.

13 48. All landscaping, fences, walls, etc. on the site, in medians and parkways within the
14 public rights-of-way and adjoining public parkways on Eagles Crossing, Canyon Drive,
15 and Bush Street shall be permanently maintained by the owner, project association, his
16 assigns or any successors-in-interest in the property. The maintenance program shall
17 include:

- 18 a) normal care and irrigation of the landscaping;
- 19 b) repair and replacement of plant materials (including interior trees and street
20 trees);
- 21 c) irrigation systems as necessary;
- 22 d) general cleanup of the landscaped and open areas;
- 23 e) parking lots and walkways, walls, fences, etc; and.
- 24 f) pruning standards for street trees shall comply with the International Society of
25 Arboriculture (ISA) *Standard Practices for Tree Care Operations – ANSI A300,*
26 *Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning*
27 *Guidelines, Appendix F* (most current edition).

28 Failure to maintain landscaping shall result in the City taking all appropriate
29 enforcement actions including but not limited to citations. This maintenance program
condition shall be recorded with a covenant as required by this resolution.

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

3 **Water Utilities:**

4 50. The property owner shall maintain private water and wastewater utilities located on private
5 property.

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

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

12 PASSED AND ADOPTED Resolution No. 2013-P41 on September 23, 2013 by the
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18 _____
19 Robert Neal, Chairperson
20 Oceanside Planning Commission

21 ATTEST:

22 _____
23 Marisa Lundstedt, Secretary

24 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
25 that this is a true and correct copy of Resolution No. 2013-P41.

26 Dated: September 23, 2013



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

STAFF USE ONLY	
ACCEPTED 1/31/13	BY SN ? DW

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT Canyon Club Holdings, LLC	2. STATUS Owner
3. ADDRESS 595 S. Riverwoods Pkwy #400, Logan, UT 84321	4. PHONE/FAX/E-mail 435-755-2000
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Aaron D. Walker, AIA	
6. ADDRESS 1208 Lawrence Cir, Simi Valley, CA 93065	7. PHONE/FAX/E-mail 805-285-2721

HEARING
GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL. <i>DIS-00002</i>
C.U.P.
VARIANCE
COASTAL
O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION 420 Activity Way, Oceanside, CA 92058		
10. GENERAL PLAN Res. High Density	11. ZONING PD-3	12. LAND USE Sterling Specific Plan
14. LATITUDE	15. LONGITUDE	

9. SIZE
13. ASSESSOR'S PARCEL NUMBER 145-180-15

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
 Remodel existing clubhouse and leasing office and add approx 400 sq ft of office space.
 Construct a free standing approx. ~~1,000~~⁹⁰⁰ sq ft Fitness Center. Relocate existing sand volleyball court.

17. PROPOSED GENERAL PLAN No change	18. PROPOSED ZONING No Change	19. PROPOSED LAND USE No Change
22. BUILDING SIZE 400 sf addition 1,000 sf new	23. PARKING SPACES	24. % LANDSCAPE

20. NO. UNITS No Change	21. DENSITY No Change
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): Aaron D. Walker, AIA	36. DATE 1/29/13
--	---------------------

37. OWNER (Print): Scott Stettler	38. DATE 1/21/13
--------------------------------------	---------------------

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.

Project Description

01.31.13

Canyon Club
Office Addition & Fitness Center

420 Activity Way
Oceanside, CA 92058

This Development Plan Revision application to D-70-86 involves two separate small projects located on the existing site of Canyon Club Apartments in Oceanside. Both projects conform architecturally to the existing buildings within the complex and together add only 1,370 sf to an existing 16+ acre site with multiple residential buildings.

Project #1 is a 388 sq ft one-story Office Addition to the existing Clubhouse Leasing Office area. The addition will face the primary entry drive into the complex and has been designed to blend in with the existing design of the Clubhouse and occupy a small existing landscape area. The property owner would like to build this addition in an effort to provide enhanced leasing services and provide a better environment for operations. As part of this addition other interior areas of the Clubhouse building will be remodeled. There will be new finishes throughout and the existing Lounge will be upgraded to provide better amenities to the tenants. The existing Fitness Room will be converted to a Staff Room and Private Office. The existing restrooms will be remodeled to comply with existing ADA requirements.

Project #2 is a new 988 sq ft one-story Fitness Center to be located south of the existing pool. The site of the proposed fitness center is central to the complex and in an open grass landscape area. The design of the Fitness Center was inspired by the existing style of the Clubhouse and surrounding Apartment Buildings. The existing Fitness Center is undersized for this size complex and the property owner would like to enhance the availability and quality of that amenity. The project will necessitate the relocation of a sand volley ball court as well as a storm drain inlet. Some of the fencing surrounding the pool and other walkways will be modified to incorporate the new building and provide direct access to the other site amenities.

This Office Addition project should fall within the allowed exemption found in Article 43, Section 4302F of the City of Oceanside Municipal Code which allows for small modifications to existing Planned Developments without having to go to Planning Commission. However, we recognize that the new Fitness Center, while small relative to the overall site, is a new stand-alone building and therefore requires more detailed review.

The Fitness Center will have minimal visibility to any surrounding streets and when finished will look similar to the existing buildings. Landscape plans and Colored Renderings have been provided to show how the new Fitness Center will be an upgrade to the overall site and quality of the Canyon Club Apartments.

LEGAL DESCRIPTION

EXHIBIT "A"

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

LOTS 8 AND 9 OF EAGLES CROSSING, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 12244 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 1, 1988.

Assessor's Parcel Number: 145-180-15-00

END OF LEGAL DESCRIPTION