



AGENDA NO. 1

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: March 4, 2014

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP13-00011) AND HISTORIC PERMIT (H13-00003) TO ALLOW THE CONTINUED OPERATION OF A RELIGIOUS ASSEMBLY USE WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 3985 MISSION AVENUE, WITHIN THE SAN LUIS REY NEIGHBORHOOD PLANNING AREA AND THE MISSION SAN LUIS REY HISTORIC OVERLAY DISTRICT. – NEW SONG COMMUNITY CHURCH – APPLICANT: CAROL DEGRAFF**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2014-H01 recommending Planning Commission approval of Conditional Use Permit (CUP13-00011) and Historic Permit (H13-00003) with findings and conditions of approval attached herein.

BACKGROUND

On August 8, 1988, the Planning Commission adopted Resolution No. 88-P70, approving a Parcel Map (P-18-88), Development Plan (D-27-88), and Historic Permit (H-2-88) for construction of a 62,843-square-foot commercial building on one of two new parcels created along the south side of Mission Avenue between Douglas Drive and Rancho del Oro Drive. As part of this project, the parcel accommodating the new commercial building was integrated into the adjacent shopping center to the west (Mission Douglas Plaza). The other parcel was created to establish boundaries for the San Luis Rey Pioneer Cemetery, which lies near the intersection of Rancho del Oro Drive and Highway 76.

The commercial building was first occupied by Dixieline Lumber Company. Dixieline vacated the building in the mid-1990s. On August 28, 2000, the Planning Commission adopted Resolution No. 2000-P59, granting New Song Community Church (NSCC) a Conditional Use Permit (C-25-00) to utilize the building for religious assembly. In accordance with Zoning Ordinance Section 1120, the religious assembly use was

approved for a five-year period, with continuation of the religious assembly use contingent upon approval of another Conditional Use Permit.

On September 8, 2008, the Planning Commission adopted Resolution 2008-P52, granting NSCC a second Conditional Use Permit (C-10-08) to continue religious assembly use on the project site. This second Conditional Use Permit expired on September 8, 2013. The applicant submitted the current application for CUP renewal on April 4, 2013.

NSCC conducts regular religious services on Saturdays at 5:00 p.m. and Sundays at 8:00 a.m., 9:30 a.m., and 11:15 a.m.. These services are open to the general public. The church's administrative offices are open from 9:00 a.m. to 5:00 p.m., Monday through Friday. Over the course of a typical week, the church accommodates a variety of social, educational, and philanthropic activities, including bible study groups, parental support groups, martial arts, dance, and art classes, and substance abuse recovery meetings. Throughout the year, the church holds special events for large audiences, including guest lectures, conferences, and musical performances. More information regarding NSCC-sponsored activities is included in the Description and Justification.

SITE REVIEW

The project site comprises approximately five acres, with roughly 250 feet of frontage on Mission Avenue. The site can be accessed from four separate driveways along the perimeter of Mission Douglas Plaza, three of which provide access from Mission Avenue and one of which enters the commercial center from Douglas Drive. The driveway nearest the project site runs along its western edge and connects to drive aisles at the front and back of the church building.

Located within the San Luis Rey Neighborhood Planning Area and the Mission San Luis Rey Historic Area, the project site has a land use designation of Special Commercial (SC) and a zoning designation of Special Commercial Limited (CS-L). The site is subject to the Mission San Luis Rey Historic Area Development Program and Design Guidelines (MSLR Plan), which places the site within the Historic Core.

The site is bounded by Mission San Luis Rey to the north, the San Luis Rey Pioneer Cemetery and a six-acre stormwater detention basin to the east, Highway 76 to the south, and the Mission Douglas Plaza commercial center to the west. Within Mission Douglas Plaza, the storefronts nearest the project site are currently occupied by an auto repair facility, an insurance office, a private preschool, a thrift store, and an auto supply store.

The church building is a concrete tilt-up structure situated mostly within the southern half of the project site, approximately 220 feet removed from the Mission Avenue frontage. The street-facing elevation of the church building features a projecting arcade in front of the primary entrance, ornamented with a barrel tile shed roof element and a Mission Revival parapet. The parapet accommodates wall signage. The front elevation

is further articulated with a heavy beam trellis that extends from each end of the projecting arcade. The side and rear elevations feature decorative buttresses, and each corner of the building is accentuated with a slightly raised parapet in the Mission Revival style.

The project site includes 273 surface parking spaces. Roughly half of these spaces are situated between the church building and the Mission Avenue frontage, with the remaining spaces abutting the building to the east and south. A reciprocal parking agreement with the Mission Douglas shopping center to the west affords access to another 516 parking spaces, 155 of which are located within a 300-foot radius of the church building.

Landscape area on and adjacent to the project site includes a 2,800-square-foot planter along Mission Avenue, a 1,400-square-foot planter along the drive aisle near the western edge of the project site, and 10 landscape medians within the surface parking lot. Immediately east of the project site is a landscape slope that accommodates eucalyptus trees and assorted groundcover. Consistent with the landscape design guidelines of the MSLR Plan, the planter along Mission Avenue was originally planted with several California Pepper trees. At some point prior to NCSS acquiring the project site, these trees were removed without the City permission. There are presently no trees at the street frontage, and plantings are limited to a somewhat sparse distribution of honeysuckle, lantana, and eucalyptus shrub. By contrast, the planter along the drive aisle is densely planted with a variety of palms and an understory of honeysuckle and bush daisy. All of the landscape medians in the parking lot accommodate queen palms, with those medians nearest the building also featuring a dense understory of bird of paradise and other tropical species.

PROJECT DESCRIPTION

The applicant proposes to continue religious assembly and associated uses within the existing building on the project site. Approval of Conditional Use Permit (CUP13-00011) and Historic Permit (H13-00003) would allow the existing church to continue to operate on the project site for another five years.

Conditional Use Permit (CUP13-00011) and Historic Permit (H13-00003) together constitute a request for the following:

Continuation of a religious assembly use that has been in continuous operation on the project site since 2000. The Conditional Use Permit is required pursuant Zoning Ordinance Section 1120, which identifies religious assembly as a conditionally permitted use within CS-L zoning districts. The Historic Permit is required pursuant to Chapter 14A of the Municipal Code (Historic Preservation), which establishes that proposed entitlements for properties located within designated historic areas are subject to review by the Oceanside Historic Preservation Advisory Commission (OHPAC).

In conjunction with the proposed CUP renewal, the applicant seeks to modify interior floor area to increase office and classroom space, add a staff lounge and kitchen, relocate a prayer room, and create a more open floor plan within the church's entrance hall. The proposed changes are illustrated on Sheets A0.3 - A0.4B of the attached plan set. The proposed changes would not modify the existing footprint or height of the church building, nor would these changes increase the capacity of those spaces now devoted to public assembly.

At the City's behest, the applicant has agreed to restore several trees and install additional shrubbery within the planter area along the Mission Avenue. Specifically, the applicant would add five new California Pepper trees, two Gold Medallion trees, and a honeysuckle hedgerow extending across the entire street frontage. Illustrated on the attached conceptual landscape exhibit, these landscape improvements would constitute the only physical changes to the project site proposed in conjunction with the continuation of the religious assembly use.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. Mission San Luis Rey Historic Area Development Plan and Design Guidelines (Mission SLR Plan)
4. California Environmental Quality Act (CEQA)

ANALYSIS – KEY PLANNING ISSUES

1. Conformance to the Land Use Element of the General Plan

The proposed project is consistent with the applicable goals and objectives of the City's General Plan as follows:

II. Land Use Element Community Development

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

Section 1.11 Balanced Land Use

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

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

As previously noted, the project site bears a land use designation of Special Commercial. The Land Use Element of the General Plan identifies Special Commercial properties near Mission San Luis Rey as appropriate sites for visitor-serving commercial uses that “support...the recreational activities of the Mission Area.” However, few visitor-serving commercial uses have thus far materialized on these sites. At present, these sites primarily contain community-serving retail and service uses – many of which experience a relatively high rate of turnover. These sites also support a number of institutional uses (e.g., NCSS, Oceanside Public Library/Mission Branch, Oceanside Police Department, Mission Montessori School). Over the past two decades, these institutional uses have proven to be among the most stable land uses within the Mission San Luis Rey Historic Area.

Uses now occupying that portion of Mission Douglas Plaza immediately west of the project site include All Tune and Lube, AutoZone, Brother Benno Thrift Shop, and Mission Montessori School. With the exception of Autozone, none of these uses have been in operation for more than three years. Currently, there are four vacant storefronts in the shopping center.

Given the current vacancy rate within Mission Douglas Plaza and the transience that land uses within the center continue to evidence, staff believes that NCSS remains a stabilizing presence that would be difficult to replace in the near term. The church not only contributes to the security and maintenance of the center but also brings hundreds of potential customers to nearby businesses. Were NCSS to vacate the project site, it seems likely these nearby businesses would suffer. While demand for commercial floor area may eventually be commensurate with that supplied by Mission Douglas Plaza, it would appear that such demand is many years off. In the interim, NCSS is a key component in a mix of land uses that together keep the shopping center occupied and in good repair.

2. Compliance with the 1992 Zoning Ordinance

The project site is located within the Special Commercial-Limited-Historic Overlay Zone (CS-L-H). Zoning Ordinance Section 1120 (Additional Use Regulation L-33) establishes that religious assembly is permissible when the proposed location is not considered “prime” for immediate commercial development and when the proposed religious assembly use does not interfere with commercial activity. This regulation is intended to allow churches to operate in areas currently lacking high demand for commercial uses. It is also intended to give the City the discretion to make commercial property available for commercial use as market conditions warrant.

Staff finds that the continuation of religious assembly and associated uses on the project site would not be detrimental to commercial activity in the vicinity. It is staff’s position that the commercial viability of Mission Douglas Plaza is actually enhanced by the presence of NCSS, which contributes to the customer base of many businesses within the shopping center. Furthermore, there is no reason to believe the project site is currently in high demand for commercial use. The market for the building as a commercial venue is significantly limited by its size, which lends itself to “big-box” retail.

As evidenced by the recent closure of Mervyn's and K-Mart, there does not appear to be high demand for "big-box" retail space at this time.

The existing building on the project site conforms to all applicable development standards for the surrounding CS-L zoning district, as illustrated in the following table.

TABLE 1: Development Standards

Standard	Requirement	Existing
Minimum Front Yard Setback	15'	108'
Minimum Side Yard Setback	0'	30'
Minimum Rear Yard Setback	0'	115'
Maximum Lot Coverage	50%	24.2%
Maximum Building Height	50'	39'
Minimum On-Site Parking	532 Spaces	789 Spaces
Minimum Landscape Coverage	15%	27%

As indicated above, the existing building maintains generous front, side, and rear yard setbacks and falls well within applicable building height and lot coverage limits. Landscape coverage on the project site is nearly twice the required minimum, with much of this landscape serving to soften the appearance of the church building as viewed from Mission Avenue and adjacent commercial areas to the west.

Zoning Ordinance Section 3103 requires that religious assembly uses provide one on-site parking space for every 40 square feet of assembly area plus additional parking for offices, classrooms, and other ancillary spaces. A detail parking analysis is provided on Sheets A0.5 – A0.5D of the attached plan set. The parking analysis shows that, irrespective of the actual utilization of assembly areas and ancillary spaces within the church building, the church requires a total of 532 parking spaces. While this parking requirement greatly exceeds the church's actual peak-period parking demand (as demonstrated by parking surveys conducted by the applicant on May 16, 2013 and February 16, 2014), this requirement is met through a combination of on-site parking (273 stalls) and additional parking resources available in other portions of Mission Douglas Plaza through a reciprocal parking agreement (516 stalls).¹

¹ The surveys conducted in May 2013 and February 2014 show that during regularly-scheduled religious services, the parking demand occasioned by the church never exceeded 122 spaces – less than half the number of spaces furnished on the project site, and less than 20 percent of the total number of spaces available to the church in other portions of Mission Douglas Plaza.

3. Consistency with the Mission SLR Plan

The Mission SLR Plan encourages “visitor-serving uses and facilities” within the Mission SLR Historic Area. While “visitor-serving uses and facilities” are not explicitly defined in the Mission SLR Plan, such operations typically include lodging, specialty retail, dine-in restaurants, commercial recreational facilities, and supportive institutional uses (e.g., museums, interpretive centers). To ensure sufficient land resources for such uses, and to create a more pedestrian-oriented environment within the Historic Area, the Mission SLR Plan does not allow for “freestanding convenience commercial uses or drive-through commercial structures.”

Although religious assembly is not typically identified as a visitor-serving use, it is not a prohibited use within the Historic Area. As established above, religious assembly is conditionally permitted within the surrounding CSL-H zoning district.

The Mission SLR Plan articulates the goal of “a viable mixed use activity area with a variety of land uses and services which enhance the historic significance and visitor experience of the Mission San Luis Rey Historic Area.” For more than a decade, New Song Community Church has contributed to a viable mix of land uses and services within the Historic Area, conducting religious services and educational programs open to residents and visitors alike, sponsoring charity community-building events, enhancing the customer base of nearby businesses, and maintaining the project site in good repair. Indeed, New Song functions in much the same way as Mission San Luis Rey, providing both residents and visitors with opportunities for worship, charitable activity, and positive social interaction. It is thus staff’s position that New Song Community Church is consistent with the goals, objectives, and guidelines of the Mission SLR Plan.

ENVIRONMENTAL DETERMINATION

Planning Division staff has reviewed this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds that the proposed project constitutes operations within existing facilities that will not involve expansion beyond what exist on the project site at this time, and the project is thus categorically exempt, Class 1, “Existing Facilities” (Section 15301).

SUMMARY

The proposed project, as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Zoning Ordinance, and the goals, objectives, and guidelines of the Mission San Luis Rey Historic Area Development Program and Design Guidelines. As such, staff thus recommends that the OHPAC recommend Planning Commission approval of the project, based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the OHPAC:

- Adopt OHPAC Resolution No. 2014-P01 recommending approval of Conditional Use Permit (C13-00011) and Historic Permit (H13-00003) with findings and conditions of approval attached herein.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



Richard Greenbauer
OHPAC Secretary

RG/RC/fil

Attachments:

1. OHPAC Resolution No. 2014-H01
2. Plans
3. Photographs
4. Other Attachments (Application page, Description and Justification, Legal Description)

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2014-H01

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA RECOMMENDING PLANNING COMMISSION
APPROVAL OF A CONDITIONAL USE PERMIT AND HISTORIC
PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF
OCEANSIDE

APPLICATION NO: CUP13-00011 and H13-00003
APPLICANT: Carol DeGraff
LOCATION: 3985 Mission Avenue (APN 158-080-14-00)

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

WHEREAS, there was filed with this Commission a verified petition on the forms
prescribed by the Commission requesting a Conditional Use Permit and Historic Permit under
the provisions of Historic Preservation Ordinance (82-41) and Articles 11, 21, 30, 31, 40, and
41 of the Zoning Ordinance of the City of Oceanside to permit the following:

continued operation of a religious assembly and associated uses within an existing
62,843-square-foot commercial building;
on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
required notice, did on the 4th day of March, 2014, 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:

FINDINGS

For the Conditional Use Permit:

1. The proposed location of the use is in accord with the objectives of this ordinance and the
purposes of the district in which the project site is located, in that the surrounding Special
Commercial Limited-Historic Overlay (CS-L-H) zoning district provides for a range of
public and semi-public uses, including religious assembly.

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2. The proposed location of the conditional use and the proposed conditions under which it would continue to operate 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 said use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City, in that the project site is improved in a manner consistent with all applicable development standards for CS-L-H properties.
3. The proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it is located, in that additional landscape elements will be added to conform with the landscape guidelines of the Mission San Luis Rey Historic Area Development Program and Design Guidelines.
4. The location of the proposed use is not in an area considered “prime” for immediate commercial development, as evidenced by current vacancy rates and the nature of commercial uses in the vicinity.
5. Parking resources for the proposed use, which include parking spaces available on adjacent properties through a reciprocal parking agreement, conform to minimum parking requirements for religious assembly established in Article 31 of the Zoning Ordinance.
6. The existing church building shall meet the requirements imposed by the current applicable edition of the Uniform Building Code for assembly occupancy.
7. Religious assembly and associated activities do not interfere with the primary commercial uses in the area, in that the project site is sufficiently separated from other portions of Mission Douglas Plaza and peak parking demand associated with the religious assembly use is easily accommodated by existing on-site parking resources.
8. Five years after the date of approval of Conditional Use Permit (CUP13-00011) and Historic Permit (H13-00003), the continuation of religious assembly and associated uses on the project site shall be subject to renewal of the Conditional Use Permit and Historic Permit.

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1 For the Historic Permit:

2 1. Religious assembly and associated uses would not detrimentally alter, destroy, or
3 adversely affect any architectural or landscape feature within the Mission San Luis Rey
4 Historic Area, in that the only exterior modifications associated with the proposed project
5 are landscape improvements consistent with the landscape guidelines of the Mission San
6 Luis Rey Historic Area Development Program and Design Guidelines.

7 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
8 Advisory Commission does hereby recommend approval of Conditional Use Permit (CUP13-
9 00011) and Historic Permit (H13-00003) subject to the following conditions:

- 10 1. Conditional Use Permit (CUP13-00011) and Historic Permit (H13-00003) approve only
11 the following: Continuation of religious assembly and associated uses within an existing
12 62,843-square-foot commercial building located within Mission Douglas Plaza at 3985
13 Mission Avenue (APN 158-080-14-00). Any substantial modification to the nature or
14 scale of the proposed use, or any substantial modification to the design or layout of the
15 project site, shall require revision of the Conditional Use Permit and Historic Permit.
- 16 2. The applicant shall implement the landscape improvements illustrated on the approved
17 conceptual landscape exhibit within 90 days of the approval of the Conditional Use
18 Permit and Historic Permit.
- 19 3. The applicant shall obtain all required approvals for the proposed interior modifications
20 to the existing church building.

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1 4. The Conditional Use Permit (CUP13-00011) and Historic Permit(H13-00003) shall
2 expire five years from the date of approval, at which time continuation of religious
3 assembly and associated uses on the project site shall require renewal of the Conditional
4 Use Permit and Historic Permit.

5 PASSED AND ADOPTED Resolution No. 2014-H01 on March 10, 2014 by the
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

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12 _____
13 Greg Root, Chairman
14 Oceanside Historic Preservation
15 Advisory Commission

16 ATTEST:

17 _____
18 Richard T. Greenbauer, Secretary

19 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
20 Commission, hereby certify that this is a true and correct copy of Resolution No. 2014-H01.

21 Dated: March 04, 2014
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NEW SONG CHURCH

CONDITIONAL USE PERMIT - CUP

ALLOWABLE BUILDING AREA CALCULATIONS (per new full proposed buildout shown):

BUILDING AREA WITH AREA OF SUBSTITUTION SHALL BEET SHEET A-2 FOR LOADINGS
 CONFORM AS (1) SEPARATE BUILDINGS

BUILDING	AREA	OCCUPY TYPE	PERMITTED AREA	AREA OF SUBSTITUTION	NET BUILDING AREA	PERMITTED AREA	AREA OF SUBSTITUTION	CALCULATIONS
1	CLASSROOMS OFFICE OFFICE MEZZANINE ASSISTANT	E WITH 3 ACCESSORY E WITH 3 ACCESSORY E WITH 3 ACCESSORY E WITH 3 ACCESSORY	43,500(1) + 2,719(1) = 46,219 50,000(1) + 2,719(1) = 52,719 43,500(1) + 2,719(1) + 3,400(1) + 4,800(1) = 54,419 43,500(1) + 1,015(1) = 44,515	5,000 5,000 5,000 5,000	46,219 52,719 54,419 44,515	5,000 5,000 5,000 5,000	5,000 5,000 5,000 5,000	(46,219 - 5,000) = 41,219 (52,719 - 5,000) = 47,719 (54,419 - 5,000) = 49,419 (44,515 - 5,000) = 39,515
2	ASSISTANT OFFICE OFFICE MEZZANINE STORAGE	E WITH 3 ACC. E WITH 3 ACC. E WITH 3 ACC. E WITH 3 ACC.	13,500(1) + 1,000(1) = 14,500 13,500(1) + 1,000(1) = 14,500 13,500(1) + 1,000(1) = 14,500 13,500(1) + 1,000(1) = 14,500	5,000 5,000 5,000 5,000	14,500 14,500 14,500 14,500	5,000 5,000 5,000 5,000	5,000 5,000 5,000 5,000	(14,500 - 5,000) = 9,500 (14,500 - 5,000) = 9,500 (14,500 - 5,000) = 9,500 (14,500 - 5,000) = 9,500
		TOTAL PERMITTED AREA		TOTAL PERMITTED AREA		TOTAL PERMITTED AREA		TOTAL PERMITTED AREA
								118,153

PLUMBING FACILITY CALCULATIONS:

PLUMBING FACILITY CALCULATIONS, TABLE A, SECTION 4 OF THE 2016 DPC

OCCUPANCY	TYPE	AREA	FIXTURES	UNIT VALUE	TOTAL VALUE	FIXTURES	UNIT VALUE	TOTAL VALUE
OCCUPANCY 1	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 2	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 3	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 4	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 5	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 6	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 7	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 8	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 9	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 10	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 11	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 12	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 13	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 14	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 15	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 16	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 17	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 18	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 19	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 20	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 21	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 22	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 23	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 24	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 25	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 26	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 27	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 28	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 29	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 30	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 31	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 32	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 33	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 34	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 35	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 36	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 37	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 38	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 39	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 40	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 41	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 42	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 43	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 44	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 45	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 46	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 47	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 48	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 49	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 50	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 51	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 52	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 53	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 54	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 55	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 56	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 57	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 58	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 59	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 60	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 61	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 62	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 63	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 64	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 65	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 66	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 67	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 68	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 69	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 70	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 71	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 72	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 73	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 74	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 75	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 76	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 77	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 78	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 79	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 80	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 81	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 82	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 83	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 84	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 85	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 86	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 87	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 88	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 89	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 90	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 91	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 92	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 93	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 94	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 95	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 96	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 97	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 98	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 99	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116
OCCUPANCY 100	NEED ASSESSMENT	50,116	1	100	50,116	1	100	50,116

DRAWING SHEET LEGEND:

NUMBERING SYSTEM

- DISCIPLINE
- A - ARCHITECTURAL
- E - ELECTRICAL
- S - STRUCTURAL
- P - PLUMBING
- C - CIVIL

SERIES NUMBER WITHIN SERIES

SYMBOL LEGEND:

ROOM NAME ROOM NUMBER

ROOM NUMBER

REVISION SYMBOL NUMBER

EXTENSION OR EXTERIOR ELEVATION SHEET NUMBER

REFERENCE ELEVATION REFERENCE SHEET NUMBER

PROJECT SUMMARY:

OCCUPANCY TYPE: A-2, E, S, M, S-2
 REFER TO ALLOWABLE BUILDING CALCULATIONS, A-1 FOR PERMITS

CONSTRUCTION TYPE: VB
 FIRE PROTECTION: SPINKLEHEAD
 STORIES: 2 (ACTUAL: 1 STORY + MEZZANINE)
 BUILDING HEIGHT: 50'-0"
 (NO CHANGE) ACTUAL: 39'-0"
 BUILDING AREA: 62,843 S.F.

TOTAL LOT AREA: 62,843 S.F.
 BUILDING COVERAGE: 39,858 S.F.
 (NO CHANGE) EXISTING MEZZANINE: 1,303 S.F.
 TOTAL: 62,843 S.F.

PROJECT SITE ADDRESS: NEW SONG CHURCH, 3985 MISSION AVENUE, OCEANSIDE, CA 92058

PROJECT SITE ADDRESS: 154-090-14

LEGAL DESCRIPTION: THAT PORTION OF PARCEL S OF MAP NO. 15173, RECORDED MARCH 6, 1986, BEING SAN DIEGO COUNTY, CALIFORNIA.

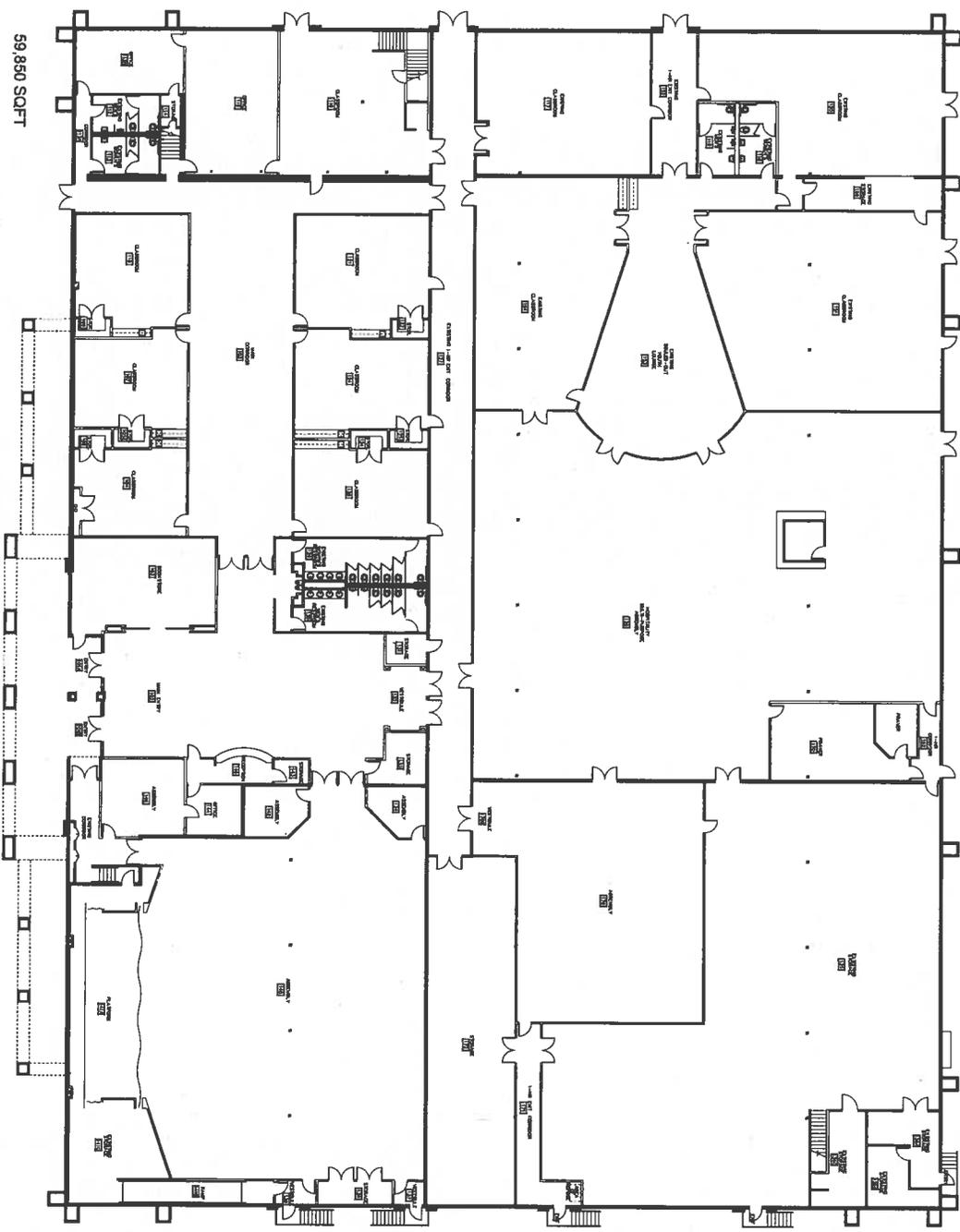
PLANNING COMMERCIAL GENERAL PLAN DESIGNATION: SAN LUIS REY HISTORIC AREA NEIGHBORHOOD COMMERCIAL (EXISTING)

GENERAL PLAN LAND USE DESIGNATION: NEIGHBORHOOD COMMERCIAL (EXISTING)

PROJECT DIRECTORY:

PROJECT DESIGN GROUP: GROUP PRACTICE, 2333 STATE STREET, SUITE 4200, OCEANSIDE, CA 92058 (760) 730-1251

PROPERTY OWNER: NEW SONG CHURCH, 3985 MISSION AVENUE, OCEANSIDE, CA 92058 (760) 360-5000



59,850 SQ.FT

LEGEND:

- EXISTING BUILDING SHELL AND EXISTING WETTED INTERIOR WALLS
- EXISTING INTERIOR PARTITION

EXISTING FIRST FLOOR PLAN

REFERENCE
NORTH

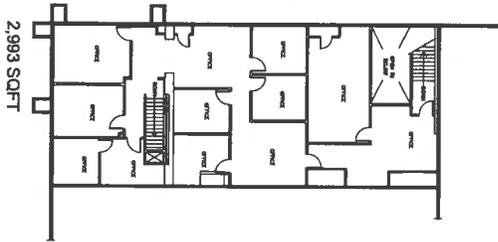
SCALE: 3/32"=1'-0"

<p>A0.3</p>	<p>EXISTING FIRST FLOOR PLAN</p>	<p>PROJECT TITLE NEW SONG CHURCH CONDITIONAL USE PERMIT - CUP 3855 MISSION AVENUE OCEANSIDE, CA 92054</p>	<p>GRUPO PACIFIC</p>
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EXISTING SECOND FLOOR MEZZANINE PLAN

LEGEND:

- EXISTING BUILDING SHELL AND EXISTING FIXED INTERIOR WALLS
- EXISTING INTERIOR PARTITION



2,993 SQFT

REFERENCE
NORTH

SCALE: 3/8"=1'-0"

DATE: 08/11/17
DRAWN BY: JZ
CHECKED BY: JZ
PROJECT NO: 17-0001
SHEET NO: 02
SCALE: 3/8"=1'-0"
A0.3B

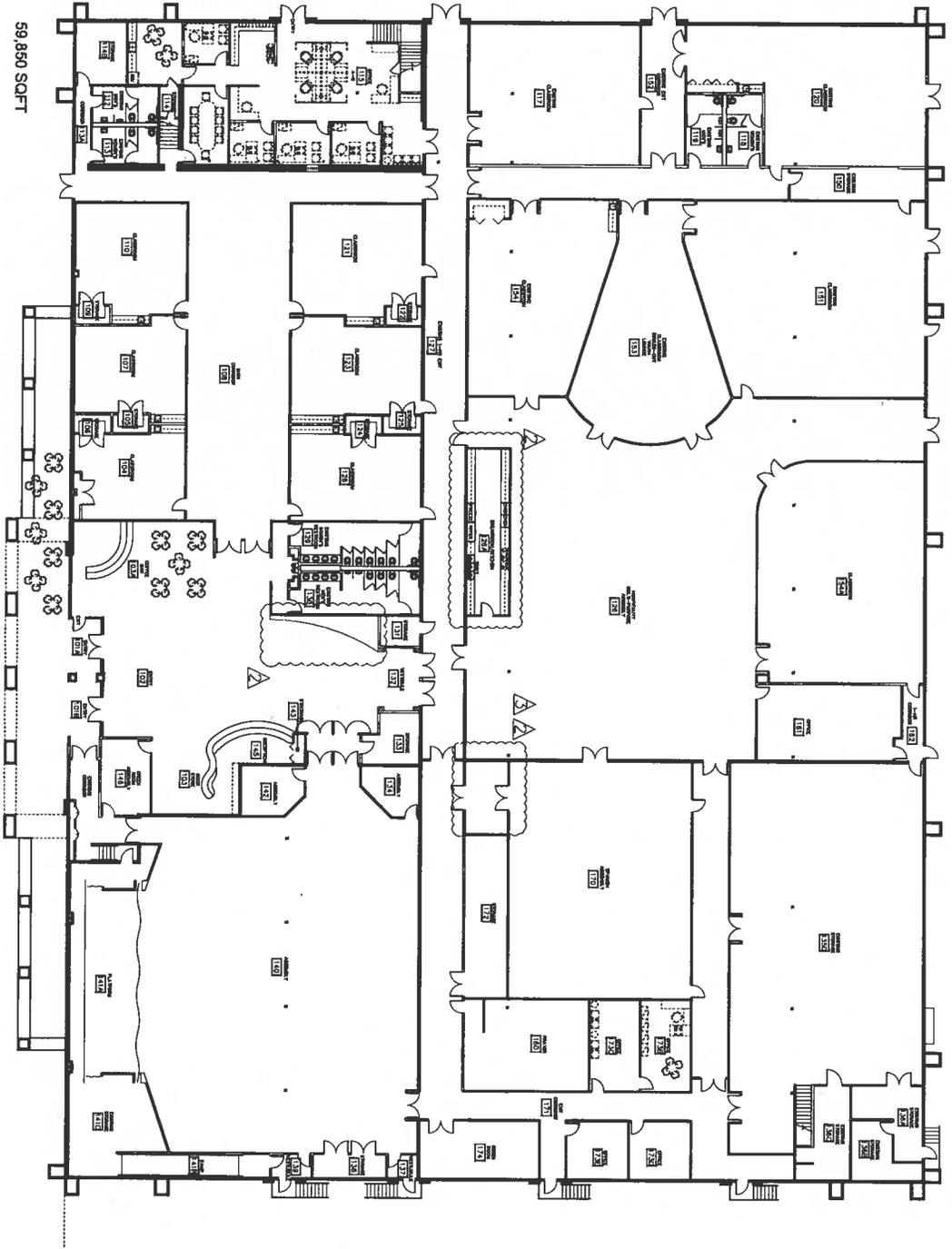
SHEET TITLE:

EXISTING SECOND FLOOR
MEZZANINE PLAN

PROJECT TITLE:
NEW SONG CHURCH
CONDITIONAL USE PERMIT - CUP
3815 MISSION AVENUE
OCEANSIDE, CA 92054

GRUPO
PACIFIC

3115 SHAW STREET
SUITE 7000
SAN DIEGO, CA 92108
TEL: 619-444-0000
WWW.GRUPOPACIFIC.COM



59,850 SQFT

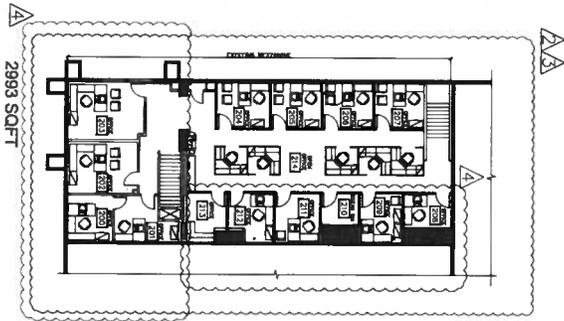
LEGEND:

- EXISTING BUILDING SHELL AND EXISTING MAINTAINED INTERIOR PARTITION
- EXISTING INTERIOR PARTITION
- EXISTING LOBBY WALL
- NEW INTERIOR PARTITION
- NEW WOOD INTERIOR PARTITION
- NEW DOOR

PROPOSED FIRST FLOOR PLAN

REFERENCE
NORTH

SCALE: 3/8"=1'-0"



LEGEND:

- EXISTING BALANCE SHEET AND EXISTING ARCHITECTURAL WALLS
- EXISTING PARTITION WALLS
- NEW PARTITION WALLS

PROPOSED SECOND FLOOR MEZZANINE PLAN

REFERENCE NORTH

SCALE: 3/8"=1'-0"

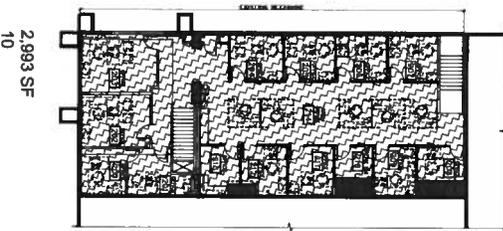
PROJECT TITLE:
 NEW SONG CHURCH
 CONDITIONAL USE PERMIT - CUP
 3985 MISSION AVENUE
 OCEANSIDE, CA 92054

SHEET TITLE:
 PROPOSED SECOND FLOOR PLAN

GRUPO PACIFIC

3333 STATE STREET
 SUITE 200
 OCEANSIDE, CA 92054
 (760) 434-1111
 WWW.GRUPOPACIFIC.COM

A0.4B



2,993 SF
 10

REFER TO 1ST FLOOR PARKING CALCULATION SHEET A0.5 FOR CALCULATIONS AND LEGEND



PROPOSED SECOND FLOOR PLAN PARKING CALCULATION SHEET - REFER TO SITE PLAN A.02 FOR PARKING LAYOUT

PROJECT TITLE
 NEW SONG CHURCH
 CONDITIONAL USE PERMIT - CUP
 3885 MISSION AVENUE
 OCEANSIDE, CA 92054



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

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2024	ISSUED FOR PERMIT
2	10/10/2024	ISSUED FOR PERMIT
3	10/10/2024	ISSUED FOR PERMIT

DATE 10/10/2024
SCALE 3/32"=1'-0"
DESIGNER JET
CHECKER JET
DATE 10/10/2024

A0.5B

Parking required for Retail

Code	Description	Area	Rate	Requirement	Notes
10A	Retail	384	20	7680	
10B	Other	63	20	1260	
				8940	

Parking required for Storage

Code	Description	Area	Rate	Requirement	Notes
10C	Storage	122	61	7442	
10D	Storage	50	61	3050	
10E	Storage	11	61	671	
10F	Storage	272	61	16592	
10G	Storage	487	61	29707	
10H	Storage	148	61	9028	
10I	Storage	200	61	12200	
10J	Storage	122	61	7442	
10K	Storage	50	61	3050	
10L	Storage	11	61	671	
10M	Storage	272	61	16592	
10N	Storage	487	61	29707	
10O	Storage	148	61	9028	
10P	Storage	200	61	12200	
10Q	Storage	122	61	7442	
10R	Storage	50	61	3050	
10S	Storage	11	61	671	
10T	Storage	272	61	16592	
10U	Storage	487	61	29707	
10V	Storage	148	61	9028	
10W	Storage	200	61	12200	
10X	Storage	122	61	7442	
10Y	Storage	50	61	3050	
10Z	Storage	11	61	671	
				32	

Parking required for Office (including mezzanine)

Code	Description	Area	Rate	Requirement	Notes
11A	Office	117	32	3744	
11B	Office	22	32	704	
11C	Office	17	32	544	
11D	Office	22	32	704	
11E	Office	17	32	544	
11F	Office	22	32	704	
11G	Office	17	32	544	
11H	Office	22	32	704	
11I	Office	17	32	544	
11J	Office	22	32	704	
11K	Office	17	32	544	
11L	Office	22	32	704	
11M	Office	17	32	544	
11N	Office	22	32	704	
11O	Office	17	32	544	
11P	Office	22	32	704	
11Q	Office	17	32	544	
11R	Office	22	32	704	
11S	Office	17	32	544	
11T	Office	22	32	704	
11U	Office	17	32	544	
11V	Office	22	32	704	
11W	Office	17	32	544	
11X	Office	22	32	704	
11Y	Office	17	32	544	
11Z	Office	22	32	704	
				248	

Parking required for Classroom

Code	Description	Area	Rate	Requirement	Notes
12A	Classroom	116	61	7076	
12B	Classroom	116	61	7076	
12C	Classroom	116	61	7076	
12D	Classroom	116	61	7076	
12E	Classroom	116	61	7076	
12F	Classroom	116	61	7076	
12G	Classroom	116	61	7076	
12H	Classroom	116	61	7076	
12I	Classroom	116	61	7076	
12J	Classroom	116	61	7076	
12K	Classroom	116	61	7076	
12L	Classroom	116	61	7076	
12M	Classroom	116	61	7076	
12N	Classroom	116	61	7076	
12O	Classroom	116	61	7076	
12P	Classroom	116	61	7076	
12Q	Classroom	116	61	7076	
12R	Classroom	116	61	7076	
12S	Classroom	116	61	7076	
12T	Classroom	116	61	7076	
12U	Classroom	116	61	7076	
12V	Classroom	116	61	7076	
12W	Classroom	116	61	7076	
12X	Classroom	116	61	7076	
12Y	Classroom	116	61	7076	
12Z	Classroom	116	61	7076	
				1116	

Parking required for Assembly spaces (including mezzanine)

Code	Description	Area	Rate	Requirement	Notes
13A	Assembly	118	40	4720	
13B	Assembly	118	40	4720	
13C	Assembly	118	40	4720	
13D	Assembly	118	40	4720	
13E	Assembly	118	40	4720	
13F	Assembly	118	40	4720	
13G	Assembly	118	40	4720	
13H	Assembly	118	40	4720	
13I	Assembly	118	40	4720	
13J	Assembly	118	40	4720	
13K	Assembly	118	40	4720	
13L	Assembly	118	40	4720	
13M	Assembly	118	40	4720	
13N	Assembly	118	40	4720	
13O	Assembly	118	40	4720	
13P	Assembly	118	40	4720	
13Q	Assembly	118	40	4720	
13R	Assembly	118	40	4720	
13S	Assembly	118	40	4720	
13T	Assembly	118	40	4720	
13U	Assembly	118	40	4720	
13V	Assembly	118	40	4720	
13W	Assembly	118	40	4720	
13X	Assembly	118	40	4720	
13Y	Assembly	118	40	4720	
13Z	Assembly	118	40	4720	
				248	

Parking required for Office (including mezzanine)

Code	Description	Area	Rate	Requirement	Notes
14A	Office	117	32	3744	
14B	Office	22	32	704	
14C	Office	17	32	544	
14D	Office	22	32	704	
14E	Office	17	32	544	
14F	Office	22	32	704	
14G	Office	17	32	544	
14H	Office	22	32	704	
14I	Office	17	32	544	
14J	Office	22	32	704	
14K	Office	17	32	544	
14L	Office	22	32	704	
14M	Office	17	32	544	
14N	Office	22	32	704	
14O	Office	17	32	544	
14P	Office	22	32	704	
14Q	Office	17	32	544	
14R	Office	22	32	704	
14S	Office	17	32	544	
14T	Office	22	32	704	
14U	Office	17	32	544	
14V	Office	22	32	704	
14W	Office	17	32	544	
14X	Office	22	32	704	
14Y	Office	17	32	544	
14Z	Office	22	32	704	
				248	

Parking required for Classroom

Code	Description	Area	Rate	Requirement	Notes
15A	Classroom	116	61	7076	
15B	Classroom	116	61	7076	
15C	Classroom	116	61	7076	
15D	Classroom	116	61	7076	
15E	Classroom	116	61	7076	
15F	Classroom	116	61	7076	
15G	Classroom	116	61	7076	
15H	Classroom	116	61	7076	
15I	Classroom	116	61	7076	
15J	Classroom	116	61	7076	
15K	Classroom	116	61	7076	
15L	Classroom	116	61	7076	
15M	Classroom	116	61	7076	
15N	Classroom	116	61	7076	
15O	Classroom	116	61	7076	
15P	Classroom	116	61	7076	
15Q	Classroom	116	61	7076	
15R	Classroom	116	61	7076	
15S	Classroom	116	61	7076	
15T	Classroom	116	61	7076	
15U	Classroom	116	61	7076	
15V	Classroom	116	61	7076	
15W	Classroom	116	61	7076	
15X	Classroom	116	61	7076	
15Y	Classroom	116	61	7076	
15Z	Classroom	116	61	7076	
				1116	

Parking required for Assembly spaces (including mezzanine)

Code	Description	Area	Rate	Requirement	Notes
16A	Assembly	118	40	4720	
16B	Assembly	118	40	4720	
16C	Assembly	118	40	4720	
16D	Assembly	118	40	4720	
16E	Assembly	118	40	4720	
16F	Assembly	118	40	4720	
16G	Assembly	118	40	4720	
16H	Assembly	118	40	4720	
16I	Assembly	118	40	4720	
16J	Assembly	118	40	4720	
16K	Assembly	118	40	4720	
16L	Assembly	118	40	4720	
16M	Assembly	118	40	4720	
16N	Assembly	118	40	4720	
16O	Assembly	118	40	4720	
16P	Assembly	118	40	4720	
16Q	Assembly	118	40	4720	
16R	Assembly	118	40	4720	
16S	Assembly	118	40	4720	
16T	Assembly	118	40	4720	
16U	Assembly	118	40	4720	
16V	Assembly	118	40	4720	
16W	Assembly	118	40	4720	
16X	Assembly	118	40	4720	
16Y	Assembly	118	40	4720	
16Z	Assembly	118	40	4720	
				248	

Parking required for Office (including mezzanine)

Code	Description	Area	Rate	Requirement	Notes
17A	Office	117	32	3744	
17B	Office	22	32	704	
17C	Office	17	32	544	
17D	Office	22	32	704	
17E	Office	17	32	544	
17F	Office	22	32	704	
17G	Office	17	32	544	
17H	Office	22	32	704	
17I	Office	17	32	544	
17J	Office	22	32	704	
17K	Office	17	32	544	
17L	Office	22	32	704	
17M	Office	17			

DATE: 08/11/2011
 TIME: 10:00 AM
 USER: JSM/STW

**GRUPO
 PACIFIC**

PROJECT TITLE:
NEW SONG CHURCH
 CONDITIONAL USE PERMIT - CUP
 3815 MISSION AVENUE
 OCEANSIDE, CA 92054

SHEET TITLE:
PARKING CALCULATIONS

DATE: 08/11/2011
 TIME: 10:00 AM
 USER: JSM/STW

DATE: 08/11/2011
 TIME: 10:00 AM
 USER: JSM/STW

DATE: 08/11/2011
 TIME: 10:00 AM
 USER: JSM/STW

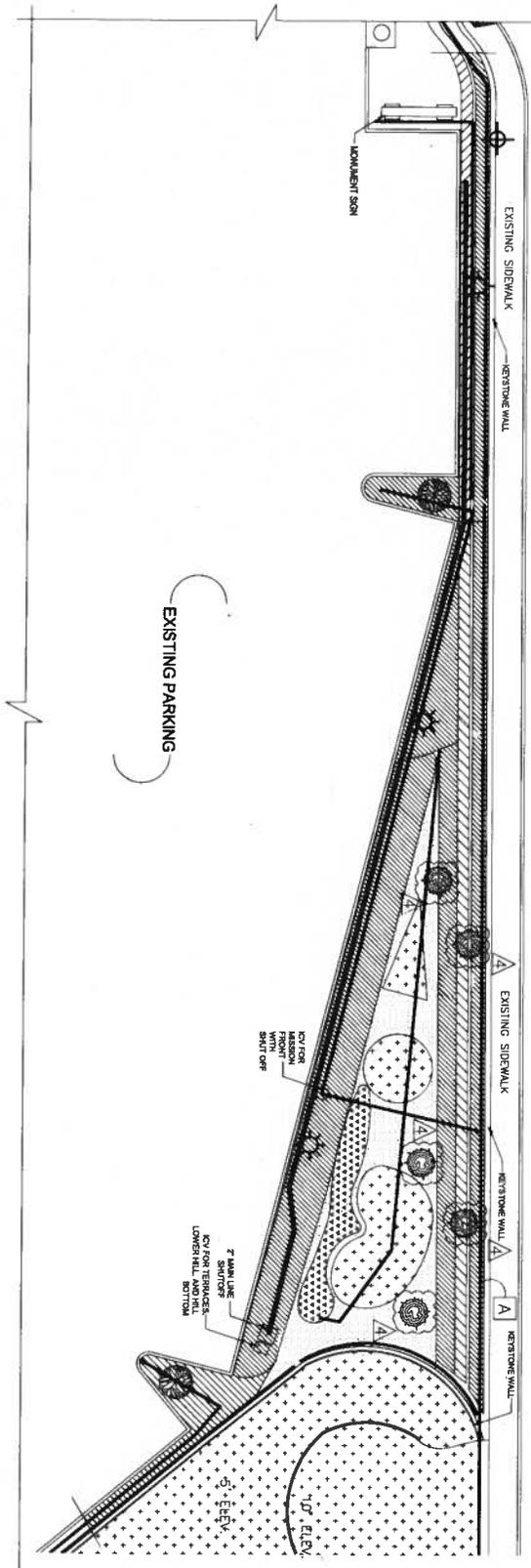
- 102 MAIN ENTRY/CORRIDOR/LOBBY
- 106 MAIN CORRIDOR
- 107 MAIN CORRIDOR
- 113 EXISTING TOILET
- 114A CORRIDOR
- 118 EXISTING TOILET
- 127 CORRIDOR
- 129 WOMEN'S TOILET
- 130 MEN'S TOILET
- 131 MEN'S TOILET
- 132 VESTIBULE
- 137 VESTIBULE
- 139 VESTIBULE
- 141B RAMP
- 142 CORRIDOR
- 143 1-HOUR EXIT CORRIDOR
- 148 1-HOUR EXIT CORRIDOR
- 171 1-HOUR EXIT CORRIDOR

TABLE OF CONTENTS

PARKING CALCULATIONS

AO.5D

MISSION AVENUE



LEGEND:

- EXISTING CAPE HONEYSUCKLE - EVERGREEN HEDGE
- NEW CAPE HONEYSUCKLE - EVERGREEN HEDGE
- EXISTING LANTANA - FLOWERS FROM APRIL TO JANUARY
- MIXED FLOWER BEDS/TERRACE
- EXISTING MIXED SMALL PLANTS - AZALYA, BLACK FERN, EUCALYPTUS
- NEW ROCK BED

NEW GOLD MEDALION TREE

NEW PEPPER TREE OBTAINING 15 GALLONS, APPROXIMATELY 11'-0" TALL CENTER OF TREE AT 4.5' FROM ADJACENT BLOCK WALL. (APPROX. 18" FROM WATER LINE NOTED "A.")

NOTE: PLAN VIEW DOES NOT INDICATE CANOPY SIZE.

- EXISTING HISTORICAL STYLE LAMP POST
- EXISTING STREET LIGHT

1-1/2" INCH MAIN WATER LINE

2 INCH MAIN WATER LINE

3/4 INCH FEED WATER LINE

NOTE: ALL 3/4" LINES START WITH SHUT OFF AND BACK FLOW.

REFERENCE NORTH

LANDSCAPE PLAN

SCALE 1/8"=1'-0"

A0.6

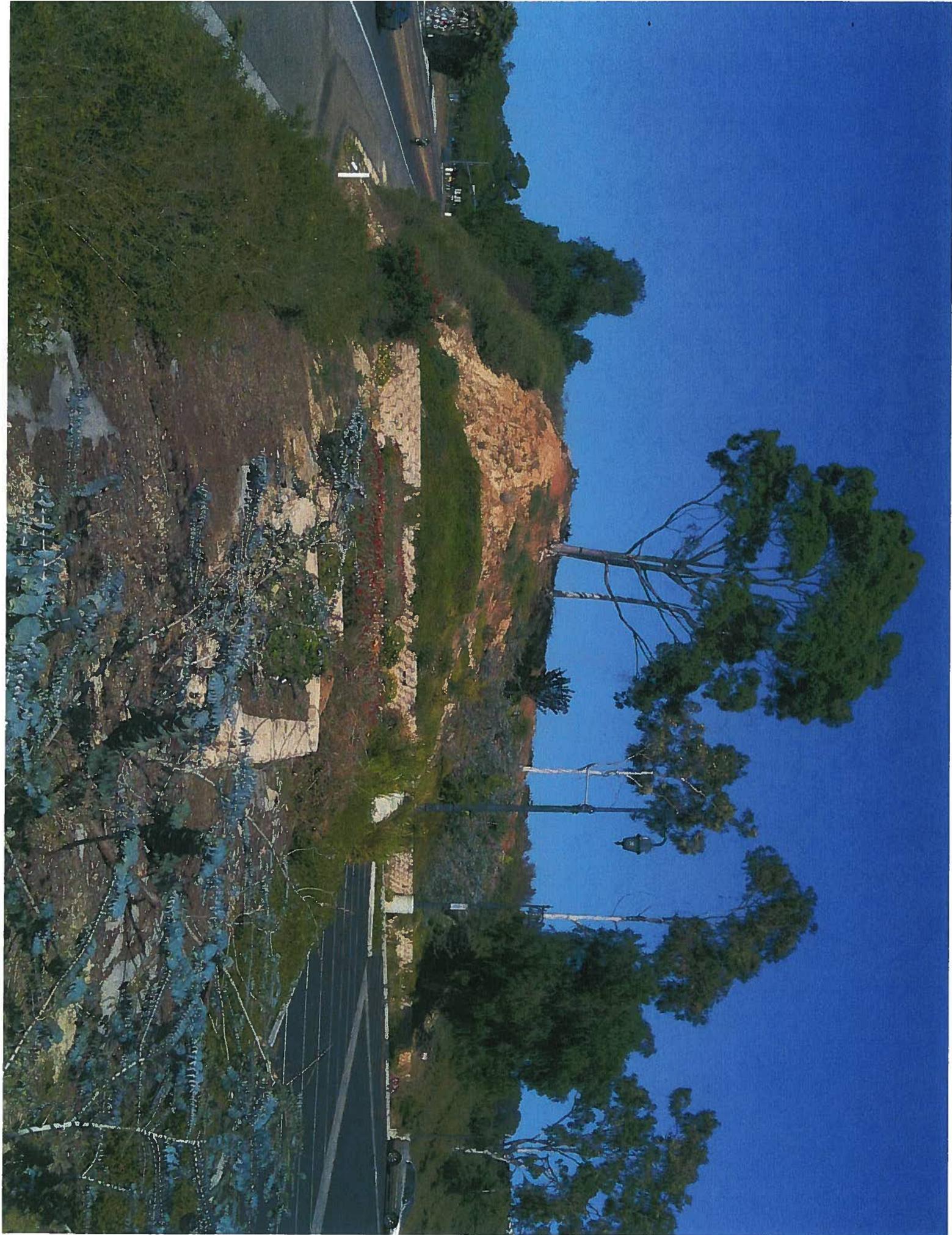
LANDSCAPE PLAN

NEW SONG CHURCH
CONDITIONAL USE PERMIT - CLUP
3885 MISSION AVENUE
OCEANSIDE, CA 92054

GRUPO PACIFIC

DATE: 08/20/2014
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
SCALE: 1/8"=1'-0"
PROJECT: NEW SONG CHURCH







New Song



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

RECEIVED

BY

APR 04 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICE

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT
New Song Community Church

2. STATUS
Owner

3. ADDRESS
3985 Misson Ave

4. PHONE/FAX/E-mail
7605605000

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
Carol DeCraff

6. ADDRESS
3985 Misson Ave O'side

7. PHONE/FAX/E-mail
carol@newsongchurch.com

PART II - PROPERTY DESCRIPTION

8. LOCATION
3985 Misson Ave

9. SIZE
5.09 Acres

10. GENERAL PLAN
Sc

11. ZONING
CS-L-H

12. LAND USE
621

13. ASSESSOR'S PARCEL NUMBER
158 080 14 00

14. LATITUDE

15. LONGITUDE

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
Renew CUP & Historical Permit (Original approval: Resolution No 2000-P59 (CUP) and 2000-H04 (Hist.P); Renewal: Resolution No 2008-P52 (CUP))

17. PROPOSED GENERAL PLAN
No change

18. PROPOSED ZONING
No change

19. PROPOSED LAND USE
No change

20. NO. UNITS
N/A

21. DENSITY
N/A

22. BUILDING SIZE
60,792 Existing

23. PARKING SPACES
273+781 reciprocal agreement

24. % LANDSCAPE
24.2 change

25. % LOT COVERAGE or FAR
26.97 No change

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print):
Carol DeCraff

36. DATE
4/4/13

37. OWNER (Print)
Carol DeCraff

38. DATE
4/4/13

Sign: *Carol DeCraff*

Sign: *Carol DeCraff*

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

Request for a Renewed Conditional Use Permit in Special Commercial District for Religious Assembly Code: CS-L:33

Applicant: New Song Community Church
3985 Mission Ave
Oceanside, CA 92057
760-560-5000

Property Information: Assessor's Parcel Number:
158-080-14-00

Proposal: New Song Community Church petitions the Planning Commission to grant a renewal to our CUP-2008-P52 for an additional five years. Further we ask the City Council and Planning Commission to grant New Song an automatic renewal for continued operation.

Description and Justification (26)

New Song Community Church (New Song) has owned and been occupying 3985 Mission Ave. since our grand opening on April 1, 2001. It has been improved and utilized for religious services from that point forward. In 2008, we renewed our 5 year CUP and our mission has remained the same and only grown more important to us.

We like to call ourselves 'the Church Next Door' because we make it our goal to be a good neighbor and friend to all who live in Oceanside, from our civic servants, to our military, to all neighborhoods and businesses. We desire to serve our community well and share the love of Jesus Christ.

Over the past 12 years we have not only held weekly church services, we have hosted a variety of events to benefit our local city, outside groups and more. Just last year alone, we partnered with Eagle Foundation to provide inexpensive food to families twice a month, served with the SUN project, served with the San Luis Rey river clean up, hosted Young Champions karate classes, hosted USMC 9th Battalion for their annual Christmas party and other military events, gave away 10,000 pounds of food to needy families in Oceanside, worked with Brother Benno's, Solutions for Change, fed lunch to the Oceanside Police Department, hosted Narcotic's Anonymous to name a few. We also brought in and hosted community interest weekends – Bethany Hamilton (Soul Surfer) and Tass Saada (x-terrorist).

Realizing that many people in our community are drowning in debt, several years ago we began offering Dave Ramsey's Financial Peace University which has helped people improve their

finances. In 2008 we produced a full-length feature film "To Save a Life," a Christian film written by our very own Youth Pastor that brought to light the issue of teen suicide, literally saved countless lives. This was a national youth movement that still continues today. We held the Red Carpet screening at the Regal Theater off PCH in Oceanside in January 2009.

As a church we strive to be the best example of a Christian to our community. Our Youth Ministry held Children's Programs in six locations on Camp Pendleton last spring and will do so again this year. We send a team each week to Edson Range on base to encourage Marine recruits. We presented our classes on base at the Marriage, Parenting, Family, and Relationship Expo 2/28. This is important because the Divorce rate among military families is 90% and domestic violence affects 1 out of 3 military families. Last year we hired an Outreach Director part time, whose focus is to build a volunteer team to go out in the community and make a positive impact. We believe the church should not just focus inward on its members, but should encourage its members to help its community.

After all the above, it still comes nowhere close to encapsulating our overall community impact. New Songers support approximately 100 orphans around the world (through World Vision, Compassion Intl, etc.) We have hundreds of folks who volunteer all around our community in retirement communities, hospitals, and civic organizations spending 100's of hours each and every week trying to be the church next door. This is all in addition to what some might consider a churches "ordinary" impact on a community. All those are only tip of the iceberg issues that should make a church one of the city's most prized organizations.

Our Facility, Parking, and Security

Our regular office hours are 9am – 5:00pm, Monday –Friday. Our regular services are held every Saturday at 5:00pm and every Sunday at 8am, 9:30am and 11:15am. Our average attendance (combined adults and children) for the weekend services is as follows:

Saturday 5pm	132
Sunday 8am	124
Sunday 9:30am	479
Sunday 11:15am	255
Total	990 (over all 4 services)

During these hours, all parking is done on-site in our regular parking facility. Our parking lot has 273 spaces, which our average usage at peak 11:15 service is 220 spots used. We are part of a business complex where we maintain a reciprocal parking agreement that contains 789 parking spaces (105 are within a 300 foot radius of our building and 273 are within our parking lot.) We have sufficient parking for our needs today, tomorrow and for the foreseeable future.

Attached is a Parking Study as well as a 300 foot Radius Map.

Parking Procedures during busy service times:

As cars enter the front lot, there are cones that block cars from turning left down the first row. Instead they are directed by a parking attendant down the second row. The parking attendant directs the flow of cars and pedestrians. On busy days there is a second and third attendant who directs at the end of the second row and a third that points vehicles to the back parking lot.

On our busiest days, like Easter weekend, we open and close the front lot depending on crowding. When the front lot is full we immediately direct vehicles to the back lot.

During the week we have numerous meetings held in various areas of our facility, some of which include Bible Studies that meet 5 nights a week, karate, dance and art classes that meet weeknights, Mothers of Preschoolers that meet on Thursday mornings, and a Narcotics Anonymous group and Celebrate Recovery that meet on Fridays. During all these meetings, all parking is done on-site in our regular parking facility.

Annually, several times during the year we hold larger meetings at our facility. These include special speakers several times a year that bring a larger audience. At the end of September, we hold an anniversary celebration at our facility. At the beginning of August, we hold a leadership conference at our facility. During all of these times, all parking is done on-site in our regular parking facility.

We also have daily onsite security personnel that ensure the lock down and security of the building at night.

Landscape

We will as per the Cities wishes plant 5 California Pepper Trees and 2 Gold Medallion trees as per the attached Landscape Exhibit. This is down by the front of our property on Mission Ave. This plan will be implemented by September 2014.

We do plan on doing some Tenant Improvements within the next five years, to include the following: expand our staff offices, classrooms and counseling offices. The existing Café area (which was storage) now serves as a hospitality and thoroughfare between services. The café and sanctuary are not used simultaneously; the main purpose of the café on a weekly basis is socializing space before and after service. We also plan on doing some lobby and sanctuary improvements. As we grow in staff and size, our need for office and ministry space grows as well. We have hired Grupo Pacific to draw up a proposed Master Plan (attached) that will be our framework going forward. See Phases 1 – 2. We expect to have these completed or in progress within the 5 years.

26(a) our location is within the objectives of this ordinance and the purposes of the district in which our facility is located.

26(b) the church's operation is consistent with the General Plan. Not only will be "not be detrimental to public health, safety or welfare of persons residing or working adjacent to the neighborhood" but our purpose is to be BENEFICIAL to all the above, and then some.

26(c) we will be in compliance with the renewed conditional use permit.

Legal Description (27): Enclosed (Legal Documents tab – Pink)

Title Report (28): Enclosed (Legal Documents tab – Pink)

Notification Map and Labels (29): Previously submitted

Environmental Info Form (30): Previously submitted

Plot Plans (31) and Floor Plans/Elevations (32):: Enclosed (Plans Tab – Orange)

Certification of Posting Pending

Other (34)

Legal Status and Agent of Process Enclosed (Legal Documents tab – Pink)

Corporate Officers Enclosed (Legal Documents tab – Pink)

Signing Empowerment Enclosed (Legal Documents tab – Pink)

Previous Conditional Use Permit Enclosed (Legal Documents tab – Pink)

Previous Historical Pres. Use Enclosed (Legal Documents tab – Pink)

Added Enclosures since 1st submittal

Receipt of Payment for CUP Enclosed (Application/Correspondence tab – Red)

City correspondence from May 8, 2013 “Application Review Committee (ARC), First Application Submittal for New Song” Enclosed (Application/Correspondence tab – Red)

New Song’s first response letter dated May 23 Enclosed (Application/Correspondence tab – Red)

New Song’s second response letter dated Nov 5 Enclosed (Application/Correspondence tab – Red)

Meeting Notes from June 4 meeting with Russ Cunningham and Delia Juncal Enclosed (Application/Correspondence tab – Red)

New Song/City of Oceanside Meeting Notes dated June 4th, 2013 Enclosed (Application/Correspondence tab – Red)

CC&R’s for Reciprocal Parking Agreement Enclosed (Legal Documents tab – Pink)

Receipt for Radius Package submitted to City at 1st submittal Enclosed (Site tab – Blue)

Parking Survey with photos Enclosed (Site tab – Blue)

300 Foot Radius Map Enclosed (Site tab – Blue)

Photos of Outside Lighting Enclosed (Site tab – Blue)

Site Plan

Enclosed (Site tab – Blue)

Parking Diagrams & Calculations

Enclosed (Site tab – Blue)

Landscape Plan

Enclosed (Site tab – Blue)

Exit Analysis

Enclosed (Plans tab – Orange)

Interior Photos

Enclosed (Plans tab – Orange)

Fire Sprinkler 5 year Certificate

Enclosed (Fire tab – Yellow)

Fire Alarm Plan (submitted & approved)

Enclosed (Fire tab – Yellow)

LEGAL DESCRIPTION

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

Parcel 1 of Parcel Map No. 15694, In the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 5, 1989, as instrument no. 89-296450 of Official Records.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Carol DeGraff
2. **ADDRESS:** 3985 Mission Avenue Oceanside, CA. 92054
3. **PHONE NUMBER:** (760) 560-5000
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Russ Cunningham
6. **PROJECT TITLE:** New Song Community Church (CUP13-00011/H13-00003)
7. **DESCRIPTION:** A Conditional Use Permit and Historic Permit to allow the continued operation of religious assembly use within an existing 62,843-square-foot commercial building at 3985 Mission Avenue. Exterior modifications associated with the proposal are limited to additional landscaping within existing planter areas.

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. Therefore, the staff has determined that further environmental evaluation is not required because:

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

Russ Cunningham, Senior Planner

Date: February 28, 2014

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