

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2022-P14

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

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7 APPLICATION NO: D21-00004, CUP21-00002  
8 APPLICANT: San Diego County Health Services  
9 LOCATION: 4002 Vista Way (APN: 166-101-37)

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

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

16 the construction of a 14,400 square-foot psychiatric care service building associated  
17 with the Tri-City Medical Center and County of San Diego County within the  
18 northwestern portion of the Tri-City Medical Center's parking lot and located on a  
19 3.77-acre site at 4002 Vista Way;

20 on certain real property described in the project description.

21 WHEREAS, the Planning Commission, after giving the required notice, did on the  
22 13<sup>th</sup> day of June 2022, conduct a duly advertised public hearing as prescribed by law to  
23 consider said application.

24 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and  
25 State Guidelines thereto; this project is categorically exempt from CEQA per Article 19,  
26 Section 15332, "In-Fill Development Projects;"

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

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

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

Description	Authority for Imposition
Public Facility (Commercial/Industrial)	Ord. No. 91-09 Reso. No. 15-R0638-1
School District Fee (Commercial/Industrial)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
Traffic Signal & Thoroughfare (Commercial/Industrial)	Reso. No. 16-R0324-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0638-1
Wastewater System Capacity Buy-in Fee (Non-Residential and Multi-Family Residential)	Reso. No. 87-97 Ord. No. 15-OR0479-1 City Code 37.7.37
Water System Capacity Buy-in Fee (Residential and Non-Residential)	Reso. No. 87-96 Ord. No. 15-OR0480-1 City Code 37.7.37
San Diego County Water Authority (Residential and Non-Residential)	SDWA Ord. 2017

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

21 **FINDINGS:**

22 **For the Development Plan (D21-00004):**

- 23 1. The site plan and physical design of the project as proposed is consistent with the  
24 purposes of the Zoning Ordinance because the proposed development is consistent  
25 with the development regulations established by the Commercial Professional (CP)  
26 zone district. No variations to code requirements are required or have been  
27 requested.

- 1 2. The Development Plan as proposed conforms to the General Plan of the City, in  
2 that the project site has a General Plan land use designation of Commercial  
3 Professional (CP). Medical offices with associated surface parking are considered  
4 permitted uses in the CP district and are therefore consistent with and compatible  
5 with the Professional Commercial land use designation of the General Plan.
- 6 3. The site can be adequately, reasonably and conveniently served by existing and  
7 planned public services, utilities and public facilities. The project site is located  
8 within an existing medical development in an urbanized area with existing utilities  
9 available to the property.
- 10 4. The proposed project is compatible with existing and potential development within  
11 the Tri-City Medical Center's campus and with the surrounding neighborhood  
12 because the project complies with all of the development standards of the  
13 Commercial Professional zoning district. The proposed medical office building and  
14 associated surface parking would be consistent with the associated medical services  
15 provided within the existing Tri-City Medical Center and the proposed  
16 development would be compatible with the intent of the CP district.
- 17 5. The site plan and physical design of the project is consistent with the policies  
18 contained within Section 1.24 and 1.25 of the Land Use Element of the General  
19 Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning  
20 Ordinance because the property consists of a previously graded and paved property  
21 that does not have slopes subject to the Hillside Ordinance.

22 For Conditional Use Permit (CUP21-00002):

- 23 1. The proposed location and operation, under the applied land use conditions, are  
24 consistent with the effective land use policies and will not be detrimental to the  
25 public health or general welfare of persons residing or working in the area. The  
26 Planning Commission approved a Conditional Use Permit under approved  
27 Resolution (59-P42) on May 18, 1959, to permit the Tri-City Medical Center's  
28 hospital use, and the proposed inpatient medical office building with associated  
surface parking requires a revision to the previously approved Conditional Use

1 Permit. As conditioned, the project complies with all the appropriate regulations  
2 and the proposed use shall not conflict with neighboring properties.

3 2. The proposed location of the medical office building and parking is within an  
4 existing medical center's project boundaries, which is adjacent to other medical  
5 uses and offices, and complies with the General Plan Land Use policies. The  
6 proposed medical office building with associated surface parking stalls will not be  
7 detrimental to the public health, safety and welfare of persons residing or working  
8 in, or adjacent to the use.

9 3. That the granting of such conditional use permit, will not adversely affect the  
10 General Plan of the City, any other adopted plan of the City, or the adopted plans  
11 of any other governmental agency based on the fact that the proposed medical  
12 office building and use would be consistent with goals and policies of the General  
13 Plan and the Zoning Ordinance.

14 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
15 approve Development Plan (D21-00004) and Conditional Use Permit (CUP21-00002)  
16 subject to the following conditions:

17 **Building:**

18 1. The granting of approval under this action shall in no way relieve the  
19 applicant/project from compliance with all Current State and local building codes.  
20 Beginning on January 1, 2023, Oceanside Development Services (ODS) is  
21 required by State law to enforce the 2021 Edition of California Building Standards  
22 Codes (a.k.a., Title 24 of the California Code of Regulations). Every three years,  
23 the State adopts new model codes (known collectively as the California Building  
24 Standards Code) to establish uniform standards for the construction and  
25 maintenance of buildings, electrical systems, plumbing systems, mechanical  
26 systems, and fire and life safety systems. Sections 17922, 17958 and 18941.5 of  
27 the California Health and Safety Code require that the latest edition of the  
28 California Building Standards code and Uniform Housing Code apply to local  
construction 180 days after publication. There are 12 parts to Title 24 and the

1 applicable parts for most Building Division permit applications are listed below.

2 We are currently enforcing the 2019 codes

- 3 • Part 2: The 2019 California Building Code (CBC).
- 4 • Part 2.5: The 2019 California Residential Code (CRC).
- 5 • Part 3: The 2019 California Electrical Code (CEC).
- 6 • Part 4: The 2019 California Mechanical Code (CMC).
- 7 • Part 5: The 2019 California Plumbing Code (CPC).
- 8 • Part 6: The 2019 California Energy Code
- 9 • Part 9: The 2019 California Fire Code (CFC)
- 10 • Part 11: The 2019 California Green Building Standards Code (CALGreen Code)

11 This Part is known as the California Green Building Standards Code, and it is  
12 intended that it shall also be known as the CALGreen Code.

- 13 • Amendments to the City of Oceanside Administrative Code for Building  
14 Regulations

15 2. The building plans for this project are required by State law to be prepared by a  
16 licensed architect or engineer.

17 3. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on  
18 the plans.

19 4. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution  
20 Ordinance) and shall be shielded appropriately. Where color rendition is important  
21 high-pressure sodium, metal halide or other such lights may be utilized and shall  
22 be shown on final building and electrical plans.

23 5. Separate/unique addresses may be required to facilitate utility releases. Verification  
24 that the addresses have been properly assigned by the City's Planning Division  
25 shall accompany the Building Permit application.

26 6. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on  
27 the plans.

28 7. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution  
Ordinance) and shall be fully shielded. Where color rendition is important high-

1 pressure sodium, metal halide or other such lights may be utilized and shall be  
2 shown on final building and electrical plans.

3 8. All electrical, communication, CATV, etc. service lines within the exterior lines  
4 of the property shall be underground (City Code Sec. 6.30).

5 9. Construction waste management: Recycle and/or salvage for reuse a minimum of  
6 65% of the non-hazardous construction and demolition waste generated at the site.  
7 This is achieved by submitting a Waste Management Plan for approval by the  
8 Building and Safety Department prior to construction or demolition permit  
9 issuance and providing documentation to demonstrate compliance with the Waste  
10 Management Plan after completion of demolition or construction prior to final  
11 inspection.

12 10. A complete set of Soil Reports, Structural Calculations, Energy Calculations, &  
13 California Title 24 Energy Form(s) shall be required at time of plans submittal to  
14 the Building Division for plan check.

15 11. A form or foundation survey shall be required prior to the placement of concrete  
16 to show the location of the new structure in respect to the property lines, known  
17 easements, and known setback lines. By obtaining a form survey the location of  
18 the foundation is checked prior to the placement of concrete, and can save costly  
19 corrective measures in case of an encroachment of a property line.

