



DATE: October 23, 2006

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF REVISIONS TO DEVELOPMENT PLAN (D-2-93) AND CONDITIONAL USE PERMIT (C-5-93) FOR THE DEVELOPMENT OF A NEW TWO-STORY RESOURCE CENTER, A NEW ONE-STORY OFFICE BUILDING, AND THE CONVERSION OF THREE EXISTING SCHOOL CLASSROOMS AND A TEACHER'S LOUNGE INTO A FELLOWSHIP SERVICE AREA AND KITCHEN LOCATED AT 4000 MYSTRA DRIVE – NEW VENTURE CHURCH REVISION – APPLICANT: NEW VENTURE CHRISTIAN FELLOWSHIP**

RECOMMENDATION

Staff recommends that the Planning Commission approve Revisions to Development Plan (D-3-93) and Conditional Use Permit (C-5-93) and adopt Planning Commission Resolution No. 2006-P60 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The scope of this application includes the modification of four rooms in the existing education building and the addition of two new buildings to complete the phased development of 80,000 square feet of building area approved under the original development plan and conditional use permit reviewed in 1993 (PC Resolution No. 93-P44).

Phase One of the original plan created two modular education buildings totaling approximately 21,000 square feet and a 24,000-square foot worship center. Phase Two involved expanding the worship hall up to 32,000 square feet and removing the modular education buildings and replacing them with a permanent structure, approved to total

approximately 47,261 square feet. The site ultimately contained a smaller education building of approximately 42,000 square feet. The original approval did not specify what all of the phases of development would be or where the buildings would be located. The 1993 resolution stated that the ultimate development would be approximately 80,000 square feet of building floor area (PC Resolution No. 93-P44 - Item 77).

The original conditional use permit approved the following uses: religious assembly, ancillary religious assembly uses and a community day care operation. In June 1998, New Venture Christian Fellowship ("New Venture") requested to expand the school function to include up through 6th grade curriculum in accordance with their state license. The expansion did not impact enrollment numbers and therefore, was determined to be in substantial conformance with the original 1993 conditional use permit. In 2000, New Venture returned to Planning Commission in order to revise the conditional use permit to expand the private school curriculum to include 7th and 8th grade level education. This was approved through PC Resolution No. 2000-P47. The religious assembly and ancillary religious assembly uses have remained unchanged until now.

An approval of this proposed project would complete the potential build out for New Venture's campus west of Mystra Drive. The vacant property east of Mystra Drive that is owned by the church is proposed to be developed under a separate Development Plan and CUP.

Site Review: The subject site is located at 4000 Mystra Drive and consists of approximately 12 acres of developed land. The property currently functions as a church and school (New Venture Christian Schools). New Venture's campus includes a 32,000-square foot worship center with administrative offices, along with a 42,000-square foot education building comprised of 23 classrooms, meeting rooms, an activity center and school administrative facilities.

The site is located at the northwest corner of Mystra Drive and the western terminus of Cannon Road, on the border of Oceanside and the City of Carlsbad. There are residential developments to the north and south. The vacant land to the west is under the City of Carlsbad's jurisdiction and is zoned for open space. New Venture also owns a vacant lot adjacent to the east that is zoned Limited Commercial (CL). This portion of Church property will be reviewed under a separate development plan and conditional use permit.

The underlying land use designation for the subject site is Professional Commercial (PC) and the zoning is Professional Commercial (CP). The larger neighborhood area encompassing the project site is the Ocean Hills Neighborhood.

Project Description: The project consists of two components – a Development Plan and Conditional Use Permit. Each discretionary request is described as follows:

Development Plan: The first proposed building will be a 4,717-square foot, two-story Resource Center. It will include a church library and lounge area located on the

lower floor and two meeting rooms located on the upper floor. The upper level will be serviced by an elevator from the first level and connect through a balcony to the south end, east side of the existing second floor of the education building.

The second building will be a one-story, 1,748-square foot office building. It will consist of four offices, four workstations, one conference room, and associated amenities. The building will be located on the west side of the property between the existing education building and the worship center.

Both new buildings will be served by the existing parking facilities. Parking counts have been maintained by adding the same number of stalls to the south parking lot as will be displaced by the location of the new Resource Center. In addition, ADA accessible parking stalls on the east side of the education building will be re-stripped and improved. Internal circulation patterns will be maintained by the addition of a gently curved drop-off area near the new Resource Center.

New Venture is also proposing to add a water feature to the east side of the campus between the existing Worship Center and the new Resource Center. The area will consist of a 15-foot diameter water feature and decorative bench seats.

In addition, the project consists of interior modifications of four existing rooms located on the first floor of the existing education building. The remodel will create a Fellowship Services area, consisting of 1,856 square feet of a lounge and refreshment area, a 545-square foot fireside meeting room, and a 1,096-square foot kitchen.

Conditional Use Permit: The expansion of New Venture requires a revision to the Conditional Use Permit. There will be new religious assembly uses within the two new buildings and the modified existing building. These new facilities are meant for use by existing church members and are not intended for use by the general public.

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

1. Zoning Ordinance
2. General Plan Land Use Element

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed project Development Plan consistent with the development criteria of the Professional Commercial Zone and the surrounding neighborhood?

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 existing Church buildings and the surrounding area.

Staff concludes that the addition of two new buildings and the modification of the existing education building would not be detrimental to the existing church campus or the surrounding neighborhood. The two new buildings will complete the initially approved 80,000-square foot build out area for New Venture. No increase in the use of the existing site is anticipated. These new facilities are meant for use by existing church members and are not intended for use by the general public. Church officials will use the new office building and the Resource Center and modified Fellowship Services area will primarily be a meeting place for the congregation following church services.

As per Zoning Ordinance Section 3004, yards, height and bulk and buffering requirements for religious assembly yards shall be specified by the use permit. The new Resource Center will be 28 feet, 2 inches in height. This is slightly shorter than the existing buildings on-site, which are 30 feet in height. The new office building will match the existing building heights of 30 feet. The underlying CP zone allows for heights up to 50 feet. In addition, the CP zone allows for a maximum potential 50 percent lot coverage and the addition of the new facilities will put New Venture at 11.1 percent lot coverage. And finally, the CP zone requires a minimum of 15 percent landscaping on-site and New Venture is proposing to maintain 38 percent landscaping. The new buildings will be conditioned to substantially match the existing facilities. This is already represented on the plan sheets and color board.

In summary, the proposed project is consistent with the existing uses within the existing church campus and the surrounding neighborhood. The proposed design of the project is compatible and complimentary with the existing buildings and surrounding neighborhoods.

ENVIRONMENTAL DETERMINATION

Potential impacts from the development were considered as part of the previously approved Negative Declaration prepared for New Venture Christian Fellowship (D-2-93, C-5-93) and the project has been found to be exempt from further environmental review. Therefore, the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

In summary, staff concludes that the proposed revisions to the Development Plan and Conditional Use Permit are consistent with the requirements of the Zoning Ordinance and

the land use policies of the General Plan. The project meets the development standards and the design of the structures is compatible with the existing buildings. Therefore, staff recommends approval of the project. The Planning Commission's action should be:

- Move to approve the Revisions to Development Plan (D-2-93) and Conditional Use Permit (C-5-93) and adopt Planning Commission Resolution No. 2006-P60 as attached.

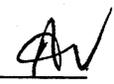
PREPARED BY:


Sally Schifman
Acting Planner II

SUBMITTED BY:


Jerry Hittleman
Acting City Planner

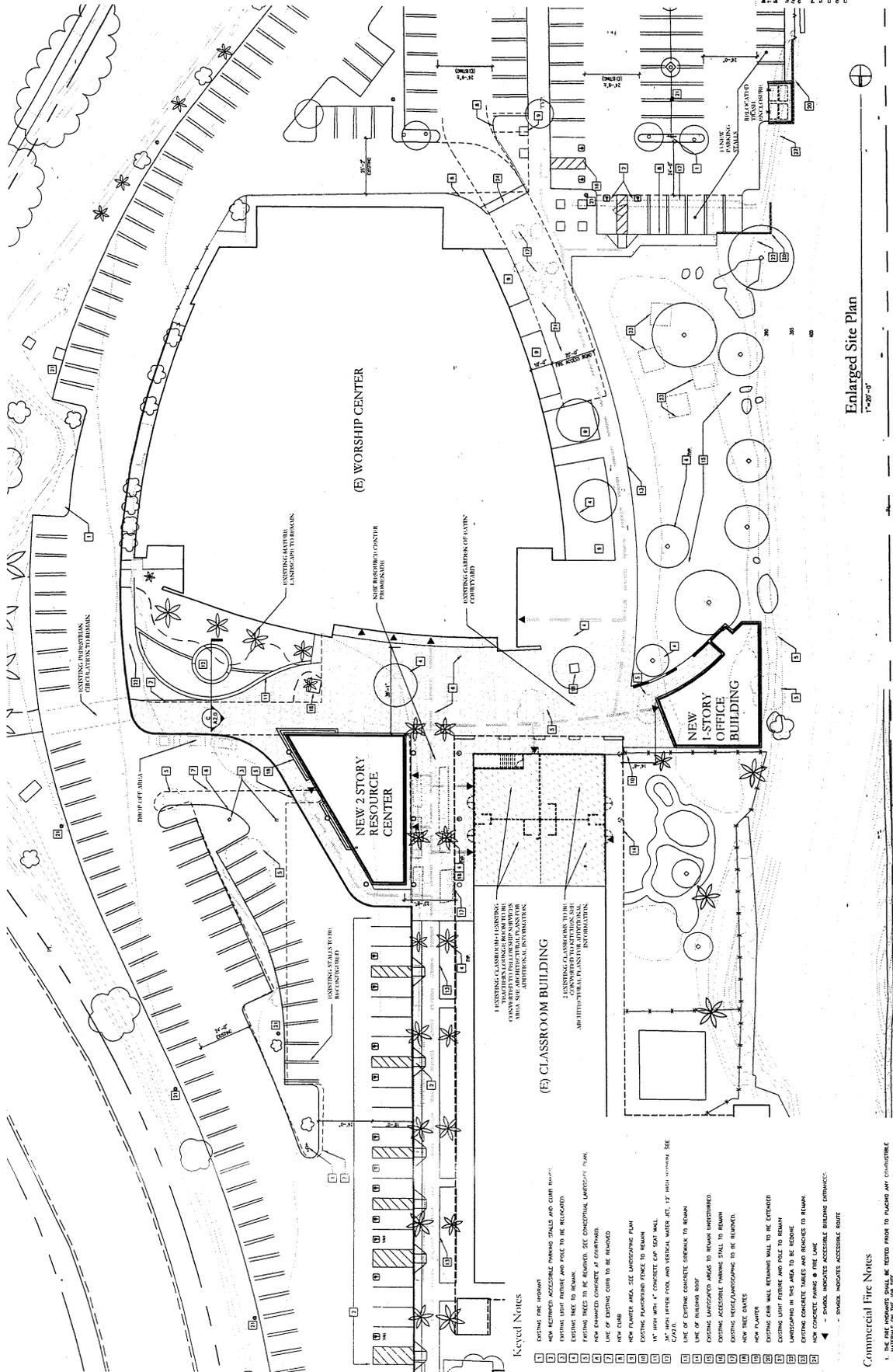
REVIEWED BY:

Amy Volzke, Principal Planner 

JH/SS/fil

Attachments:

1. Site Plans/Floor Plans and Elevations
2. Planning Commission Resolution No. 2006-P60
3. Planning Commission Resolution No. 93-P44
4. Planning Commission Resolution No. 2000-P47



Enlarged Site Plan
 11-2007-07

(E) CLASSROOM BUILDING
 EXISTING CLASSROOMS WILL REMAIN UNCHANGED. EXISTING OFFICE SPACES WILL BE RECONFIGURED TO ACCOMMODATE ADDITIONAL INSTRUCTIONAL DISTRIBUTION.
 NEW ARCHITECTURAL PLANS FOR ADDITIONAL DISTRIBUTION.

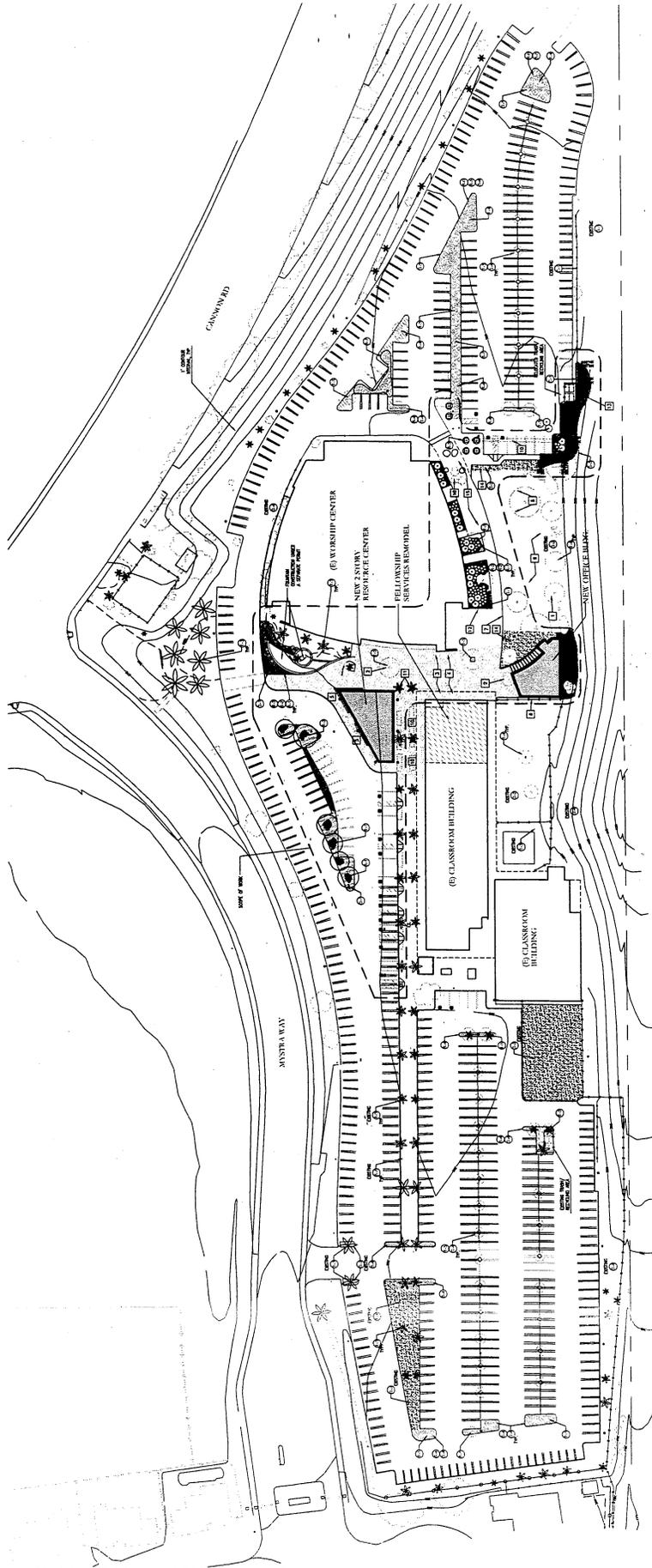
Keyed Notes

- 1. EXISTING FIRE HOSEBOX
- 2. NEW FIREWORKS ACCESSIBLE PARKING STALLS AND DRIVEWAYS
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- 4. EXISTING LIGHT FIXTURES AND POLE TO BE RELOCATED
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Commercial Fire Notes

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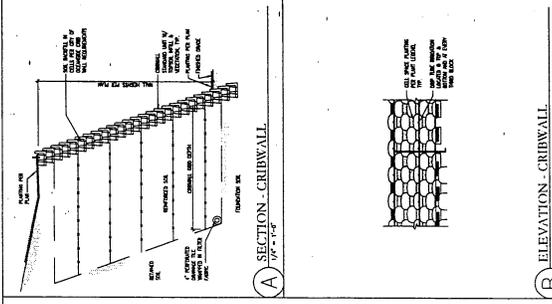


CONCEPTUAL LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

- General Notes**
- 1- ALL PLANTINGS ARE TO BE INSTALLED WITH 1" DRAINAGE MATS.
 - 2- ALL PLANTINGS ARE TO BE INSTALLED WITH 1" DRAINAGE MATS.
 - 3- THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS FOR THE PROJECT AND HAS PROVIDED COMMENTS TO THE CITY OF PORTLAND FOR REVIEW AND APPROVAL.
 - 4- ALL PLANTINGS ARE TO BE INSTALLED WITH 1" DRAINAGE MATS.
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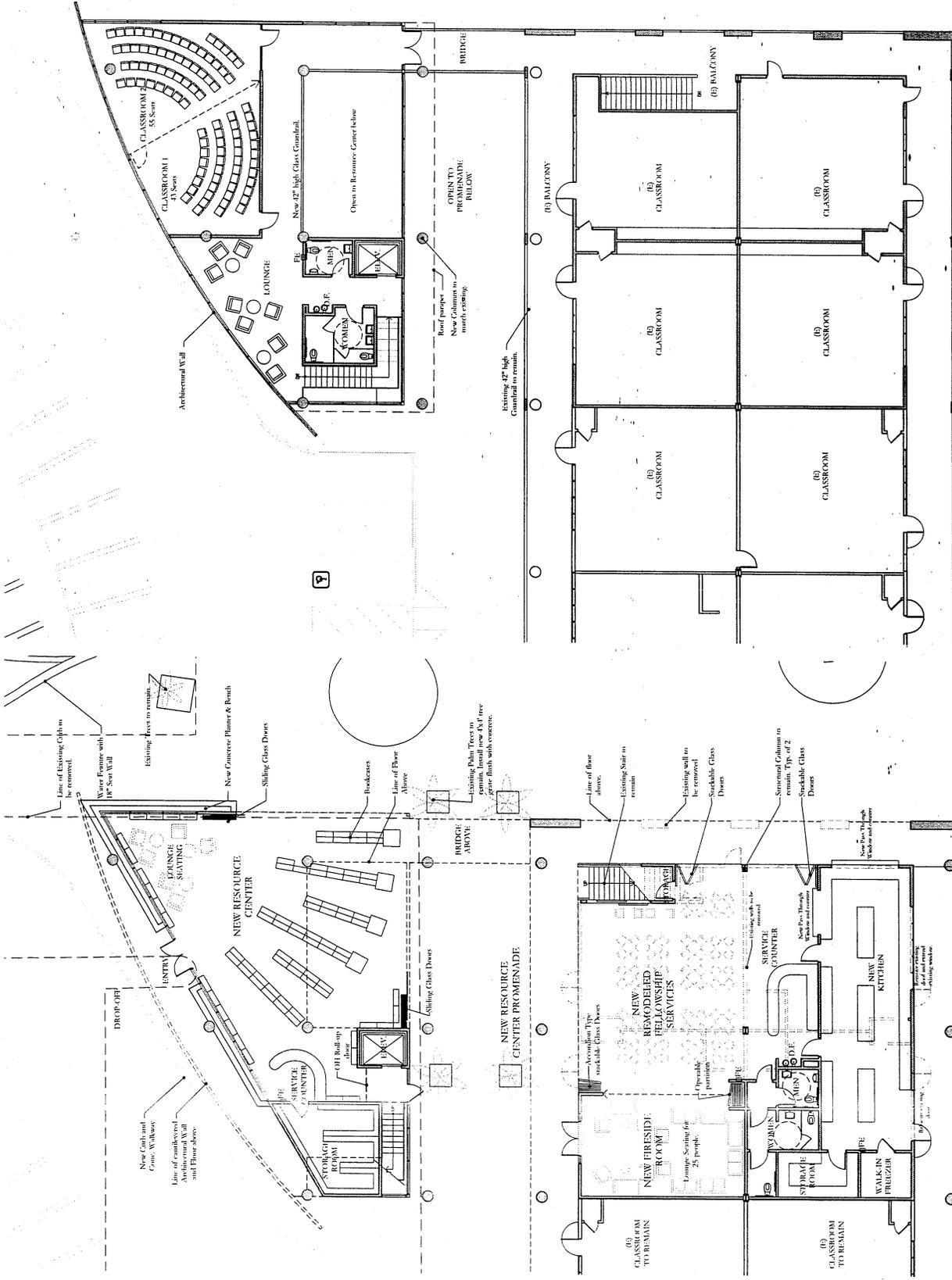
Master Planting Legend

Symbol	Species / Common Name	Size / Spacing
1	1-1 CENTRAL CITY	3" x 3"
2	2-1 BURNING BUSH	12" x 12"
3	3-1 BURNING BUSH	12" x 12"
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 Project: [Name]
 Client: [Name]
 Designer: [Name]

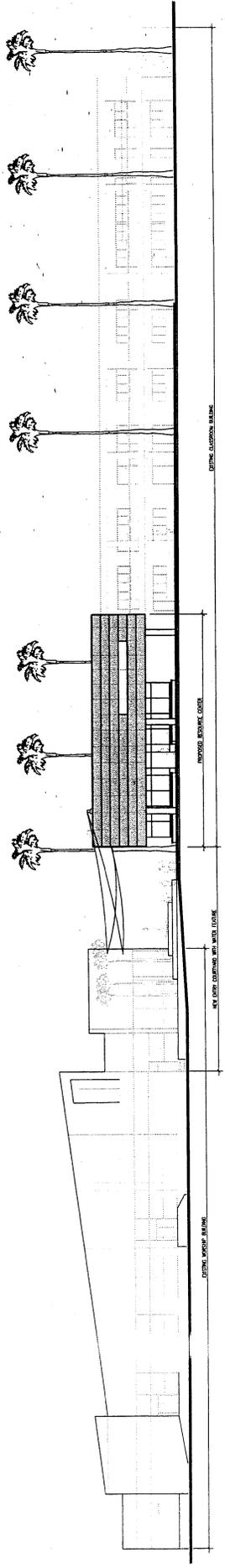


UPPER FLOOR PLAN
1" = 8'-0"

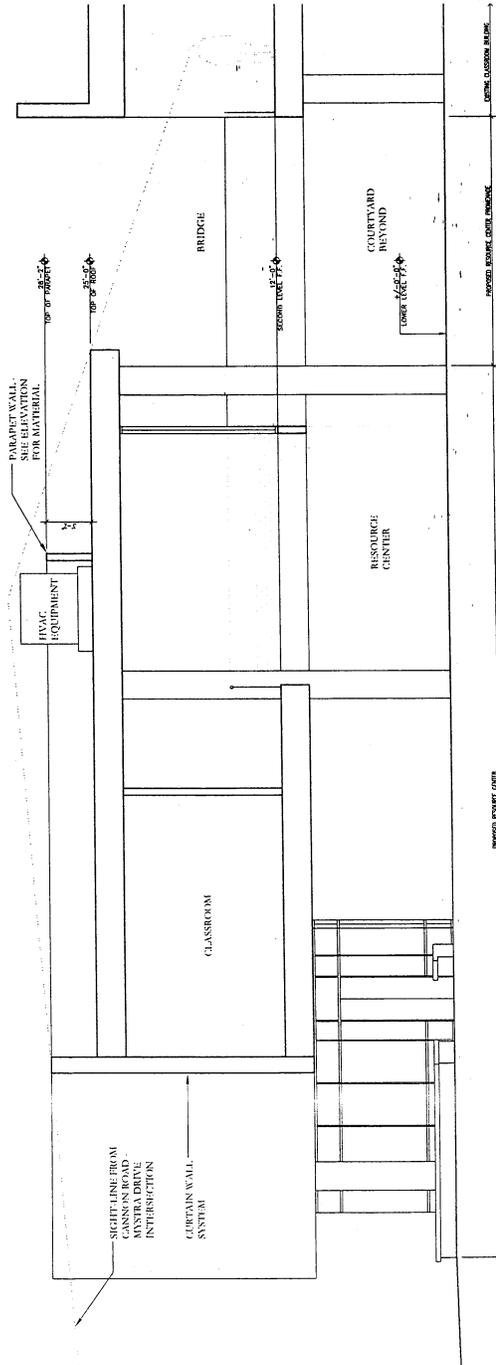
LOWER FLOOR PLAN
1" = 8'-0"

Resource Center Building/Fellowship Services Remodel
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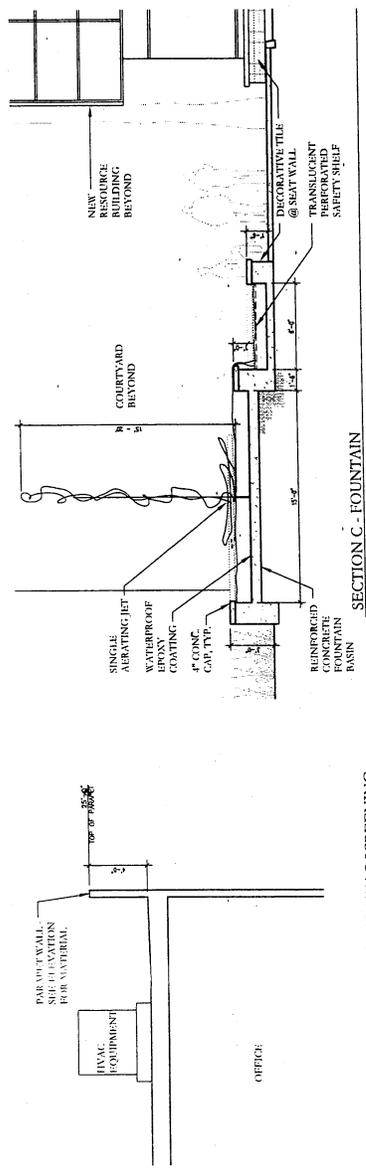
Project: NEW VENTURE CHRISTIAN FELLOWSHIP
 1400 S. GARDEN AVENUE
 OCEANSIDE, CA 92054
 Architect: JAMES H. HARTMAN ARCHITECTS
 1400 S. GARDEN AVENUE
 OCEANSIDE, CA 92054
 Project: NEW VENTURE CHRISTIAN FELLOWSHIP
 1400 S. GARDEN AVENUE
 OCEANSIDE, CA 92054
 Architect: JAMES H. HARTMAN ARCHITECTS
 1400 S. GARDEN AVENUE
 OCEANSIDE, CA 92054



SITE ELEVATION (EAST)
1/4" = 1'-0"



SECTION A - RESOURCE CENTER BUILDING HVAC SCREENING
1/4" = 1'-0"



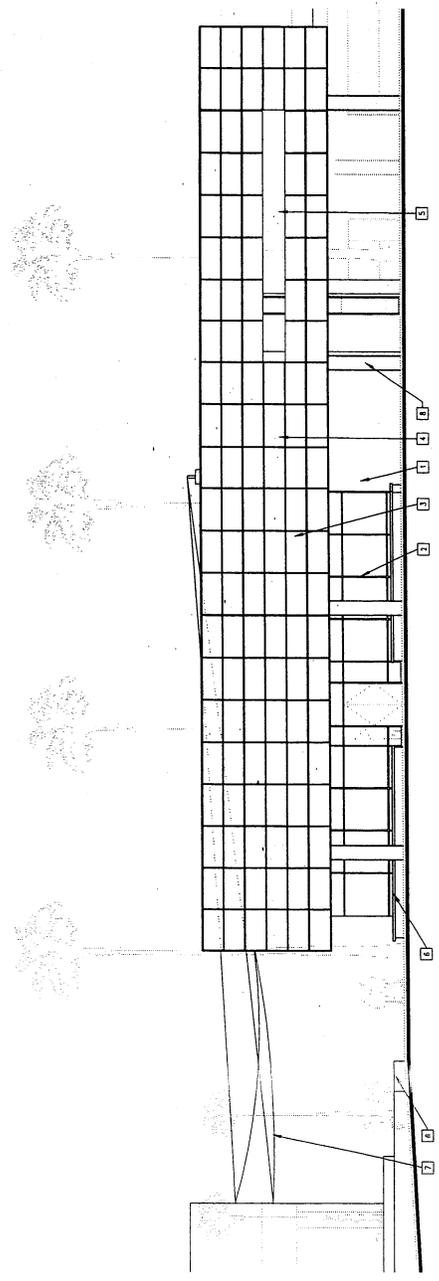
SECTION B - OFFICE BUILDING HVAC SCREENING
1/4" = 1'-0"

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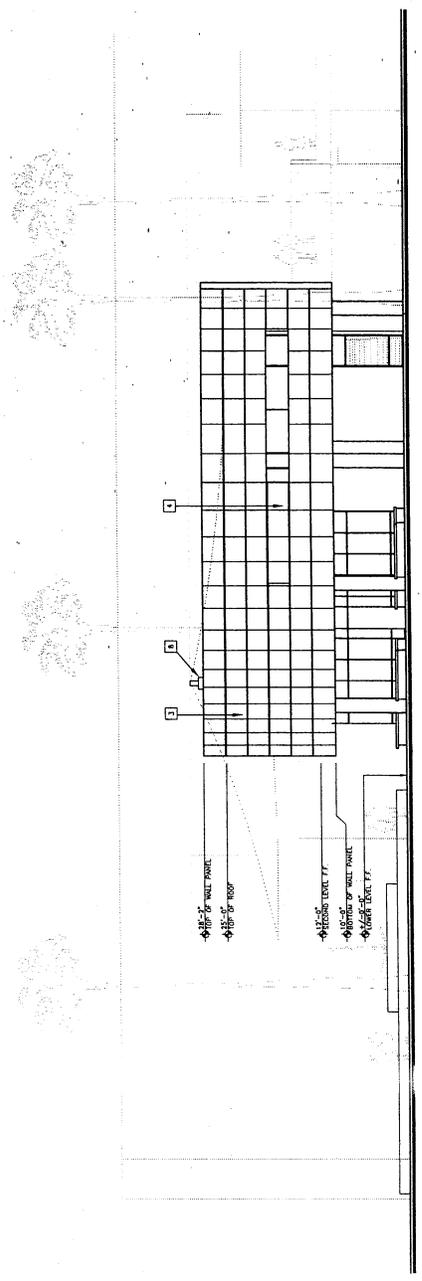
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ELEVATION KEYED NOTES

- 1. EXTERIOR PLASTER, COLOR AND FINISH TO MATCH EXISTING BUILDINGS.
- 2. EXTERIOR STAIRCASES AND WALKWAY STAIRS TO BE CLEAR ANCHORED TO MATCH EXISTING SYSTEM. STAIRS TO BE VENEERED WITH TERRAZZO OR GRANITE TO MATCH EXISTING MATERIAL.
- 3. EXTERIOR WALLS, EXTERIOR ROOF TO BE FINISHED ALUMINUM TO MATCH EXISTING BUILDING COLOR. PANEL SIZE TO BE 72" X 30" APPROXIMATELY.
- 4. FINISHES MATCHING IN WALL SYSTEM PER NOTE 3 ABOVE.
- 5. OPENINGS IN WALL SYSTEM.
- 6. CONCRETE DECK WALL WITH 1" SLOPE CAP WALL FINISH TO BE PLASTER TO MATCH EXISTING BUILDING COLOR. FINISH TO MATCH EXISTING BUILDING COLOR. FINISH TO MATCH EXISTING BUILDING COLOR. FINISH TO MATCH EXISTING BUILDING COLOR.
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- 20. FINISHES MATCHING IN WALL SYSTEM PER NOTE 3 ABOVE.



NORTHEAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

Resource Center Building

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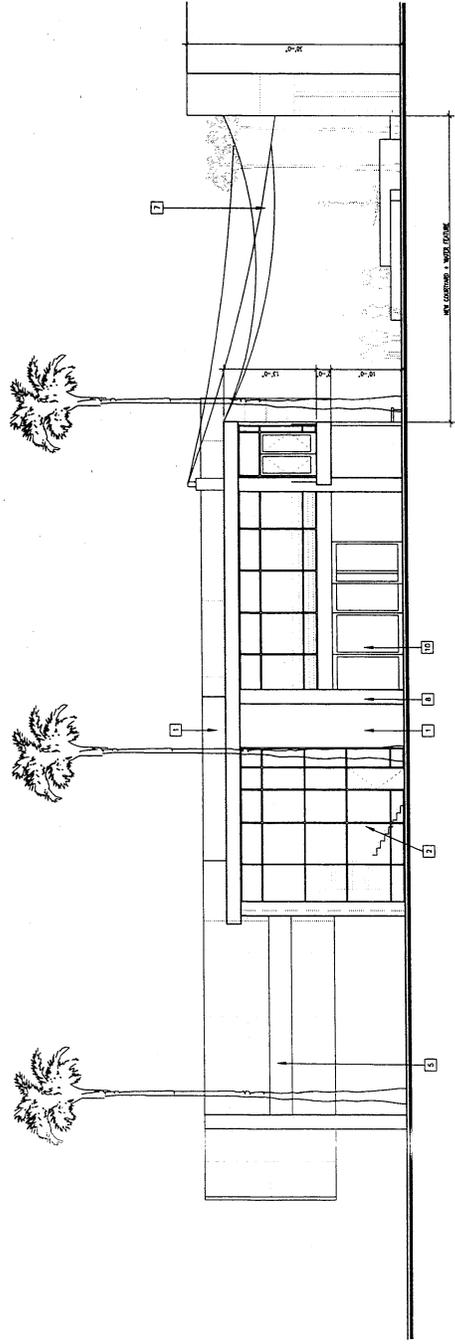
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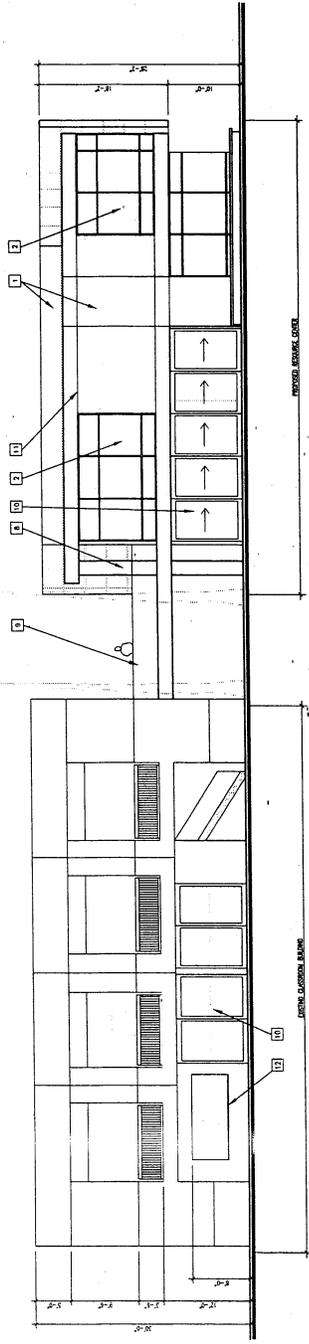
Architect: New Venture Christian Fellowship
 2500 West 10th Street, Suite 200
 Long Beach, CA 90804
 Phone: (562) 591-1111
 Fax: (562) 591-1111
 Date: 08/14/2008
 Project: Resource Center Building
 Site: 1400 West 10th Street
 City: Long Beach, CA
 Client: New Venture Christian Fellowship
 Date: 08/14/2008

ELEVATION KEYED NOTES

- 1 EXTERIOR PLASTER COLOR AND FINISH TO MATCH EXISTING BUILDING.
- 2 ALUMINUM CORNERPOST WINDOW SYSTEM. FINISH TO BE CLEAR ANODIZED TO MATCH EXISTING SYSTEM. GLASS TO BE "VERSALUX GREEN 7800" OR EQUAL, TO MATCH EXISTING SYSTEM.
- 3 CURTAIN WALL SYSTEM. EXTERIOR FACE TO BE FINISHED ALUMINUM TO MATCH EXISTING BUILDING COLOR. PANEL SIZE TO BE 7'x3'0" APPROXIMATELY.
- 4 FRAMELESS WINDOW IN WALL SYSTEM PER NOTE 3 ABOVE.
- 5 OPENING IN WALL SYSTEM.
- 6 CONCRETE SLAB WALL WITH 1/2" GYP. CAP. WALL FINISH TO BE PLASTER TO MATCH EXISTING SYSTEM. INTERIOR FINISH TO BE PLASTER TO MATCH EXISTING BUILDING COLOR WITH 1/4" INTERIOR COLOR TO MATCH EXISTING BUILDING COLOR.
- 7 TRANSLUCENT SUN GLASS WINDOW STRUCTURES TO BE FINISHED WITH EXISTING WINDOW SYSTEM. FINISH TO MATCH EXISTING BUILDING COLOR.
- 8 TOUCHED GLASS WINDOW AT 4" MIN. SEE NOTE 9 FOR GLASS COLOR.
- 9 TOUCHED GLASS WINDOW AT 4" MIN. SEE NOTE 9 FOR GLASS COLOR.
- 10 FRAME AND GLASS COLOR AND MATERIAL.
- 11 1/4" METAL PLASTER CORNER JOINT.
- 12 NEW RAIL UP WINDOW AND SERVICE COUNTER.
- 13 ROOF FINISH TO MATCH CURTAIN WALL SYSTEM PER NOTE 3.



WEST ELEVATION
 1/4" = 8'-0"



SOUTH ELEVATION
 1/4" = 8'-0"

Resource Center Building

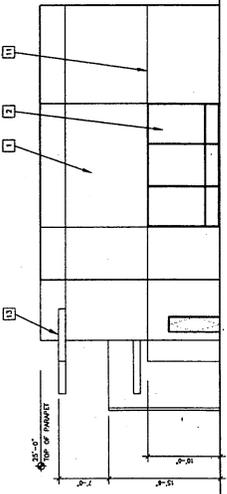
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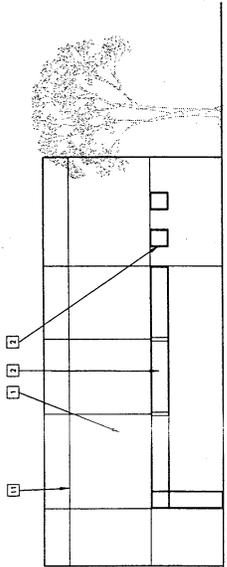
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ELEVATION KEYED NOTES

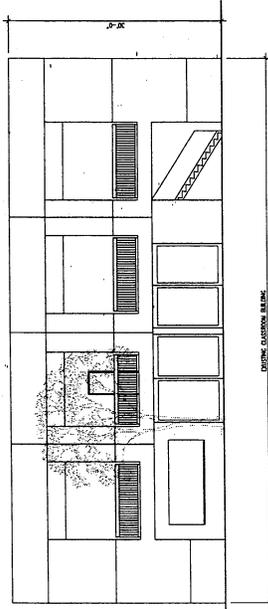
- 1 EXTERIOR PAUSETEL COLOR AND FINISH TO MATCH EXISTING BUILDING
- 2 ALL WINDOW AND DOOR FINISHES TO MATCH EXISTING BUILDING
- 3 EXISTING SYSTEM GLASS TO BE REPLACED WITH 1/2" OR EQUAL TO MATCH EXISTING SYSTEM
- 4 WINDOW GLASS PANEL SIZE TO BE 23" X 30" APPROXIMATELY
- 5 FRAMELESS WINDOW IN WALL SYSTEM PER NOTE 3 ABOVE
- 6 OPENING IN WALL SYSTEM
- 7 CONCRETE SLAB WALL WITH 4" SEAT CAP WALL FINISH TO BE PLASTER TO MATCH EXISTING BUILDING
- 8 1/2" WOOD TRIM TO MATCH EXISTING BUILDING
- 9 TRANSLUCENT SUN GLASS SHADING STRUCTURE TO SPAN BETWEEN EXISTING WINDOW BRIMMER AND BE RECESSED CENTER, CORNER TO BE LESS THAN SIZE
- 10 PLASTER COLUMN TO MATCH EXISTING
- 11 TAPERED GLASS SHIMMER AT 4" HIGH SEE NOTE 1 FOR GLASS COUPE
- 12 PLASTER WALL TO MATCH EXISTING BUILDING
- 13 1/4" METAL PLASTER CORNER JOINT
- 14 NEW ROLL UP WINDOW AND SERVICE COUNTER
- 15 ROOF FASCIA TO MATCH EXISTING WALL SYSTEM PER NOTE 3



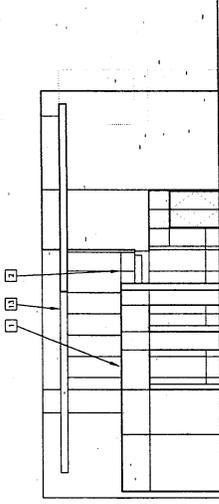
WEST ELEVATION
1" = 8'-0"



NORTH ELEVATION
1" = 8'-0"



SOUTH ELEVATION
1" = 8'-0"



EAST ELEVATION
1" = 8'-0"

PROJECT: NEW VENTURE CHRISTIAN FELLOWSHIP
OF ENSIDIE, CALIFORNIA
DATE: 11/14/2006
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
SHEET: A 2.3

RECEIVED
SEP 29 2006

Office Building

Planning Department

1 PLANNING COMMISSION
2 RESOLUTION NO 2006-P60

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

7 APPLICATION NO: D-2-93, C-5-93 REV05
8 APPLICANT: New Venture Christian Fellowship
9 LOCATION: 4000 Mystra Way

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

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

15 development of a new two-story Resource Center, a new one-story office building, and the
16 conversion of three existing school classrooms and a teacher's lounge into a Fellowship
17 Services area and kitchen;

18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day
20 of October, 2006 conduct a duly advertised public hearing as prescribed by law to consider said
21 application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
23 Guidelines thereto; this project is not subject to CEQA per the General Rule, Section 15061 (B)(3);

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

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$3,746 per unit; Non- residential is \$19,967 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$4,587 per unit; Non-residential is \$24,444 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,154 per unit; Non- residential is \$21,599 for a 2" meter.

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

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

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

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

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

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

19 FINDINGS:

20 For Revision to the Development Plan:

- 21 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
22 and the underlying Professional Commercial (CP) zone.
- 23 2. The Development Plan conforms to the General Plan of the City.
- 24 3. The project site can be adequately served by existing public facilities, services and
25 utilities.
- 26 4. The project, as proposed, is compatible with the existing and potential development on
27 adjoining properties and/or in the surrounding neighborhood.
- 28 5. The site plan for the project is consistent with the policies contained within Sections 1.22
29 and 1.23 of the Land Use Element of the General Plan.

1 For Revision to the Conditional Use Permit:

- 2 1. The proposed expansion of the existing Church campus will provide a desirable service
3 to the existing congregation and the surrounding neighborhood. The use is consistent
4 with the land use policies of the General Commercial land use district.
- 5 2. The proposed expansion of the existing Church campus, as conditioned, will not result in
6 a detrimental situation to the existing Church buildings, or to the surrounding land uses
7 within the vicinity of the site.
- 8 3. The proposed expansion of the existing Church campus is consistent with all applicable
9 provisions contained within the Zoning Ordinance. Conditions have been placed to
10 insure compliance with applicable building and safety codes.
- 11 4. The proposed uses for the project are consistent with the policies contained within Section
12 2.4 of the Land Use Element of the General Plan.

13 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
14 approve the revisions to Development Plan (D-2-93) and Conditional Use Permit (C-5-93) subject
15 to the following conditions:

16 Building:

- 17 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
18 Building Division plan check. (Currently the 2001 California Code of Regulations, and
19 2004 California Electrical Code)
- 20 2. The granting of approval under this action shall in no way relieve the applicant/project
21 from compliance with all State and Local building codes.
- 22 3. Site development, parking, access into buildings and building interiors shall comply with
23 the State's Disabled Accessibility Regulations (2001 CBC Chapter 11B).
- 24 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
25 property shall be underground (City Code Sec. 6.30).
- 26 5. All outdoor lighting shall comply with Chapter 39 of the City Code (Light Pollution
27 Ordinance). Where color rendition is important high-pressure sodium, metal halide or
28 other such lights may be utilized and shall be shown on final building and electrical plans.
- 29 6. The classrooms have changed in the existing building to a dining area. This is a change
in use as defined in the California Building Code (CBC) from E-1 to A.3. Prior to
Occupancy, the building must comply with all CBC requirements for the new use, and a

1 new Certificate of Occupancy (C of O) must be issued by the Building Division. In
2 order for a new C of O to be issued, a licensed architect or engineer must submit an
3 analysis to the Building Division showing the status of the building with respect to the
4 code requirements for the new use. If the building does not currently comply with the
5 requirements for the new use, a permit will be necessary for the work necessary to bring
6 the building into compliance, and the C of O will be issued upon completion of the
7 permit.

8 7. Compliance with Federal Clean Water Act shall be demonstrated on the plans.

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

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

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

25 9. Separate/unique addresses will/may be required to facilitate utility releases. Verification
26 that the addresses have been properly assigned by the City's Planning Division must
27 accompany the Building Permit application.

28 10. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
29 will be required at time of plans submittal to the Building Division for plan check. The
retaining wall drainage and footings etc. shall be included in the soils report.

- 1 11. A Building (Demo) Permit will be required for the demolition of the existing walls of the
2 classrooms.
- 3 12. This design shall meet all the requirements of the recent code changes: The 2002 NEC (as
4 of August 1, 2005), 2005 Energy Standards (as of October 1, 2005).
- 5 13. Plan submittal to the Building Division must include a Pedestrian Protection Plan
6 complying with the requirements of UBC 3303 and Table 33-A.

7 **Engineering:**

- 8 14. If the project involves demolition of an existing structure or surface improvements, the
9 grading plans shall be approved by the City Engineer and/or Public Works Director prior to
10 the issuance of a demolition permit. No demolition shall be permitted without an approved
11 erosion control plan.
- 12 15. Design and construction of all improvements shall be in accordance with standard plans,
13 specifications of the City of Oceanside and subject to approval by the City Engineer
14 and/or Public Works Director.
- 15 16. The approval of the project shall not mean that closure, vacation, or abandonment of any
16 public street, right-of-way, easement, or facility is granted or guaranteed to the
17 applicant. The applicant is responsible for applying for all closures, vacations, and
18 abandonments as necessary. The application(s) shall be reviewed and approved or
19 rejected by the City under separate process(es) per codes, ordinances, and policies in
20 effect at the time of the application.
- 21 17. Prior to the issuance of a grading permit, the developer shall notify and host a
22 neighborhood meeting with all of the area residents located within 300 feet of the project
23 site, and residents of property along any residential streets to be used as a "haul route",
24 to inform them of the grading and construction schedule, haul routes, and to answer
25 questions.
- 26 18. The developer shall monitor, supervise and control all construction and construction-
27 supportive activities, so as to prevent these activities from causing a public nuisance,
28 including but not limited to, insuring strict adherence to the following:
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 - a) Dirt, debris and other construction material shall not be deposited on any public
street or within the City's stormwater conveyance system.

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b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer and/or Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer and/or Public Works Director. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

19. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the tentative map (project) shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

20. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's soil engineer and must be approved by the City Engineer and/or Public Works Director, prior to paving.

- 1 21. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
2 construction of the project, shall be repaired or replaced as directed by the City Engineer
3 and/or Public Works Director.
- 4 22. All existing overhead utility lines with the development and/or within any full width street
5 or right-of-way abutting a new development and all new extension services for the
6 development of the project, including but not limited to, electrical, cable and telephone,
7 shall be placed underground per Section 901.G of the Subdivision Ordinance (R91-166)
8 and as required by the City Engineer and/or Public Works Director and current City Policy.
- 9 23. Grading and drainage facilities shall be designed and installed to adequately accommodate
10 the local stormwater runoff and shall be in accordance with the City's Engineers Manual
11 and as directed by the City Engineer and/or Public Works Director.
- 12 24. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic
13 investigation shall be conducted of the soils, slopes, and formations in the project. All
14 necessary measures shall be taken and implemented to assure slope stability, erosion
15 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
16 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
17 the City Engineer and/or Public Works Director.
- 18 25. This project shall provide year-round erosion control including measures for the site
19 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
20 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
21 the applicant with cash securities and approved by the City Engineer and/or Public Works
22 Director.
- 23 26. A precise grading and private improvement plan shall be prepared, reviewed, secured and
24 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
25 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage,
26 footprints of all structures, walls, drainage devices and utility services. Parking lot striping
27 and any on-site traffic calming devices shall be shown on all Precise Grading and Private
28 Improvement Plans.
- 29 27. Landscaping plans, including plans for the construction of walls, fences or other structures
at or near intersections, must conform to intersection sight distance requirements.
Landscape and irrigation plans must be submitted to the City Engineer and/or Public

1 Works Director prior to the issuance of a grading permit and approved by the City
2 Engineer and/or Public Works Director prior to the issuance of building permits.

3 28. The drainage design on the project conceptual only. The final design shall be based upon a
4 hydrologic/hydraulic study to be approved by the City Engineer and/or Public Works
5 Director during final engineering. All drainage picked up in an underground system shall
6 remain underground until it is discharged into an approved channel, or as otherwise
7 approved by the City Engineer and/or Public Works Director. All public storm drains
8 shall be shown on City standard plan and profile sheets. All storm drain easements shall be
9 dedicated where required. The applicant shall be responsible for obtaining any off-site
10 easements for storm drainage facilities.

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

14 30. A Runoff Assessment Report will be required. The development shall comply with all
15 applicable regulations established by the United States Environmental Protection
16 Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System
17 (N.P.D.E.S.) permit requirements for urban runoff and stormwater discharge and any
18 regulations adopted by the City pursuant to the N.P.D.E.S. regulations or requirements.
19 Further, the applicant may be required to file a Notice of Intent with the State Water
20 Resources Control Board to obtain coverage under the N.P.D.E.S. General Permit for
21 Storm Water Discharges Associated with Construction Activity and may be required to
22 implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the
23 commencement of grading activities. SWPPPs include both construction and post
24 construction pollution prevention and pollution control measures and identify funding
25 mechanisms for post construction control measures. The developer shall comply with
26 all the provisions of the Clean Water Program during and after all phases of the
27 development process, including but not limited to: mass grading, rough grading,
28 construction of street and landscaping improvements, and construction of dwelling units.
29 The applicant shall design the Project's storm drains and other drainage facilities to
include Best Management Practices to minimize non-point source pollution, satisfactory
to the City Engineer and/or Public Works Director.

1 31. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
2 be subject to prevailing wage requirements as specified by Labor Code section
3 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
4 wage requirements prior to the granting of any fee reductions or waivers.

5 **Fire:**

6 32. Submit a copy of as built plans on a CD for all projects on the job site.

7 33. Fire Department requirements shall be placed on plans in the notes section.

8 34. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
9 the site plan.

10 35. Fire Extinguishers are required and shall be included on the plans submitted for plan
11 check.

12 36. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
13 approval prior to issuance of building permits.

14 37. Buildings shall meet Oceanside Fire Department's current codes at the time of building
15 permit application.

16 38. The fire hydrants shall be installed and tested prior to placing any combustible materials
17 on the job site.

18 39. Detailed plans of underground fire service mains shall be submitted to the Oceanside
19 Fire Department for approval prior to installation.

20 40. A fire apparatus access road shall be provided to within 150 feet of all exterior walls of
21 the first floor of the building. The route of the fire apparatus access road shall be
22 approved by the Fire Department. The 150 feet is measured by means of an
23 unobstructed route around the exterior of the building.

24 41. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
25 minimum vertical clearance of 14 feet shall be provided for the apparatus access road.

26 42. The Fire Department access roadway shall be provided with adequate turning radius for
27 Fire Department apparatus, which include a 50-foot outside and a 30-foot inside radius.
28 U.F.C. Section 902.

29 43. An approved fire sprinkler system must be installed throughout the building. The
system shall be designed per M.F.P.A. 13, and U.B.C. Standard 9-1. The sprinkler
system requires 24-hour supervision.

- 1 44. Provide a fire alarm system as required per U.F.C. Article 10 and N.F.P.A. 72, 1999
2 Edition.
- 3 45. A "Knox" key storage box shall be provided for all new construction. For buildings,
4 other than high-rise, a minimum of 3 complete sets of keys shall be provided. Keys
5 shall be provided for all exterior entry doors, fire protection equipment control rooms,
6 mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-
7 rise buildings, 6 complete sets are required.
- 8 46. The Fire Department connection shall not be affixed to the building. The Fire
9 Department connection must be located at least 40 feet away from the building, within 40
10 feet of a fire hydrant, and on the address side of the building – unless otherwise
11 determined by the Fire Department. The hydrant shall be located on the same side of the
12 street as the Fire Department connection.
- 13 47. In accordance with the California Fire Code Sec. 901.4.4, approved addresses for
14 commercial, industrial, and residential occupancies shall be placed on the structure in
15 such a position as to be plainly visible and legible from the street or roadway fronting
16 the property. Numbers shall be contrasting with their background.
- 17 48. Commercial buildings and multi-family dwellings require 6-inch address numbers.
- 18 49. Trees must be 10 feet off of structures measured at maturity of the tree from the dripline
19 of the tree to the farthest projection of the structure.
- 20 50. No bougainvillea will be permitted along the crib wall.
- 21 51. Submit 3 sets of plans prepared by a licensed landscape architect or other design
22 professional with equivalent credentials, for review.
- 23 52. The following shall be included on the conceptual fuel modification plan:
 - 24 a) Identify removal of undesirable plant species in accordance with the Oceanside
25 Fire Prone Plant Species List (refer to fuel modification packet).
 - 26 b) Description of the methods to be used for vegetation removal, if appropriate; i.e.
27 mechanical or manual.
 - 28 c) Identify what exists 1000 feet beyond the development property lines in all
29 directions; i.e. construction, natural vegetation, roads, parks, etc. (Note: the OFD
may require additional information on a project-specific basis.)

1 **Planning:**

2 53. Revisions to Development Plan (D-2-93) and Conditional Use Permit (C-5-93) shall expire
3 on October 23, 2008, unless implemented as required by the Zoning Ordinance.

4 54. Revisions to Development Plan (D-2-93) and Conditional Use Permit (C-5-93) approves
5 only the development and use of a new 4,717-square foot, two-story Resource Center, a
6 new 1,748-square foot, one-story office building and the conversion of three existing
7 classrooms and a teacher's lounge into a Fellowship Services area and kitchen as shown
8 on the plans and exhibits presented to the Planning Commission, as modified by conditions
9 of approval. No deviation from these approved plans and exhibits shall occur without
10 Planning Division approval. Substantial deviations shall require a revision to the
11 Development Plan and/or Conditional Use Permit or a new Development Plan and/or
12 Conditional Use Permit.

13 55. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
14 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
15 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
16 annul an approval of the City, concerning Revisions to Development Plan (D-2-93), and
17 Conditional Use Permit (C-5-93). The City will promptly notify the applicant of any
18 such claim, action or proceeding against the City and will cooperate fully in the defense.
19 If the City fails to promptly notify the applicant of any such claim action or proceeding
20 or fails to cooperate fully in the defense, the applicant shall not, thereafter, be
21 responsible to defend, indemnify or hold harmless the City.

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

26 57. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
27 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall
28 be reviewed and approved by the City Engineer and/or Public Works Director and City
29 Planner prior to the issuance of building permits. Landscaping shall not be installed until
bonds have been posted, fees paid, and plans signed for final approval. The following
special landscaping requirements shall be met:

1 a) To mitigate the loss of landmark and/or mature existing trees on site the determination
2 of replacement shall be based on tree number, type, and caliper (caliper measured 2 1/2
3 feet from the base of the tree at existing grade). The total number of tree caliper lost
4 shall be equal to the total number of caliper replaced. Replacement trees shall be a
5 minimum of 15-gallon container stock. A field survey shall be performed under the
6 supervision of the City Landscaping Section to evaluate the existing tree population and
7 the replacement requirements. The existing trees to remain or proposed for removal
8 shall be identified on the Preliminary Grading Plan, Precise Grading Plan and
9 Landscape Plan. The existing tree type, location, and caliper shall be shown on the
10 above plans. Replacement trees shall be identified and shown on the Landscape Plan
11 and shall be subject to review and approval by the City Engineer and/or Public Works
12 Director and City Planner.

13 b) Provide additional irrigation components where necessary to tie the new irrigation
14 system into the existing system.

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

24 59. Trash enclosures must be provided as required by Chapter 13 of the City Code and shall
25 also include additional space for storage and collection of recyclable materials per City
26 standards and shown on the Landscape Plans. The enclosures must be built in a flat,
27 accessible location as determined by the City Engineer and/or Public Works Director. The
28 enclosure (or enclosures) shall meet City standards including being constructed of concrete
29 block, reinforced with Rebar and filled with cement. A concrete slab must be poured with
The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must

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be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer and/or Public Works Director. The specifications shall be reviewed and approved by the City Engineer and/or Public Works Director. The City's waste disposal contractor is required to access private property to service the subject development. A service agreement must be signed by the property owner and shall remain in effect for the life of the project.

60. A covenant or other recordable document, approved by the City Attorney, shall be prepared by the applicant and recorded prior to the issuance of building permit. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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

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

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

64. If any aspect of the project fencing and walls is not covered by an approved Development Plan, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.

65. Elevations, floor plans, building materials and colors, shall be substantially the same as those approved by the Planning Commission and shall be shown on plans submitted to the

1 Building Division and Planning Division. All lighting showcasing building architecture
2 shall be shown on the building plans.

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

9 67. Conditional Use Permit (C-5-93REV05) can be called for review by the Planning
10 Commission if complaints are filed and verified as valid by the Code Enforcement Office
11 concerning violation of any of the approved conditions or assumptions made by the
12 application. The Commission may add new conditions and/or delete and/or modify
13 existing conditions, as it deems necessary to protect the general health, safety and welfare of
14 residents in the area or surrounding land uses.

15 68. The hours-of-operation and noise generated by the proposed use shall be reviewed and may
16 be limited by the Planning Commission when valid issues or complaints arise.

16 **Water Utilities:**

17 69. All public water and/or sewer facilities not located within the public right-of-way shall be
18 provided with easements sized according to the Water, Sewer, and Reclaimed Water
19 Design and Construction Manual. Easements shall be constructed for an all weather
20 access.

21 70. No trees or structures or building overhang shall be located within any water or wastewater
22 utility easement.

23 71. The property owner shall maintain private water and wastewater utilities located on private
24 property.

25 72. A separate irrigation meter and approved backflow prevention device is required.

26 73. The developer shall construct a public reclamation water system that will serve each lot
27 and/or parcels that are located in the proposed project in accordance with the City of
28 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located
29 in the public right-of-way or in a public utility easement.

- 1 74. If a property goes through a zone change and an increase in density occurs, a water and
2 sewer study must be prepared by the developer at the developer's expense, and reviewed
3 and approved by the Water Utilities Department.
- 4 75. Water services and sewer laterals constructed in existing right-of-way locations are to be
5 constructed by approved and licensed contractors at developer's expense.
- 6 76. The developer shall be responsible for developing all water and sewer facilities necessary
7 to develop the property. Any relocation of water and/or sewer lines is the responsibility of
8 the developer and shall be done by an approved licensed contractor at the developer's
9 expense.
- 10 77. All lots with a finish pad elevation located below the elevation of the next upstream
11 manhole cover of the public sewer shall be protected from backflow of sewage by
12 installing and maintaining an approved type backwater valve, per of the Uniform Plumbing
13 Code (U.P.C.).
- 14 78. An Inspection Manhole, described by the City's Engineers Manual, shall be installed in
15 each building sewer lateral and the location shall be called out on the approved
16 Improvement Plans.
- 17 79. A Grease, Oil and Sand Interceptor, described by the Uniform Plumbing Code, relating to
18 garages and wash racks shall be installed in each building sewer in an appropriate location
19 and shall be maintained by the property owner. The location shall be called out on the
20 approved Building Plans.
- 21 80. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are to
22 be paid to the City and collected by the Water Utilities Department at the time of building
23 permit issuance.

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1 81. All Water and Wastewater construction shall conform to the most recent edition of the
2 Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by
3 the Water Utilities Director.

4 PASSED AND ADOPTED Resolution No. 2006-P60 on October 23, 2006 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

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11

Dennis Martinek, Chairman
Oceanside Planning Commission

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ATTEST:

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Jerry Hittleman, Secretary

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I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2006-P60.

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Dated: October 23, 2006

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PLANNING COMMISSION
RESOLUTION NO. 93-P44

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

APPLICATION NO: D-2-93, C-5-93
APPLICANT: New Venture Christian Fellowship
LOCATION: Southwest corner of the intersection of Cannon
Road and Mystra Drive

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 a
Development Plan and Conditional Use Permit under the provisions
of Articles 41 and 43 of the Zoning Ordinance of the City of
Oceanside to permit the following:

the phased development of an 80,000 square foot multi-
structural church facility and the operation of a
community day care service

on certain real property legally described as shown on EXHIBIT
"A" attached hereto and incorporated herein by reference
thereto.

WHEREAS, the Planning Commission, after giving the required
notice, did on the 9th day of August, 1993 conduct a duly
advertised public hearing as prescribed by law to consider said
application.

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

For the Development Plan

1. The physical design of the project conforms with the
applicable development standards of the Zoning Ordinance.
2. The project development plan is consistent with the
standards of the Zoning Ordinance and is conditioned to
comply with any and all additional ordinances and policies.
As such, the project conforms to the development policies
of the General Plan.
3. Utility infrastructure already exists to a point of
reasonable contact with the development site. Additional
facilities and site improvements which are necessary to

1 off-set development impacts will be made a condition of the
2 development.

3 For the Conditional Use Permit

- 4 1. The proposed conditional uses are identified in the Zoning
5 Ordinance as conditionally compatible with the expressed
6 purposes for the CP Zoning District. Specific use and
7 development conditions have been applied to the project.
8 2. The proposed location and operation of the conditional uses
9 is consistent with the General Plan. Specific development
10 and use requirements have been applied to the project such
11 that the operation of the conditional uses will not be
12 detrimental to the neighborhood and the surrounding
13 properties and residents.
14 3. The proposed conditional uses complies with the Zoning
15 Ordinance requirements for such uses. Additional
16 conditions have been applied to address other regulation or
17 control requirements.

18 WHEREAS, the Planning Commission finds that there is no
19 substantial evidence in the public record which indicates the
20 potential for significant environmental impacts associated with
21 the proposed project, and that a Negative Declaration has been
22 prepared in accordance with the provisions of the California
23 Environmental Quality Act.

24 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission
25 does hereby APPROVE DEVELOPMENT PLAN D-2-93 and CONDITIONAL USE
26 PERMIT C-5-93 subject to the following conditions:

27 Building:

- 28 1. Applicable Building Codes and Ordinances shall be based on
the date of submittal for Building Department plan check.
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.
3. Site development, parking, access into buildings and
building interiors shall comply with C.A.C. Title 24,
Part 2 (Handicapped Access - Nonresidential buildings -
O.S.A.).
4. All electrical, communication, CATV, etc. service lines,
within the exterior lines of the property shall be
underground (City Code Sec. 6.30).
5. Application for Building Permit will not be accepted for
this project until plans indicate that they have been
prepared by a licensed design professional (Architect or

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Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of plans.

- 6. All exiting shall comply with the provisions of Chapter 33 of the Uniform Building Code.
- 7. All outdoor lighting shall comply with the provisions of Chapter 39 of the Oceanside City Code pertaining to light pollution.

Engineering:

- 8. Vehicular access rights to Mystra Drive, Pirgos Way, and Cannon Road shall be relinquished to the City from all abutting lots except at the driveway locations approved by the City Engineer.
- 9. Property line returns, knuckles, and all other street right-of-way alignments and widths shall be dedicated and improved as required by the City Engineer.
- 10. Where proposed off-site improvements including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of a building permit. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.
- 11. The exact alignment, width and design of all median islands, turning lanes, travel lanes, driveways, striping, and all other traffic control devices and measures, including turnouts, bike lanes, and width transitions, shall be approved by the City Engineer.
- 12. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon soil tests and traffic index. The pavement design to be prepared by the subdivider's soil engineer must be approved by the City Engineer.
- 13. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits in accordance with City policies. The subdivider or developer shall also be

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required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect at the time any increment is submitted for building permit approval, and to join, contribute, or participate in such districts.

14. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer. Parking lot striping shall be shown on precise grading/private improvement plans for parking lots.

15. All streets shall be improved with traffic control devices, as required by the City Engineer.

16. Traffic signals shall be constructed at the intersection of Mystra Drive and Cannon Road. The design shall be approved by the City Engineer prior to the issuance of building permits for Phase 1 of the project. A Deferred Improvement Agreement shall be recorded against the property for the construction of the traffic signals. The Deferred Improvement Agreement shall state that the traffic signals shall be constructed prior to the issuance of building permits for Phase 2 of the project or at such a time as deemed necessary by the City Engineer.

17. The developer shall pay traffic signal fees as required by the City's Traffic Signal Fee Ordinance.

18. The developer shall pay thoroughfare fees as required by the City's Thoroughfare Fee Ordinance.

19. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

20. Landscaping plans for trees, bushes and shrubs, or plans for the construction of walls, fences or other structures at or near intersections must conform to sight distance requirements and must be submitted to and approved by the City Engineer prior to the issuance of building permits and prior to the implementation of any landscape improvements.

21. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the State Department of Transportation (CalTrans) Traffic Manual.

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- 22. A single left-turn lane and appropriate median transitions shall be striped, per State Department of Transportation (CalTrans) Traffic Manual, on southbound Mystra Drive and at the intersection of Mystra Drive and Cannon Road.
- 23. Sediment, silt and grease traps shall be included in drainage improvements.
- 24. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with standard plans and specifications of the City of Oceanside and subject to the approval of the City Engineer.
- 25. This project is subject to payment of Master Plan of Drainage acreage fees, to be paid prior to approval of a building permit. All storm drains and appurtenances shall be designed and installed to the satisfaction of the City Engineer. On and off-site drains shall be shown on City standard plans and profile sheets. Storm drain easements shall be dedicated where required.
- 26. Storm drain facilities shall be designed and located such that the inside travel lanes on Cannon Road shall be passable during conditions of a 100-year frequency storm.
- 27. Storm drain easements shall be dedicated when required. The subdivider or developer shall be responsible for obtaining any off-site easements for storm drainage facilities.
- 28. All drainage picked up in an underground system shall remain in underground system until outlet into an approved channel.
- 29. On-site grading design and construction shall be in accordance with the City's current Grading Ordinance.
- 30. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the tracts or projects. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.
- 31. The entire project shall be served with a water system adequate enough for fire protection and domestic supply, with hydrants and other appurtenances as needed. The sewer system to serve the project shall be designed and constructed to City standards. All other utilities to serve the project, including electrical, telephone, and cable T.V., shall be constructed underground.

- 1 32. All existing continuous overhead utility lines and all new
2 extension services for the development of the project,
3 including electrical and telephone, shall be constructed
4 underground.
- 5 33. The developer shall comply with all the provisions of the
6 City's cable television ordinances including those relating
7 to notification as required by the City Engineer.
- 8 34. Any broken concrete curb, gutter or sidewalk shall be
9 repaired or replaced as required by the City Engineer.
- 10 35. The developer shall install 1-1/2 inch P.V.C. conduit and
11 1/4 inch pull rope on the frontage of the project on all
12 arterials and above, for signal interconnect cable. Pull
13 boxes shall be spaced 200 feet apart.
- 14 36. A precise grading and private improvement plan shall be
15 approved by the City Engineer, appropriate securities in
16 place, and all necessary construction items completed,
17 prior to the issuance of building permits for the project.
- 18 37. Separate public improvement plans shall be required for the
19 street improvements, including striping and traffic signal
20 plans. The improvement plans shall be approved by the City
21 Engineer and appropriate securities in place, prior to the
22 issuance of a building permit for the project.
- 23 38. All crib walls or plantable walls shall be designed to City
24 standards and shown on the precise grading and private
25 improvement plans.
- 26 39. This project shall participate in the Lake Boulevard
27 improvements as determined by the City Engineer. The
28 participation shall be satisfied prior to the issuance of
building permits for any portion of the project.
40. The Cannon Road median, located opposite of the
southwestern portion of the project site, shall remain as
existing with no median cuts permitted. At this location
vehicle ingress and egress to and from the project site
shall be by right turns only. A left turn access to the
project may be approved by the City Engineer at such time
that Cannon Road is extended into the City of Carlsbad as
a through right-of-way.

Environmental:

41. All outdoor lighting shall be properly shielded and
directed so as to prevent glare on surrounding properties.
42. All studies and analyses required as conditions of approval
or mitigation measures shall be completed before grading
and/or building permits are applied for.

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2 43. Prior to the issuance of a grading permit for any portion
3 of the project site, proof of an incidental take permit
4 under Section 7 or Section 10a of the endangered Species
5 Act relative to the California Gnatcatcher shall be
6 provided to the Planning Department. If such permit is not
7 required, written verification to that effect from the U.S.
8 Fish and Wildlife Service shall be provided. Any project
9 redesign in obtaining a Section 7 or Section 10a permit
10 will require reconsideration by the appropriate City
11 authority.

12 Fire:

13 44. The required fire flow shall be determined at the time of
14 building permit application.

15 45. Fire hydrants shall be 2-1/2" X 2-1/2" X 4".

16 46. The fire hydrants shall be installed and tested prior to
17 placing any combustible materials on the job site.

18 47. Fire hydrants shall be located consistent with the
19 information shown on the Fire Prevention Bureau maps.

20 48. All-weather access roads shall be installed and made
21 serviceable prior to and during time of construction.
22 Sec.10.301(c) and (d) Uniform Fire Code.

23 49. All driveways less than 32 feet wide shall be posted "NO
24 PARKING FIRE LANE" per City Vehicle Code Section 22500.1.

25 50. Final building plans shall be submitted to the Fire
26 Prevention Bureau prior to the issuance of building
27 permits.

28 51. Fire extinguisher are required and shall be included on the
plans submitted for plan check.

52. Fire alarm system plans shall be submitted for approval
prior to installation.

53. All open areas shall be landscaped with approved fire
retardant/anti erosion type plants with an approved
permanent irrigation system and maintenance program.

54. A double check/detector valve assemble shall be required at
the front property line.

55. Buildings may be required to be sprinklered due to fire
flow restrictions and type of building construction. If
applicable, plans and calculations for the automatic
sprinkler system shall be submitted to the Fire Prevention
Bureau for review and approval prior to the issuance of
building permits. The plans shall include sprinkler

1 calculations and shall show all necessary underground water
2 lines from the street main to the double check/detector
3 valve assembly and on-site appurtenances.

4 56. Building construction shall comply with the provisions of
5 Titles 19 and 24 of the California Code of Regulations.

6 Planning:

7 57. This project is subject to the conditions contained within
8 Planning Commission Resolution No. 88-P96.

9 58. This Development Plan and Conditional Use Permit shall
10 expire on August 23, 1995 unless implemented as required by
11 the Zoning Ordinance.

12 59. Park fees shall be paid as required by City policy at the
13 time building permits are issued.

14 60. A letter of clearance from the affected school district in
15 which the property is located shall be provided as required
16 by City policy at the time building permits are issued.

17 61. A public facilities fee shall be paid as required by City
18 policy at the time building permits are issued.

19 62. Landscape plans, meeting the criteria of the City's
20 Landscape Guidelines and the Water Conservation Ordinance
21 No. 91-15, including the maintenance of such landscaping,
22 shall be reviewed and approved by the City Engineer and
23 Planning Director prior to the issuance of building
24 permits. Landscaping shall not be installed until bonds
25 have been posted, fees paid, and plans signed for final
26 approval. The following special landscaping requirements
27 shall be met:

28 (a) The Phase 1 landscaping shall minimally consist of
landscaping in the following open areas and as
depicted on the approved landscape concept plan:
street frontages, slope areas, parking area medians,
drive islands, plantable retaining walls and open and
unpaved areas adjacent to permanent buildings.

(b) The developer shall be responsible for landscaping all
embankments 3 feet and over in height. All
embankments 5 feet in height and over (and for all
slopes along major streets) shall be landscaped and
irrigated.

(c) Arterial and Local street trees in parkways shall be
planted at a minimum of 30 feet on center as a
solitary planting. Approved root barriers shall be
incorporated.

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(d) To mitigate the loss of landmark and/or mature existing trees on site the determination of replacement shall be based on tree number, type, and caliper (caliper measured 2-1/2 feet from the base of the tree at existing grade). The total number of tree caliper lost shall be equal to the total number of caliper replaced. Replacement trees shall be a minimum of 15 gallon container stock. A field survey shall be performed under the supervision of the City Landscaping Section to evaluate the existing tree population and the replacement requirements. The existing trees to remain or proposed for removal shall be identified on the preliminary Grading Plan, Precise Grading Plan and Landscape Plan. The existing tree type, location, and caliper shall be shown on the above plans. Replacement trees shall be identified and shown on the Landscape Plan and shall be subject to review and approval by the City Engineer and Planning Director.

63. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City 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 prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000 pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. If the City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. This design shall be shown on the landscape plans and shall be approved by the Planning Director.

64. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project.

65. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the

- 1 applications, staff report and resolutions for the project
2 to the new owner and or operator. This notification's
3 provision shall run with the life of the project.
- 4 66. Failure to meet any conditions of approval for this
5 development shall constitute a violation of the Development
6 Plan and the Conditional Use Permit.
- 7 67. Unless expressly waived, all current zoning standards and
8 City ordinances and policies in effect at the time building
9 permits are issued are required to be met by this project.
10 The approval of this project constitutes the applicant's
11 agreement with all statements in the Description and
12 Justification, Management Plan and other materials and
13 information submitted with this application, unless
14 specifically waived by an adopted condition of approval.
- 15 68. This Conditional Use Permit shall be called for review by
16 the Planning Commission if complaints are filed and
17 verified as valid by the Code Enforcement Office concerning
18 the violation of any of the approved conditions or
19 assumptions made by the approval of the project.
- 20 69. The applicant shall be responsible for trash abatement on
21 the site, and shall keep the site free of litter, trash and
22 other nuisances.
- 23 70. All retaining walls less than 4 feet in height and other
24 free-standing walls, fences, and enclosures shall be
25 architecturally designed in a manner similar to and
26 consistent with the primary structures (stucco block,
27 split-face block or slump stone). These items shall be
28 approved by the Planning Department prior to the issuance
of building permits.
71. Elevations, siding materials, colors, roofing materials and
floor plans shall be substantially the same as those
approved by the Planning Commission. These shall be shown
on plans submitted to the Building Department and Planning
Department.
72. Side and rear elevations shall be trimmed to substantially
match the front elevations. A set of building plans shall
be reviewed and approved by the Planning Department prior
to the issuance of building permits.
73. A covenant or other recordable document approved by the
City Attorney shall be prepared by the applicant
(developer) and recorded prior to the issuance of building
permits. The covenant shall provide that the property is
subject to this Resolution, and shall generally list the
conditions of approval.

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74. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke the approval. This condition shall be recorded with the covenant required by this Resolution.

75. A sign proposal describing size, color, materials, design and location(s) shall be separately submitted to the Planning Director for review and approval prior the placement of any signs for the project. Temporary promotional signs shall be limited to a period of 15 consecutive days, 3 times per year.

76. This Conditional Use Permit is granted for the following uses only: Religious assembly, ancillary religious assembly uses and a community day care operation, all as specified within the project application materials. Any change in the use or any change in the structure will require a revision to the Conditional Use Permit or a new Conditional Use Permit.

77. This Development Plan approves only the following: The two-phased development of a worship facility initially consisting of a maximum 24,000 square foot worship center and a maximum of 20,880 square feet of interim use modular building(s) space. The ultimate development is comprised of 4 buildings and approximately 80,000 of building floor area. Any substantial modification in the design or layout shall require a revision to the Development Plan or a new Development Plan.

78. All mechanical roof-top and ground equipment shall be screened from the views of public right-of-ways adjoining the property. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

79. The minimum amount of Phase 1 parking shall consist of 330 standard size parking spaces, of which, a portion of the spaces shall consist of handicap size parking spaces as required by the Uniform Building Code. The Phase 1 parking shall be delineated on the precise grading/private improvement plan(s).

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Planning Commission
Resolution No. 93-P44

August 23, 1993
Page 13

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87. A separate water meter shall be required for irrigation purposes.

PASSED on August 9, 1993 by the following vote, to wit:

AYES: Altamirano, Caballero, Messinger, Skinner

NAYES: Bockman, Martinek, Miller

ABSENT: None

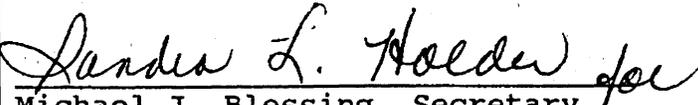
ABSTAIN: None

ADOPTED on this 23rd day of August, 1993.



Roy B. Miller, Chairperson

ATTEST:



Michael J. Blessing, Secretary

I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 93-P44.

Dated: 8-23-93

MICHAEL J. BLESSING, Secretary
OCEANSIDE PLANNING COMMISSION

Application For Planning Commission Hearing

Part IV - Item 25

Attachment

LEGAL DESCRIPTION

Lot 71 of Leisure Glen, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 12495, filed in the office of the County Recorder of San Diego County, November 8, 1989



CITY OF OCEANSIDE
PLANNING DEPARTMENT

Revised April 1992

NEGATIVE DECLARATION

TO: OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

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

PROJECT TITLE AND FILE NUMBER:

NEW VENTURE CHRISTIAN FELLOWSHIP (D-2-93, C-5-93)

PROJECT LOCATION: The approximately 12 acre site is located in southeastern Oceanside northwest of the intersection of Cannon Road and Mystra Drive.

PROJECT DESCRIPTION: The proposed project is the construction of a worship center and adjacent classrooms and day care facilities. The phased project would ultimately provide 51,530 sq.ft. of building area, 749 parking spaces and 4.67 acres of landscaping. Phase I proposes a 24,000 sq.ft. worship center (accommodating 1,000 worshippers), two modular buildings 20,880 sq.ft. in area and 391 parking spaces.

FINDING: Pursuant to the provisions of Ordinance No. 88-31 pertaining to procedures and guidelines to implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on July 16, 1993 determined that the project will not have a significant effect on the environment.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:

- Prior to the issuance of building permits for Phase II of the proposed project a traffic signal shall be installed at the intersection of Cannon Road and Mystra Drive.

Initial Study prepared by:
Tim Cox

Contact Person:
Tim Cox, Environmental Planner

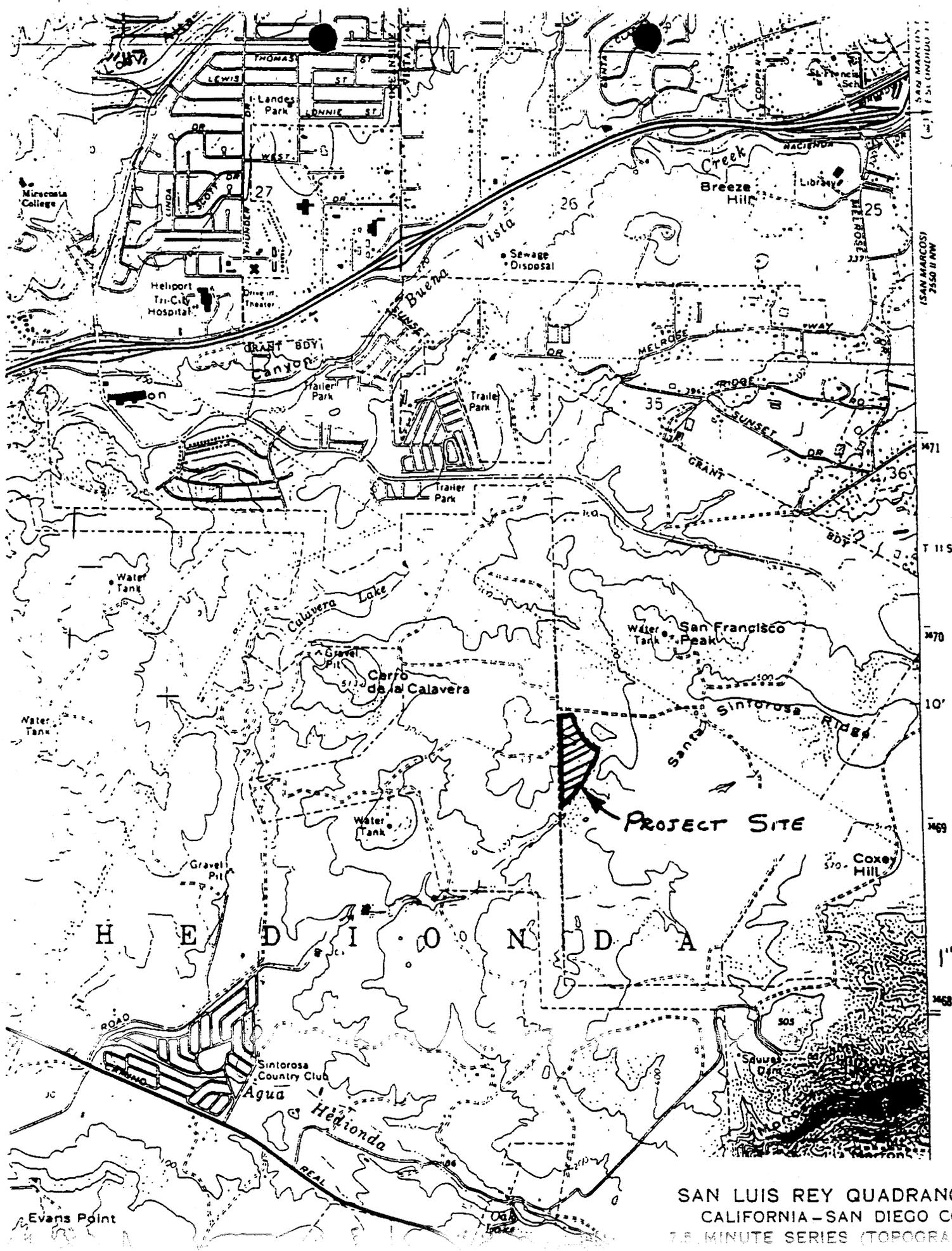
The Initial Study is available for public review and may be examined at:

City of Oceanside
Planning Department
300 North Hill Street
Oceanside, CA 92054


SIGNATURE

July 16, 1993
DATE

For: Michael Blessing, Planning Director

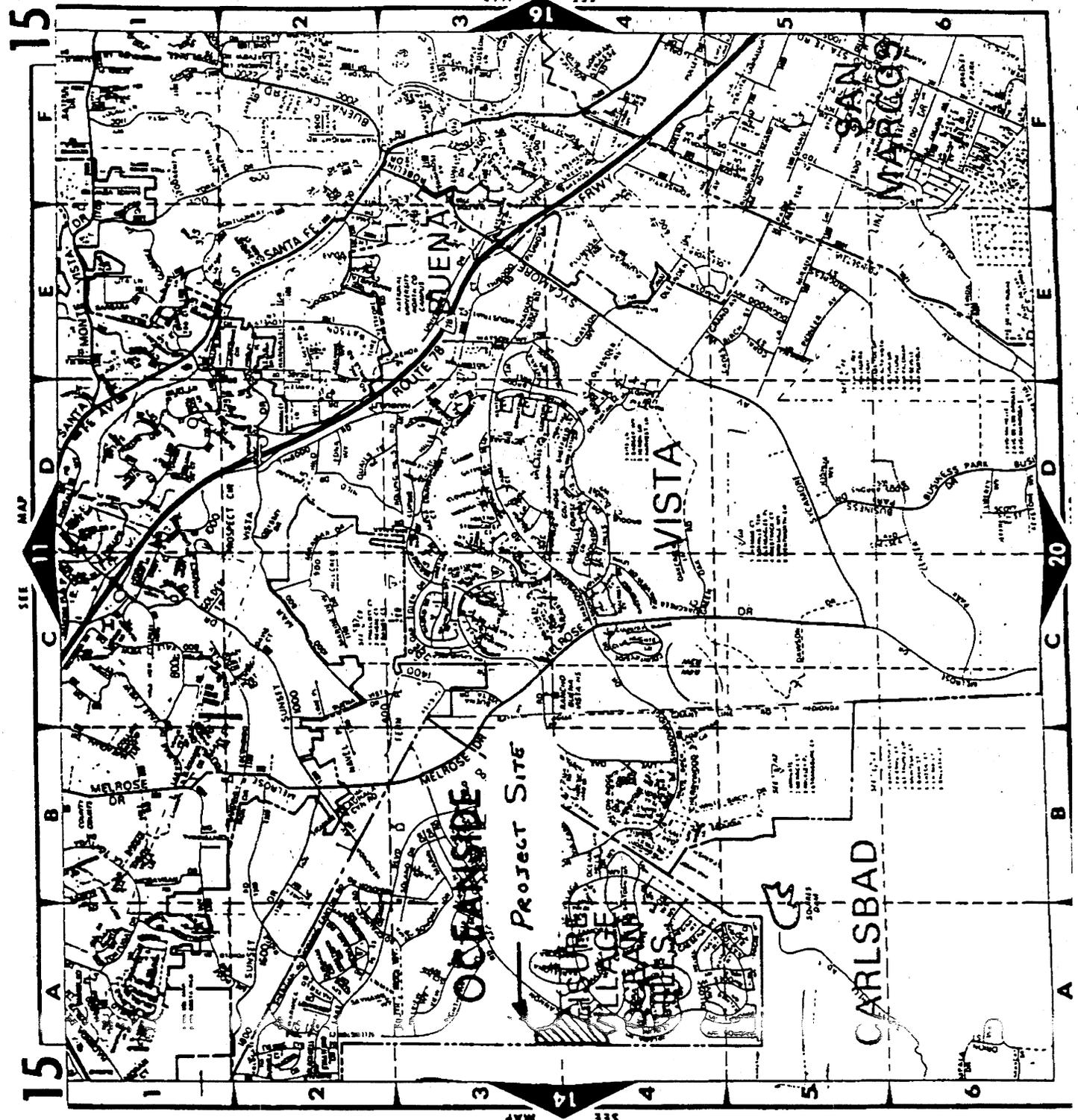


SAN LUIS REY QUADRANGLE
 CALIFORNIA - SAN DIEGO CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 U.S. GEOLOGICAL SURVEY



1" = 2900'

COPYRIGHT, © 1989 BY Thomas Ben Maps



SAN DIEGO CO

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MAP 444 335

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Project Site

OCEANSIDE

VISTA

CARLSBAD

SAN MARCO

SEE MAP

SEE MAP

CITY OF OCEANSIDE

INITIAL STUDY

I. PROJECT DESCRIPTION AND SETTING

1. Name of Proponent New Venture Christian Fellowship

2. Address and Phone Number of Proponent:
4168 Avenida de la Plata, Oceanside, California 92056

3. Name of Proposal, if applicable New Venture Christian Fellowship

4. APN(s) 169-562-02 5. Application(s) # D-2-93, C-5-93

6. Have previous EIR's been prepared in area? Yes Proximity: site
For which project? Leisure Village Oceanside (1980) and Leisure Glen (1985)

7. Project Description: The proposed project is the construction of a worship center and adjacent classrooms and day care facilities. The phase project would ultimately provide 51,530 square feet of building area, 749 parking spaces and 4.67 acres of landscaping. Phase I proposes a 24,000 square foot worship center (accommodating 1,000 worshippers), two modular buildings 20,880 square feet in area and 391 parking spaces.

8. Environmental Setting: The 11.98 acre site located northwest of the intersection of Cannon Road and Mystra Drive is currently vacant. The majority (approximately 9 acres) of the site has been graded flat and is devoid of vegetation. Adjacent land uses include vacant property to the north, east and west and Cannon Road/Leisure Village to the south. Residential uses are approved (Mystra Subdivision) to the north and religious facilities are proposed to the east.

II. **ENVIRONMENTAL IMPACTS** - IS THERE SUBSTANTIAL EVIDENCE IN THE RECORD WHICH INDICATES THE POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE FOLLOWING ISSUES? PLEASE REFER TO SECTION V OF THIS INITIAL STUDY FOR A DISCUSSION OF ALL "NO" RESPONSES.

1. EARTH. Will the proposal result in:	YES	MAYBE	NO	MAJOR
a. Unstable earth conditions or in changes in geologic substructures?	_____	_____	X	_____
<input type="checkbox"/> Geologic site survey for subsurface conditions is recommended.				
<input type="checkbox"/> Effect of Excavation needs verification.				
<input type="checkbox"/> Slope stability is questioned.				
<input type="checkbox"/> Soil sample tests and special foundation design are recommended.				
<input type="checkbox"/> Other				
b. Disruptions, displacements, compaction or over-covering of the soil?	_____	_____	X	_____
c. Change in topography or ground surface relief features?	_____	_____	X	_____
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	X	_____
<input type="checkbox"/> Geologic site survey for subsurface conditions is recommended.				
<input type="checkbox"/> Effect of excavation needs verification.				
<input type="checkbox"/> Other				
e. Any increase in wind or water erosion of soils on or off the site?	_____	X	_____	_____
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	X	_____
<input type="checkbox"/> Tsunami hazard is expected, storm conditions, sand supply and movement needs verification.				

YES MAYBE NO MAJOR

- g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud-slides, ground failure or similar hazards? _____ _____ X _____
- [] Seismic shaking is expected.
- [] Slope stability is questioned.
- [] Soil sample tests and special foundation design are recommended.
- [] Geologic site survey for subsurface conditions is recommended.
- [] Effect of excavation is questioned.

DISCUSSION: Nine acres of the twelve acre site have been previously graded to the approximately finished grade proposed for the project. The project proposes 9,050 cubic yards of balanced grading on-site. A proposed access to Cannon Road located on extreme the southwestern portion of the site would require grading in an area not previously graded. Grading should be limited to the dry season. If grading is proposed between October and March, an Erosion Control Plan shall be prepared and implemented in accordance with the City's Grading Ordinance.

- 2. **AIR.** Will the proposal result in:
 - a. Substantial air emissions or deterioration of ambient air quality? _____ _____ X _____
 - b. The creation of objectionable odors? _____ _____ X _____
 - c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? _____ _____ X _____

DISCUSSION: Standard wetting procedures are required during grading of the site to control fugitive dust.

- 3. **WATER.** Will the proposal result in:
 - a. Changes in currents or the course or direction of water movements, in either marine or fresh waters? _____ _____ X _____
 - b. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff? _____ _____ X _____
 - c. Alterations to the course or flow of flood waters? _____ _____ X _____
 - d. Change in the amount of surface water in any water body? _____ _____ X _____
 - e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? _____ _____ X _____

	YES	MAYBE	NO	MAJOR
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>	_____
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of any aquifer by cuts or excavations?	_____	_____	<u>X</u>	_____
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>	_____
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>	_____

DISCUSSION: The project is not adjacent to a stream and no ground water has been encountered at the grades proposed for the site. Run off from the site would be conducted to adequate storm drain facilities.

4. **PLANT LIFE.** Will the proposal result in:

a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>	_____
b. Reduction of the numbers of any unique, rare or endangered of plants?	_____	_____	<u>X</u>	_____
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>	_____
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>X</u>	_____

DISCUSSION: Please refer to Attachment A.

5. **ANIMAL LIFE.** Will the proposal result in:

a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>X</u>	_____
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>	_____
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>	_____
d. Deterioration to existing fish or wildlife habitat?	_____	<u>X</u>	_____	_____

DISCUSSION: Please refer to Attachment A.

6. **NOISE.** Will the proposal result in:

a. Increases in existing noise levels?	_____	_____	<u>X</u>	_____
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	YES	MAYBE	NO	MAJOR
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>	_____
DISCUSSION: Incremental noise increase on-site from mechanical equipment and playground activities would be buffered from potential future residential uses and existing residences (to the south) by distance and topography. Incremental noise increase from additional traffic on Cannon Road are not significant because of the limited number of new trips and the design characteristics of residential developments existing and planned adjacent to Cannon Road (ie. setbacks and walls adjacent to the major arterial).				
7. LIGHT AND GLARE. Will the proposal produce new light and glare?	_____	_____	<u>X</u>	_____
8. LAND USE. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>X</u>	_____
9. NATURAL RESOURCES. Will the proposal result in:				
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>	_____
b. Depletion of any non renewable resource such as fuel for energy generation or mineral extractions?	_____	_____	<u>X</u>	_____
10. RISK OF UPSET. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>	_____
11. POPULATION. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>X</u>	_____
12. HOUSING. Will the proposal affect existing housing, create a demand for additional housing?	_____	_____	<u>X</u>	_____
13. TRANSPORTATION/CIRCULATION. Will the proposal result in:				
a. Generation of substantial additional vehicular movement?	<u>X</u>	_____	_____	_____
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u>X</u>	_____
c. Substantial impact upon existing transportation systems?	_____	<u>X</u>	_____	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>	_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>	_____

DISCUSSION: Refer to Attachment B.

		YES	MAYBE	NO	MAJOR
14.	PUBLIC SERVICES. Will the proposal have a negative effect upon, or result in a need for new or altered governmental services in any of the following areas:				
	a. Fire protection?	_____	_____	X	_____
	b. Police protection?	_____	_____	X	_____
	c. Schools?	_____	_____	X	_____
	d. Parks or other recreational facilities?	_____	_____	X	_____
	e. Maintenance of public facilities, including roads?	_____	_____	X	_____
	f. Other governmental services?	_____	_____	X	_____
	DISCUSSION: Consultation with the appropriate City Departments indicates an ability to provide service with no substantial effects on service levels.				
15.	ENERGY. Will the proposal result in:				
	a. Use of substantial amounts of fuel or energy?	_____	_____	X	_____
	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	X	_____
16.	UTILITIES. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
	a. Power or natural gas?	_____	_____	X	_____
	b. Communications systems?	_____	_____	X	_____
	c. Water?	_____	_____	X	_____
	d. Sewer or septic tanks?	_____	_____	X	_____
	e. Storm water drainage?	_____	_____	X	_____
	f. Solid waste and disposal?	_____	_____	X	_____
17.	HUMAN HEALTH. Will the proposal result in:				
	a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	X	_____
18.	AESTHETICS. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	X	_____
19.	RECREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	X	_____

YES MAYBE NO MAJOR

20. **ARCHAEOLOGICAL/HISTORICAL.** Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building? _____ _____ X _____

DISCUSSION: Previous archaeological surveys of the site were negative.

21. **PUBLIC INTEREST.** Is there known public controversy concerning the environmental effects of the project? _____ _____ X _____

III. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history? _____ _____ X _____

B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) _____ _____ X _____

C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) _____ X _____ _____

DISCUSSION: Cumulative traffic impacts require the installation of a traffic signal at the intersection of Cannon Road and Mystra Drive.

D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____ _____ X _____

IV. MITIGATION MEASURES

- o Erosion control per City Grading Ordinance.
- o Project redesign avoids direct impacts to coastal sage scrub. Concurrence by U.S. Fish and Wildlife is required.
- o Installation of a traffic signal at the intersection of Cannon Road and Mystra Drive is required in conjunction with phase II of the development.

V. DISCUSSION OF ALL "NO" RESPONSES ON THE INITIAL STUDY CHECKLIST

Based on review of the City's Environmental Data Base, relevant background studies, previous environmental documentation and staff input, it has been determined that no substantial evidence exists in the public record which indicates the potential for significant environmental impacts associated with the project as proposed including conditions of approval imposed by the City.

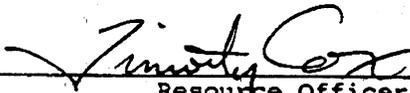
Initial Study Prepared By: Tim Cox and accepted as to content by the City Environmental Review Committee.

VI. DETERMINATION

On the basis of this initial evaluation, the City Environmental Review Committee finds:

- [] The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- [x] The proposed project COULD have a significant effect on the environment, but there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- [] The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: July 16, 1993


Resource Officer

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PLANNING COMMISSION
RESOLUTION NO. 2000- P47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A REVISION TO A CONDITIONAL USE PERMIT FOR AN EXPANSION TO A PRIVATE SCHOOL CURRICULUM ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: C-5-93 Revision
APPLICANT: New Venture Christian Fellowship
LOCATION: 4000 Mystra Drive

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 a revision to a Conditional Use Permit under the provisions of Articles 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

expansion of an existing private school curriculum to include through 8th-grade level education;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 26th day of June, 2000 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;

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:

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FINDINGS:

For the Revised Conditional Use Permit:

- 1. That the proposed location of the conditional use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.
- 2. That the proposed location of the conditional use and the required 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.
- 3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby APPROVE of a Revision to the Conditional Use Permit (C-5-93) subject to the following conditions:

- 1. The original project conditions contained within Planning Commission Resolution No. 93-P44 shall remain in effect and shall be binding upon this CUP revision in conjunction with the following conditions:

Building:

- 2. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.
- 3. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
- 4. Site development, parking, access into buildings and building interiors shall comply with C.C.R. Title 24, Part 2 (Disabled Access - Nonresidential buildings - D.S.A.).
- 5. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number; State license number and expiration date shall be printed in the title block of the plans.

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6. All new and existing outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans. In addition, all lighting showcasing building architecture shall be shown on the above noted plans.

Fire:

7. Any application for building permit, or a requirement by any licensing agency for local Fire Marshall inspection, may require plan submission to the Fire Prevention Bureau for plan check and may require fire suppression/prevention devices in accordance with local and/or uniform fire code requirements. Any required facility upgrades shall be completed prior to final building inspection or prior to commencement of the licensed education activities.

8. In accordance with the Uniform Fire Code Sec.901.4.4, addresses for the property shall be placed on the structure(s) in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall contrast with their background.

Planning:

9. This Conditional Use Permit Revision is granted for the following use only: expansion of an existing private school curriculum to include through 8th-grade level education. Any change in the use or any change in the facility, not in substantial conformance with the approved Conditional Use Permit, will require a revision to the Conditional Use Permit or a new Conditional Use Permit.

10. This Conditional Use Permit revision shall expire on June 26, 2002 unless implemented as required by the Zoning Ordinance.

11. Approval of this use permit does not include approval of any additional permanent signs on the site, unless any such sign in combination with any existing signs on the property are conforming to the limitations of the City Zoning Ordinance.

12. The facility property is subject to the provisions of the City's anti-graffiti ordinance (No. 93-19/Section 20.25 of the City Code). The code requirements, including obligations to remove or cover all graffiti within 24 hours, shall affect the subject property.

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13. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.

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

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

16. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.

17. The hours of operation are not limited. However, the hours of operation shall be reviewed and may be limited by the Planning Commission when valid issues or complaints pertaining to the hours of operation arise.

18. The private school operation shall be covered with licenses from any necessary licensing agency having jurisdiction or authority over the operation.

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19. Prior to commencement of any education or school function activities, the following operational standards shall be implemented:

- a) All pick-up vehicles shall be required to routinely exit the site from the southerly exit at Cannon Road.
- b) The northerly site exit at Mystra Drive shall be posted with a stop sign, a painted stop bar, and posted with a sign advising of possible on-coming traffic. These shall be installed to the satisfaction of the City Traffic Engineer or his assigned inspector.

PASSED and ADOPTED Resolution No. 2000-P47 on June 26, 2000 by the following vote, to wit:

AYES: Barrante, Miller, Akin, Hartley, Schaffer and Chadwick

NAYS: None

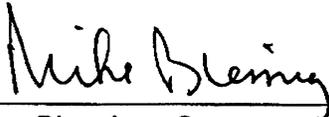
ABSENT: Bockman

ABSTAIN: None



George Barrante, Chairman
Oceanside Planning Commission

ATTEST:



Mike Blessing, Secretary

I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2000-P47.

Dated: June 26, 2000

EXHIBIT A

PROPERTY DESCRIPTION

Lot 71, Map No. 12495, Leisure Glen – located in the City of Oceanside, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, November 8, 1989.



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:
NEW VENTURE CHRISTIAN FELLOWSHIP CLASSROOMS (C-5-93; D-2-93)

PROJECT LOCATION - SPECIFIC:
4000 Mystra Drive

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

Revisions to a previously approved CUP to specifically include 7th and 8th grade students and to utilize two existing classrooms to accommodate the students.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
New Venture Christian Fellowship

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)

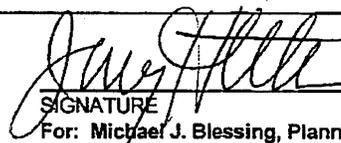
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S) _____

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) 15301

REASONS WHY PROJECT IS EXEMPT:

The project involves interior improvements that will not have a significant effect on the environment.

Contact Person: Jerry Hittleman, Senior Planner


SIGNATURE DATE
For: Michael J. Blessing, Planning Director June 19, 2000



File Number: D-2-93REV05, C-5-93REV05

Applicant: New Venture Christian Fellowship

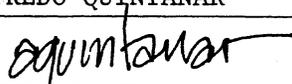
Description:

REVISIONS to DEVELOPMENT PLAN (D-2-93) and CONDITIONAL USE PERMIT (C-5-93) for the development of a new two-story resource center, a new one-story office building, and the conversion of three (3) existing school classrooms and a teacher's lounge into a fellowship service area and kitchen located at 4000 Mystra Drive. The project site is zoned CP (Professional Commercial) and is situated within the Ocean Hills Neighborhood. **NEW VENTURE CHURCH REVISION**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				ACCEPTED	BY
RECEIVED DEC 29 2005 Planning Department				12/29/05	MRB
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT	2. STATUS		GPA		
NEW VENTURE CHRISTIAN FELLOWSHIP	OWNER		MASTER/SP.PLAN		
3. ADDRESS	4. PHONE/FAX		ZONE CH.		
4000 MYSTRA DR., OCEANSIDE, CA 92056	760/721-7777		TENT. MAP		
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)			PAR. MAP		
ALFREDO QUINTANAR			DEV. PL.		
			D-2-93 REV 05		
6. ADDRESS			C.U.P.		
2150 W. WASHINGTON, STE. 303			C-5-93 REV 05		
SAN DIEGO, CA 92110			7. PHONE/FAX Ext. 16		
			VARIANCE		
			COASTAL		
PART II - PROPERTY DESCRIPTION			O.H.P.A.C.		
8. LOCATION			9. SIZE		
4000 MYSTRA DR., OCEANSIDE, CA 92056			12 ACRES		
LOT 71 OF LEISURE GLEN IN THE CITY OF OCEANSIDE			13. ASSESSOR'S PARCEL NUMBER		
10. GENERAL PLAN	11. ZONING	12. LAND USE	169-562-02		
CC	CP	CHURCH/EDUCATION			
PART III - PROJECT DESCRIPTION REV-3/21/06					
14. GENERAL PROJECT DESCRIPTION					
DEVELOPMENT OF A NEW TWO STORY RESOURCE CENTER, A NEW ONE STORY OFFICE BLDG. CONVERSION OF 3 EXISTING SCHOOL CLASSROOMS AND TEACHER'S LOUNGE TO FELLOWSHIP SERVICE AREA AND KITCHEN					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
N/A	N/A	CHURCH/EDUCATION	N/A	N/A	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
6,467 S.F.	NO CHANGE	38%	11.5%		
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		30. FLOOR PLANS AND ELEVATIONS	
26. 300-FT. RADIUS MAP		27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE	
28. ENVIRONMENTAL ASSESSMENT		29. PLOT PLANS		32. OTHER	
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.			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).		
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE		37. OWNER (Print)	
ALFREDO QUINTANAR		12/28/05		BRIAN LUNDBERG	
Sign: 				38. DATE	
				12/29/05	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: 		
35. APPLICANT (Print):		36. DATE		39. OWNER Print):	
ALFREDO QUINTANAR		12-28-05			
Sign: 				40. DATE	

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Planning Department

New Venture Christian Fellowship Church

D-2-93

C-5-93

Resolution #93-P44

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Planning Department

Description and Justification:

Legal Description:

Lot 71 of Leisure Glen in the City of Oceanside, County of San Diego, state of California. According to the map thereof 12495 filed in the office of San Diego County Recorder on November 8, 1989 as file number 89-608723

Project description:

The Project is an existing Church Campus located on the northwest corner of Canon Road and Mystra Drive. The Site is on 12 acres, fully landscaped, and functions as a church (New Venture Christian Fellowship) and a school (New Venture Christian Schools). The campus includes a 32,000 sf. Worship Center and administrative offices along with a 42,000 sf Education Building comprised of 23 classrooms, meeting rooms, Activity Center and school administrative facilities.

The scope of this application includes the addition of 2 new Buildings to complete the approved 80,000 SF of Building areas approved in the existing CUP.

The first Building is a 4,717 SF, two-stories Resource Center, with a Church Library and Lounge area located on the lower floor and two meeting rooms located on the upper floor, served by and elevator and connected through a balcony to the south end, east side of the existing second floor of the Education Building .

The second building is a one-story, 1,748 sf Office Building, with offices, conference room and related administrative facilities. This Building will be located on the west side of the property, between the Existing Education Building and Worship Center.

Included in this application are the **interior modifications/alterations** of 4 existing rooms located in the first floor, at the South end of the Education Building. This remodel will create the Fellowship Services area, consisting of a 1,856 sf Fellowship Services lounge and refreshments area, a 545 sf Fireside meeting Room and a 1,096 sf Kitchen.

Both building will be served by the existing parking facilities. Parking **counts have been maintained** by adding the same number of stalls as displaced by the location of the New Resource Center, primarily on the south parking lot, but also by re-stripping and improving the number of accessible parking stalls on the east side of the education Building. Internal circulation patterns have been maintained and improved by the addition of a gently curved drop-off area near the new building.

The **Architectural design** of the new buildings complements the size, scale and architecture of the existing buildings and positively contributes to the integration of all buildings as a cohesive Campus setting. Landscaping improvements include remedial planting where existing plants are disturbed and major improvements to the exterior courts and gathering areas, with enhanced paving and seating.

Project purpose and Objectives:

To modify the existing CUP permit and optimize the approved building areas with the addition of 2 buildings that will greatly enhance the fellowship experience of the Church Community and the Community at large. The users of these new facilities will be the same parishioners that currently attend New Venture Christian Fellowship, but lack adequate facilities where to engage one another after services. With enhanced courtyard areas, new seating lounges, better food preparation services, these new improvements will complete the Campus vision for New venture Christian Fellowship Church.

New Venture Christian fellowship Church feels the scope of these modifications is in accord with the objectives of the CUP ordinance, that the proposed additions will be consistent with the General Plan, it will not be detrimental to the public health, safety or welfare of the persons residing or working in or adjacent to the neighborhood and it will not be detrimental to properties or improvements in the vicinity or the general welfare of the City of Oceanside. We further state that the proposed revisions to this existing CUP will comply with the provisions of the CUP Ordinance, including any specific condition required for the proposed revisions of this CUP.

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FILED
Gregory J. Smith, Recorder/County Clerk

OCT 03 2006

CITY OF OCEANSIDE
PLANNING DEPARTMENT

BY AM DEPUTY

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
NEW VENTURE CHURCH REVISION (D-2-93REV05, C-5-93REV05)

PROJECT LOCATION - SPECIFIC:
4000 Mystra Drive
APN 169-562-02

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
The development of a new two-story resource center, a new one-story office building, and the conversion of three (3) existing school classrooms and a teacher's lounge to a fellowship service area and kitchen.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
New Venture Christian Fellowship
4000 Mystra Drive
Oceanside, CA 92056
(760) 721-7777

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

X 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

REASONS WHY PROJECT IS EXEMPT:

Potential impacts from the development were previously considered as part of the previously approved Negative Declaration (ND) prepared for New Venture Christian Fellowship (D-2-93, C-5-93) and the project has been found to be exempt from further environmental review. The project is consistent with applicable general plan designations and policies as well as applicable zoning designation and regulations. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Contact Person: Sally Schifman, Acting Planner II

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County
Placed in _____
Returned to sender _____
Date _____

Sally Schifman September 21, 2006
SIGNATURE DATE
For: Jerry Hittleman, Acting City Planner