



STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: December 2, 2008

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-2-07),
CONDITIONAL USE PERMIT (C-3-07) AND HISTORIC PERMIT (H-1-07) FOR THE MISSION SAN LUIS REY CEMETERY EXPANSION
LOCATED NORTH OF MISSION AVENUE BETWEEN DOUGLAS
DRIVE AND ACADEMY ROAD – APPLICANT: MISSION SAN LUIS
REY**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2008-H05 recommending approval of a Development Plan (D-2-07), Conditional Use Permit (C-3-07), and Historic Permit (H-1-07) to the Planning Commission for final action.

PROJECT DESCRIPTION AND BACKGROUND

Background:

On August 12, 2008, the Planning Commission approved a request to revise the previous Planned Development Plan (PD19-Plan Rev.08), and to amend the previously approved Historic Permit (H-7-01) in order to shift plan area uses to more sustainable locations on site, correct plan area sizes, elimination of emergency access points located at Via Los Padres Road and the Parish Property to the east, correction of language associated with infrastructure improvement location modifications, and expansions to the parking lot and the cemetery.

The original Conditional Use Permit and Historical Permit applications for the Mission Cemetery were approved by the Oceanside Historic Preservation Advisory Commission (OHPAC) on February 2, 1993 through OHPAC Resolution No. 93-H02 and by the Planning Commission on April 12, 1993 through PC resolution 93-P22. At that time, the expansion project enlarged the Mission's existing Historic Cemetery facility, and included the addition of 1.3 acres to the cemetery in order to accommodate 1,412 crypts, and construction of a 500 square foot manager's office with additional landscape improvements.

On September 17, 2003, the City Council introduced Ordinance No. 03-0R610 amending the Official Zoning Map Zone Amendment (ZA-2-01) from Open Space-Historic Overlay (OS-H) to Public & Semi-Public-Historic Overlay (PS-H) on a 16.4 acre parcel, and creating a Planned Development Overlay for approximately 55 acres of land referred to as the Mission San Luis Rey Historic Area.

On October 1, 2003 the City Council adopted said Ordinance approving Zone Amendment (ZA-02-01) and Historic Permit (H-7-01) that created a Planned Development Plan overlay and the associated Comprehensive Planned Development Plan Land Use Document that guides future development of the property.

On January 2, 2008 the Mission San Luis Rey de Francia submitted a Specific Plan Amendment (S-1-08) and Historic Permit Revision (H-7-01 Rev08) application to amend the Planned Development Plan established in order to provide a long range build out strategy for establishing appropriate land uses, needed infrastructure, and design guidelines for the 54.5 acre parcel located at 4050 Mission Avenue. Amendments to the original Planned Development Plan generally maintain the uses originally identified, but rather deal with relocation of certain uses to other areas of the property, modification of the plan area sizes, correction of actual acreage sizes (i.e. entire Mission SLR property is 54.5 acres not 55 acres), and creation of Plan Area 14 to accommodate an envisioned Retreat Center previously approved for Plan Area 2, thus leaving Plan Area 2 for development of the Mission SLR Friary; as well as, to correct language associated with infrastructure improvements.

Site Review:

The Mission San Luis Rey de Francia property is located within a predominately built environment consisting of a variety of different land uses. Land uses established around the perimeter of the site consist of residential uses to the north, commercial uses and a mobile home park to the west, a commercial retail center and open space lot (detention basin) south of Mission Avenue, and religious facilities with Montessori school to the east. Other land uses established in close proximity and leading into the historic Mission San Luis Rey Plan Area include: The San Luis Pioneer Cemetery on a knoll just south of the open space lot/detention basin, and the Ivey Ranch Park located directly east of the detention basin and developed with a day-care center, community garden, and a training center for Canine Companions.

Project Description:

The project application is comprised of three components: a Development Plan, Conditional Use Permit, and Historic Permit as described below:

Development Plan (D2-07) represents a request for the following:

The applicant is requesting to expand the existing Mission San Luis Rey Cemetery. This expansion would consist of providing additional underground burial crypt areas, above ground crypts, four 4,950 square foot mausoleum structures that will also have areas for crypts and cremated remains, a 800 square foot family mausoleum, two eight foot high

niche walls along the east and west boundaries of the cemetery, expansions of the garden to allow for more areas for additional niches, a 3,323 square foot office building, and a 590 square foot open air committal chapel that will be similar to the design of a gazebo.

Conditional Use Permit (C-3-07) represents a request for the following:

A Conditional Use Permit is required for the proposed cemetery use as required by the Mission San Luis Rey Planned Development Regulations.

Historic Permit (H-1-07) represents a request for the following:

A Historic Permit is required in order to permit the cemetery expansion established for the Mission San Luis Rey de Francia and located within the boundaries of the Historic Overlay District pursuant to Section 1707 of the Oceanside Zoning Ordinance.

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

1. General Plan
2. Mission San Luis Rey Historic Area Development Program and Design Guidelines
3. Zoning Ordinance
4. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The project site is designated as Public & Institutional and Open Space (PI & OS) on the Land Use Map. The proposed cemetery expansion is consistent with the goals and objectives of the City's General Plan, as follows:

A. Land Use Element I. Community Enhancement

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

1.33 Historic Areas and Sites

Policy A: The City shall utilize adopted criteria, such as the "Mission San Luis Rey Historic Area Development Program and Design Guidelines", to preserve and further enhance designated historic or cultural resources.

The proposed Cemetery expansion has been analyzed and reviewed by Staff for consistency with the Mission San Luis Rey Planned Development Regulations, The Mission San Luis Rey Design Guidelines, and the Oceanside Zoning Ordinance Development guidelines. Staff has determined that the applicant's request meets all established guidelines and regulations placed on this property.

The proposed expansions will allow the cemetery to meet the demands for future burial needs, and would provide opportunities for to Mission Historic area to receive additional revenues for the demand of the expanded cemetery. The Cemetery would be visually consistent with the historic identity and major design goals of the Mission San Luis Rey Historic Area. The proposed designs of the Mausoleums and the administrative office building are predominantly lower in elevation profile, possess good use of common arcades, all structures would be single story, and use the Mission Revival and Spanish Colonial Revival architecture styles, which include red clay tile roofs, shallow pitched roofs, smooth stucco walls surfaces, enclosed courtyards, round headed arches, recessed wall openings, white or soft pastel earth tones colors, and extensive use of wood, glass, or metal. This development would not only enhance the historic character of the area, but would be consistent with the existing uses in the Mission San Luis Rey de Francia area. All improvements to the existing cemetery within Plan Area four would be incorporated within this project as per the Mission San Luis Rey Planned Development, with the exception of the development of the committal chapel. If the applicant wishes to further expand the cemetery as specified in the Plan Area four guidelines, then an approval of a revision to the Mission San Luis Rey de Francia Planned Development Plan and Development Plan would be required.

2. Zoning Compliance

This project is located in the Planned Development –Historic Overlay (PD-H) zone district and is regulated by a Planed Development Plan (PD19-Plan) that guides and regulates development of land uses on site, identifies infrastructure needs, and establishes design guidelines to ensure that any development will compliment the significant historical uses and resources on the property. The following table summarizes the proposed structures compliance with the established development regulations:

Mission San Luis Rey De Francia (PD-19)	MINIMUM REQUIRED Plan Area 6	PROPOSED
Stories/Height (1)	1/25	25
Setback from Adjacent Property (3)	30 sq. ft.	30 ft.
Setback from Mission Avenue (3)	n/a.	n/a

Staff has reviewed the cemetery expansion plan, and found that the proposed structures, such as the mausoleums, fences, and the administrative office building would meet all development regulations as specified in the Mission San Luis Rey de Francia Planned Development Program (Plan Area 4), and Design Guidelines. All proposed structures would be erected at a height no higher than 25 feet, and would meet all setback regulations from property lines and Mission Avenue. This proposed cemetery expansion plan includes two areas of access at the eastern and southern portions of the property, and extensions of the driveway with a turnaround area at the northern portion of the cemetery as specified in the Mission San Luis Rey de Francia goals and Planned improvements section for Plan Area 4. Staff has determined that the proposed development is consistent with the intent of the Mission San Luis Rey objectives to create a well-designed campus which accommodates desired uses and provides adequate infrastructure to protect the health, safety and welfare of visitors, employees, and facilities.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property: (Plan Area 4)	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Cemetery
North of Subject Property (identify side of street, if applicable):	Single Family Detached Residential (SFD-R) Medium Density –A Residential (MDA-R)	Single Family Residential (RS) Medium Density Residential (RM-A) Open Space	Single Family Residential Mobile Home Park
East of Subject Property:	Public & Institutional(PI)	Public & Semi Public	Religious/ Institutional
South of Subject Property:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Parking lot (Plan Area 6)
West of Subject Property:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Friary (Plan Area 2)

The proposed expansions to San Luis Rey Cemetery has been determined to be acceptable with the San Luis Rey de Francia Planned Development Plan and the surrounding neighborhood area; as well as, with their respective General Plan and Zoning Ordinance designations. Staff has analyzed that the proposed expansions would not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

DISCUSSION

Issue: Is the Cemetery expansion and all improvements compatible with the Historic Mission San Luis Rey Planned Development and the Long Range Goals of the Missions Ministry

- The primary issue of the Cemetery expansion is consistent with the established Plan Area 4 provisions of the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines. Plan Area 4 is approximately 3.5 acres in size, and constitutes the northeast corner of the larger Mission San Luis Rey property. The Mission San Luis Rey de Francia plan recognizes the expansion and states that the expansion of the cemetery does not necessarily need to be contiguous to the existing cemetery; efficiency and continuity make this design more attractive.

Recommendation: Staff concludes that the proposed cemetery expansion, and improvements will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey, and is consistent with the goals and objectives of the Mission San Luis Rey de Francia Planned Development Program. Staff has determined that approving the project would not only enhance the property, but would provide an ample amount of opportunities for future use of the cemetery, in terms of additional crypts and burial spaces provided. It has been estimated by the applicant that approximately 25,000 additional burial sites are needed for this property to meet the future demands within the next 20 years, and this proposed expansion would meet the projected future demands within the next 20 years with approximately 25,633 new burial sites on this property. The additional burial sites and expansions to the cemetery would not only provide for the future demands, but would help develop additional structures and improvements that would enhance the property as well keep the historic resource of the Planned Developed area. This proposed cemetery expansion would help promote the physical sustainability for the Mission San Luis Rey historic area by enabling designs and amenities, that would promote walk ability through the Mission area, promote the use of more green space, and allow the Mission Historic Character to be established, as well as embodied within this cemetery expansion.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared for the Mission San Luis Rey de Francia original Zone Amendment (ZA-2-01) and Historic Permit (H-7-01) rezoning the property to a Planned Development with an Historic Overlay and creating a Planned Development Plan for the entire 55 acre parcel. In accordance with CEQA guidelines section 15162 the proposed project to expand cemetery has been analyzed within the previous Planned Development, and this will not result in substantial changes in the original project, will not involve substantial changes to the circumstances for which the project was originally undertaken, and no new information of substantial importance not known at the time of the initial CEQA review has been identified; therefore, the City serving as the lead agency has determined that further environmental review is not required at this time.

RECOMMENDATION

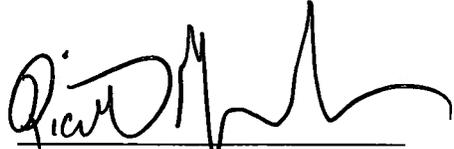
Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2008-H05 recommending approval of a Development Plan (D-2-07), Conditional Use Permit (C-3-07), and Historic Permit (H-1-07) to the Planning Commission for final action.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Richard Greenbauer
Senior Planner

RG/SN/no

ATTACHMENTS:

1. OHPAC Resolution No. 2008-H05
2. Site Plans

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2008-H05

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

APPLICATION NO: D-2-07, C-3-07 & H-1-07
APPLICANT: Mission San Luis Rey
LOCATION: 4050 Mission Avenue

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 Development Plan, Conditional Use Permit, and a Historic Permit under the provisions of Historic Preservation Ordinance (82-41) and Articles 21, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

to permit the expansions of the existing San Luis Rey Cemetery, for the construction of 25,633 crypts and niche areas for burials, construction of four 4,950 square foot mausoleums structures, the development of an 800 square foot family mausoleum, expansions of the garden, and construction of a 3,323 square foot administration building consistent with the Mission San Luis Rey de Francia Planned Development Plan for Plan Area 4 and the Mission San Luis Rey Development Program and Design Guidelines;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 2nd day of December, 2008, 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:

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1 FINDINGS:

- 2 1. The Development Plan proposal for the Cemetery expansions are consistent with the
3 intent of the Planned Development Overlay designation, because all proposed
4 developments and improvements to the cemetery area are consistent with the goals and
5 objectives as specified in the Mission San Luis Rey de Francia Planned Development Plan
6 for Plan Area 4, and with the Mission San Luis Rey Development Program and Design
7 guidelines. The expansions would enable the cemetery to meets the future demands for
8 cemetery usages.
- 9 2. The uses proposed and the ancillary criteria are consistent with the Zoning Ordinance,
10 the City Code, the Land Use Element, the Mission San Luis Rey Historic Area
11 Development Program and Design Guidelines that consider deviations from the base
12 zoning district offset by compensating benefits that will allow development that will
13 both preserve, and promote the heritage of the City.
- 14 3. The project design and its physical aspects pertaining to height, building area, and location
15 meets or exceeds the applicable zoning criteria and development standards as specified in
16 the Mission San Luis Rey de Francia Planned Development Program and Design
17 Guidelines.
- 18 4. That the area covered by the Development Plan can be adequately, reasonably and
19 conveniently served by existing and planned public services, utilities, and public facilities.
- 20 5. That the site plan and physical design of the project is consistent with the policies
21 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
22 Development Guidelines for Hillsides, and Section 3039 of the Oceanside Zoning
23 ordinance.
- 24 6. That the proposed location of the cemetery use is accord with the objectives of the
25 Mission San Luis Rey de Francia and Oceanside Zoning Ordinance, and the purposes of
26 the district in which the site is located.
- 27 7. That the proposed location of the Conditional Use and the proposed conditions under
28 which it would be operated or maintained will be consistent with the General Plan and
29 Mission San Luis Rey de Francia Planned Development Plan will not be detrimental to
the public health, safety, or welfare of persons residing or working in or adjacent to the

1 neighborhood of such use; and will not be detrimental to properties or improvements in
2 the vicinity or to the general welfare of the city.

- 3 8. That the proposed Conditional Use will comply with the provisions of the Oceanside
4 Zoning Ordinance and Mission San Luis Rey de Francia Planned Development Plan,
5 including any specific condition required for the proposed conditional use in the district in
6 which it would be located.

7 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation Advisory
8 Commission does hereby recommend approval of a Development Plan (D-2-07), Conditional
9 Use Permit (C-3-07) and a Historic Permit (H-1-08) subject to the following conditions:

- 10 1. This Development Plan, Conditional Use Permit, Conditional Use Permit, and Historic
11 Permit approves only the following: a cemetery expansion as specified consisting of a
12 proposed additional crypts areas, construction of four 4,950 square foot mausoleums, an
13 800 square foot family mausoleum, two eight foot high niche walls that enable
14 additional crypts to be stored within the walls, and the construction of a 3,323 square
15 foot office building for administrative use. Any substantial modification to the Planned
16 Development Plan in the design or layout shall require a revision to the Historic Permit
17 and/or a new Historic Permit.
- 18 2. The following conditions of approval shall be implemented on the proposed
19 development on the Planning Commission Resolution of approval:
- 20 a) An archaeological monitor shall be on-site during ground-disturbing activities,
21 such as brushing, scarification, grading, and trenching within the boundaries of
22 the cemetery addition and disposal area due to the potential for encountering
23 cultural features, such as human burials.
- 24 b) A pre-excavation agreement shall be executed between the applicant and the
25 San Luis Rey Band of Mission Indians, specifying the treatment of human
26 remains and any cultural resources uncovered and requiring Native American
27 monitoring for all ground-disturbing activities.

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1 c) Native American monitors shall be present throughout all ground-disturbing
2 activities, such as brushing, scarification, grading, and trenching for the entire
3 project area. The powers of the monitors and the details of their work shall be
4 laid out in the pre-excavation agreement.

5 d) The archaeological monitors and Native American monitors shall have the
6 authority to temporarily halt or redirect grading, in order to examine any finds
7 made during the course of monitoring. The monitors shall determine the need
8 for further studies to assess unexpected cultural material encountered during
9 monitoring.

10 9. All other proposed emergency access points shall provide for limited egress/ingress of
11 special events traffic only and emergency access gates shall be upgraded with the City
12 of Oceanside Fire Department approved release gates.

13 10. This Development Plan, Conditional Use Permit, and Historic Permit shall comply with
14 all City Engineering Rules & Regulations as appropriate with future individual
15 development projects and as follows:

- 16 • Future proposed grading plans for each site specific shall be in compliance with
17 City's grading ordinance.
- 18 • Shall comply with the Regional Quality Control Rules and Regulations for
19 compliance with the Storm Water Management Plan (SWMP) for each future
20 proposed individual development projects.
- 21 • Shall comply with the San Diego County Hydrology Manual for the entire
22 development and each future proposed individual development project.
- 23 • Shall provide geotechnical report for each future proposed individual
24 development projects.
- 25 • Shall prepare landscape plans and comply with the City's landscape manual for
26 each proposed individual development projects.

27 11. This development shall comply with the following Water Utility conditions:

- 28 • The developer will be responsible for developing all water and sewer utilities
29

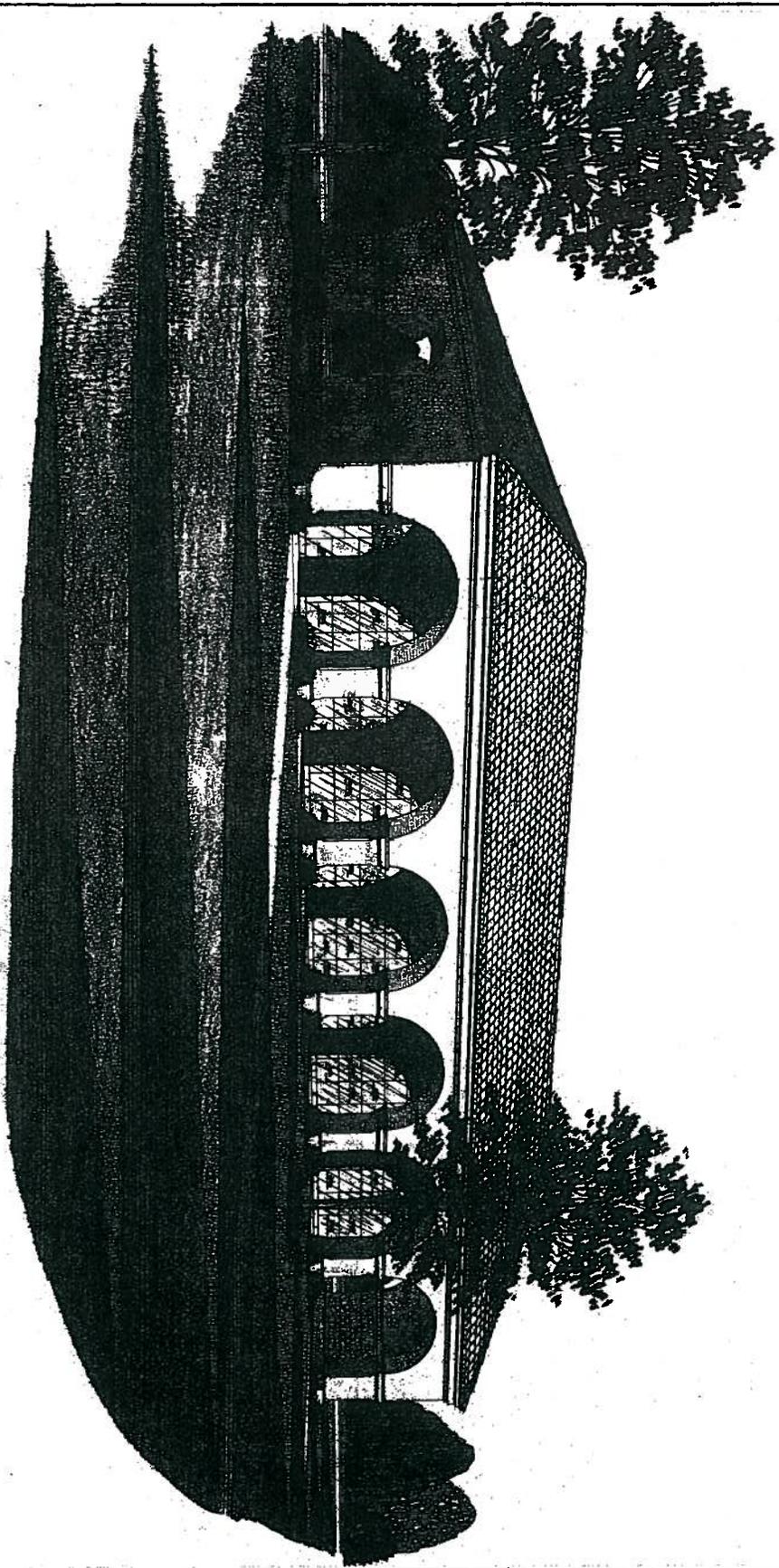
1 necessary to develop the property. Any relocation of water and/or sewer utilities is
2 the responsibility of the developer and shall be done by an approved licensed
3 contractor at the developer's expense.

- 4 • The property owner shall maintain private water and wastewater utilities located
5 on private property.
- 6 • All Water and Wastewater construction shall conform to the most recent edition of
7 the Water, Sewer, and Reclaimed Water Design and Construction Manual or as
8 approved by the Water Utilities Director.
- 9 • When planned use development occurs, existing facilities shall be connected to
10 proposed sewer improvements. Existing septic tanks and septic connections
11 shall be abandoned per the County of San Diego standards. A letter from the
12 County to the Water Utilities Department is requested to confirm compliance
13 with this condition.
- 14 • When planned use development occurs, existing and proposed facilities shall be
15 connected to proposed water improvements. Well water used for domestic
16 purposes shall be eliminated. A separate well irrigation system must be
17 installed for Plan Area 3 to use well water. The domestic water system and well
18 irrigation systems must be protected from contamination and kept separate.
- 19 • All public water and/or sewer facilities not located within the public right-of-way
20 shall be provided with easements sized according to the Water, Sewer, and
21 Reclaimed Water Design and Construction Manual. Easements shall be
22 constructed for all weather access.
- 23 • No trees, structures or building overhang shall be located within any water or
24 wastewater utility easement.
- 25 • All lots with a finish pad elevation located below the elevation of the next
26 upstream manhole cover of the public sewer shall be protected from backflow of
27 sewage by installing and maintaining an approved type backwater valve, per the
28 Uniform Plumbing Code (U.P.C.).
29

Received

SEP - 9 2008

Planning Division



PERSPECTIVE VIEW OF TYPICAL MAUSOLEUM



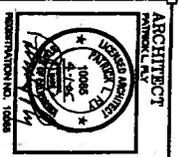
McCleskey
Professional
Services

844 GRENADA DRIVE, SUITE 100
 HOUSTON, TEXAS 77058
 713-866-8800
 WWW.MCCLESKEY.COM

PROJECT:
 GARDEN MAUSOLEUM

POB:
 MISSION SAN LUIS REY
 CEMETERY
 4050 MISSION AVENUE
 OCEANSIDE,
 CALIFORNIA 92067

OWNER:
 MISSION SAN LUIS REY
 CEMETERY
 4050 MISSION AVENUE
 OCEANSIDE,
 CALIFORNIA 92067



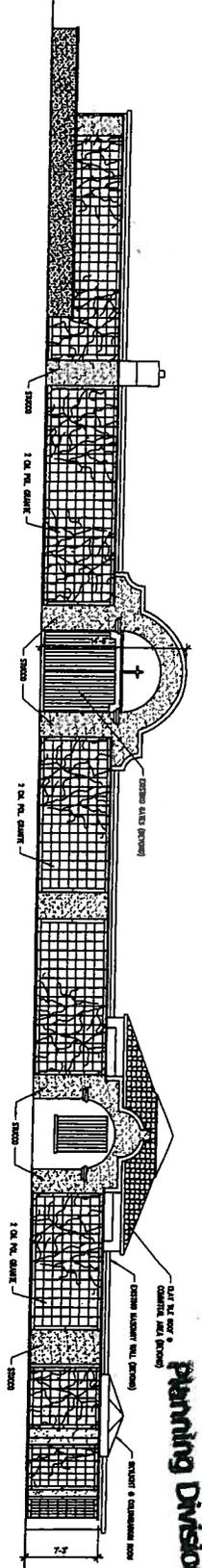
ARCHITECT
 PATRICIA L. AY
 ARCHITECT

DATE: 09/08
 DRAWN BY: PATRICIA L. AY
 CHECKED BY: PATRICIA L. AY
 SCALE: AS SHOWN
 SHEET NO. 3.2
 MAUSOLEUM
 PERSPECTIVE

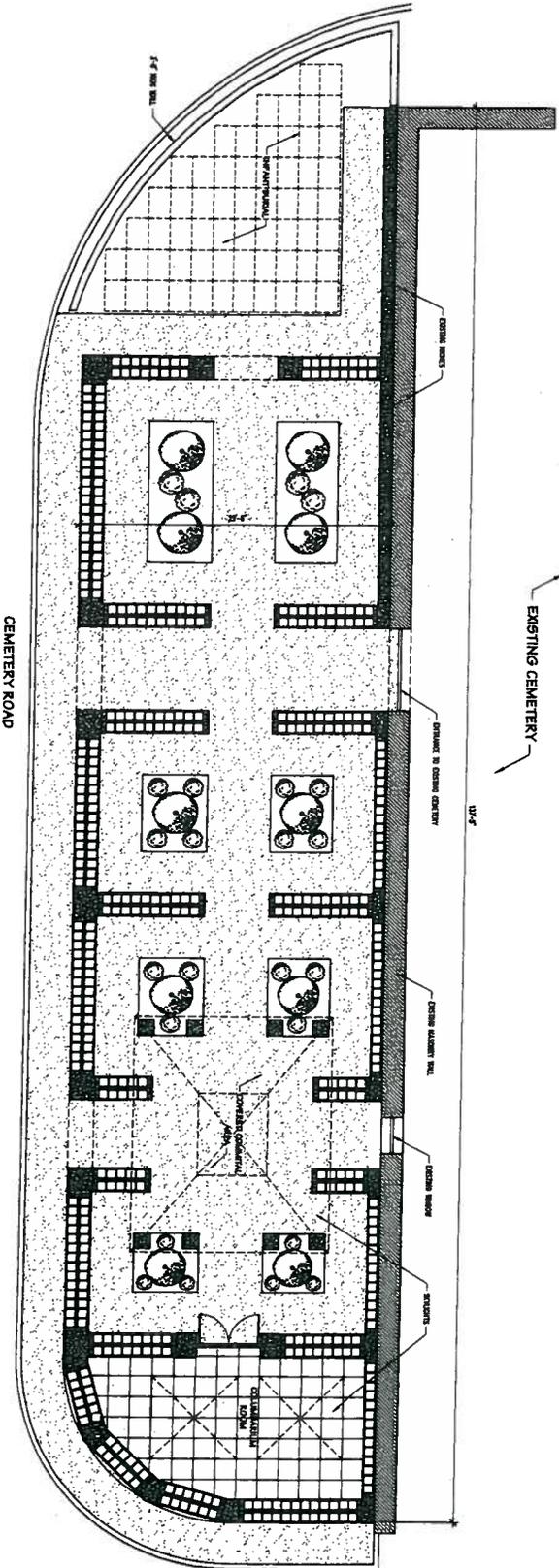
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Planning Division



NICHE GARDEN ELEVATION
SCALE: 3/16" = 1'-0"



NICHE GARDEN PLAN
SCALE: 3/16" = 1'-0"



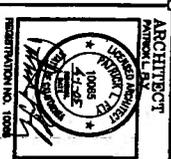
McCleskey
Professional
Services

504 GONDROCK CREEK ROAD, SUITE A
CORONA, CALIFORNIA 92626
TEL: 949-200-8888 FAX: 949-200-8888

PROJECT:
MASTER PLAN

FOR:
MISSION SAN JUAN REY
CEMETERY
4050 MISSION AVENUE
OCEANSIDE,
CALIFORNIA 92057

OWNER:
MISSION SAN JUAN REY
CEMETERY
4050 MISSION AVENUE
OCEANSIDE,
CALIFORNIA 92057
EDWARD GABARRA, JR.
SENIOR ADMINISTRATOR

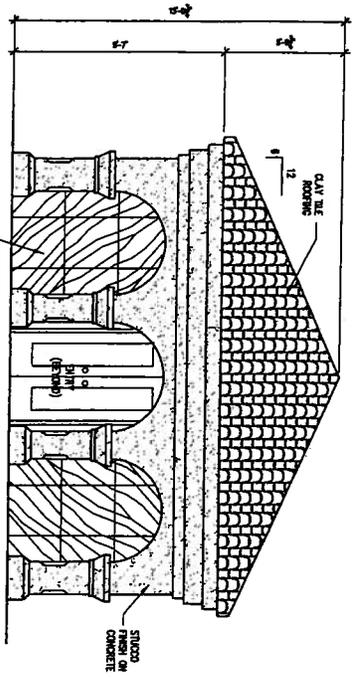


DATE: 10/1/08	DESIGNED BY: PATRICK L. V.
DRAWN BY: PATRICK L. V.	CHECKED BY: PATRICK L. V.
SCALE: AS SHOWN	PROJECT NO. 08000
NICHE GARDEN PLAN & ELEVATION	
SHEET NO. 4.0	

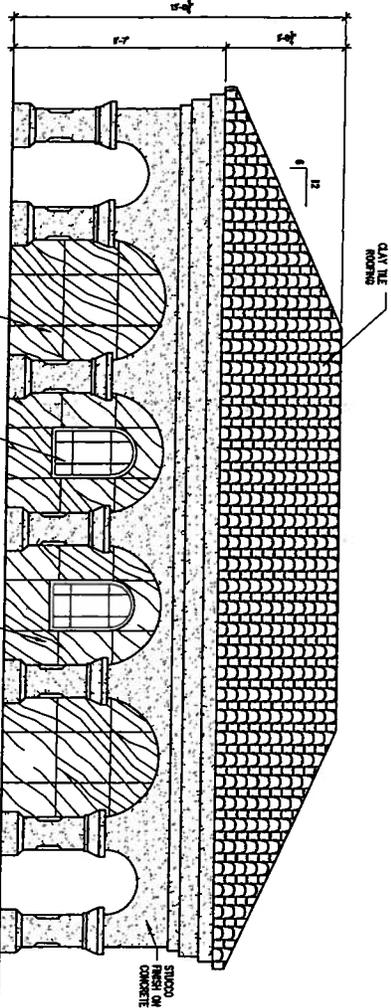
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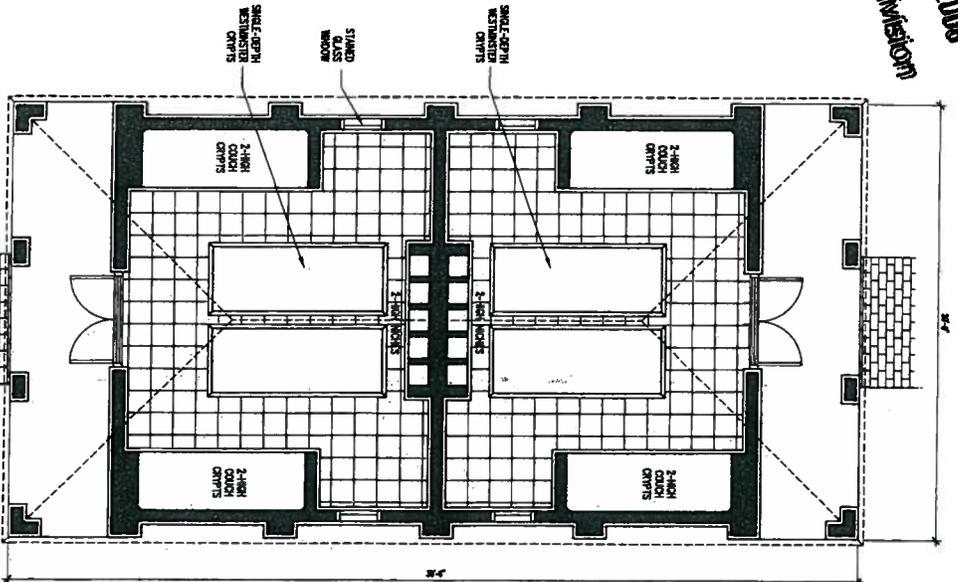
Planning Division



EAST / WEST ELEVATION
SCALE: 3/8" = 1'-0"



NORTH / SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



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

- 8 COUCH CASSET SPACES
- 4 WESTMASTER CASSET SPACES
- 20 NICHE SPACES



McCleskey
Professional
Services

REGISTERED ARCHITECT, STATE OF CALIFORNIA
7700-17TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303-733-7700 FAX: 303-733-7701

PROJECT:
FAMILY MAUSOLEUMS

IDR:
MISSION SAN LUIS REY
CEMETERY
4060 MISSION AVENUE
OCEANSIDE
CALIFORNIA 92067

OWNER:
MISSION SAN LUIS REY
CEMETERY
4060 MISSION AVENUE
OCEANSIDE,
CALIFORNIA 92067

EDWARD GALARRA, JR.
SENIOR ADMINISTRATOR

ARCHITECT:
FAMILY MAUSOLEUMS

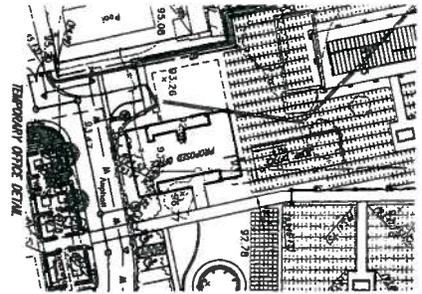
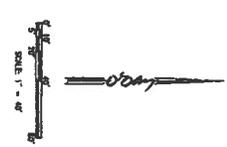
REGISTRATION NO. 15088

FAMILY MAUSOLEUMS

DATE: 08-20-08
SCALE: 3/8" = 1'-0"

6.0

DEVELOPMENT PLAN
AND
CONDITIONAL USE PERMIT
FOR
THE CEMETERY AT
OLD MISSION SAN LUIS REY



BENCHMARK:
 PROPOSED: CITY OF LOS ANGELES 844-1-10
 LOCATION: TOP OF CORNER AT WEST POINT OF
 N 1/4 SECTION 16, T. 11 N., R. 11 E., CALHOUN TRACT, SAN ANTONIO COUNTY, CALIF.
 ELEVATION: 2254' MSL, ALTAIR, N.E.L.



EDMUNDSON
 ENGINEERS
 2710 Santa Anita Avenue
 Los Angeles, California 90031
 (213) 441-1100
 FAX: (213) 441-1100

DESIGNED BY: S.H.L. DATE: MAY 2006
 DRAWN BY: J.A.L. SCALE: AS SHOWN
 PROJECT NO.: J.E.S. JOB NO.: 050181
 CHECKED BY: S.H.L.
 DATE: MAY 2006

Mission San Luis Rey Cemetery Expansion

Application For Planning Commission Hearing
 Planning Department (760) 435-3520
 Oceanside Civic Center
 300 North Coast Highway
 Oceanside, California 92054-2885
 Please Print Or Type All Information

RECEIVED
 JAN 11 2007
 Planning Department

STAFF USE ONLY
 ACCEPTED BY
 1/11/07 SN.

PART I - APPLICANT INFORMATION

1. APPLICANT MISSION SAN LUIS REY	2. STATUS OWNER	HEARING GPA	
3. ADDRESS 4050 MISSION AVENUE OCEANSIDE, CA 92057	4. PHONE/FAX (760) 757-3651	MASTER/SP PLAN	
		ZONE CH.	
		TENT MAP	
		PAR MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group - Attn Doug Barrett		DEV PL	D-2-07
		C.U.P.	C-3-07
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008	7. PHONE (760) 692-1924 phone (760) 692-1935 fax	VARIANCE	
		COASTAL	

PART II - PROPERTY DESCRIPTION

8. LOCATION North of Mission Avenue between Douglas Drive and Academy Road at the northern terminus of Rancho Del Oro Drive. <i>REV - 9/9/08 11/3/08</i>	9. SIZE 3.92 Acres		
10. GENERAL PLAN Private Institutional/Open Space	11. ZONING PD	12. LAND USE Institutional	13. ASSESSOR'S PARCEL NUMBER A Portion of 158-070-39

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
 A CUP, Historical Permit and Development Plan for a 3.92 acre addition to the existing cemetery with office, temporary office, stacked crypts, columbariums and memorialization features and associated landscaping.

15. PROPOSED GENERAL PLAN No Change	16. PROPOSED ZONING No Change	17. PROPOSED LAND USE Institutional	18. NO. UNITS N/A	19. DENSITY N/A
20. BUILDING SIZE 3,500 SF	21. PARKING SPACES 10 Spaces at Office; 120 Spaces along Cemetery Road	22. % LANDSCAPE	23. % LOT COVERAGE N/A	

PART IV - ATTACHMENTS

ALL APPLICATIONS		DEV. PLANS, C.U.P.s & TENT. MAPS	
X 24. DESCRIPTION/JUSTIFICATION ✓	X 25. LEGAL DESCRIPTION ✓	X 30. FLOOR PLANS & ELEVATIONS ✓	
X 26. 300-FT. RADIUS MAP ✓	X 27. PROPERTY OWNERS' LIST ✓	31. CONSTRUCTION SCHEDULE	
X 28. ENVIRONMENTAL ASSESSMENT ✓	X 29. PLOT PLANS ✓	32. OTHER ✓ SWMP, Hydro, etc.	

PART V - SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

33. APPLICANT OR REPRESENTATIVE (Print):
Friar James Lockman, ofm, Executive Director

34. DATE
1/4/07

35. APPLICANT (Print):
Friar James Lockman, ofm, Executive Director

36. DATE
1/4/07

37. OWNER (Print): JOHN SUMMERS, OFM
CORP. SECRETARY

38. DATE
1/4/07

39. OWNER (Print):

40. DATE

Sign: *James Lockman*

Sign: *John Summers*

Sign: *James Lockman*

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 Planning Department
 RICHARDS

MISSION SAN LUIS REY CEMETERY EXPANSION

Development Plan, Conditional Use Permit & Historic Permit

Description and Justification September 2008 (Revised)

This application is for a Development Plan, Conditional Use Permit and Historic Permit for an expansion of the Cemetery at Mission San Luis Rey. The project site is located in the northeast corner of the Mission property, north of the existing historic cemetery. Existing single family homes are located to the north of the subject site and the Mission San Luis Rey Parish is to the east.

This application represents the implementation of the Land Use designation established for the site through the "Mission San Luis Rey de Francia Planned Development (PD) Plan". The PD Plan was originally approved by the City Council on October 1, 2003 through Ordinance NO. 03-OR610-1. A recent update to the PD Plan has been approved by the Oceanside Historic Preservation Advisory Commission on August 12, 2008 and the Planning Commission on September 8, 2008. The project site is identified in that document as Plan Area 4, which designates a 3.5 acre area for the proposed cemetery expansion. The plans submitted with this application show a 3.92 acre development site, since a portion of the existing cemetery and access drive is included in the improvement area.

The proposed Plan Area 4 expansion comprises an undeveloped grassy field with a level grade that is partially occupied by the former "Friar's Garden". A weathered adobe shed located in the area, which has been determined as having no historic value, will be removed. Some scattered trees, mostly eucalyptus, are also located on the subject site.

BACKGROUND

The original Conditional Use Permit and Historical Permit applications for the Mission Cemetery were approved by the Oceanside Historic Preservation Advisory Commission (OHPAC) on February 2, 1993 through OHPAC Resolution No. 93-H02, and by the Planning Commission on April 12, 1993 through Planning Commission Resolution 93-P-22. At the time, the expansion project enlarged the Mission's existing Historic Cemetery facility, and included the addition of 1.3 acres to the cemetery in order to accommodate 1,412 crypts. The project also involved the construction of a 500 square foot manager's office, a new perimeter wall, service drive and area landscaping.

In June, 2000, the Mission San Luis Rey Board of Directors embarked on an effort to develop a land use plan for the entire Mission San Luis Rey (approximate 55 acre site). There were two main purposes for completing the plan. First, the plan would develop a long-range build-out strategy for the property which would further the Mission's ministry goals while becoming financially self-supporting. Secondly, the plan would address past concerns of the City that the Mission did not have an overall plan for future development which ensured compatibility of potential uses and availability of adequate infrastructure facilities. The Mission PD Plan update designates Plan Area 4, as a 3.5 acre area for Cemetery Expansion.

Received

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Also in 2003, the original CUP was amended for a 0.28 acre expansion know as Area "Q" or the "Queen of Peace" plot. This expansion included 498 double stacked below grade crypts. The existing walkway was extended to the north of the existing service drive for pedestrian access to this addition. There were no structures, additional parking or new public drives proposed with this minor expansion, which was needed to accommodate demand during the preparation of the Mission PD Plan.

DEVELOPMENT PLAN

The current proposed expansion will include area "Q" and the existing service drive within Plan Area 4. The expansion will be part of the overall 4.37 cemetery site and is in conformance with the updated PD Plan.

Several internment options are being proposed as part of the cemetery with this application. In addition to burial in underground crypts, aboveground crypts are proposed in four mausoleum structures (shown as A, B, C, & D on plans) that will be constructed as part of the expansion. Each mausoleum will contain 720 above ground crypts, plus 960 niches for cremated remains. Mausoleum "A" located in the northeast-most portion of the site contains only 700 crypts as it will also house a small flower shop for the convenience of visitors. Each Mausoleum building is 4,950 square feet in area (45' x 110'), and 25 feet high. The mausoleum buildings are arranged in a grid that is aligned with the existing Mission structures and will range in set back a minimum of 30 feet to 70 feet from the northern property line. Thirty feet is the minimum setback required by the PD Plan. A smaller "Family Mausoleum" structure 800 square feet in size (20' x 40') will be located at the end of the cemetery road cul-de-sac between Mausoleums "B" and "D". This building will provide interment space for two separate families.

A variety of niche locations for cremated remains will also be provided, primarily within the east and west perimeter walls which enclose the cemetery area. Two eight foot high niche walls are proposed along the east and west boundaries of the cemetery. These walls not only provide internment spaces, but also serve as the necessary security walls for the facility. The Zoning Ordinance allows the height of these walls to be established by the CUP without the need for a Variance. An existing niche garden, located adjacent to the historic cemetery and on the south boundary of the expansion area, will also be further enhanced and expanded. Niches will also be located in future statuary located throughout the cemetery, similar to that which exists in the base of the existing Assumption of Mary statue. The total number of internment spaces will be 25,633 (1,054 existing and 24,579 proposed) as delineated in Table 1 on page 3.

In addition to the internment spaces, several important accessory structures are proposed. A new 3,323 square foot office building will be located near the cemetery entrance. This building will contain offices for the cemetery staff, as well as private rooms for consultation and mourning. A 1,500 square foot (25' x 60') temporary office building will be placed on site north of the proposed permanent office location. The temporary building will be utilized as the cemetery office prior to construction of the permanent office, at which time the temporary building will be removed. A 590 square foot open air Committal Chapel is planned across the walkway to the east of the new offices. This gazebo type structure will seat up to 40 people during memorial services.

The architecture of all the structures is proposed as classic Mission style, comprised of significant features such as; round top arch arcades, smooth white stucco walls, and clay tile roofs.

TABLE 1
Burial Spaces Provided

ABOVE GROUND - GARDEN MAUSOLEUMS	CASKET SPACES - 2860 NICHE SPACES - 3840
ABOVE GROUND - FAMILY MAUSOLEUMS	CASKET SPACES - 16 NICHE SPACES - 20
IN GROUND - DOUBLE DEPTH LAWN CRYPTS *Includes 1,054 existing crypts	CASKET SPACES - 5642
IN GROUND - INFANT BURIAL	CASKET SPACES - 461
ABOVE GROUND - CREMATION PLOTS	NICHE SPACES - 3920
ABOVE GROUND - CREMATION NICHE FEATURES	NICHE SPACES - 1512
IN GROUND - CREMATION PLOTS	NICHE SPACES - 218
PERIMETER WALL NICHES	NICHE SPACES - 7144
TOTALS	CASKET SPACES - 8979 NICHE SPACES - 16,654
*Future statuary niches are not included in this total.	TOTAL SPACES - 25,633

Access and Circulation

Primary access is provided from the existing intersection at Mission Avenue and Rancho Del Oro Drive. Visitors will reach the expansion area via the existing service drive from front (southern side) of the Mission and around the east side of the Historic Cemetery. The service drive will be widened to 28-feet along the north side of the Historic Cemetery and as it approaches the new office building. Ten new parking spaces will be provided at this location, primarily for office visitors. The access drive also continues along the north side of the Historic Cemetery to continue to provide delivery access to the main Mission structures and maintenance access for cemetery personnel.

Access to the burial sites and mausoleums is provided by a 28 foot wide drive that terminates in a cul-de-sac near the center of the cemetery expansion area. The access roads are consistent with the circulation plan presented in the PD Plan.

Parking

Section 3103 of the City of Oceanside Zoning Ordinance states that cemeteries are required to provide parking "as specified by the use permit". Parking is primarily provided by the main parking lots located south of the Mission, as called out in the PD Plan. As previously mentioned, ten parking spaces will be provided at the end of the access drive near the office, primarily for the convenience of office visitors.

During services, the cemetery access road will accommodate up to 54 vehicles on a temporary basis. This parking is not marked, although this parking situation is typical for cemetery properties given the type of use, the size of many cemeteries, and the unpredictable burial service and visitation schedule.

Utilities and Drainage

Currently, sewer service in the vicinity of the cemetery is provided either by septic system or via a westward lateral to the City sewer in Peyri Drive. The existing lateral cannot be upgraded and extended to this location and continued septic service is not an option. Therefore, sewer service will be provided to the new office building by the construction of a six inch private sewer lateral. The lateral will extend north from the City sewer line located in Mission Avenue running along the eastern boundary of the Mission property. It will then turn west along the alignment of the service road to provide service to the proposed office site. The lateral may also serve to provide future connections in conjunction with the development of Plan Area 2.

Water service for cemetery facilities will be provided via new ten inch public line that will extend from an existing line in Mission Avenue along the east Mission property boundary and will terminate in the vicinity of the proposed office building as part of Plan Area 4. This extension is shown on the overall Water and Sewer Plan Exhibit in the PD Development Plan (Exhibit #14). In conjunction with future adjacent development in Plan Area 2, this water line is planned for an extension to the north that will connect with the existing public water line Via Los Padres. The Water and Sewer Plan shows a City water line proposed through the Mission property from Peyri Drive that will ultimately provide fire service to the entire Mission property, as well as upgrade service reliability for the entire neighborhood. The City will connect the water line to Peyri Drive and Mission Avenue as part of the future project.

Stormwater will be collected on site in the loop drive and directed into catch basins that will transport the water into a private storm drain system. From here, the storm water will be carried to a retention basin located in the north central portion of the Mission Property. Water will be retained and filtered before discharged into the City storm drain system in the north part of Heritage Park. The anticipated water flows will not exceed the capacity of the existing system. The Stormwater Management Plan update (July 29, 2008) prepared by O'Day Consultants provides more detail about the system.

Maintenance

Mission San Luis Rey employs a staff of maintenance workers to ensure that the grounds are well kept and maintained. Maintenance will be provided by the existing Cemetery maintenance staff, expanded as necessary to ensure an ongoing high level of care. All maintenance equipment is stored and maintained at the central maintenance facility as delineated in the PD Plan.

Phasing

The proposed cemetery expansion is planned in two phases, envisioned over a 20 year span. The first phase, or eastern portion as shown on the architectural site plan, will be developed immediately. This phase contains masoleum building "A", the eastern leg of the access drive which will terminate in a temporary cul-de-sac, the office parking, and the eastern niche wall. A temporary 800 square foot office structure is proposed as part of this phase, and will be located just to the north of the permanent office site as shown on the engineering site plan. A temporary fence will be provided along the western side of the first phase, similar to the fencing now in place along the boundary of Area "O." The phasing is necessary to generate funding to be used for future construction. The permanent office will be constructed as soon as funding is available.

The second phase of construction will occur upon demand for the burial space, probably within 10 - 15 years. It is important to the Mission for financing and sales purposes that this second phase be

vested with this application so that the full extent of the cemetery development can be presented with confidence to potential plot purchasers.

Conceptual Landscape Plan

There will be enhanced landscaping along the service drive and walkways, as well as within the crypt area. The proposed landscaping material and tree placement is consistent with the landscaping of the existing cemetery. Turf will be the most prominent, although a number of accent trees and shrubs will also be incorporated. Tree and shrub species include Magnolia, Tipu Tree, Valley Oak, Champaca, Salvias and African Boxwood. Dry grass varieties are proposed along the northern portion of the expansion area in order to create a "meadow" that will be less water intensive. Valley Oak trees will also be incorporated into this area. Additional ornamental landscaping, including relocated Date Palms, will be located around the proposed offices. An ornamental trellis planted with Flame Vine is proposed in front of the northern portion of the eastern perimeter niche wall to help screen the view of the adjacent RV parking lot to the east.

Temporary fencing similar to the existing white vinyl fencing will be utilized on site, until the full cemetery expansion is finalized. The six foot high decorative block and wrought iron wall along the northern property line will be installed with the phasing of the cemetery construction.

Landscaping and pedestrian access for the temporary office structure is shown on a separate sheet of the landscape plan. The landscaping is designed to make the temporary office inviting to visitors; the access is ADA compliant.

CONDITIONAL USE PERMIT

A Conditional Use Permit has been requested for the proposed cemetery use as required by the PD Plan.

HISTORICAL PERMIT

A Historical Permit has been requested as required by the Historic District Overlay.

SUMMARY

The Mission San Luis Rey expansion project meets all of the goals and objectives of the City's General Plan and Zoning Ordinance, including the Historic District Overlay. The expansion will allow cemetery operations to continue and will provide burial sites that are desperately needed in the community. The project has been designed to compliment the existing facilities at the site, and has been developed under the standards set forth by the approved Mission San Luis Rey de Francia Planned Development (PD) Plan.

Your favorable consideration of this project is appreciated.

ATTACHMENT A Required Findings

Development Plan

The City of Oceanside Zoning Ordinance stipulates that five special findings must be made before a Development Plan can be adopted. This proposal meets those conditions as follows:

- 1. That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.***

The site plan and physical design of the proposed project is consistent with the purposes of the Zoning Ordinance because it meets the development regulations and design standards that apply to the entire site, including setbacks, as specified in the approved PD Plan. A variance has not been requested from any regulation.

- 2. That the Development Plan as proposed conforms to the General Plan of the City.***

The Development Plan as proposed conforms to the City's General Plan because the proposed use is consistent with the adopted PD Plan which was found to be consistent with the General Plan. The cemetery use is an acknowledged accessory use to the Mission San Luis Rey and is consistent with the Private Institutional General Plan Land Use designation.

- 3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.***

The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities as the site is currently served by such services and facilities. Provisions have been successfully incorporated into the design of the expansion area to allow for continued service and expansion of the water and sewer facilities.

The proposed project actually provides a public facility that is desperately needed in the City of Oceanside. The current cemetery is full, and without the proposed expansion, the San Luis Rey Mission will no longer be able to accommodate the demand for burial sites.

- 4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.***

The proposed development is compatible with existing surrounding land uses as the site is proposed to be developed under the regulations the City previously established for the site with the approval of the PD Plan. The proposed project meets all setbacks and height restrictions. In addition, the surrounding neighborhood has become accustomed to living near a cemetery, as the use has operated on this site for over 100 years. The design of the expansion area is sensitive to the surrounding neighborhood and limits impacts through the use of landscaping, attractive perimeter walls and authentic Mission architecture for all proposed structures.

5. *That the site and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance.*

The site plan and physical design of the proposed project is consistent with Section 1.24 and 1.25 of the General Plan Land Use Element as it has been designed to be sensitive to the existing constraints of the site. The site is level and the Hillside Development Guidelines do not apply.

Conditional Use Permit

A Conditional Use Permit is requested to allow for the cemetery expansion. The approved PD Plan requires the approval of a Conditional Use Permit for cemetery use in Planning Area 4 of the PD. The proposed project meets the required findings for a Conditional Use Permit as follows:

1. *That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.*

The Mission San Luis Rey cemetery expansion complies with the purposes of the City of Oceanside Zoning Ordinance and the PD Plan. The expansion is proposed in Planning Area 4 as called for in the PD Plan. All of the development criteria and infrastructure requirements of the approved PD Plan have been met.

2. *That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.*

The expansion of the San Luis Rey Mission will be compatible with the surrounding community. The existing cemetery has operated on this site for over 100 years and has become a fixture in the community. There will be no detrimental effects on persons or properties in the vicinity of the cemetery with the proposed expansion. In fact, the project will provide a benefit to the community by offering much needed burial facilities for North County. These additional burial services will allow the cemetery to continue to provide the services that the community has come to depend on. Overall, the expansion will not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood.

3. *That 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 would be located.*

The proposed conditional uses will comply with appropriate City Ordinances and conditions as approved by the Planning Commission and/or City Council.

**Mission San Luis Rey : Cemetery Addition
Conditional Use Permit & Historic Permit**

Legal Description

Portions of Lot 7 (Tract 4) and Lot 40 (Tract 1) of section 8, township 11 south, range 4 west, San Bernardino meridian, in the City of Oceanside, County of San Diego, State of California, according to United States Government Survey approved December 27, 1870, April 5, 1881, and the dependent resurvey and subdivision of Section 8 dated April 7, 1989.

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