



DATE: September 8, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A SPECIFIC PLAN AMENDMENT (S-1-08) TO AMEND PLANNED DEVELOPMENT PLAN (PD19-PLAN REV.08) AND HISTORIC PERMIT REVISION (H-7-01REV.08) FOR THE MISSION SAN LUIS REY PROPERTY LOCATED AT 4050 MISSION AVENUE – OLD MISSION SAN LUIS REY DE FRANCIA – APPLICANT: OLD MISSION SAN LUIS REY de FRANCIA**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt Planning Commission Resolution 2008-P53 approving a Specific Plan Amendment (S-1-08) to amend Planned Development Plan (PD-Plan19 Rev. 08) and a revision to Historic Permit (H-7-01 Rev. 08) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On July 19, 2000, the City Council approved the concept of preparing a master plan for the approximately 55 acres of the Old Mission San Luis Rey property and covered the planning processing fees for this effort. The use of the Planned Development zoning tool is intended to avoid a piece meal approach to future improvements and development contemplated by the Mission in an effort to be economically self-sustaining.

The site is located within the locally designated Mission San Luis Rey Historic Area, and therefore is subject to the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

A series of workshops were held in order to investigate issues pertinent to the plan. The first workshop established a set of principles that would guide the planning process. The

principles recognized the following:

- The Mission's primary function is religious
- The Mission is the home environment of the friars
- The Plan should recognize and retain important aspects of the Mission's history and Franciscan culture; religious, agricultural, and commercial
- The Mission has an historical and interpretive function
- The Mission needs to maintain meditative, peaceful environments
- The Mission includes semi-religious grieving space
- The Mission has visual prominence in the San Luis Rey Valley
- The Mission has fixed access points

Objectives

Following development of guiding principles, several plan objectives were identified as follows:

- 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
- Create a circulation plan, which provides easy access and adequate parking for long and short-term visitors
- Outline design standards that recognize the importance of preserving the architectural and agricultural heritage of the Mission San Luis Rey. These standards will address the design of streets, buildings, landscape, signage and open space. They will provide for safe and easy access, sensitive transitions between old and new buildings, adequate open space for meditation as well as active recreation in plant palettes, which draw from the physical and cultural environment, and will enhance the aesthetic qualities of the facility.

Once the guiding principles were developed and planning objectives identified, the applicant Mission San Luis Rey submitted a request for approval of two discretionary permits, Zone Amendment (ZA-02-01) and Historic Permit (H-7-01) in order to provide a consistent zoning over all 55 acres of the Mission property, and the establishment of a Planned Development plan to guide land use build out strategies over the life of the facility.

On August 5, 2003, the Oceanside Historic Preservation Advisory Commission (OHPAC) approved Historic Permit (H-7-01) to allow a change in zoning designation of a 16.4-acre parcel from Open Space-Historic Overlay (OS-H) to Public & Semi-Public-Historic Overlay (PS-H), and the creation of a Planned Development Overlay for approximately 55 acres of land referred to as the Mission San Luis Rey Historic Area.

On August 25, 2003, the Planning Commission reviewed and adopted Planning Commission Resolution No. 2003-P47 recommending approval of a Zone Amendment (ZA-2-01) and Historic Permit (H-7-01) to the City Council for final action.

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 and need relocations to accommodate the Plan Area changes.

On August 12, 2008, the Oceanside Historic Preservation Advisory Commission (OHPAC) adopted OHPAC Resolution No. 2008-H03 recommending approval of a Planned Development Plan Amendment (PD-Plan19 Rev. 08) and revision to Historic Permit (H-7-01 Rev. 08) to the Planning Commission for final action.

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 two components: a Specific Plan Amendment and revision to a Historic Permit.

Specific Plan Amendment S-1-08 represents a request for the following:

A request to amend the previously approved Planned Development Plan (PD19-Plan Rev.08) 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 Rd. and the Parish Property to the east, and to correct language associated with infrastructure improvement location modifications.

Article 17 (Section 1707.D) requires the following:

Section 1707.D Changed Plans A change to the PD Plan and Development plan that would affect a condition of approval shall be treated as a new application. The Planning Director may waive the requirement for a new application if the changes requested are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and are consistent with the intent of the project's approval or otherwise found to be in substantial conformance. An application for approval of a new PD Plan and Development Plan or for a revision of a PD Plan and Development Plan shall be considered by the Planning Commission at a public hearing with notice given as prescribed for a Development Plan in Article 43.

Historic Permit Revision H-7-01 Rev.08 represents a request for the following:

A revision to an approved Historic Permit required in order to amend the Planned Development Plan (PD19-Plan) established for the Mission San Luis Rey de Francia 54.5-acre site 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 amendment to Planned Development Plan (PD19-Plan) 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 amend the subject Planned Development plan and has determined that the modifications while, slightly altering the original envisioned build out of Mission San Luis Rey property, are consistent with the original planning efforts to develop a long range plan. The proposed modifications will assist in ensuring that a more fiscally sustainable plan is created to achieve ultimate development of the site.

The Design Guidelines in Chapter 5 were originally prepared through a series of workshops to ensure consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and amendments to this chapter only consist of the deletion of the reference to the Stations of the Cross Gardens, which are proposed to be omitted from Plan Area 1. All other approved guidelines will remain in effect for future developments on the site and to ensure the preservation and enhancement of designated historic and cultural resources existing on site today.

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 amendments to the Planned Development Plan Development Regulations (in red-line strikeout format), and includes the originally approved development regulations within each Plan Area of the project site:

Plan Area	Development Regulations						
	2	4	5	7	9	10	14
Stories/Height (1)	2/27	1/25 (2)	1/20	1/27 0	4 3 /50	1/27	2/27
Setback from Adjacent Property (3)	15 ft.	3 5 0 ft.	n/a	n/a 10 ft.	20ft.	n/a	n/a
Setback from Mission Avenue (3)	n/a	n/a	n/a	n/a 50 ft.	50ft.	n/a	n/a

(1) The maximum structure height shall be measured from finished grade pursuant to Section 3017.A and All applicable exceptions to height limits (i.e. bell towers, chimneys, etc.) set forth in Section 3018 Article 30 of the Zoning Ordinance apply.

(3) Setback measurements apply to primary structures/buildings, not accessory structures such as carports. Maximum setback requirement applies to mausoleums in Plan Area 4. Carport structures along western boundary of Plan Area 9 shall have vine pockets against the back wall and landscaped breaks shall be provided in between parking bays with greater than 10 parking stalls in a row.