20 12. CBC 1027.5 Location. Exterior exit stairways and ramps shall have a minimum  
21 fire separation distance of 10 feet (3048 mm) measured at right angles from the  
22 exterior edge of the stairway or ramps, including landings, to:

- 23 a. Adjacent lot lines.
- 24 b. Other portions of the building.
- 25 c. Other buildings on the same lot unless the adjacent building exterior walls  
26 and openings are protected in accordance with Section 705 based on fire  
27 separation distance. For the purposes of this section, other portions of the  
28 building shall be treated as separate buildings.

- 1 13. CBC 705.5 Exterior Walls shall be fire-resistance and rated in accordance with  
2 Tables 601 and 602.
- 3 14. CBC 705.6 Structural elements that brace the exterior wall but are located outside  
4 of the exterior wall or within the plane of the exterior wall shall have the  
5 minimum fire-resistance rating required in Tables 601 and 602 for the exterior  
6 wall.
- 7 15. Designated parking. In new projects or additions or alterations that add 10 or more  
8 vehicular parking spaces, provide designated parking for any combination of low-  
9 emitting, fuel efficient, and carpool/van pool vehicles as shown on Table 5.106.5.2  
10 CGBSC 5.106.5.2. Parking stall marking. Paint "CLEAN AIR/with lower edge of  
11 last word aligned with the end of the stall striping.
- 12 16. Electric vehicle (EV) charging. [N] Construction shall comply with Section  
13 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply  
14 equipment (EVSE) in compliance with California Building Code (CBC) and  
15 California Electrical Code (CEC).
- 16 17. Multiple charging space requirements. [N] When multiple charging spaces are  
17 required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the  
18 time of construction and shall be installed in accordance with CEC. Construction  
19 plans and specifications shall comply with CGBSC 5.106.5.3.2.
- 20 18. Aggregate areas of mezzanines and equipment platforms. Where both a  
21 mezzanine(s) and equipment platform(s) are located in the same room, the general  
22 limitation for mezzanine cannot be exceeded when applying the 2/3 allowance for  
23 equipment platforms. 2019 CBC 505.2.1.1
- 24 19. Exit discharge illumination. Where a means of egress leads to a safe dispersal area  
25 per CBC section 1028.5, that area must be lit with 1 foot-candle (11 lux) of  
26 illumination. 2019 CBC 1008.2.3
- 27 20. The site plan must show the following:  
28

- 1 • All property lines, easements, existing site drainage, and proposed site drainage
- 2 • All existing structures on site with distances in between and from property lines
- 3 • The location of the proposed work and the distance from property lines
- 4 • All driveways, paved areas, and required parking spaces
- 5 • Show north arrow on site plan and vicinity map
- 6 • Relative property elevations, finish floor elevations, and nearest upstream
- 7 manhole cover elevation (Installation of a backwater valve in the drainage piping
- 8 will be required if the flood level rim of the lowest fixture is below the next
- 9 upstream manhole cover)
- 10 • Show location of trash enclosure(s) and size of containers to scale.

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

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

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

27 **Landscaping:**

28 22. Landscape plans, shall meet the criteria of the City of Oceanside Landscape  
Guidelines and Specifications for Landscape Development (latest revision), Water

1 Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering  
2 criteria, City code and ordinances, including the maintenance of such landscaping  
3 shall be submitted, reviewed and approved by the City Engineer prior to the  
4 issuance of building permits. Landscaping shall not be installed until bonds have  
5 been posted, fees paid, and plans signed for final approval. In addition, a  
6 refundable cash deposit for the preparation of the final As-built/ Maintenance  
7 Guarantee shall be secured with the City prior to the final approval of the  
8 landscape construction plan. A landscape pre-construction meeting shall be  
9 conducted by the landscape architect of record, Public Works Inspector, developer  
10 or owner's representative and landscape contractor prior to commencement of the  
11 landscape and irrigation installation. The following landscaping items shall be  
12 required prior to plan approval and certificate of occupancy:

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

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

18 c. Final landscape plans shall be prepared under the direct supervision of a  
19 Registered Landscape Architect (State of California), with all drawings bearing  
20 their professional stamp and signature.

