

AGENDA NO. 5

PLANNING COMMISSION



STAFF REPORT

DATE: April 11, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP10-00039 TO ALLOW THE ESTABLISHMENT OF A RELIGIOUS FACILITY WITHIN AN APPROXIMATE 7,000-SQUARE FOOT COMMERCIAL OFFICE BUILDING LOCATED AT 141 CANYON DRIVE – SAMOAN CONGREGATIONAL CHRISTIAN CHURCH OF VISTA – APPLICANT: SAMOAN CONGREGATIONAL CHRISTIAN CHURCH OF VISTA**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1, Categorical Exemption “Existing Facilities”; and,
- (2) Adopt Planning Commission Resolution No. 2011-P13 approving Conditional Use Permit (CUP10-00039) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The applicant proposes to relocate an existing religious facility (Samoan Congregational Christian Church of Vista) currently located in the City of Vista. The Samoan Congregational Christian Church was founded in Vista California in 1995, and at that time the congregation attending the church services was very limited. Today the Church facility has well surpassed its occupancy requirements for its current location in Vista and operates with a far larger number of employees and provides religious services to 200 people.

On December 17, 2010 a Conditional Use Permit (CUP10-00039) was submitted to Planning Division to allow the Samoan Congregational Christian Church to occupy and conduct religious uses with an existing building located at 141 Canyon Drive.

Site Review: The subject site is located at 141 Canyon Drive, just south of Mission Avenue. The site contains one approximately 7,000 square foot and one 3,000 square foot commercial office buildings that have been vacant for several months. The property is comprised of an approximately 1.14 acres with 30 parking spaces on-site. The subject 7,000 square foot commercial office building has been used as a commercial day care and preschool known as La Petite Care for several years, but the business has cease operations and the building has been vacant for at least one year.

The zoning designation for the property is General Commercial (CG) and the General Plan Land Use Category is CN (Neighborhood Commercial). Religious assembly uses are permitted within the General Commercial District with approval of a Conditional Use Permit as per the Oceanside Zoning Ordinance requirement Article 1120 for religious facilities.

Surrounding land uses include the MacDonald's fast food restaurant to the north, a residential apartment complex to the south, Mira Costa Community College extension campus to the west, and a commercial shopping center to the east.

Project Description: The project application is comprised of the following entitlement:

Conditional Use Permit (CUP10-00039) represents a request for the following:

- (a) To permit the operation of religious facility known as the Samoan Congregational Christian Church of Vista within an approximately 7,000-square foot commercial suite at 141 Canyon Drive. This religious use would consist of Church services, bible study classes, intercessory prayer meetings, worship ceremonies, outreach programs, Bingo, Family Night, and an associated office use. The worship ceremonies and outreach programs would provide spiritual guidance, and would be held within the sanctuary portion of the building on Saturdays and Sundays. The Bingo use will provide entertainment and additional revenue for the Church.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. CEQA

ANALYSIS – KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is CG (General Commercial). The proposed project is consistent with the goals and objectives of the City's General Plan as follows:

I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

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

Policy B: The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.

The proposed Church use has been reviewed and analyzed by staff to ensure that religious assembly would not adversely impact the existing neighborhood and the surrounding uses. The religious assembly use will provide an overall balance of land uses in close proximity to the residential areas, and to foster a sense of community. The existing building has been un-used and vacant for sometime, which has limited activity in the area.

I.I. Balanced Land Uses

Goal: The City shall determine the amount, acreage and type of existing and potential land uses annually. This information shall be presented within the "General Plan Annual Report" and shall assist the City in defining and determining the proper balance of land use.

Objective: To minimize conflicts with adjacent or related land uses.

Policy B: The use of land shall not create a negative visual impact to surrounding land uses.

The proposed church facility occupying the existing 7,000-square foot commercial building would not significantly impact the site or surrounding land uses because of the limited hours-of-operation. Staff has evaluated traffic impacts and parking demand for the church is compatible with these commercial and residential uses. Staff analyzed the existing and future traffic demands with the addition of the Church, and has determined that the project would generate less than 200 trips a day, during non peak traffic hours and mainly on Sundays.

2. Zoning Compliance

This project is located in a Commercial General (CG) district. Pursuant to the land use regulations of the CN (Neighborhood Commercial District), religious facilities are subject to the approval of a Conditional Use Permit pursuant to Article 11 of the Zoning Ordinance.

The following table depicts the parking requirements pursuant to Article 31 of the OZO:

PROPOSED USE	BUILDING AREA	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
Religious Assembly	7,000 sq. ft.	(1 per 4 seats or 1 per each 40 sq. ft. of non-fixed seating area.)	30 Reciprocal
Total	7,0000 sq. ft.	25	30 Reciprocal

As depicted in the table above the proposed Religious Facility will require 25 parking stalls, and the proposed 30 parking spaces provided on site would exceed the requirement as specified in the Oceanside Zoning Ordinance. No parking for the Church use shall be outside of the proposed site's parcel, and if complaints arise from adjoining property owners regarding parking issues, enforcement procedures would be conducted and this Conditional Use Permit would be subject for review by the Planning Commission.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Neighborhood Commercial (CN)	Commercial General (CG)	Vacant Commercial Building
North of Subject Property	Neighborhood Commercial (CN)	Commercial General (CG)	Vacant Commercial Building
East of Subject Property:	Neighborhood Commercial (CN)	Neighborhood Commercial (CN)	Commercial Center
South of Subject Property:	Medium Density Residential (MDC-R)	Medium Density Residential (RM-C)	Multi-family residential apartments
West of Subject Property:	Neighborhood Commercial (CN)	Neighborhood Commercial (CN)	Mira Costa Extension Campus

DISCUSSION

Issue: Will the addition of the Religious Facility negatively impact the surrounding neighborhood and be compatible with the neighboring uses?

The project site includes two commercial office buildings and contains a total of 30 parking spaces. Based on the Oceanside Zoning Ordinance requirements for religious facilities the Samoan Congregational Church use requires approximately 25 parking spaces. Therefore the project would comply with the minimum parking requirements, and will provide the surplus parking that would accommodate current needs and future growth of the Church.

The primary hours-of-operation would be Sundays and Saturdays from 10:00 a.m. to 5:00 p.m. and some weekday evenings from 5:00 p.m. to 10:00 p.m. The hours-of-operation would not conflict with the adjoining commercial uses within the area. In order to ensure that traffic and parking conflicts don't occur, the Church plans to provide busing services to members from adjoining cities that attend Sunday worship services.

Recommendation: Staff finds that the limited hours-of-operation of the Church facility would not impact the adjoining uses within the area, and would help provide some additional foot traffic to an underutilized property. Therefore, staff can support the use of a Church within an existing commercial building, based on limited impacts to adjoining uses.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review staff finds the proposed project involves negligible or no expansion of the existing building, and the proposed project is categorically exempt pursuant to Class 1, Article 19, Section 15301 Existing Facilities, of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

SUMMARY

In summary, staff has analyzed the proposal for a Conditional Use Permit and has found it to be consistent with the requirements of the Zoning Ordinance and the policies outlined in the General Plan. Staff also finds that the use of a Church facility within an existing commercial retail building would be compatible with the existing use and will not impact the surrounding neighborhood. As such, Staff recommends that the Planning Commission approve the project. The Commission's action should be:

- Move to approve Conditional Use Permit Revision (CUP10-00039) and adopt Planning Commission Resolution No. 2011-P13 as attached.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:

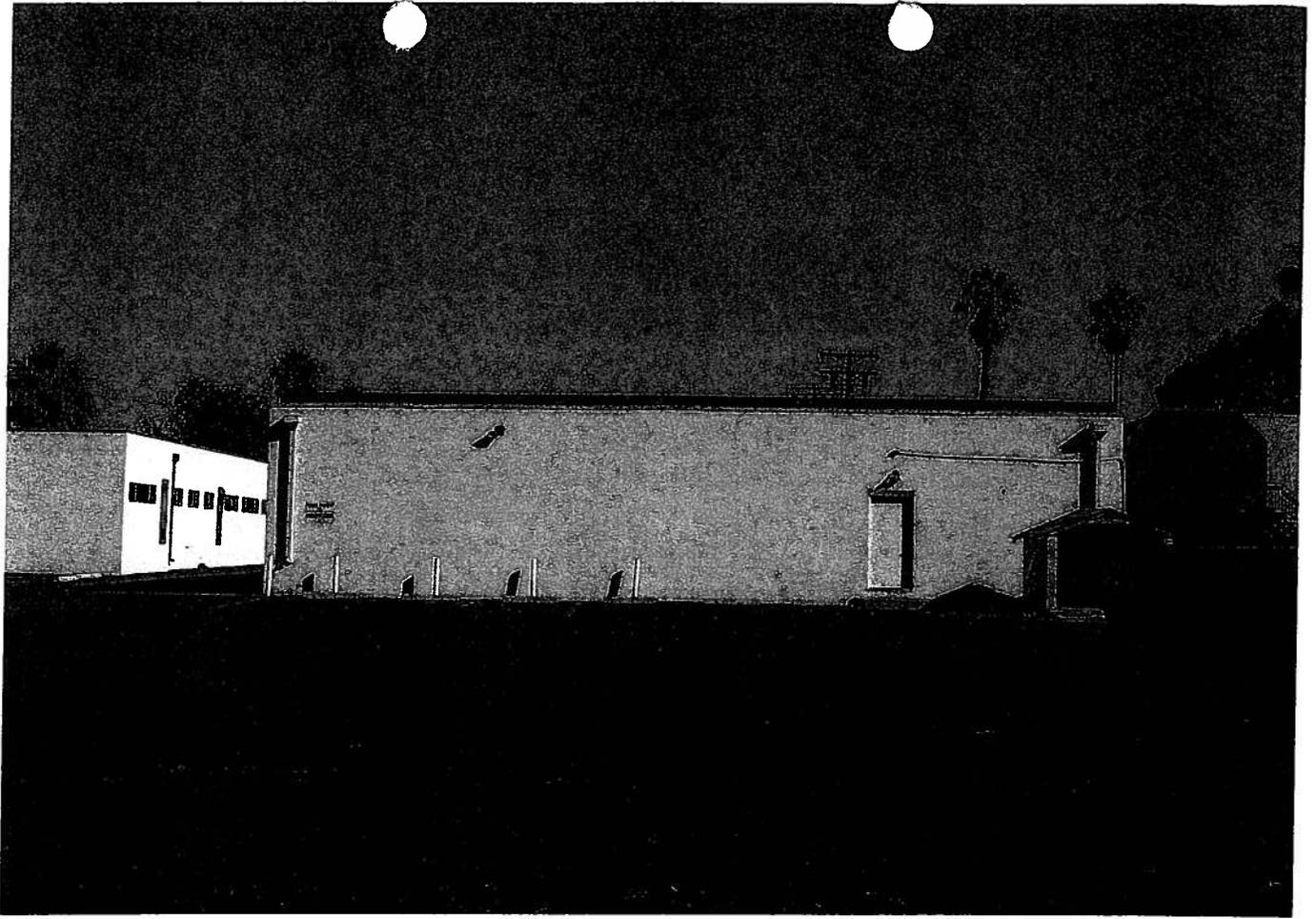


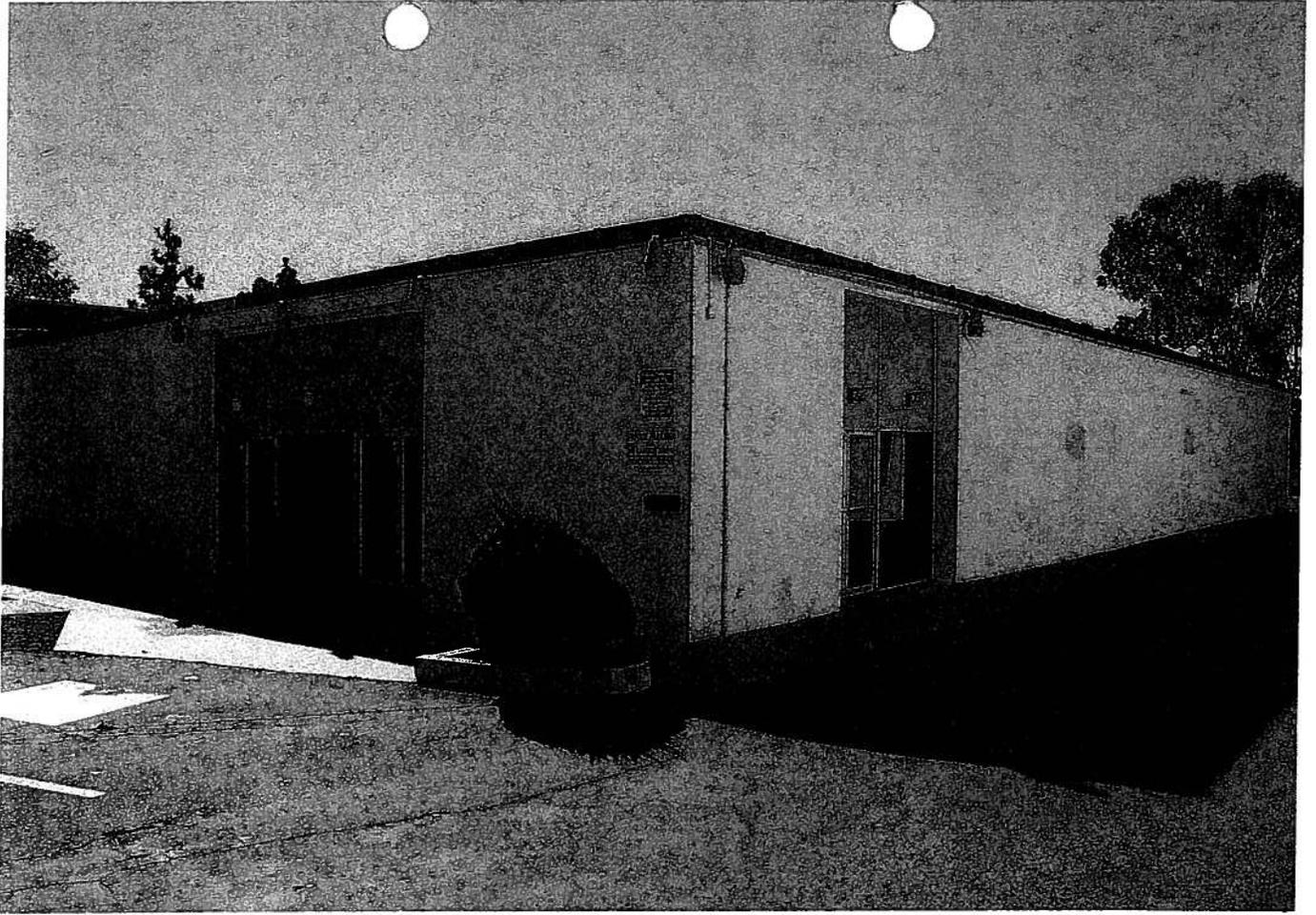
Jerry Hittleman
City Planner

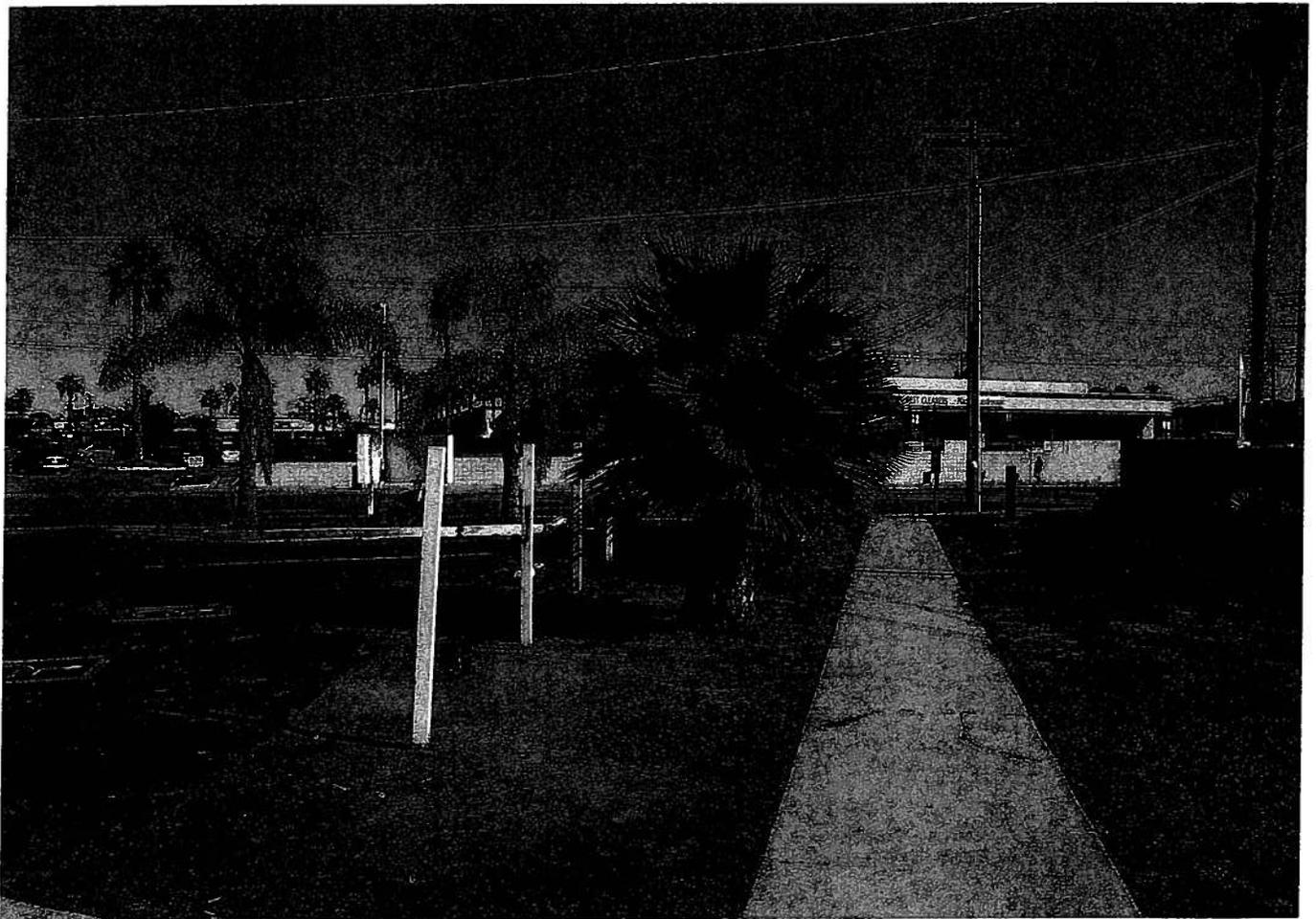
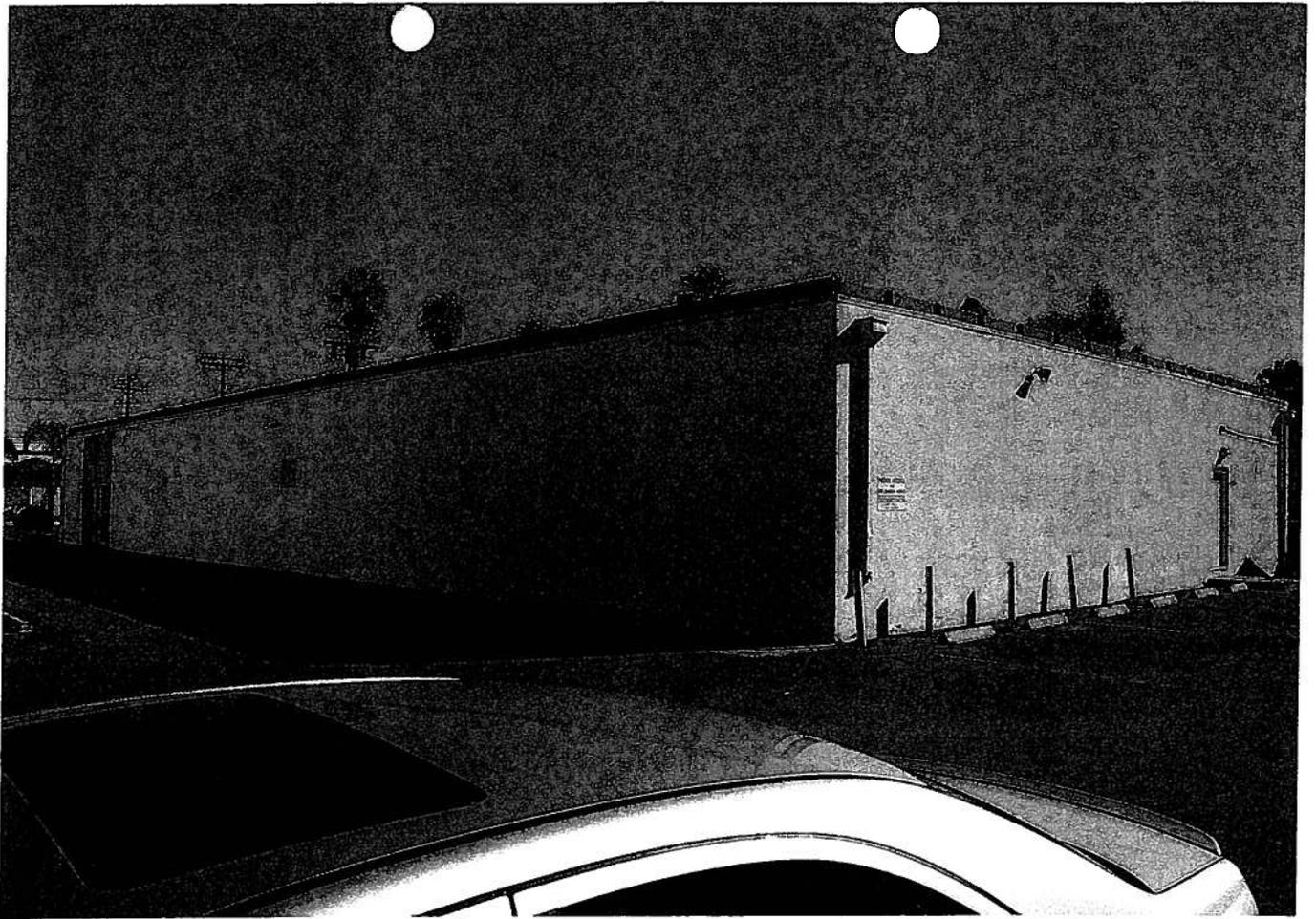
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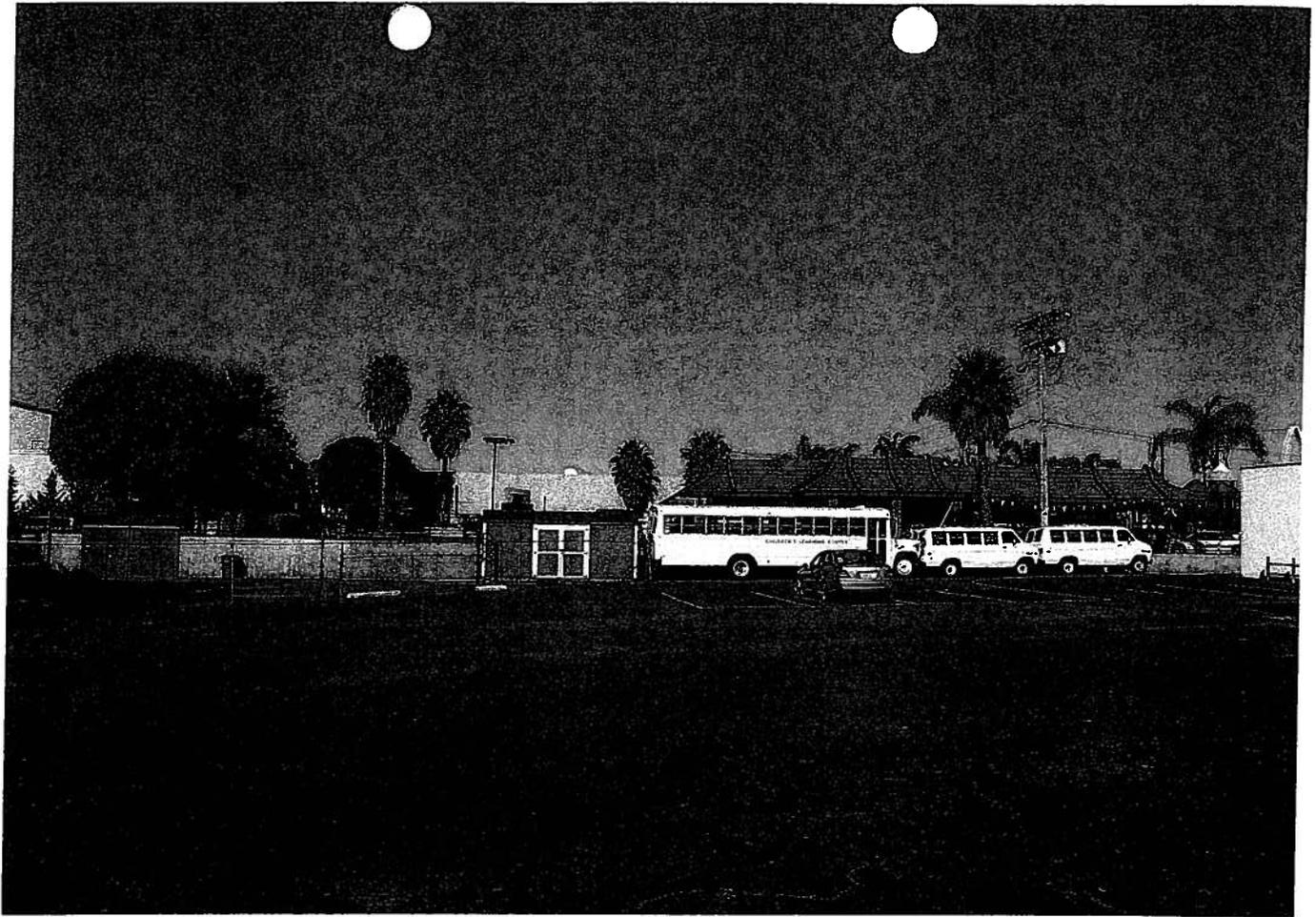
Attachments:

1. Site Plan/Architectural Plans
2. Planning Commission Resolution No. 2011-P13











1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P13

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

7 APPLICATION NO: CUP10-00039
8 APPLICANT: Samoan Congressional Church of Vista
9 LOCATION: 141 Canyon Drive

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

15 establishment of a religious assembly facility within an existing 7,000-square foot
16 commercial office building;

17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day
19 of April, 2011 conduct a duly advertised public hearing as prescribed by law to consider said
20 application;

21 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
22 Guidelines thereto; this project is categorically exempt from CEQA per Class 1 Section 15301
23 "Existing Facilities" ;

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

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

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

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

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

5 FINDINGS:

6 For the Conditional Use Permit:

- 7 1. That the proposed location of the religious facility is in accord with the objectives of the
8 Zoning Ordinance and the purposes of the Special Commercial district in which the site
9 is located. As per the Oceanside Zoning Ordinance section 1100 Religious facilities are
10 permitted within General Commercial District with an approval of a Conditional Use
11 Permit. The proposed Church would utilize an existing 7,000-square foot commercial
12 building and shall meet the required 25 parking stalls requirements as per the Oceanside
13 Zoning Ordinance code section 3100 with the existing 30 parking spaces provided on
14 site.
- 15 2. That the proposed location of the conditional use and the conditions under which it
16 would be operated or maintained will be consistent with the General Plan; the religious
17 facility will not be detrimental to the public health, safety or welfare of persons residing
18 or working in or adjacent to the neighborhood of such use; and will not be detrimental to
19 properties or improvements in the vicinity or to the general welfare of the City. Staff has
20 analyzed the impact of the Church's hours-of-operation with the adjacent neighboring
21 commercial uses, and found that the Church's limited hours-of-operation would not
22 conflict with the primary hours of the adjacent commercial uses within the area, because
23 the primary operation of the Church would be conducted Saturday and Sunday mornings.
- 24 3. That the proposed conditional use will comply with the provisions of the Zoning
25 Ordinance and General Commercial District in which the property is located, including
26 any specific condition required for the proposed conditional use in the district in which it
27 would be located.

28 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
29 approve Conditional Use Permit (CUP10-00039) subject to the following conditions:

1 **Building:**

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
3 Building Division plan check.
- 4 2. The granting of approval under this action shall in no way relieve the applicant/project
5 from compliance with all State and local building codes.
- 6 3. Site development, parking, access into buildings and building interiors shall comply with
7 C.C.R. Title 24, Part 2 (Disabled Access - Nonresidential buildings - D.S.A.).
- 8 4. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
9 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
10 other such lights may be utilized and shall be shown on building and electrical plans.
- 11 5. The building plans for this project are required by State law to be prepared by a licensed
12 architect or engineer and must be in compliance with this requirement prior to submittal
13 for building plan review.
- 14 6. This is a change in use as defined in the California Building Code (CBC) from B, F-1,
15 and S-1 to A-2.1. Prior to Occupancy, the building must comply with all CBC
16 requirements for the new use, and a new Certificate of Occupancy (C of O) must be
17 issued by the Building Division. In order for a new C of O to be issued, a licensed
18 architect or engineer must submit an analysis to the Building Division showing the status
19 of the building with respect to the code requirements for the new use. If the building
20 does not currently comply with the requirements for the new use, a permit will be
21 necessary for the work necessary to bring the building into compliance, and the C of O
22 will be issued upon completion of the permit.
- 23 7. Complete Energy Calculations/documentation will be required at time of plan submittal
24 to the Building Division for plan check.
- 25 8. A Building (Demo) Permit will be required for the demolition of any existing walls.
26 Plans for the Demolition Permit must clearly show that all work to be completed.
- 27 9. Setbacks and Type of Construction must comply with UBC Table 5-A. Allowable area
28 must be shown to comply with chapter 5 of the UBC.
29

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

4 11. A letter of clearance from the school district in which the property is located shall be
5 provided at the time building permits are issued.

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

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

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

Fire:

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

24 14. Fire extinguishers are required and shall be included on the plans submitted for plan check.

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

27 16. Provide a fire alarm system as required per C.F.C. Article 10 and N.F.P.A. 72.

28 17. The building may not exceed the allowable area per C.B.C. Chapter 5.

29 18. The building must be provided with exit signs including floor-level exit signs.

- 1 19. In accordance with the California Fire Code Sec. 901.4.4, approved address for
2 commercial, industrial, and residential occupancies shall be placed on the structure in
3 such a position as to be plainly visible and legible from the street or roadway fronting the
4 property. Numbers shall be contrasting with their background.
- 5 20. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
6 approval prior to the issuance of building permits.
- 7 21. Buildings shall meet Oceanside Fire Department's current codes at the time of building
8 permit application.
- 9 22. All requirements from Article 25 of the California Fire Code must be met.

10 **Planning:**

- 11 23. This Conditional Use Permit shall expire on April 11, 2014 unless implemented as
12 required by the Zoning Ordinance.
- 13 24. This Conditional Use Permit approves only the religious assembly facility and associated
14 tenant improvements as shown on the plans and exhibits presented to the Planning
15 Commission for review and approval. No deviation from these approved plans and
16 exhibits shall occur without Planning Division approval. Substantial deviations shall
17 require a revision to the Conditional Use Permit or a new Conditional Use Permit.
- 18 25. The permitted uses and hours-of-operation for the church will be as follows:
19 Sundays: 6:00 a.m. to 9:00 p.m.
20 Mondays: 12:00 p.m. to 9:00 p.m.
21 Tuesdays: 12:00 p.m. to 10:00 p.m.
22 Wednesday: 12:00 p.m. to 9:00 p.m.
23 Thursdays: 12:00 p.m. to 10:00 p.m.
24 Fridays: 12:00 p.m. to 10:00 p.m.
25 Saturdays: 6:00 a.m. to 9:00 p.m.
- 26 26. Any proposed new signs shall be in conformance with the Oceanside Sign Ordinance
27 Guidelines and shall be submitted to the Planning Division.
- 28 27. The property shall be improved with additional landscaping at the front of the property and
29 the building shall be repainted and subject to the City Planner's review prior to final
occupancy release.

- 1 28. The property shall be maintained in a well up keep nature.
- 2 29. The Church is permitted to hold Bingo events in conjunction with the other church related
3 uses.
- 4 30. A covenant or other recordable document approved by the City Attorney shall be prepared
5 by the applicant and recorded prior to the issuance of building permits. The covenant shall
6 provide that the property is subject to this resolution, and shall generally list the conditions
7 of approval.
- 8 31. Prior to the issuance of building permits, compliance with the applicable provisions of the
9 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
10 and approved by the Planning Division. These requirements, including the obligation to
11 remove or cover with matching paint all graffiti within 24 hours shall recorded in the form
12 of a covenant affecting the subject property.
- 13 32. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
14 written copy of the applications, staff report and resolutions for the project to the new
15 owner and or operator. This notification's provision shall run with the life of the project
16 and shall be recorded as a covenant on the property.
- 17 33. Failure to meet any conditions of approval for this development shall constitute a violation
18 of the Conditional Use Permit.
- 19 34. The existing trash enclosures shall be rehabilitated with new doors and paint.
- 20 35. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
21 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
22 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
23 annul an approval of the City, concerning Conditional Use Permits C-35-08. The City
24 will promptly notify the applicant of any such claim, action or proceeding against the
25 city and will cooperate fully in the defense. If the City fails to promptly notify the
26 applicant of any such claim action or proceeding or fails to cooperate fully in the
27 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
28 harmless the City.
- 29 36. 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

1 approval of this project constitutes the applicant's agreement with all statements in the
2 Description and Justification, Management Plan and other materials and information
3 submitted with this application, unless specifically waived by an adopted condition of
4 approval.

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

8 PASSED AND ADOPTED Resolution No. 2011-P13 on April 11, 2011 by the
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Robert Neal, Chairperson
16 Oceanside Planning Commission

17 ATTEST:

18 _____
19 Jerry Hittleman, Secretary

20 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
21 this is a true and correct copy of Resolution No. 2011-P13.

22
23 Dated: April 11, 2011

24 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
25 be required as stated herein:
26

27 _____
28 Date: _____
29



Application for Public Hearing

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

STAFF USE ONLY

ACCEPTED

12/3/10
12/17/10

BY

SN
i
DW

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT SAMBAN CONGREGATIONAL CHRISTIAN CHURCH OF VISTA	2. STATUS LESSEE
3. ADDRESS 865 GRAPEVINE ROAD, VISTA, CA 92083 TEL: 760-538-5380	4. PHONE/FAX/E-mail
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) TAIU MOI	7. PHONE/FAX/E-mail
6. ADDRESS 865 GRAPEVINE ROAD, VISTA, CA 92083 TEL: 760-538-5380	

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. CUPIO- 00039
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 141 CANYON DR, OCEANSIDE, CA 92054	9. SIZE
10. GENERAL PLAN EXISTING PLAN COMMERCIAL	11. ZONING COMMERCIAL
12. LAND USE EXISTING BUILDING	13. ASSESSOR'S PARCEL NUMBER 148-160-2000

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
LEASE EXISTING BUILDING AS A CHURCH FOR RELIGIOUS SERVICES ON SUNDAY 10-12 PM AND RUN OUR CHURCH BIBLES ON TUESDAY AND THURSDAY EVENINGS 5:30 PM - 10 PM

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING COMMERCIAL	17. PROPOSED LAND USE EXISTING BLDG. AS A CHURCH	18. NO. UNITS N/A	19. DENSITY N/A
20. BUILDING SIZE 1,000 SQ FT.	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE OF PAR	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): TAIU T. MOI	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
Sign:		
	35. OWNER (Print): KIM SARA KEE	36. DATE 11/15/2010
	Sign:	

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



Samoan Congregational Christian Church of Vista

536 Matagual Dr.
Vista, CA 92081
(760) 805-3172

Samoan Congregational Christian Church of Vista
141 Canyon Dr.
Oceanside, CA 92054

Description and Justification

This application is a request for a conditional use permit (CUP) for an existing structure in Oceanside. We plan to use this facility for church services, church meetings on weekends and church bingo every Tuesday and Thursday evening.

If allowed, then we will use the building for previously mentioned purposes. Hours and service of operation will be as follows.

Sundays-	Church Service from	10 am - 2 pm
Tuesdays-	Church Bingo	5 pm - 10 pm
Wednesday-	Choir Practice	6 pm - 9 pm
Thursdays-	Church Bingo	5 pm - 10 pm
Fridays-	Family Night	7 pm - 9 pm
Saturdays-	Church Meetings	10 am - 5 pm

Samoan Congregational Christian Church of Vista
141 Canyon Drive
Oceanside, CA 92054

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If allowed, then we will use the building for previously mentioned purposes. Hours and services of operation will be as follow:

- Sunday: Church Service from 10 a.m. to 2 p.m.
- Tuesday: Church Bingo from 5 p.m. to 10 p.m.
- Wednesday: Choir Practice from 6 p.m. to 9 p.m.
- Thursday: Church Bingo from 5 p.m. to 10 p.m.
- Friday: Family Night from 7 p.m. to 9 p.m.
- Saturday: Church Meetings from 10 a.m. to 5 p.m.

Benefits to the community:

Samoan Congregational Christian Church has a numerous ministries designed to reach out to the community:

- A ministry of generosity is also in place to hand out food baskets for whoever has need of one, member or not.

These are some upcoming ministries:

- Hope ministry which will serve hospitals and elderly homes.
- Marriage counseling ministry will minister to marriages in crisis.
- Youth outreach program will educate youth about drug and alcohol abuse in the most afflicted areas of the city.

The Church strives to be a beacon of light in the midst of hurting world. It endeavors to show the love of Christ to those who need it. This building will help the congregation to fulfill the mission Jesus entrusted us with: "to guide the hurting and disenfranchised to the feet of our Savior".

Rev. Vaelaa Taua
Senior Pastor
Samoan Congregational Christian Church of Vista

Legal Description:

APN: 148-160-20-00

That portion of Lot 10 of Butler Groves and Gleichner Addition, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 341, filed in the office of the county recorder of said San Diego County.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Samoan Congregational Church
2. **ADDRESS:** 865 Grapevine Rd. Vista CA. 92083
3. **PHONE NUMBER:** (760) 758-5380
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** CUP11-00039 Samoan Congregational Christian Church
7. **DESCRIPTION:** A Conditional Use Permit (CUP11-00039) to allow a proposed religious facility within an existing 7,000 square foot commercial office building located at 141 Canyon Drive. The project site has a General Plan Land Use Designation of General Commercial (CG) with a zoning designation of Neighborhood Commercial (CN), and is situated within the Loma Alta Neighborhood Planning Area.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project is generally for an internal modification of an existing building, with a parking lot modification. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- Per Article 19, the project is categorically exempt, in accordance with Section 15301, Existing Facilities, Class 1 (a), interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances.
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section ____, [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner

Date: 4/11/11

cc: Project file Counter file Library Posting: County Clerk \$50.00 Admin. Fee