Staff has reviewed the subject modifications to the Planned Development Plan and has determined that the proposed regulations are consistent with the intent of the original 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. Furthermore, it was noted that separation of the Retreat and Friary into two separate plan areas (Plan Area 2 and 14) will allow for a maintained level of revenue, necessary to fiscally sustain the activities of the Mission while providing the Friars a place of solitude and separation from the daily Mission operations predominately engaged in tourism.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Public & Institutional and Open Space (PI & OS)	Planned Development-Historic Overlay PD-H	Religious/ Residential/Visitor Serving/Institutional
North of Subject Property (identify side of street, if applicable):	Single Family Detached Residential (SFD-R) Civic Institutional (CI) 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:	Civic Institutional (CI) Open Space (OS) Special Commercial (CS)	Special Commercial Public & Semi Public Open Space	Commercial Retail/ Open Space/ Parkland
West of Subject Property:	Special Commercial (CS) Medium Density –A Residential (MDA-R)	Medium Density Residential (RM-A) Special Commercial Limited (CS-L)	Mobile Home Park Commercial

The proposed modifications to the previously approved Planned Development Plan to relocate certain uses and Plan Areas to alternative locations and elimination of the Stations of the Cross use has been determined to be acceptable with the surrounding built environment and the original Master Plan vision for the area; as well as, with their

respective General Plan and Zoning Ordinance designations. Staff has concluded that the modifications to the PD Plan and the type of modifications to infrastructure improvements proposed will 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: Planned Development Plan Consistency and Compatibility with the Historic Mission San Luis Rey and the Long Range Goals of the Missions Ministry

The primary issue of PD Plan consistency and compatibility with the Historic Mission San Luis Rey is derived from the fact that the Mission San Luis Rey remains a National Historic Landmark with preservation and protection of the resource being the primary objective to be considered in the overall 54.5 acre sites ultimate build out. The following table summarizes the proposed changes and provides the basis for staff's position that while the modifications are relatively minor, the changes are necessary to ensure fiscal sustainability of the site as a whole, and for continued rehabilitation and preservation of one of Oceanside's most intriguing assets.

Plan Area (PA) relocated	PA	PD Plan Use	PD Plan Amended Use	Old Area	New Area	Change in Area
	1	Stations of the Cross & Contemplative Gardens	Contemplative Gardens	4	4.3	+ .3
X	2	Retreat Center or Friary	Friary	3.6	3.5	- .1
	3	Friar Gardens	Friar Gardens	1	1.3	+ .3
	4	Cemetery Expansion	Cemetery Expansion	5.7	3.5	- 2.2
X	5	Maintenance Area	Maintenance Area	1.2	.8	- .4
	6	Existing Facility	Existing Facility	8.2	8.6	+ .4
X	7	Community/Educational/Institutional Uses	Community/Educational/Institutional Uses	2.2	2.5	+ .3
	8	Entry Statement	Entry Statement	1.4	.2	- 1.2
	9	Mercado/Lodging/Retirement Center	Retirement Center	7.2	8.0	+ .8
	10	Mercado/Community Services	Community Services/Visitor Serving Commercial/Lodging	3	2	- 1.0
X	11	Parking Expansion	Parking Expansion	4.5	3.4	- 1.1
	12	Lavanderia	Lavanderia	4.8	5.2	+ .4
	13	Visitor/Event Area	Visitor/Event Area	3.6	3.7	+ .1
	14	--did not exist--	Retreat Center	3.6	1.9	- 1.7

Summary of Plan Area Amendments:

- Potential uses are generally the same
- Some Plan Areas have been relocated on the Mission property &/or modified in size

PA 1 Contemplative Gardens

- Area enlarged to the south
- Commercial Stations of the Cross that would have been a major attraction at the Mission serving as a pilgrimage for many people, has been eliminated

PA 2 Friary

- Retreat Center & Friary uses (both previously designated PA 2) are split into two separate Plan Areas: 2 & 14
- PA 14, Retreat Center will remain in existing location of previously designated "Plan Area 2"
- PA 2, Friary will now be located on portion of PA 4, Cemetery Expansion

PA 3 Friar Gardens

- Area enlarged to the west to accommodate a larger garden area for the friars

PA 4 Cemetery Expansion

- Area reduced in size (western portion is now proposed as PA 2, Friary)
- Setback from adjacent property reduced from 50' to 30'

PA 5 Maintenance Area

- Area relocated & reduced in size

PA 6 Existing Facility

- Area now includes existing parking lot to the west of the existing Retreat Center – any future improvements will be minor in this parking area. Former larger lot in this location was meant to serve the commercial Stations of the Cross

PA 7 Community/Educational/Institutional Uses

- Area relocated & slightly enlarged in size

PA 8 Entry Statement

- Area reduced in size to include more area for the Lavanderia and Interpretive Gardens

PA 9 Retirement Home

- Only a Retirement Home use is proposed

PA 10 Visitor Serving Commercial/Lodging

- A community Mercado is not proposed and will be limited to uses such as Visitor Serving Commercial &/or Lodging to serve visitors of the Retirement Home in PA 9

PA 11 Parking Expansion

- Use relocated in area between existing parking south of Cemetery & Mission Avenue

PA 12 Lavanderia

- Lavanderia use enlarged in size to include portion of PA 8, Entry Statement

PA 13 Visitor/Event Area

- No change; change in area due to recalculation of size of Plan Area

PA 14 Retreat Center

- New Plan Area for Retreat Center (previously location and one of the optional uses in Plan Area 2)

Recommendation: Staff concludes that the amendments proposed within the PD Plan will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey, and supports the applicant's request based upon the determination that the original guiding principles and objectives of the PD Plan will remain intact.

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 55-acre parcel. In accordance with CEQA guidelines section 15162 the proposed project to amend the Planned Development Plan in order to relocate some Plan Areas and modify their area sizes 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.

PUBLIC NOTIFICATION

A legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of August 28, 2008, no communication supporting or opposing the request had been received.

SUMMARY

The proposed Specific Plan Amendment (S-1-08) for a Planned Development Plan Amendment (PD-Plan19 Rev. 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 are 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. As such, staff recommends that the Planning Commission approve the

project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Move to approve Specific Plan Amendment (S-1-08) to amend a Planned Development Plan (PD-Plan19 Rev. 08) and revision to Historic Permit (H-7-01 Rev. 08) by adopting Planning Commission Resolution 2008P-53 as attached.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Jerry Hittelman
City Planner

JH/RG/fil

ATTACHMENTS:

1. Planning Commission Resolution No. 2008-P53
2. OHPAC Resolution No. 2008-H03
3. Planning Commission Resolution No. 2003-P47
4. Draft Planned Development (PD) Plan (Redline/Strike-through Format)

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PLANNING COMMISSION
RESOLUTION NO. 2008-P53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A SPECIFIC PLAN AMENDMENT TO AMEND A PLANNED DEVELOPMENT PLAN AND A REVISION TO A HISTORIC PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: S-1-08 and H-7-01 REV08
APPLICANT: Old Mission San Luis Rey de Francia
LOCATION: 4050 Mission Avenue

THE PLANNING 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 Specific Plan Amendment in order to amend a Planned Development Plan and a revision to a Historic Permit under the provisions of Historic Preservation Ordinance (82-41), and Articles 17, 21, and 45 of the Zoning Ordinance of the City of Oceanside to permit the following:

an amendment to an approved Planned Development Plan in order to provide a long range build out strategy for establishing appropriate land uses, needed infrastructure, development regulations, and design guidelines, that are consistent with and augment, the Mission San Luis Rey Historic Area Development Program and Design Guidelines; on certain real property described in the project description.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; 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 55-acre parcel. In accordance with CEQA guidelines section 15162 the proposed project to amend the Planned Development Plan in order to relocate some Plan Areas and modify their area sizes 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

1 of the initial CEQA review has been identified; therefore, the City serving as the lead agency has
2 determined that further environmental review is not required at this time.

3 WHEREAS, the documents or other material which constitute the record of
4 proceedings upon which the decision is based will be maintained by the City of Oceanside
5 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

6 WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
7 required notice, did on the 12th day of August, 2008, conduct a duly advertised public hearing as
8 prescribed by law to consider said application, and after due consideration took action to
9 recommend approval of a Planned Development Plan Amendment and revision to Historic
10 Permit (7-01 REV08) to the Planning Commission.

11 WHEREAS, the Planning Commission, after giving the required notice, did on the 8th
12 day of September, 2008, conduct a duly advertised public hearing as prescribed by law to consider
13 said application.

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

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

18 FINDINGS:

- 19 1. The Planned Development Plan amendments are consistent with the intent of the Planned
20 Development Overlay designation, because relocation of uses and infrastructure, and
21 minor modifications to the development regulations will not result in any conflicts with
22 the General Plan, Oceanside Zoning Ordinance, Historical Preservation Ordinance, and
23 will remain consistent with the Mission San Luis Rey Historic Area Development
24 Program and Design Guidelines. The amendments will further provide for a
25 comprehensive plan that is sensitive to the historical setting and that will guide future
development of the Mission San Luis Rey property.
- 26 2. The uses proposed and the ancillary criteria are consistent with the Zoning Ordinance,
27 the City Code, the Land Use Element, the Mission San Luis Rey Historic Area
28 Development Program and Design Guidelines that consider deviations from the base
29 zoning district offset by compensating benefits that will allow development that will
both preserve, and promote the heritage of the City.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Specific Plan Amendment (S-1-08) to amend Planned Development Plan (PD19-Plan
3 Rev08) and a Revision to Historic Permit (H-7-01 Rev08) subject to the following conditions:

4 1. This Specific Plan Amendment and Historic Permit Revision approves only the
5 following: an amendment to the previously approved Planned Development Plan as
6 denoted in the revised Development Plan dated August 2008 and establishing land use
7 potentials, infrastructure needs, development regulations, and design guidelines that are
8 consistent with and augment, the Mission San Luis Rey Historic Area Development
9 Program and Design Guidelines. Any substantial modification to the Planned
10 Development Plan in the design or layout shall require a revision to the Historic Permit
11 and/or a new Historic Permit.

12 2. The following conditions of approval shall be implemented on all projects proposed
13 under the auspices of the Planned Development Plan and Planned Development
14 Overlay:

15 a) An archaeological monitor shall be on-site during ground-disturbing activities,
16 such as brushing, scarification, grading, and trenching within the boundaries of
17 the cemetery addition and disposal area due to the potential for encountering
18 cultural features, such as human burials.

19 b) A pre-excavation agreement shall be executed between the applicant and the
20 San Luis Rey Band of Mission Indians, specifying the treatment of human
21 remains and any cultural resources uncovered and requiring Native American
22 monitoring for all ground-disturbing activities.

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

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

- 1 3. All other proposed emergency access points shall provide for limited egress/ingress of
2 special events traffic only and emergency access gates shall be upgraded with the City
3 of Oceanside Fire Department approved release gates.
- 4 4. The red font addition located on Page 54 of the PD Plan dated August 2008 shall be
5 revised as follows: This sidewalk will be constructed from the eastern property
6 boundary up to the ~~eastern~~ western driveway of the proposed Retirement Home in Plan
7 Area 9.
- 8 5. Exhibit #13 (Circulation Plan) on Page 55 shall be revised in the manner that properly
9 illustrates the pedestrian access along Mission Avenue and up to the western driveway
10 of the Retirement Home denoted area, consistent with condition of approval No.4
11 above.
- 12 6. The last sentence of paragraph 2 of the Water section located on Page 58 of the PD
13 Plan dated August 2008 shall be revised to include the red lined text submitted and
14 dated August 5, 2008 as follows: The north trending line from Mission Avenue will
15 continue north past the existing cemetery and then turn west and terminate near the east
16 boundary of Plan Area 2. A water line will also be constructed along the north boundary
17 of the Mission property and will connect to existing lines in Via Los Padres and
18 Heritage Park. An additional water line will traverse the north central portion of the
19 Mission property to connect the two east-west lines and will run through or adjacent to
20 Plan Areas 2, 6, 7, & 14. ~~through Plan Area 2 to serve the future friary, and out to the~~
21 ~~existing facilities in Via Los Padres.~~ The remainder of paragraph 2 shall be deleted from
22 the final revised document.
- 23 7. Exhibit #14 (Water & Sewer Plan) ~~on Page 61~~ in Chapter Four (Infrastructure
24 Improvements) and associated Plan Area Exhibits 17, 20 & 24 shall be revised in
25 manner that properly illustrates the anticipated location of all water and sewer lines, and
26 that is consistent with condition of approval No.6 above.
- 27 8. Page 48 of the Final Corrected Planned Development Plan submitted to the City
28 Planner shall be modified in a manner that correctly identifies the PD Plan Amendment
29 review process and that is consistent with Article 17 (Section 1707 D.) of the Oceanside
Zoning Ordinance.

1 9. This Plan Development Plan and Historic Permit Revisions shall comply with all City
2 Engineering Rules and Regulations as appropriate with future individual development
3 projects and as follows:

- 4 • Future proposed grading plans for each site specific shall be in compliance with
5 City's grading ordinance.
- 6 • Shall comply with the Regional Quality Control Rules and Regulations for
7 compliance with the Storm Water Management Plan (SWMP) for each future
8 proposed individual development projects.
- 9 • Shall comply with the San Diego County Hydrology Manual for the entire
10 development and each future proposed individual development projects.
- 11 • Shall provide geotechnical report for each future proposed individual
12 development projects.
- 13 • Shall prepare landscape plans and comply with the City's landscape manual for
14 each proposed individual development projects.
- 15

16 10. Future individual development projects shall comply with the following Water Utility
17 conditions:

- 18 • The developer will be responsible for developing all water and sewer utilities
19 necessary to develop the property. Any relocation of water and/or sewer utilities is
20 the responsibility of the developer and shall be done by an approved licensed
21 contractor at the developer's expense.
- 22 • The property owner shall maintain private water and wastewater utilities located
23 on private property.
- 24 • All Water and Wastewater construction shall conform to the most recent edition of
25 the Water, Sewer, and Reclaimed Water Design and Construction Manual or as
26 approved by the Water Utilities Director.
- 27 • When planned use development occurs, existing facilities shall be connected to
28 proposed sewer improvements. Existing septic tanks and septic connections
29

1 shall be abandoned per County of San Diego standards. A letter from the
2 County to the Water Utilities Department is requested to confirm compliance
3 with this condition.

- 4
- 5 • When planned use development occurs, existing and proposed facilities shall be
6 connected to proposed water improvements. Well water used for domestic
7 purposes shall be eliminated. A separate well irrigation system must be
8 installed for Plan Area 3 to use well water. The domestic water system and well
9 irrigation systems must be protected from contamination and kept separate.
- 10 • All public water and/or sewer facilities not located within the public right-of-way
11 shall be provided with easements sized according to the Water, Sewer, and
12 Reclaimed Water Design and Construction Manual. Easements shall be
13 constructed for all weather access.
- 14 • No trees, structures or building overhang shall be located within any water or
15 wastewater utility easement.
- 16
- 17 • All lots with a finish pad elevation located below the elevation of the next
18 upstream manhole cover of the public sewer shall be protected from backflow of
19 sewage by installing and maintaining an approved type backwater valve, per the
20 Uniform Plumbing Code (U.P.C.).
- 21 • The developer shall construct a public reclamation water system that will serve
22 each lot and or parcels that are located in the proposed project in accordance with
23 the City of Oceanside Ordinance No. 91-15. The proposed reclamation water
24 system shall be located in the public right-of-way or in a public utility easement.
- 25
- 26 • A sewer study must be prepared by the developer at the developer's expense and
27 approved by the Water Utilities Department.
- 28
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- An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be installed in each building sewer lateral and the location shall be called out on the approved Improvement Plans.
- Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

11. All conditions of approval contained within Planning Commission Resolution No. 2003-P47 and adopted on August 25, 2003 shall remain as part of the projects overall approvals. Any conflicts between the two resolutions shall be superseded by this resolution.

PASSED AND ADOPTED Resolution No. 2008-P53 on September 8, 2008 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Claudia Troisi, Chairperson
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2008-P53.

Dated: September 8, 2008

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2008-H03

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA RECOMMENDING APPROVAL OF A REVISION TO A
HISTORIC PERMIT ON CERTAIN REAL PROPERTY IN THE CITY
OF OCEANSIDE

APPLICATION NO: S-1-08 and H-7-01 Revised 2008
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 Revision to a Historic Permit under the provisions of Historic Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

an amendment to an approved Planned Development Plan in order to provide a long range build out strategy for establishing appropriate land uses, needed infrastructure, development regulations, and design guidelines, that are consistent with and augment, the Mission San Luis Rey Historic Area 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 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 Planned Development Plan amendments are consistent with the intent of the Planned Development Overlay designation, because relocation of uses and infrastructure, and minor modifications to the development regulations will not result in any conflicts with the General Plan, Oceanside Zoning Ordinance, Historical Preservation Ordinance, and

1 will remain consistent with the Mission San Luis Rey Historic Area Development
2 Program and Design Guidelines. The amendments will further provide for a
3 comprehensive plan that is sensitive to the historical setting, and that will guide future
4 development of the Mission San Luis Rey property.

- 5 2. The uses proposed and the ancillary criteria are consistent with the Zoning Ordinance,
6 the City Code, the Land Use Element, the Mission San Luis Rey Historic Area
7 Development Program and Design Guidelines that consider deviations from the base
8 zoning district offset by compensating benefits that will allow development that will
9 both preserve, and promote the heritage of the City.

10 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
11 Advisory Commission does hereby recommend approval of a Revision to Historic Permit (H-7-
12 01 Rev08) subject to the following conditions:

- 13 1. This Historic Permit Revision approves only the following: an amendment to the
14 previously approved Planned Development Plan as denoted in the revised Development
15 Plan dated August 2008 and establishing land use potentials, infrastructure needs,
16 development regulations, and design guidelines that are consistent with and augment,
17 the Mission San Luis Rey Historic Area Development Program and Design Guidelines.
18 Any substantial modification to the Planned Development Plan in the design or layout
19 shall require a revision to the Historic Permit and/or a new Historic Permit.
- 20 2. The following conditions of approval shall be implemented on all projects proposed
21 under the auspices of the Planned Development Plan and Planned Development
22 Overlay:
- 23 a) An archaeological monitor shall be on-site during ground-disturbing activities,
24 such as brushing, scarification, grading, and trenching within the boundaries of
25 the cemetery addition and disposal area due to the potential for encountering
26 cultural features, such as human burials.
- 27 b) A pre-excavation agreement shall be executed between the applicant and the
28 San Luis Rey Band of Mission Indians, specifying the treatment of human
29 remains and any cultural resources uncovered and requiring Native American
monitoring for all ground-disturbing activities.
- c) Native American monitors shall be present throughout all ground-disturbing

1 activities, such as brushing, scarification, grading, and trenching for the entire
2 project area. The powers of the monitors and the details of their work shall be
3 laid out in the pre-excavation agreement.

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

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

12 4. The red font addition located on Page 54 of the PD Plan dated August 2008 shall be
13 revised as follows: This sidewalk will be constructed from the eastern property
14 boundary up to the ~~eastern~~ western driveway of the proposed Retirement Home in Plan
15 Area 9.

16 5. Exhibit #13 (Circulation Plan) on Page 55 shall be revised in the manner that properly
17 illustrates the pedestrian access along Mission Avenue and up to the western driveway
18 of the Retirement Home denoted area, consistent with condition of approval No.4
19 above.

20 6. The last sentence of paragraph 2 of the Water section located on Page 58 of the PD Plan
21 dated August 2008 shall be revised to include the red lined text submitted and dated
22 August 5, 2008 as follows: The north trending line from Mission Avenue will continue
23 north past the existing cemetery and then through Plan Area 2 to serve the future friary,
24 and out to the existing facilities in Via Los Padres. The remainder of paragraph 2 shall
25 be deleted from the final revised document.

26 7. Exhibit #14 (Water & Sewer Plan) on Page 61 shall be revised in manner that properly
27 illustrates the anticipated location of all water and sewer lines, and that is consistent
28 with condition of approval no.6 above.

29 8. This Plan Development Plan & Historic Permit Revisions shall comply with all City
Engineering Rules & Regulations as appropriate with future individual development
projects and as follows:

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- Future proposed grading plans for each site specific shall be in compliance with City's grading ordinance.
 - Shall comply with the Regional Quality Control Rules and Regulations for compliance with the Storm Water Management Plan (SWMP) for each future proposed individual development projects.
 - Shall comply with the San Diego County Hydrology Manual for the entire development and each future proposed individual development projects.
 - Shall provide geotechnical report for each future proposed individual development projects.
 - Shall prepare landscape plans and comply with the City's landscape manual for each proposed individual development projects.
9. Future individual development projects shall comply with the following Water Utility conditions:
- The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
 - The property owner shall maintain private water and wastewater utilities located on private property.
 - All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.
 - When planned use development occurs, existing facilities shall be connected to proposed sewer improvements. Existing septic tanks and septic connections shall be abandoned per County of San Diego standards. A letter from the County to the Water Utilities Department is requested to confirm compliance with this condition.

- 1 • When planned use development occurs, existing and proposed facilities shall be
2 connected to proposed water improvements. Well water used for domestic
3 purposes shall be eliminated. A separate well irrigation system must be
4 installed for Plan Area 3 to use well water. The domestic water system and well
5 irrigation systems must be protected from contamination and kept separate.
- 6 • All public water and/or sewer facilities not located within the public right-of-way
7 shall be provided with easements sized according to the Water, Sewer, and
8 Reclaimed Water Design and Construction Manual. Easements shall be
9 constructed for all weather access.
- 10 • No trees, structures or building overhang shall be located within any water or
11 wastewater utility easement.
- 12 • All lots with a finish pad elevation located below the elevation of the next
13 upstream manhole cover of the public sewer shall be protected from backflow of
14 sewage by installing and maintaining an approved type backwater valve, per the
15 Uniform Plumbing Code (U.P.C.).
- 16 • The developer shall construct a public reclamation water system that will serve
17 each lot and or parcels that are located in the proposed project in accordance with
18 the City of Oceanside Ordinance No. 91-15. The proposed reclamation water
19 system shall be located in the public right-of-way or in a public utility easement.
- 20 • A sewer study must be prepared by the developer at the developer's expense and
21 approved by the Water Utilities Department.
- 22 • An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water
23 Design and Construction Manual, shall be installed in each building sewer lateral
24 and the location shall be called out on the approved Improvement Plans.
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- 1 • Water and Wastewater Buy-in fees and the San Diego County Water Authority
2 Fees are to be paid to the City and collected by the Water Utilities Department at
3 the time of Building Permit issuance.

4 PASSED AND ADOPTED Resolution No. 2008-H03 on August 12, 2008 by the
5 following vote, to wit:

6 AYES:

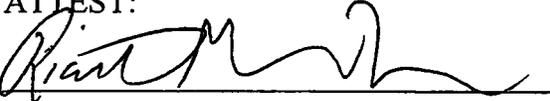
7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 
12 _____
13 Lynn Paul Shoger, Chairman
14 Oceanside Historic Preservation
15 Advisory Commission

14 ATTEST:

15 
16 _____
17 Richard Greenbauer, Secretary

17 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
18 Commission, hereby certify that this is a true and correct copy of Resolution No. 2008-H03.

19
20 Dated: August 12, 2008
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1 PLANNING COMMISSION
2 RESOLUTION NO. 2003-P47

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA RECOMMENDING
THE APPROVAL OF A ZONE AMENDMENT AND
HISTORIC PERMIT

5 APPLICATION NO: ZA-2-01, H-7-01
6 APPLICANT: Old Mission San Luis Rey
7 LOCATION: 4050 Mission Avenue

8 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
9 RESOLVE AS FOLLOWS:

10 WHEREAS, there was filed with this Commission a verified petition on the forms
11 prescribed by the Commission requesting a Zone Amendment and Historic Permit under the
12 provisions of Articles 16, 17, 21, 45 of the Zoning Ordinance and Chapter 14A of the City Code of
the City of Oceanside to permit the following:

13 a zoning district change from OS-H (Open Space-Historic Overlay) to PS-H (Public and
14 Semi-Public-Historic Overlay) on 14.74 acres, and a PD-H (Planned Development
15 Overlay-Historic Overlay) on 55-acres that establishes potential uses of land, infrastructure
16 needs, development regulations, and design guidelines that are consistent with and
17 augment the Mission San Luis Rey Historic Area Development Program and Design
Guidelines attached Exhibit as "B";

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day
19 of August, 2003, conduct a duly advertised public hearing as prescribed by law to consider said
20 application; and

21 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
22 Guidelines thereto; a Mitigated Negative Declaration has been prepared stating that if the
mitigation measures are met there will not be an adverse impact upon the environment; and

23 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
24 the following facts:
25

1 FINDINGS:

2 For the Zone Amendment from OS-H (Open Space-Historic Overlay) to PS-H (Public and Semi-
3 Public-Historic Overlay):

- 4 1. That the Zoning Amendment as proposed conforms to the policies of the General Plan of
5 the City. The Public and Semi-Public-Historic Overlay Zone is compatible with the
6 General Plan Land Use category of Open Space, which will accommodate Day Care,
7 General, Commercial Recreation and Entertainment and Eating and Drinking
8 Establishments, which are contemplated in the Planned Development Plan.
- 9 2. That the granting of the Zoning Amendment is consistent with the purposes of the
10 Zoning Ordinance. The change in zoning allows the consideration of a development
11 pattern that is allowed in the Public and Semi-Public-Historic Overlay Zone and in
12 keeping with the historical uses of the Mission San Luis Rey.

13 For the Zone Amendment (PD District):

- 14 1. Granting the PD Overlay Zone is consistent with the purposes of the Zoning Ordinance.
- 15 2. The PD Plan, as described in Exhibit "B", is consistent with the Land Use Element of the
16 General Plan and other applicable policies and is compatible with the surrounding land
17 uses.
- 18 3. The design aspects of the PD Plan will enhance the potential for high quality urban
19 development in comparison with development that might otherwise occur if the PD Plan
20 were not approved.
- 21 4. Deviations from the base district regulations that otherwise would apply are justified by
22 compensating benefits of the PD Plan.
- 23 5. The PD Plan includes adequate provisions for utilities, services, and emergency vehicle
24 access; and public service demands will not exceed the capacity of existing and planned
25 systems.

26 For the Historic Permit:

- 27 1. The Zone Amendment to the Public and Semi-Public-Historic Overlay and Planned
28 Development Overlay-Historic Overlay, in establishing potential uses of land,
29 infrastructure needs, development regulations, and design guidelines that are consistent
30 with and augment, the Mission San Luis Rey Historic Area Development Program and
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1 Design Guidelines, provides a comprehensive plan for future development of the Mission
2 San Luis Rey property that is sensitive to the historical setting and to the present historical
3 and future use for the site.

- 4 2. That the uses proposed and the ancillary criteria are consistent with the Zoning
5 Ordinance, the City Code, the Land Use Element and the Mission San Luis Rey Historic
6 Area and Development Program and Design Guidelines that consider deviations from
7 the base zoning district offset by compensating benefits that will allow development that
8 will both preserve, and promote the heritage of the City.

9 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
10 approve the Mitigated Negative Declaration, recommend approval of the Zone Amendment
11 (ZA-2-01) and Historic Permit (H-7-01) to the City Council subject to the following conditions:

12 Engineering:

- 13 1. The project applicant shall maintain the proposed access point in the northeastern corner
14 of the Mission property at Via Los Padres as "Emergency Access Only." This access
15 point shall not be used for entering/exiting traffic special events at the Parish.
- 16 2. All other proposed emergency access points shall provide for limited egress/ingress of
17 special events traffic only and emergency access gates shall be upgraded with City of
18 Oceanside Fire Department approved release gates.
- 19 3. The project applicant shall revise the current parking agreement between the Mission
20 San Luis Rey and the Mission San Luis Rey Parish, dated December 10, 1992, to include
21 the all parking areas within the Diocese property inclusive of the vacant property to the
22 north of the existing Parish. The revised parking agreement shall state that the Diocese
23 parking area will be available for overflow parking during Mission San Luis Rey special
24 events.
- 25 4. Prior to development of appropriate phases of development, the Mission or other
26 applicants for development within the Mission property will be required to implement the
27 following mitigation measures:
- 28 a) The applicant will be required to improve the internal circulation system within the
29 project site to accommodate the increase in traffic volumes and the location of new
30 trip generators.

- b) The applicant will be required to improve Mission Avenue along its property frontage to provide half-street improvements conforming to the City of Oceanside 2-lane secondary street standards.
- c) The applicant will be required to make a fair-share payment towards improvements at the intersection of State Route 76 and Airport Road. Improvements to be made include constructing an exclusive northbound right turn lane and a second northbound left turn lane. Based on the ratio of build out PM peak hour project related trips to total build out PM peak hour traffic volumes, the project will be responsible for 1.57 percent of the cost of the intersection improvements. Upon development of improvement plans, the exact scope and costs of the recommended improvements will be assessed.
- d) The applicant will be required to make a fair-share payment towards improvements at the intersection of State Route 76 and Benet Road. Improvements to be made include constructing additional eastbound and westbound through lanes. Based on the ratio of build out PM peak hour traffic volumes, the project will be responsible for 1.29 percent of the cost of the intersection improvements. Upon development of improvement plans, the exact scope and costs of the recommended improvements will be assessed.

5. Subsequent traffic study reports shall be completed with the development of future Mission San Luis Rey Master Plan components. The traffic studies for each Master Plan component shall identify on- and off-site transportation improvements.

6. The project applicant shall construct a second western access driveway several hundred feet to the west of the signalized intersection of Rancho del Oro at Mission Avenue. The second western driveway shall be stop controlled with right-in/left-in and right-out only access. The driveway shall be constructed per the City of Oceanside's Engineering Design Manual, Section 3.15 with connecting street improvements to public street standards.

7. The project applicant shall construct an eastbound left turn pocket on Mission Avenue into the proposed western driveway access.

1 8. The project applicant shall maintain the current signalized intersection of Mission
2 Avenue at Rancho Del Oro as their primary access.

3 9. The project applicant's traffic engineer shall be required to design and construct an
4 improved internal circulation system within the project site to accommodate the increase
5 in traffic volumes and the location of new trip generators, parking facilities and special
6 events/emergency access driveways.

6 Planning and Environmental:

7 10. The PD Plan (Exhibit B), and Historic Permit approves only a Zone Amendment from OS-
8 H (Open Space-Historic Overlay) to PS-H (Public and Semi-Public-Historic Overlay) on
9 14.74 acres, and a Planned Development Overlay on 55-acres that establishes potential
10 uses of land, infrastructure needs, development regulations, and design guidelines that
11 are consistent with and augment, the Mission San Luis Rey Historic Area Development
12 Program and Design Guidelines as shown on the plans and exhibits presented to the
13 Planning Commission for review and approval. No deviation from these approved plans
14 and exhibits shall occur without Planning Department approval. Substantial deviations
15 shall require a revision to the PD Plan and Development Plan or a new PD Plan and
16 Historic Permit.

15 11. The following mitigation measures shall be implemented as subsequent projects are
16 proposed under the auspices of the Planned Development Overlay:

17 a) An archaeological monitor shall be on-site during ground-disturbing activities,
18 such as brushing, scarification, grading, and trenching within the boundaries of
19 the cemetery addition and disposal area due to the potential for encountering
20 cultural features, such as human burials.

20 b) A pre-excavation agreement shall be executed between the applicant and the San
21 Luis Rey Band of Mission Indians, specifying the treatment of human remains
22 and any cultural resources uncovered and requiring Native American monitoring
23 for all ground-disturbing activities.

23 12. Native American monitors shall be present throughout all ground-disturbing activities,
24 such as brushing, scarification, grading, and trenching for the entire project area. The
25 powers of the monitors and the details of their work shall be laid out in the pre-

1 excavation agreement.

2 13. The archaeological monitors and Native American monitors shall have the authority to
3 temporarily halt or redirect grading, in order to examine any finds made during the
4 course of monitoring. The monitors shall determine the need for further studies to assess
5 unexpected cultural material encountered during monitoring.

6 14. A detailed biological report (or reports) shall be required for all future implementation
7 projects for the PD Plan that may impact biological resources.

8 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
9 recommend approval of Zone Amendment (ZA-2-01) and Historic Permit (H-7-01)) as represented
10 in the attached Exhibit "B".

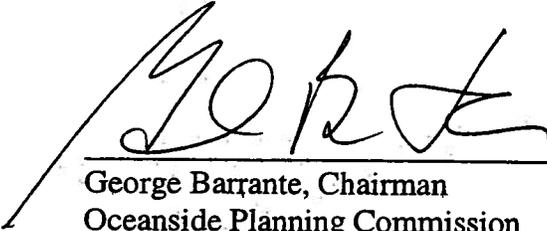
11 PASSED AND ADOPTED Resolution No. 2003-P47 on August 25, 2003 by the
12 following vote, to wit:

13 AYES: Barrante, Chadwick, Nack, Neal, Parker and Todd

14 NAYS: None

15 ABSENT: Schaffer

16 ABSTAIN: None

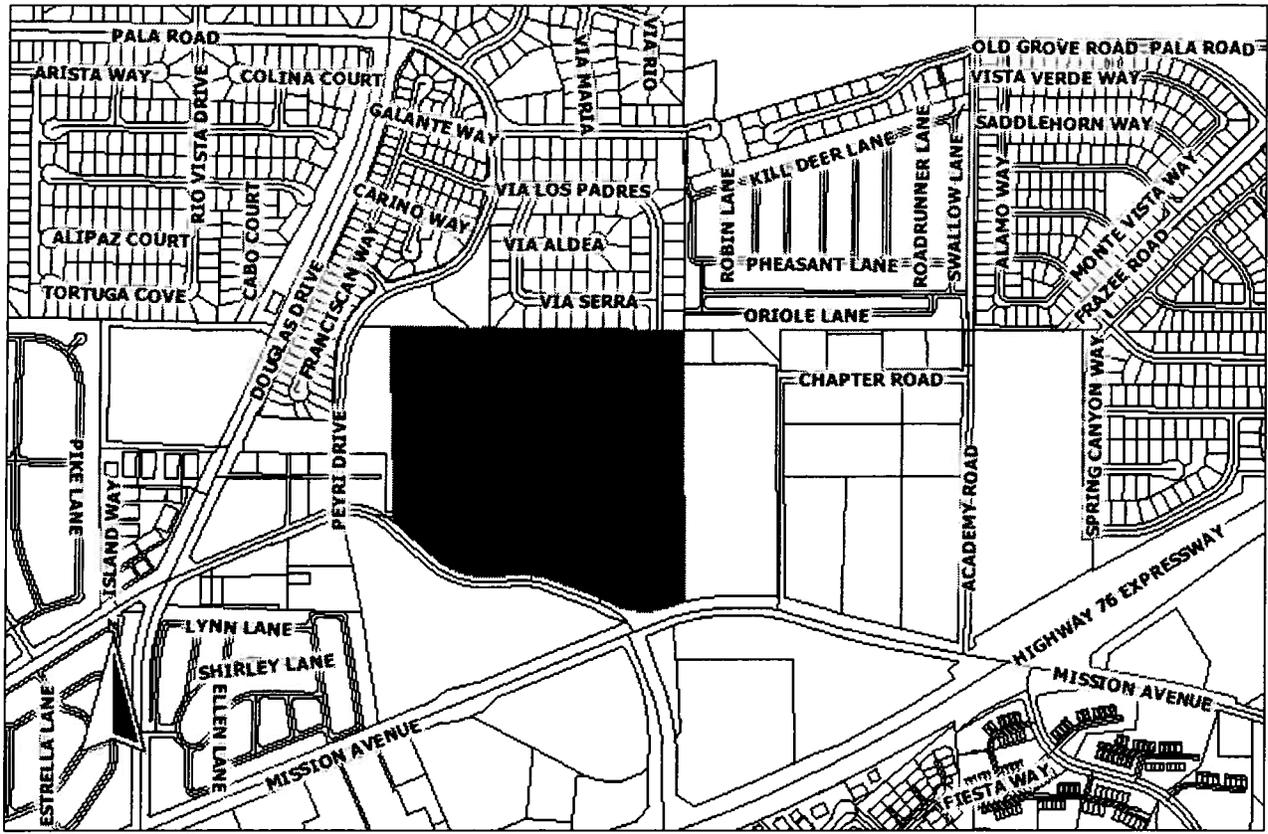
17
18 
19 _____
20 George Barrante, Chairman
21 Oceanside Planning Commission

22 ATTEST:

23 
24 _____
25 Gerald S. Gilbert, Secretary

26 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that
27 this is a true and correct copy of Resolution No. 2003-P47.

28 Dated: August 25, 2003



File Number: S-1-08, H-1-08

Applicant: Old Mission San Luis Rey de Francia

Description:

SPECIFIC PLAN AMENDMENT (S-1-08) and HISTORIC PERMIT (H-1-08) to amend the Planned Development (PD) Plan established for the 54.5-acre Mission San Luis Rey de Francia parcel, and developed in order to provide a long range build out strategy for establishing appropriate land uses, needed infrastructure, and design guidelines for the property located at 4050 Mission Avenue. The project site is currently zoned PD-H (Planned Development Plan – Historic Overlay) and is situated within the San Luis Rey Neighborhood – **OLD MISSION SAN LUIS REY DE FRANCIA**

Environmental Determination:

Environmental Review is in process.

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



Application For Public Hearing

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

RECEIVED
JAN 02 2008
Planning Department

STAFF USE ONLY

ACCEPTED	1/2/08	BY	SN.
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Please Print Or Type All Information

HEARING *Specific Plan S-1-08*

PART I - APPLICANT INFORMATION

1. APPLICANT Mission San Luis Rey de Francia	2. STATUS property owner	GPA MASTER/SP.PLAN
3. ADDRESS 4050 Mission Avenue Oceanside, CA 92057	4. PHONE / FAX / E-mail 760 757 3651/757 4613/ ed@sanluisrey.org	ZONE CH. TENT. MAP PAR. MAP
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group (contact: Sophia Kollias)		DEV. PL C.U.P.
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008	7. PHONE / Fax / E-mail 760 692 1924/692 1935/ sophia@lightfootpg.com	VARIANCE COASTAL

PART II - PROPERTY DESCRIPTION

8. LOCATION 4050 Mission Avenue	9. SIZE 54.5 acres	<i>H-7-01 REV.08</i>
10. GENERAL PLAN PI & OS	11. ZONING PD-H	12. LAND USE historic Mission San Luis Rey de Francia
		13. ASSESSOR'S PARCEL NUMBER 158-065-07, 158-063-09, 158-070-39, 158-051-10

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION Amendment to the Mission San Luis Rey de Francia Planned Development (PD) Plan				
15. PROPOSED GENERAL PLAN no change	16. PROPOSED ZONING no change	17. PROPOSED LAND USE generally the same as in the PD Plan but w/ some modifications; see revised	18. NO. UNITS n/a	19. DENSITY n/a
20. BUILDING SIZE n/a	21. PARKING SPACES see revised PD Plan	22. % LANDSCAPE n/a	23. % LOT COVERAGE or FAR n/a	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Br. James Lockman, ofm	34. DATE 12/25/07	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
Sign: 	37. OWNER (Print) Br. John Summers, ofm Province Secretary	38. DATE 12/19/07	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: 	

RICHARDS

Mission San Luis Rey de Francia
Planned Development (PD) Plan Amendment

RECEIVED

Description & Justification
January 2, 2008

JAN 02 2008
Planning Department

The applicant, Mission San Luis Rey de Francia, is requesting an Amendment to the *Mission San Luis Rey de Francia Planned Development (PD) Plan*. The PD Plan was approved by the City Council on October 1, 2003 through Ordinance NO. 03-OR610-1.

BACKGROUND

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 property (approximately 54.5 acres). The purpose for creating the PD Plan was to develop a long-range build-out strategy for the property which would further the Mission's ministry goals, while becoming financially self-supporting. The Plan would provide a comprehensive plan for future development and ensure compatibility between uses and availability of adequate infrastructure facilities. In 2003, the PD Plan was approved by City Council and the Mission has moved forward with projects such as expanding a portion of the cemetery and the design and planning of a new retirement home.

PD PLAN AMENDMENTS

Since the adoption of a comprehensive land use plan, there is now a new Executive Director at the Mission - Friar James Lockman, ofm. Friar James brings a new focus for the maintenance and future development of the historic Mission. All projects will be about sustainability. The Mission will embrace ecological sustainability in their choice of materials, landscape, and water recycling to protect and preserve their cultural-historical resource for many generations. To that end, the Mission's Land Use Plan has been amended. Some land uses have been modified in size and/or relocated on site. A chart is included in this application to provide a summary of the changes to each Plan Area. Overall, potential uses have generally remained the same.

Other changes made to the PD Plan include the following. The Plan has been amended to provide updated information such as providing an accurate size of the property and each Plan Area, as well as information related to the undergrounding of overhead utilities on the Mission property that took place in 2001. A new sewer line will be necessary along the eastern property boundary, extending to Mission Avenue to tie into the existing sewer line at Rancho Del Oro Drive. This new sewer line will serve Plan Areas 2 and 4.

In regards to parking and circulation on site, the Mission has decided to eliminate the emergency access at Via Los Padres Road. This access point is rarely used, if ever, and will not be necessary

for emergency access purposes. Instead, there will be a total of five access points that will serve as ingress/egress for the public, private Mission use, and/or emergency use for this site. In Plan Area 9, the future site of a new Retirement Home, there are two driveways proposed versus one. The two driveways will provide better circulation for this Plan Area and will further avoid the need of visitors and residents mixing in with other Mission traffic at the main entrance.

Due to a more “green” or ecological approach to developing and improving the Mission property, the Mission will plan on minimizing the amount of asphalt or impervious surfaces on site. In keeping with a more authentic historic design, pervious surfaces such as turf block, gravel, and/or decomposed granite will be proposed. Another change is that the parking agreement dated December 10, 1992 between the Mission San Luis Rey and the Mission San Luis Rey Parish (“Parish”) has been cancelled with a Memorandum of Understanding (MOU) dated December 13, 2005. The Parish will only be using parking in what is now Plan Area 11 at designated times.

The PD Plan being submitted to the City is in draft-form and in a strikeout format to assist City Staff in easily reviewing the changes to the document. The final Plan will be appropriately formatted and will eliminate the strikeout and colored text, and all exhibits will be modified to reflect the text. Also, the section titled “Project Review Processes” on page 47 of Chapter 3 will be rewritten, and Exhibit #12 on page 48 will be revised to accurately describe the review process for future projects. At this time, it is unclear what these processes are.

Findings for a Planned Development Plan

The City of Oceanside stipulates that four specific findings must be made before a Development Plan can be approved. The proposed findings are as follows:

1. *The PD Plan or Specific Plan and the Development Plan are consistent with the adopted Land Use Element of the General Plan and other applicable policies and are compatible with surrounding development.*

The amendments to the PD Plan are consistent with the purposes of the Land Use Element. Overall, the changes made to the PD Plan include modifying sizes of Plan Areas and/or relocating uses on site and will not affect compliance with applicable policies.

2. *The PD Plan or Specific Plan and the Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if they were not approved.*

The PD Plan amendments are intended to promote ecological sustainability on site and further enhance the cultural historic design at the Mission for the present and future.

3. *Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan and the Development Plan.*

The base district is not proposed to change with the proposed amendments to the PD Plan.

4. *The PD Plan or Specific Plan and the Development Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.*

The PD Plan amendment will provide adequate provisions for utilities, services, and emergency vehicle access. Even though the emergency access located at Via Los Padres Road will be eliminated, there are a total of five points of access for the Mission property. Proposed water and sewer service will remain the same as the previous PD Plan with the exception of a new sewer line proposed along the eastern boundary. This new line will adequately serve Plan Areas 2 and 4. Finally, ample parking is planned for the future development of all Plan Areas.

RECEIVED
JAN 02 2008
Planning Department**LEGAL DESCRIPTION**

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

Those Portions of Lot No. 43 Tract 4 (Orchard), in Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, According to Official Plat Thereof, as described in Patent from United States of America to Joseph Alomany, Roman Catholic Bishop of the Diocese of Monterey, Dated March 18, 1865 in Book 1 of Patents Page 18 in the Office of the County Recorder on January 7, 1868,

Together with that portion of Lot 7 in 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 Official Plat thereof,

Also together with Block 9 and Block 10, of the Town Plat of San Luis Rey, in the City of Oceanside, County of San Diego, State of California, According to Map Thereof No. 76, Filed in the Office of the County Recorder of San Diego County, November 18, 1873,

Also together with all those certain Street and Alleys as Vacated and Closed to Public Use by the County Board of Supervisors Resolution Recorded May 20, 1920 in Book 751 of Deeds, Page 108,

Also together with that portion of Vacated San Luis Rey Road, #2, Vacated by Resolution No. R99-117 of the City Council of the City of Oceanside, Recorded August 25, 2003 as instrument no. 2003-1031057 of Official Records, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 8, thence along the Easterly line of said Northwest Quarter South $01^{\circ}06'00''$ East a distance of 1280.01 feet to the Northerly right of way known as XI-SD-195A as deeded to the State of California, May 5, 1952 in Book 4457, Page 172 of Official Records, said point also being on a non-tangent 1050.00 foot radius curve concave Southerly, whose center point bears South $13^{\circ}14'42''$ East; Thence Westerly along said right of way and along said curve through a central angle of $9^{\circ}48'49''$ an arc distance of 179.84 feet; Thence South $66^{\circ}56'29''$ West a distance of 744.10 feet to the true point of beginning;

Thence continuing along said right of way South $66^{\circ}56'29''$ West a distance of 122.90 feet; Thence South $80^{\circ}58'39''$ West a distance of 103.08 feet; Thence South $52^{\circ}54'18''$ West a distance of 103.08 feet; Thence South $66^{\circ}56'29''$ West a distance of 251.67 feet to the Westerly line of Lot 43 as described in Patent from United States of America to Joseph Sadoc Alomany, Roman Catholic Bishop of the Diocese of Monterey, recorded January 7, 1868 in Book 1 of Patents, Page 18 et seq in the Office of the County Recorder of San Diego County; Thence along said Westerly line North $09^{\circ}24'01''$ West a distance of 550.68 feet; Thence North $13^{\circ}03'01''$ West a distance of 435.00 feet to the Northerly line of said Lot 43; Thence along said Northerly line North $80^{\circ}55'59''$ East a distance of 141.00 feet; Thence South $41^{\circ}29'01''$ East a distance of 138.26 feet to the North South centerline of said Section 8 said centerline also being the property line between Lots 3 and 7 of said Section; Thence along said Section 8 centerline and said property line North $01^{\circ}31'34''$ West a distance of 43.50 feet; Thence South $85^{\circ}09'41''$ East a distance of 166.08 feet; Thence North $89^{\circ}29'35''$ East a distance of 264.67 feet; Thence South $12^{\circ}21'39''$ East a distance of 41.29 feet to a tangent 275.00 foot curve concave Northeasterly; Thence Southeasterly along said curve through a central angle of $45^{\circ}27'21''$ an arc length of 218.17 feet; Thence South $02^{\circ}15'42''$ East a distance of 25.00 feet to the centerline of Peyri Road

vacated per instrument no. 2003-1031057 recorded August 25, 2003 of Official Records in the San Diego County Recorder's Office; Thence Westerly along said right of way South $87^{\circ}44'18''$ West a distance of 143.41 feet to a tangent 300.00 foot radius curve concave Northerly; Thence Westerly along said curve through a central angle of $17^{\circ}13'31''$ an arc distance of 90.19 feet; Thence leaving said centerline South $11^{\circ}40'40''$ West a distance of 239.52 feet; Thence South $19^{\circ}35'20''$ East a distance of 100.98 feet; Thence North $84^{\circ}47'02''$ East a distance of 113.90 feet; Thence South $23^{\circ}03'31''$ East a distance of 150.20 feet to the true point of beginning.

Said property being described as Parcel 2 in Lot Line Adjustment Plat Recorded _____, 2006 as Instrument No. 2006-_____ of Official Records.

APN: Portion of 158-065-07-00 and 158-070-39-00