

AGENDA NO. 4

PLANNING COMMISSION



CITY OF OCEANSIDE

DATE: September 26, 2011

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP11-00017) TO ALLOW THE ESTABLISHMENT OF A RELIGIOUS FACILITY WITHIN A 5,301-SQUARE FOOT INDUSTRIAL OFFICE SUITE WITHIN THE OCEANIC BUSINESS PARK LOCATED AT 3800 OCEANIC DRIVE – OCEANSIDE VINEYARD CHURCH – APPLICANT: RON FORD**

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-P31 approving Conditional Use Permit (CUP11-00017) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The applicant wishes to relocate an existing religious facility (Vineyard Church) currently located at 3803 Oceanic Drive to a similar size building at 3803 Suite 113-115 Oceanic Drive for financial purposes.

On January 8, 2007, the Planning Commission approved a Conditional Use Permit (C-41-06), to occupy an existing 6,006 square foot industrial office suite located at 3803 Oceanic Drive.

Site Review: The subject site is located at 3800 Oceanic Drive, Suite 113-115, within the Rancho Del Oro Business Industrial Master Plan Area.

The zoning designation for the property is PD-1 (Rancho Del Oro Industrial Planned Development) and the General Plan Land Use Category is S-1-84 (Industrial). Religious assembly uses are permitted within the Rancho Del Oro Industrial District with approval of a Conditional Use Permit.

Surrounding land uses include the general industrial uses and offices in all directions.

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

Conditional Use Permit (CUP11-00017) represents a request for the following:

- (a) To permit the operation of commercial religious facility known as the Vineyard Church within an industrial suite located at 3800 Oceanic Drive, Suite 133-115. The religious use would consist of religious services every Sunday, operate affiliated office use during the weekdays and hold small group meetings on weekday evenings. The proposed schedule and types of use is as follows:

Use	Days of the week	# of people	Hours
Office	Monday-Friday	2-5	8am - 5pm
Services	Sunday morning	85	8am -12pm
	Sunday evening	30-45	6pm - 9pm
Meetings	Weekday evenings	5-25	6pm - 9pm

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 PD-1 (Rancho Del Oro Industrial Master Plan). 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 industrial area, and the abutting uses. Operation of religious assembly has been determined by staff to provide an overall balance of land uses in close proximity to the residential areas, and to foster a sense of community. The church currently operates less than a ¼ mile to the north from the subject site and has not received any complaints or created any negative impacts to the area.

2. Zoning Compliance

This project is located in a PD-1 (Rancho Del Oro Planned Unit Industrial) district. Pursuant to the land use regulations of the Industrial, 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:

<i>PROPOSED USE</i>	BUILDING AREA	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
Religious Assembly	5,301 sq. ft.	(1 per 4 seats or 1 per each 40 sq. ft. of non-fixed seating area.)	113 Reciprocal
Total	5,301 sq. ft.	46	113 Reciprocal

As depicted in the table above the proposed Religious Facility known as the Vineyard Church will require 46 parking stalls. The existing 113 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 to review by the Planning Commission.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Rancho Del Oro (S-1-84)	Planned Unit Industrial (PD-1)	Industrial suite
North of Subject Property	Rancho Del Oro (S-1-84)	Planned Unit Industrial (PD-1)	Industrial Office
East of Subject Property:	Rancho Del Oro (S-1-84)	Planned Unit Industrial (PD-1)	Industrial Office
South of Subject Property:	Rancho Del Oro (S-1-84)	Planned Unit Industrial (PD-1)	Industrial Office
West of Subject Property:	Rancho Del Oro (S-1-84)	Planned Unit Industrial (PD-1)	Industrial Office

DISCUSSION

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

Staff's review of the proposed church operations within an existing 5,301-square foot industrial suite, centered on compatibility issues with existing land uses and project compliance with applicable parking standards. The subject industrial center contains a wide variety of uses, and contains a total of at least 113+ parking stalls.

Based on the Oceanside Zoning Ordinance requirements for religious facilities the church use requires approximately 46 parking spaces. Therefore the project would comply with the minimum parking requirements, and will provide the surplus parking that would supplement the growth of the church.

The primary hours-of-operation would be conducted on Sundays, some weekday evenings, and weekday hours for affiliated office use. The established hours-of-operation would not conflict with the adjoining industrial uses within the center, and would enable the church to provide services to the community.

The church currently operates at 3803 Oceanic Drive, which is approximately ¼ mile north from the proposed 3800 Oceanic Drive suites. The existing facility has not received any complaints or had any issues with parking, traffic, and its existing operations. The Vineyard Church wishes to move to the 3800 Oceanic Drive Suites for financial purposes.

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 the church related Conditional Use Permit for consistency with the requirements of the Zoning Ordinance and the policies outlined in the General Plan. Therefore, Staff finds that the use of a church facility within an existing industrial suite 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 (CUP11-00017) and adopt Planning Commission Resolution No. 2011-P31 as attached.

PREPARED BY:


Scott Nightingale
Planner II

SUBMITTED BY:


Jerry Hittleman
City Planner

JH/SN/vm

Attachments:

1. Planning Commission Resolution No. 2011-P31
2. Site Plan/Architectural Plans
3. Photo of the existing industrial suites located at 3800 Oceanic Drive, Suites 113-115

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P31

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: CUP11-00017
8 APPLICANT: Ron Ford
9 LOCATION: 3800 Oceanic Drvie, Suite 113-115

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 5,301-square foot
16 industrial office suite;

17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 26th day
19 of September, 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 project, "Existing
23 Facilities," per Section 15301 of CEQA Guidelines;

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 Planned Unit Industrial district in which the
9 site is located. As per the Oceanside Zoning Ordinance section 1100 and the Rancho
10 Del Oro Industrial Master Plan, Religious facilities are permitted within Industrial
11 District with an approval of a Conditional Use Permit. The proposed Church would
12 utilize an existing 5,301-square foot industrial office suite within an existing industrial
13 shell building and shall meet the required 46 parking stalls requirements as per the
14 Oceanside Zoning Ordinance code section 3103 with the provided 113 parking spaces.
- 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 uses, and
21 found that the Church's limited hours-of-operation would not conflict with the primary
22 hours of the adjacent neighboring uses within the area, because the primary operation of
23 the Church would be conducted Sunday mornings and early weeknight hours.
- 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 (CUP11-00017) 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 developer shall monitor, supervise and control all building construction and supportive
5 activities so as to prevent these activities from causing a public nuisance, including, but not
6 limited to, strict adherence to the following:
- 7 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
8 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
9 work that is not inherently noise-producing. Examples of work not permitted on
10 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
11 producing nature. No work shall be permitted on Sundays and Federal Holidays
12 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
13 Christmas Day) except as allowed for emergency work under the provisions of the
14 Oceanside City Code Chapter 38 (Noise Ordinance).
- 15 b) The construction site shall be kept reasonably free of construction debris as
16 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
17 approved solid waste containers shall be considered compliance with this
18 requirement. Small amounts of construction debris may be stored on-site in a neat,
19 safe manner for short periods of time pending disposal.

20 **Fire:**

- 21 3. Fire Department requirements shall be placed on plans in the notes section.
- 22 4. All proposed and existing fire hydrants within 400 feet of the project shall be shown on the
23 site plan.
- 24 5. Fire extinguishers are required and shall be included on the plans submitted for plan check.
- 25 6. An automatic fire extinguisher system complying with UL300 shall be provided to protect
26 commercial-type cooking or heating equipment that produces grease-laden vapors
- 27 7. Provide a class "K" type portable fire extinguisher within 30 feet of the kitchen appliances
28 emitting grease-laden vapors.
- 29 8. A fire sprinkler system based on area and occupancy classification may be required.

- 1 9. Fire alarm system may be required in the A-3 occupancy if the occupant load is 300 or
2 more.
- 3 10. Approved addresses for commercial occupancies shall be placed on the structure in such a
4 position as to be plainly visible and legible from the street or roadway fronting the
5 property. Numbers shall be contrasting with their background and meet the current City of
6 Oceanside size and design standard.
- 7 11. Due to change in occupancy proposed, plans shall be submitted to the Fire Prevention
8 Bureau for plan check review and approval prior to the issuance of building permits.

9 **Planning:**

- 10 12. This Conditional Use Permit shall expire on September 26, 2014 unless implemented as
11 required by the Zoning Ordinance.
- 12 13. This Conditional Use Permit approves only the religious assembly facility and associated
13 tenant improvements as shown on the plans and exhibits presented to the Planning
14 Commission for review and approval. No deviation from these approved plans and
15 exhibits shall occur without Planning Division approval. Substantial deviations shall
16 require a revision to the Conditional Use Permit or a new Conditional Use Permit.
- 17 14. The permitted uses and hours-of-operation for the church will be as follows on the attached
18 description and justification.
- 19 15. Any existing and proposed new signs shall be in conformance with the Oceanside Sign
20 Ordinance Guidelines and shall be submitted to the Planning Division.
- 21 16. All proposed landscaping shown on the plans shall be reviewed and approved by the City
22 Planner prior to final occupancy approval.
- 23 17. The property shall be maintained in a well up keep nature.
- 24 18. A covenant or other recordable document approved by the City Attorney shall be prepared
25 by the applicant and recorded prior to the issuance of building permits. The covenant shall
26 provide that the property is subject to this resolution, and shall generally list the conditions
27 of approval.
- 28 19. Prior to the issuance of building permits, compliance with the applicable provisions of the
29 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
and approved by the Planning Division. These requirements, including the obligation to

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remove or cover with matching paint all graffiti within 24 hours shall recorded in the form of a covenant affecting the subject property.

20. 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 and shall be recorded as a covenant on the property.

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

22. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City. The City will promptly notify the applicant of any such claim, action or proceeding against the city and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

23. 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, Management Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

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

4 PASSED AND ADOPTED Resolution No. 2011-P31 on September 26, 2011 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10 _____
11 Tom Rosales, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

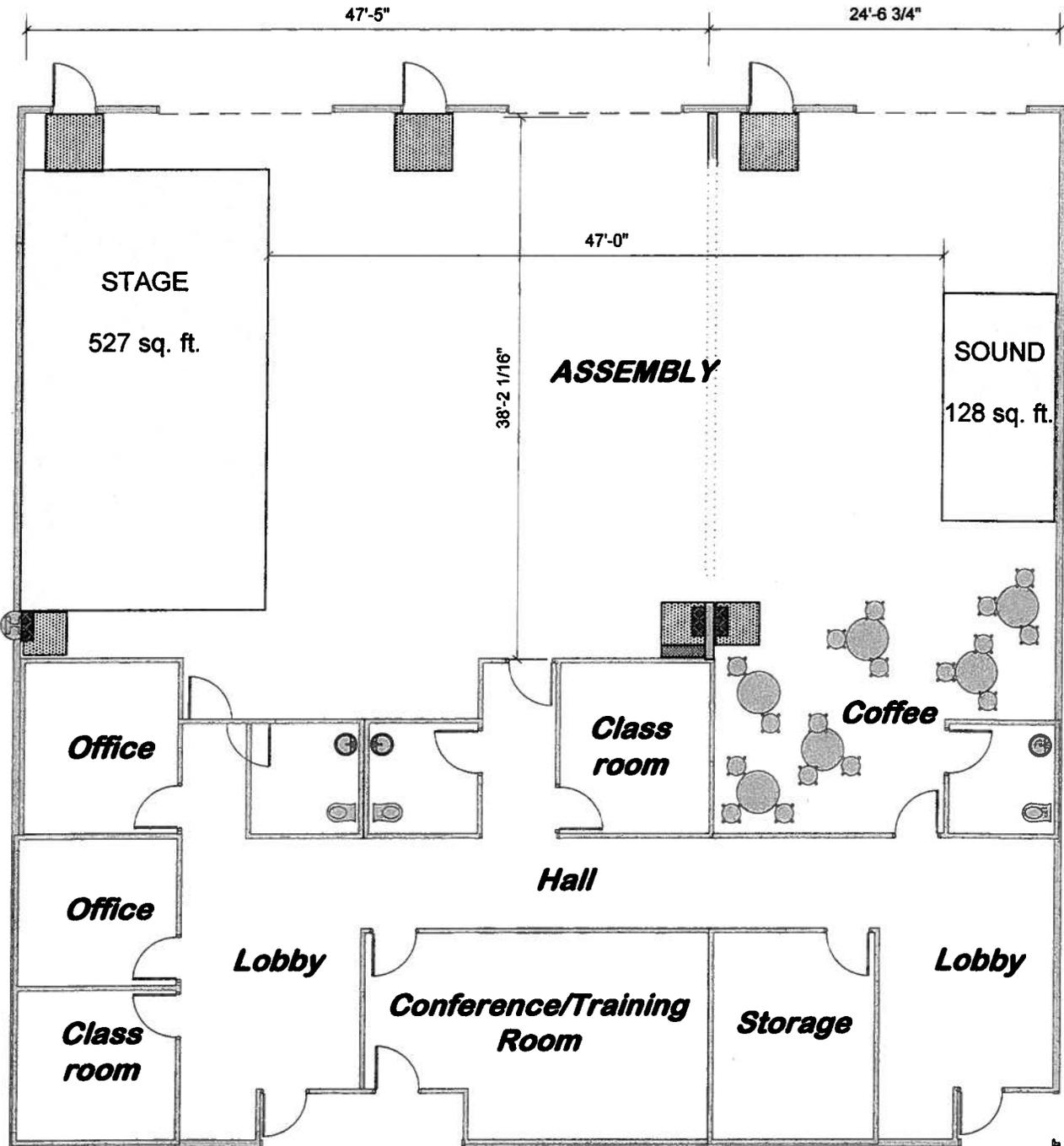
14 _____
15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2011-P31.

18
19 Dated: September 26, 2011

20
21 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
22 be required as stated herein:

23
24 _____ Date: _____
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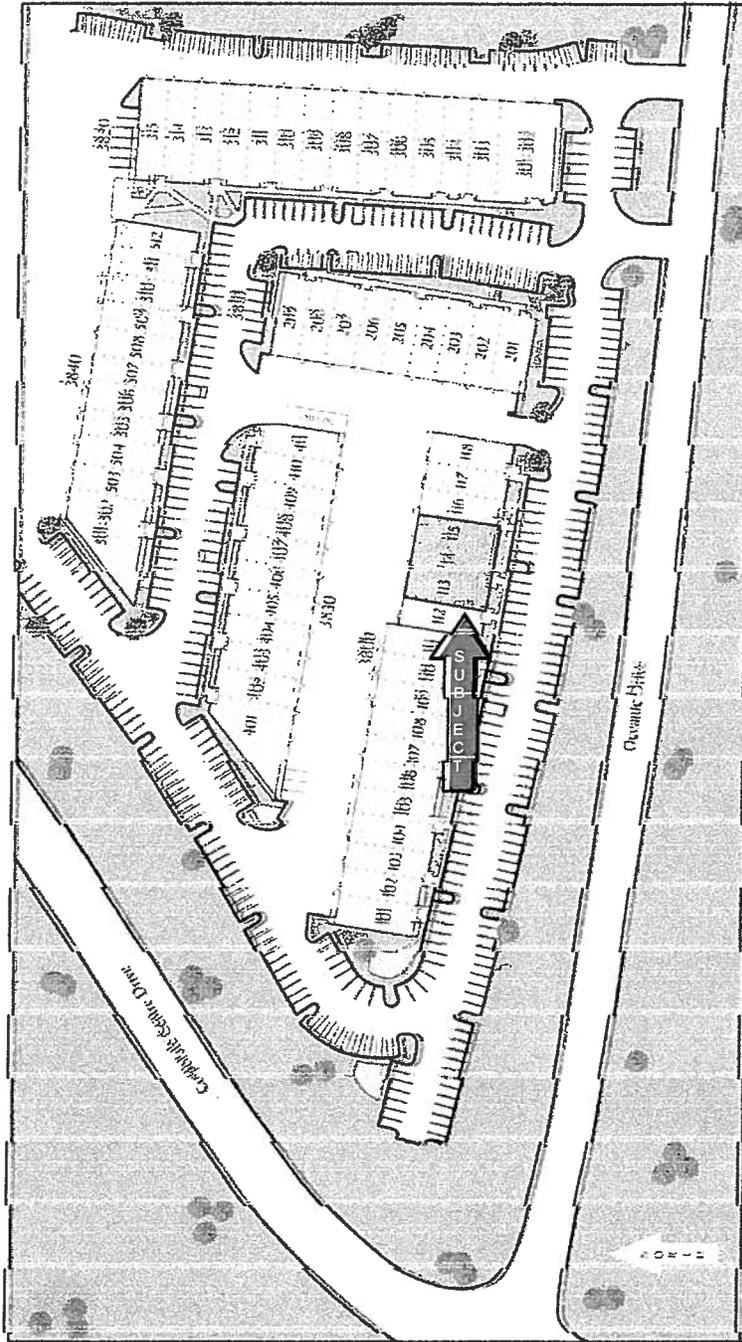


Suite 113

Suite 114

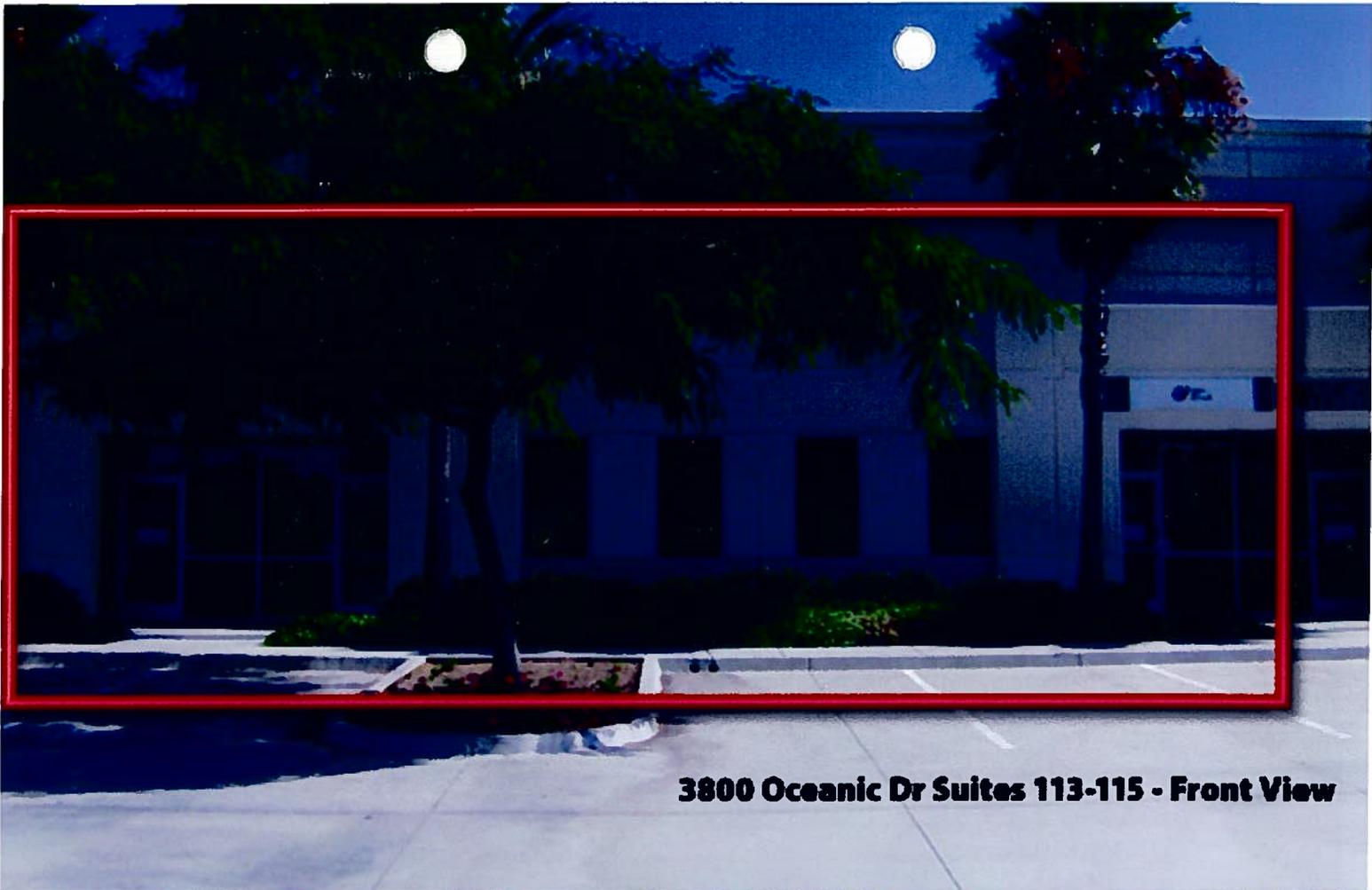
Suite 115

EXHIBIT "E"
THE PROJECT

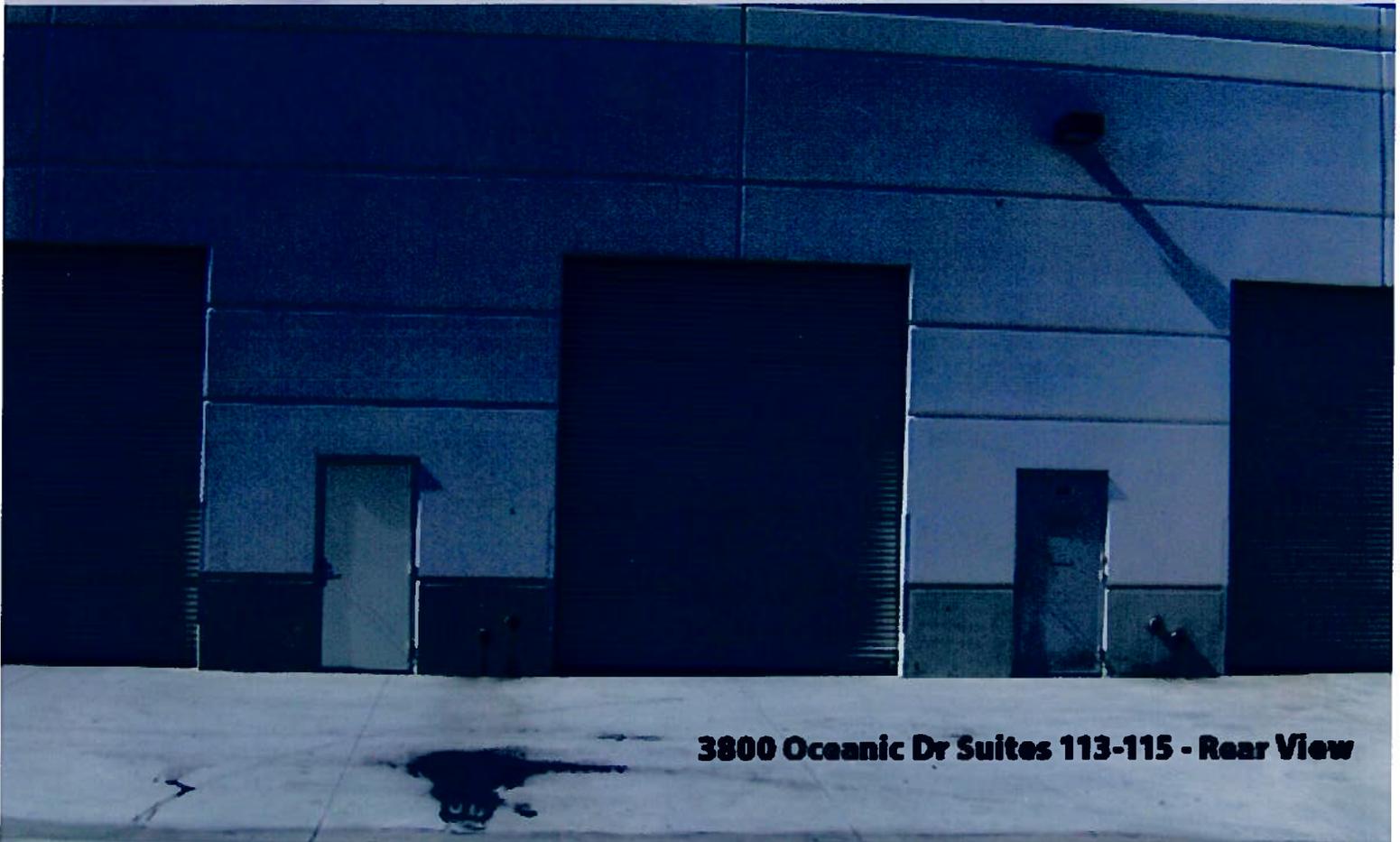


Initial _____
Initial _____

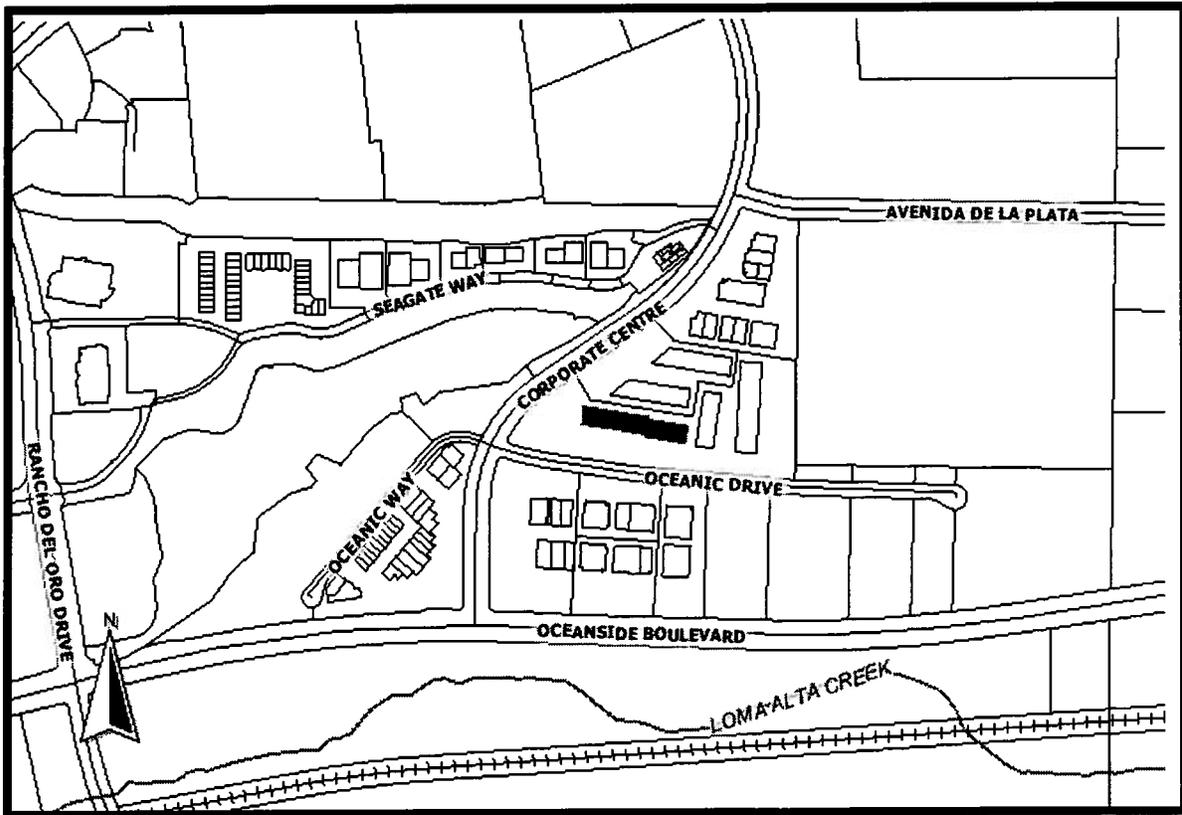
Initial _____
Initial _____



3800 Oceanic Dr Suites 113-115 - Front View



3800 Oceanic Dr Suites 113-115 - Rear View



File Number: CUP11-00017

Applicant: Ron Ford

Description:

CONDITIONAL USE PERMIT (CUP11-00017) to permit a religious facility within two existing industrial suites located at 3800 Oceanic Drive suite # 113-115. The project site has a General Plan Land Use Designation of Rancho Del Oro (S-1-84) is zoned Industrial Planned Unit Development (PD-1), and is situated within the Ivey Ranch Rancho Del Oro Planning Area. – **OCEANSIDE VINEYARD CHURCH**

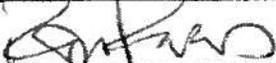
Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

RECEIVED

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

 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		BY SN
		8/1/11		
Please Print or Type All Information				HEARING
PART I - APPLICANT INFORMATION				GPA
1. APPLICANT Ron Ford		2. STATUS BOARD Member		MASTER/SP.PLAN
3. ADDRESS 7916 EL Astillero Place, Carlsbad, CA 92009		4. PHONE/FAX/E-mail 760 809 1781		ZONE CH. TENT. MAP PAR. MAP
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL. C.U.P. CUP11-00017
6. ADDRESS		7. PHONE/FAX/E-mail		VARIANCE COASTAL O.H.P.A.C.
PART II - PROPERTY DESCRIPTION				
8. LOCATION 3800 Oceanic Drive, Ste 113-115, Oceanside			9. SIZE 5,301 square feet	
10. GENERAL PLAN Industrial	11. ZONING IL	12. LAND USE Industrial	13. ASSESSOR'S PARCEL NUMBER 160-680-19	
PART III - PROJECT DESCRIPTION				
14. GENERAL PROJECT DESCRIPTION USE OF EXISTING BUILT-OUT SPACE FOR RELIGIOUS ASSEMBLY ON NIGHTS AND WEEKENDS, WITH LIGHT OFFICE USE DURING THE WEEK.				
15. PROPOSED GENERAL PLAN SAME	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
20. BUILDING SIZE	21. PARKING SPACES 16	22. % LANDSCAPE	23. % LOT COVERAGE or FAR	
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	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 32. OTHER (See attachment for required reports)		
PART V - SIGNATURES				
33. APPLICANT OR REPRESENTATIVE (Print): Ron Ford		34. DATE 7/8/11	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) JEFF HAMANN	36. DATE 7-25-11	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.				Sign: 

RECEIVED (7/26/2011)

AUG 01 2011

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Description/Justification of Proposal for a Conditions Use Permit

This application is for a Conditional Use Permit (CUP) for an existing structure in the Oceanside city limits. We are seeking to use this facility for church meetings on the weekends and weekday evenings, and related office usage during normal office hours. The property is located at 3800 Oceanic Drive, Suites 113-115, Oceanside, California 92056.

No tenant improvements will be needed for our use of this facility.

The facility will be used for Sunday religious services and during the weekdays for normal office use, as well as some small group meetings on some weekday evenings.

We have previously submitted and received a CUP for a building in the same general vicinity (across the street at 3803 Oceanic Drive, Ste. 202, CUP# C-41-06). In the five years that we have been in that location we have been good tenants and there have been no issues of any kind with our use of that facility.

The schedule of normal usage will be as follows:

Usage	Days of the Week	# of People	Times of day
Offices:	Monday through Friday	2-5	8am-5pm
Services:	Sunday morning	85	9am-noon
	Sunday evening	45	6pm-9pm
Meetings:	Wednesday evening	10-25	6pm-9pm

Project Information

Project Name:	Oceanside Vineyard Church
Project Address:	3800 Oceanic Drive, Suites 113-115, Oceanside, CA 92056
Owner:	Oceanic Business Center North L.P., A California Limited Partnership 1000 Pioneer Way El Cajon, CA 92020
Applicant:	Ron Ford 7916 El Astillero Place, Carlsbad, CA 92009
Building Area:	125,425 square feet
Lease area subject to CUP:	5,301 square feet
Construction Type:	V-N
Building Height:	29-0
Parking Management:	Since the church's hours of use of the facility for congregational worship services and assembly are during non-business hours for neighboring tenants (evenings and weekends) this is ample parking available using the assigned 16 reserved parking for suites 113-115, and unused after-hours parking from adjoining suites (see plot map).

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AUG 01 2011

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL A:

PARCEL 3 OF PARCEL MAP 19255, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JUNE 12, 2003 AS INSTRUMENT NO. 2003-0696992 OF OFFICIAL RECORDS.

PARCEL B:

NONEXCLUSIVE APPURTENANT EASEMENTS AS DESCRIBED IN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 21, 1984 AS INSTRUMENT NO. 84-358564 AND MODIFIED BY INSTRUMENTS RECORDED SEPTEMBER 28, 1984 AS INSTRUMENT NO. 84-370127, MARCH 27, 1987 AS INSTRUMENT NO. 87-162821, MARCH 31, 1987 AS INSTRUMENT NO. 87-169249, MARCH 31, 1987 AS INSTRUMENT NO. 87-170675 AND NOVEMBER 14, 1989 AS INSTRUMENT NO. 89-618074; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 12, 2003 AS INSTRUMENT NO. 2003-0696993, ALL OF OFFICIAL RECORDS.

APN: 160-680-19-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 9/26/11
Removal:
(180 days)

1. **APPLICANT:** Ron Ford, Vineyard Church
2. **ADDRESS:** 7916 El Astillero Place, Carlsbad, CA. 92009
3. **PHONE NUMBER:** (760) 209-1781
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** CUP11-00017, Oceanside Vineyard Church
7. **DESCRIPTION:** A Conditional Use Permit to allow a religious facility with an existing 5,301-square foot industrial office building located at 3800 Oceanic Drive Suite 113-115.

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, ancillary use within an existing restaurant building. 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, Class 1 (a) Existing Facilities, 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 II

Date: 9/26/11

cc:

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

Posting: