



STAFF REPORT **AGENDA NO. 7a**

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: December 1, 2009

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A GENERAL PLAN AMENDMENT (GPA-3-07), ZONE AMENDMENT (ZA-2-07), DEVELOPMENT PLAN (D-6-07), CONDITIONAL USE PERMIT (C-9-07), AND HISTORIC PERMIT (H-3-07) TO CHANGE THE LAND USE DESIGNATION FROM SINGLE-FAMILY DWELLING RESIDENTIAL (SFD-R) TO PRIVATE INSTITUTIONAL (PI) AND CHANGE THE ZONING DESIGNATION FROM SINGLE-FAMILY RESIDENTIAL (RS) TO PUBLIC & SEMI-PUBLIC (PS) ALL WITH AN HISTORIC OVERLAY (H) IN ORDER TO ALLOW THE CONSTRUCTION OF A TWO-STORY, 16,591-SQUARE FOOT, 59-BED 24-HOUR NON-MEDICAL CARE DRUG AND ALCOHOL RECOVERY CENTER ON A 1.00-ACRE SITE. THE PROJECT SITE IS LOCATED NORTH OF CHAPTER WAY, SOUTH OF SAN LUIS REY MOBILE HOME PARK, AND EAST OF THE SAN LUIS REY PARISH CHURCH WITHIN THE MISSION SAN LUIS REY NEIGHBORHOOD – APPLICANT: THE FELLOWSHIP CENTER.**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2009-H03 recommending denial of a General Plan Amendment (GPA-3-07), Zone Amendment (ZA-2-07), Development Plan (D-6-07), Conditional Use Permit (C-9-07), and Historic Permit (H-3-07) to the City Council for final action.

PROJECT DESCRIPTION AND BACKGROUND

Background: On March 26, 2007, the City of Oceanside received an application for a General Plan Amendment (GPA-3-07), Zone Amendment (ZA-2-07), Development Plan (D-6-07), Conditional Use Permit (C-9-07), and Historic Permit (H-3-07) in order to change the subject properties General Plan and Zoning designations from single family residential to public & semi-public in order to allow for a 59 bed, 24 hour Non-Medical Care Drug and Alcohol Recovery Center on a one acre site that is fully developed as a single family residence.

Site Review: The proposed project site is located within a Single Family Residential–Historic Overlay (RS-H) zone district, and consists of a relatively flat pad that slopes downward to the northwest and fully developed with a single family residence circa 1945. The site is located within the locally designated Mission San Luis Rey Historic Area, and therefore is subject to the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

Adjacent land uses include the Parish Church and Mission San Luis Rey de Francia to the west just beyond a single family residential parcel, vacant undeveloped land to the south that is owned by the Diocese of San Diego and is zoned as Public & Semi-Public, two parcels of Public & Semi-Public immediately east with single family residential beyond that. Access to the one acre site would occur via private easements off of Mission Avenue, and are referred to as Academy and Chapter Way.

Project Description: The project application is comprised of five components: a General Plan Amendment (GPA-3-07), Zone Amendment (ZA-2-07), Development Plan (D-6-07), Conditional Use Permit (C-9-07), and Historic Permit (H-3-07) as follows:

General Plan Amendment (GPA-3-07) represents a request for the following:

- (a) A request to change the Land Use Designation from Single Family Detached Residential (SFD-R) to Private Institutional (PI) in order to accommodate a Residential Care – General land use.

Zone Amendment (ZA-2-07) represents a request for the following:

- (b) A request to change the Zoning Designation from Single Family Residential Historic Overlay (RS-H) to Public & Semi-Public Historic Overlay (PS-H) in order to accommodate a Residential Care – General land use.

Development Plan (D-6-07) represents a request for the following:

- (c) A request to demolish the existing circa 1945 single family residence and develop the one acre site with a two-story 16,591 square foot, 59 bed 24 hour non-medical care drug and alcohol recovery center.

Site development would include on premise shared dining, laundry, and restroom facilities, with approximately 30 off-street parking spaces being provided on site for residents and staff of the treatment center.

Architectural design provides an overall building layout that would incorporate a courtyard layout with four wings providing the makeup for the facility. The south wing facing Chapter Way and providing the entrance to the site would consist of a lobby, eight counseling rooms/ offices, and a conference room. The west wing would house a large multi-purpose/dining room, a central kitchen, and restroom facilities. The north and east wings would contain approximately 20 bedrooms to house 59 residents, and would include central laundry facilities.

Conditional Use Permit (C-9-07) represents a request for the following:

- (d) A request to allow a Residential Care, General land use on a proposed Public & Semi- Public zoned parcel and in accordance with Article 16 Section 1620 Land Use Regulations for Public & Semi-Public parcels.

Historic Permit H-3-07 represents a request for the following:

- (e) A Historic Permit is required in order to permit the development of the one acre site which is located within the boundaries of the Historic Overlay District pursuant to Article 21 Section 2111.

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

1. General Plan
2. Mission San Luis Rey Historic Area Development Program and Design Guidelines
3. Zoning Ordinance
4. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The project site is designated as Single Family Detached Residential (SFD-R) on the Land Use Map, and the proposed General Plan Amendment (GPA) to change the Land Use Designation to Private Institutional (PI) is inconsistent with the goals and objectives of the City's General Plan, as follows:

A. Land Use Element 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.

1.11Balanced Land Use

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.

Staff has reviewed the request to change the Land Use and Zoning Designations from that of Single Family Residential to a Private Institutional designation in order to allow for the development of a two story, 16,591 square foot, 59 bed 24 hour non medical care drug and alcohol rehabilitation center on a one acre site, and have determined that the overall change in land use designation necessary to permit this type of facility is inconsistent with the overall vision that the area be maintained as a low intensity single family residential land use that would not detract from the Historical Significance of the Mission San Luis Rey de Francia. Establishment of a facility of this intensity was never envisioned in the Historic Area Development Program and Design Guidelines land use patterns, and would conflict directly with the Land Use element general guidance for distribution of land uses within the Historic Area which are primarily residential along the periphery.

Staff in reviewing the overall balance of this type of proposed land use throughout the City of Oceanside has determined that typical facilities of this nature are provided in predominately urbanized areas within close proximity to major transportation corridors and public transit facilities. As of July 24, 2007 there were approximately two residential and six outpatient facilities dispersed throughout the City of Oceanside. Allowing for spot changes to the General Plan for the sole purpose of establishing a given land use would significantly detract and negatively impact the surrounding conforming land uses that are predominately single family residential housing stock.

2. Zoning Compliance

This project site is located in the Single Family Residential Historic Overlay (RS-H) zone district, and the applicant is proposing a Zone Amendment (ZA) to change the zoning to Public & Semi-Public Historic Overlay (PS-H). Development regulations shall be as specified by the use permit, provided that if the use permit fails to regulate an element regulated by an abutting base district, the regulations of the abutting base district shall apply to each portion of a PS district. The following table summarizes proposed and applicable development standards for the project site based upon the base district of Single Family Residential (RS) and the development standards that would specified should a use permit be approved:

	REQUIRED PER (RS) ZONE DISTRICT *N/A in RS	PROPOSED
PARKING SPACES	*(Residential Care-General) 1 per 3 beds; plus additional specified by use permit.	30 Spaces
SETBACK FROM FRONT PROPERTY LINE	20'-0"	24'-7" Minimum to Building
SETBACK FROM REAR PROPERTY LINE	15'-0"	56'-5" Minimum to Building
SETBACK FROM SIDE PROPERTY LINES	7.5'	36'-6" Minimum West Side 6'-3" Minimum East Side
BUILDING HEIGHT	36'-0" Maximum	2 Stories/ 31'-10" Maximum
LOT COVERAGE	45%	23.5%
LANDSCAPING COVERAGE	*15% Typical for Commercial Projects	17%

Staff has reviewed the subject development proposal for consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines, and has determined that the proposed development standards to be implemented into the 24 Hour Non Medical Care Drug and Alcohol Recovery Center site design and proposed architectural design incorporate elements from the guidelines but remain inconsistent with the intent of the original objectives to maintain single family residential around the periphery of the historic area and would detract from the Historical Significance of the Mission San Luis Rey.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Proposed: Private Institutional (PI)	Proposed: Public & Semi-Public Historic Overlay (PS-H)	Residential Care-General
	Current: Single Family Detached Residential (SFD-R)	Current: Single Family Residential Historic Overlay (RS-H)	Single Family Residence
North of Subject Site:	Medium Density Residential –A (MDA-R)	Medium Density Residential –A (RM-A)	Mobile Home Park
East of Subject Site	Private Institutional(PI)	Public & Semi-Public Historic Overlay (PS-H)	Vacant Parcel & Alano Club Clubs And Lodges Land Use

South of Subject Site	Private Institutional(PI)	Public & Semi-Public Historic Overlay (PS-H)	Vacant Diocese of San Diego Property
West of Subject Site	Single Family Detached Residential (SFD-R)	Single Family Residential Historic Overlay (RS-H)	Single Family Residence

The proposed General Plan Amendment and Zone Change to allow the development of a two story, 16,591 square foot, 59 bed 24 hour non-medical care drug and alcohol recovery center on a 1.00 acre site has been determined to be inconsistent with, and incompatible to, the surrounding built environment and the original Historic Area Development Program vision for the area; as well as, with the zoning of the site.

The overall land use has been identified as one that would provide an overall benefit to the community, but not in the current proposed location. Detailed review of similar type facilities throughout Oceanside do exist, and in close proximity to more urbanized areas developed with mass public transit necessary to accommodate a majority of the citizens that would benefit from such a facility.

DISCUSSION

Issue: Mission San Luis Rey Historic Area Development Program & Design Guidelines Consistency and Compatibility with the Long Range Goals and Objectives for the Mission San Luis Rey Historic Area

The primary issue of compatibility with the Historic Mission San Luis Rey is derived from the fact that the Mission San Luis Rey remains a National Historic Landmark, with preservation and protection of the resource being the primary objective to be considered in all development within the Historic Area, and more specifically within the periphery of the Historic Core Area. Staff has reviewed the proposed General Plan and Zone Amendment; as well as, the conceptual development proposal to construct a two story, 16,591 square foot, 59 bed 24 hour non medical care drug and alcohol rehabilitation center on a one acre site with the Mission San Luis Rey Historic Area, and have determined that the while an overall design that integrates a California Mission Revival Style Architectural design into the overall architecture, is inconsistent with the intent of the Development Program and Design Guidelines for the area, the change in land use and zoning would detract from the historic significance of the Mission San Luis Rey and would not align with the original vision for the Mission’s Historic setting to have the periphery maintained with low intensity single family residential land uses.

Recommendation

Staff recommends that OHPAC concur with staffs findings and conclusions that changing the Land Use and Zoning Designations for the sole purpose of allowing the development of a two story, 16,591 square foot, 59 bed 24 hour non medical care drug and alcohol

rehabilitation center on a one acre site would negatively impact surrounding land uses, and would significantly alter the historical significance of the Mission San Luis Rey by allowing spot zoning to allow intensified urbanized type land uses within the Mission San Luis Rey Historic Area.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970 and State Guidelines thereto; the City of Oceanside acting as Lead Agency intends to disapprove the project and in accordance with CEQA Section 15270 "Projects Which are Disapproved" (b) allows for an initial screening of projects on the merits for quick disapprovals prior to initiation of the CEQA process where the agency can determine that the project cannot be approved. Should staff's recommendation to deny be overturned, the project would need to be returned to staff in order to conduct the required CEQA review prior to any discretionary action occurring.

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2009-H03 recommending denial of a General Plan Amendment (GPA-3-07), Zone Amendment (ZA-2-07), Development Plan (D-6-07), Conditional Use Permit (C-9-07), and Historic Permit (H-3-07) to the City Council for final action.

SUBMITTED BY:



Richard Greenbauer
Senior Planner

Attachments:

1. OHPAC Resolution No. 2009-H03
2. Department of Parks and Recreation Primary Record (Prepared By: Ruth Alter)
3. Letters and E-mails of Support and Opposition (Received up to 18November2009)

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2009-H03

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA RECOMMENDING DENIAL OF A GENERAL PLAN
AMENDMENT, ZONE AMENDMENT, DEVELOPMENT PLAN,
CONDITIONAL USE PERMIT, AND HISTORIC PERMIT

APPLICATION NO: GPA-3-07, ZA-2-07, D-6-07, C-9-07, H-3-07

APPLICANT: The Fellowship Center

LOCATION: North Of Chapter Way, South Of San Luis Rey Mobile Home Park, And
East Of The San Luis Rey Parish Church Within The Mission San Luis
Rey Neighborhood

THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms
prescribed by the Commission requesting a General Plan Amendment, Zone Amendment,
Development Plan, Conditional Use Permit, and Historic Permit under the provisions of
Historic Preservation Ordinance (82-41) and Articles 17, 21, 30, 31, 40, and 43 of the Zoning
Ordinance of the City of Oceanside to permit the following:

a change in the land use designation from Single-Family Dwelling Residential (SFD-R)
to Private Institutional (PI) and change the zoning designation from Single-Family
Residential (RS) to Public & Semi-Public (PS) all with an Historic overlay (H) in order
to allow the construction of a two-story, 16,591-square foot, 59-bed 24-hour non-
medical care drug and alcohol recovery center on a 1.00 acre site;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
required notice, did on the 1st day of December, 2009, conduct a duly advertised public hearing as
prescribed by law to consider said application.

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

1 FINDINGS:

2 1. A Private Institutional (PI) Land Use designation would create an opportunity for a land
3 use which does not enhance or promote the Mission San Luis Rey Historic Area goals and
4 objectives as identified within the "Mission San Luis Rey Historic Area Development
5 Program and Design Guidelines."

6 2. A Private Institutional (PI) Land Use designation change from Single-Family Dwelling
7 Residential (SFD-R) would conflict directly with the General Plan Land Use Element
8 general guidance for distribution of land uses within the Historic Area and that identifies
9 the periphery as being primarily residential just outside the historic core area.

10 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
11 Advisory Commission does hereby recommend denial of General Plan Amendment (GPA-3-
12 07), Zone Amendment (ZA-2-07), Development Plan (D-6-07), Conditional Use Permit (C-9-
13 07), and Historic Permit (H-3-07) to the Planning Commission and the City Council.

14 PASSED AND ADOPTED Resolution No. 2009-H03 on December 1, 2009 by the
15 following vote, to wit:

16 AYES:

17 NAYS:

18 ABSENT:

19 ABSTAIN:

20 _____
21 Lynn Paul Shoger, Chairman
22 Oceanside Historic Preservation Advisory Commission

23 ATTEST:

24 _____
25 Richard Greenbauer, Secretary

26 I, RICHARD GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
27 Commission, do hereby certify that this is a true and correct copy of Resolution No. 2009-H03.

28 Dated: December 1, 2009

PRIMARY RECORD

RECEIVED
MAR 26 2007
Planning Department

County # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 4152 Mission Avenue

*P1. Other Identifier: John P. and Josephine E. Lienert House

*P2. Location: Not for Publication Unrestricted *

*a. County San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Luis Rey Date 1996 T 11S; R 4W; 1/4 of 1/4 of Sec 8; SB B.M.

*c. Address 4152 Mission Avenue City Oceanside Zip 92057

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ Me/ _____ Mn

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The Assessors Parcel Number is 158-070-08. The legal description of the subject property is a portion of Section 8, Township 11 South, Range 4 West, San Bernardino Meridian, Oceanside, California.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, U-shaped, frame, Ranch style house with a symmetrical facade. Constructed in 1945 per the Residential Building Record, the house rests on a concrete foundation. The exterior is clad with wood shiplap siding. The medium pitched double front gabled roof has narrow, boxed eaves and is covered with composition shingles. Horizontal louvered vents are present in the gable ends. An interior lipped brick chimney pierces the ridge crest. The fenestration consists of paired and single 1-over-1 wood framed double hung sash windows, with wide wood trim. The windows in the gable ends are flanked by wood shutters. The house is accessed from the street, through a low wood picket fence, to a concrete walkway, up one low step to the tiled porch. A shed roof supported by four truncated wood posts covers the porch, which is situated between the front gable ends. A solar panel rests atop the porch roof. Three single wood doors with recessed panels open onto the porch from the house. A shed addition is present on the rear (north-facing) facade. The addition has two sets of triple 1-over-1 double hungs set in a single surround. A one-car, composition shingle roofed, shiplap-clad detached garage, accessed from the street by a concrete driveway, is located east of the house. The garage has double hinged doors. The yard is minimally landscaped. Overall, the house appears to be in fair-to-good condition.



*P3b. Resource Attributes: (List)
HP-2 - Single-family
property

*P4. Resources Present: Building
 Structure Object Site
 District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Front facade,
1/16/06, 995:1

*P6. Date Constructed/ Age and Sources: Historic Prehistoric
Built circa 1945 per
Residential Building Record

*P7. Owner and Address:
Fellowship Center Inc.
737 E. Grand Avenue
Escondido, CA 92025

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden
Birch Way, San Diego, CA
92131 *P9. Date Recorded: 2/08/06

*P10. Type of Survey: (Describe) Field check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3

*Resource Name or # (Assigned by recorder) 4152 Mission Avenue

*Recorded by Ruth Alter Date 2/08/06 Continuation Update

The subject property passed through a number of owners prior to its development. According to the chain of title, in January, 1907, Sarah Griffin, the wife of Oceanside Supervisor John Griffin, sold the lot to John Van Kilsdonk, a native of The Netherlands. Van Kilsdonk, who operated a dairy in the San Luis Rey Valley, deeded the property to his wife Mary in September, 1917, and she, in turn, conveyed title to the couple's daughters Regina and Virginia in February, 1927.

In September, 1936, the property was acquired by The Franciscan Fathers of California, who were responsible for the operation of the neighboring Mission San Luis Rey. After retaining title for over six years, the Franciscans sold the land to Louis and Ruth Magee, in July, 1943. Mr. Magee was a member of a pioneering San Luis Rey family. The couple sold the property the same day to John P. Lienert, a native of Nebraska, and his wife Josephine. The Lienerts were responsible for the construction of the subject resource, which was built about 1945. Following her husband's death in 1971, Mrs. Lienert sold the house to Eldon and Alice Miller. The Miller's kept the house for about a year, selling it to Clyde and Laraine Dedrick in December, 1972.

In December, 1983, the property was acquired by Harold L. Childs. It was purchased from Childs by Michael and Mary Beth Vesper in March, 1985. David W. Figg took title in March 1992, and deeded the property to SCJ, Inc. in October, 1998. Title was transferred to the 1997 Jordan Family Limited Partnership shortly after. The current owner, The Fellowship Center, Inc., acquired the subject resource in January, 1999.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 4152 Mission Avenue

B1. Historic Name: John P. and Josephine E. Lienert House

B2. Common Name: None

B3. Original Use: Single-family residence

B4. Present Use Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alternations, and date of alterations)

The house was constructed circa 1945 per the Residential Building Record. A shed roofed room addition was constructed at the rear of the house at an unknown time.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached one-car garage

B9a. Architect: None b. Builder: Unknown

*B10. Significance: San Luis Rey Valley Development Area Oceanside, California

Period of Significance 1880 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The subject property is located in the San Luis Rey Valley, which was annexed to the City of Oceanside in December of 1958. The land was under the influence of the Mission San Luis Rey during the Spanish Period, and had been occupied for a thousand years prior by the Luiseno Indians. After the mission lands were secularized under the Mexican regime, in the 1830s and particularly following the American victory over the Mexican government in 1848, the Mesa Margarita lands began to be opened up to settlers. Lee Utt, a sheep rancher, was among the first Americans to stake a claim; other early settlers included Herbert Crouch, Simon Goldbaum, and the Kitching, Adams, Libby, Fletcher, Griffin, Graham, and Wild families. Many of these families originated in England and New England. They established a pattern of farming, dairying, and ranching that persisted into the 1970s. The community of San Luis Rey had its origins in the 1860 official survey of the former Mission lands conducted by Henry Hancock, prior to opening the land for settlement. The area proved so attractive that within 10 years, enough people had settled to organize a small town, now called San Luis Rey, formerly named Locksville after the initial purchaser of the land, E.G. Locke. A vestige of the early commercial center of the town lies southwest of the subject property adjacent to the Mission San Luis Rey, on San Luis Rey Avenue.

Although the property was owned by the Franciscan Fathers of California from 1936 until 1943, the resource itself is not directly associated with the Mission San Luis Rey. No known significant historic event or events occurred on this property and no historically important persons are directly associated with it. An architect was not involved in the design of the house, and it was probably carpenter-built. It is unlikely the building would yield important information relevant to local, state or national history, and its research potential has been exhausted with this study. The building was constructed on its present site and therefore retains its locational integrity. The design integrity, workmanship, materials, and feeling of the house have not been significantly compromised. The resource is not eligible for nomination for listing in the California Register of Historical Resources, and also is not eligible for listing in the local register.

B11. Additional Resource Attributes: (List attributes and codes) None

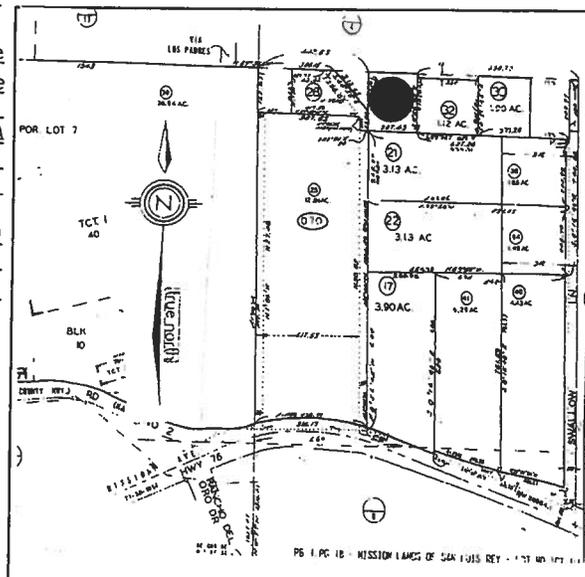
*B12. References: Hawthorne, K., Oceanside, Where Life is Worth Living, 2001, Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York.

B13. Remarks:

*B14. Evaluator: Ruth C. Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 2/08/06

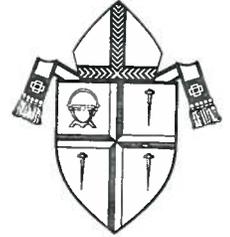
(This space reserved for official comments.)



September 16, 2009

Mr. Richard Greenbauer
 Senior Planner
 City of Oceanside Planning Department
 300 N. Coast Highway
 Oceanside, CA 92054

Received
 SEP 21 2009
 Planning Division



Office of the Vicar General

RE: Statement of Opposition to the Oceanside Recovery Center Application (GPA-3-07; ZA-2-07; D-6-07; C-9-07; H-3-07)

Dear Mr. Greenbauer:

The purpose of this letter is to inform the City that the Diocese of San Diego opposes the Oceanside Recovery Center Application (GPA-3-07; ZA-2-07; D-6-07; C-9-07; H-3-07) that would allow a large scale alcohol dependence treatment center on the subject site. As you may be aware, the Diocese of San Diego owns property directly adjacent to the subject site and has many concerns over the proposed project. Although we are aware that The Fellowship Center operates an existing alcohol dependence treatment center currently within the existing single-family house on the site, we feel the proposed expansion would not be compatible with the area. We acknowledge the importance and value of the service The Fellowship Center's operation would provide, however, the site is inappropriate for the increased intensity of the use.

The current operation is small, requires only a traditional single-family house, and it fits within the fabric of the community there. The proposed use is significantly larger and much more intense than the existing use, it would significantly change the dynamics of the area, and it would irreparably harm the existing balance of the community. Evidence to this effect is the fact that the proposed new use requires an amendment to the properties General Plan and Zoning. The large size of the proposed structure would be almost like putting a commercial hotel on the site and it would dominate an area that currently contains mostly single family residences, an adjacent mobile home park, the Old Mission Montessori School and the San Luis Rey Mission Parish. The proposed increased intensity of the use on the site is not appropriate given the location.

The Diocese has a very good working relationship with the San Luis Rey Mission Parish and the Old Mission Montessori School which also operate directly adjacent to the subject site. Both of these entities and their members have expressed concern over the project to the Diocese of San Diego, and we share those concerns. The siting of such a large scale facility next to the Parish and School operations has caused major concern over the safety of the children, parishioners, and guests that use these facilities on daily basis. Such a large scale operation is much more difficult to police than the existing use and the likelihood of significant new problems arising from the use is much greater than currently exists. This increase in risk is simply unacceptable and unnecessary. The City would be negligent in its duty to protect the public health, safety and welfare if it supported the proposal.

The Diocese also has concerns over the effect the proposed large scale commercial use could have on the value of its adjacent vacant property. The proposed change would forever alter the area and limit the potential uses of the Diocese' property in the future due to "compatibility issues" with the proposed use. This devaluation of the Diocese' property is unwarranted and could be construed as a defacto taking of its property.

Finally, the project would require the expansion of the existing access road (identified as Chapter Way on the engineering plans) to accommodate the intensity of the use. This expansion would require land dedications and permission to grade from adjacent property owners. This again, is evidence that the project is out of scale with the existing community. The Diocese of San Diego is one of the landowners that would need to agree to this condition, and the Diocese will not.

It is because of the reasons stated above that the Diocese of San Diego can not support the proposed project and hereby requests that the City deny the project.

Sincerely,

A handwritten signature in black ink that reads "Steven F. Callahan". The signature is written in a cursive style with a stylized "F" and "C".

Very Reverend Monsignor Steven F. Callahan
Vicar General

cc: San Luis Rey Mission Parish
Mission Montessori School
The Lightfoot Planning Group

JERRY HITTLEMAN

HISTORIC PRESERVATION ADV.
Comm —

Please review these "FACTS"

Please discuss with your
Senior Planner, Richard Greenbaum

About Not rezoning this
Property.

The Drug & Alcohol Recovery Center, a 59-bed men's facility, seeks an Oceanside location near Mission San Luis Rey and Mission Parish Church. The article appeared in the NCT on May 24, 2007.

The article stated that the Board of Directors of the San Luis Rey Homes Inc. [an owner owned Mobile Home Park] did not wish to comment. That statement was made due to the sudden and unexpected nature and timing of the call from the NCT's staff writer and the unavailability of many of the board members.

The simple facts are that there are 546 seniors in our park with another 5 senior rental parks having more than 2337 seniors all within walking distance of the proposed site. There are 3,424 more seniors living in Oceana also within walking distance. SLR Homes, Inc. and Oceana are all tax paying property owners and voters in Oceanside. Fairwinds is a senior residence with another 268 seniors and the planned Villa at the Mission which will open in 2010 is a senior care facility, with Alzheimer's and nursing home units for another 200 residents.

There are an abundance of schools in the area. Old Mission Montessori, which is less than 150 feet from the proposed project's driveway, has 300 students daily. Just across Mission Avenue is Ivey Ranch School with 300 children attending per month and most in special education programs. Just up the road on Rancho Del Oro is El Camino High School with 3,000 students per day. North of the SLRH Park is Nichols Elementary who's attendance is 700 students per day. In September two additional schools, Chavez Middle School and Foussat Elementary, will open their doors to an estimated 2,000 more students. Over the school year, nearly 25,000 4th graders (yes, that is 25,000 per Oceanside figures!) from all over San Diego County come on a daily basis to visit and learn about the history of the old missions, Native Americans and the war between Mexico and the U.S. This is not a new program and has been going on for years. In 2010, the Catholic Dioceses of San Diego has plans for a 1,500 student high school right in front of the proposed project's front door and just across its driveway. Martin Luther King Middle School has 1475 students. Ivey Ranch Elementary School has 700 students. Child time Day School has 148 students.

Casa De Amparo has 25 battered and abused children who live on the mission property 24/7. The Teen Club meets on the mission grounds in the evening and the children's Religious Education program meets every Sunday morning. Bible Study classes on Sunday morning at the New Song Community Church meet while their parents attend services. Thus, there are kids of all ages on the mission property at all times of the day and evening.

Tri City In-Line Youth Hockey uses the converted tennis courts across the driveway from the proposed project 4 nights a week for practice and on Saturday for games. There are 300 youngsters in the program. Next to the youth hockey courts is a ball field that is used by many area children.

Let's crunch some figures! (These do not include the Teen Club or Religious Education Students):

Students permanently in area	6,323	Senior Citizens in area	6,029
Students visiting the mission	25,000		
New students attending in Sept.	2,000		
Tri City children using local facilities	300		
New students arriving in 2010	1,500		
Catechism, Bible Study & Teen Club	250		
Students residing at Casa De Amparo	25		
Total students each year	35,398		

All the children and programs noted above are within walking distance of the proposed project. Does this area sound like a good place to house this project?

A suggestion that makes far more sense is to locate it in a 1,000 acre new industrial park with hundreds of new buildings just off Oceanside Blvd. near College. It is away from residential homes and schools.

We feel the proposed project is of great value to any community however the best opportunity we can give to anyone wishing to be rehabilitated is to seek a place that will enable recovery. The Fellowship Centers' substance abusers require distance from the general public (especially seniors and children). The best idea would be for an exchange of properties.

Mr. Savo, Executive Director of the Fellowship Center, said in his address to the San Luis Rey Homes residents that 25% of the men housed in the center will not make it through their program. This number could translate to between 60 and 144 men per year. That is a lot of bad apples to turn loose amongst our 35,398 impressionable children.

This proposed project will also put into jeopardy the existing program at the Montessori School and the proposed Catholic high school as these are tuition based schools and many parents would not be willing to pay for their children to be exposed to this program.

The Fellowship Center should check out "Brother Beno's" project in the Airport Industrial Park. They serve up to 200 men and many homeless each day, many recovering.

There are two halfway houses having 6-8 men each within a block, the Fellowship Center property and the McAlister Institute property. We have heard that the McAlister property has had problems. The neighbors have called the police because of fights in the yard, from what we have been told.

Mr. Savo has also said that some of these 59 men would stay between 1 and 3 months. That calculates to between 236 and 708 men in the facility each year. They will come and go at all hours depending on their work schedules.

The proposed project has no road access and is only accessible by two driveways. One of these is off Academy Road and the other is a driveway through the campus between Montessori School and the youth hockey court. Would the City open up an egress and ingress along Frazee through River Ranch subdivision and increase the traffic by 59 to 80 more cars each morning and evening?

Again, we feel the proposed project is a great one; however these men need to be located in a more remote location and definitely not next to vulnerable and easily victimized children and senior citizens.

Facts compiled by concerned seniors of:
San Luis Rey Homes, Inc. Mobile Home Park
Oceanside, CA

Planning Dept.
J. Littleman

Received
SEP 11 2009

City Manager's Office

Received
SEP 14 2009
Planning Division

September 10, 2009

City of Oceanside
300 N. Coast Highway
Oceanside, CA

To: City Councilmen & City Planning Dept.
and the Powers to Be of Oceanside.

RE: Oceanside Recovery Center

My name is Eleanor Miller and I am an alcoholic. I have been in recovery since 1985. I have 24 years of recovery but, I have a disease called Alcoholism. God and the AA program and Kaiser have kept me well and healthy and sober.

I do not want to go into my drunkalogue at this time, but if you have any questions, I can be reached at 760-439-4575.

I also live in the San Luis Rey Park Inc. below the church and the Alano Club. I have lived there since 1989. I love the peace and serenity of the Park and also that they are close to the Alano Club.

The park had a person making drugs, and thieves among us and also a Pedifier living among us. Therefore, I am not afraid of a Recovery Center for men in our midst. Who among us is without sin?

These men will be under supervision and strict rules. All they need is a place to live without fear of drugs and alcohol environment. These men need all the help we can give them for they are in for a long and bumpy road ahead of them.

All I'm trying to say here, is that I think we can't do much against fighting drug lords, but we can become antidrug lords and help everyone we can to fight these terrible ravaging addictions.

These men are not bad men trying to get good, these men are sick men trying to get well.

Thank you very much,

Eleanor Miller

Eleanor Miller, 227 Bluebird Lane, Oceanside, CA 92057

Escondido

RECEIVED

JUL 22 1998

Fellowship Center will improve O'side

Planning Department

Regarding the Fellowship Center opening a facility in Oceanside ("The Fellowship Center is planning new facility in Oceanside," July 29): There have been numerous letters to the editor critical of this proposed project. Almost all of them focus on the center's proximity to large numbers of children. Since this concern is irrational, I have come to believe that a small group of individuals has taken one letter and modified it ever so slightly for each different signature.

If the Fellowship Center was going to treat pedophiles, then the letter writers might be correct. It probably would be a bad idea to locate pedophiles next to children. But the Fellowship Center does not treat pedophiles. The Fellowship Center helps individuals who want to change their lives. Individuals are not incarcerated at, or sentenced to, this program. The clients are motivated to change and agree to follow all the rules.

The existing Fellowship Center in Escondido has been a tremendous asset to the community. The gentlemen at the Fellowship Center not only hold down jobs, take classes, etc., they also give back to the community, volunteering their time and talents. ... Adding such a facility to Oceanside can only improve the community.

RICK PAUL

Escondido



RECEIVED

JUL 22 2008

Training Department

July 17, 2008

To Whom It May Concern:

I am contacting you on behalf of The Fellowship Center to support their recovery services to the citizens of Escondido. The Center provides many valuable services that benefit our community. The organization is well managed with a very professional staff, and occupies a well maintained facility. Beyond their recovery services, they are good neighbors and assist in many community projects. They have made significant contributions to our City since 1963. We appreciate their dedication and work, and their support of helping people live productive lifestyles.

Should you have any questions or wish to discuss The Fellowship Center in more detail, please don't hesitate in contacting me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Holt Pfeiler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lori Holt Pfeiler
Mayor



Jim Maher
Chief of Police
700 West Grand Avenue, Escondido, CA 92025
Phone: 760-839-4721 Fax: 760-839-4919
jmaher@escondido.org

May 1, 2008

RECEIVED
JUL 22 2008
Planning Department

To Whom It May Concern:

This letter is in support of The Fellowship Center in providing alcohol and other drug recovery services in the city of Escondido and in North County.

Since its inception in 1963, The Fellowship Center has been an integral part of Escondido's array of community service providers. It makes a significant contribution in integrating people back into productive lifestyles by changing their sobriety and mentality.

The staff members at The Fellowship Center are trained specialists in their field and have cooperated with law enforcement at every opportunity.

The Police Department appreciates the efforts of The Fellowship Center in assisting people in need and helping them to become capable of holding jobs and living lives that benefit society.

If you have any questions, please do not hesitate to contact me at (760) 839-4706.

Sincerely,


Jim Maher
Chief of Police

Richard Greenbauer

From: Peter Weiss
Sent: Tuesday, September 08, 2009 7:35 AM
To: George Buell; Jerry Hittleman; Richard Greenbauer
Subject: FW: Oceanside Rehab Facility

fyi

From: VickiMurphy [mailto:Murphyart@cox.net]
Sent: Friday, September 04, 2009 4:32 PM
To: City Council
Subject: Oceanside Rehab Facility

Dear Council,

I am writing to express my opposition to the proposed rehabilitation facility on the grounds at the San Luis Rey Mission. We have all worked so hard to better the Oceanside community and I think this would be a move in the wrong direction, in this particular area, close to 3 schools, and our community.

I live in the River Ranch community and believe that our neighborhood would be negatively affected by the placement of this facility. I have read their information and seriously doubt that this would be the best maintained property on the block considering that they want to place it by half million dollar homes. That may be the case when they put it in an area where it is most needed but Not in our neighborhood. I do not want to bring 50+ addicts into my neighborhood or by my daughter's school.

I have a big concern with a facility like this being built so close to a residential community, 3 elementary schools and the Mission. Don't get me wrong. I do believe that these facilities are good but they need to be placed in areas that are in Industrial or commercial areas not in the middle of a residential area. It is my experience that areas where these facilities are located have more reported burglaries (home/auto) and other crimes of opportunity.

These facilities are usually funded by donations and mostly by tax dollar grants. They take in people that volunteer to submit to rehab but the majority are court ordered as part of release. Most will have restrictions to stay at the facility and only to leave with supervision. This of course does not always work evident by the murder of a 17 year old in Los Angeles a month ago by a guy that was in one of these facilities but was allowed to leave to go to DMV, even though it was a Friday when DMV was closed. And again they said there would only be one person on site at night to supervise 50+ people.

As we know drug and alcohol abusers usually have other problems. Not that all are hardened criminals but usually they are convicted burglars, thieves and worse. These are the type of people that will be staying next door. They say that if they help just one to beat the addiction it is worth it. But is it worth the risk to the rest of those around the facility?

And what about the other 50+ that are just there to get out of jail? Do you think they will stay in the facility just because they were told to?

I don't believe that it would add anything esthetically enhancing to that area, and would be happy instead to see an empty lot. At least then I wouldn't be afraid to let my daughter or the rest of my family walk passed it to go to events at the mission.

This would be extremely POOR planning on the city's part to allow this facility to be built on this site when there are so many other options where you would not be putting your constituents' in danger. Please consider a more appropriate location.

I vote NO.

With Regard,

Vicki Murphy
G.A.T.E. Parent Representative
356 Aspen Creek Way
Oceanside, CA 92057

Richard Greenbauer

From: Peter Weiss
Sent: Tuesday, September 08, 2009 7:38 AM
To: George Buell; Jerry Hittleman; Richard Greenbauer
Subject: FW: The Fellowship Center

fyi

-----Original Message-----

From: jodintodd@cox.net [mailto:jodintodd@cox.net]
Sent: Sunday, September 06, 2009 12:14 PM
To: City Council
Subject: The Fellowship Center

Good afternoon Council,

I am writing to oppose any further development of the proposed rehabilitation facility on the grounds at the San Luis Rey Mission. We have all worked so hard to better the Oceanside community and now you want to do this?

I live in the River Ranch community and believe that our neighbor hood would in fact be negatively affected by the placement of this facility. Who are The Fellowship Center trying to kid? I have read their information and seriously doubt that this would be the best maintained property on the block considering that they want to place it by half million dollar homes. That may be the case when the put it in an area where it is most needed but Not in our neighborhood. I do not want to bring 50+ addicts into my neighborhood or by my son's school.

I don't care that it supposedly would be esthetically enhancing and would be happy instead to see the house plowed down and leave it an empty lot. At least then I wouldn't be afraid to let my son or the rest of my family walk passed it to go to events at the mission.

This would be extremely POOR planning on the city's part to allow this facility to be built on this site when there are so many other options where you would not be putting your constituents' in danger. They can keep it in Escondido.

I vote NO.

Regards,

Jodi Farmer
4306 Silver Spring Way
Oceanside, CA 92057

Richard Greenbauer

From: Carolyn Shumaker [beachgramma@hotmail.com]
Sent: Monday, November 16, 2009 1:17 PM
To: Richard Greenbauer
Subject: General Plan Amendment 3-07

I presently live at 17 Oriole Lane which is directly in back of where the proposed Residential Rehab for men will be built. How could this happen in an area where there are senior citizens residing directly behind the proposed facility?. Many of us feel afraid and concerned regarding robberies and our safety. How can we be assured they are not still using drugs? How can we be assured they do not need money for drugs?

Next, we have the Montessori school for children on the mission grounds right next to this proposed facility. How can this be? We also have the Inline Hockey arena where games are played every weekend by many young men and boys.

What road would be used to access the proposed facility. The only one is 300 Academy Rd. which leads directly into our San Luis Rey Mobile Home Park. We all ready have the excess traffic on this little road on Sunday with church goers exiting the Mission.

This proposed 2 story building will have men looking down into my backyard. Also, the parking will be right behind my property with people coming and going at all hours of the night.

PLEASE DO NOT ALLOW THIS PROPOSED AMENDMENT TO PASS.

**Carolyn J. Shumaker
17 Oriole Lane
Oceanside, CA 92057**

Richard Greenbauer

From: George Buell
Sent: Wednesday, August 19, 2009 9:55 AM
To: Richard Greenbauer
Cc: Jerry Hittleman; Leslie M. Gallagher
Subject: FW: Proposed Oceanside site of the Fellowship Center
Attachments: ALERT 8-18-09.doc

Richard- When is this scheduled to go to PC?

From: Jim Wood
Sent: Wednesday, August 19, 2009 9:12 AM
To: riverranchron@sbcglobal.net
Cc: Peter Weiss; Frank McCoy; Linda Paguirigan; George Buell
Subject: FW: Proposed Oceanside site of the Fellowship Center

Dear Mr. Peters,

Thank you for forwarding this information to my office.

JIM WOOD
Mayor
City of Oceanside

From: ron Peters [mailto:riverranchron@sbcglobal.net]
Sent: Tue 8/18/2009 8:59 PM
To: Randal Kaufman; weber-inc@cox.net; jojorizal1@yahoo.com; ksrfgrl@cox.net; Tom McMahon; ttjmmcmahon@cox.net; glenda.s.wochaski@pfizer.com; Ofelia Karagozian; Fred and Elizabeth Rose; b_pulley@yahoo.com; jumitchell@kaplan.edu; Allen & Marlene Hartman; Billy Sheila; Joel Reeling; Ken & Beth Schroder; Melissa Tanksley; Tom & Terry Hammond; Steve Foster
Cc: Rocky Chavez; Jim Wood; Jack Feller; Jerry Kern
Subject: Proposed Oceanside site of the Fellowship Center

Dear Neighbors, Esteemed Mayor and City Councilmembers

I recently received word that an Escondido company "the Fellowship Center" again has plans to build a 16,000 sq ft Drug and alcohol recovery center that will house 59 men next to the Mission San Luis Rey and next to our community of 338 homes. This site is also extremely close to the Mission's School as well as Nichols Elementary School and Cesar Chavez Middle school and along the path traveled daily by children go to and coming from both Martin Luther King middle school and El Camino High School.

I received a copy of their flyer that they are having a meeting to drum up support for their project. I am attaching a copy of the Alert I will be putting out to our community that includes a copy of their flyer.

This is a concern for our community, our children's safety, our school district, and our city leaders. Our Police department has enough to do without having this to worry about. Do we really have the EXTRA resources in the Police department and Code enforcement to deal with all the future problems that WILL come from allowing this.

Extremely Concerned
Ron Peters

Richard Greenbauer

From: Juliana Von Hacht
Sent: Tuesday, January 29, 2008 8:37 AM
To: 'Sean Patrick Murphy'
Subject: RE: Mission View Fellowship Center

Mr. Murphy,

I am forwarding your message to the assigned planner, Richard Greenbauer. Thank you for your comments. -- J.

Juliana von Hacht, Associate Planner
Reception 760-435-3520

City of Oceanside
Development Services Department, Planning Division 300 North Coast Hwy Oceanside, CA 92054

-----Original Message-----

From: Sean Patrick Murphy [mailto:seanpmurphy@cox.net]
Sent: Monday, January 28, 2008 6:21 PM
To: Jack Feller
Cc: Juliana Von Hacht
Subject: Mission View Fellowship Center

Dear Oceanside City Council,

I am completely opposed to the idea of opening a men's drug and alcohol rehabilitation facility in this location for the following reasons.

1) The location is steps from the Mission School and Montessori, and Nichol's Elementary Schools. People that are recovering from drugs and alcohol don't appear to be a problem, but there are considerable number of people don't complete the program. I do not wish to have my child exposed to the reality of what happens when a person is unable to deal with their addictions.

2) The River Ranch community and a retirement community are adjacent to the proposed site. River Ranch is a family community and does not need to have this type of element so close to our children. When these types of people do not become fully recovered, they tend to relapse into their old ways.

This usually means looking for a way to get money quick. We do not want our homes or our neighborhood to be a source of income for their activities. If you don't believe that this happens, then go to the police department, and ask them how many vagrant complaints are filed in the area for vagrants.

There is currently a problem with homeless encampments in the immediate area, and we do not need to add to the problem. The OPD has many complaints about drug and alcohol addicted people in the area. This will only add to the number of police reports.

Please vote no on the request to rezone this property to allow a drug and alcohol rehab facility. The Mission, Nichols Elementary, and the surrounding residential community of River Ranch, River Point, Sierra Ridge, and Williams Ranch will be grateful.

Thank you,

Sean Murphy
356 Aspen Creek Way
Oceanside, Ca. 92057
(769) 529-9952

Richard Greenbauer

From: Juliana Von Hacht
Sent: Monday, January 28, 2008 5:26 PM
To: 'webb-scott@cox.net'
Cc: Jack Feller
Subject: RE: Mission View Manor Lot

Scott,
the Mission View Manor Lot general plan amendment proposes changing the land use from residential to commercial. The property owner wants to sell mobile homes on the commercial land.

The proposal is not for a drug and alcohol rehabilitation facility. The closest thing that I can think of that would be related to drug and alcohol rehabilitation is "The Fellowship Center." Richard Greenbauer is the planner who worked on that application. I can forward your message to him, if you are concerned about the drug and rehabilitation application.

Thank you, J.

Juliana von Hacht, Associate Planner
Reception 760-435-3520

City of Oceanside
Development Services Department, Planning Division 300 North Coast Hwy Oceanside, CA 92054

-----Original Message-----

From: webb-scott@cox.net [mailto:webb-scott@cox.net]
Sent: Monday, January 28, 2008 12:57 PM
To: Jack Feller
Cc: Juliana Von Hacht
Subject: Mission View Manor Lot

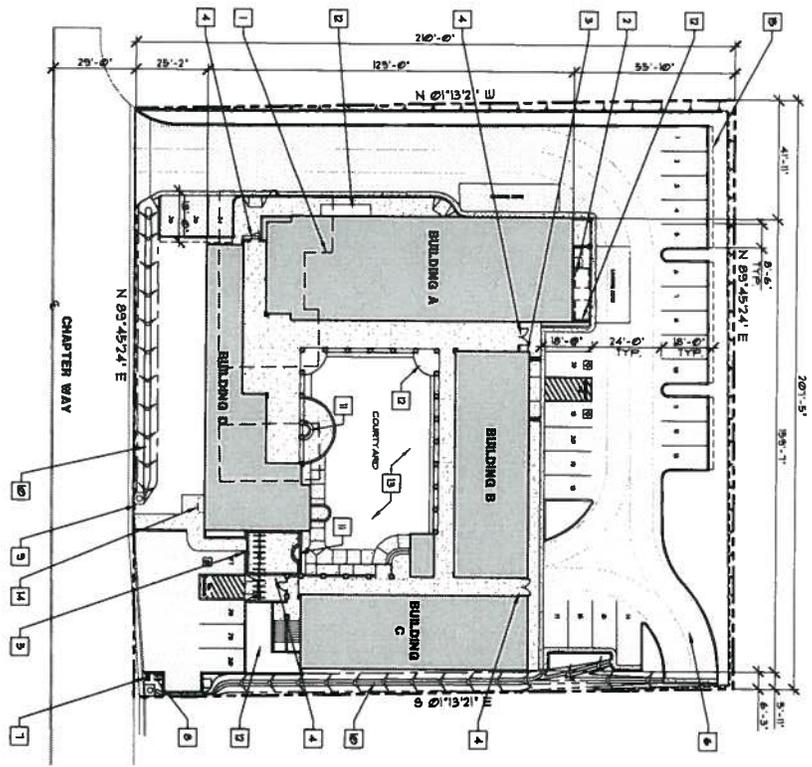
I am completely opposed to the idea of opening a drug and alcohol rehabilitation facility in this location for the following reasons.

- 1) This location is within walking distance of Nichols Elementary School. We do not need to have people with no jobs and no attachment to the community this close to an elementary school.
- 2) The River Ranch community is right next store to the proposed site. River Ranch is a family community and does not need to have this type of element so close to our children. When these types of people do not become fully recovered, they tend to relapse into their old ways. This usually means looking for a way to get a quick fix. We do not want our homes or our neighborhood to be a source of income for their activities.

Please vote no on the request to rezone this property. Our families will thank you for not allowing this venture to tarnish the family community in River Ranch.

Thank you,

Scott Webb
4322 Meadow Spring Way
Oceanside, Ca. 92057



PRELIMINARY SITE PLAN



SCALE: 1"=20'-0"

LEGEND:

- GAS —
- GAD LINE
- CONCRETE
- EXISTING BUILDING TO BE DASHED
- FIRE HYDRANT
- BACKFLOW PREVENTER
- ASPHALT
- RETAINING WALL
- CONCRETE CURB

SITE PLAN NOTES:

- 1 EXISTING BUILDING TO BE REMOVED.
- 2 TRAIL BIKE CURB. SEE DETAILS ON LANDSCAPE CONCEPT PLAN.
- 3 DASHED LINE INDICATES FLOOR ABOVE.
- 4 WOOD GATE.
- 5 DECORATIVE TILE PAVING.
- 6 TRAFFIC TURN AROUND. SEE CIVIL DRAWINGS.
- 7 WATER HEATERS.
- 8 BACKFLOW PREVENTER DEVICE FOR THE SPRINKLER STREET.
- 9 WATER NILET. SEE CIVIL DRAWINGS FOR INFORMATION.
- 10 DRAINAGE SHULE. SEE CIVIL DRAWINGS FOR INFORMATION.
- 11 OUTDOOR FOUNTAIN. SEE LANDSCAPE DRAWINGS FOR INFORMATION.
- 12 LANDSCAPE PLANTERS. SEE LANDSCAPE DRAWINGS FOR INFORMATION.
- 13 COTTON SPACE FINISH. SEE LANDSCAPE PLANS.
- 14 BIKE RACK. SEE LANDSCAPE PLANS.
- 15 2'x4" PARKING STALL OVERLAPPING OVER DRINKING AREA PER CITY ORDINANCE SECTION 11B.

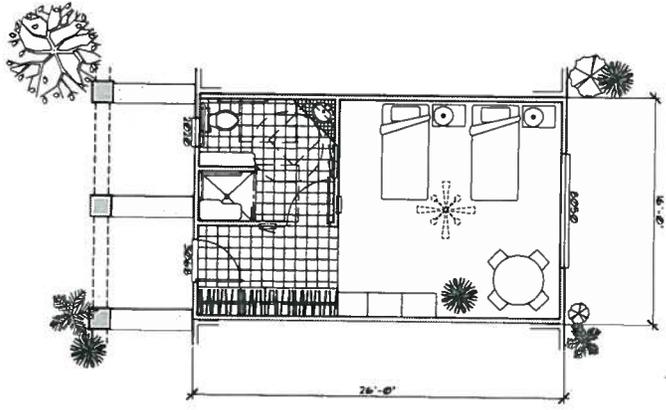
GENERAL NOTES:

- 1 REFER TO THE CIVIL ENGINEERING DRAWINGS FOR EXISTING, DRAINAGE, AND SHEDDING INFORMATION.
- 2 REFER TO LANDSCAPE DRAWINGS FOR PLANT SCHEDULE INFORMATION.

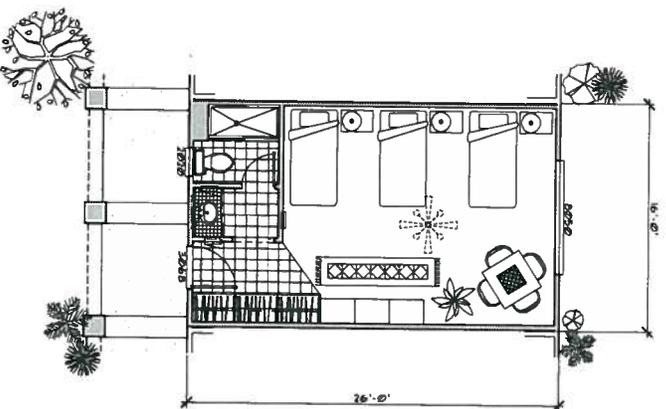


SITE PLAN

A-1
03-545/A



**PRELIMINARY
ACCESSIBLE
RESIDENTIAL
SUITE**
415 SQ.FT.
SCALE: 1/4" = 1'-0"



**PRELIMINARY
TYPICAL
RESIDENTIAL
SUITE**
415 SQ.FT.
SCALE: 1/4" = 1'-0"

SUITE INTERIOR FINISHES

FLOORING:
VINYL TILE FLOORING TO BE INSTALLED AT BATH, DRESSING AREA, ENTRY, AND OPEN CLOSETS. THE VINYL TILE SHALL BE INSTALLED SUITE, CARDBOARD AT THE SECOND FLOOR.

CARPET WITH PAD FLOORING TO BE INSTALLED AT THE SUITE LIVING AREA.

BASE:
1" TONGUE RAMBER BASE SHALL BE INSTALL IN ALL SUITE AREAS.

WALLS:
ALL WALL FINISHES SHALL BE 5/8" THICK TYPE "X" GYPFRM BOARD WITH A SMOOTH SAND FINISH. THE GYPFRM BOARD SHALL BE WATERPROOF WALLS SHALL BE PAINTED WITH TWO COATS OF BEN-DLOOS ENAMEL PAINT.

CEILING:
ALL CEILING FINISHES SHALL BE 5/8" THICK TYPE "X" GYPFRM BOARD WITH A SMOOTH SAND FINISH. THE GYPFRM BOARD SHALL BE WATERPROOF AT THE BATH AND DRESSING AREAS. ALL CEILING SHALL BE PAINTED WITH TWO COATS OF BEN-DLOOS ENAMEL PAINT.

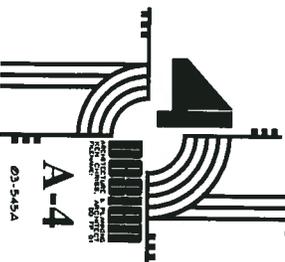
WALL ACTION:
FLOOR,
CELLING,
CELLING,
CELLING.

CABINETRY:
BUILT-IN LAVATORY CABINET IN THE DRESSING AREA SHALL BE A PLASTIC LAMINATE FINISH ON A BASE WITH A CERAMIC TILE COUNTERTOP. THREE RECESSED HINGEED MEDICINE CABINETS SHALL BE INSTALLED IN THE DRESSING AREAS.

THREE WARDROBE CABINETS SHALL BE PROVIDED AND INSTALLED IN EACH SUITE. THESE CABINETS SHALL BE OF A PLASTIC LAMINATE FINISH.

FURNITURE:
OWNER TO PROVIDE UNDER A SEPARATE CONTRACT THE FOLLOWING ITEMS: THREE BEDS, THREE NIGHTSTANDS, THREE READING LAMPS, FOUR CHAIRS, AND GAME TABLE WITH FOUR CHAIRS.

**ENLARGED
SUITE PLAN**

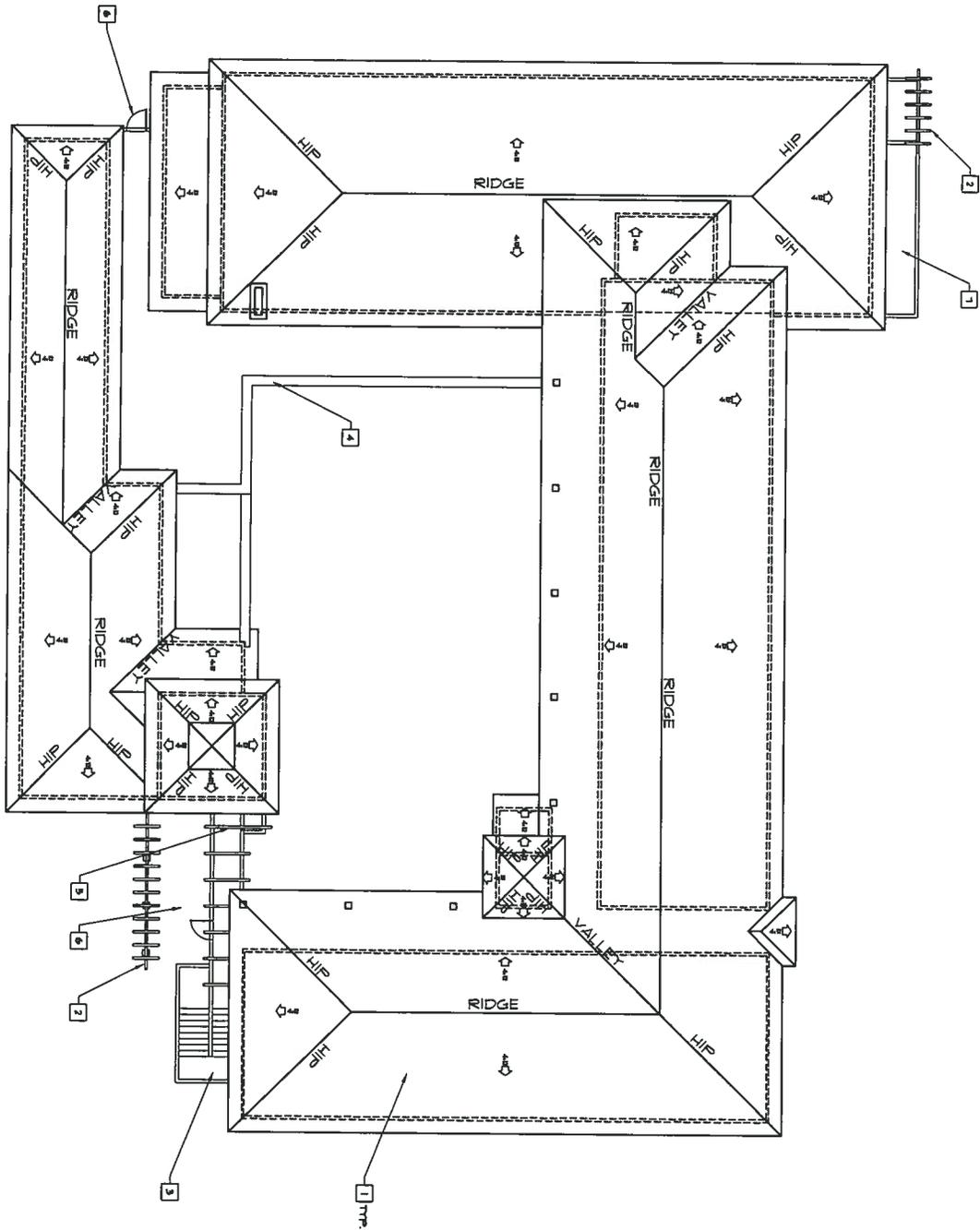


A-4
03-545A

PRELIMINARY ROOF PLAN

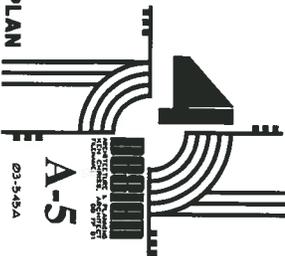


SCALE: 3/32" = 1'-0"



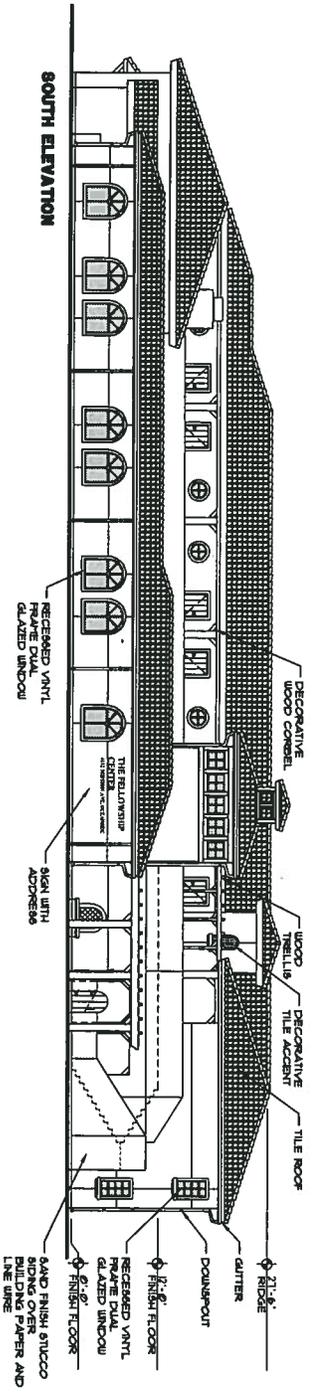
- ROOF PLAN NOTES:**
- 1 LIGHT-WEIGHT CONCRETE PARABELL TILE
 - 2 TRELLIS BELOW
 - 3 STRAINS BELOW
 - 4 SCREEN WALL
 - 5 TRELLIS
 - 6 GATE BELOW
 - 1 TRASH ENCLOSURE

ROOF PLAN

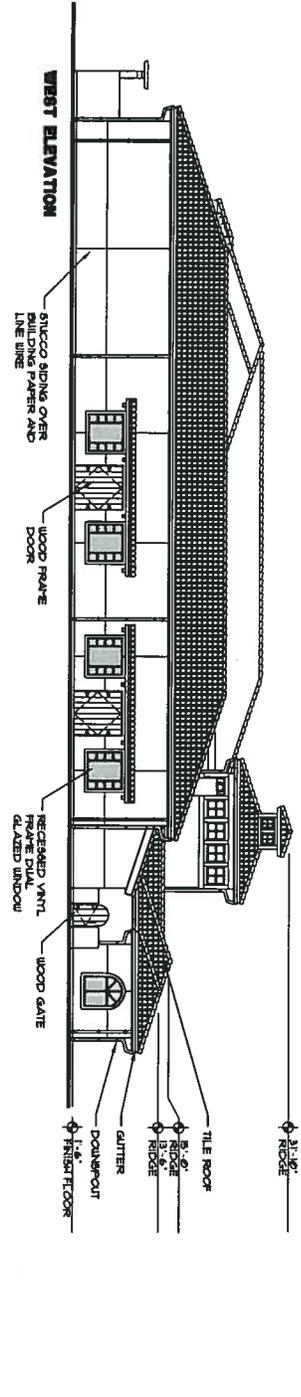


A-5

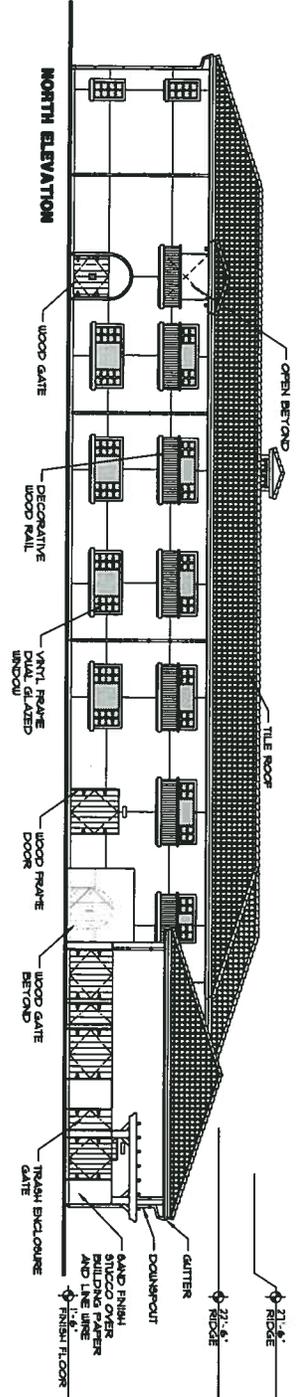
03-545A



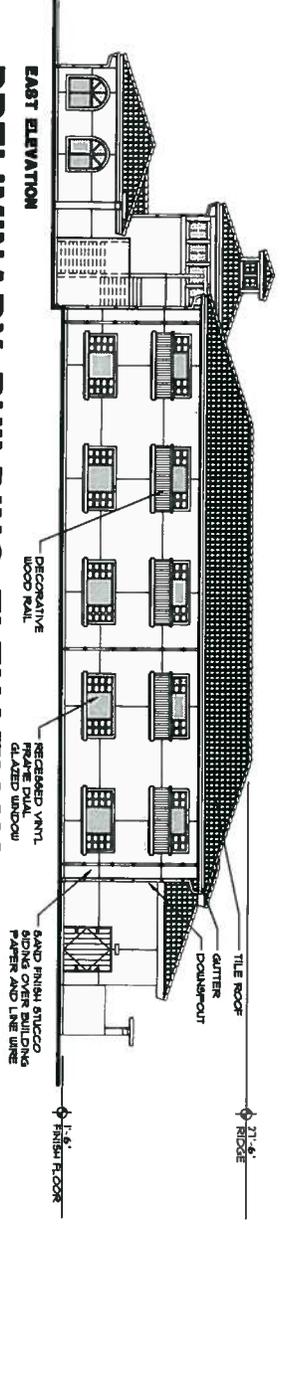
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

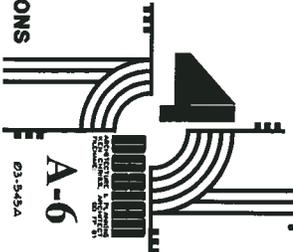


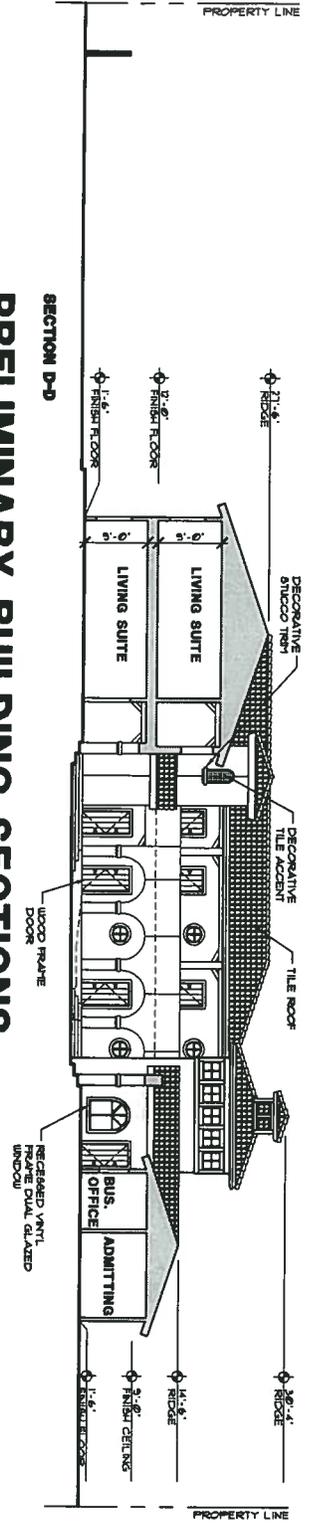
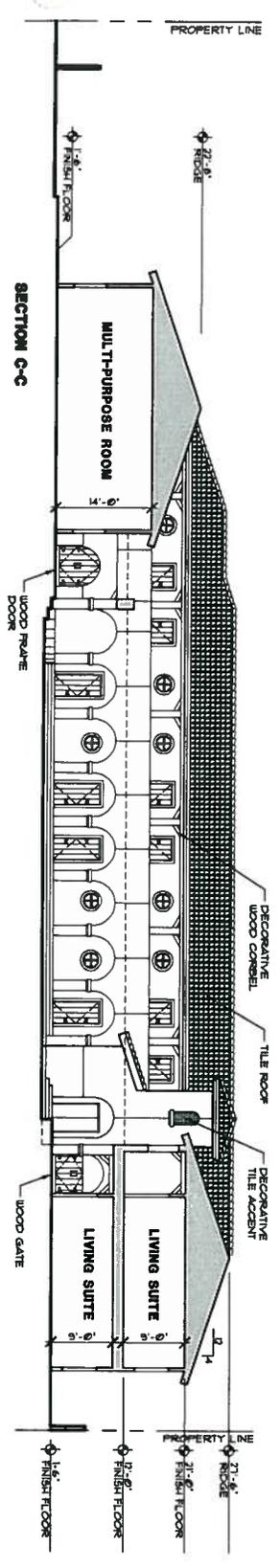
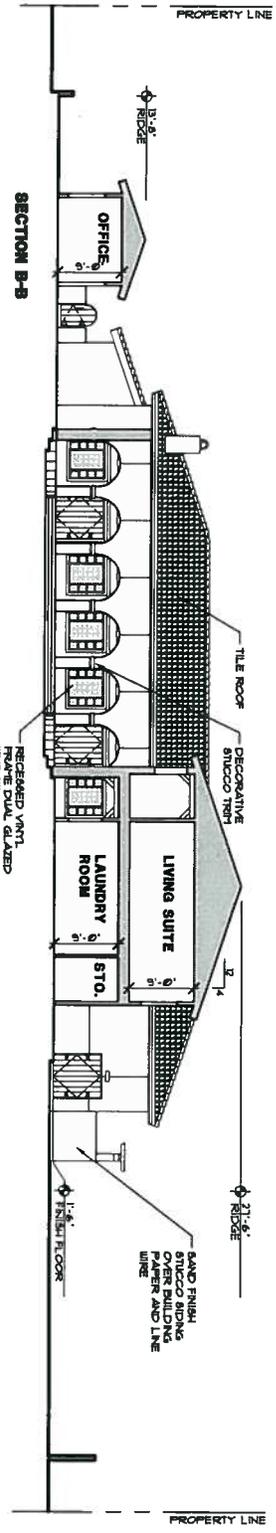
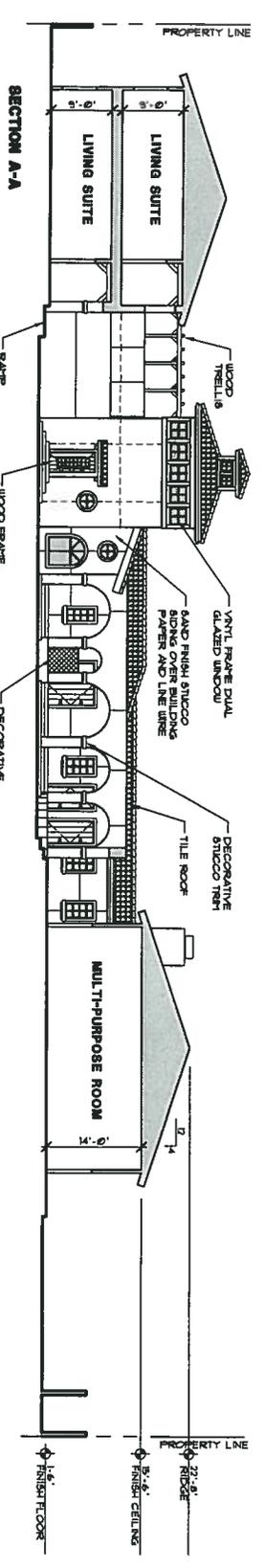
EAST ELEVATION

PRELIMINARY BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"

BUILDING ELEVATIONS

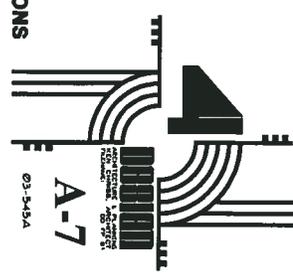




PRELIMINARY BUILDING SECTIONS

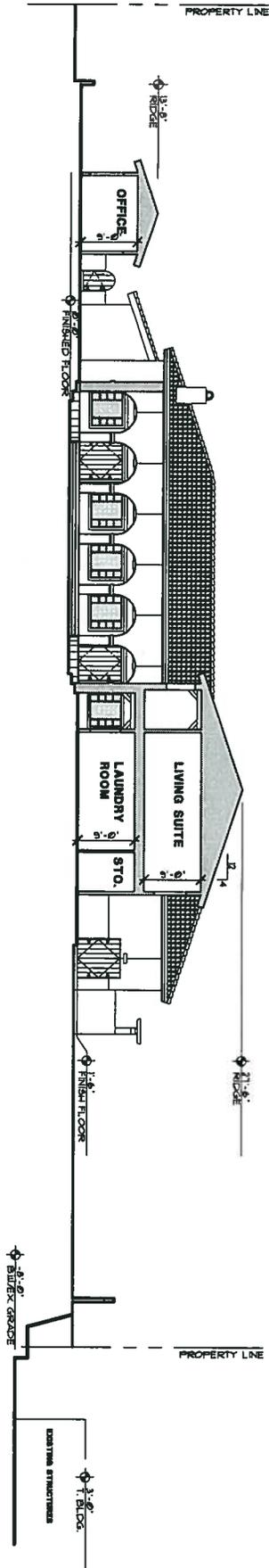
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

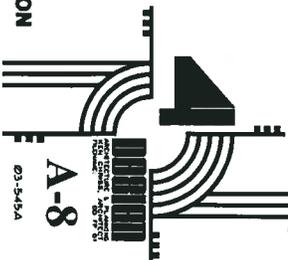


SITE SECTION

SCALE: 1/8"=1'-0"



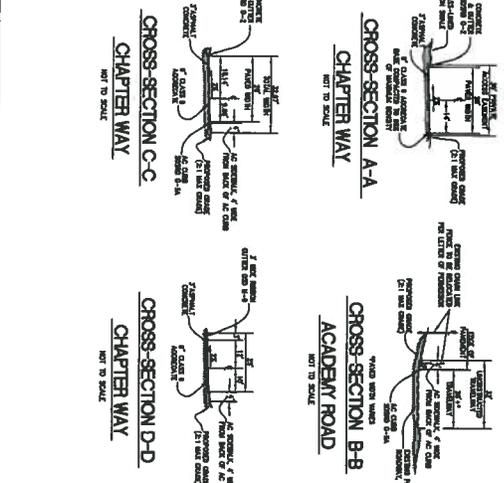
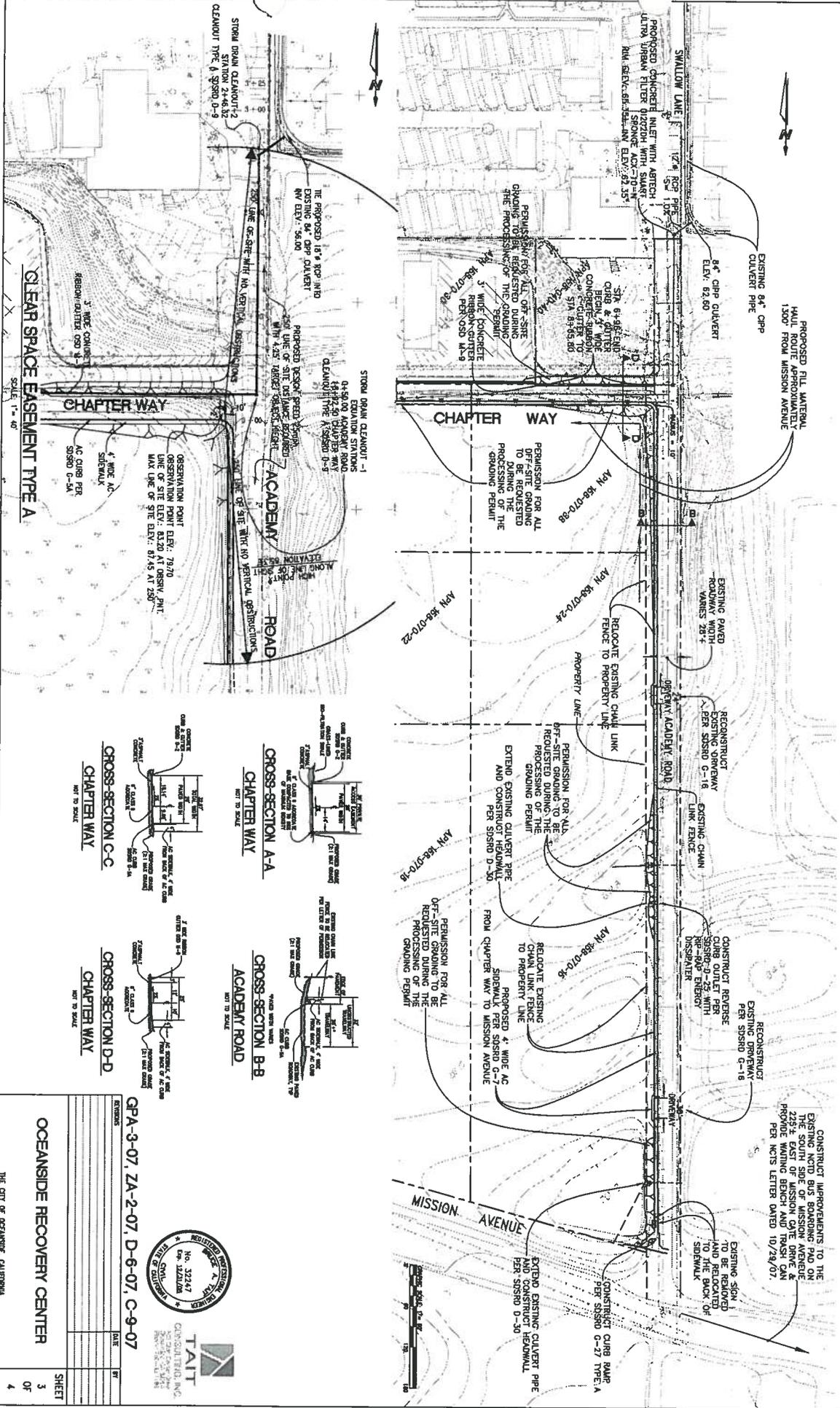
SITE SECTION



A-8

03-545A

PRELIMINARY GRADING AND DRAINAGE PLAN FOR OCEANSIDE RECOVERY CENTER THE CITY OF OCEANSIDE, CALIFORNIA



GP-3-07, ZA-2-07, D-6-07, C-9-07

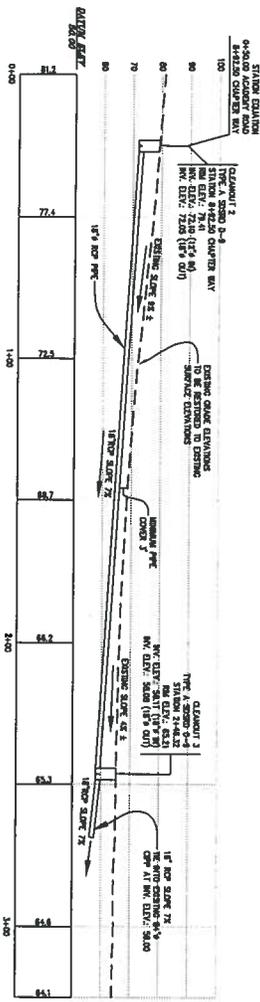
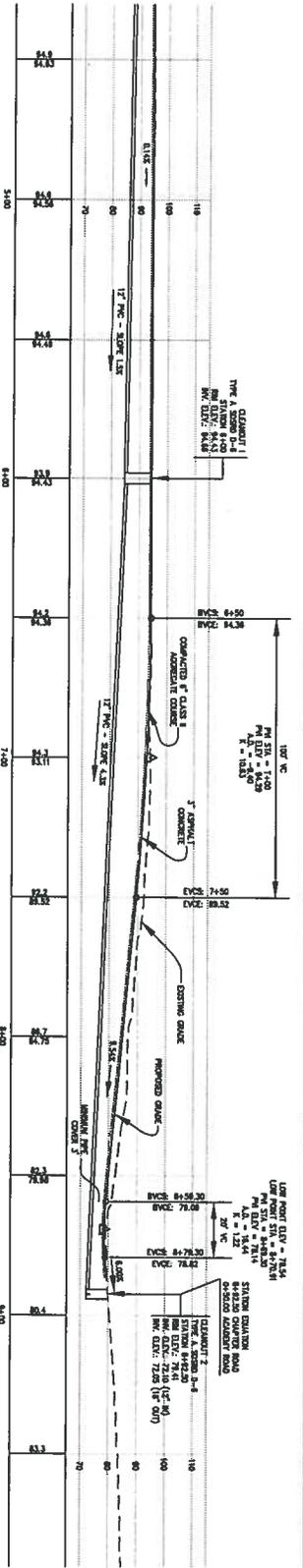
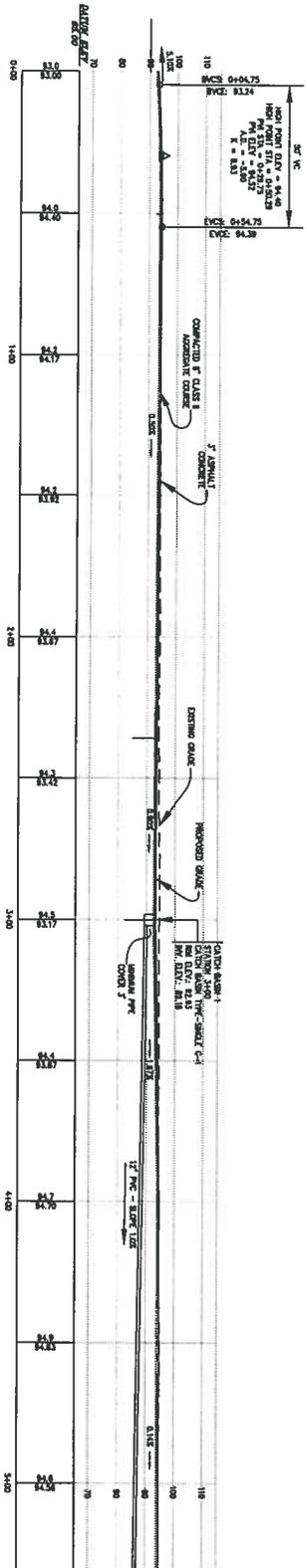
DATE	BY

SHEET
3 OF 4

TAIT
CONSULTING, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 32947
Exp. 12/31/08
CITY OF OCEANSIDE, CALIFORNIA

OCEANSIDE RECOVERY CENTER
THE CITY OF OCEANSIDE, CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN FOR OCEANSIDE RECOVERY CENTER THE CITY OF OCEANSIDE, CALIFORNIA



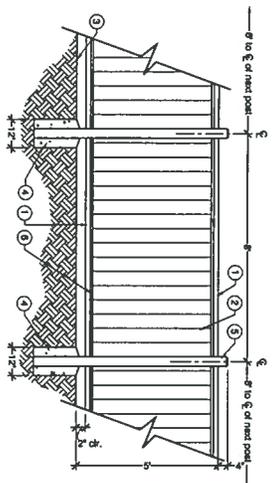
GRA-3-07, ZA-2-07, D-6-07, C-9-07

REGISTERED PROFESSIONAL ENGINEER
No. 32242
Exp. 12/31/08
TAIT CONSULTING, INC.
2500 LA JOLLA VILLAGE DRIVE, SUITE 100
SAN DIEGO, CA 92131

DATE: _____ BY: _____

SHEET 4 OF 4

OCEANSIDE RECOVERY CENTER
THE CITY OF OCEANSIDE, CALIFORNIA

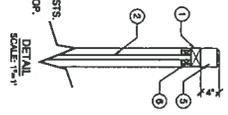


FRONT ELEVATION

5' HIGH PERIMETER WOOD FENCE

SCALE: 1/2" = 1'-0"

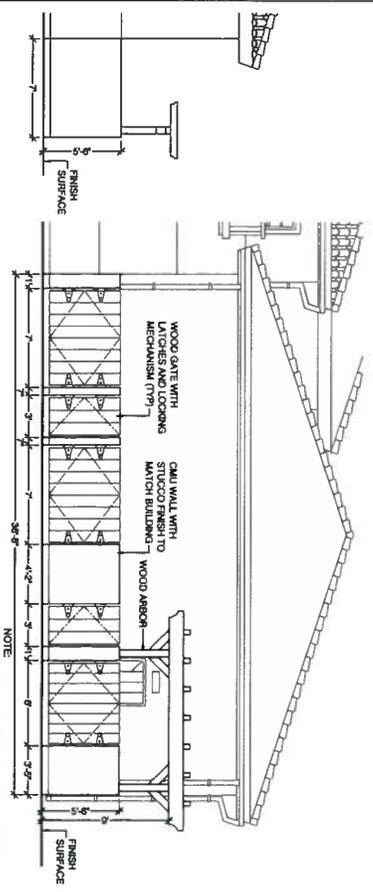
- NOTE:
1. ALL WOOD SHALL BE S4S CEDAR OR DOUGLAS FIR.
 2. FINISH SHALL MATCH TRAIL ON HOUSE.
 3. 1 X 3 WALKER, ON BOTH SIDES.
 4. 4" X 4" WOOD POSTS WITH 1/2" CHAMFER TOP.
 5. 12" X 24" DEEP FOR CORNER AND GATE POSTS.
 6. CONCRETE FOOTING, FOR BRASSAGE.
 7. FINISHED GRADE.
 8. 1 X 6 SLATS.
 9. 2 X 4 TOP AND BOTTOM RAILS.



SIDE ELEVATION

FRASH ENCLOSURE ELEVATIONS PER ARCHITECT

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



FRONT ELEVATION



CONCEPTUAL LANDSCAPE PLAN

DATE	2
PROJECT	THE FELLOWSHIP CENTER
CLIENT	THE FELLOWSHIP CENTER
DESIGNER	LANDSCAPE ARCHITECT
SCALE	SEE PLAN
REVISIONS	AS SHOWN

THE FELLOWSHIP CENTER

4125 MISSION AVE. • OCEANSIDE, CALIFORNIA

CALIFORNIA
 LANDSCAPE ARCHITECTS
 CONCEPTS
 INTEGRATION DESIGN
 AND MANAGED CARE
 CONSULTING
 1000 W. BROADWAY
 OCEANSIDE, CA 92054
 TEL: 760.431.2000

REVISIONS	BY



*Alcohol & Other Drug
Recovery Services*

THE FELLOWSHIP CENTER GENERAL PLAN AMENDMENT, ZONE CHANGE AND CONDITIONAL USE PERMIT

PROJECT DESCRIPTION

Address: 4152 Mission Avenue, Oceanside, CA 92056

Contact: Paul J. Savo, Executive Director, 760-745-9485

RECEIVED

JUL 22 2008

Planning Department

The Fellowship Center

The Fellowship Center (TFC) is a private non-profit organization licensed and certified by the California State Department of Alcohol and Drug Programs to operate residential alcohol and other drug treatment and recovery services for adults 18 years of age and older. The purpose of TFC is to provide to the Oceanside community a much needed alcohol and drug free environment with a structured rehabilitation program where participants learn to live alcohol and other drug (AOD) free. TFC is an abstinence-based program adhering to strict guidelines insuring sound management and good neighbor policies. TFC has over 45 years experience of successfully operating residential alcohol and other drug recovery facilities in residential neighborhoods.

The following actions are necessary to approve the project:

1. General Plan amendment from SFD-R Single Family Residential to PI, Private Institutional;
2. Zone change from RS, Single Family Residential to PS-H Public and Semipublic District with Historic District Overlay
3. Conditional Use Permit
4. Development Plan

The General Plan Amendment and Zone Change will bring the property into compliance with the undeveloped surrounding area. The Conditional Use Permit and the Development Plan are discretionary actions required of many single family, and virtually all multifamily, commercial and institutional uses.

Existing Site Conditions: The TFC one-acre site is located east of the San Luis Rey Parish Church, south of the San Luis Rey Homes Mobile Home Park and west of the Alano Club, a membership AOD free social club. The predominant zoning is Public/Semi-Public on three sides of the planned development site with General Plan land use designation of Private Institutional (see below). Access is from Mission Avenue via a private easement belonging to the Mission Parish Church and from a private easement along the south side of the land of the Alano Club connecting to Mission Avenue via Academy Road. The site is generally flat, sloping downward gently towards the northwest corner. The existing single-family home on the site is owned by The Fellowship Center, providing AOD free housing for six residents on a rental basis.

The adjacent **Zoning Districts** are:

East and South

The Alano Club and vacant lots owned by the Alano Club, San Diego Roman Catholic Diocese and the Parish Church: *"Public and Semi-Public with Historic Overlay"*

North

The mobile home park: *"Medium Density Residential with H/Overlay."*

Immediately West and Northwest

A small number of rental units: *"RS, Single Family Residential" as well as additional "Medium Density Residential with H/Overlay."*

West

The Mission San Luis Rey and Serra Center in a PD-19-H Zone.

The adjacent **General Plan Land Use Designations** are:

East, South and West

"Private Institutional"

North The mobile home park: *"Medium Density B, 10 – 15"*

Immediately West and Northwest

"SFD-R Single Family Residential" and "Medium Density B, 10 – 15"

The Proposed Project

The Fellowship Center proposes a 24 hour non-medical care facility for persons in need of personal services, supervision, and assistance essential for sustaining abstinence from alcohol and other drugs. The Fellowship Center's Oceanside Recovery Center on the one acre parcel will be constructed as a 16,591 square foot building with an interior courtyard. The south wing, facing the street, will house the lobby, eight counseling rooms/offices and a conference room. The west wing contains a large multi-purpose/dining room to be used by agency staff and residents, the kitchen and restrooms. The two-story north and east wings provide 20 bedrooms for 59 residents and a laundry room. The residents will live in bedrooms for three persons, sharing common bathrooms, laundry and dining room. The existing residence and garage on the site will be demolished.

Section 1630 of the Oceanside Zoning Ordinance specifies that the development regulations in the PS District shall be as specified by the Conditional Use Permit. The development regulations for this application are listed below:

Yards

Front Yard:	24.7 feet
Rear Yard:	56.5 feet
West side yards:	36.6 feet
East side yard:	06.3 feet

<u>Building Lot Coverage</u>
23.5 %

Building Floor Area

1 st floor:	10,236 square feet
2 nd floor:	6,355 square feet
Total:	16,591 square feet

Building Height

Single story wings:	22.6 ft.
Two-story wings:	27.6 ft.
Tower height:	31.10 ft.

A total of 30 parking spaces will be provided as follows: parking lot with 23 spaces for the residents will be provided at the rear of the building. Four additional spaces will be at the southeast corner of the site. Three more spaces will be at the southwest corner.

Three of the spaces are designated as handicapped only. The traffic study prepared by Federhart and Associates, which discusses traffic and parking in more detail, has been reviewed without objection by the City Traffic Division. Experience at The Fellowship Center in Escondido, which accommodates 117 persons demonstrates that approximately only 25% of residents bring their own vehicles with them while living at the facility. Based on both the traffic study and the experience of TFC operating the same type of residential program, more than sufficient parking is provided at the project.

TFC guidelines require that a maximum of one vehicle per resident is allowed and that all vehicles have current registration, proper insurance and residents have valid driver licenses. Motor homes, campers or "5th wheels" are not allowed. The Escondido site has also shown that one 12' x 20' loading space is adequate for a facility of that size. Delivery trucks visit The Fellowship Center in Escondido about twice each week. Therefore, this project provides one 10' x 35' loading space located on the west side of the kitchen wing and one 12' x 27' space at the trash enclosure in the rear of the building.

The architecture of the proposed building conforms to the Guidelines for the Oceanside Historic District Core Area. The building is in an attractive Mission style design. The exterior walls will be finished with off-white smooth stucco. The roofs will be of mission style red tiles. Windows and exterior doors will be made of wood and recessed 4" to 6 ". The top of the windows facing the front will form a full half circle. Wooden trellises will emphasize the major entrances and screen the trash enclosures. The trim on the fascia will be of wood fiber with concrete for greater durability. Decorative floor tiles will be applied in key areas. The tiles surrounding the fireplace in the existing building are of great historical value and will be saved and installed in a prominent place in the new building.

TFC Management and Operation:

The State of California requires that all adult residential alcohol and drug treatment facilities be licensed by the State Department of Alcohol and Drug Programs (ADP)*. The Fellowship Center in Escondido, in operation for over 45 years, is not only licensed but its program is certified by ADP. The proposed facility in Oceanside will likewise be both licensed and certified for a total of 59 residents. Licensure ensures that standards of health and safety for residents and the community are met with regard to living, dining, educational and recreational space including but not limited to fire and safety standards, space and comfort protocols, food service handling, preparation and storage requirements, reporting requirements, emergency preparedness, upkeep of buildings and grounds etc. Certification sets high standards that the Oceanside Recovery Center must maintain with regard to program operation including but not limited to personnel requirements, qualifications and screening; personnel and client record keeping; recovery and treatment services standards; fiduciary accountability and record keeping; assurance that the personal rights of those served are never undermined, etc.

**California Code of Regulations (CCR), Title 9, Division 4, Chapter 5*

TFC specializes in recovery from alcohol and other drug addiction through long-term residential rehabilitation. Hours of the business operation will be Monday through Friday from 6:30 am to 9:30 pm and Saturday and Sunday from 10 am to 4 pm. The residential operation of the center will, of course, be open 24 hours each day with on-site staff. The

Oceanside Fellowship Center will employ a team of state credentialed, dedicated, experienced and knowledgeable professionals to serve 59 residents; a total of twelve staff will operate the program. Daily personnel on site will be: a facilities manager who lives on the property; four, full time, state-credentialed addiction rehabilitation specialists who will manage all phases of recovery services for the program residents. Two, full time food service specialists, plus a relief cook will tend to proper nutrition and healthy preparation of meals. A Program Director will have daily program oversight. An administrative assistant to the director, an office receptionist and a maintenance coordinator complete the team. TFC's professional staff is trained in the recovery from all drugs of abuse including alcohol. Staffing and management of the proposed facility will exhibit the same high standards of health, safety and program integrity as our Escondido facility has demonstrated for over 45 years.

All participation is voluntary, and all those seeking help are screened to ensure they are appropriate for the services. Those receiving services will enter into an alcohol and drug free environment and begin daily participation in proven substance abuse recovery and treatment methods. TFC uses group and individual counseling, learning skills related to living without dependence upon alcohol and other drugs and access to employment, education and other community services. The Center has strict guidelines with zero tolerance for criminal, threatening or violent behavior. As a result, the Escondido Center now has fewer incidents than the surrounding neighborhood. Such policies have been key to our successful provision of services since 1963. The Fellowship Center has experienced the value of working with other agencies - private, municipal, county and state- and builds working relationships with all services where benefit is mutual.

USE DESIGNATION – Residential Care General

This application has been modified to reflect a use designation that is much more consistent with the purpose of the proposed Oceanside Recovery Center. The application was initially submitted with a Group Residential designation. This has been changed to “Residential Care, General”.

The Fellowship Center will operate a state licensed “alcoholism and drug abuse recovery or treatment facility” that provides 24-hour nonmedical services to adults who are recovering from problems related to alcohol and/or drug abuse or misuse and who need recovery treatment. Health & Safety Code § 11834.02. The nonmedical services to be provided include counseling sessions, recovery or treatment planning. The Fellowship Center may also offer individualized services such as vocational and employment search training, volunteer opportunities, skills training, peer support and referrals for needed community services. Residential Care, General, describes a use that offers varying degrees of care, personal services and/or supervision. The Residential Care, General, use classification captures the programmatic element of care that is an essential part of The Fellowship Center’s proposed project.

The City of Oceanside has incorporated the state’s statutory language in developing its Residential Care, General, Classification. The state regulations that apply to both alcohol and drug programs and community care facilities (licensed residential care facilities) emphasize care of the residents at the dwelling. The City of Oceanside uses “. . . 24-hour non-medical care . . .” and “. . . assistance essential for sustaining the activities of daily living” both of which derive from the state licensing provisions.

In contrast, Group Residential only describes physical layout and lists the types of group living arrangements that come within this classification. The uses enumerated do not include the provision of programs or services that are part of the Fellowship Center mission.

In addition to Residential Care, General, accurately reflecting the proposed use for The Fellowship Center project, the designation also makes sense because the subject property is bordered on three sides by public and semi-public uses and residential care, general, is within the public and semi-public classification. Therefore, the use designation, land use and zoning would be compatible with the surrounding area.

PROJECT JUSTIFICATION

Facilities for the rehabilitation of alcohol addiction are a necessary service in our society. Conservative estimates state approximately 14 million Americans (over 7% of the population) meet the diagnostic criteria for alcohol abuse or alcoholism. More than one-half of American adults have a close family member who has or has had a substance problem. However, since California has a higher percentage of adults who drink than the rest of the nation, the percentage of adults with alcohol abuse and alcoholism will be higher in this state. Additionally, in July of 2007, the National Institute on Alcohol Abuse and Alcoholism (NIAAA) reported a new study which presented two significant findings relating to this proposal. (1) That only 25% of those in this nation who need treatment for alcoholism receive it, and (2) that the incidence of those who drink who suffer from alcoholism or alcohol abuse is higher than was previous thought—as much as 30% of drinkers. These figures do not include the additional problems with legal and illegal drugs. However, alcohol always has been and remains today as the number one drug problem in the United States. There is a dramatic toll on our emergency rooms, police departments, social service agencies and workforce. The following are percentages of alcohol involved incidents: 25% of all emergency room visits, 33% of all suicides, 50% of domestic violence incidents, 50% of all homicides, 50% of all traffic fatalities. Alcohol and other drug abuse costs the American economy an estimated \$276 billion annually in lost productivity, health care, crime, motor vehicle crashes and other conditions.

(source: <http://www.niaaa.nih.gov>)

There is an increasing need for housing and treatment for people with disabilities including those in recovery for substance abuse. One in five Californians has a disability (including alcohol and other drug addiction) and this number is increasing¹.

Statewide, there is a significant unmet need for treatment. Almost 24% of those needing rehabilitation services for alcohol abuse are not receiving it and almost 10% of those adults needing treatment for illicit drug use are not receiving it². County-wide there were 352 deaths reported in 2003 due to substance abuse, 94 of those involved alcohol³.

In the City of Oceanside from April 1, 2007 through March 31, 2008, police recorded 961 driving under the influence arrests, 1,369 drunk in public/drunken and disorderly and 311 drug possession arrests⁴.

¹ Tootenlian & Gaedekc, *The Impact of Housing Availability Accessibility, and Affordability on People With Disabilities* (April 1999).

² U.S. Dept. of Health Services, Substance Abuse and Mental Health Services Administration (SAMHSA)

³ Drug Abuse Warning Network (DAWN) 2003 Area Profiles of Drug-related Morality.

⁴ City of Oceanside Police Department.

Locally, the availability of a state licensed residential alcohol and drug recovery programs for men is not met. While there are seven other state licensed rehabilitation programs within the area, only two are residential: a woman with children facility with a capacity for 55 women and up to 35 children and a six bed alcohol and drug detoxification facility for men and women with a maximum stay of 14 days⁵.

Without residential recovery services, the facts above will not get addressed in any permanent manner. A significant percentage of crime, homelessness and unemployment will continue to rise and family systems will continue to deteriorate. The Fellowship Center is requesting the City of Oceanside assist in addressing this formidable problem by accommodating The Fellowship Center to develop a time-tested, result oriented and economically feasible treatment program for people addicted to alcohol and other drugs. The location of this type of program is integral to successful treatment outcomes. The Fellowship Center's residential recovery and treatment programs create an environment where alcohol and drug use are not perceived as the norm. This is accomplished, in part, by providing a sense of community offering residents a familylike atmosphere where abstinent-based norms are an on-going part of the treatment and recovery process. Therefore, the project site was specifically chosen to help create the above described environment because of its proximity to community, religious and other nearby support services which have proven to enhance the rehabilitative process.

For the General Plan Amendment

From Single Family Residential to Private Institutional

Land Use Element

The proposed project is also consistent with the City's land use element, with respect to community values, balanced land use and land use compatibility. The Land Use Element calls for new projects to enhance the long-term community and neighborhood values through effective land use planning. One of the core values of the Fellowship Center is to enhance community values by provide a program where participants learn to once again flourish in the community and society. Furthermore, this project:

- A. Is attractively planned and will benefit the community in the ways discussed in other portions of this document.
- B. Will not significantly distract from nor negatively impact surrounding conforming land uses. Further details of how the Fellowship Center has benefited existing neighborhoods and will benefit this one are included in other sections of this Description and Justification.
- C. Provides social, economic and physical enhancements to the community which are also discussed above and below.

⁵ Information regarding current providers of state licensed alcohol and drug recovery programs at www.adp.ca.gov

- D. Is definitely consistent with widespread community values. In addition to providing an important service to the community, the Fellowship Center has a history of volunteering for assistance in community events. Please see letters which have been provided, from the Mayor of Oceanside thanking the Fellowship Center for their participation in community events and from the Escondido Chief of Police discussing the much needed service provided by the Fellowship Center.

The Land Use Element also calls for long-term provision of a balanced, self-sufficient and efficient community. One of the needs of such a community is a service that provides an alcohol and drug free environment with a structured rehabilitation program where participants learn to live alcohol and other drug (AOD) free. The proposed Oceanside Recovery Center will not only provide such a service, but will

- A. Continue to foster a sense of community as is does at the Fellowship Center in Escondido and Oceanside through its involvement with community service and events.
- B. Provide a significant service to the community.
- C. Will not have a significant impact on the City's circulation system.

In addition, the Land Use Element, in order to minimize conflicts with adjacent or related land uses, requires:

- A. Adequate setbacks, buffering and/or innovative site design for land uses that are incompatible with existing land uses. This Residential Care project is compatible with surrounding land uses. However, we have been careful to provide vertical separation, landscape buffers and large setbacks between the proposed building and the existing residential uses. The largest setback to the proposed building is on the north side and averages approximately 65 feet.
- B. Avoidance of negative visual impacts to surrounding land uses. A massing study has been provided which shows that, in addition to attractive architecture, compatible with the Mission Overlay, this project is well within the range of existing structure sizes in the community. Existing buildings within the San Luis Rey Mobile Home Park preclude most of the view of the project from the north. The site will present attractive, but unobtrusive views from more distant points such as Highway 76 and is perhaps less visible than other existing buildings in the area.
- C. Furthermore, the project will not subject the neighborhood to objectionable noise, odors, emissions or dangerous materials. The updated lighting study shows that no objectionable level of light will leave the perimeter of the site.

Private Institutional, as defined by the Land Use Element, includes private uses and facilities such as medical and hospice institutions. The Element permits various types of housing that supports the population of the development. Such housing would include Residential Care, General, with an approved Conditional Use Permit. The proposed General Plan Amendment would bring the TFC property into conformance with the majority of the surrounding land uses or land use designations, which are private or semi-public. Furthermore, this proposed use is compatible with the remaining surrounding uses, since it is comparable in intensity. It is also separated by elevation by a perimeter fence and by landscaping, from the areas to the north and west.

The Land Use Element of the City of Oceanside General Plan calls for institutional type projects to have landscaping that exceeds the typical development. This project has 8 trees in the perimeter areas, as well as approximately 95 shrubs. It will be surrounded by a plantable perimeter wall. Exterior lighting has been designed to be directed inward. The retaining wall on the north and west sides is to be a plantable wall covered with jasmine.

The Land Use Element further states that developments within this designation are also distinguished by a general inward orientation. This proposal includes a central courtyard, with a large percentage of the site activity occurring in this area. All of the residential rooms open onto this courtyard. The multi-purpose room and the offices also have entrances on the courtyard side.

This project meets these Land Use Element objectives and policies by proposing a residential alcohol and other drug treatment and recovery service.

Housing Element

The proposed project furthers the unmet needs of people with disabilities, a mandate under California Housing Element Law. Additionally, the project assists the City of Oceanside in meeting its special needs housing goals.

The City of Oceanside Housing Element has several goals regarding providing housing for all segments of the population. The City wishes to encourage the development of a variety of housing opportunities, with special emphasis on providing (among other things): "Housing that meets the special needs of the elderly and persons with disabilities". In accordance with this goal, the City has established a policy to "Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower-income households, **persons with disabilities**, elderly, large families, female-headed households, and homeless persons.

The Housing Element further states that two of the factors that significantly limit the supply of housing available to persons with disabilities are location and discrimination. An analysis of governmental constraints to the development and siting of housing for people with disabilities as required by Housing Element law would also potentially identify zoning restrictions as contributing to the lack of special needs housing.

The City of Oceanside Housing and Code Enforcement Divisions Consolidated Plan for 2005 – 2010 has Specific Special Needs Objectives that include:

1. Assisting housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities, which includes the support of the siting of group homes for persons with disabilities and/or special needs in residential areas throughout the City.
2. Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives, which includes providing supportive services that would assist them in obtaining employment.

3. Addressing Housing Element Constraints to housing development and addressing housing needs of special needs populations (including persons with disabilities).

Historical Overlay

This proposal is consistent with the specific purposes of the overlay, since it would

1. Enhance the visual character of the city by allowing for the continued compatibility of architectural styles within the San Luis Rey historical area.
2. Stabilize and improve property values and increase economic and financial benefits to the city and its inhabitants;
3. Promote the private and public use of historical areas and sites for the education, prosperity and general welfare of the people.
4. Encourage development tailored to the character and significance of the areas Conservation Plan (Historic District Guidelines).

The proposed General Plan designation is more consistent with the history of the San Luis Rey Mission as a public and semi-public institution.

For the Zoning Amendment – Public and Semi-Public

Among the specific purposes of a Public and Semi-Public Zone (PS) are: to allow consideration of such uses separately from an underlying base zoning that may or may not be appropriate in a combination with the PS use, to allow consideration of the establishment of a PS use at rezoning hearings rather than at use permit hearings only. The requested rezone would allow the Planning Commission to consider the use of this site for a PS project.

The proposed zone (PS) would be consistent with the purposes of the Zoning Ordinance in that it would:

1. Enhance the compatibility with the majority of the surrounding land uses.
2. Be compatible with the land use designations for the surrounding areas shown in the Land Use and Housing Elements of the General Plan. It would convert one of the two remaining, relatively low density residential sites to a use that is consistent with surrounding areas, which are institutional or relatively high density residential.
3. Promote the economic stability of existing land uses. Please see the project justification for a further discussion of the projects promotion of economic stability.
4. Allow for an occupancy density compatible with the surrounding area (20 to 45 bedrooms per acre).
5. Allow for a use that would continue to preserve the integrity and stability of the City.
6. Be consistent with the Mission San Luis Rey historic area and allow for development that is consistent in mass with surrounding land uses.
7. Allow for safe and convenient vehicular and pedestrian movements and sufficient parking.

8. Be consistent with infrastructure capacities and not be a burden on existing public facilities and infrastructure.
9. Promote housing of such types, sizes and cost as will allow city residents of whatever economic condition to reside in safe, sanitary dwelling units.

For the Conditional Use Permit

The Planning Commission must make the following three findings to approve the Condition Use Permit:

- 1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.**

The Zoning Ordinance defines The Fellowship Center as "Residential Care, General" which is a permitted use in the PS-H District upon the approval of a Conditional Use Permit. As the subject site is adjacent on two sides to the PS-H District, the zone change is merely a small addition to a large group of semi-public uses, which includes the Alano Club, the Mission San Luis Rey, the Mission San Luis Rey Parish, a Montessori School and the Casa de Amparo. The Zoning Ordinance defines "Residential Care, General" as "Twenty-four hour non-medical care for seven or more persons ... in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living. The proposed project closely follows this definition and therefore complies with the purposes of the district.

- 2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

With the approval of the General Plan amendment and the zone change, the proposed project will be consistent with the General Plan.

As discussed in the above section regarding the General Plan Amendment, this project would be consistent with the General Plan, more specifically, the Land Use Element, the Housing Element and the Historic Element.

There are numerous sources of data locally and nationally that demonstrate that licensed residential alcohol and drug treatment programs are not a detriment to the communities in which they reside, but in fact actually contribute to community health and safety. These facilities are known to be well maintained, help some of their elderly neighbors maintain their properties, do not lower property values, serve as neighborhood watch, are alcohol and drug free, and in many communities actually act as crime deterrents. Study after study supports these claims. Many accusations to the contrary are often hurled at these programs by neighbors but no data is offered to support these negative projections.

On the contrary, this proposed project will provide for improvements to the area, such as improved access to the site and adjacent parcels, a sidewalk addition to Academy Road, improvements to the nearest bus stop, an improved public water supply system (looped), and a storm drain system for the neighborhood. The

center will provide a treatment program that will be beneficial to the general welfare of the city.

3. That the proposed conditional use will comply with the provisions of this ordinance, including any specific conditions required for the proposed conditional use in the district in which it would be located.

Careful conditioning of the proposed project combined with active enforcement of the conditions by the management of The Fellowship Center and by the city will assure that the conditional use will be conducted in compliance with the provisions of this ordinance. The applicant is aware that non-compliance with any of the applicable provisions of this ordinance or with the conditions of the approval of the conditional use, and failure to correct such non-compliance, may become a cause for the revocation of the conditional use permit. The exemplary record of the residential care facility operated by The Fellowship Center in Escondido is illustrated by the attached letter from the Escondido Police Chief and by opinions in and letters to the North County Times (also attached).

Under both the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, The Fellowship Center may seek from the City of Oceanside reasonable accommodations in land use and zoning regulations that may be necessary to provide housing for people with disabilities. While the City does not have a written reasonable accommodation procedure as required by California Housing Element law since 2001, The Fellowship Center may still make a request which the City must consider. At this time The Fellowship Center reserves the right to make a request for reasonable accommodations in the approval process and, may, choose to substitute a current application for approval within this submittal with a request for reasonable accommodation. A request for reasonable accommodation must be reviewed and determined pursuant to federal and state fair housing laws.

For the Development Plan

The purposes of a Development Plan are:

1. To show that the architectural design of the structures and landscaping conform to the requirements of the Zoning Ordinance.

The architectural design and landscaping presented in this proposal is upscale, while preserving the intent of the historical district by remaining in conformance with the Historic District Guidelines.

2. To ensure that the new development will not create public service and facility demands exceeding the capacity of existing and planned infrastructure.

The proposed development does not place demands on public service and facilities that exceed the capacity of existing and planned infrastructure. On the contrary, this proposed project will provide for improvements to the area, such as improved access to the site and adjacent parcels, a sidewalk addition to Academy Road, improvements to the nearest bus stop, an improved public water supply system (looped),

and a storm drain system for the neighborhood. The center will provide a treatment program that will be beneficial to the general welfare of the city, which would ultimately reduce the demands on public services.

The Planning Commission must make the following three findings to approve the Development Plan:

1. The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.

This project complies with the requirements of the zoning ordinance by providing setbacks that meet or exceed standards, lot coverage of only 23%, landscaping coverage of over 40%, exceptional architecture that is consistent with the goals of the Historic District, parking that exceeds requirements, and improvements to access and infrastructure.

2. The Development Plan as proposed conforms to the General Plan of the City.

This Development Plan conforms to the General Plan, more specifically, the Land Use Ordinance, the Housing Ordinance and the Historic Overlay, as discussed above.

3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

The proposed project will provide for improvements to the area, such as improved access to the site and adjacent parcels, a sidewalk addition to Academy Road, improvements to the nearest bus stop, an improved public water supply system (looped), and a storm drain system for the neighborhood. The center will provide a treatment program that will be beneficial to the general welfare of the city, which would ultimately reduce the demands on public services.

With proposed improvements, this project is reasonably and conveniently served by existing services and facilities.

4. The project as proposed is compatible with existing and potential development on the adjoining properties or in the surrounding neighborhood.

The adjoining properties and surrounding neighborhood consists of four general uses:

a. vacant land zoned public and semi-public

This project is compatible with the acknowledged future development intent of this area.

b. existing public and semi-public uses (an addition to a large group of semi-public uses, which includes the Alano Club, the Mission San Luis Rey, the Mission San Luis Rey Parish, a Montessori School and Casa de Amparo)

Experience with The Fellowship Center in Escondido, many other similar facilities and several studies verify that in spite of many

misperceptions the proposed project is compatible with these existing uses.

c. The Mission San Luis Rey and Serra Center in a PD-19-H Zone.

In keeping with its fine, historic tradition of providing help, services and assistance to the surrounding community, the Mission San Luis Rey has implemented a Planned Development Plan. The Fellowship Center's mission of providing assistance to people who have made a commitment to overcoming addiction and rehabilitating their lives to become productive members of the community runs parallel with the central purpose of any Mission.

This Mission San Luis Rey Planned Development Plan outlines the types of existing and proposed services at the site. These include:

- i. The friary with existing lodging for up to 20 people and common kitchen and dining facilities.
- ii. A cemetery – to be expanded
- iii. Community, / educational / institutional Use
- iv. A future retirement center
- v. Visitor serving commercial or lodging
- vi. Parking – to be expanded
- vii. An event area
The event areas currently host events with performers and attendees numbering as many as 7500 people per day. Small, medium and large events are a normal activity in many public and semi-public sites and are considered acceptable by the community.
- viii. A retreat center with conference rooms with a total capacity of approximately 500, lodging for over 100 people and common kitchen and dining facilities.

The applicant for the Oceanside Recovery Center applauds and admires the public service provided by the Mission. The Planned Development Plan for the Mission illustrates and exemplifies the historic tradition of this group of public and semi-public zoned parcels. The proposed Recovery Center is consistent with this tradition and will provide housing, education and support for men in transition to recovery. The activities and services proposed for the Recovery Center, although on a smaller scale, are very similar to many of the laudable services provided by the Mission.

d. The mobile home park: "*Medium Density B, 10 – 15*"

Experience and studies have shown that recovery is more successful when the facility is located adjacent to a residential area. It is a part of the mission of The Fellowship Center to provide recovery services and transition in the vicinity of an existing residential area.

5. The site plan and physical design of the project is:

a. consistent with the policies contained in Section 1.24 and 1.25 of the Land Use Element of the General Plan

Section 1.24: To ensure that development preserves and enhances the unique beauty and character of the City's natural topographic features and does not contribute to slope instability, flooding or erosion hazards to life and property.

This project is to be on a site that has a mild slope. It proposes the least amount of grading possible to provide a useable site, while being

sensitive to existing drainage in the area. The project will implement the City of Oceanside Standard Urban Stormwater Mitigation Plan and Erosion Control Ordinance requirements to maximize storm water quality and minimize erosion. The development will comply with the City of Oceanside Grading Ordinance.

Section 1.24: Undevelopable Lands

There are no undevelopable lands at this site.

- b. the Development Guidelines for Hillsides and Section 3039 of the Zoning Ordinance

There are no "hillsides" on this site.

Since this project will provide a much needed service for the neighborhood, community and City, will provide access and infrastructure improvements to the area, and is consistent with the General Plan, the Zoning Ordinance and other regulations of the City of Oceanside as mentioned above, improves drainage in the area, and continues the fine tradition of community service established by other development in the immediate area, we respectfully request your favorable consideration of this application.