21 d. All required landscape areas both public and private (including trees and  
22 palms in the public rights-of-way) shall be maintained by owner, project  
23 association or successor of the project (including public rights-of-way along  
24 Waring Road). The landscape areas shall be maintained per City of Oceanside  
25 requirements.

26 e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not  
27 be released until the as-built drawings have been approved on the original  
28 approved Mylar landscape plan and the required maintenance period has been  
successfully terminated.

1 f. Proposed landscape species shall fit the site and meet climate changes  
2 indicative to their planting location. The selection of plant material shall also be  
3 based on cultural, aesthetic, and maintenance considerations. In addition,  
4 proposed landscape species shall be low water users as well as meet all fire  
5 department requirements.

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

9 h. Ground covers or bark mulch shall fill in between the shrubs to shield the  
10 soil from the sun, evapotranspiration and run-off. All the flower and shrub beds  
11 shall be mulched to a 3" depth to help conserve water, lower the soil temperature  
12 and reduce weed growth.

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

15 j. Root barriers shall be installed adjacent to all paving surfaces where a  
16 paving surface is located within 6 feet of a tree trunk on site (private) and within  
17 10 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5  
18 feet in each direction from the centerline of the trunk, for a total distance of 10  
19 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the  
20 tree's root ball is unacceptable.

21 k. All fences, gates, walls, stone walls, retaining walls, and plantable walls  
22 shall obtain Planning Division approval for these items in the conditions or  
23 application stage prior to 1st submittal of working drawings.

24 l. For the planting and placement of trees and their distances from hardscape  
25 and other utilities/ structures the landscape plans shall follow the City of  
26 Oceanside's (current) Tree Planting Distances and Spacing Standards.

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

1 n. Irrigation systems shall use high quality, automatic control valves,  
2 controllers and other necessary irrigation equipment. All components shall be of  
3 non-corrosive material. All drip systems shall be adequately filtered and regulated  
4 per the manufacturer's recommended design parameters.

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

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

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

10 r. Landscape plans shall comply with Biological and/or Geotechnical reports,  
11 as required, shall match the grading and improvement plans, comply with Storm  
12 Water Management Plan (SWMP), Hydromodification Plan, or Best Management  
13 Practices and meet the satisfaction of the City Engineer.

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

16 t. All pedestrian paving (both decorative and standard) shall comply with the  
17 most current edition of the American Disability Act.

18 23. All landscaping, fences, walls, etc. on the site, in medians within the public right-  
19 of-way and within any adjoining public parkways shall be permanently maintained  
20 by the owner, his assigns or any successors-in-interest in the property. The  
21 maintenance program shall include:

22 a) normal care and irrigation of the landscaping

23 b) repair and replacement of plant materials (including interior trees and street  
24 trees)

25 c) irrigation systems as necessary

26 d) general cleanup of the landscaped and open areas

27 e) maintenance of parking lots, walkways, enhanced hardscape, trash enclosures,  
28 walls, fences, etc.

1 f) pruning standards for street trees shall comply with the International Society of  
2 Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300,  
3 Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning  
4 Guidelines, Appendix F (most current edition). Failure to maintain landscaping  
5 shall result in the City taking all appropriate enforcement actions including but not  
6 limited to citations. This maintenance program condition shall be recorded with  
7 a covenant as required by this resolution.

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

10 **Oceanside Police Department:**

11 25. Natural Surveillance: (The below suggestions allow for maximum natural  
12 surveillance)

13 a. Ensure landscape design that allows clear, unobstructed views of surroundings  
14 area as applicable specifically at entry and exit.

15 b. The use of transparent building materials and proper lighting for visibility.

16 26. Shrubs and hedges maintained at 2 feet or less in height; tree canopies maintained  
17 not less than 6 feet in height.

18 27. Lighting:

19 a. Lighting is our primary concern, and easily one of the cheapest ways to reduce  
20 crime by eliminating areas of concealment. Luminaire (D-series) displayed on site  
21 plans should provide sufficient illumination. Please see additional suggestions  
22 below.

23 i. Type of lighting (Should be LED, preferably around 5000 Kelvin Temp.)

24 ii. Placement of lighting for uniformity.

25 iii. Fixtures should include cut-offs to reduce light pollution.

26 **Water Utilities:**

27 28. The developer will be responsible for developing all water and sewer utilities  
28 necessary to develop the property. Any relocation of water and/or sewer utilities

1 is the responsibility of the developer and shall be done by an approved licensed  
2 contractor at the developer's expense.

3 29. All Water and Wastewater construction shall conform to the most recent edition  
4 of the Water, Sewer, and Recycled Water Design and Construction Manual or as  
5 approved by the Water Utilities Director.

6 30. The property owner shall maintain private water and wastewater utilities located  
7 on private property.

8 31. Water services and sewer laterals constructed in existing right-of-way locations  
9 are to be constructed by an approved and licensed contractor at developer's  
10 expense.

11 32. The landscaped areas shall be served by an irrigation meter that is separate from a  
12 domestic service. The irrigation service may be a new water meter installed along  
13 Waring Road, or a connection to the existing irrigation system for the Tri-City  
14 Medical Center. In order to share the irrigation service, both facilities shall be owned  
15 by the same entity. A written agreement between the two facilities shall be provided  
16 regarding the shared irrigation service.

17 33. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire  
18 protection shall have a dedicated fire service connection to a public water main with  
19 a double check detector backflow assembly. Location of the backflow assembly  
20 must be approved by Fire Department.

21 34. Private on-site fire hydrants shall be served by a private fire main that is looped  
22 on-site with two connections to an existing public water main. Each connection  
23 shall have a double check detector assembly for backflow protection.

24 35. Hot tap connections will not be allowed for size on size connections and 6-inch  
25 connections to an 8-inch water main. These connections shall be cut-in tees with  
26 three valves for each end of the tee. Provide a connection detail on the improvement  
27 plans for all cut-in tee connections.

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

- 1 36. Any water and/or sewer improvements required to develop the proposed property  
2 will need to be included in the improvement plans and designed in accordance with  
3 the *Water, Sewer, and Recycled Water Design and Construction Manual*.
- 4 37. All public water and/or sewer facilities not located within the public right-of-way  
5 shall be provided with easements sized according to the *Water, Sewer, and Recycled*  
6 *Water Design and Construction Manual*. Easements shall be constructed for all  
7 weather access.
- 8 38. No trees, structures or building overhang shall be located within any water or  
9 wastewater utility easement.
- 10 39. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a  
11 recycled water impact fee since the proposed project is not within 75 feet of a  
12 recycled water main. The impact fee shall be established by submitting a formal  
13 letter requesting the City to determine this fee, which is based on 75% of the design  
14 and construction cost to construct a recycled water line fronting the property in  
15 Waring Road.
- 16 40. An inspection manhole for commercial waste as described by the *Water, Sewer, and*  
17 *Recycled Water Design and Construction Manual*, shall be on each building sewer  
18 lateral immediately behind the property line and the location shall be called out on  
19 the approved engineering plans.
- 20 41. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 &  
21 18-OR0021-1 relating to food service establishments shall be on each building sewer  
22 when deemed necessary in an appropriate outside location and shall be maintained  
23 by the property owner. The grease interceptor shall be shown on Engineering Plans  
24 with reference to Building Plans for design and detail.
- 25 42. Connections to a public sewer main with a 6-inch or larger sewer lateral will require  
26 a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and*  
27 *Recycled Water Design and Construction Manual*.
- 28 43. Connection to an existing sewer manhole will require rehabilitation of the  
manhole per City standards. Rehabilitation may include, but not be limited to, re-

1 channeling of the manhole base, surface preparation and coating the interior of the  
2 manhole, and replacing the manhole cone with a 36" opening and double ring  
3 manhole frame and lid.

4 44. The Development shall send sewer flows to the existing public sewer main in  
5 College Blvd. A private force main in the public right of way, and/or a shared  
6 sewer connection across property lines will not be permitted. The Developer shall  
7 design and construct a new public 8" sewer main in Waring Road from the  
8 Development to College Blvd. A plan and profile design of the sewer main shall  
9 be included on the improvement plans per City design guidelines.

10 45. Provide stationing and offsets for existing and proposed water service connections  
11 and sewer laterals on plans.

12 46. Any unused water services or sewer laterals by the proposed development or  
13 redevelopment, shall be abandoned in accordance with Water Utilities  
14 requirements.

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

16 47. Show location and size of proposed water meter(s) on site plan of building plans.  
17 Show waterline from proposed meter to connection point to building.

18 48. Show location and size of proposed sewer lateral(s) from property line or connection  
19 to sewer main to connection point at building.

20 49. Provide a fixture unit count table and supply demand estimate per the latest adopted  
21 California Plumbing Code (Appendix A) to size the water meter(s) and service  
22 line(s).

23 50. Provide drainage fixture unit count per the latest adopted California Plumbing Code  
24 to size sewer lateral for property.

25 51. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1,  
26 then building plans must show sizing calculations per the latest California Plumbing  
27 Code, the location, the make and model, and plumbing schematic showing the  
28 required appurtenances at each building sewer lateral.

1 52. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees  
2 are to be paid to the City at the time of Building Permit issuance per City Code  
3 Section 32B.7.

4 **Planning:**

5 53. This Development Plan (D21-00004) and Conditional Use Permit (CUP21-00002)  
6 shall expire on June 13, 2025, unless implemented as required by the Zoning  
7 Ordinance.

8 54. This Development Plan (D21-00004) and Conditional Use Permit (CUP21-00002)  
9 approves the construction of a 14,400 square-foot psychiatric care service building  
10 associated with the Tri-City Medical Center and County of San Diego County within the  
11 northwestern portion of the Tri-City Medical Center's parking lot and located on a 3.77-  
12 acre site at 4002 Vista Way as depicted on the plans and exhibits presented to the  
13 Planning Commission for review and approval. No deviation from these approved  
14 plans and exhibits shall occur without the City Planner or Planning Commission  
15 approval. Substantial deviations shall require a revision to the Development Plan  
16 and Conditional Use Permit, or a new Development Plan and Conditional Use  
17 Permit, as determined by the City Planner.

18 55. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
19 hold harmless the City of Oceanside, its agents, officers or employees from any  
20 claim, action or proceeding against the City, its agents, officers, or employees to  
21 attack, set aside, void or annul an approval of the City, concerning Development  
22 Plan (D21-00004) and Conditional Use Permit (CUP21-00002). The City will  
23 promptly notify the applicant of any such claim, action or proceeding against the  
24 City and will cooperate fully in the defense. If the City fails to promptly notify  
25 the applicant of any such claim action or proceeding or fails to cooperate fully in  
26 the defense, the applicant shall not, thereafter, be responsible to defend, indemnify  
27 or hold harmless the City.

28 56. A covenant or other recordable document approved by the City Attorney shall be  
prepared by the applicant and recorded prior to the issuance of a business license.

1 The covenant shall provide that the property is subject to this resolution, and shall  
2 generally list the conditions of approval.

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

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

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

15 60. Signage for the site shall be processed via separate permits and shall comply with  
16 the Oceanside Zoning Ordinance Article 33 in place at the time of request for said  
17 sign permit.

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

23 62. This entitlement shall be called for review by the Planning Commission if complaints  
24 are filed and verified as valid by the Code Enforcement Office concerning the  
25 violation of any of the approved conditions or assumptions made by the application.

26 63. Final engineering documents shall depict removal of the emergency driveway  
27 located at Waring Road. Final landscape construction drawings shall depict fencing  
28 and cohesive landscaping along Waring Road subject to the review and approval of  
the City Planner.

1 PASSED AND ADOPTED Resolution No. 2022-P14 on June 13, 2022 by the following  
2 vote, to wit:

3 AYES: Rosales, Morrissey, Balma, Symons, Dodds

4 NAYS:

5 ABSENT: Custer

6 ABSTAIN:

7

8



Tom Rosales, Chairperson  
Oceanside Planning Commission

9

10 ATTEST:

11



Sergio Madera, Secretary

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14

I, SERGIO MADERA, Secretary of the Oceanside Planning Commission, hereby certify  
15 that this is a true and correct copy of Resolution No. 2022-P14.

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Dated: June 13, 2022

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