



AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: May 2, 2016

SUBJECT: Urban Villages San Marcos – proposed Bowling Alley Facility within an Existing Building.

CASE: P16-0004: CUP 16-001

APN: 220-200-53-00

Recommendation

Recommend approval:

- 1). A Conditional Use Permit to allow the installation of an eight lane bowling alley facility within an existing building , and
- 2). Adoption of a Categorical Exemption (Class 1(a))

Background

When the University District Specific Plan was updated in 2014, it was amended to recognize the potential value of reusing existing industrial buildings through methods of renovating and remodeling said buildings as a new compatible use. This area was designated as "Mixed Use Building A" with an alternative "Adaptive Reuse Area" under the Building Regulating Plan. The proposed project is within the adaptive re-use area. A Site Development Plan (SDP 15-005) was approved for the reuse and remodeling of an existing industrial building located at 255 Redel Road consisting of 20,751 square feet to be converted into a restaurant/brewery (to be operated by Mason Aleworks as "Urge Common House") with an additional 5,700 square feet of covered outdoor seating area with a small bocce ball court. A Director's Permit (DP 15-029) allowed sales and consumption of alcohol within the University District which was approved concurrently with the SDP. Following that approval, applicant submitted an application for a Conditional Use Permit to allow the installation of a bowling facility at the Urge Common House.

Discussion

The applicant has proposed to construct and operate an eight (8) lane bowling facility occupying approximately 5,669 square feet of interior floor area within the Urge Common House. Under the Form Base Code section regarding permitted and conditional uses, a Conditional Use Permit is required for entertainment/recreational use. The previous approval under SDP 15-005 recognized and allowed a



small outdoor bocce ball court which would not require a Conditional Use Permit in that it is similar in nature to darts, ping pong tables, or limited billiard tables considered to be accessory uses. However, the proposed bowling alley facility is considered an entertainment/recreational option, which requires a Conditional Use Permit. The anticipated operational use of the eight (8) lane bowling alley area will include a small eight chair counter and private dining room for food and service that can be utilized by both the bowling alley and the Urge Common House patrons. Approval of SDP 15-005 & DP 15-029 addressed the architectural retrofit of the exterior of the building as well as the interior improvements meeting all code requirements for the Urge Common House. The Conditional Use Permit, as conditioned, identifies the specific placement and operational conditions for the bowling facility and will require a building permit.

Parking

Under the approved Site Development Plan (SDP 15-005), Urban Village San Marcos LLC was required to submit an unsubordinated reciprocal access and parking management agreement to ensure there is sufficient parking assigned in the recently constructed parking structure to the Urge Common House (restaurant, pub, and the bowling alley). The required parking demand per the Form base Code criteria is based on non-residential use at 2 spaces per 1,000 square feet. The total building is 20,751 square feet (includes the bowling alley) and the outdoor patio area at 5,700 equaling 26,451. So, $26,451/1000 \times 2 = 53$ parking spaces required. Prior to issuance of a building permit for the installation of the bowling facility, the unsubordinated reciprocal access and parking management agreement must be reviewed and approved by staff.

Attachment(s)

Resolution: CUP – Resolution PC 16-4549

A – Aerial Map

B – Vicinity Map

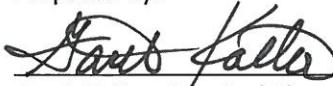
C – Requested Entitlements

D – Site & Project Characteristics

E – Site Plan

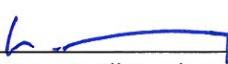
F – Floor Plan

Prepared by:



Garth Koller, Principal Planner

Approved by:



Karen Brindley, Planning Division Manager

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Submitted by:

A handwritten signature in blue ink, appearing to read "Matt Little".

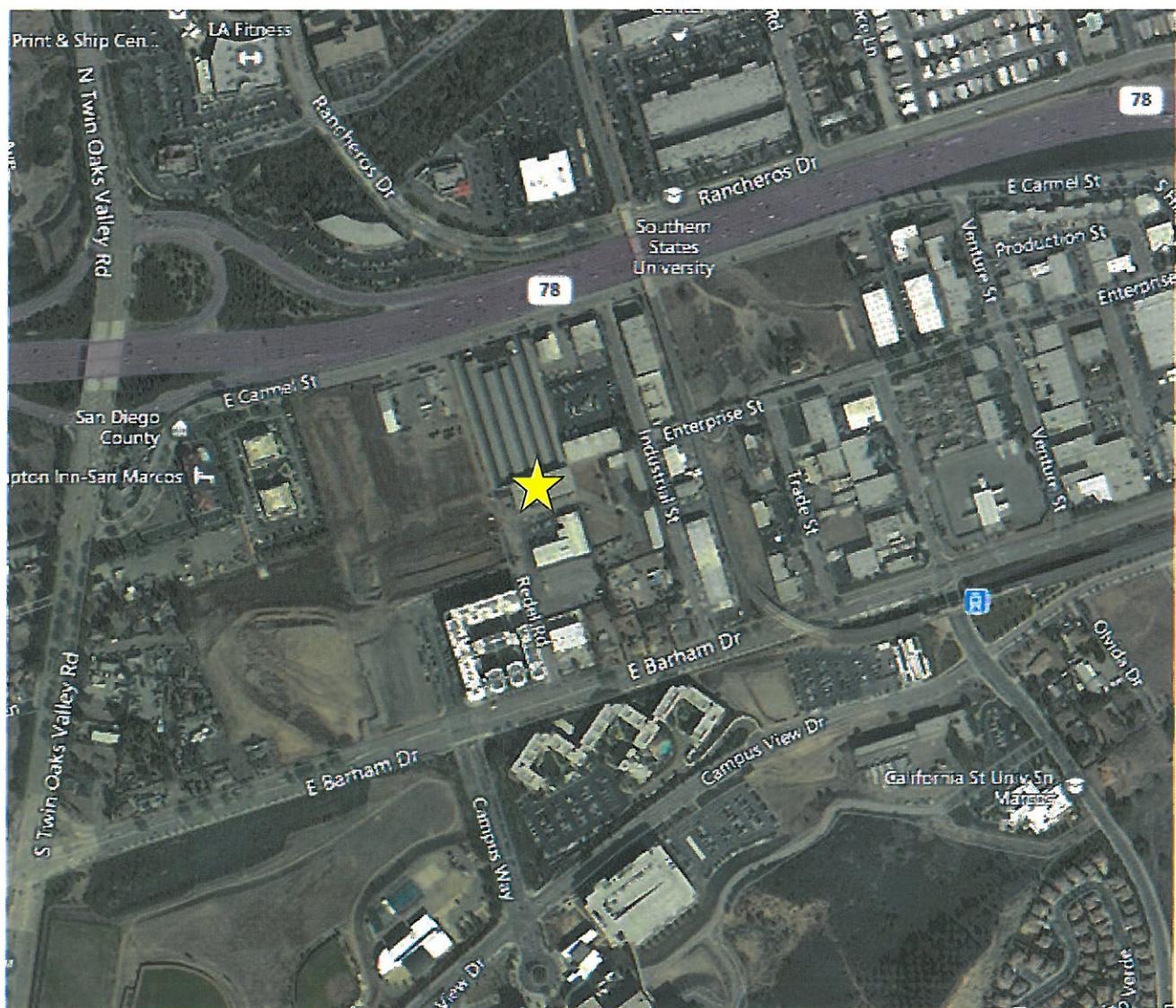
Matt Little, Development Services Director/City Engineer

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Attachment A

Aerial Map



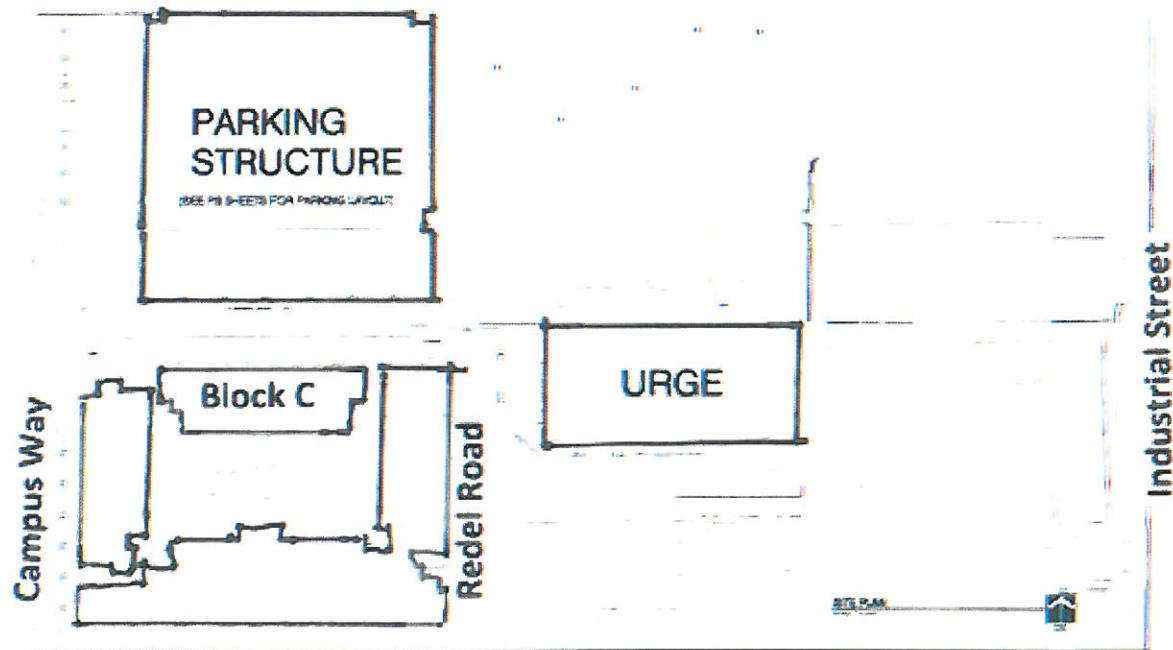
= Urge Common House/Bowling Lanes

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Attachment B

Vicinity Map





Attachment C

Requested Entitlements

- Adoption of Conditional Use Permit (CUP 15-006)
- Adoption of a Categorical Exception Class 1 (a) Existing Facility



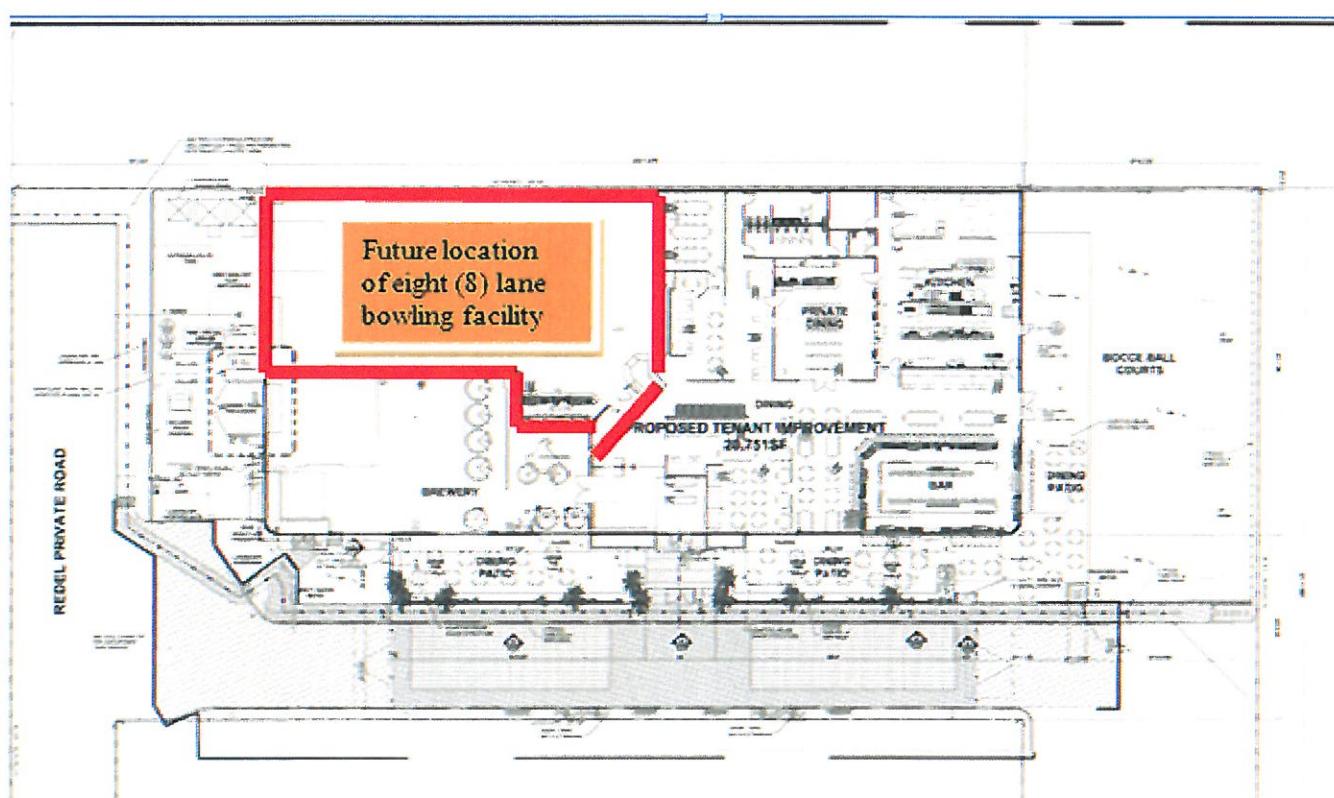
Attachment D

Site & Project Characteristics

	Existing	Zoning Designation	Land Use Designation
Property	Urge Common House	SPA/Mixed Use Bldg. A/	SPA/Mixed Use Bldg. A/ Adaptive Reuse Adaptive Reuse
North	Mini storage	SPA/Mixed Use Bldg. A or	SPA/Mixed Use Bldg. A or
		Freeway	Freeway
		Comm. Bldg. A	Comm. Bldg. A
South	existing industrial Building	SPA/Mixed Use Bldg. A/	SPA/Mixed Use Bldg. A/
		Adaptive Reuse	Adaptive Reuse
East	existing industrial/ Vacant	SPA/Mixed Use Bldg. A/	SPA/Mixed Use Bldg. A/
		Adaptive Reuse	Adaptive Reuse
West	Block C – apartments/ Parking Structure/ Plaza	SPA/Mixed Use Bldg. A	SPA/Mixed Use Bldg. A
Flood hazard zone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Sewers	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
General Plan Conformance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Land Use Compatibility	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

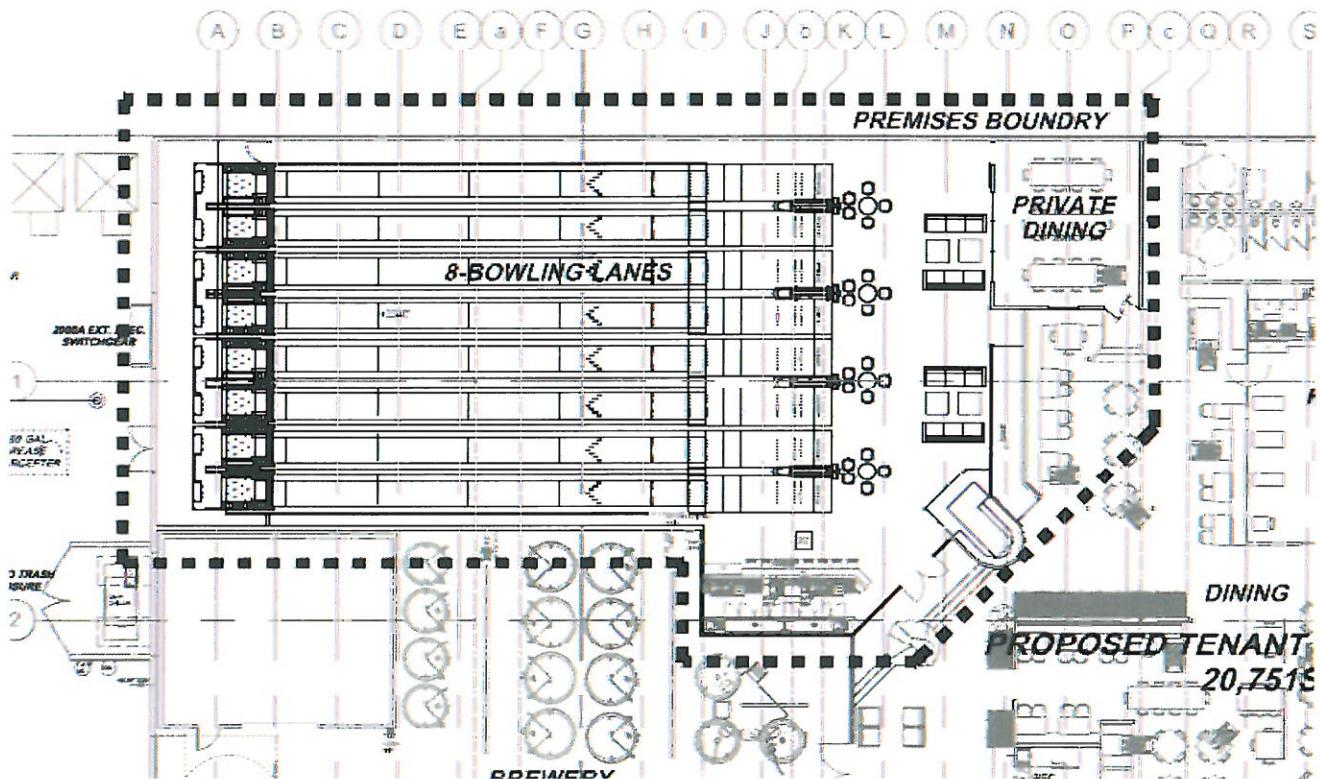


Attachment E





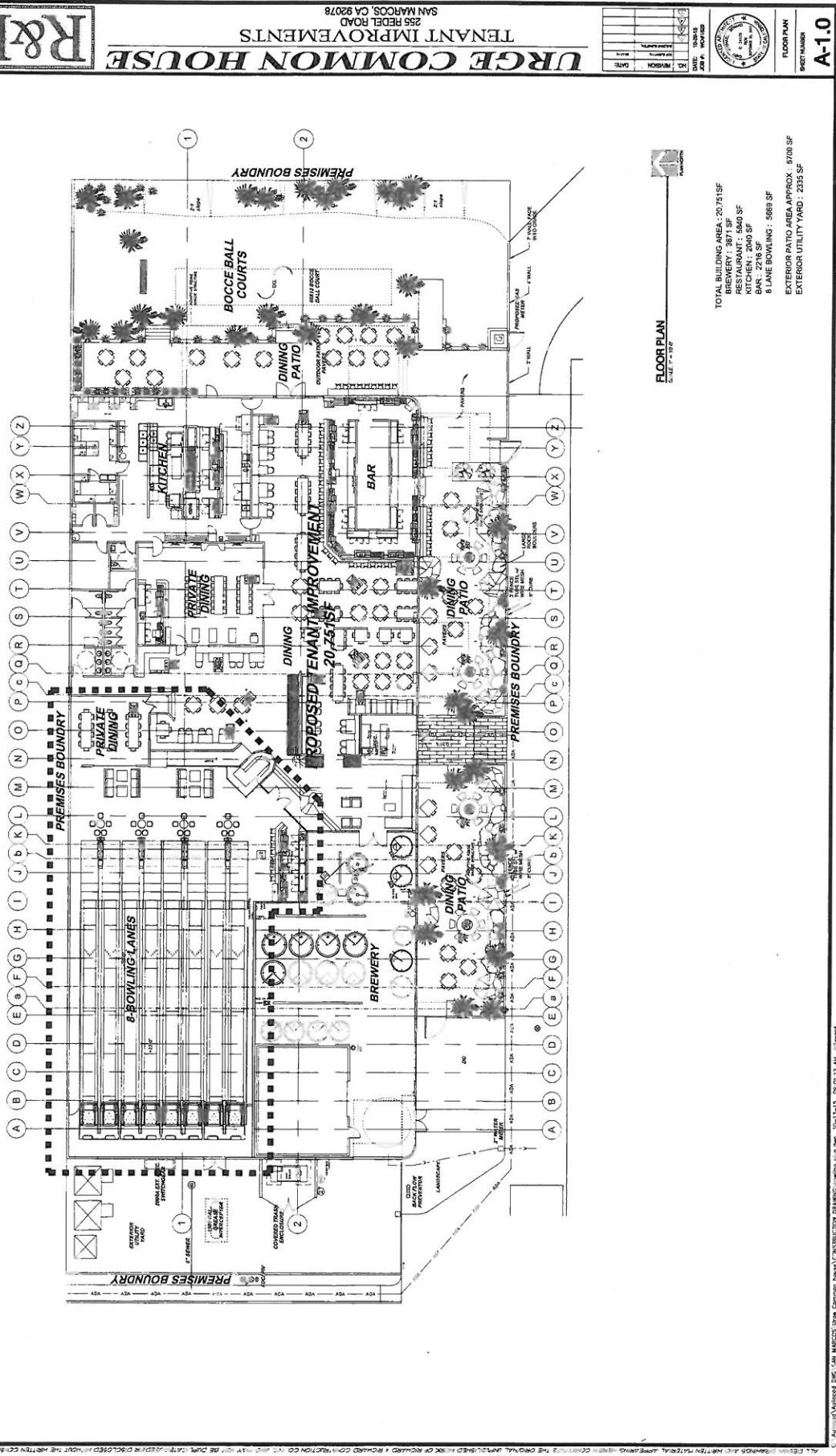
Attachment F



AGENDA ITEM NO. _____

URGE 8 LANE BOWLING IMPROVEMENT 255 REDEL ROAD, SAN MARCOS CA.

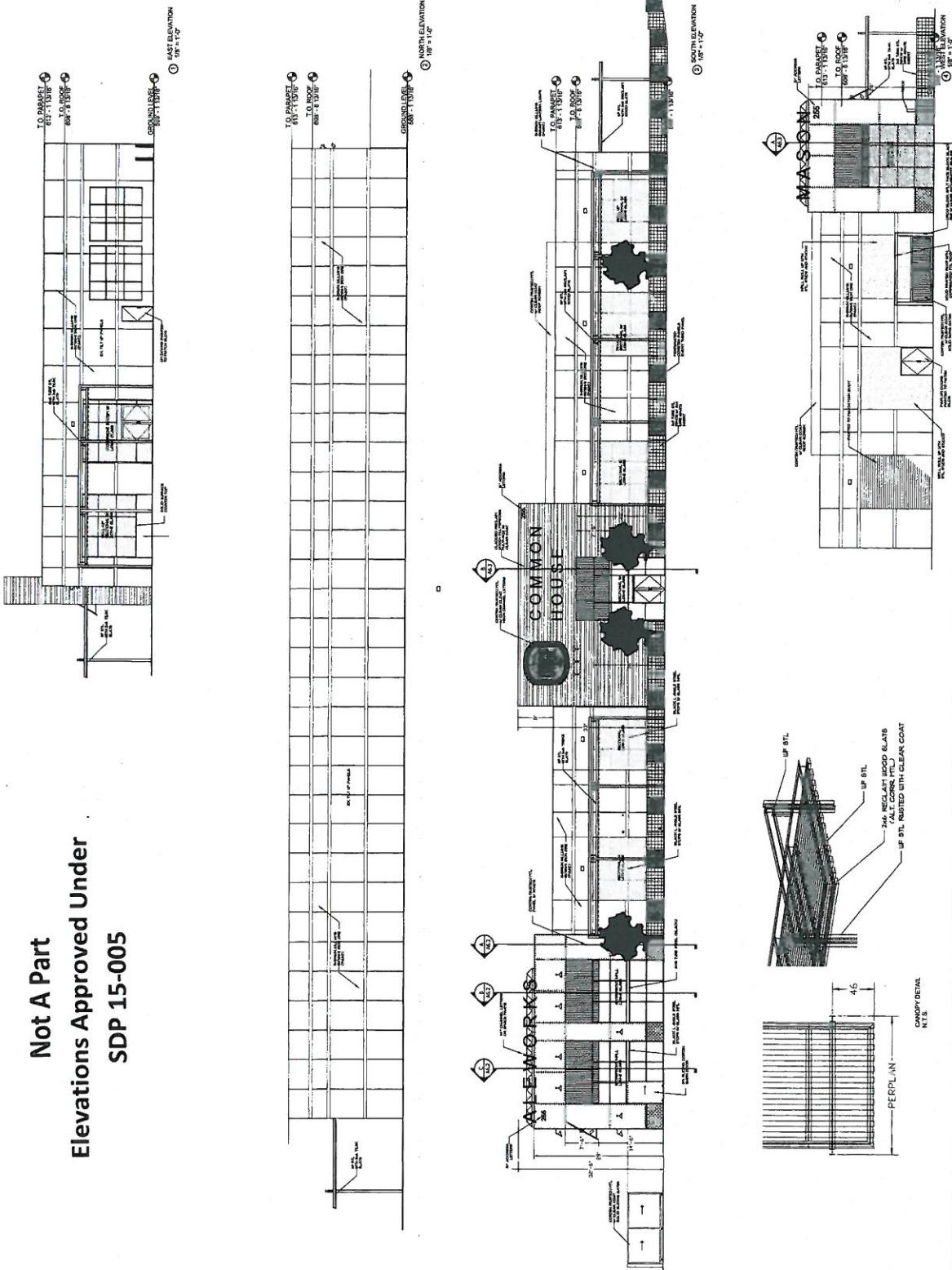
255 REDEL ROAD, SAN MARCOS CA.



Not A Part
Elevations Approved Under
SDP 15-005

URGE COMMON HOUSE TENANT IMPROVEMENTS
256 DEE ROAD SAN MARCOS, CA 92078 DIRECTORS PERMIT

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RESOLUTION PC 16-4549

A RESOLUTION OF THE SAN MARCOS PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BOWLING ALLEY WITHIN AN EXISTING BUILDING LOCATED IN THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA

CUP 16-001
(P16-0004)
Urban Villages San Marcos, LLC

WHEREAS, an application was received from Urban Villages San Marcos, LLC requesting a Conditional Use Permit to allow operation of a bowling alley ((8) bowling lane) within the Urge Common House located at 255 Redel Road, in the University District Specific Plan Area designated as a Mixed Use Building A/Adaptive Reuse Zone, more particularly described as:

PARCEL 4 OF PARCEL MAP NO. 2617 IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 2, 1974, TOGETHER WITH THE WESTERLY 67.00 FEET OF PARCEL 1 OF PARCEL MAP NO. 21264 IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 20, 2015 AS FILE NO. 2015-7000320 OF OFFICIAL RECORDS.

Assessor's Parcel Number: 220-200-53-00

WHEREAS, the existing building known as Urge Common House at 255 Redel Road was previously approved under Site Development Plan (SDP 15-005) and Directors Permit ((DP 15-029) Resolution DP 16-4523) to allow the renovation/reuse of an existing building to operate as a restaurant/pub/brewery with alcohol sales; and

WHEREAS, the above referenced existing building was previously approved under a Categorically Exemption Class 1 (e)(2) (A & B), existing facility pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission did consider a Categorically Exemption Class 1 (a), existing facility, for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Development Services Department did study said request for eight (8) bowling lane facility and does recommend approval of requested recreational use; and

WHEREAS, the required public hearing held on May 2, 2016 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission's decision is based on the following findings and determinations:

1. The granting of the Conditional Use Permit, as conditioned, will not result in detrimental impacts to adjacent properties or the character and function of the neighborhood in that the installation of the eight (8) lane bowling facility will occur within the enclosed buildings and shall be regulated by operational standards for the proposed activities; and adequate parking shall be provided through a parking agreement within the adjacent parking structure located at 255 Redel Road.
2. The design, development, and conditions associated with the Conditional Use Permit for the eight (8) lane bowling facility are consistent with the goals, policies, and intent of the General Plan and the purpose and intent of the Mixed Use Building A/Adaptive Reuse Area under the adopted Regulating Plan per the University District Specific Plan in that the providing recreational opportunities is compatible with the surrounding General Plan land use designation and the proposed project provides and helps to promote a variety of recreational options and activities within the University District Specific Plan community.
3. The installation of the eight (8) lane bowling facility is compatible with the existing building and future Urge Commons House located within the Mixed Use Building A/Adaptive Reuse Zone and the surrounding area as conditioned.
4. The approval of this Conditional Use Permit relies upon and must comply with all conditions as approved in Site Development Plan (SDP 15-005) and Directors' Permit (DP 15-029).

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. A Categorically Exemption Class 1 (a), existing facility, is hereby approved by Planning Commission pursuant to the California Environmental Quality Act (CEQA).
- C. The Conditional Use Permit is approved per the submitted Exhibit "A & B" as modified herein and shall not be expanded unless a modification to this permit is approved.
- D. The Conditional Use Permit is approved subject to compliance with the following conditions;
 1. All bowling activities shall comply with the following operational standards:

- a. Location of the eight (8) bowling lanes shall be limited to the area as shown on approved floor plan.
 - b. Hours of operation: Bowling activities shall end operations by midnight (12:00 a.m.) Sunday through Thursday; and 2:00 a.m. Friday through Saturday.
 - c. No person shall be granted entry into the bowling area if said person appears to be under the influence of any illegal controlled substance or are intoxicated.
 - d. An owner or manager shall be on site during all bowling activities.
 - e. All personnel, including management, are prohibited from consuming alcoholic beverages while on duty.
 - f. No one under the age of 21 shall be served alcoholic beverages.
 - g. All employees who serve alcohol or check identification shall attend the Alcohol Beverage Control (ABC) LEAD Training or Responsible Beverage Sales & Service (RBSS) Training every two (2) years as required by City Ordinance No. 2009-1318. Confirmation of program participation shall be kept on file and made available upon request.
 - h. The maximum occupancy for bowling area shall not be exceeded at any time. The Occupancy Load sign shall be posted at all times.
 - i. Exit doors shall not be blocked at any time.
 - j. All bowling activities shall occur within the area defined as identified on the approved floor plan.
2. Any incident requiring security measures (reactive intervention or mediation) by on-site staff shall be immediately reported to the Sheriff's Department. All onsite staff shall cooperate, aide and assist the Sheriff's Department in the collection of information regarding any incident requiring a response.
3. Excessive or severe incidents, as determined by the City of San Marcos, Sheriff's Department, or ABC, may result in mandatory training classes, imposition of additional restrictive conditions, or modification or revocation of this Conditional Use Permit.
4. The operator shall obtain and maintain a City Business License.

5. Building address and suite number shall be clearly labeled for day and night-time emergency responses. In addition, adequate lighting shall be provided to deter potential criminal activities (i.e. vehicle burglaries, prowlers, loitering, etc.).
- E. The applicant shall be responsible for compliance with all relevant portions of the University District Specific Plan, City of San Marcos Municipal Code, and City policies and resolutions.
- F. The City shall approve changes in the use or occupancy of an existing building. The City shall inspect and approve the area set aside for the eight (8) lane bowling facility prior to operation of said facility.
- G. Use of the site shall be conducted so as not to become obnoxious by reason of noise, odor, refuse or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.
- H. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, and equipment needed, and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.
- I. The Planning Division may, but is not obligated to, inspect the premises annually to ensure compliance with all conditions of this permit. If the Planning Division determines the compliance is not being achieved, this may result in enforcement actions.
- J. This Conditional Use Permit shall become null and void if not acted upon within twelve (12) months of the approval date.
- K. This Conditional Use Permit shall expire on May 2, 2026. Any request for permit extension shall be applied for by the permittee no later than one hundred twenty (120) days prior to the expiration date. Said request from applicant shall be administratively reviewed and processed under a Directors Permit pending said operation is considered in good standing with the conditions of approval. It is the permittee's responsibility to track the expiration date of this CUP.
- L. To the extent permitted by law, the Developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Developer or its contractors, subcontractors, agents, employees or other persons acting on Developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the

project. Developer further agrees that such indemnification and hold harmless shall include all defense-related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 2nd day of May, 2016, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION