



AGENDA NO. 7a

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: August 12, 2008

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A HISTORIC PERMIT (H-3-08) FOR A 4'-0" x 4'-0" MONUMENT SIGN TO BE CONSTRUCTED AT THE MISSION SAN LUIS REY PARISH LOCATED AT 4070 MISSION AVENUE – APPLICANT: OLD MISSION MONTESSORI SCHOOL**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2008-H02 recommending approval of a Historic Permit (H-3-08) to the City Planner.

PROJECT DESCRIPTION AND BACKGROUND

Background: The Applicant, Mission Montessori School currently resides and operates out of the San Luis Rey Parish Center which historically was identified as being constructed between 1880-1948 with an addition in the form of an Auditorium-Gymnasium being constructed in 1991. On July 3, 2008 an application to establish a non illuminated monument sign on the Parish property for informational purposes of the Montessori School was received by staff. Research into permitted signs on the property revealed that no entitlements had been granted on site beyond development plans for primary and accessory type structures.

The proposed monument sign is subject to Article 33 Signs of the Oceanside Zoning Ordinance, with additional regulations contained within Section 3303. H Signs Within A Historic District. In accordance with Section 3303.H.4.a all signs shall be reviewed by the Oceanside Historic Preservation Committee (OHPAC) and a recommendation forwarded to the City Planner for final action pursuant to Section 3306.D.

Project Description: The project application is comprised of one component: a Historic Permit.

Historic Permit H-3-08 represents a request for the following: A historic Permit to allow

the Mission Montessori school to construct a 4'-0" high by 4'-0" wide by 12" deep stucco finished, non-illuminated monument sign finished in tan and brown colors consistent with the finish colors of existing Parish School facilities, and would incorporate a 5 panel changeable letter system that would allow for 4" high black letters in a Garamond font. The proposed sign would be located approximately 28' north of Mission Rd. on the north side of the one way Montessori School private driveway, and immediately west of Via Maria. The project site is situated east of the Historic San Luis Rey Mission on the east property line of the Mission San Luis Rey Parish which is zoned Public and Semi-Public with a Historic overlay (PS-H), and is designated Public & Institutional (PI) on the City's Land Use Map.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. The Mission San Luis Rey Historic Area Development Program and Design Guidelines

ANALYSIS

1. General Plan Conformance

The project site is designated as Public & Institutional (PI) on the Land Use Map. The proposal to construct a 4'-0" x 4'-0" monument sign with the Historic Core area 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.

Staff has reviewed the request to establish a monument sign adjacent to the Historically significant San Luis Rey Parish Center, and has determined that the overall design including finish colors, materials, elimination of illumination sources, and font selection would provide a sign that integrates into the historical character of the area, and that would be consistent with the original planning efforts envisioned within the Design Guidelines.

2. Zoning Compliance

This project is located in the Public / Semi-Public Historic Overlay zone district and complies with the requirements of that zone district as it relates to sign regulations. The following table summarizes proposed and applicable development standards for the project site:

	ALLOWED	PROPOSED
MONUMENT SIGN SIZE	6'-0" HIGH MAX.	4'-0" HIGH
FINISH COLOR	Consistent w/ Building	Tan / Brown Base
SIGN COPY AREA	16 Sq. Ft. MAX..	6 Sq. Ft. of Total Area.
ILLUMINATION	INTERNAL/EXTERNAL	n/a
FONT	GARAMOND	GARAMOND

SUMMARY

The proposed Historic Permit to allow a monument sign on the San Luis Rey Parish Center property is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets or exceeds all applicable development standards. The project is compatible in terms of architectural and site design elements with the surrounding historical core area of the Mission San Luis Rey neighborhood. As such, staff recommends that the Oceanside Historic Preservation Advisory Commission recommend approval of the project based on the findings and subject to the conditions contained in the attached staff Resolution. Staff recommends that the Oceanside Historic Preservation Advisory Commission:

- Recommend approval of Historic Permit (H-3-08) to the City Planner.

SUBMITTED BY:



Richard Greenbauer
Senior Planner

Attachments:

1. OHPAC Resolution No. 2008-H02
2. Site Plan, Elevations (Exhibit A)

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2008- H02

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA APPROVING A HISTORIC PERMIT ON CERTAIN
REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: H-3-08
APPLICANT: Old Mission Montessori School
LOCATION: 4070 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 Historic Permit under the provisions of the Mission San Luis Rey Historic Area and Development Program and Design Guidelines, Historic Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

a request to construct a 4'-0" x 4'-0" Non-Illuminated Monument Sign;
on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 12th day of August 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:

FINDINGS:

1. The overall design including finish colors, materials, elimination of illumination sources, and font selection would provide a sign that integrates into the historical character of the area, and is consistent with the original planning efforts envisioned and contained within the Mission San Luis Rey Historic Area Development Program & Design Guidelines.

1 2. The proposed Historic Permit to allow a monument sign on the San Luis Rey Parish Center
2 property is consistent with the requirements of the Zoning Ordinance and the land use
3 policies of the General Plan. The project meets or exceeds all applicable development
4 standards, and is compatible in terms of architectural and site design elements with the
5 surrounding historical core area of the Mission San Luis Rey neighborhood.

6 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
7 Advisory Commission does hereby recommend approval of Historic Permit (H-3-08) to the City
8 Planner subject to the following conditions of approval:

- 9 1. This Historic Permit Revision approves only the following: A 4'-0"x4'-0" non-
10 illuminated monument sign as designed and presented in exhibit A. Any substantial
11 modification to the Monument Sign in the design or layout shall require a revision to the
12 Historic Permit and/or a new Historic Permit.
- 13 2. Any alteration to the Monument Sign shall be reviewed and approved by the Oceanside
14 Historic Preservation Advisory Commission Substantial Conformity Committee. No staff
15 substantial conformity shall be allowed for any design modifications without the approval
16 of the Substantial Conformity Committee.
- 17 3. The following conditions of approval shall be implemented for any disturbance of earth on
18 site:
 - 19 a) An archaeological monitor shall be on-site during ground-disturbing activities,
20 such as brushing, scarification, grading, and trenching within the boundaries of
21 the cemetery addition and disposal area due to the potential for encountering
22 cultural features, such as human burials.
 - 23 b) A pre-excavation agreement shall be executed between the applicant and the San
24 Luis Rey Band of Mission Indians, specifying the treatment of human remains
25 and any cultural resources uncovered and requiring Native American monitoring
26 for all ground-disturbing activities.
 - 27 c) Native American monitors shall be present throughout all ground-disturbing
28 activities, such as brushing, scarification, grading, and trenching for the entire
29 project area. The powers of the monitors and the details of their work shall be
laid out in the pre-excavation agreement.

- 1 4. The archaeological monitors and Native American monitors shall have the
2 authority to temporarily halt or redirect grading, in order to examine any finds made
3 during the course of monitoring. The monitors shall determine the need for further
4 studies to assess unexpected cultural material encountered during monitoring.
- 5 5. Prior to issuance of building permits for the monument sign, the applicant shall provide a
6 conceptual landscape plan for review and approval by the City Planner. The conceptual
7 landscape plan shall be prepared in accordance with the Mission San Luis Rey Historic
8 Area Development Program & Design Guidelines.
- 9 6. Prior to final building permit sign off, the applicant shall schedule a post construction
10 review of the site to ensure proper implementation of all required landscaping and
11 monument sign.

12 PASSED AND ADOPTED Resolution No. 2008-H02 on August 12, 2008 by the
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18
19 _____
Lynn Paul Shoger, Chairman
Oceanside Historic Preservation
Advisory Commission

20 ATTEST:

21
22 _____
Richard Greenbauer, Secretary

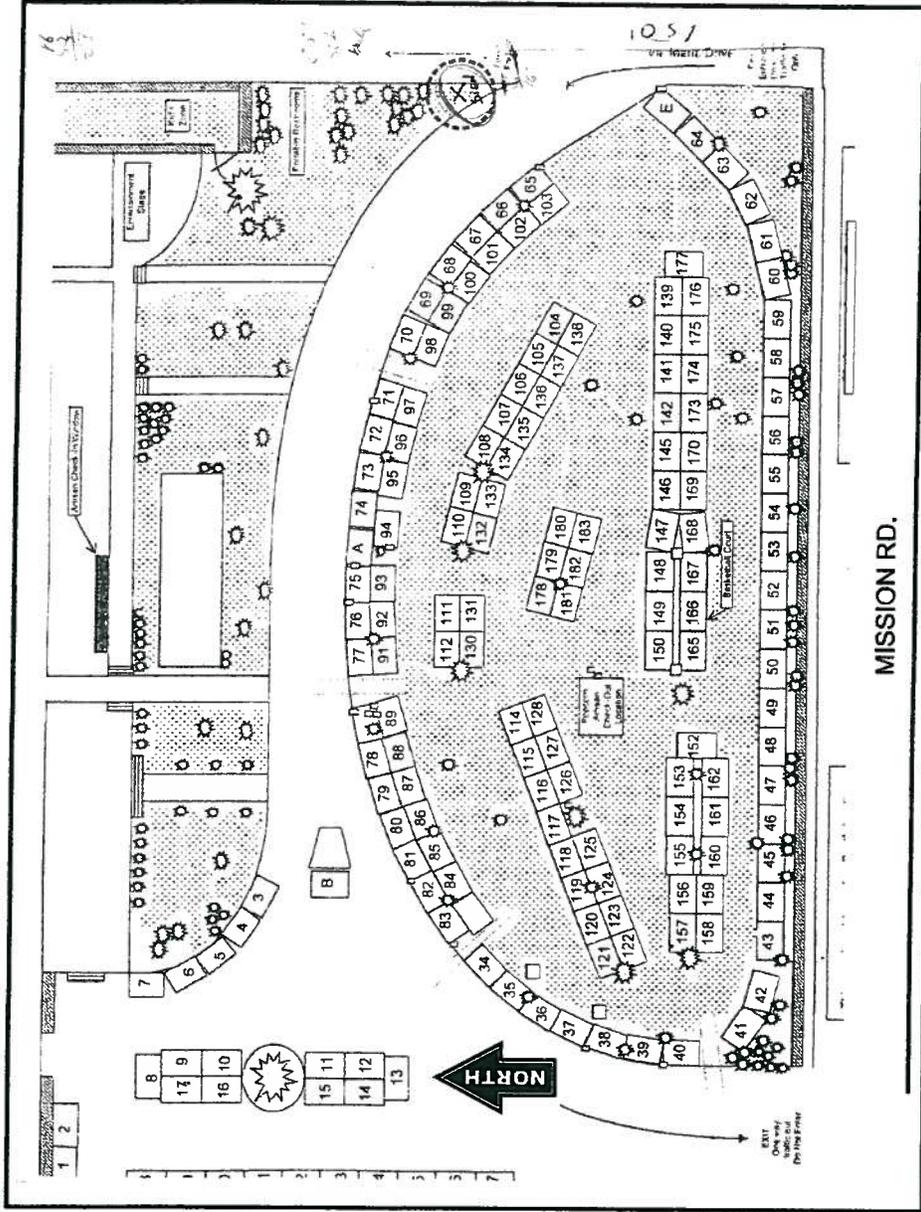
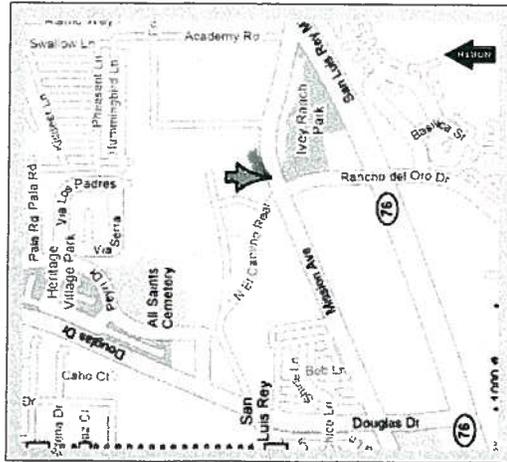
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24
25 I, Richard Greenbauer, Secretary of the Oceanside Historic Preservation Advisory Commission,
26 hereby certify that this is a true and correct copy of Resolution No. 2008-H02.

27 Dated: August 12, 2008
28
29

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JUL - 3 2008

Planning Department



PROJECT INFORMATION

Customer Name:
 Old Mission Montessori School
 9070 Mission Ave.
 Oceanside, CA 92057

Approval:

Date:

PERMIT
 PG 2 of 2

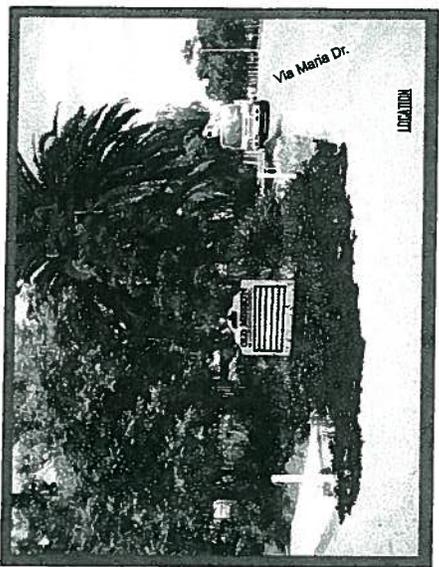
COMPANY INFO

City Business license: 159876
 Workmans comp:
 Clearland National Ins.
 01KRO330977

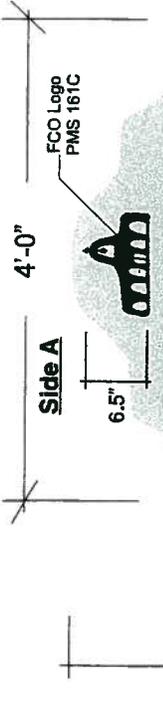


1805 Ord Way
 Oceanside, CA 92056
 Phone (760) 431-1936 Fax (760) 631-4987
 C-45 Lic.#717137

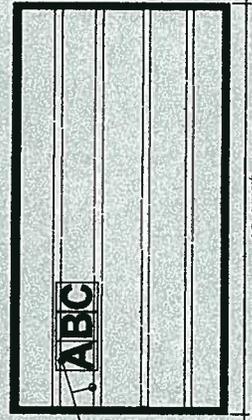
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 Planning Department



Top View



**OLD MISSION
 MONTESSORI SCHOOL**



5 Panel Changeable Letters
 4" Changeable Black Letters w/ Clear Track
 Stucco Coated Alum. Sign Body

PVC .fco Ltrs. Flush PMS: # 161C

Side A
 STUCCO COATED Alum. Shroud Painted DK. Brown PMS 161C
 STUCCO COATED Body Color: #467 C (Frazee 7741)

Side B
 Clear Lexan Cover w/ Lock Typ.

Drawing Notes
 D/F Non-Illuminated Alum. Monument Sign
 Changeable Track Letters w/ Hinged Lexan Cover. Copy: FCO Letters Flush to Face.

TYPEFACE: GARAMOND
 20 sq. feet

Concrete Footing w/ Support Poles

D/F Non-Illuminated Alum. Monument Sign

PROJECT INFORMATION

Customer Name:
 Old Mission Montessori School
 9070 Mission Ave.
 Oceanside, CA 92057

Approval:

Date

PERMIT
 PG 1 of 2

COMPANY INFO

City Business License: 159876
 Workmans Comp:
 Clarendon National Ins.
 01KRO330977



1605 Ord Way
 Oceanside, CA 92056
 Phone (760) 631-1936 Fax: (760) 631-4987
 C-45 Lic. #717137

Application For Historic Commission Hearing
 Planning Department
 Planning Department
 (760) 435-3520
 Oceanside Civic Center
 300 North Coast Highway
 Oceanside, California 92054-2885

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STAFF USE ONLY

ACCEPTED BY
 F. Burton
 7/3/08

Please Print Or Type All Information

Part 1 - Applicant Information

1. APPLICANT Old Mission Montessori School		2. STATUS Pending		HEARING	
3. ADDRESS 4070 Mission Ave, Oceanside 92057		4. PHONE / FAX 760 757-3232		MASTER PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contracted for information during processing) Rivonda McCoy		7. PHONE / FAX 760 415-0840 760 758-3935		GPA	
6. ADDRESS 2021 Pleasant Heights Dr. Vista		9. PHONE / FAX 760 757-3250		ZONE CH.	
8. OWNER Roman Catholic Bishop of San Diego		10. ADDRESS 4070 Mission Avenue, Oceanside, CA 92057		TENT. MAP	
				PAR. MAP	
				DEV. PL.	
				C.U.P.	
				VARIANCE	
				REG. COASTAL	
				O.H.P.A.C. H-3-08	

PART II - PROPERTY DESCRIPTION

11. LOCATION 4070 Mission Ave., Oceanside, CA 92057		12. SIZE ± 12 ACRES	
13. GENERAL PLAN Private Institutional	14. ZONING Public/Semi Public w/historic Overlay	15. LAND USE church/school	16. ASSESSOR'S PARCEL NO. 158 070 25

PART III - PROJECT DESCRIPTION

17. GENERAL PROJECT DESCRIPTION
 Monument sign 4'x4' w/ changeable letters

18. PROPOSED GENERAL PLAN NA	19. PROPOSED ZONING NA	20. PROPOSED LAND USE NA	21. NO UNITS —	22. DENSITY NA
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THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OF CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
23. APPLICANT OR REPRESENTATIVE	24. DATE	26. OWNER FOR Roman Catholic Bishop of San Diego	DATE 5-21-08
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE		27. OWNER	DATE
25. APPLICANT	26. DATE	28. OWNER	DATE

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Description and Justification

Planning Department

Please describe the proposed project in detail (such the nature of and alteration, color, addition) for attachment to the staff report to the Oceanside Historic Preservation Advisory Commission

Old Mission Montessori School is proposing a ^{4'x4'} monument ~~stop~~ sign to be installed on their property.

The sign is necessary to inform parents & parishioners, of the parish school, ^{about} events & other pertinent information.

The sign will be permanent in nature & will have 4" black letters w/ Garamond font for the changeable letter system.

~~Our intent~~ ^{our intent} is to have it be as similar to the surrounding parish buildings using matching colors, brown & Tan & Stucco as the outer cover.

We have not been able to find a cost effective landscape artist but would like the foliage to be draught tolerant & similar to native foliage.