



DATE: May 5, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF REVISIONS TO CONITIONAL USE PERMITS (C-24-04 AND C-40-04 REV08) TO INCORPORATE 2,800 SQUARE FEET OF EXISTING COMMERCIAL SPACE TO THE EXISTING CHURCH LOCATED AT 547 VISTA BELLA IN THE OCEANA NEIGHBORHOOD – COASTLINE BAPTIST CHURCH EXTENSION – APPLICANT: COASTLINE BAPTIST CHURCH - STEVEN SAMUEL**

RECOMMENDATION

Staff recommends that the Planning Commission by motion

- (1) Confirm issuance of a Class 1 Categorical Exemption “Existing Facilities” pursuant to Section 15301 of the California Environmental Quality Act; and
- (2) Adopt Planning Commission Resolution No. 2008-P31 approving Revisions to Conditional Use Permits (C-24-04 and C-40-04 REV08) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: In February 14, 2005, the Planning Commission adopted Resolution No. 2005-P11 approving two Conditional Use Permits (C-24-04 and C-40-04) to permit a Church to occupy existing commercial suites within a shopping center and to request a reduction in parking by 20 percent. The Conditional Use Permit (C-24-04) allowed the Church to occupy a 9,084-square foot former bank building for religious assembly uses and the conversion of an 8,344-square foot office building for the use of offices and classrooms associated with the Church facility. The reduction of the required parking was permitted due to the fact the shopping center’s existing 215 spaces are reciprocal and the provided stalls exceeded the parking demand from the Church uses.

Site Review: The existing 4.37-acre parcel is addressed 503 Vista Bella and is located, northwest of the intersection of El Camino Real and Vista Oceana west of the Oceana Senior Community. The surrounding land uses include commercial retail, restaurant and office within the commercial shopping center to the south and east, a service station to the north, and single-family senior homes to the east. The zoning designation for the site is Limited Commercial (CL) and the General Plan Land Use Category is General Commercial (GC). Church type uses are permitted subject to a conditional use permit.

Project Description: The project application is comprised of the following components; two Revisions to Conditional Use Permits (C-24-04 and C-40-04 REV08) as follows:

Conditional Use Permit (C-24-04REV08): represents a request for the following:

- (a) A Revision to Conditional Use Permit (C-24-04) to permit an expansion of an existing religious facility, by adding 2,800 square feet of existing commercial space located adjacent to the main Church sanctuary space within the commercial center. The 2,800 square feet will be incorporated into the existing 4,484-square foot main sanctuary building, and will allow the Church to establish a 2,204-square foot meeting area, with a 443-square foot kitchen and storage area. The Conditional Use Permit Revision is required pursuant to Article 11 of the Zoning Ordinance to permit the religious facilities to expand beyond what was approved by the original Conditional Use Permit.

Conditional Use Permit (C-40-04REV08): represents a request for the following:

- (a) A Revision to Conditional Use Permit (C-40-04) is required due to the expansion of the Church requiring additional parking. At the time of the original approval of this Conditional Use Permit (C-40-04), allowed the Coastline Baptist Church to receive approval for a reduction of the required parking by 20 percent. Since the new expansion will require additional parking a revision to Conditional Use Permit (C-40-04) is required. The applicant has provided 44 additional parking stalls, through the creation of a legal reciprocal parking agreement established with the adjacent property owners to the north.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. California Environmental Quality Act (CEQA)

ANALYSIS – KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is General Commercial (GC). The proposed Revisions to Conditional Use Permits (C-24-04 and C-40-04 REV08) are consistent with this designation and the goals and objectives of the City's General Plan as follows:

II. Land Use Element Community Development

Goal: The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Section 1.11 Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

The Coastline Baptist Church has been in operation since the Planning Commission approval on February 14, 2005 and has provided a religious facility with associated Sunday schools that accommodates the neighborhood as well as the Oceana community. Coastline Baptist Church is located within the Oceana Mercado shopping center and the operations and regular use of the building will not conflict with the adjacent uses within the shopping center. Grandma's restaurant, retail shopping business, and a professional office building share the commercial center with the existing Coastline Baptist Church, and since the operation of the use will be conducted primarily on Sundays; the Church will not poise a negative impact on the neighboring uses within the commercial center. All proposed improvements to the Commercial Center, such as additional landscaping, new parking lot striping and building façade improvements have been incorporated since the Church has been existing with the Mercado Oceana Shopping Center, which has physically improved the center and provides economic opportunities for the adjoining retail suites.

The expansion of the use will be used primarily for general meetings and storage, and the expansion of the Church into the under utilized suite will help promote economic activity to the center and the adjoining uses. Staff finds the expansion of the Church at this location should generally appeal to commercial needs of the community, in terms of providing opportunities to the patrons for economic activity. Furthermore, the subject 2,800-square foot commercial suite

is currently vacant and has been vacant for approximately a year and with the proposal of the Church incorporating the suite, the Church will help physically and economically balance the commercial center.

2. Zoning compliance

The project is located in the Limited Commercial (CL) District and generally complies with the requirements of this district, with the exception of complying with Zoning Ordinance Section 1120 and Section 3103 *Off-street parking and loading spaces required*.

The proposed revision to the existing Conditional Use Permits (C-24-04 and C-40-04) is to permit the expansion of the church by including 2,800 square feet of existing commercial space located directly adjacent to the main sanctuary building. Although the religious assembly with all associated uses and neighboring uses; such as offices, Sunday school, eating and drinking areas and other ancillary uses to the church will require approximately 215 spaces as specified by the Oceanside Zoning Ordinance, the parking would be met with the additional 45 leased agreement spaces provided on the adjacent lot (Lot 2) providing a total of 228 spaces for the Church and all associated uses in the commercial center. An easement and parking agreement has been recorded with the County of San Diego for ingress, egress and parking for the Mercado commercial center and Lot 2 located directly to the north. The revisions to Conditional Use Permits will permit this parking agreement and allow the church to be under parked by more than 20 percent, with the exemption that the adjacent Lot 2 will supplement the required parking under this lease agreement. Staff has reviewed the parking study and previously approved the 2004 traffic study for the original project and found that since the Church will conduct most of its primary uses during the day-time hours on Sundays, the 2,800-square foot addition should not pose a negative impact to the neighborhood or commercial center.

Below is a table of the required parking and proposed parking spaces:

PROPOSED USE	BUILDING AREA	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
Religious Assembly	4,484 sq. ft.	112	225 Reciprocal
New-meeting-rooms and Kitchen areas	2,800 sq. ft.	7	225 Reciprocal

Sunday school & Multi-purpose building	9,300 sq. ft.	22	225 Reciprocal
Total	16,584 sq. ft.	141	225 Reciprocal

DISCUSSION

Issue: Will the additional 2,800 square feet that shall be added to the Coastline Baptist Church negatively impact the surrounding neighborhood and uses?

Recommendation: Coastline Baptist Church has been in operation since the 2005 Planning Commission approval and has been a positive influence to the surrounding community. The Church has improved a majority of the Mercado commercial center with facade improvements, landscape enhancements and parking lot restriping. The additional square footage has been analyzed for consistency with parking requirements and limited traffic demands. Coastline Baptist has submitted a parking study that describes the parking needs as specified by use and the Oceanside Zoning Ordinance and the study specified that the existing and the available leased spaces on Lot 2 located directly north adjacent to the commercial site will provide an ample amount of parking to exceed the parking requirements. Since the existing 2,800-square foot retail space will be primarily used for storage, meetings and a kitchen for the Church. Since the demand for parking would be very limited, requiring no more than seven parking stalls for the expansion of the Church there will be limited traffic impacts to the neighborhood. Staff has analyzed the future traffic, parking, and physical impacts of the expansion of the church and found that the impacts to be limited, therefore recommending approval of the revisions to the existing Conditional Use Permits.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the environmental assessment and determined that the proposed revision is a Class 1 Categorically Exemption, pursuant to Section 15301 *Existing Facilities* of the California Environmental Quality Act, which states “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment.... involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.”

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of April 30, 2008 no communication supporting or opposing the request has been received.

SUMMARY

The proposed revisions to Conditional Use Permits (C-24-04 and C-40-04 REV08), as conditioned, is consistent with the land use policies of the General Plan and the requirements of the Zoning Ordinance. The project has been conditioned to meet or exceed all applicable development standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2008-P31 approving revisions to Conditional Use Permits (C-24-04 and C-40-04 REV08) with findings and conditions of approval attached herein.

PREPARED BY:



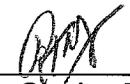
Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
City Planner

REVIEWED BY:



Richard Greenbauer, Senior Planner

JH/SN/fil

Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2008-P31
3. Planning Commission Resolution No. 2005-P11
4. Staff Report dated February 14, 2005

5/15

Coastline Baptist Church

INTERIOR REMODEL AT BUILDING "A" NEW ROOFTOP SCREEN WALL AT BUILDING "B"

557 VISTA BELLA OCEANSIDE, CA 92057

RECEIVED
FEB 01 2008
Planning Department

PROJECT INFORMATION

SITE ADDRESS: 557 VISTA BELLA
OCEANSIDE, CA 92057
PROPERTY OWNER: COASTLINE BAPTIST CHURCH
ADDRESS: 557 VISTA BELLA
OCEANSIDE, CA 92057
PHONE: 760-754-2022
ELEVATION: 244.50' @ F.F.
JURISDICTION: CITY OF OCEANSIDE
OCCUPANCY TYPE: A-3
CONSTRUCTION TYPE: IR-IN SPRINKLED
CURRENT ZONING: CL
A.P.N.: 160-140-13-00
160-140-14-00
160-140-15-00
LEGAL DESCRIPTION: LOT 2 AND 3 OF BLOCK D OF OCEANA UNIT AND LOT 1 OF BLOCK D OF OCEANA SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 160, PAGE 14
AREA OF CONSTRUCTION: 2,718 SF. (REMODELED)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE ADDITION OF ROOFTOP SCREENING OF MECHANICAL EQUIPMENT AT EXISTING BUILDING "B" TO MATCH PROJECT AND CONFORM TO CHURCH FOUND AT BUILDING "A". THE PROJECT ALSO CONSISTS OF CHANGING THE EXISTING LOBBY, MEETING AND RESTAURANT KITCHEN SPACE AT BUILDING "A" TO CREATE A NEW MULTIPURPOSE MEETING, LOBBY AND KITCHEN SCOURT FOR USE BY THE EXISTING CHURCH. NO ADDITIONAL SQUARE FOOTING IS BEING ADDED TO ANY STRUCTURE.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:
2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA FIRE CODE
2007 CALIFORNIA ENERGY CODE
NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

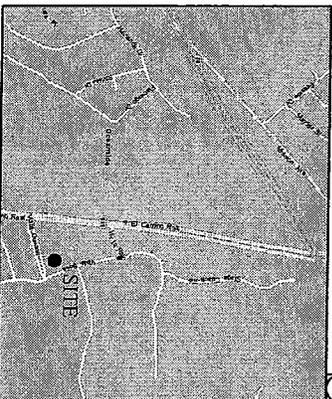
PROJECT TEAM

DELTA GROUPS ENGINEERING
CONTACT: WILLIAM DESMOND
2352 MCCAW AVE.
IRVINE, CA 92614
PHONE: (949) 622-0333
FAX: (949) 622-0331
ARCHITECT:
FRANKS ONG
PHONE: (949) 622-0333
ELECTRICAL ENGINEER:
CHAU TANG
PHONE: (949) 622-0333
CIVIL ENGINEER:
ALBERT TENG
PHONE: (949) 622-0333

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS!
CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS WITH EXISTING DIMENSIONS AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	0
C1	TOPOGRAPHIC SURVEY	0
A1	OVERALL SITE PLAN	0
A2	BUILDING "A": PERIM. FLOOR PLAN	0
A3	BUILDING "B": ROOF PLAN & NORTH ELEVATION	0
A4	BUILDING "A" & "B": EXTERIOR ELEVATIONS	0

Coastline Baptist
Church

A.P.N. 160-140-13-00
A.P.N. 160-140-14-00
A.P.N. 160-140-15-00

557 VISTA BELLA
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

CURRENT ISSUE DATE
01/30/08

ISSUED FOR ZONING
ZONING

REL. DATE - DESCRIPTION - BY

NO.	DATE	DESCRIPTION	BY
1	01/29/08	ISSUED FOR ZONING	TT
0	01/29/08	ISSUED FOR ZONING	TT

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

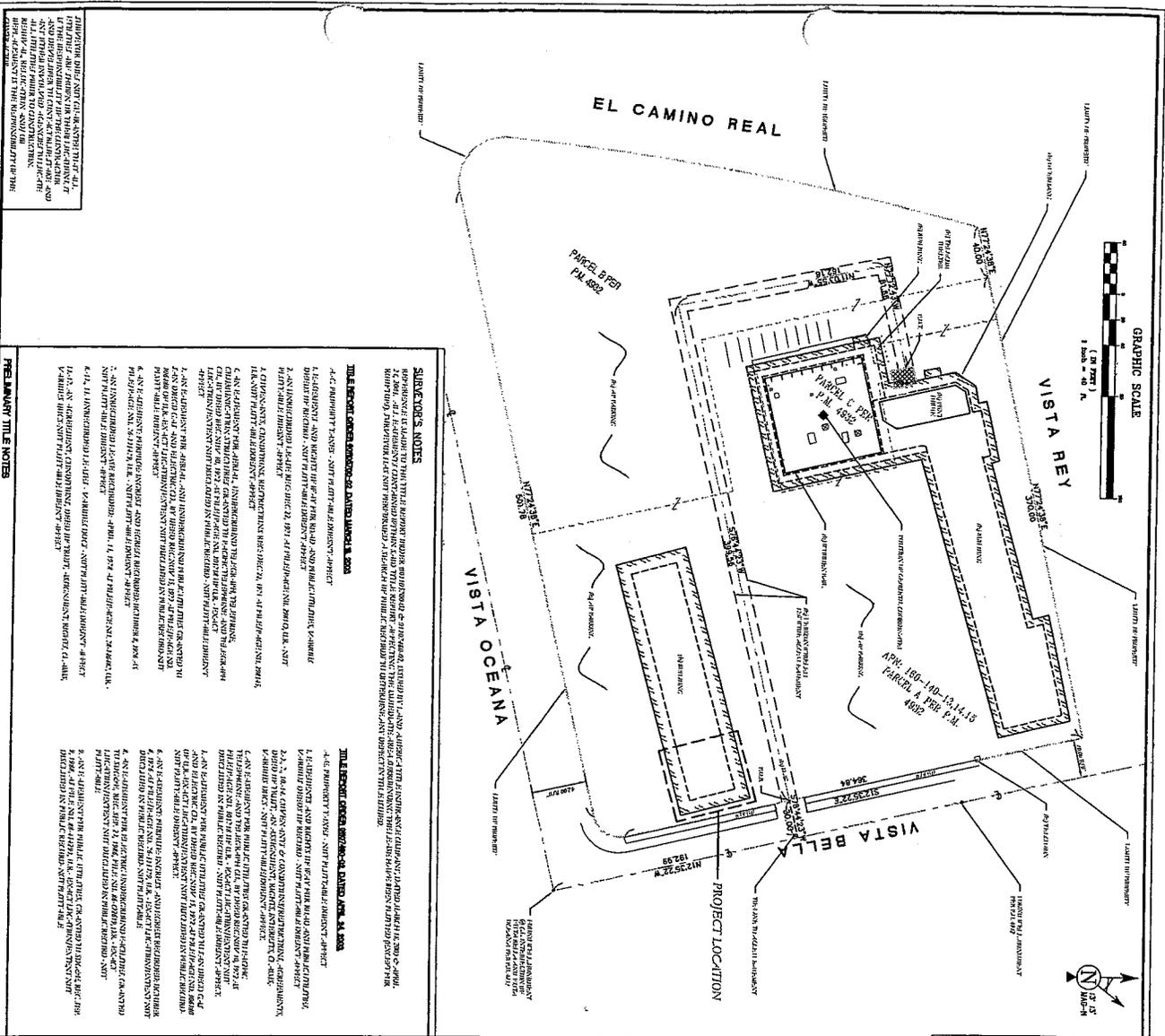
CONSULTANT:
DATE: _____
PHONE: (949) 622-0333

**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
1305 WILSON AVE.
IRVINE, CA 92614
TEL: (949) 622-0333 FAX: (949) 622-0331

SHEET TITLE: _____
TITLESHEET

SHEET NUMBER: _____
T1 0

107000005



GRAPHIC SCALE
1" = 40'

LEGEND

- POB: POINT OF BEGINNING
- PUB: PUBLIC UTILITY EASEMENT
- VCC: VERTICAL CURB & GUTTER
- AS: ASPHALT
- O/W: OPEN DRAINAGE
- TOP: TOP OF SORE
- TS: TEMPORARY BENCHMARK
- SW: SPOKEWALL
- TP: TOP OF PARAPET
- TL: TOP OF LEAF WALL
- HT: HORIZONTAL
- BR: BENCH MARK
- AR: AREA OF REVISION
- CC: CONSTRUCTION
- SE: SPOT ELEVATION
- GA: GROUND ANTENNA
- IM: IMPROVED ANTENNA
- TE: TELECOMMUNICATIONS
- WC: WATER CONTROL VALVE
- FX: FIRE HYDRANT
- PO: POWER POLE
- FO: FLOOR FINISH
- TR: TOWER
- TR: TELEPHONE TRANSFORMER
- AC: AIR CONDITIONING UNIT
- TE: TELEPHONE
- TE: TELEPHONE MOUNT
- OS: OAS WATER
- OS: OAS VALVE
- CL: CHAIN LINK FENCE
- WO: WOOD OR RAIL FENCE
- WE: WIRE FENCE
- RA: RAILROAD TRACKS

PRELIMINARY TITLE NOTES

SUBJECT'S NOTES

THE RECORD OWNER, DANIEL J. AND J. M. ANDERSON, HAS ADVISED THAT THE PROJECT IS SUBJECT TO THE FOLLOWING EASEMENTS:

THE RECORD OWNER, DANIEL J. AND J. M. ANDERSON, HAS ADVISED THAT THE PROJECT IS SUBJECT TO THE FOLLOWING EASEMENTS:

THE RECORD OWNER, DANIEL J. AND J. M. ANDERSON, HAS ADVISED THAT THE PROJECT IS SUBJECT TO THE FOLLOWING EASEMENTS:

Coastline Baptist Church

A.P.N. 180-140-13-00
A.P.N. 180-140-14-00
A.P.N. 180-140-15-00

557 BELLA VISTA
OCCANSIDE, CA 92057
SAN DIEGO COUNTY

CURRENT ISSUE DATE: 01/30/08

ISSUED FOR: ZONING

REV./DATE - DESCRIPTION

PLANS PREPARED BY: DELTA GROUFS ENGINEERING, INC. CONSULTANTS

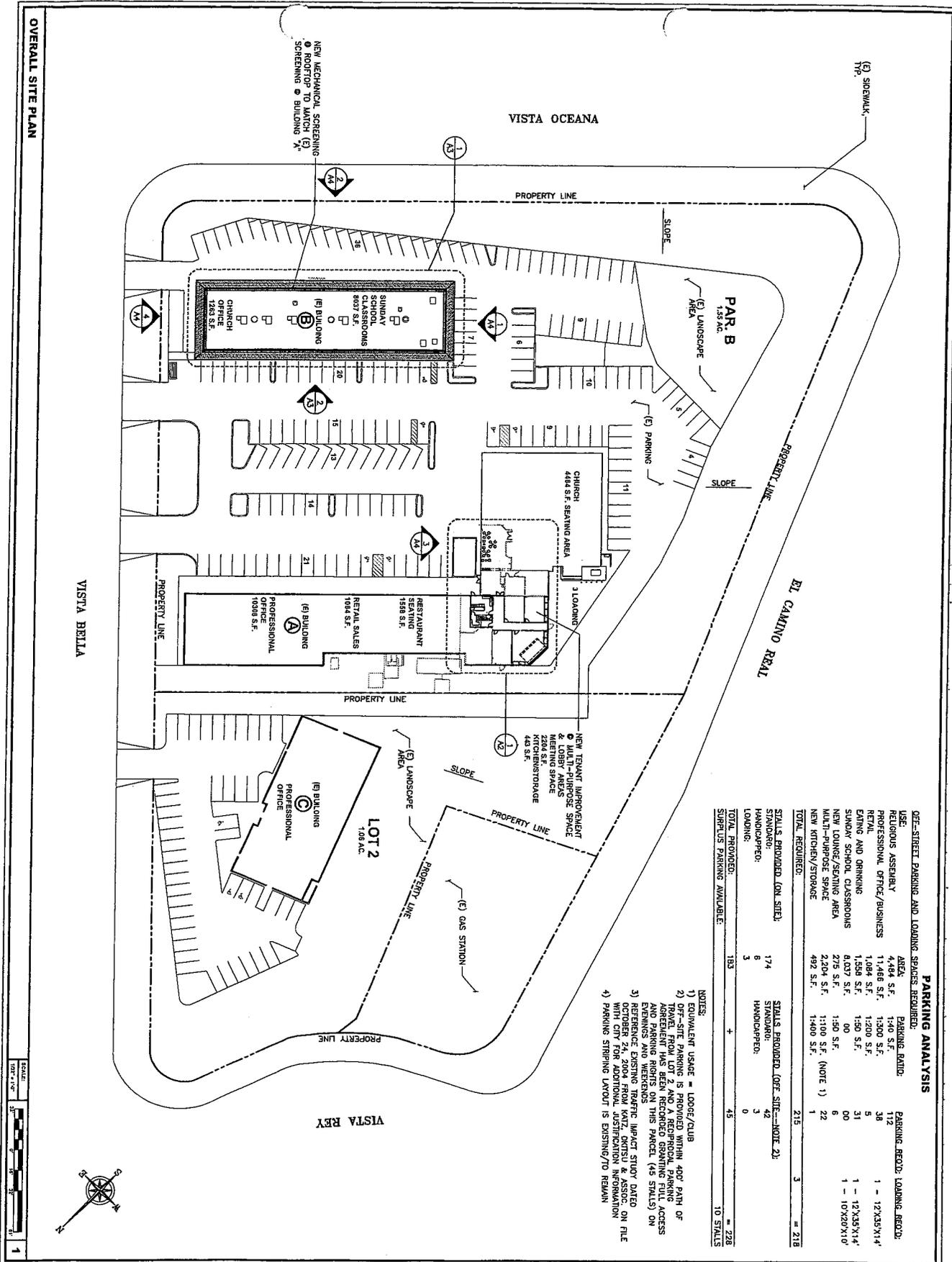
DATE: 01/30/08

DRAWN BY: CHK: RPV

SHEET TITLE: TOPOGRAPHIC SITE SURVEY

SHEET NUMBER: 1

10740005



(E) SIDEWALK

VISTA OCEANA

PROPERTY LINE

SLOPE

PAR. B
133 AC
(E) LANDSCAPE AREA

(E) PARKING

SLOPE

PROPERTY LINE

EL CAMINO REAL

VISTA BELLA

PROPERTY LINE

SLOPE

PROPERTY LINE

VISTA REY

LOT 2
108 AC

(E) GAS STATION

PROPERTY LINE

PARKING ANALYSIS

USE	AREA S.F.	PARKING RATIO	PARKING REQ'D.	LOADING REQ'D.
RELIGIOUS ASSEMBLY	4484 S.F.	1:30 S.F.	172	
PROFESSIONAL OFFICE/BUSINESS	11448 S.F.	1:500 S.F.	23	1 - 12'X35'X14'
RETAIL	11584 S.F.	1:300 S.F.	37	
EATING AND DRINKING	1588 S.F.	1:150 S.F.	11	1 - 12'X35'X14'
SUNDAY SCHOOL CLASSROOMS	807 S.F.	00	00	1 - 10'X20'X10'
NEW LOADING/STORAGE AREA	2275 S.F.	1:50 S.F.	15	
MULTI-PURPOSE SPACE	2204 S.F.	1:100 S.F.	22	
NEW KITCHEN/STORAGE	492 S.F.	1:400 S.F.	1	
TOTAL REQUIRED:			215	3
STALLS PROVIDED (ON SITE)			174	
STANDARD:			6	
HANDICAPPED:			3	
LOADING:			0	0
TOTAL PROVIDED:			183	0
STALLS PROVIDED (OFF SITE - NOTE 2):			42	
STANDARD:			3	
HANDICAPPED:			0	
TOTAL PROVIDED (OFF SITE):			45	0
TOTAL PROVIDED (ON SITE):			183	0
STALLS AVAILABLE:			183	0
STALLS REQUIRED:			215	3
STALLS AVAILABLE:			183	0
STALLS DEFICIENT:			32	3

NOTES:
 1) EQUIVALENT USAGE = LODGE/CLUB
 2) OFF-SITE PARKING IS PROVIDED WITHIN 400' PATH OF TRAVEL FROM LOT 2 AND A RECREATIONAL PARKING AND PARKING RIGHTS ON THIS PARCEL (45 STALLS) ON EVENINGS AND WEEKENDS
 3) REFERENCE EXISTING TRAFFIC IMPACT STUDY DATED OCTOBER 24, 2004 FROM KATZ, KRITSI & ASSOC. ON FILE ON LOT 2 FOR ADDITIONAL JUSTIFICATION INFORMATION
 4) PARKING STRIPING LAYOUT IS EXISTING/TO REMAIN

557 VISTA BELLA
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

Coastline Baptist
Church

A.P.N.: 180-140-13-00
A.P.N.: 180-140-14-00
A.P.N.: 180-140-15-00

CURRENT ISSUE DATE:
01/30/08

ISSUED FOR:
ZONING

PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

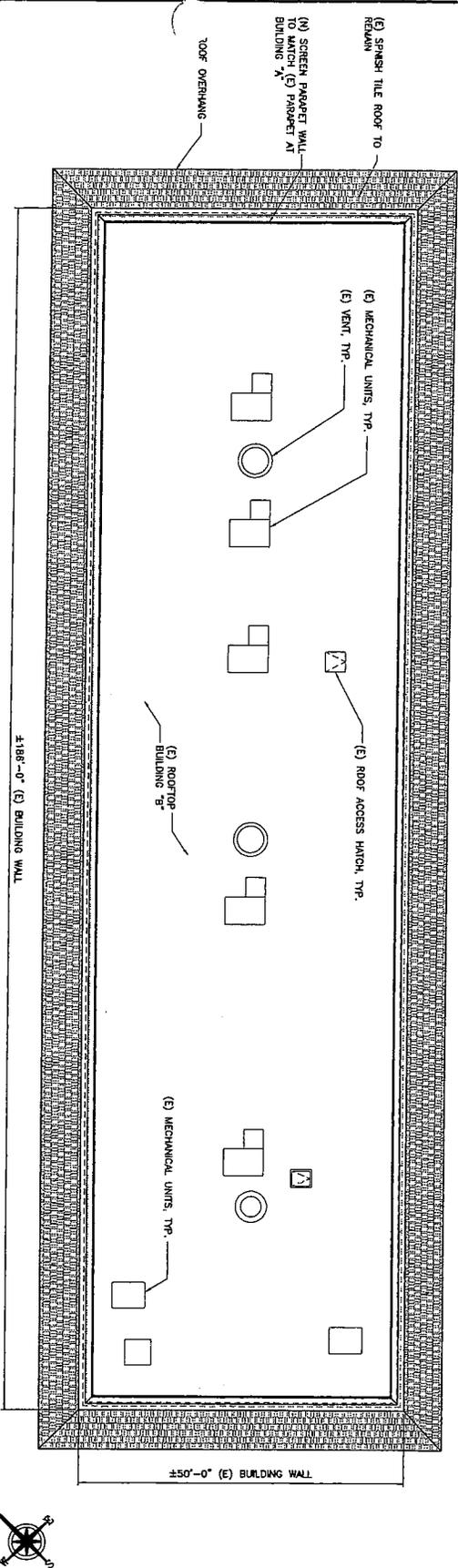
DATE: 01/09/08
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]

PROJECT NUMBER:
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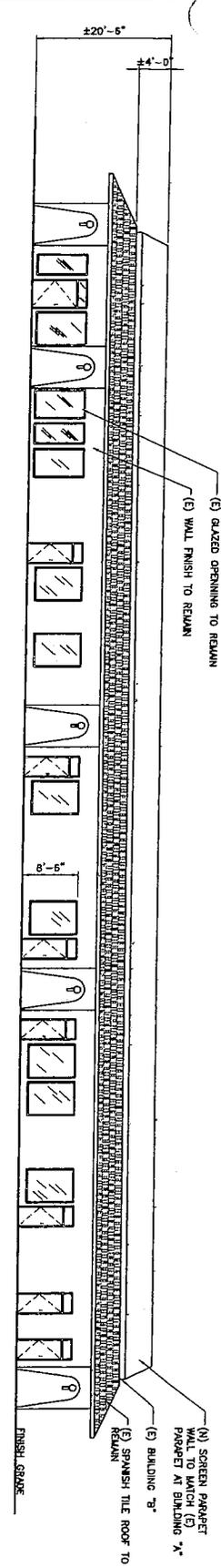
OVERALL SITE PLAN

SHEET NUMBER:
A1

107X30X05



BUILDING "B" - ROOF PLAN



BUILDING "B" - NORTH ELEVATION

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

2

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

1



Coastline Baptist Church

557 VISTA BELLA
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUED FOR: ZONING

REV./DATE: DESCRIPTION: 01/30/08

NO.	DATE	ISSUED FOR	DESCRIPTION
1	01/30/08	ISSUED FOR ZONING	TT
0	01/09/08	ISSUED FOR ZONING	TT

PLANS PREPARED BY: [Signature]

CONSULTANT: DELTA GROUPO ENGINEERING, INC. CONSULTING ENGINEERS

2025 Market Ave. Suite 200 San Diego, CA 92101 (619) 581-5533 FAX (619) 581-5533

DRAWN BY: [Signature] CHK.: [Signature] DATE: [Signature]

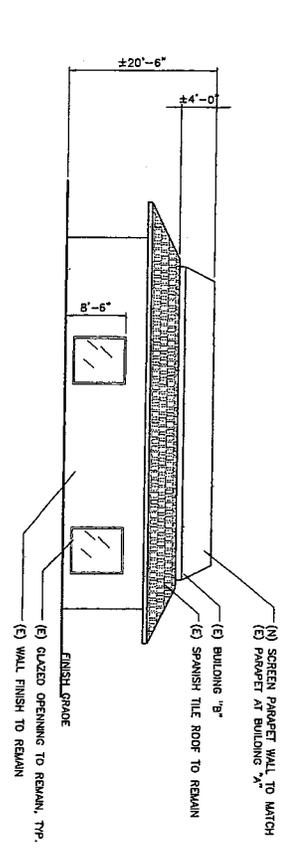
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LICENSER: [Signature]

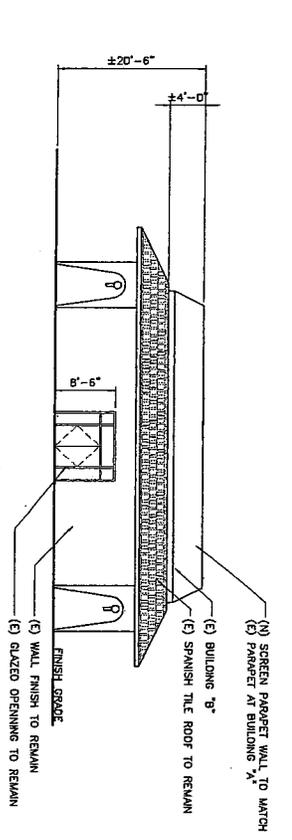
SHEET TITLE: BLDG. "B" - ROOF PLAN & NORTH ELEVATION

SHEET NUMBER: A3 1

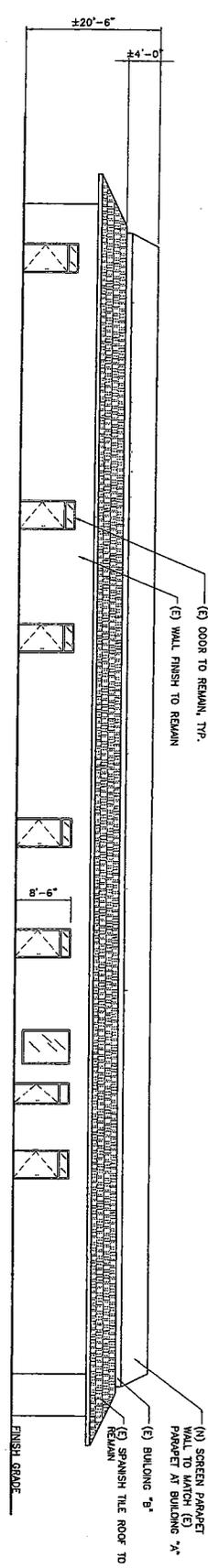
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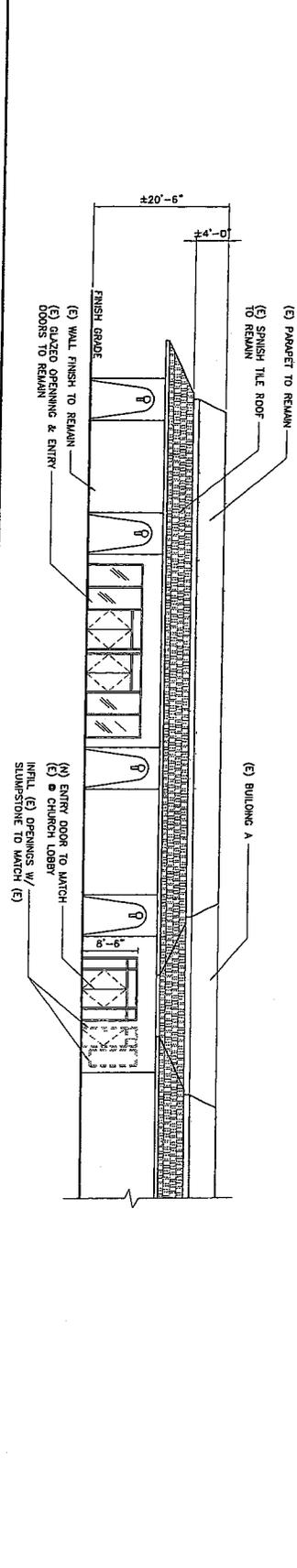
BUILDING "B" - EAST ELEVATION



BUILDING "B" - WEST ELEVATION



BUILDING "B" - SOUTH ELEVATION



BUILDING "A" - EAST ELEVATION

Coastline Baptist Church

A.P.N. 180-140-13-00
 A.P.N. 180-140-14-00
 A.P.N. 180-140-15-00

557 VISTA BELLA
 OCEANSIDE, CA 92057
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:
 01/30/08

ISSUED FOR:
ZONING

REV./DATE/DESCRIPTION: BY

REV.	DATE	DESCRIPTION	BY
1	01/09/08	ISSUED FOR ZONING TT	
0	01/09/08	ISSUED FOR ZONING TT	

PLANS PREPARED BY:

DELTA GROUPS ENGINEERING, INC.
 CONSULTANTS

2202 MARINE AVE
 SAN DIEGO, CA 92161
 TEL: (619) 582-5333 FAX: (619) 582-4311

CONSULTANT:

DRAWN BY: _____ CHK. BY: _____

TT: _____ W/O: _____ W/D: _____

LICENSER: _____

SHEET TITLE:
BLDG. "A" & "B" EXTERIOR ELEVATIONS

SHEET NUMBER:
A4 1

107HX0005

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PLANNING COMMISSION
RESOLUTION NO. 2008-P31

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA APPROVING
REVISIONS TO CONDITIONAL USE PERMITS ON CERTAIN
REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: C-24-04, C-4-04 REV08

APPLICANT: Coastline Baptist Church

LOCATION: 547 Vista Bella

THE PLANNING 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 Revisions to Conditional Use Permits C-24-04 and C-4-04 under the provisions of Articles 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

incorporating 2,800 square feet of existing retail space into additional Church space within a commercial shopping center;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 5th day of May, 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt from CEQA per Article 19 Section 15301 "Existing Facilities;"

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

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

1 FINDINGS:

- 2 1. The proposed use is in accord with the objectives of the Zoning Ordinance and the
3 purposes of the Limited Commercial land use district. The applicant is asking to add
4 2,800 square feet of existing retail space into the Coastline Baptist Church to the main
5 sanctuary building within an existing commercial shopping center. The additional
6 square footage added to the church will meet all development standards and the
7 parking can be met with the existing parking on-site and within the adjoining leased
8 parking lot located directly to the north. This use is permitted with the approval of
9 revisions to the existing Conditional Use Permits.
- 10 2. The conditions for the restriction of the conditional use are consistent with the General
11 Plan, will not effect neighborhood compatibility; and will not cause the operation of the
12 conditional use to be detrimental to the welfare of persons or properties working, residing,
13 or otherwise existing in the adjacent neighborhood areas. The primary hours-of-operation
14 for the church will be conducted on Sundays and on weekday evenings and will not
15 conflict with the surrounding uses that conduct a majority of their work during weekday
16 hours.
- 17 3. That the Coastline Baptist Church addition will not interfere with the primary limited
18 commercial uses in the vicinity, and there will be no public health and safety issues
19 related to the location of the school use.
- 20 4. That the buildings will meet the requirements imposed by the Uniform Building Code
21 for assembly occupancy.

22 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
23 approve Revisions to Conditional Use Permits C-24-08 and C-40-04 subject to the following
24 conditions:

25 Building:

- 26 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
27 Building Division plan check. (As of January 1, 2008 the 2007 California Building
28 Code, and 2007 California Electrical Code)
- 29 2. The granting of approval under this action shall in no way relieve the applicant/project
from compliance with all State and Local building codes.

- 1 3. Site development, parking, access into buildings and building interiors shall comply
2 with the State's Disabled Accessibility Regulations. (2007 California Building Code
3 (CBC), Chapter 11B)
- 4 4. The building plans for this project are required by State law to be prepared by a licensed
5 architect or engineer and must be in compliance with this requirement prior to submittal
6 for building plan review.
- 7 5. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
8 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
9 other such lights may be utilized and shall be shown on building and electrical plans.
- 10 6. This is a change in use as defined in the California Building Code (CBC) from a B
11 Occupancy to an A3 Occupancy. Prior to Occupancy, the building must comply with all
12 CBC requirements for the new use, and a new Certificate of Occupancy (C of O) must
13 be issued by the Building Division. In order for a new C of O to be issued, a licensed
14 architect or engineer must submit an analysis to the Building Division showing the
15 status of the building with respect to the code requirements for the new use. If the
16 building does not currently comply with the requirements for the new use, a permit will
17 be necessary for the work necessary to bring the building into compliance, and the C of
18 O will be issued upon completion of the permit.
- 19 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
20 plans.
- 21 8. Structural Calculations may be required for the Occupancy change. Energy
22 Calculations/documentation will be required at time of plans submittal to the Building
23 Division for plan check.
- 24 9. Setbacks and Type of Construction must comply with the 2007 California Building
25 Code. Exterior openings less than five feet from the property line must be protected per
26 table 704.8 of the CBC. Exterior walls less than five feet to the property line must be
27 one hour rated per Table 602 of the CBC.
- 28 10. Fire sprinklers are required for all A-3 occupancies. [CBC 903.2.7]
- 29 11. All wired glass windows or doors between three and five feet from the property line
must meet requirements of the new 2007 California Building Code table 715.5 and
715.5.3.

1 12. Tenant Improvements or other construction to the existing building requires permits
2 (including all required Inspections and approvals, and Issuance of Certificate of
3 Occupancy) from the Building Division.

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

7 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
8 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
9 work that is not inherently noise-producing. Examples of work not permitted on
10 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
11 producing nature. No work shall be permitted on Sundays and Federal Holidays
12 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
13 Christmas Day) except as allowed for emergency work under the provisions of the
14 Oceanside City Code Chapter 38 (Noise Ordinance).

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

20 **Fire:**

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

23 **Planning:**

24 15. The revisions to Conditional Use Permits C-24-04 and C-40-04 approves only the
25 addition of 2,800 square feet of existing retail space located directly to the north of the
26 main sanctuary building for the Church, as shown on the plans and exhibits presented to
27 the Planning Commission for review and approval. No deviation from these approved
28 plans and exhibits shall occur without City Planner approval.

29 16. Planning Commission Resolution No. 2003-P11 is not replaced by this resolution. The
conditions herein augment the existing entitlements rendered by the Planning
Commission on February 14, 2005. If there is any inconsistency between the conditions

1 in Resolution No. 2003-P11 and any other previous conditions, this resolution's
2 conditions shall prevail.

3 17. The revisions to Conditional Use Permits C-24-04 and C-40-04 shall lapse two years
4 from the effective date of approval unless a business license is approved for the addition
5 of 2,800 square feet to the Coastline Baptist Church.

6 18. These use permits shall lapse if the exercise of rights granted by them is discontinued
7 for six consecutive months.

8 19. In the event that these use permits are exercised in violation of a condition of approval
9 or a provision of the Zoning Ordinance, either or both use permit may be revoked, as
10 provided in Section 4706.

11 20. A request for changes in conditions of approval for Conditional Use Permits (C-24-04
12 and C-40-04 REV08) or a change to the approved plans that would affect a condition of
13 approval shall be treated as a new application. The City Planner may waive the
14 requirements for a new application if the changes requested are minor, do not involve
15 substantial alterations or addition to the plan or the conditions of approval, and are
16 consistent with the intent of the project's approval or otherwise found to be in
substantial conformance.

17 21. These Conditional Use Permits shall be called for review by the Planning Commission
18 if complaints are filed and verified as valid by the Code Enforcement Office concerning
19 the violation of any of the approved conditions or does not conform with the
20 information contained in or representations made in the application, any supporting
21 material submitted to the City or during any hearing on the application.

22 22. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
23 harmless the City of Oceanside, its agents, officers or employees from any claim, action
24 or proceeding against the City, its agents, officers, or employees to attack, set aside,
25 void or annul an approval of the City, concerning Conditional Use Permits C-24-
26 04REV08 and C-40-04REV08. The City will promptly notify the applicant of any such
27 claim, action or proceeding against the City and will cooperate fully in the defense. If
28 the City fails to promptly notify the applicant of any such claim action or proceeding or
29 fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible
to defend, indemnify or hold harmless the City.

1 27. The hours-of-operation shall be reviewed and may be limited by the Planning
2 Commission when valid issues or complaints pertaining to the hours-of-operation arise.

3 PASSED AND ADOPTED Resolution No. 2008-P31 on May 5, 2008 by the following
4 vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 _____
10 Dennis Martinek, Chairman
Oceanside Planning Commission

11 ATTEST:

12 _____
13 Jerry Hittleman, Secretary

14
15 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
16 this is a true and correct copy of Resolution No. 2008-P31.

17
18 Dated: May 5, 2008

1
2 PLANNING COMMISSION
3 RESOLUTION NO. 2005-P11

4 A RESOLUTION OF THE PLANNING COMMISSION OF THE
5 CITY OF OCEANSIDE, CALIFORNIA APPROVING
6 CONDITIONAL USE PERMITS ON CERTAIN REAL
PROPERTY IN THE CITY OF OCEANSIDE

7 APPLICATION NO: C-24-04, C-40-04
8 APPLICANT: Coastline Baptist Church
9 LOCATION: 547 Vista Bella

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting two Conditional Use Permits under the provisions of
14 Articles 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

15 conversion of approximately 17,428 square feet of commercial buildings into church
16 facilities consisting of an assembly area and 12 Sunday school classrooms;
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 14th day
19 of February, 2005 conduct a duly advertised public hearing as prescribed by law to consider said
20 application.

21 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
22 Guidelines thereto; this project has been found to be categorically exempt per Article 19 from
23 environmental review and is therefore exempt;

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

26 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
27 project is subject to certain fees, dedications, reservations and other exactions as provided below:
28
29

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Traffic Signal Fee	Ordinance No. 87-19	\$13.70 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01	\$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)

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

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

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

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

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

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

FINDINGS:

For the Conditional Use Permit for the Church Expansion:

1. The location of the religious assembly and associated uses within the CL zone is in accord with the objectives of the Zoning Ordinance and with the purposes of the district in which the site is located.

1 2. The proposed use will not be detrimental to properties or improvements in the vicinity or
2 to the general welfare of the City.

3 3. The religious assembly and associated uses is conditioned and is required to comply with
4 all provisions of the Zoning Ordinance. The proposed use is subject to specific
5 operational conditions that will cause the use to operate in compatibility with the
6 surrounding land uses.

7 For the Conditional Use Permit for the 20 Percent Reduction in Parking Spaces:

8 1. The proposed reduction of parking spaces is consistent with the objectives of Section
9 3105 of the Zoning Ordinance in that a parking analysis was completed that concluded a
10 20 percent reduction in parking spaces is warranted due to shared parking.

11 2. The proposed reduction of parking spaces will not be detrimental to properties or
12 improvements in the vicinity or to the general welfare of the City.

13 3. The reduction of parking spaces as conditioned, is consistent with the requirements of the
14 Zoning Ordinance. The proposed reduction of parking spaces will cause the use to
15 operate in compatibility with the surrounding land uses.

16 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
17 approve Conditional Use Permits (C-24-04, C-40-04) subject to the following conditions:

18 Building:

19 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
20 Building Department plan check.

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

23 3. Site development, parking, access into buildings and building interiors shall comply with
24 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

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

27 5. The building plans for this project are required by State law to be prepared by a licensed
28 architect or engineer and must be in compliance with this requirement prior to submittal
29 for building plan review.

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

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

8 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
9 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
10 work that is not inherently noise-producing. Examples of work not permitted on
11 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
12 producing nature. No work shall be permitted on Sundays and Federal Holidays
13 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
14 Christmas Day) except as allowed for emergency work under the provisions of the
15 Oceanside City Code Chapter 38 (Noise Ordinance).

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

21 8. The "Change of Occupancy" will trigger upgrades to the existing building per UBC 3405.

22 9. Type "A-2.1" Occupancies are not permitted in "Type V-N" buildings.

23 a) In lieu of 1-hour construction, fire sprinklers may be substituted per UBC 508.

24 b) NM ("Romex") wiring is not permitted in assembly buildings/area (NEC 336-5).

25 10. Occupancy and area separation walls will be required to separate occupancies and different
26 building types.

27 **Fire:**

28 11. A fire apparatus access road shall be provided to within 150 feet of all exterior walls of
29 the first floor of the building. The route of the fire apparatus access road shall be

1 approved by the fire department. The 150 feet is measured by means of an unobstructed
2 route around the exterior of the building.

3 12. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
4 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.

5 13. The Fire Department access roadway shall be provided with adequate turning radius for
6 Fire Department apparatus. A 50 foot outside and 30 foot inside radius. U.F.C. Sec. 902.

7 14. An approved fire sprinkler system must be installed throughout the building. The system
8 shall be designed per N.F.P.A. 13, and U.B.C. standard 9-1. The sprinkler system
9 requires 24-hour supervision.

10 15. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
11 approval prior to the issuance of building permits.

12 16. A one-hour occupancy separation is required between the A2-1 and B occupancies.

13 **Planning:**

14 17. These Conditional Use Permits (C-24-04, C-40-04) shall expire on February 14, 2007,
15 unless the Planning Commission grants a time extension.

16 18. These Conditional Use Permits (C-24-04, C-40-04) approve only the conversion of 17,428
17 square feet of commercial buildings into religious assembly and twelve Sunday school
18 classrooms (private school/daycare activities during the week are not allowed) as shown on
19 the plans and exhibits presented to the Planning Commission for review and approval. No
20 deviation from these approved plans and exhibits shall occur without Planning Department
21 approval. Substantial deviations shall require a revision to the Conditional Use Permits or
22 new Conditional Use Permits.

23 19. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
24 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
25 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
26 annul an approval of the City, concerning Conditional Use Permits C-24-04 and C-40-04.
27 The City will promptly notify the applicant of any such claim, action or proceeding
28 against the City and will cooperate fully in the defense. If the City fails to promptly
29 notify the applicant of any such claim action or proceeding or fails to cooperate fully in

1 the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or
2 hold harmless the City.

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

7 21. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
8 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall
9 be reviewed and approved by the City Engineer and Planning Director prior to the issuance
10 of building permits. Landscaping shall not be installed until bonds have been posted, fees
11 paid, and plans signed for final approval. The following special landscaping requirements
12 shall be met:

13 a) Arterial street trees in parkways shall be planted at a minimum of 30 feet on center,
14 each side of street, as a solitary planting. Approved root barriers shall be
15 incorporated.

16 22. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in
17 any adjoining public parkways shall be permanently maintained by the owner, his assigns
18 or any successors-in-interest in the property. The maintenance program shall include
19 normal care and irrigation of the landscaping; repair and replacement of plant materials;
20 irrigation systems as necessary; and general cleanup of the landscaped and open areas,
21 parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result
22 in the City taking all appropriate enforcement actions by all acceptable means including but
23 not limited to citations and/or actual work with costs charged to or recorded against the
24 owner. This condition shall be recorded with the covenant required by this resolution.

25 23. A trash enclosure must be provided as required by Chapter 13 of the City Code and shall
26 also include additional space for storage and collection of recyclable materials per City
27 standards. Recycling is required by City Ordinance. The enclosure must be built in a flat,
28 accessible location as determined by the City Engineer. The enclosure shall meet City
29 standards including being constructed of concrete block, reinforced with Rebar and filled
with cement. A concrete slab must be poured with a berm on the inside of the enclosure to

1 prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure
2 for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid
3 metal gates. All driveways and service access areas must be designed to sustain the weight
4 of a 50,000-pound service vehicle. Trash enclosures and driveways and service access
5 areas shall be shown on both the improvement and landscape plans submitted to the City
6 Engineer. The specifications shall be reviewed and approved by the City Engineer. The
7 City's waste disposal contractor is required to access private property to service the trash
8 enclosures, a service agreement must be signed by the property owner and shall remain in
9 effect for the life of the project. All trash enclosures shall be designed to provide user
10 access without the use and opening of the service doors for the bins. Trash enclosures shall
11 have design features such as materials and trim similar to that of the rest of the project.
12 This design shall be shown on the landscape plans and shall be approved by the Planning
13 Director.

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

18 25. Prior to the issuance of building permits, compliance with the applicable provisions of the
19 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
20 and approved by the Planning Department. These requirements, including the obligation to
21 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
22 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
23 property.

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

28 27. Failure to meet any conditions of approval for this development shall constitute a violation
29 of these Conditional Use Permits.

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

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

12 30. Elevations, siding materials, colors, roofing materials and floor plans shall be
13 substantially the same as those approved by the Planning Commission. These shall be
14 shown on plans submitted to the Building Department and Planning Department.

15 31. Any sale or lease of the building located at 503 Vista Bella must include a reciprocal
16 access agreement and notification to each purchaser or tenant that the parking lot at 503
17 Vista Bella will be utilized as overflow parking for the Coastline Baptist Church located
18 at 547 Vista Bella.

18 **Water:**

19 32. No trees, structures or building overhang shall be located within any water or wastewater
20 utility easement.

21 33. Services and sewer laterals constructed in existing right-of-way locations are to be constructed
22 by approved and licensed contractors at developer's expense.

23 34. The property owner will maintain private water and wastewater utilities located on private
24 property.

25 ///
26 ///
27 ///
28 ///
29 ///

1 35 The developer will be responsible for developing all water and sewer utilities necessary to
2 develop the property. Any relocation of water and/or sewer utilities is the responsibility of the
3 developer and shall be done by an approved licensed contractor at the developer's expense.

4 PASSED AND ADOPTED Resolution No. 2005-P11 on February 14, 2005 by the
5 following vote, to wit:

6 AYES: Barrante, Chadwick, Parker and Todd

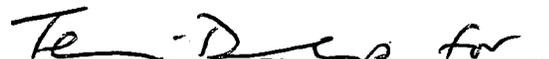
7 NAYS: None

8 ABSENT: Schaffer, Nack, Neal

9 ABSTAIN: None

10
11 
12 _____
George Barrante, Chairman
Oceanside Planning Commission

13 ATTEST:

14
15 
16 _____
Gerald S. Gilbert, Secretary

17 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2005-P11.

19
20 Dated: February 14, 2005

RECORDING REQUESTED BY

182

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: Helix Companies
ADDRESS: 4825 Avion Way
CITY & STATE ZIP: San Diego, California 92115

Title Order No. Escrow No.

81-383349
FILE/PAGE NO.

BOOK 1931
RECORDED REQUEST OF
SAFECO TITLE INSURANCE COMPANY
DEC 7 11 14 AM '81

OFFICIAL RECORDS
SAN DIEGO COUNTY, CA
VERA L. LYLE
RECORDER

RECEIVED
JUN 07 2004
Planning Department

SPACE ABOVE THIS LINE FOR RECORDER'S USE \$4.00

160 140-13, 15

Corporation Grant Deed

M.F.
\$1.00

SECURITY TITLE
INSURANCE COMPANY

The undersigned declares that the documentary transfer tax is \$..... and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area city of..... and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Security Title Insurance Company
As Trustee of Its Trust No. P. T. 1130

a corporation organized under the laws of the State of
hereby GRANT(S) to: Helix Land Company Inc.
A California Corporation as to an undivided 50% interest
and
Helix 1960 Inc.
A California Corporation as to an undivided 50% interest
the following described real property in the
County of San Diego, state of California:

Parcels A & C in the City of Oceanside, County of San Diego,
State of California, as shown on Page 4932 of Parcel Maps,
filed in the office of the County Recorder of San Diego County,
July 22, 1976, more particularly described in Exhibit "A"
attached hereto and made a part hereof.

Security Title Insurance Company
As Trustee of Its Trust No. P. T. 1130

Dated: September 24, 1981

BY: *[Signature]*
[Signature]

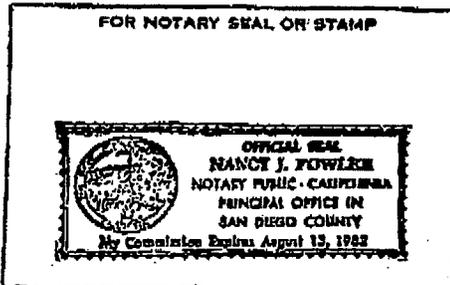
STATE OF CALIFORNIA

COUNTY OF San Diego

On September 24, 1981

before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Paul Spring known to me to be the Trust Officer and Marion D. Roney known to me to be the Asst. Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Nancy J. Fowler
Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____
L-2 (G. S.) Rev. (10-75) (8 pt.)

EXHIBIT "A"

PARCEL 1:

Parcel A, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

PARCEL 1-A:

An easement and right of way for ingress and egress for road and utility purposes, including, but not limited to, electric power, telephone, gas, water and sewer lines and appurtenances thereto over, under, along and across the utility lines and parking areas as they existed on July 27, 1976, located within the boundaries of Parcel B, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

PARCEL 2:

Parcel C, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

PARCEL 2-A:

An easement and right of way for ingress and egress for road and utility purposes including but not limited to, electric power, telephone, gas, water and sewer lines and appurtenances thereto over, under, along and across the utility lines and parking areas, as they existed on July 27, 1976, located within the boundaries of Parcels A and B, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

TYPED:CC
10-7-80
G-614635

Order No.
Escrow No.
Loan No.

01 820

87 264351

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CALIF.

1987 MAY 13 PM 3:40

VERA L. LYLE
COUNTY RECORDER

RF 4.00
AR 2.00
MG 1.00

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO:

Helix Real Estate Investment Trust
c/o Theodore G. Lambron
P.O. Box 15453
San Diego, CA 92115-0453

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made April 01, 1987, between

HELIX LAND CO., LTD. and HELIX 1960, LTD. here in called TRUSTOR,

whose address is P.O. Box 15453, San Diego, CA 92115-0453
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and
HELIX REAL ESTATE INVESTMENT TRUST

here in called BENEFICIARY,
WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the
County of San Diego, State of California, described as:

Parcels A & C in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the office of the County Recorder of San Diego County, July 22, 1976, more particularly described in Exhibit "A" attached hereof and made a part hereof.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$ 650,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assign, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and covenants and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	356	King	658	713	Placer	1028	379	Sierra	38	187
Alpine	3	12031	Lake	427	110	Plumas	166	1307	Shelby	506	742
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1230	512	Los Angeles	T-3478	874	Sacramento	3039	124	Sonoma	2067	427
Calaveras	185	328	Madera	911	136	San Benito	300	405	Stanislaus	1970	36
Colusa	222	297	Mariposa	1849	122	San Bernardino	6213	784	Sutter	655	585
Contra Costa	4484	1	Merced	46	455	San Francisco	A-804	596	Tehama	427	183
Del Norte	101	349	Monterey	447	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	425	Muskegon	1660	753	San Luis Obispo	1311	137	Tulare	2820	108
Fresno	3052	422	Nevada	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	449	76	Orange	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	201	83	Placer	357	239	Santa Clara	4636	664	Yolo	769	18
Imperial	1189	201	San Diego	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	185	872	Shasta	143	94	Shasta	800	633			
Kern	3756	480	Orange	7112	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall there to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, identical in all counties, and printed on the reverse side hereof are by this within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may change for a statement regarding the obligation secured hereby, provided the change hereof does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA
COUNTY OF _____

Helix Land Co., Ltd.
Helix 1960, Ltd.
T. G. Lambron, Inc., General Partner

Theodore G. Lambron
By: Theodore G. Lambron, President

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

PARCEL 1:

Parcel A, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

PARCEL 1-A:

An easement and right of way for ingress and egress for road and utility purposes, including, but not limited to, electric power, telephone, gas, water and sewer lines and appurtenances thereto over, under, along and across the utility lines and parking areas as they existed on July 27, 1976, located within the boundaries of Parcel B, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4952 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

PARCEL 2:

Parcel C, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

PARCEL 2-A:

An easement and right of way for ingress and egress for road and utility purposes including but not limited to, electric power, telephone, gas, water and sewer lines and appurtenances thereto over, under, along and across the utility lines and parking areas, as they existed on July 27, 1976, located within the boundaries of Parcels A and B, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

TYPED: CC
10-7-80
G-614635

ORIGINAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER



CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
COASTLINE BAPTIST CHURCH (C-24-04 & C-40-04)

PROJECT LOCATION - SPECIFIC: 547 Vista Bella
APN 160-140-13-15

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Conversion of 17,428 square feet of a commercial building into religious assembly and 12 Sunday school classrooms.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Coastline Baptist Church
547 Vista Bell
Oceanside, CA 92057
760-754-2302

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

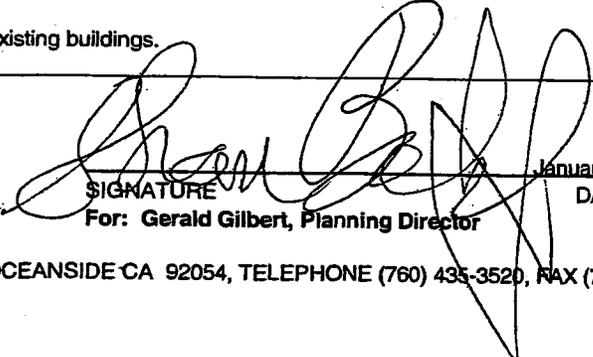
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) 15301

REASONS WHY PROJECT IS EXEMPT:

The project does not propose any additions to the existing buildings.

Contact Person: Shan M. Babick, Associate Planner


SIGNATURE

For: Gerald Gilbert, Planning Director

January 3, 2005
DATE



DATE: February 14, 2005

TO: Chairman and Members of the Planning Commission

FROM: Planning Department

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMITS (C-24-04, C-40-04) FOR THE CONVERSION OF COMMERCIAL BUILDINGS INTO A CHURCH AS PART OF THE EXPANSION OF AN EXISTING CHURCH ON A 4.37-ACRE SITE LOCATED AT 547 VISTA BELLA – COASTLINE BAPTIST CHURCH EXPANSION- APPLICANT: COASTLINE BAPTIST CHURCH**

RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permits (C-24-04, C-40-04) and adopt Planning Commission Resolution No. 2005-P11 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The Planning Commission approved a Conditional Use Permit on May 22, 2000 for a church to be developed in two phases at 503 Vista Bella. The first phase was to convert the building's first floor for immediate use while collecting rent from office tenants on the second floor. Upon additional growth of the church, the second floor would also be converted for church use in the second phase. The first phase included remodeling the first floor and rehabilitating the parking lot and providing a trash enclosure. The first phase has been completed.

On August 12, 2002, the Planning Commission denied the applicant's request to co-use the four existing classrooms presently used for Sunday school purposes with private school activities.

Currently, the church operates out of 503 Vista Bella. However, in January 2003, the church acquired the Mercado de Oceana commercial center which is the location of the current project site.

Site Review: The subject site is located at 547 Vista Bella on 4.37-acres. The subject site has an existing 34,856-square foot retail center consisting of offices, retail, restaurant and catering.

Surrounding the project are medium-density residential uses located north, south and east of the subject site. The land west of El Camino Real is vacant.

The underlying land use designation for the subject site is General Commercial (CG) and the zoning is Limited Commercial (CL). The larger neighborhood area encompassing the project site is the Oceana Neighborhood.

Project Description: The project consists of converting an existing 9,084-square foot former bank building into a church assembly use and converting 8,344 square feet of a building's office and retail space into twelve (12) Sunday school classrooms. The proposed project is part of the expansion of the existing Coastline Baptist Church, which currently operates out of 503 Vista Bella. If the subject Conditional Use Permits are approved, the church intends to transition the church use completely to the subject site.

The expansion of the church requires a Conditional Use Permit. The prime time of activity will be Sunday morning church service from 11:00 a.m. to 1:00 p.m. Bible studies are held on Thursday evenings from 7:00 p.m. to 8:00 pm. There is no separate school or daycare during the week. Office hours are from 9:00 a.m. to 5:00 p.m. Monday through Friday except for Wednesday when the office is closed.

The applicant is also requesting approval of a Conditional Use Permit to reduce the parking by 20 percent. Section 3105 of the Oceanside Zoning Ordinance allows for the reduction of parking by a maximum of 20 percent provided that the parking demand is reduced due to shared parking. The existing commercial center provides 170-parking spaces with access to an additional 45-parking spaces, which the church owns (503 Vista Bella) located north of the subject site, for a total of 215-parking spaces. The proposed conversions require 197-parking spaces. A parking analysis was prepared for this project that concluded that only 158-parking spaces are required due to shared parking spaces between the tenants within the shopping center (See Attachment #3).

The project includes new landscaping with the addition of trees in the parking lot. The proposed plant palette will be consistent with the existing landscaping on-site. The plant palette includes a variety of Palm trees including Queen and King Palms, with Indian Hawthorne shrubs, Coast Rosemary and Day Lily groundcover.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed expansion of the church compatible with the surrounding neighborhood?
2. Will the parking supply at the church and commercial center be adequate with the proposed shared parking reduction?

DISCUSSION

Staff's review of the project focused on consistency with the General Plan and zoning regulations, as well as the project's compatibility with the surrounding area.

Staff believes that the proposed assembly and Sunday school classroom uses would not be detrimental to the existing neighborhood. The project does not propose any additions to the buildings and the parking is adequate. Staff believes there exists enough physical separation and distance from the existing residential neighborhood to reduce any potential impacts to the surrounding neighborhood.

In summary, the proposed project is consistent with the existing uses within the surrounding neighborhood. The project proposes site improvements such as landscaping that will upgrade the shopping center.

Neighborhood Meeting Report: The applicant met with the neighborhood on December 13, 2004 and January 13, 2005 (see attachment) to discuss the project merits.

ENVIRONMENTAL DETERMINATION

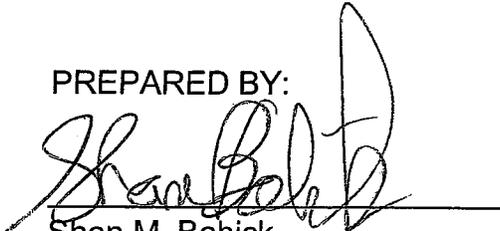
The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

In summary, staff believes that the proposed Conditional Use Permits are consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project does not increase the building sizes and the site will be improved with additional landscaping and other site improvements. Therefore, staff recommends approval of the project. The Commission's action should be:

-- Move to approve Conditional Use Permits (C-24-04, C-40-04) and adopt Planning Commission Resolution No. 2005-P11 as attached.

PREPARED BY:


Shan M. Babick
Associate Planner

SUBMITTED BY:


Gerald S. Gilbert
Planning Director

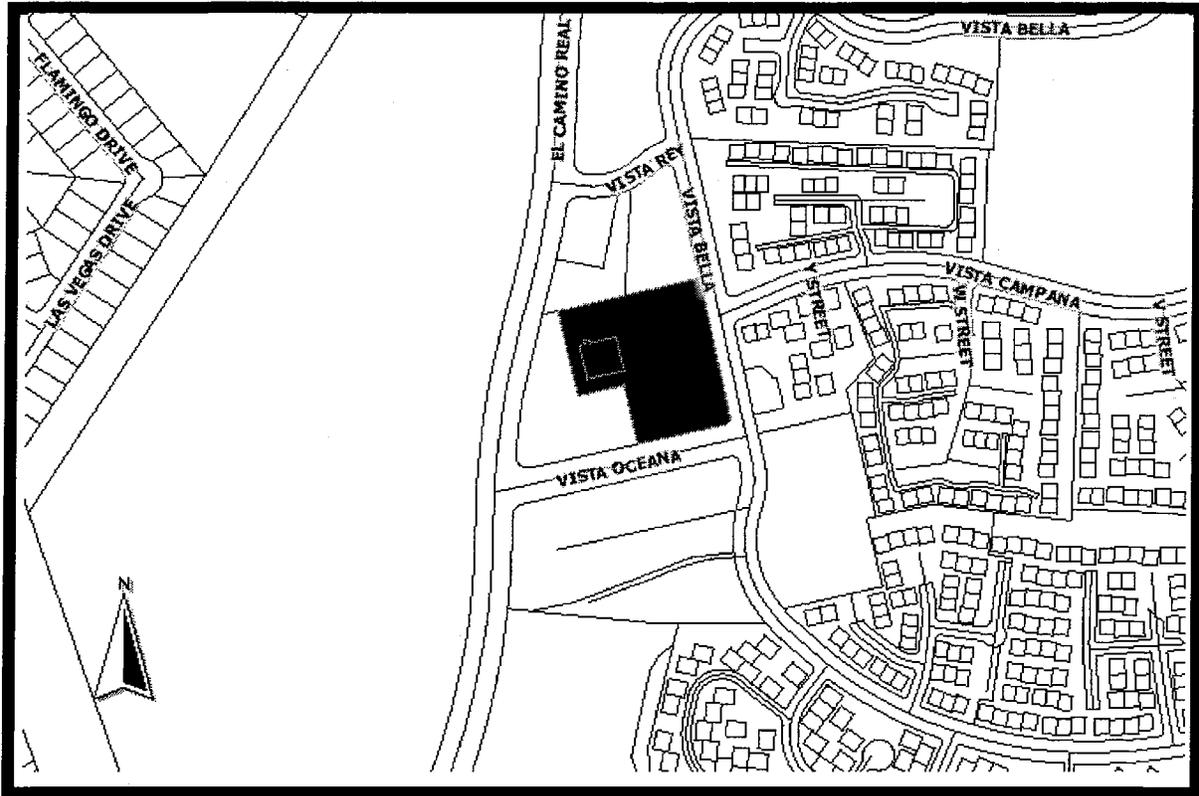
REVIEWED BY:

Teri Delcamp, Senior Planner T.D.

GSG/SMB/fil

Attachments:

1. Site Plans/Floor Plans and Elevations
2. Planning Commission Resolution No. 2005-P11
3. Parking Analysis
4. Neighborhood Meeting Information



File Number: C-24-04REV08, C-40-04REV08

Applicant: Coastline Baptist Church

Description:

Amendments to existing CONDITIONAL USE PERMITS (C-24-04REV08) and (C-40-04REV08) to incorporate 2,800 square feet of existing commercial space to the existing church located at 547 Vista Bella. The project site is zoned CL (Commercial Limited) and is situated within the Oceana Neighborhood. – **COASTLINE BAPTIST CHURCH EXTENSION**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

SCOTT N. PROT. PLAN



Application for Public Hearing

Community Development Department / Planning Division
 (760) 435-3520
 Oceanside Civic Center 300 North Coast Highway
 Oceanside, California 92054-2885

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STAFF USE ONLY	
ACCEPTED	BY
2/1/08	SNI
RECEIVED JAN 31 2008	
Planning Department	

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT COASTLINE BAPTIST CHURCH	2. STATUS OWNER
3. ADDRESS 557 VISTA BELLA, OSIDE 92057	4. PHONE/FAX/E-mail 760-754-2302
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) STEVEN SAMUEL	
6. ADDRESS 557 VISTA BELLA, OSIDE, 92057	7. PHONE/FAX/E-mail 760-754-2302

HEARING
GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. C-24-04 REVOCE, C-40-04 REVOCE
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 547 VISTA BELLA, OSIDE 92057		
10. GENERAL PLAN GEN	11. ZONING CL	12. LAND USE COMMERCIAL

9. SIZE 4.17 AC
13. ASSESSOR'S PARCEL NUMBER 160-140-(13,14,15)

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
 AMEND EXISTING CUP (C-24-04, C-40-04) TO INCORPORATE 2,800 SF OF EXISTING COMMERCIAL SPACE TO CHURCH USE

15. PROPOSED GENERAL PLAN —	16. PROPOSED ZONING —	17. PROPOSED LAND USE RELIGIOUS ASSEM	18. NO. UNITS —	19. DENSITY N/A
20. BUILDING SIZE 2,800 sf	21. PARKING SPACES 183	22. % LANDSCAPE 25.6%	23. % LOT COVERAGE or FAR 74.4%	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT Grant Deed
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Steven Samuel	34. DATE 1/30/08
---	---------------------

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

Sign: STEVEN SAMUEL

35. OWNER (Print) STEPHEN CHAPPELL	36. DATE 1/30/08
---------------------------------------	---------------------

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign: Stephen R. Chappell

Application for Amendment to Conditional Use Permit C-24-04 and C-40-04

I. Applicant

Coastline Baptist Church
557 Vista Bella
Oceanside, CA 92057-7023

II. Property Information

Assessor's Parcel Numbers
160-140-13-0 2.62 acres
160-140-14-0 1.55 acres
160-140-15-0 0.203 acres

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Year Built – 1973

III. Project Background

Coastline Baptist Church, hereafter referred to as Coastline, acquired their first Conditional Use Permit (CUP) to meet for religious assembly at 503 Vista Bella in April 2001. The church has grown in attendance since then, drawing members from the local community, including families stationed at Camp Pendleton. Coastline has sought to be a valued member of this community.

In 2005, our CUP was granted for assembly space at 547 Vista Bella and Sunday School classrooms and offices housed at 557 Vista Bella. Since occupancy of this property, Coastline has demonstrated pride of ownership with property improvements such as landscaping, repainting the buildings and roof tile, exterior architectural enhancements, replanting dead trees and resurfacing the parking lot. Many within the community have positively commented as to the changes that have been made.

Retail space of approximately 2,800sf within the commercial site has become available. This space is adjacent to our existing assembly area. Coastline proposes to use this as multi-purpose space that would not be used when the church is conducting its regularly scheduled worship services. The space would be used at various times for wedding receptions, group fellowships, youth activities, and the like. The scheduling of these events would work around our current schedule of services as the needs arise. This space is the subject of this application to amend our current CUP.

IV. Project Site

The Mercado property is bordered by El Camino Real Highway to the west, Vista Rey to the north, Vista Bella to the east, and Vista Campana to the south. The site totals 4.373 acres, has 34,000sf of building space, 187 parking spaces and 24.6% of the property is landscaped.

Application for Amendment to Conditional Use Permit C-24-04 and C-40-04

Building A is the northern 25,955sf building currently housing our worship center (assembly area) and restroom facilities. It is also home to professional office tenants, Grandma's Restaurant and a second story Sprint cellular tower.

Building B is the southern 8,344sf stand-alone building currently housing Coastline Baptist Church offices and Sunday School classrooms.

All Mercado buildings have 8-inch adobe block/slump blocks, fully grouted (all cavities filled) walls with truss, hot tar, and flat roofs. There is a 12 foot tiled perimeter on a 4/12 pitch with a 2x2 wood picket screening along the top of the tiled roof area. The second story Sprint cellular tower has exterior and roofing to match all other existing buildings.

The site is landscaped with 7 islands in the parking lot for shrubs and trees. There are 50 fully mature trees on the site.

The property formerly owned by Coastline Baptist Church (503 Vista Bella) is directly north and adjacent to the Mercado site. On the 503 Vista Bella site, there is an 18,000sf two-story building that sits on 1.9 acres with 45 parking spaces. A reciprocal parking agreement is recorded with the County of San Diego for the 503 Vista Bella and 547 Vista Bella properties.

V. Proposal

The proposed multi-purpose space would not be used when the church is conducting its regularly scheduled worship services. The space would be used at various times for wedding receptions, group fellowships, youth activities, and the like. The scheduling of these events would work around our current schedule of services as the needs arise.

This application for said Conditional Use Permit is submitted with the following provisos:

1. All improvements will be made to meet requirements imposed by the current applicable edition of the Uniform Building Code.
2. Coastline does not currently, nor intends to, operate any program to shelter homeless, distribute food at no cost or any other operation that may draw exceptionable people to the area.

Application for Amendment to Conditional Use Permit C-24-04 and C-40-04

VI. Parking

Coastline has previously submitted and been granted a collective parking exemption which is attached to this report. Here is what we are proposing:

Submitted Parking Analysis on Site Plan	Area	No. Of Req'd Stalls	No. Of Req'd Stalls (Loading)
Religious Assembly – 1:40 sf	4,484	112	0
Professional Office / Business – 1:300 sf	11,466	38	1
Retail – 1:200 sf	1,084	5	0
Eating / Dining – 1:50 sf	1,558	31	1
Sunday School Classrooms	8,037	0	1
New Lounge / Seating Area – 1:50 sf	275	6	0
Multi-Purpose Space – 1:100 sf (Lodge equivalent)	2,204	22	0
New Kitchen / Storage – 1:400 sf	492	1	0
TOTAL Stalls Required		215	3
TOTAL Stalls Provided		225	3

VII. Justification

1. The additional square footage available to us is not currently considered "prime" for immediate commercial development. There is not frontal access and it is located in the rear of the complex. The face of the shopping plaza will go unchanged save the new door configuration that is needed for proper exiting.
2. The renovation of the additional space will not prohibit business in any way for our current tenants.
3. The Coastline commissioned traffic study completed in 2004 finds no adverse effect on existing highways as a result of the overall project and that all existing roadways are sufficient for traffic volume without detriment to the surrounding community. The changing of use will decrease daily trips in and out of the property due to the departure of the former tenant who distributed pizzas for the VUSD.
4. This project, in its entirety, can be completed to conform to all City of Oceanside zoning ordinances. Coastline has been operating at 503 Vista Bella since March 2000 and at 547 Vista Bella since March 2006 and has proven to be a positive influence to the surrounding community. It is our desire to remain in the community for many years to come and our every intention to continue in the service of its residents. The herein proposal of our facilities will enable us to better serve the people of Oceanside and meet the needs of our growing attendees.

Having demonstrated our proposal serves the public interest and will not be contrary to the public health, morals, or welfare of the community, we respectfully request your favorable consideration, and ultimately your approval, of our request for modification to our current Conditional Use Permit.

Legal Description "Exhibit A"

Parcel 1:

Parcel A, in the City of Oceanside, County of San Diego, State of California, as shown on page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

Parcel 1-A:

An easement and right of way for ingress and egress for road and utility purposes, including, but not limited to, electrical power, telephone, gas, water and sewer lines and appurtenances thereto over, under, along and across the utility lines and parking areas, as they existed on July 27, 1976, located within the boundaries of Parcel B, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, files in the Office of the County Recorder of San Diego County, July 22, 1976.

Parcel 2:

Parcel C, in the City of Oceanside, County of San Diego, State of California, as shown on page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

Parcel 2-A:

An easement and right of way for ingress and egress for road and utility purposes, including, but not limited to, electric power, telephone, gas, water and sewer lines and appurtenances thereto over, under, along and across the utility lines and parking areas, as they existed on July 27, 1976, located within the boundaries of Parcels A and B, in the City of Oceanside, County of San Diego, State of California, as shown on Page 4932 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, July 22, 1976.

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NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** The Coastline Baptist Church
2. **ADDRESS:** 557 Vista Bella
Oceanside, CA. 92057
3. **PHONE NUMBER:** (760) 754-2302
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** Coastline Baptist Extension
7. **DESCRIPTION:** A request to add 2,800 square feet of existing commercial space to an existing Church building located with the Mercado Shopping Center in Oceana neighborhood.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes interior alterations involving such things as interior partitions, plumbing and electrical conveyances, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section_____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 1 "Existing Facilities" (Section 15301) (e); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner II

Date: 5/5/08

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee