



DATE: April 21, 2014

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP13-00011) AND HISTORIC PERMIT (H13-00003) TO ALLOW THE CONTINUED OPERATION OF A RELIGIOUS ASSEMBLY USE WITHIN AN EXISTING 62,843-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 3985 MISSION AVENUE, WITHIN THE SAN LUIS REY NEIGHBORHOOD PLANNING AREA AND THE MISSION SAN LUIS REY HISTORIC OVERLAY DISTRICT. APPLICANT: NEW SONG COMMUNITY CHURCH – CAROL DEGRAFF**

RECOMMENDATION

Staff recommends that the Planning Commission by motion

- (1) Confirm issuance of a Class 1 Categorical Exemption “Existing Facilities” pursuant to Section 15301 of the California Environmental Quality Act; and
- (2) Adopt Planning Commission Resolution No. 2014-P06 approving Conditional Use Permit (CUP12-00011) 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 (CUP) (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 CUP (C-10-08) to continue religious assembly use on the project site. This second CUP 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. Additional 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

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

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.

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.

COMMITTEE REPORT

The proposal was reviewed by the Oceanside Historic Preservation Advisory Committee (OHPAC) on March 4, 2014. The OHPAC voted unanimously to recommend approval of the proposal as conditioned.

ENVIRONMENTAL DETERMINATION

Constituting operations within existing facilities involving no expansion of use beyond that existing at the present time, the proposal qualifies for a Class 1 categorical exemption in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of April 16, 2014, staff has received no communication regarding the proposal.

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 Planning Commission:

- Adopt Planning Commission Resolution No. 2014-P06 approving 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:



Marisa Lundstedt
City Planner

ML/RC//fil

Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P06
3. Photos
4. Parking Survey
5. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

DATE PLOTTED: 11/11/11
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
PROJECT NO.: 11010101

GRUPO PACIFIC

PROJECT TITLE:
NEW SONG CHURCH
CONVENTIONAL USE PERMIT - CUP
3888 MISSION AVENUE
OCEANSIDE, CA 92054

SITE PLAN
EXISTING - NO CHANGE

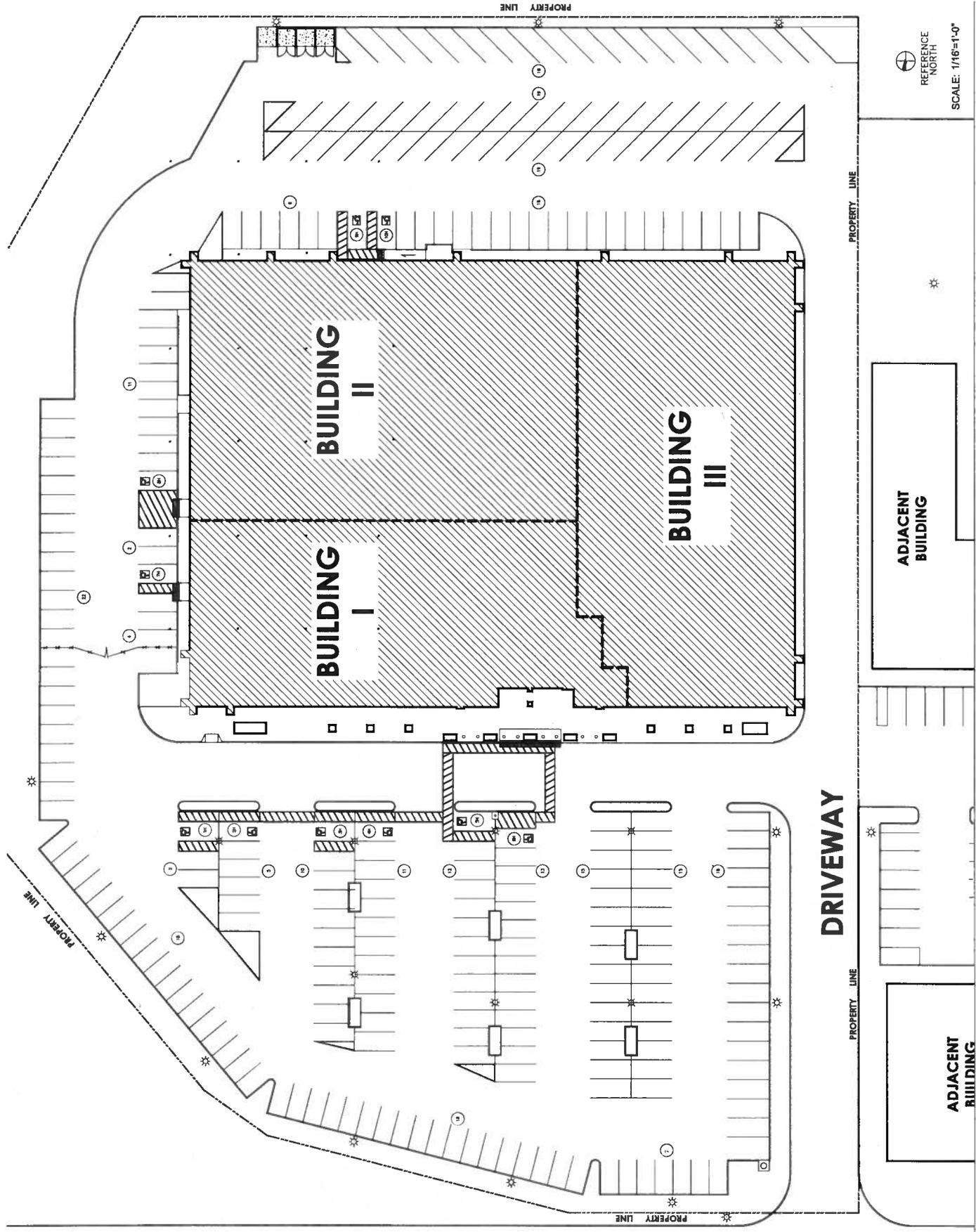
COMPLETION DATE:
CONTRACT NO.:
SUBMITTER'S FILE NO.:
REVISIONS:

DATE: 11/11/11
SCALE: 1/16"=1'-0"
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
PROJECT NO.: 11010101

A0.2



SCALE: 1/16"=1'-0"



MISSION AVENUE

ADJACENT BUILDING

ADJACENT BUILDING

3155 VINE STREET
SUITE 200
OAKLAND, CA 94612
TEL: 415.774.1100
WWW.CRUPROPACIFIC.COM

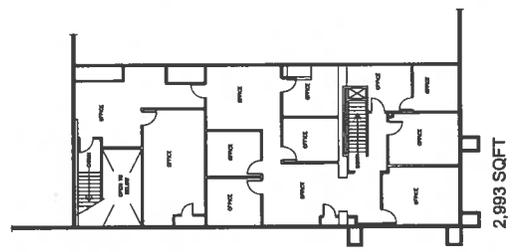
CRUPRO
PACIFIC

PROJECT TITLE
NEW SONG CHURCH
3885 MISSION AVENUE
OAKLAND, CA 94612

MEZZANINE PLAN
EXISTING SECOND FLOOR

DATE: 01/14/11
DRAWN BY: [Signature]
SCALE: 3/32"=1'-0"
PROJECT NO.: 11-001
SHEET NO.: 01
SHEET TITLE: MEZZANINE PLAN

AO3B



LEGEND:

- EXISTING BUILDING WALL AND EXISTING AUTO INTERIOR WALL
- EXISTING OUTDOOR PARTITION

EXISTING SECOND FLOOR MEZZANINE PLAN

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

2111 MISSION AVENUE
 SUITE 200
 OAKLAND, CA 94612
 TEL: 707.761.1211
 WWW.GRUPOPACIFIC.COM

**GRUPO
 PACIFIC**

PROJECT TITLE:
 NEW SONG CHURCH
 CONVENTUAL USE PERMIT - CUP
 3885 MISSION AVENUE
 OAKLAND, CA 94612

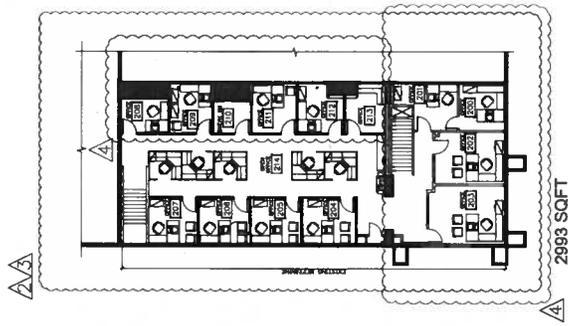
PROPOSED SECOND FLOOR PLAN

DATE: 11/11/11
 DRAWN BY: JCT
 CHECKED BY: JCT
 SCALE: 3/32"=1'-0"
 SHEET NO.: 204
 PROJECT NO.: 11-001
 CLIENT: NEW SONG CHURCH
 ARCHITECT: GRUPPO PACIFIC
 ENGINEER: GRUPPO PACIFIC
 SUBMITTAL: 204-03
 PERMITS: 204-03
 COMPLETION: 2011
 COMMENCEMENT: 2011

A0.4B



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

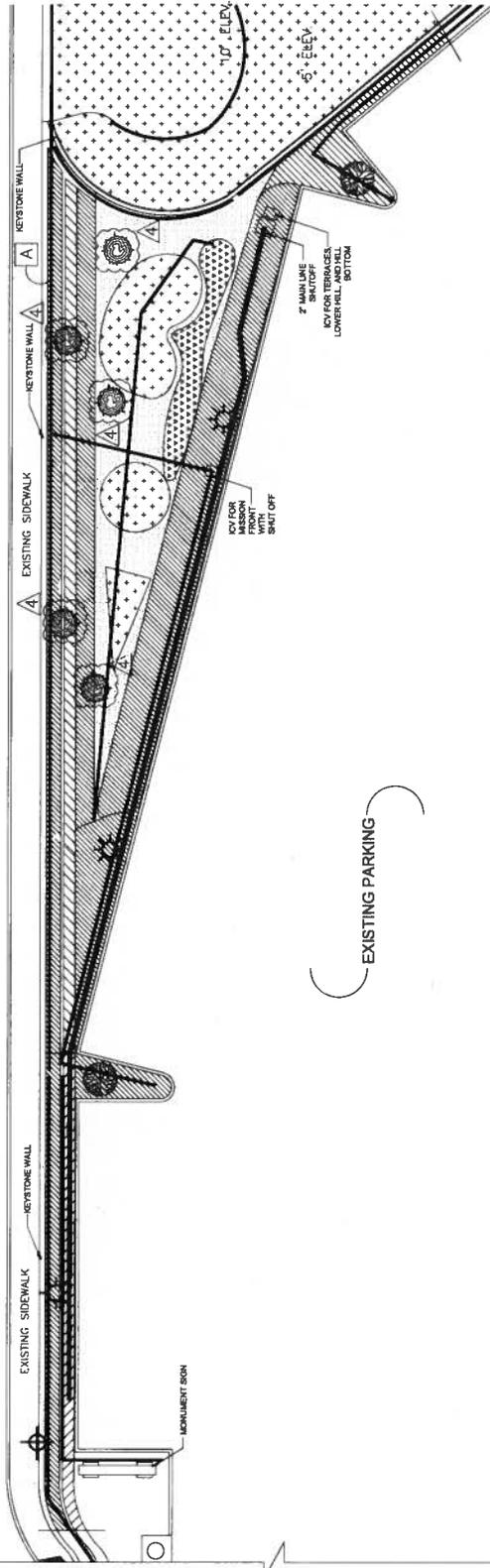


LEGEND:

- EXISTING BUILDING SKILL AND EXISTING AUTO EXTERIOR WALLS
- EXISTING INTERIOR PARTITION
- EXISTING EXTERIOR PARTITION
- NEW INTERIOR PARTITION

PROPOSED SECOND FLOOR MEZZANINE PLAN

MISSION AVENUE



LEGEND:

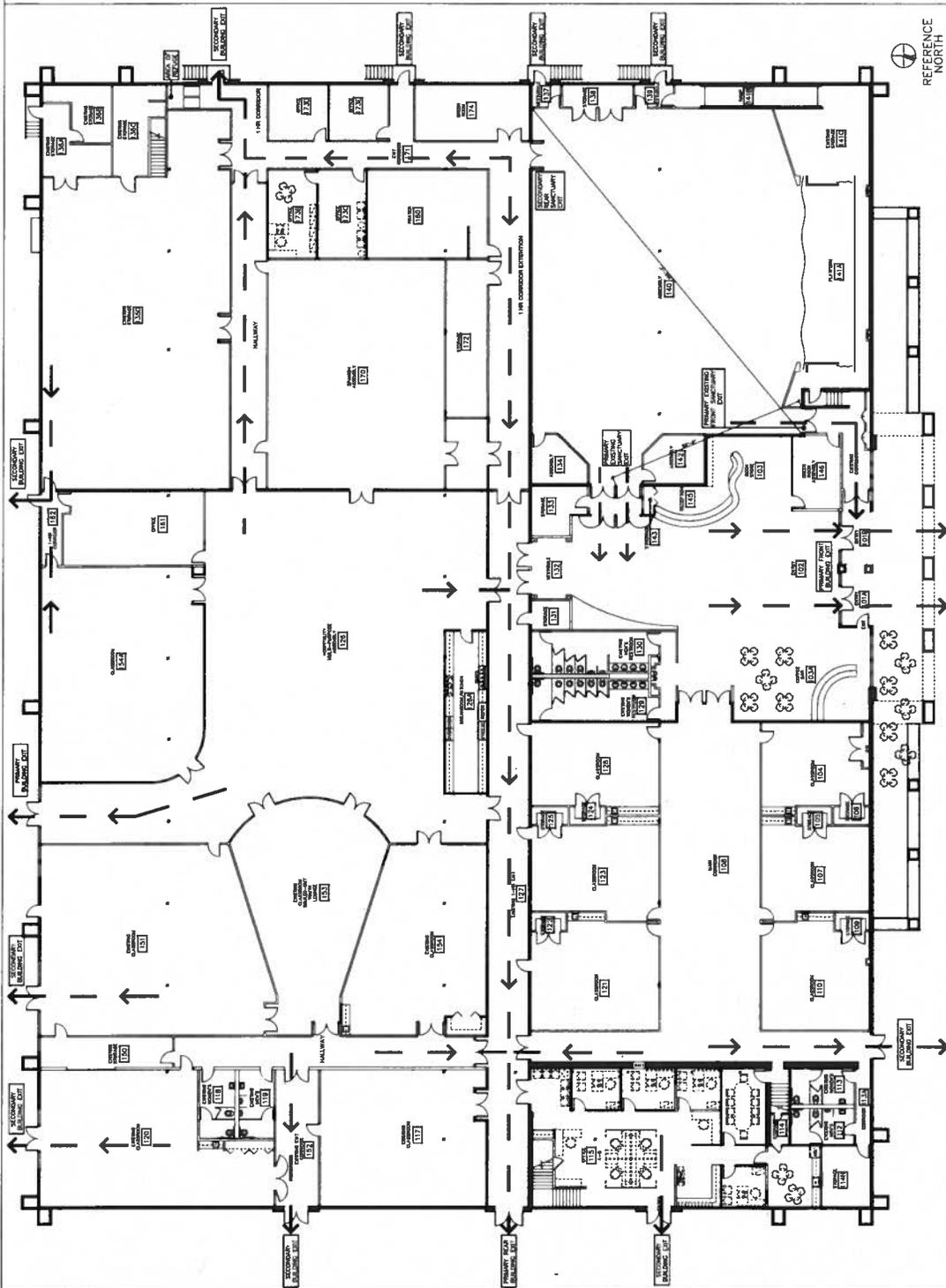
- EXISTING CAPE HONEYSUCKLE - EVERGREEN HEDGE
- NEW CAPE HONEYSUCKLE - EVERGREEN HEDGE
- EXISTING LANTANA - FLOWERS FROM APRIL TO JANUARY
- MIXED FLOWER BEDS/TERRACE
- EXISTING MIXED SMALL PLANTS INCLUDING BLACK FERN, EUCALYPTUS
- NEW ROCK BED
- NEW GOLD MEDALION TREE
- NEW PEPPER TREE OBTAINING 15 GALLONS, APPROXIMATELY 11'-0" TALL CENTER OF TREE AT 4'-5" FROM ADJACENT BLOCK WALL (APPROX. 18" FROM WATER LINE NOTED "A")

- EXISTING HISTORICAL STYLE LAMP POST
 - EXITING 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

LEGEND:

- EXISTING BUILDING SHELL AND EXISTING BATED INTERIOR PARTITION
- EXISTING INTERIOR PARTITION
- EXISTING LOW-WALL
- NEW INTERIOR PARTITION
- NEW BATED INTERIOR PARTITION
- NEW LOW-WALL



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

GENERAL NOTES:

1. ALL EXIT DOORS TO OCCUPANT ARE TO BE KEPT UNLOCKED TO OPEN IN DIRECTION OF TRAVEL.

OCCUPANCY: FIRST AND SECOND FLOOR

TABLE 1004-1.1	CODE 2010	TYPE	TEMPORARY USE	PERMANENT USE
SANCTUARY	100	100	15,248	300
			GROSS SQUARE FEET	OCCUPANT LOAD FACTOR
CLASSROOMS	100	100	1,128	22
			GROSS SQUARE FEET	OCCUPANT LOAD FACTOR
OFFICES	100	100	1,128	22
			GROSS SQUARE FEET	OCCUPANT LOAD FACTOR
CORRIDORS	100	100	1,128	22
			GROSS SQUARE FEET	OCCUPANT LOAD FACTOR
STAIRS	100	100	1,128	22
			GROSS SQUARE FEET	OCCUPANT LOAD FACTOR
TOTAL	100	100	18,632	376
			GROSS SQUARE FEET	OCCUPANT LOAD FACTOR

PROPOSED FIRST FLOOR PLAN EXIT ANALYSIS

EXITING -SANCTUARY

THE NUMBER INDICATED COMPARES THE REQUIRED CAPACITY OF EACH EXIT AS SHOWN ON THIS PLAN TO THE PROVIDED CAPACITY OF EACH EXIT AS SHOWN ON THIS PLAN. THE PROVIDED CAPACITY IS BASED ON THE ASSUMPTIONS LISTED IN THE NOTES.

EXIT	TYPE	AREA (SQ. FT.)	AREA PER PERSON	PROVIDED CAPACITY	REQUIRED CAPACITY
EXIT 1	100	1,128	15.248	22	22
EXIT 2	100	1,128	15.248	22	22
EXIT 3	100	1,128	15.248	22	22
EXIT 4	100	1,128	15.248	22	22
EXIT 5	100	1,128	15.248	22	22
EXIT 6	100	1,128	15.248	22	22
EXIT 7	100	1,128	15.248	22	22
EXIT 8	100	1,128	15.248	22	22
EXIT 9	100	1,128	15.248	22	22
EXIT 10	100	1,128	15.248	22	22
EXIT 11	100	1,128	15.248	22	22
EXIT 12	100	1,128	15.248	22	22
EXIT 13	100	1,128	15.248	22	22
EXIT 14	100	1,128	15.248	22	22
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EXIT 49	100	1,128	15.248	22	22
EXIT 50	100	1,128	15.248	22	22

105 WEST STREET
 SUITE 200
 OAKLAND, CA 94612
 TEL: 781.221.1211
 WWW.PACIFICGROUP.COM

PACIFIC GROUP

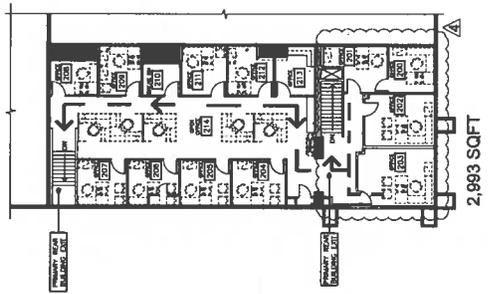
PROJECT TITLE
NEW SONG CHURCH
 2885 REDWOOD AVENUE
 OAKLAND, CA 94612

PROPOSED SECOND FLOOR
 EXIT ANALYSIS

DATE: 08/14/14
 DRAWN BY: JET
 SCALE: 3/32" = 1'-0"
 SHEET NO. 102
 PROJECT NO. 14-0001
 CLIENT: NEW SONG CHURCH

A0.7B

LEGEND:
 ———— EXISTING BUILDING WALL AND EXISTING MATED INTERIOR WALLS
 - - - - - EXISTING INTERIOR PARTITION
 ———— NEW INTERIOR PARTITION



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

PROPOSED SECOND FLOOR PLAN EXIT ANALYSIS
OCCUPANCY: SECOND FLOOR

OCCUPANCY TYPE	OFFICE
AREA	2,993
OCCUPANCY FACTOR	1.0
CALCULATION	2,993 / 100
OCCUPANCY	30

GENERAL NOTES:

1. ALL EXIT REQUIREMENTS SHOWN AT ROOMS WITH PRIMARY EXIT SHALL BE VERIFIED TO COMPLY WITH ALL APPLICABLE CODES.

1535 BAY STREET
SUITE 200
OAKLAND, CA 94612
TEL: 781.223.1111
WWW.PACIFICGRUPPO.COM

PACIFIC
GRUPPO

PROJECT TITLE:
NEW SONG CHURCH
CONVENTIONAL USE PERMIT - CUP
3885 MISSION AVENUE
OAKLAND, CA 94612

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN
PARKING CALCULATION SHEET

DATE:
DRAWN BY:
CHECKED BY:
SCALE: 3/32"=1'-0"

DESIGN NO. 1535
PROJECT NO. 1535
SHEET NO. 02

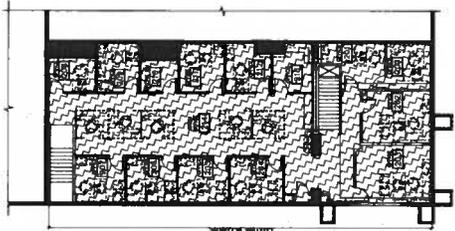
DATE: 01/11/17
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CHECKED BY: JET
SCALE: 3/32"=1'-0"

DATE: 01/11/17
DRAWN BY: JET
CHECKED BY: JET
SCALE: 3/32"=1'-0"

AA
AA
AA



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



2,993 SF
10

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

XXX SF [] — STAIRS' FOOTAGE
XXX [] — NUMBER OF PARKING STALLS

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

AA0.5B

Parking required for Retail

61	Retail	200	200	2.0
62	Retail	200	200	0.1
6.1				

Parking required for Storage

101	Storage	200	200	0
102	Storage	200	200	0
103	Storage	200	200	0
104	Storage	200	200	0
105	Storage	200	200	0
106	Storage	200	200	0
107	Storage	200	200	0
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1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P06

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: CUP13-00011, H13-00003
8 APPLICANT: New Song Community Church
9 LOCATION: 3985 Mission Avenue

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 continued operation of a religious assembly use within an existing 62,843-square-foot
16 commercial building;

17 on certain real property described in the project description.

18 WHEREAS, on August 28, 2000, the Planning Commission adopted Resolution No. 2000-
19 P59, approving religious assembly within an existing building at 3985 Mission Avenue; and

20 WHEREAS, on September 8, 2008, the Planning Commission adopted Resolution No.
21 2008-P52, approving the continued operation of religious assembly on the subject property; and

22 WHEREAS, the Planning Commission, after giving the required notice, did on the 21st
23 day of April, 2014 conduct a duly advertised public hearing as prescribed by law to consider said
24 application;

25 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
26 Guidelines thereto; this project is categorically exempt from CEQA per Class 1 Section 15301
27 (Existing Facilities):

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

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

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

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

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

9 FINDINGS:

10 For the Conditional Use Permit:

- 11 1. The proposed location of the use is in accord with the objectives of this ordinance and the
12 purposes of the district in which the project site is located, in that the surrounding Special
13 Commercial Limited-Historic Overlay (CS-L-H) zoning district provides for a range of
14 public and semi-public uses, including religious assembly.
- 15 2. The proposed location of the conditional use and the proposed conditions under which it
16 would continue to operate will be consistent with the General Plan; will not be
17 detrimental to the public health, safety, or welfare of persons residing or working in or
18 adjacent to the neighborhood of said use; and will not be detrimental to properties or
19 improvements in the vicinity or to the general welfare of the City, in that the project site
20 is improved in a manner consistent with all applicable development standards for CS-L-
21 H properties.
- 22 3. The proposed conditional use will comply with the provisions of this ordinance, including
23 any specific condition required for the proposed conditional use in the district in which it is
24 located, in that additional landscape elements will be added to conform with the landscape
25 guidelines of the Mission San Luis Rey Historic Area Development Program and Design
26 Guidelines.
- 27 4. The location of the proposed use is not in an area considered "prime" for immediate
28 commercial development, as evidenced by current vacancy rates and the nature of
29 commercial uses in the vicinity.
5. Parking resources for the proposed use, which include parking spaces available on adjacent

1 properties through a reciprocal parking agreement, conform to minimum parking
2 requirements for religious assembly established in Article 31 of the Zoning Ordinance.

- 3 6. The existing church building shall meet the requirements imposed by the current applicable
4 edition of the Uniform Building Code for assembly occupancy.
- 5 7. Religious assembly and associated activities do not interfere with the primary commercial
6 uses in the area, in that the project site is sufficiently separated from other portions of
7 Mission Douglas Plaza and peak parking demand associated with the religious assembly
8 use is easily accommodated by existing on-site parking resources.
- 9 8. Five years after the date of approval of Conditional Use Permit (CUP13-00011) and
10 Historic Permit (H13-00003), the continuation of religious assembly and associated uses
11 on the project site shall be subject to renewal of the Conditional Use Permit and Historic
12 Permit.

13 For the Historic Permit:

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

19 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
20 approve Conditional Use Permit (CUP13-00011/H13-00003) subject to the following conditions:

21 Building:

- 22 1. The granting of approval under this action shall in no way relieve the applicant/project
23 from compliance with all State and Local building codes.
- 24 2. The building plans for this project shall be prepared by a licensed architect or engineer and
25 shall be in compliance with this requirement prior to submittal for building plan review.
- 26 3. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
27 and shall be shielded appropriately.
- 28 4. The developer shall monitor, supervise and control all building construction and supportive
29 activities so as to prevent these activities from causing a public nuisance, including, but not
limited to, strict adherence to the following:

- 1 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
2 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
3 work that is not inherently noise-producing. Examples of work not permitted on
4 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
5 producing nature. No work shall be permitted on Sundays and Federal Holidays
6 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
7 Christmas Day) except as allowed for emergency work under the provisions of the
8 Oceanside City Code Chapter 38 (Noise Ordinance).
- 9 b) The construction site shall be kept reasonably free of construction debris as
10 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
11 approved solid waste containers shall be considered compliance with this
12 requirement. Small amounts of construction debris may be stored on-site in a neat,
13 safe manner for short periods of time pending disposal.

14 **Fire:**

- 15 5. Existing fire sprinkler system must have a current five year certification certificate
16 submitted to the Fire Department.
- 17 6. Existing manual fire alarm system with occupant notification must be installed per NFPA
18 72 and CFC and must be upgraded if not in compliance.

19 **Planning:**

- 20 7. This Conditional Use Permit shall expire on April 21, 2019 unless implemented as
21 required by the Zoning Ordinance.
- 22 8. This Conditional Use Permit approves only the religious assembly facility and associated
23 tenant improvements as shown on the plans and exhibits presented to the Planning
24 Commission for review and approval. No deviation from these approved plans and
25 exhibits shall occur without Planning Division approval. Substantial deviations shall
26 require a revision to the Conditional Use Permit or a new Conditional Use Permit.
- 27 9. Any existing and proposed new signs shall be in conformance with the Oceanside Sign
28 Ordinance Guidelines and shall be submitted to the Planning Division.
- 29 10. Prior to the issuance of building permits, compliance with the applicable provisions of the
City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed

1 and approved by the Planning Division. These requirements, including the obligation to
2 remove or cover with matching paint all graffiti within 24 hours shall recorded in the form
3 of a covenant affecting the subject property.

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

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

10 13. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
11 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
12 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
13 annul an approval of the City, concerning Conditional Use Permit CUP13-00011 and
14 Historic Permit H13-00003. The City will promptly notify the applicant of any such
15 claim, action or proceeding against the city and will cooperate fully in the defense. If the
16 City fails to promptly notify the applicant of any such claim action or proceeding or fails
17 to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to
18 defend, indemnify or hold harmless the City.

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

24 //////////////

25 //////////////

26 //////////////

27 //////////////

28 //////////////

29 //////////////

1 15. The 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. 2014-P06 on April 21, 2014 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10 _____
11 Robert Neal, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

14 _____
15 Marisa Lundstedt, Secretary

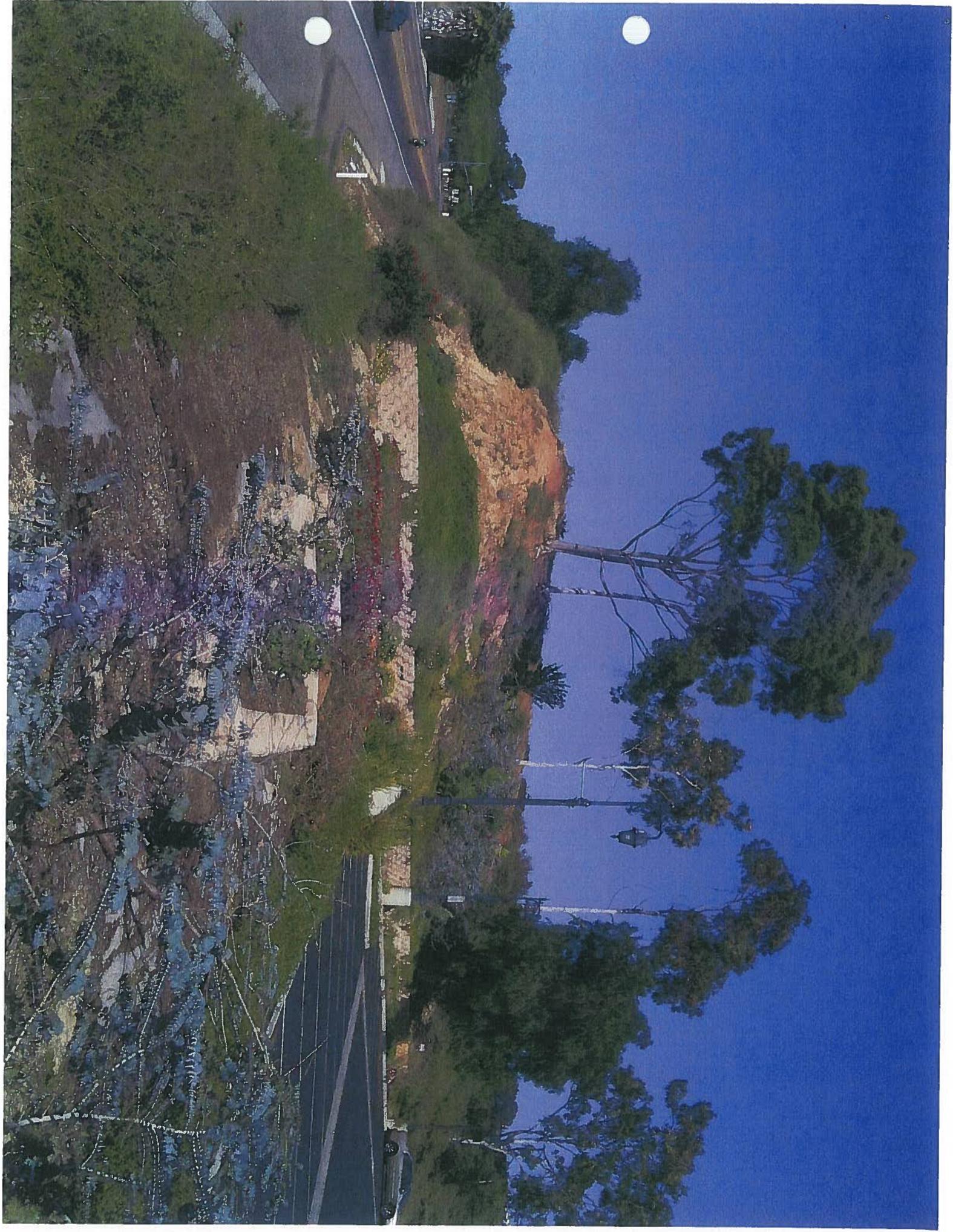
16 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
17 that this is a true and correct copy of Resolution No. 2014-P06.

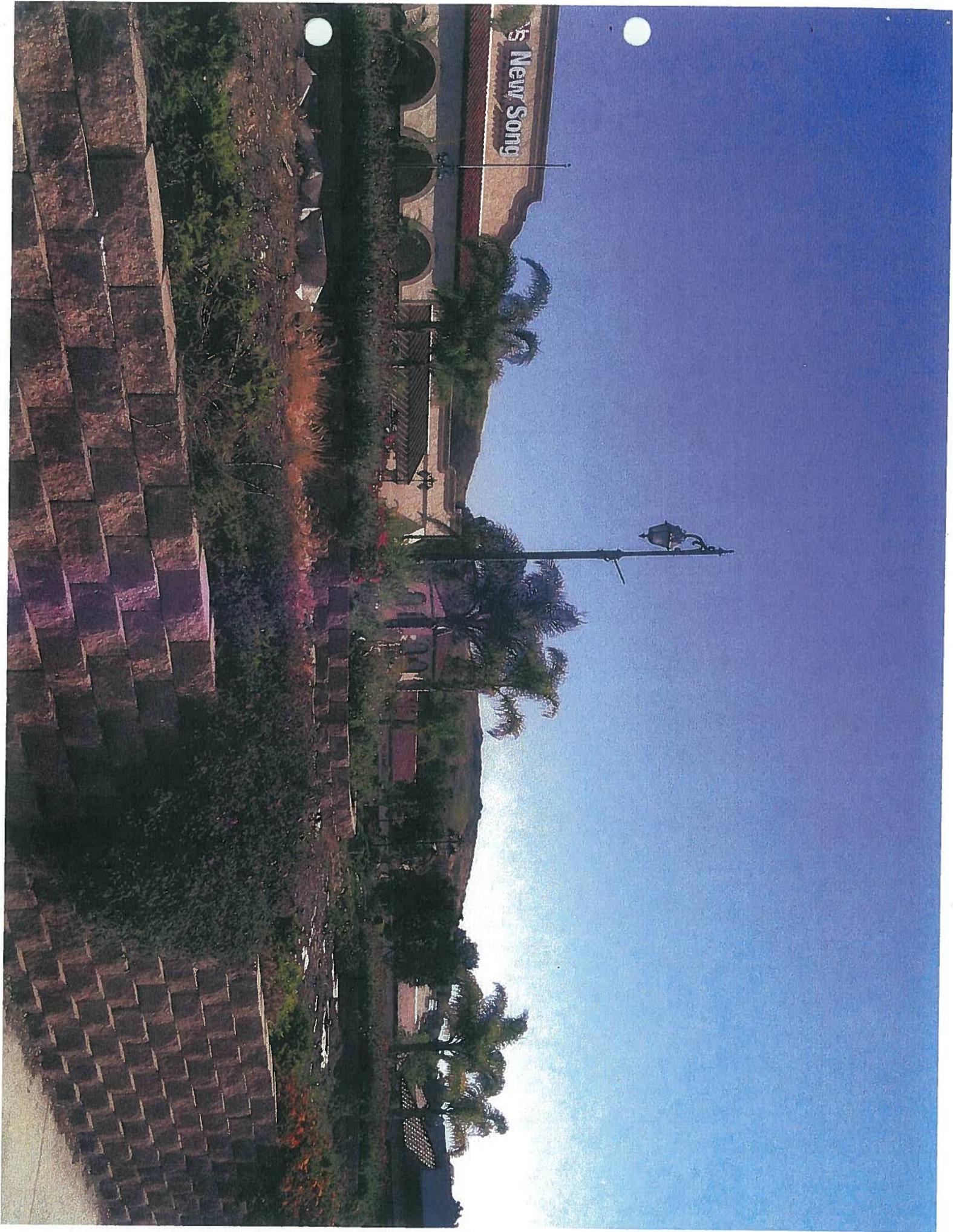
18
19 Dated: April 21, 2014

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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29







Parking Survey

New Song - Mission Ave Parking Lot				
Sunday May 26				
	Used	Free	Capacity	% used
7:15AM	22	251	273	8%
8:15 AM	59	214	273	22%
9:15AM	83	190	273	30%
10:15AM	171	102	273	63%
11:15AM	136	137	273	50%
12:15PM	199	74	273	73%
1:15PM	36	237	273	13%
Average utilization	100.9	172.1	273	37%

New Song - 300 foot radius from Church Building				
Sunday May 26				
	Used	Free	Capacity	% used
7:15AM	5	150	155	3%
8:15 AM	11	144	155	7%
9:15AM	13	142	155	8%
10:15AM	23	132	155	15%
11:15AM	19	136	155	12%
12:15PM	23	132	155	15%
1:15PM	19	136	155	12%
Average utilization	16.1	138.9	155	10%

Parking Survey

New Song - Mission Ave Parking Lot				
16-Feb-14				
	Used	Free	Capacity	% used
7:15AM	23	250	273	8%
8:15 AM	75	198	273	27%
9:45AM	182	91	273	67%
11:30 AM	175	98	273	64%
1:15PM	19	254	273	7%
Average utilization	94.8	178.2	272	35%

New Song - 300 foot radius from Church Building				
16-Feb-14				
	Used	Free	Capacity	% used
7:15AM	4	151	155	3%
8:15 AM	7	148	155	5%
9:45 AM	22	133	155	14%
11:45AM	26	129	155	17%
1:15PM	7	148	155	5%
Average utilization	13.2	141.8	272	5%



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: R.C. & J.H.W.

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

GPA

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS
3985 Mission Ave

4. PHONE/FAX/E-mail
7605605000

TENT. MAP

PAR. MAP

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

DEV. PL.

C.U.P.

CUP13-00011

6. ADDRESS
3985 Mission Ave O'side

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

VARIANCE

COASTAL

PART II - PROPERTY DESCRIPTION

8. LOCATION
3985 Mission 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 2000-759 (CUP) and 2006-H04 (Hist.P); Renewal: Resolution No 2008-752 (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):

36. DATE

37. OWNER (Print)

38. DATE

Carol DeCraff

4/4/13

Carol DeCraff

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)

27

0469

RECEIVED

APR 04 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

LEGAL DESCRIPTION
for
NATIONAL LUMBER SITE

MISSION DOUGLAS PLAZA
(Ref: CPDG-2302)

04/04/00

That portion of Parcel 5 of Parcel Map No. 15175, recorded March 8, 1988, being in the City of Oceanside, County of San Diego, State of California, described as follows:

Beginning at the Northwest corner of said Parcel 5, thence along the boundary of said Parcel 5, North 66° 58' 30" East 136.23 feet; thence North 80° 06' 30" East 110.02 feet; thence North 66° 58' 30" East 33.31 feet, thence South 75° 38' 46" East 36.10 feet; thence South 62° 14' 50" East 293.12 feet; thence South 05° 11' 00" West 330.88 feet; thence leaving the boundary of said Parcel 5, South 67° 02' 51" West 335.78 feet to the angle point in the Westerly boundary of said Parcel 5; thence along said Westerly boundary North 23° 01' 30" West 603.09 feet to the TRUE POINT OF BEGINNING.

Handwritten initials

EXHIBIT A

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



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: April 21, 2014

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