

AGENDA NO. 3

PLANNING COMMISSION



STAFF REPORT

DATE: August 10, 2009 (Item continued from the July 27, 2009 Planning Commission meeting)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-5-07) AND HISTORIC PERMIT (H-2-07) FOR THE CONSTRUCTION OF A FOUR-STORY, 348,896-SQUARE FOOT, 235-UNIT CONTINUING CARE RETIREMENT CENTER ON AN 8.01-ACRE SITE WITHIN PLAN AREA 9 OF THE MISSION SAN LUIS REY PLANNED DEVELOPMENT (PD) PLAN. THE PROJECT SITE IS LOCATED IN THE SOUTHWEST CORNER OF THE MISSION PROPERTY (4050 MISSION AVENUE), BOUNDED BY THE MISSION LAVANDERIA TO THE EAST, MISSION AVENUE TO THE SOUTH AND THE SENIORS' COMMUNITY OF MISSION MANOR TO THE WEST, AND WITHIN THE MISSION SAN LUIS REY NEIGHBORHOOD – APPLICANT: SENIOR PARTNERS LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt the Mitigated Negative Declaration for the Villa at Mission San Luis Rey by adopting Planning Commission Resolution No. 2009-P38, in light of the whole record that the project will not have a significant effect on the environment; and,
- (2) Approve Development Plan (D-5-07), and Historic Permit (H-2-07) by adopting Planning Commission Resolution No. 2009-P36 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 PC 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-OR610-1 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), modification of the development standards to allow four stories in Plan Area 9, 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 adopted resolution No. 2008-H03 recommending approval of a Planned Development Plan Amendment and revision to Historic Permit (7-01 REV08) to the Planning Commission.

On September 8, 2008 the Planning Commission adopted resolution No. 2008-P53 approving 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.

On June 2, 2009 the Oceanside Historic Preservation Advisory Commission adopted OHPAC Resolution 2009-H02 recommending approval of a Development Plan (D-5-07) and Historic Permit (H-2-07) for the construction of a four-story, 348,896-square foot, 235 unit continuing care retirement center on a 8.01-acre site within plan area 9 of the Mission San Luis Rey Planned Development (PD) Plan to the Planning Commission for final action.

Site Review: The proposed project site 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 proposed area identified as Plan Area 9, and designated for development with a Retirement Center currently exist as a vacant undisturbed, relatively flat area located in the southwest corner of the Mission Property (4050 Mission Avenue), and is bounded by the Mission Lavanderia to the east, Mission Avenue to the south, and the seniors' community of Mission Manor to the west within the. 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 Development Plan (D) and Historic Permit (H) as follows:

Development Plan D-5-07 represents a request for the following:

- (a) A request for development of a 8.01-acre site referred to as Plan Area 9 of the Mission San Luis Rey de Francia Planned Development Plan with a 348,896-square foot, four-story, 235-unit Continuing Care Retirement Community. The retirement community would be broken down into 55 Healthcare units and 180 Independent Living units. Site improvements and overall design of the Retirement Center would include 227 parking spaces (74 covered via carports), nine courtyards dispersed throughout the irregularly shaped buildings, and pedestrian connectivity throughout the site and leading to other portions of the larger Mission property.

Historic Permit H-2-07 represents a request for the following:

- (a) A Historic Permit is required in order to permit the development of Plan Area 9 of the Mission San Luis Rey de Francia Planned Development Plan and located within the boundaries of the Historic Overlay District pursuant to Article 21 Section 2111.

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. Mission San Luis Rey de Francia Planned Development (PD) Plan
4. Zoning Ordinance
5. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The project site is designated as Open Space (OS) on the Land Use Map, and the proposed development of a Continuing Care Retirement Community in accordance with the Planned Development Plan (PD19-Plan) for Plan Area 9 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 construct a four-story, 348,896-square foot, 235-unit Continuing Care Retirement Center on a 8.01-acre site within plan area 9 of the Mission San Luis Rey Planned Development (PD) Plan, and has determined that the overall development of the site is consistent with the Open Space (OS) land use designation, because the Public and Semi-Public-Historic Overlay Zone on the site was originally envisioned in the overall build out of the Mission San Luis Rey property, and in order to provide for private uses; such as, institutions associated with the medical arts in park like settings. Furthermore, the proposed land use would serve as a continuous funding source for the preservation and enhancement of the designated cultural and historical resource of Mission San Luis Rey.

Overall architectural design and site layout will provide for a development that incorporates a California Mission Revival interpretation design that is visually consistent with historic identity of the area and that will compliment the Mission San Luis Rey as viewed from off an on site. Elements of design that are noted within the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," and proposed to be utilized throughout the new development include the use of a white stucco wall finish and red Mission style clay tile roofing, coupled with the integration of low pitch roofs 3:12, arcade style corridors designed square in cross section with column bands and semi circular arches, and vast open interior courtyards that are pedestrian oriented. Implementation of the various components identified above will comprehensively provide a new development within the Historic Core area of the city that enhances the existing built environment and that will assist in preserving the significant cultural resource Mission San Luis Rey de Francia.

2. Zoning Compliance

This project site is located in the Planned Development–Historic Overlay (PD-H) zone district and is regulated by a Planned 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 proposed and applicable development standards for the project site, as identified within Plan Area 9:

	MINIMUM REQUIRED PLAN AREA 9	PROPOSED PLAN AREA 9
PARKING SPACES	1Per 3 Beds 439 Total Beds = 146 Spaces	227 Spaces 74 Covered by Carports
SETBACK FROM PROPERTY LINE	20'-0" ⁽¹⁾	40'-0" Minimum
SETBACK FROM MISSION AVENUE	50'-0". ⁽³⁾	85'-0" Minimum
BUILDING HEIGHT	4 Stories/ 50'-0"	45'-6" Maximum ⁽¹⁾

⁽¹⁾ The maximum structure height shall be measured from finished grade pursuant to Section 3017.A and 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 development proposal against the Planned Development (PD) Plan, and has determined that the proposed development standards to be implemented into the Continuing Care Retirement Center site design and proposed architectural design are consistent with the intent of the original objectives to create a quiet and peaceful environment for the elderly to reside, while maintaining the overall vision for the 55+ acre Mission property. Furthermore, it was noted that the 235-unit care facility will allow for a maintained level of revenue, necessary to fiscally sustain the activities of the Mission while integrating and enhancing the new development into the surrounding built environment in a manner that does not detract from the Historical Significance of the Mission San Luis Rey.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Plan Area 9:	Open Space (OS)	Planned Development-Historic Overlay PD-19--H	Religious/ Institutional
North of Subject Plan Area 9:	Public & Institutional(PI)	Planned Development-Historic Overlay PD-19--H	Religious/ Institutional
East of Subject Plan Area 9:	Public & Institutional(PI)	Planned Development-Historic Overlay PD-19--H	Religious/ Institutional
South of Subject Plan Area 9:	Civic Institutional (CI) Special Commercial (CS) Open Space (OS)	Special Commercial (CS) Public Semi-Public (PS) Open Space (OS) All with an Historic Overlay (H)	Commercial Retail/ Drainage Basin Open Space w/Cemetery
West of Subject Plan Area 9:	Medium Density – A Residential (MDA-R) Special Commercial (CS)	Medium Density Residential (RM-A) Special Commercial Limited (CS-L) Both with an Historic Overlay (H)	Mobile Home Park General Commercial

The proposed development of Plan Area 9 of the previously approved Planned Development (PD) Plan has been determined to be consistent with, and compatible to, 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 construction of a four-story, 348,896-square foot, 235-unit continuing care retirement center on the 8.01-acre site, 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. It should also be noted that the establishment of a Continuing Care Retirement Facility within the central valley of Oceanside will provide an additional asset for the citizens of Oceanside to benefit from in their retirement years without the need to look outside of the City boundaries.

DISCUSSION

Issue: Planned Development (PD) Plan Consistency and Compatibility with the Historic Mission San Luis Rey and the Long Range Goals of the Missions Ministry

The primary issue of 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 all development within the Historic Core Area, and more specifically upon the grounds of the Mission San Luis Rey. Staff has reviewed the conceptual development proposal to construct a four-story, 348,896-square foot, 235-unit continuing care retirement center on an 8.01-acre portion of the larger 55-acre Mission San Luis Rey property, and have determined that the overall design that integrates a California Mission Revival Style Architectural design into the overall architecture, coupled with a finish grade approximately 46'-0" below the finish grade of the Mission San Luis Rey will provide for a development that is in alignment with the Franciscan fundamental ethic of caring for the elderly on site and that will not detract from the historic significance of the Mission San Luis Rey. In addition, the site is adjacent to the Lavanderia, but will not impact this resource. The landscaping will be compatible with the native landscaping in that area.

Recommendation

Staff recommends that the Planning Commission concur with staffs findings and conclusions that the development of a four-story, 348,896-square foot, 235-unit continuing care retirement center within Plan Area 9 of the Mission San Luis Rey 55-acre parcel 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 Retirement Center is a significant benefit to the community of Oceanside and its residents and will assist in fulfilling the site development originally envisioned with in the Mission San Luis Rey Planned Development (PD) Plan. Furthermore, the proposed development will assist in ensuring fiscal sustainability of the Mission San Luis Rey property, and will promote continued rehabilitation and preservation of one of Oceanside's most intriguing assets.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970 and State Guidelines thereto; the City of Oceanside has prepared and intends to adopt a Mitigated Negative

Declaration (MND) in connection with the Villa at Mission San Luis Rey Development Plan (D-5-07) and Historic Permit (H-2-07). The MND identifies potential effects with respect to air quality, biological resources, cultural resources, geology and soils, hydrology/water quality, and transportation. The MND also includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The draft MND was circulated for public review from Wednesday, May 13, 2009 to Monday June 15, 2009. Two comment letters were received during the Public Review Period and appropriate responses to comments prepared.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to all property owners of record within the San Luis Rey General Plan Neighborhood Planning Area, property owners of record within a 1,500-foot radius of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties. As of August 3, 2009, one communication in general support but concerned with traffic and building size has been received.

SUMMARY

In summary, staff has determined that the proposed Development Plan and Historic Permit are consistent with the requirements of the Mission San Luis Rey de Francia Planned Development (PD) Plan, the Oceanside Zoning Ordinance, and the land use policies outlined in the General Plan. The project meets or exceeds all development standards and is compatible with the areas surrounding development pattern and architectural styles found throughout the Historic Mission San Luis Rey Area and the surrounding San Luis Rey Neighborhood. As such, staff recommends that the Planning Commission approve the project.

Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration for the Villa at Mission San Luis Rey by adopting Planning Commission Resolution No. 2009-P38, in light of the whole record that the project will not have a significant effect on the environment; and,

Approve Development Plan (D-5-07), and Historic Permit (H-2-07) by adopting Planning Commission Resolution No. 2009-P36 with findings and conditions of approval attached herein.

PREPARED BY:


Richard Greenbauer
Senior Planner

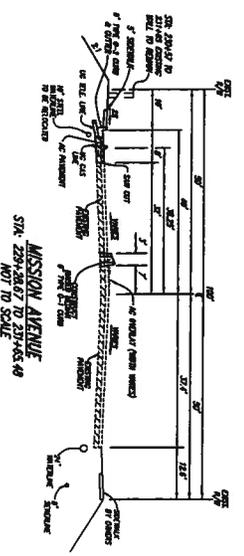
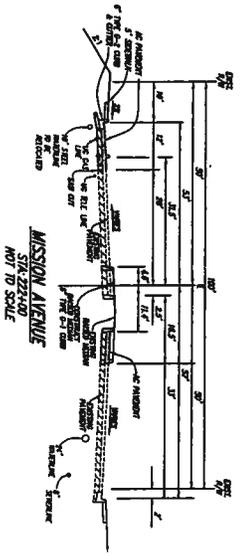
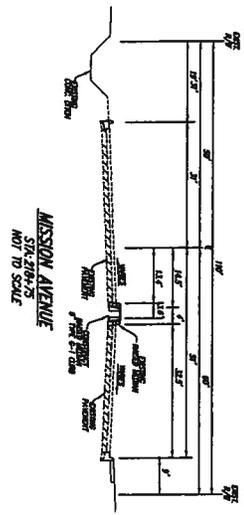
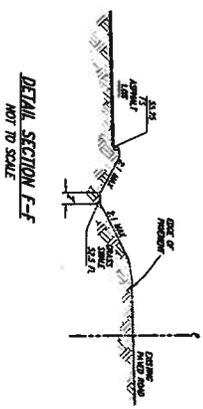
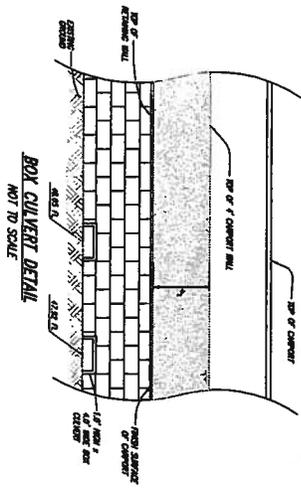
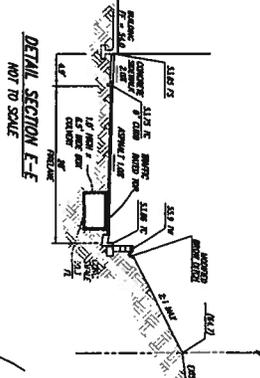
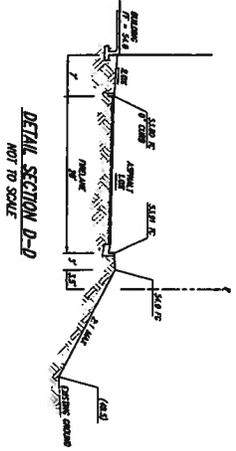
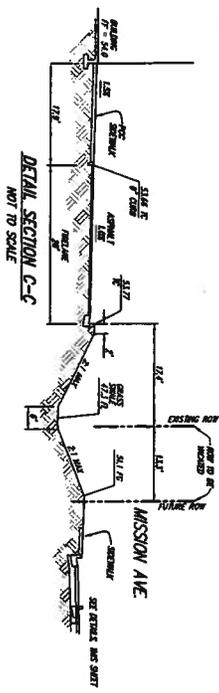
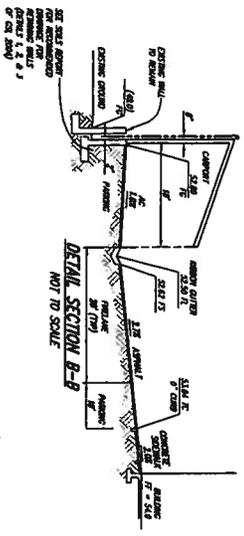
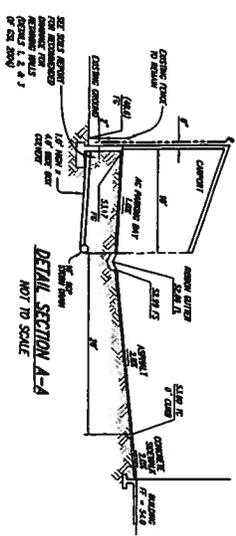
SUBMITTED BY:


Jerry Hittleman
City Planner

Attachments:

1. Plans
2. Planning Commission Resolution No. 2009-P36
3. Planning Commission Resolution No. 2009-P38
4. OHPAC Resolution No. 2009-H02
5. Mitigated Negative Declaration, *Revised to Address California Department of Fish and Game (CDFG) comments* (CDFG Comments and Responses to Comments Included as a separate attachment)

DEVELOPMENT PLAN
FOR
THE VILLA AT
MISSION SAN LUIS REY



NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

BENCHMARK:
DESIGNER: CITY OF COVINGTON 844-44
LOCATION: 200' OF CURB AT WEST POINT OF
LOT 10, BLOCK 10, SUBDIVISION 10, TRACT 10,
PARCEL 10, DISTRICT 10, COUNTY 10, STATE 10.
ELEVATION: 25.14

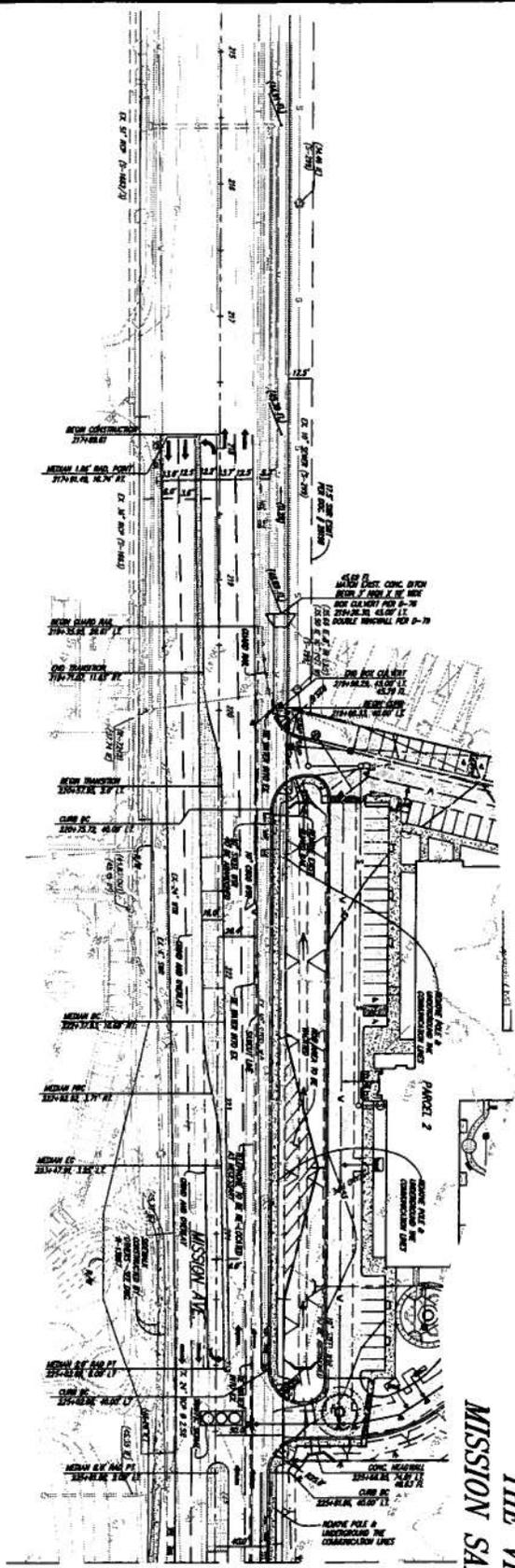


John T. Benderman CONSULTANTS
2700 Westbank Drive, Suite 100
Covington, Louisiana 70038
Phone: (504) 835-1100
Fax: (504) 835-1101
www.jtbconsultants.com

DESIGNED BY: JTB DATE: 05/07
PROJECT NO.: 05-07-001-001
DRAWN BY: JTB
CHECKED BY: JTB
DATE: 05/07

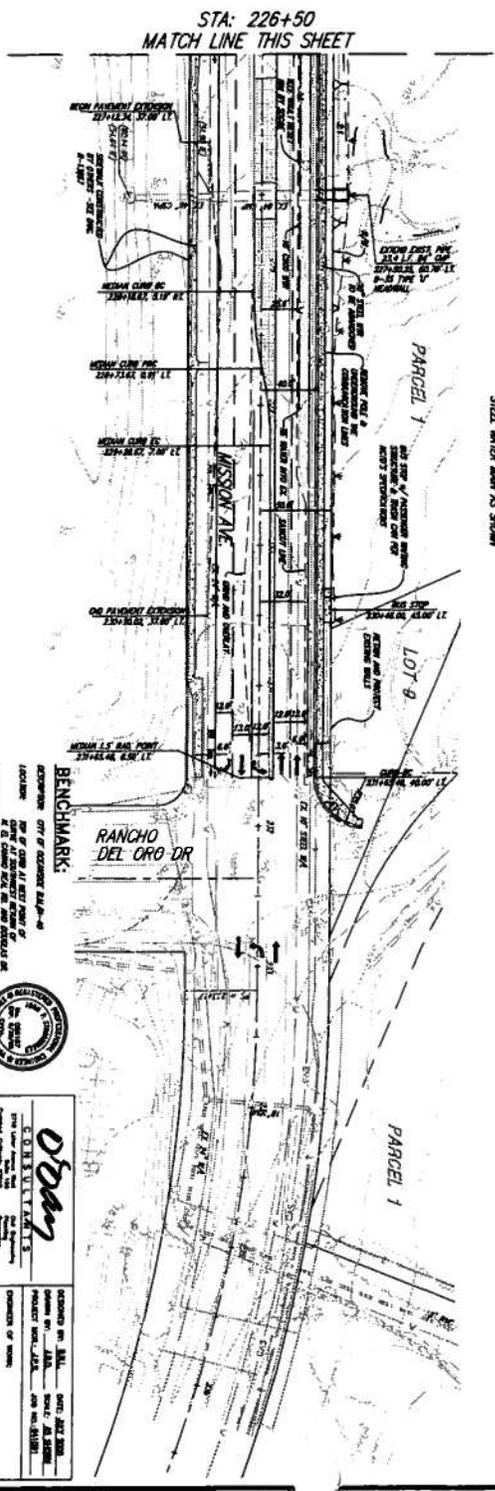
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158	954" DIA. ST. PIPE
159	960" DIA. ST. PIPE
160	966" DIA. ST. PIPE
161	972" DIA. ST. PIPE
162	978" DIA. ST. PIPE
163	984" DIA. ST. PIPE
164	990" DIA. ST. PIPE
165	996" DIA. ST. PIPE
166	1002" DIA. ST. PIPE
167	1008" DIA. ST. PIPE
168	1014" DIA. ST. PIPE
169	1020" DIA. ST. PIPE
170	1026" DIA. ST. PIPE
171	1032" DIA. ST. PIPE
172	1038" DIA. ST. PIPE
173	1044" DIA. ST. PIPE
174	1050" DIA. ST. PIPE
175	1056" DIA. ST. PIPE
176	1062" DIA. ST. PIPE
177	1068" DIA. ST. PIPE
178	1074" DIA. ST. PIPE
179	1080" DIA. ST. PIPE
180	1086" DIA. ST. PIPE
181	1092" DIA. ST. PIPE
182	1098" DIA. ST. PIPE
183	1104" DIA. ST. PIPE
184	1110" DIA. ST. PIPE
185	1116" DIA. ST. PIPE
186	1122" DIA. ST. PIPE
187	1128" DIA. ST. PIPE
188	1134" DIA. ST. PIPE
189	1140" DIA. ST. PIPE
190	1146" DIA. ST. PIPE
191	1152" DIA. ST. PIPE
192	1158" DIA. ST. PIPE
193	1164" DIA. ST. PIPE
194	1170" DIA. ST. PIPE
195	1176" DIA. ST. PIPE
196	1182" DIA. ST. PIPE
197	1188" DIA. ST. PIPE
198	1194" DIA. ST. PIPE
199	1200" DIA. ST. PIPE
200	1206" DIA. ST. PIPE
201	1212" DIA. ST. PIPE
202	1218" DIA. ST. PIPE
203	1224" DIA. ST. PIPE
204	1230" DIA. ST. PIPE
205	1236" DIA. ST. PIPE
206	1242" DIA. ST. PIPE
207	1248" DIA. ST. PIPE
208	1254" DIA. ST. PIPE
209	1260" DIA. ST. PIPE
210	1266" DIA. ST. PIPE
211	1272" DIA. ST. PIPE
212	1278" DIA. ST. PIPE
213	1284" DIA. ST. PIPE
214	1290" DIA. ST. PIPE
215	1296" DIA. ST. PIPE
216	1302" DIA. ST. PIPE
217	1308" DIA. ST. PIPE
218	1314" DIA. ST. PIPE
219	1320" DIA. ST. PIPE
220	1326" DIA. ST. PIPE
221	1332" DIA. ST. PIPE
222	1338" DIA. ST. PIPE
223	1344" DIA. ST. PIPE
224	1350" DIA. ST. PIPE
225	1356" DIA. ST. PIPE
226	1362" DIA. ST. PIPE
227	1368" DIA. ST. PIPE
228	1374" DIA. ST. PIPE
229	1380" DIA. ST. PIPE
230	1386" DIA. ST. PIPE
231	1392" DIA. ST. PIPE
232	1398" DIA. ST. PIPE
233	1404" DIA. ST. PIPE
234	1410" DIA. ST. PIPE
235	1416" DIA. ST. PIPE
236	1422" DIA. ST. PIPE
237	1428" DIA. ST. PIPE
238	1434" DIA. ST. PIPE
239	1440" DIA. ST. PIPE
240	1446" DIA. ST. PIPE
241	1452" DIA. ST. PIPE
242	1458" DIA. ST. PIPE
243	1464" DIA. ST. PIPE
244	1470" DIA. ST. PIPE
245	1476" DIA. ST. PIPE
246	1482" DIA. ST. PIPE
247	1488" DIA. ST. PIPE
248	1494" DIA. ST. PIPE
249	1500" DIA. ST. PIPE
250	1506" DIA. ST. PIPE
251	1512" DIA. ST. PIPE
252	1518" DIA. ST. PIPE
253	1524" DIA. ST. PIPE
254	1530" DIA. ST. PIPE
255	1536" DIA. ST. PIPE
256	1542" DIA. ST. PIPE
257	1548" DIA. ST. PIPE
258	1554" DIA. ST. PIPE
259	1560" DIA. ST. PIPE
260	1566" DIA. ST. PIPE
261	1572" DIA. ST. PIPE
262	1578" DIA. ST. PIPE
263	1584" DIA. ST. PIPE
264	1590" DIA. ST. PIPE
265	1596" DIA. ST. PIPE
266	1602" DIA. ST. PIPE
267	1608" DIA. ST. PIPE
268	1614" DIA. ST. PIPE
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271	1632" DIA. ST. PIPE
272	1638" DIA. ST. PIPE
273	1644" DIA. ST. PIPE
274	1650" DIA. ST. PIPE
275	1656" DIA. ST. PIPE
276	1662" DIA. ST. PIPE
277	1668" DIA. ST. PIPE
278	1674" DIA. ST. PIPE
279	1680" DIA. ST. PIPE
280	1686" DIA. ST. PIPE
281	1692" DIA. ST. PIPE
282	1698" DIA. ST. PIPE
283	1704" DIA. ST. PIPE
284	1710" DIA. ST. PIPE
285	1716" DIA. ST. PIPE
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288	1734" DIA. ST. PIPE
289	1740" DIA. ST. PIPE
290	1746" DIA. ST. PIPE
291	1752" DIA. ST. PIPE
292	1758" DIA. ST. PIPE
293	1764" DIA. ST. PIPE
294	1770" DIA. ST. PIPE
295	1776" DIA. ST. PIPE
296	1782" DIA. ST. PIPE
297	1788" DIA. ST. PIPE
298	1794" DIA. ST. PIPE
299	1800" DIA. ST. PIPE
300	1806" DIA. ST. PIPE
301	1812" DIA. ST. PIPE
302	1818" DIA. ST. PIPE
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307	1848" DIA. ST. PIPE
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310	1866" DIA. ST. PIPE
311	1872" DIA. ST. PIPE
312	1878" DIA. ST. PIPE
313	1884" DIA. ST. PIPE
314	1890" DIA. ST. PIPE
315	1896" DIA. ST. PIPE
316	1902" DIA. ST. PIPE
317	1908" DIA. ST. PIPE
318	1914" DIA. ST. PIPE
319	1920" DIA. ST. PIPE
320	1926" DIA. ST. PIPE
321	1932" DIA. ST. PIPE
322	1938" DIA. ST. PIPE
323	1944" DIA. ST. PIPE
324	1950" DIA. ST. PIPE
325	1956" DIA. ST. PIPE
326	1962" DIA. ST. PIPE
327	1968" DIA. ST. PIPE
328	1974" DIA. ST. PIPE
329	1980" DIA. ST. PIPE
330	1986" DIA. ST. PIPE
331	1992" DIA. ST. PIPE
332	1998" DIA. ST. PIPE
333	2004" DIA. ST. PIPE
334	2010" DIA. ST. PIPE
335	2016" DIA. ST. PIPE
336	2022" DIA. ST. PIPE
337	2028" DIA. ST. PIPE
338	2034" DIA. ST. PIPE
339	2040" DIA. ST. PIPE
340	2046" DIA. ST. PIPE
341	2052" DIA. ST. PIPE
342	2058" DIA. ST. PIPE
343	2064" DIA. ST. PIPE
344	2070" DIA. ST. PIPE
345	2076" DIA. ST. PIPE
346	2082" DIA. ST. PIPE
347	2088" DIA. ST. PIPE
348	2094" DIA. ST. PIPE
349	2100" DIA. ST. PIPE
350	2106" DIA. ST. PIPE
351	2112" DIA. ST. PIPE
352	2118" DIA. ST. PIPE
353	2124" DIA. ST. PIPE
354	2130" DIA. ST. PIPE
355	2136" DIA. ST. PIPE
356	2142" DIA. ST. PIPE
357	2148" DIA. ST. PIPE
358	2154" DIA. ST. PIPE
359	2160" DIA. ST. PIPE
360	2166" DIA. ST. PIPE
361	2172" DIA. ST. PIPE
362	2178" DIA. ST. PIPE
363	2184" DIA. ST. PIPE
364	2190" DIA. ST. PIPE
365	2196" DIA. ST. PIPE
366	2202" DIA. ST. PIPE
367	2208" DIA. ST. PIPE
368	2214" DIA. ST. PIPE
369	2220" DIA. ST. PIPE
370	2226" DIA. ST. PIPE
371	2232" DIA. ST. PIPE
372	2238" DIA. ST. PIPE
373	2244" DIA. ST. PIPE
374	2250" DIA. ST. PIPE
375	2256" DIA. ST. PIPE
376	2262" DIA. ST. PIPE
377	2268" DIA. ST. PIPE
378	2274" DIA. ST. PIPE
379	2280" DIA. ST. PIPE
380	2286" DIA. ST. PIPE
381	2292" DIA. ST. PIPE
382	2298" DIA. ST. PIPE
383	2304" DIA. ST. PIPE
384	2310" DIA. ST. PIPE
385	2316" DIA. ST. PIPE
386	2322" DIA. ST. PIPE
387	2328" DIA. ST. PIPE
388	2334" DIA. ST. PIPE
389	2340" DIA. ST. PIPE
390	2346" DIA. ST. PIPE
391	2352" DIA. ST. PIPE
392	2358" DIA. ST. PIPE
393	2364" DIA. ST. PIPE
3	

DEVELOPMENT PLAN
FOR
THE VILLA AT
MISSION SAN LUIS REY



STA: 226+50
MATCH LINE THIS SHEET

NOTE:
AWAY AND CONSTRUCT UP
STEEL WHEN MAIN AS SHOWN



STA: 226+50
MATCH LINE THIS SHEET

BENCHMARK:
OFF OF CORNER S&W-40
N 0° 00' 00" E 100.00 FT
TO CORNER S&W-40
S 0° 00' 00" W 100.00 FT
TO CORNER S&W-40
DATE: 11/11/07
SCALE: ALL



DESIGNED BY: JTB	CHECKED BY: JTB
DRAWN BY: JTB	DATE: 11/11/07
PROJECT NO.: 07-05-07	SCALE: AS SHOWN
DATE: 11/11/07	BY: JTB

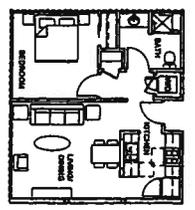
2481 Regis Street
Oceanside, CA 92054
Tel: 760.431.8888
Fax: 760.431.8889

Project Name: **THE VILLA AT MISSION SAN LUIS REY**
 Client: **THE LAMARCA GROUP**
 Architect: **THE LAMARCA GROUP**
 Designer: **THE LAMARCA GROUP**
 Engineer: **THE LAMARCA GROUP**
 Date: **05/17/08**

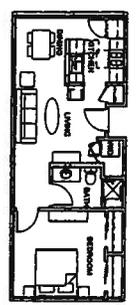
Professional Seal

NEW CONSTRUCTION FOR:
THE VILLA AT MISSION SAN LUIS REY
 OCEANSIDE, CA

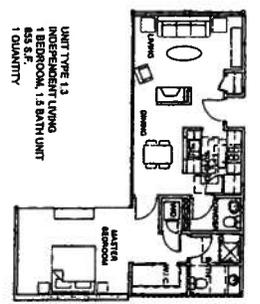
Project Number: **0223-001**
 Sheet Title: **UNIT PLANS**
 Date: **05/17/08**
 Revision: **5**



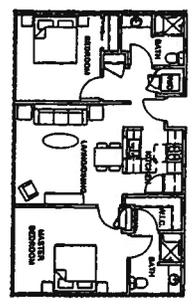
UNIT TYPE 1.1
 INDEPENDENT LIVING
 1 BEDROOM, 1 BATH UNIT
 28 QUANTITY



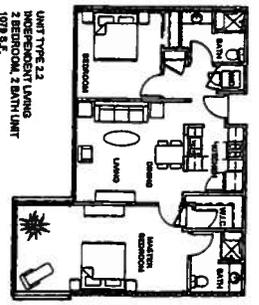
UNIT TYPE 1.2
 INDEPENDENT LIVING
 1 BEDROOM, 1 BATH UNIT
 34 QUANTITY



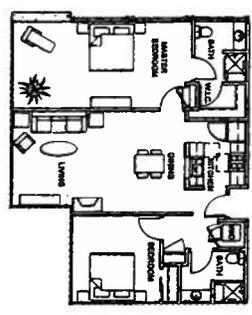
UNIT TYPE 1.3
 INDEPENDENT LIVING
 1 BEDROOM, 1.5 BATH UNIT
 1 QUANTITY



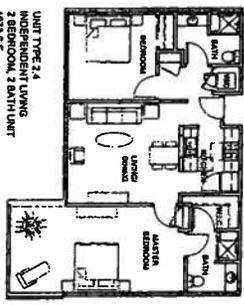
UNIT TYPE 2.1
 INDEPENDENT LIVING
 2 BEDROOM, 2 BATH UNIT
 69 QUANTITY



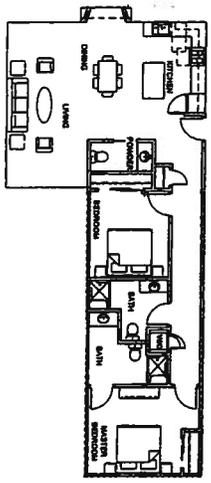
UNIT TYPE 2.2
 INDEPENDENT LIVING
 2 BEDROOM, 2 BATH UNIT
 89 QUANTITY



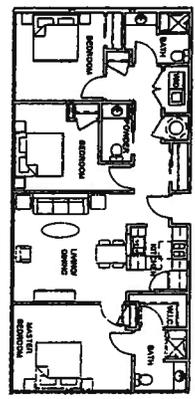
UNIT TYPE 2.3
 INDEPENDENT LIVING
 2 BEDROOM, 2 BATH UNIT
 119 QUANTITY



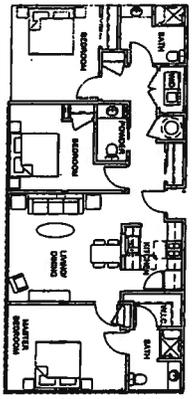
UNIT TYPE 2.4
 INDEPENDENT LIVING
 2 BEDROOM, 2 BATH UNIT
 103 QUANTITY



UNIT TYPE 2.5
 INDEPENDENT LIVING
 2 BEDROOM, 2.5 BATH UNIT
 120 QUANTITY



UNIT TYPE 3.1
 INDEPENDENT LIVING
 3 BEDROOM, 2.5 BATH UNIT
 20 QUANTITY

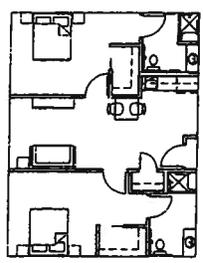
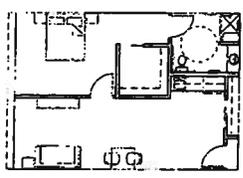
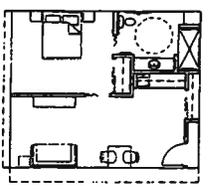
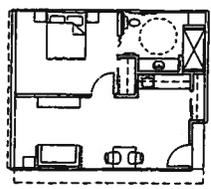
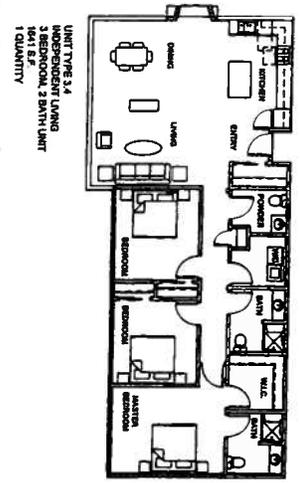
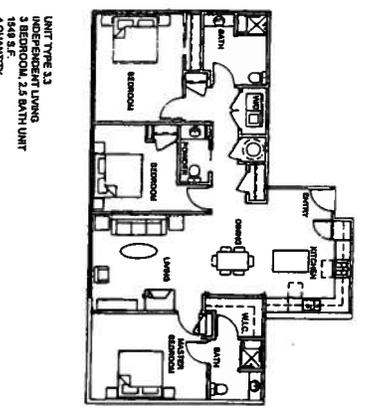
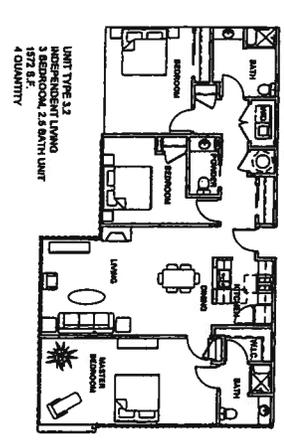


UNIT TYPE 3.1A
 INDEPENDENT LIVING
 3 BEDROOM, 2.5 BATH UNIT
 8 QUANTITY

NOTE: S.F. CALCULATED USING CENTERLINE OF DEMISING WALL, EXTERIOR FACE OF CORNER GYPSUM BOARD, AND EXTERIOR FACE OF SIGHTING

Project Name: **THE VILLA AT MISSION SAN LUIS REY**
 Location: **1800 1st St., Mission San Luis Rey, CA 92038**
 Architect: **THE LANDMARK GROUP ARCHITECTS**
 Designer: **THE LANDMARK GROUP ARCHITECTS**
 Date: **05/17/06**

INDEPENDENT LIVING UNIT PLANS - 180 UNITS



UNIT TYPE 4.1
ASSISTED LIVING
1 BEDROOM, 1 BATH UNIT
588 S.F.
12 QUANTITY

UNIT 4.2 IS SIMILAR, W/ ADDITIONAL 2' WIDTH IN LIVING AREA, 638 S.F.
1 QUANTITY

UNIT 4.3 IS SIMILAR, W/ ADDITIONAL 1' LENGTH, 688 S.F.
2 QUANTITY

UNIT TYPE 5.1
ASSISTED LIVING
1 BEDROOM, 1 BATH UNIT
588 S.F.
12 QUANTITY

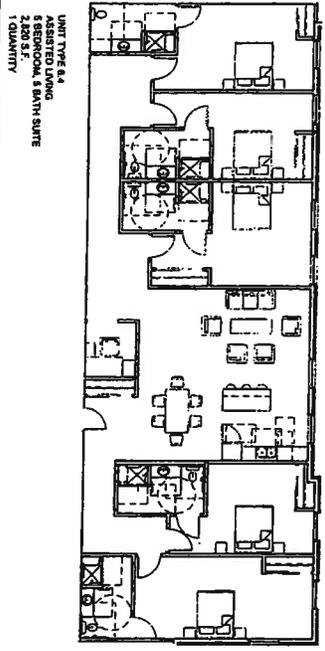
UNIT 5.2 IS SIMILAR, W/ ADDITIONAL 2' WIDTH IN LIVING AREA, 638 S.F.
1 QUANTITY

UNIT 5.3 IS SIMILAR, W/ ADDITIONAL 1' LENGTH, 538 S.F.
2 QUANTITY

UNIT TYPE 6.1
ASSISTED LIVING
1 BEDROOM, 1 BATH UNIT
640 S.F.
17 QUANTITY

UNIT 6.2 IS SIMILAR, W/ ADDITIONAL 1' LENGTH, 722 S.F.
3 QUANTITY

UNIT TYPE 6.2
ASSISTED LIVING
2 BEDROOM, 2 BATH UNIT
888 S.F.
4 QUANTITY



HEALTHCARE UNIT PLANS - 56 UNITS

NOTE: S.F. CALCULATED USING CENTRELINE OF DEMISING WALL, EXTERIOR FACE OF COMMON OR PEARL BOARD, AND EXTERIOR FACE OF SHEATHING

NEW CONSTRUCTION FOR:
THE VILLA AT MISSION SAN LUIS REY
 ON AVENUE OCEANSIDE, CA

Project Name: **THE VILLA AT MISSION SAN LUIS REY**

Location: **1800 1st St., Mission San Luis Rey, CA 92038**

Architect: **THE LANDMARK GROUP ARCHITECTS**

Designer: **THE LANDMARK GROUP ARCHITECTS**

Date: **05/17/06**

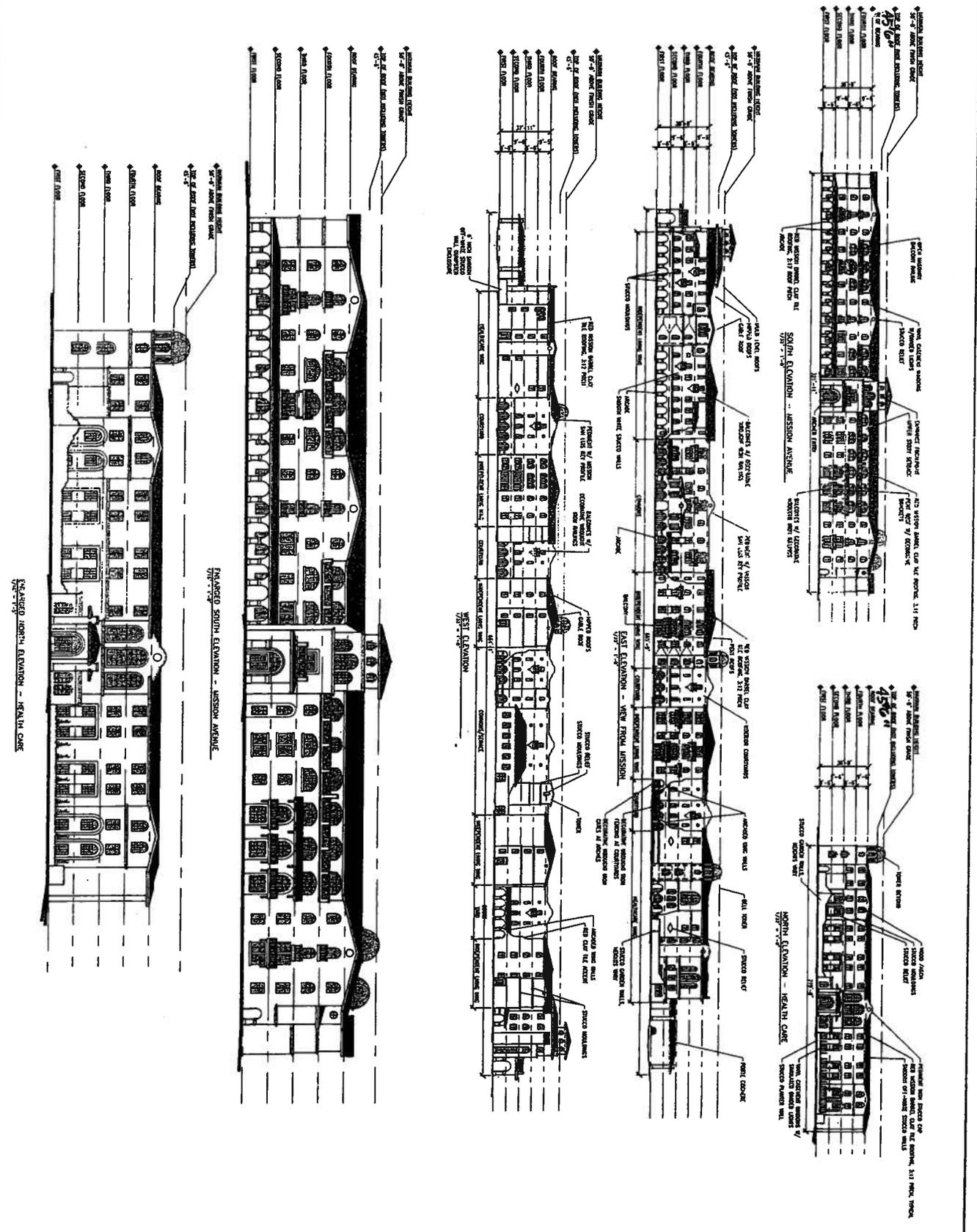
Sheet Title: **UNIT PLANS**

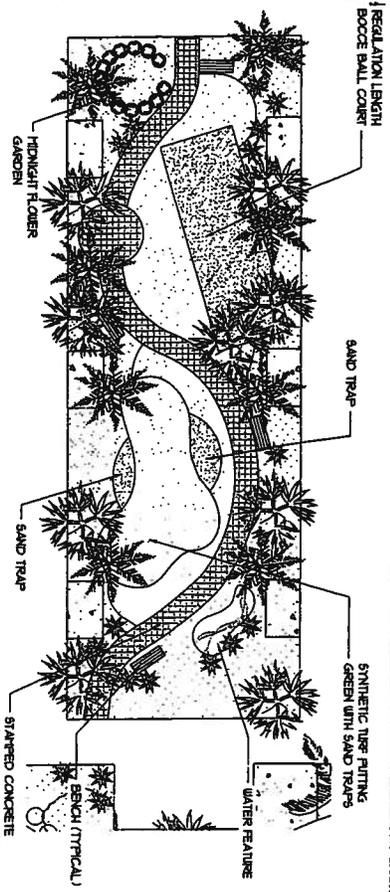
Sheet Number: **6**

THE COMPANIE GROUP ARCHITECTS
 2289 Bona Street
 Denver, CO 80202
 Phone: 303.733.1234
 Fax: 303.733.1235
 Project Name: **THE VILLA AT MISSION SAN LUIS REY**
 Location: 1111 & 11th Street, Mission Viejo, CA 92691
 Architect: **THE COMPANIE GROUP ARCHITECTS**
 Designer: **THE COMPANIE GROUP ARCHITECTS**
 Project Number: **8**
 Date: **1/18/08**

NEW CONSTRUCTION FOR:
THE VILLA AT MISSION SAN LUIS REY
 MISSION AVENUE OCEANSIDE, CA

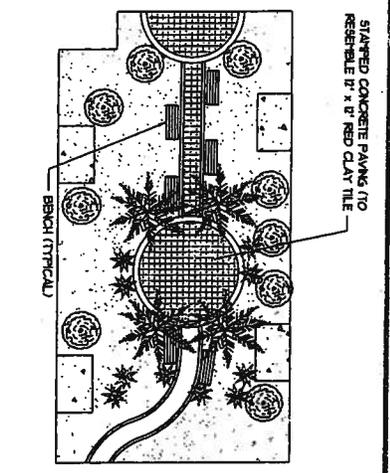
Project Name:	THE VILLA AT MISSION SAN LUIS REY
Project Number:	8
Architect:	THE COMPANIE GROUP ARCHITECTS
Designer:	THE COMPANIE GROUP ARCHITECTS
Contractor:	THE COMPANIE GROUP ARCHITECTS
Engineer:	THE COMPANIE GROUP ARCHITECTS
Interior Designer:	THE COMPANIE GROUP ARCHITECTS
Architectural Consultant:	THE COMPANIE GROUP ARCHITECTS
Structural Engineer:	THE COMPANIE GROUP ARCHITECTS
MEP Engineer:	THE COMPANIE GROUP ARCHITECTS
Cost Estimator:	THE COMPANIE GROUP ARCHITECTS
Construction Manager:	THE COMPANIE GROUP ARCHITECTS
General Contractor:	THE COMPANIE GROUP ARCHITECTS
Construction Start:	THE COMPANIE GROUP ARCHITECTS
Construction End:	THE COMPANIE GROUP ARCHITECTS





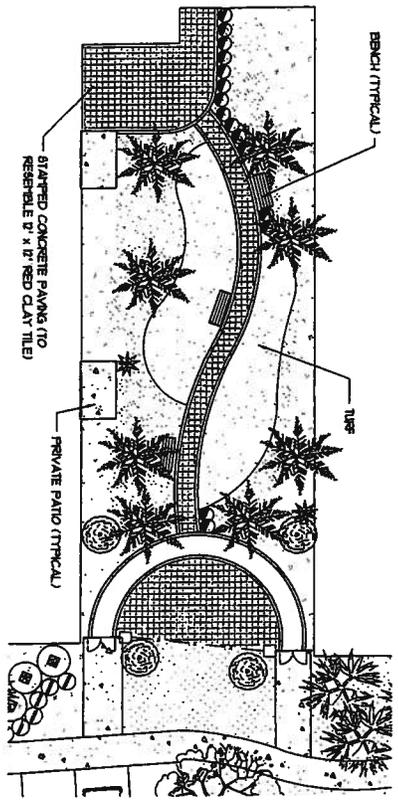
ACTIVE COURTYARD

Disturbed within the largest courtyard of the community are elements that will engage residents in active recreation. Through a bocce ball court and putting green, tennis, and other activities, all plans presented are located on sheet L-5.



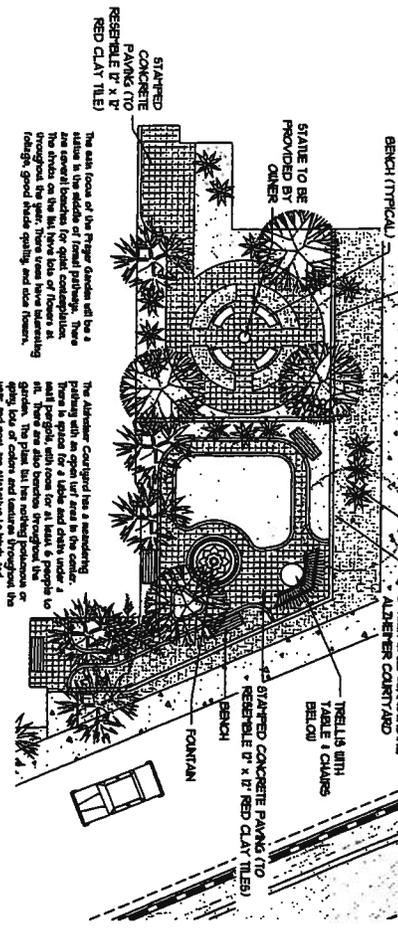
MEDITERRANEAN GARDEN

The enclosed space will prominently display vertical planting and mature trees that will define the surrounding scale of the Mediterranean courtyard. This is all more preferable as a sitting place. The courtyard also offered privacy for the adjacent residents with the raised platform.



MISSION VIEW COURTYARD

On the ground plans participants with the courtyard will have direct views of the substantial surroundings of the Mission View Courtyard. The central feature will be a private patio and garden. The courtyard is designed to be a decorative formal passage below.



PRAYER GARDEN & ALZHEIMER COURTYARD

The main focus of the Prayer Garden will be a central courtyard with a fountain. The courtyard is designed to be a decorative formal passage below. The courtyard is designed to be a decorative formal passage below.

The Alzheimer courtyard has a surrounding wall and a fountain. The courtyard is designed to be a decorative formal passage below. The courtyard is designed to be a decorative formal passage below.

SEE SHEET L-5 FOR CONCEPTUAL PLANT PALETTE

LANDSCAPE CONCEPT PLAN

DATE: 12/15/2011

PROJECT: THE VILLA AT MISSION SAN LUIS REY

LOCATION: OCEANSIDE, CALIFORNIA

SCALE: 1" = 20'

3

Senior Partners West LLC
The Villa at Mission San Luis Rey
Oceanside, California



THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE

THE LIGHTFOOT PLANNING GROUP
1000 W. 10TH STREET
SUITE 100
OCEANSIDE, CA 92054
TEL: 760.431.1111
WWW.LIGHTFOOTPLANNING.COM

BUILDING DATA

UNIT COUNTS	1 BEDROOM TYPE 1.1, 1.2, 1.3, 1.3.1	2 BEDROOM TYPE 2.1, 2.2, 2.3, 2.4, 2.5	3 BEDROOM TYPE 3.1, 3.1a, 3.2, 3.3, 3.4	2 BEDROOM SUITE TYPE 5.1	TOTAL
GROUND FLOOR	2	2	10	10	24
FIRST FLOOR	2	2	10	10	24
SECOND FLOOR	2	2	10	10	24
THIRD FLOOR	2	2	10	10	24
FOURTH FLOOR	2	2	10	10	24
TOTAL	10	10	40	40	100
MEASUREMENT	ALU 1 BEDROOM TYPE 5.1, 5.2	ALU 2 BEDROOM TYPE 6.1	SKILLED NURSING / ALU UNITS TYPE 4.1, 4.2, 4.3, 4.4, 4.5, 4.6		TOTAL
GROUND FLOOR	15	15	15		45
FIRST FLOOR	15	15	15		45
SECOND FLOOR	15	15	15		45
THIRD FLOOR	15	15	15		45
FOURTH FLOOR	15	15	15		45
TOTAL	60	60	60		180
TOTAL SQUARE FEET OF LEASABLE UNITS	349,824	349,824	349,824		1,049,472
TOTAL SITE AREA					6,287
PERCENT OF PROJECT BUILDING FOOTPRINT					16.87
PERCENT OF BUILDING FOOTPRINT					16.87
PERCENT OF LEASABLE UNITS					16.87
OFF STREET PARKING REQUIRED					146
OFF STREET PARKING PROVIDED					146
ACCESSIBLE SPACES					377
ACCESSIBLE SPACES PROVIDED					377
VAN ACCESSIBLE SPACES					19
VAN ACCESSIBLE SPACES PROVIDED					19
TOTAL					248,814

PROJECT TEAM

ARCHITECTS
 THE LAMBERT GROUP
 2288 Bala Street
 Suite 100
 Fremont, CA 94538
 Phone: 510-771-7400

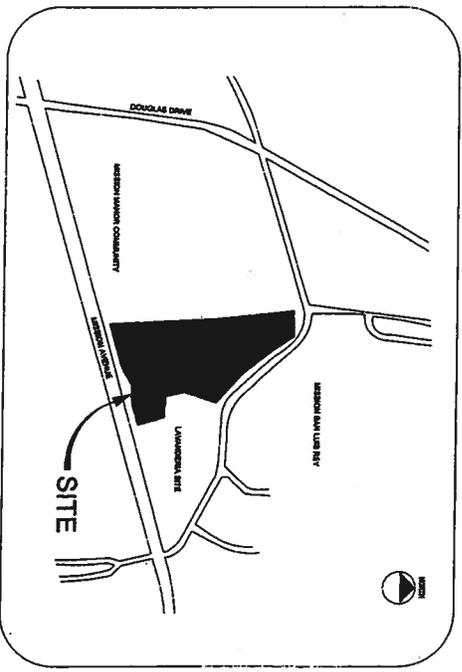
APPLICANT:
 SMOKE PARTNERS WEST LLC
 1777 Van Ness Blvd
 Suite 200
 San Francisco, CA 94133
 Phone: 415-774-2400

OWNER:
 SAN LUIS REY
 4000 MISSION AVENUE
 OCEANSIDE, CA 92053
 PHONE: 760-751-2941

OWNER'S REPRESENTATIVE:
 THE LAMBERT GROUP
 2288 Bala Street
 Suite 100
 Fremont, CA 94538
 Phone: 510-771-7400

PREPARED FOR:
 THE LAMBERT GROUP
 2288 Bala Street
 Suite 100
 Fremont, CA 94538
 Phone: 510-771-7400

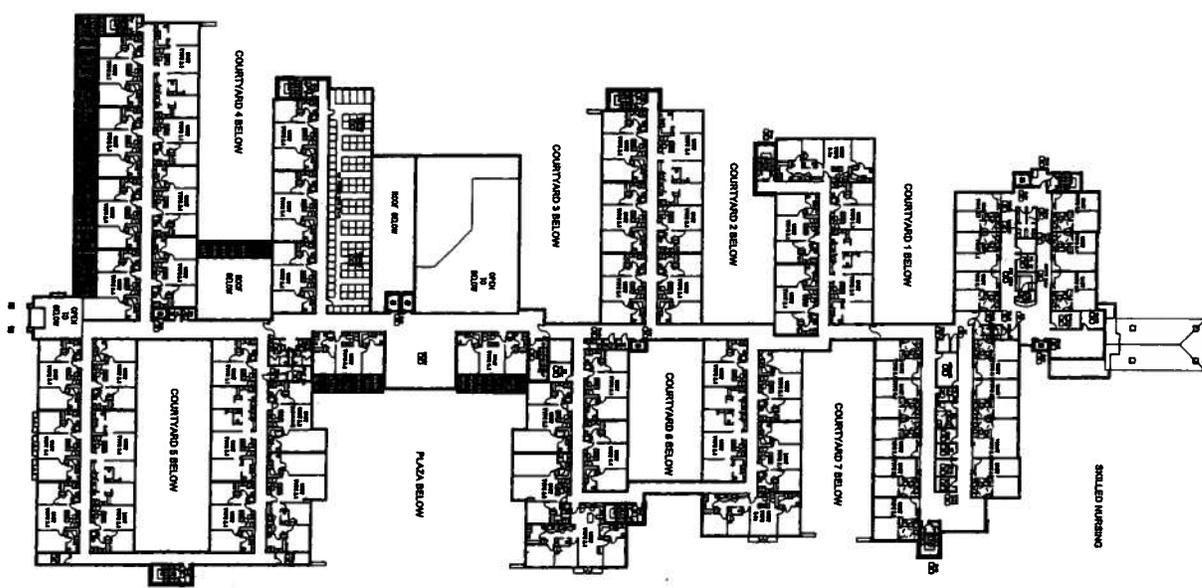
PROJECT LOCATION



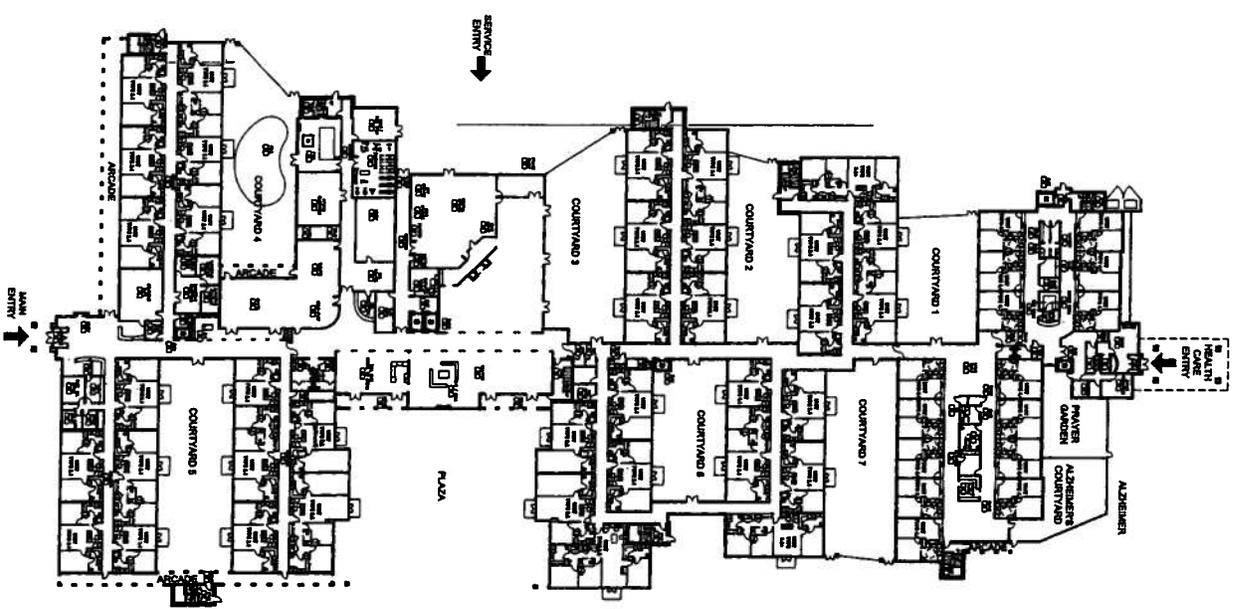
RECEIVED
 MAY - 7 2008
 Planning Department

NEW CONSTRUCTION FOR:
THE VILLA AT MISSION SAN LUIS REY
 MISSION AVENUE OCEANSIDE, CA

GENERAL INFORMATION
 PROJECT NUMBER: 1
 DATE: 5/1/08



COMPREHENSIVE SECOND FLOOR PLAN



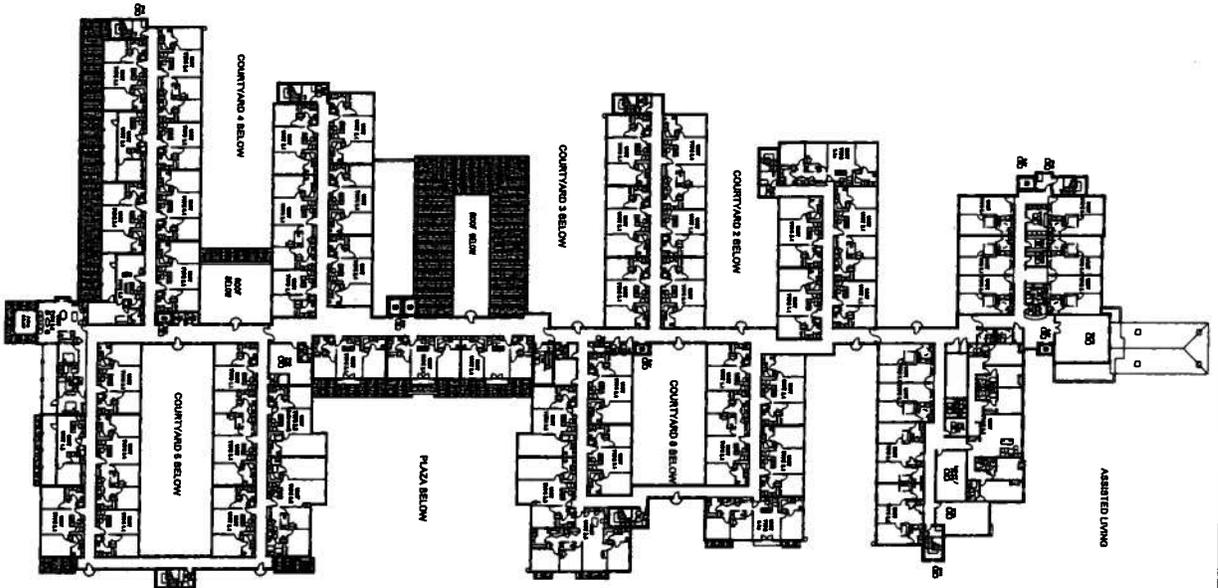
COMPREHENSIVE FIRST FLOOR PLAN

NEW CONSTRUCTION FOR
THE VILLA AT
MISSION SAN LUIS REY
 MISSION AVENUE OCEANSIDE, CA

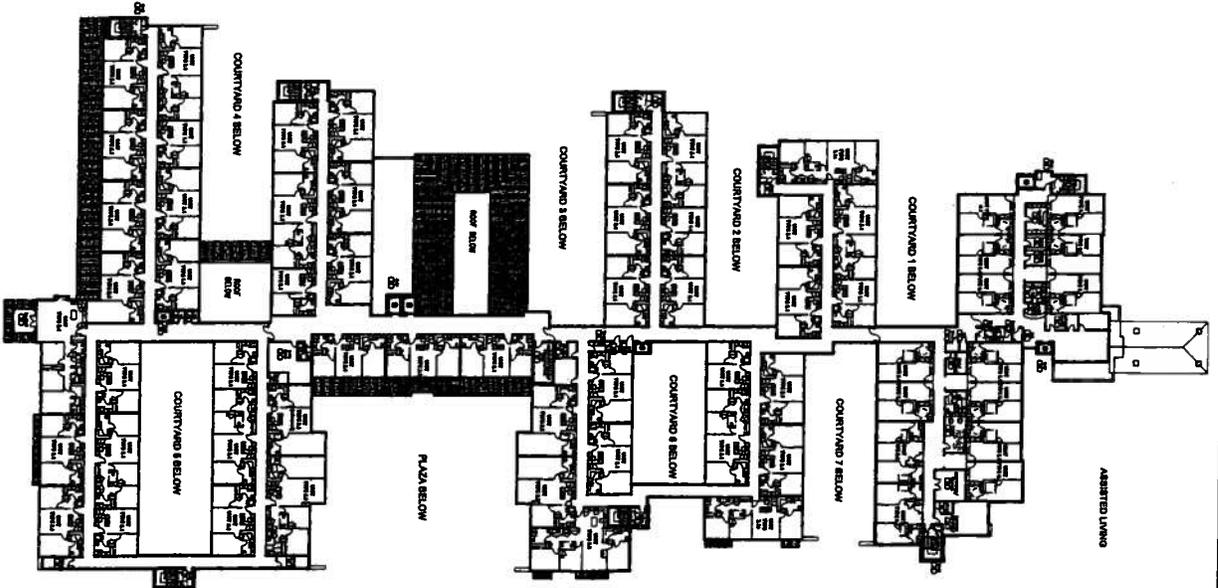
THE LAMBERT GROUP
 ARCHITECTS
 St. Louis
 2398 Shaw Street
 Denver, CO 80202

Project Name: **Luxury High Condominiums 1 & 2**
 Location: **San Diego, CA 92113**
 Date: **07/27/2009**
 Designer: **777 Century City East**
 Location: **San Diego, CA 92101**
 Architect: **THE LAMBERT GROUP**
 Project No: **1000000000**

Scale: **1/8" = 1'-0"**
 Date: **07/27/09**
 Project No: **1000000000**
 Drawing No: **3**



COMPREHENSIVE FOURTH FLOOR PLAN



COMPREHENSIVE THIRD FLOOR PLAN

THE LORNGRAPH GROUP
ARCHITECTS

3289 Balboa Street
Denver, CO 80202

Project Name: THE VILLA AT MISSION SAN LUIS REY
 Location: 1400 East 10th Street, Suite 100, Oceanside, CA 92054
 Architect: THE LORNGRAPH GROUP
 Designer: THE LORNGRAPH GROUP
 Date: 05/13/2010

NEW CONSTRUCTION FOR
THE VILLA AT
MISSION SAN LUIS REY
 MISSION AVENUE OCEANSIDE, CA

NO.	DESCRIPTION	DATE
1	PRELIMINARY	05/13/10
2	REVISED	05/13/10
3	REVISED	05/13/10
4	REVISED	05/13/10

THE LIVING GROUP
ARCHITECTS

31. Leola
Alameda
Mission
Denver, CO 80205
2388 Shila Street
Suite 100
Denver, CO 80205

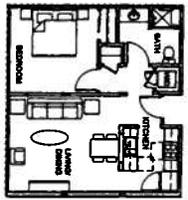
Project Name: **THE VILLA AT MISSION AVENUE**
Client: **THE VILLA AT MISSION AVENUE**
Location: **MISSION AVENUE, OCEANSIDE, CA**
Architect: **THE LIVING GROUP ARCHITECTS**
Date: **07/27/2010**
Scale: **1/8" = 1'-0"**
Project No: **07/27/2010**
Drawing No: **07/27/2010**
Revision: **07/27/2010**
Author: **THE LIVING GROUP ARCHITECTS**
Checked: **THE LIVING GROUP ARCHITECTS**
Approved: **THE LIVING GROUP ARCHITECTS**

Project Title: **NEW CONSTRUCTION FOR THE VILLA AT MISSION AVENUE**
Location: **OCEANSIDE, CA**

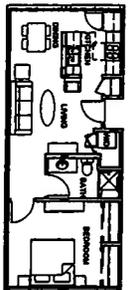
Scale: **1/8" = 1'-0"**
UNIT PLANS

Sheet No: **5**

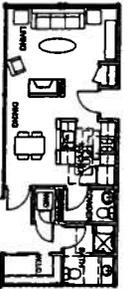
DATE: **07/27/2010**
BY: **THE LIVING GROUP ARCHITECTS**
CHECKED: **THE LIVING GROUP ARCHITECTS**
APPROVED: **THE LIVING GROUP ARCHITECTS**



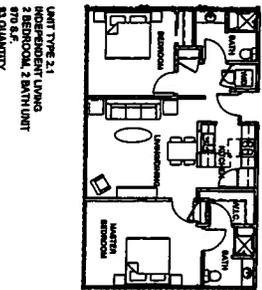
UNIT TYPE 1.1
INDEPENDENT LIVING
1 BEDROOM, 1 BATH UNIT
643 S.F.
20 QUANTITY



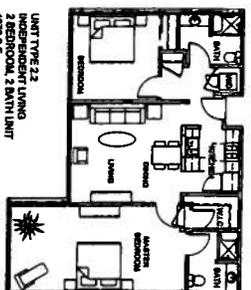
UNIT TYPE 1.2
INDEPENDENT LIVING
1 BEDROOM, 1 BATH UNIT
643 S.F.
2 QUANTITY



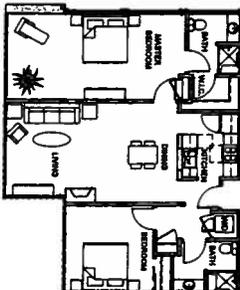
UNIT TYPE 1.3
INDEPENDENT LIVING
1 BEDROOM, 1.5 BATH UNIT
865 S.F.
1 QUANTITY



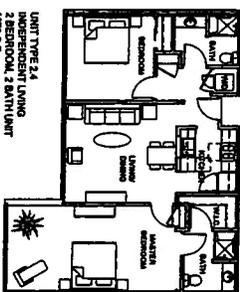
UNIT TYPE 2.1
INDEPENDENT LIVING
2 BEDROOM, 2 BATH UNIT
878 S.F.
21 QUANTITY



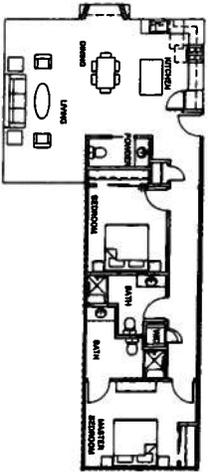
UNIT TYPE 2.2
INDEPENDENT LIVING
2 BEDROOM, 2 BATH UNIT
878 S.F.
9 QUANTITY



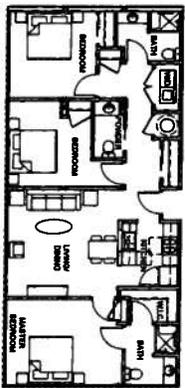
UNIT TYPE 2.3
INDEPENDENT LIVING
2 BEDROOM, 2 BATH UNIT
1180 S.F.
4 QUANTITY



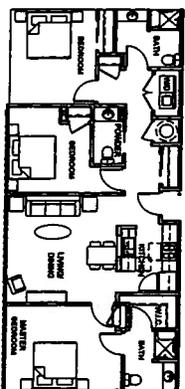
UNIT TYPE 2.4
INDEPENDENT LIVING
2 BEDROOM, 2 BATH UNIT
1072 S.F.
2 QUANTITY



UNIT TYPE 2.5
INDEPENDENT LIVING
2 BEDROOM, 2.5 BATH UNIT
1309 S.F.
1 QUANTITY

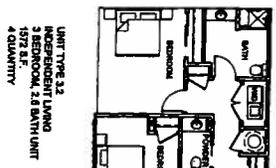


UNIT TYPE 3.1
INDEPENDENT LIVING
2 BEDROOM, 2.5 BATH UNIT
1500 S.F.
28 QUANTITY

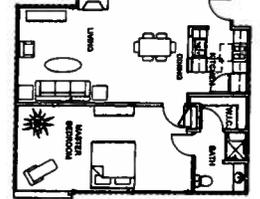


UNIT TYPE 3.1b
INDEPENDENT LIVING
2 BEDROOM, 2.5 BATH UNIT
1541 S.F.
8 QUANTITY

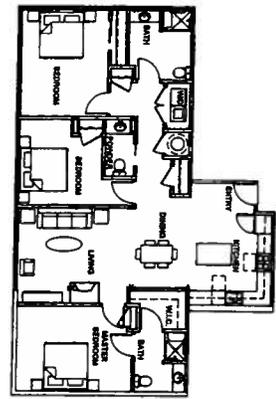
NOTE: S.F. CALCULATED USING CENTERLINE OF DESIGN WALL, EXTENSION FACE OF CORRIDOR OR STAIR BOARD, AND EXTENSION FACE OF SHEATHING



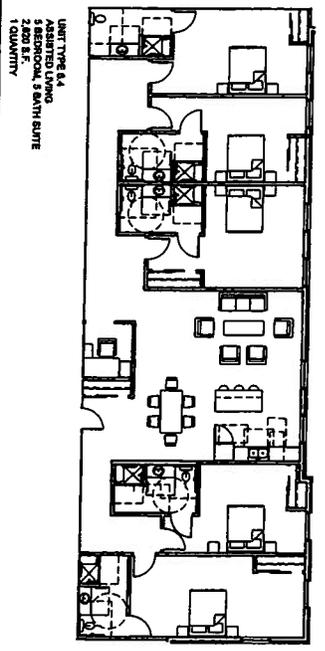
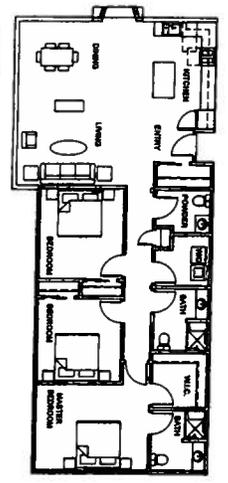
UNIT TYPE 3.2
INDEPENDENT LIVING
2 BEDROOM, 2 BATH UNIT
1972 S.F.
4 QUANTITY



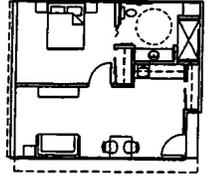
UNIT TYPE 3.3
INDEPENDENT LIVING
3 BEDROOM, 2.5 BATH UNIT
2400 S.F.
4 QUANTITY



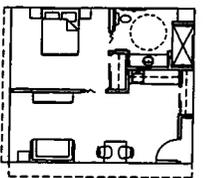
UNIT TYPE 3.4
INDEPENDENT LIVING
3 BEDROOM, 2 BATH UNIT
2400 S.F.
1 QUANTITY



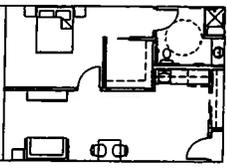
UNIT TYPE 6.4
ASSISTED LIVING
4 BEDROOM, 2 BATH SUITE
2800 S.F.
1 QUANTITY



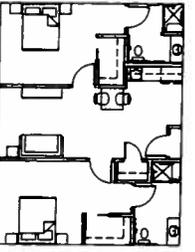
UNIT TYPE 4.1
ALZHEIMERS
2 BEDROOM, 1 BATH UNIT
860 S.F.
12 QUANTITY



UNIT TYPE 4.2
2 BEDROOM, 1 BATH UNIT
860 S.F.
12 QUANTITY



UNIT TYPE 4.3
2 BEDROOM, 1 BATH UNIT
860 S.F.
12 QUANTITY



UNIT TYPE 4.4
2 BEDROOM, 1 BATH UNIT
860 S.F.
12 QUANTITY

INDEPENDENT LIVING UNIT PLANS - 180 UNITS

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

HEALTHCARE UNIT PLANS - 55 UNITS

NOTE: S.F. CALCULATED USING CENTERLINE OF DEMISING WALL, EXTERIOR FACE OF CORRIDOR OR PLUMB BOARD, AND EXTERIOR FACE OF SHEATHING

THE LAMBERT GROUP
ARCHITECTS

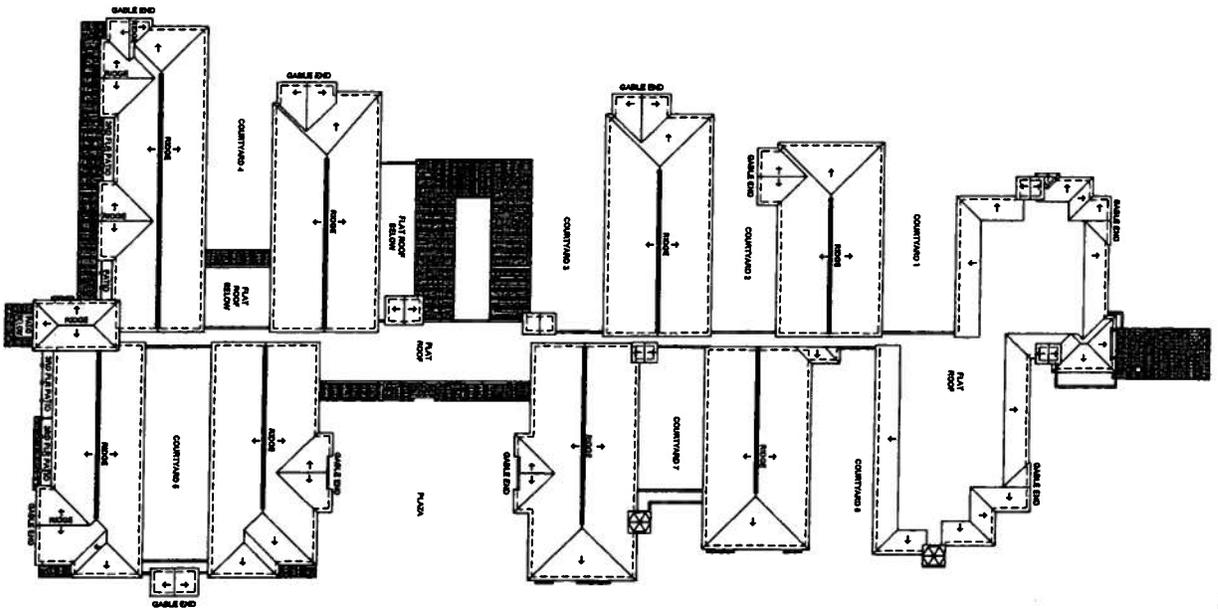
2380 Bala Street
Denver, CO 80202

Project Name: Villa at Mission San Luis Rey
Address: 2380 Bala Street, Denver, CO 80202
Client: The Mission San Luis Rey
Architect: The Lambert Group
Scale: 1/8" = 1'-0"

NEW CONSTRUCTION FOR
THE VILLA AT MISSION SAN LUIS REY
MISSION AVENUE OCEANSIDE, CA

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	07/25/07
2	ISSUE FOR CONSTRUCTION	08/17/07
3	ISSUE FOR OCCUPANCY	08/27/07

PROJECT NUMBER: 07-001
DATE: 07/25/07
PAGE: 6



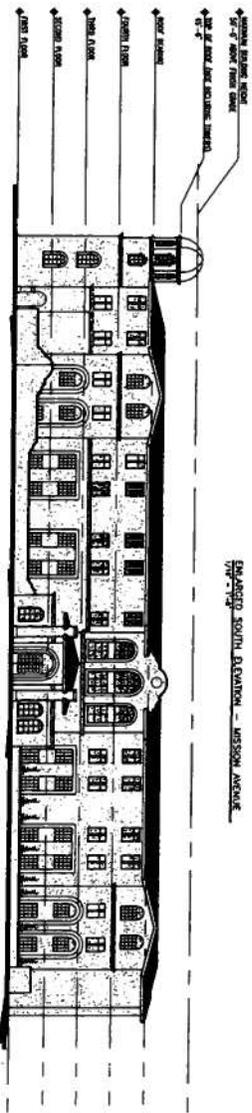
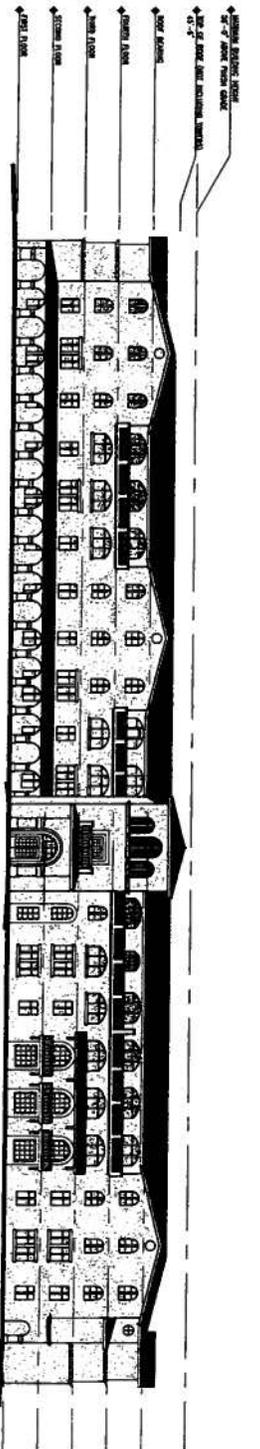
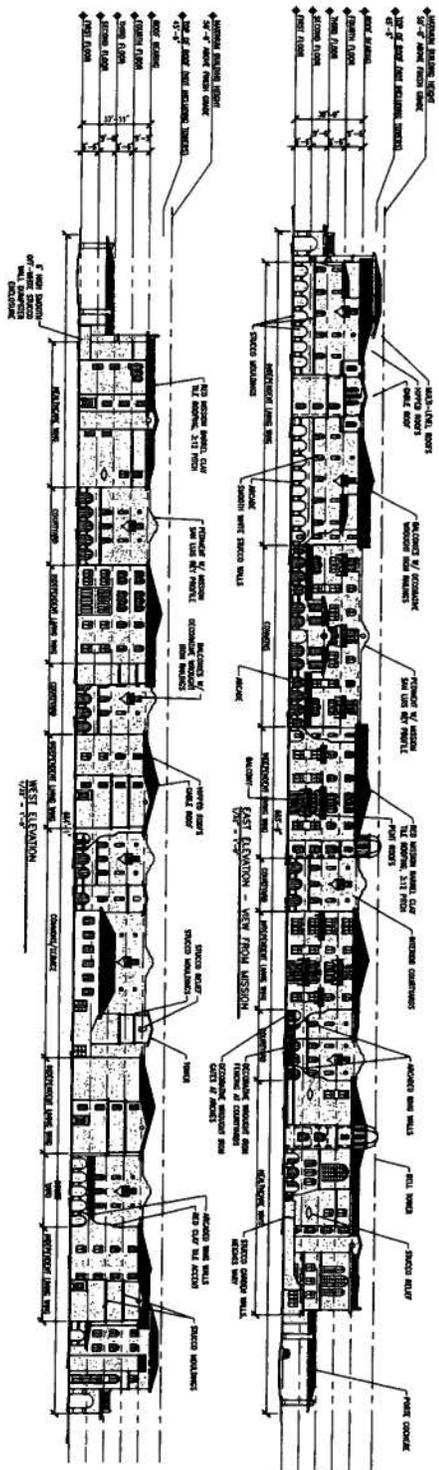
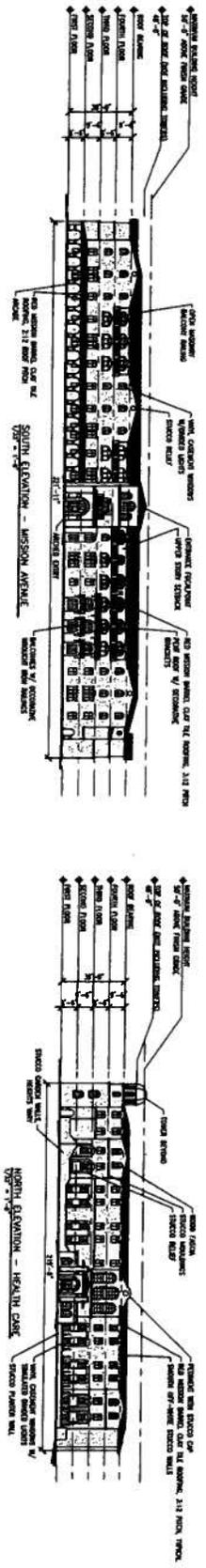
COMPREHENSIVE ROOF PLAN

THE LINDNER GROUP
ARCHITECTS
 81 Linda
 2388 Balsa Street
 Irvine, CA 92614

Project Name: **THE VILLA AT MISSION SAN LUIS REY**
 General Contractor: **W. J. Construction Co., Inc.**
 2500 S. Bascom Avenue, Suite 200
 San Jose, CA 95128
 Date: **07/23/01**
 Scale: **AS SHOWN**
 Designer: **W. J. Construction Co., Inc.**
 2500 S. Bascom Avenue, Suite 200
 San Jose, CA 95128
 Architect: **THE LINDNER GROUP**
 81 Linda Street, Suite 200
 Irvine, CA 92614
 Project No: **01-001**
 Revision: **01/01/01**

NEW CONSTRUCTION FOR:
THE VILLA AT MISSION SAN LUIS REY
 MISSION AVENUE OCEANSIDE, CA

Roof Plan
 Project Number: **01-001**
 Drawing No: **01-001**
 Date: **07/23/01**
 Scale: **AS SHOWN**
 Designer: **W. J. Construction Co., Inc.**
 2500 S. Bascom Avenue, Suite 200
 San Jose, CA 95128
 Architect: **THE LINDNER GROUP**
 81 Linda Street, Suite 200
 Irvine, CA 92614



THE LANDMARK GROUP
ARCHITECTS

14, Laska
California
Mission
San Luis Rey
California
92080

2288 Bishop Street
Suite 100
San Luis Rey
California 92080
Tel: (760) 343-1111
Fax: (760) 343-1112

Project Name: THE VILLA AT MISSION SAN LUIS REY
Client: THE LANDMARK GROUP
Site: 2288 Bishop Street, Suite 100, San Luis Rey, CA 92080
Contract No.: 10/10/10
Architect: THE LANDMARK GROUP
Architect's Registration No.: 10/10/10
Professional Seal: [Seal]

NEW CONSTRUCTION FOR:
THE VILLA AT MISSION SAN LUIS REY
MISSION AVENUE OCEANSIDE, CA

Project Name: THE VILLA AT MISSION SAN LUIS REY
Client: THE LANDMARK GROUP
Site: 2288 Bishop Street, Suite 100, San Luis Rey, CA 92080
Contract No.: 10/10/10
Architect: THE LANDMARK GROUP
Architect's Registration No.: 10/10/10
Professional Seal: [Seal]

CODE ANALYSIS

Applicable Codes:

International Building Code 2003
 International Fire Code 2003
 International Plumbing Code 2003
 International Mechanical Code 2003
 International Electrical Code 2003
 International Energy Conservation Code 2003
 California Building Code 2001
 California Fire Code 2001
 California Plumbing Code 2001
 California Mechanical Code 2001
 California Electrical Code 2001
 California Energy Conservation Code 2001

Building Title: **RESIDENTIAL**

Construction Type: **III-A**

Occupancy Group: **R-2**

Permitted Use: **Single-Family Dwelling**

Code Book: **IBC 2003**

Code Book: **IFC 2003**

Code Book: **IMC 2003**

Code Book: **IEC 2003**

Code Book: **IECC 2003**

Code Book: **IBC 2001**

Code Book: **IFC 2001**

Code Book: **IMC 2001**

Code Book: **IEC 2001**

Code Book: **IECC 2001**

Code Book: **IBC 2003**

Code Book: **IFC 2003**

Code Book: **IMC 2003**

Code Book: **IEC 2003**

Code Book: **IECC 2003**

Code Book: **IBC 2001**

Code Book: **IFC 2001**

Code Book: **IMC 2001**

Code Book: **IEC 2001**

Code Book: **IECC 2001**

Code Book: **IBC 2003**

Code Book: **IFC 2003**

Code Book: **IMC 2003**

Code Book: **IEC 2003**

Code Book: **IECC 2003**

Code Book: **IBC 2001**

Code Book: **IFC 2001**

Code Book: **IMC 2001**

Code Book: **IEC 2001**

Code Book: **IECC 2001**

Code Book: **IBC 2003**

Code Book: **IFC 2003**

Code Book: **IMC 2003**

Code Book: **IEC 2003**

Code Book: **IECC 2003**

Code Book: **IBC 2001**

Code Book: **IFC 2001**

THE LORBER GROUP

ARCHITECTS

2228 Main Street
 Denver, CO 80202

3100 East 1st Avenue
 Denver, CO 80218

1500 East 17th Avenue
 Denver, CO 80202

NEW CONSTRUCTION FOR
THE VILLA AT
MISSION SAN LUIS REY
 MISSION AVENUE OCEANSIDE, CA

Code	Section	Requirement	Analysis
IBC	103	Means of Egress	Compliant
IFC	103	Means of Egress	Compliant
IMC	103	Means of Egress	Compliant
IEC	103	Means of Egress	Compliant
IECC	103	Means of Egress	Compliant
IBC	103	Means of Egress	Compliant
IFC	103	Means of Egress	Compliant
IMC	103	Means of Egress	Compliant
IEC	103	Means of Egress	Compliant
IECC	103	Means of Egress	Compliant

PROJECT NUMBER: **LS10C**

DATE: **01/15/03**

THE LORRAINE GROUP
ARCHITECTS

3289 Bella Street
Denver, CO 80202
303.733.8800

Project Name: Villa at Mission San Luis Rey
Client: LORRAINE GROUP
Architect: THE LORRAINE GROUP
Contractor: [Name]
Engineer: [Name]
Interior Designer: [Name]
Architectural Photographer: [Name]

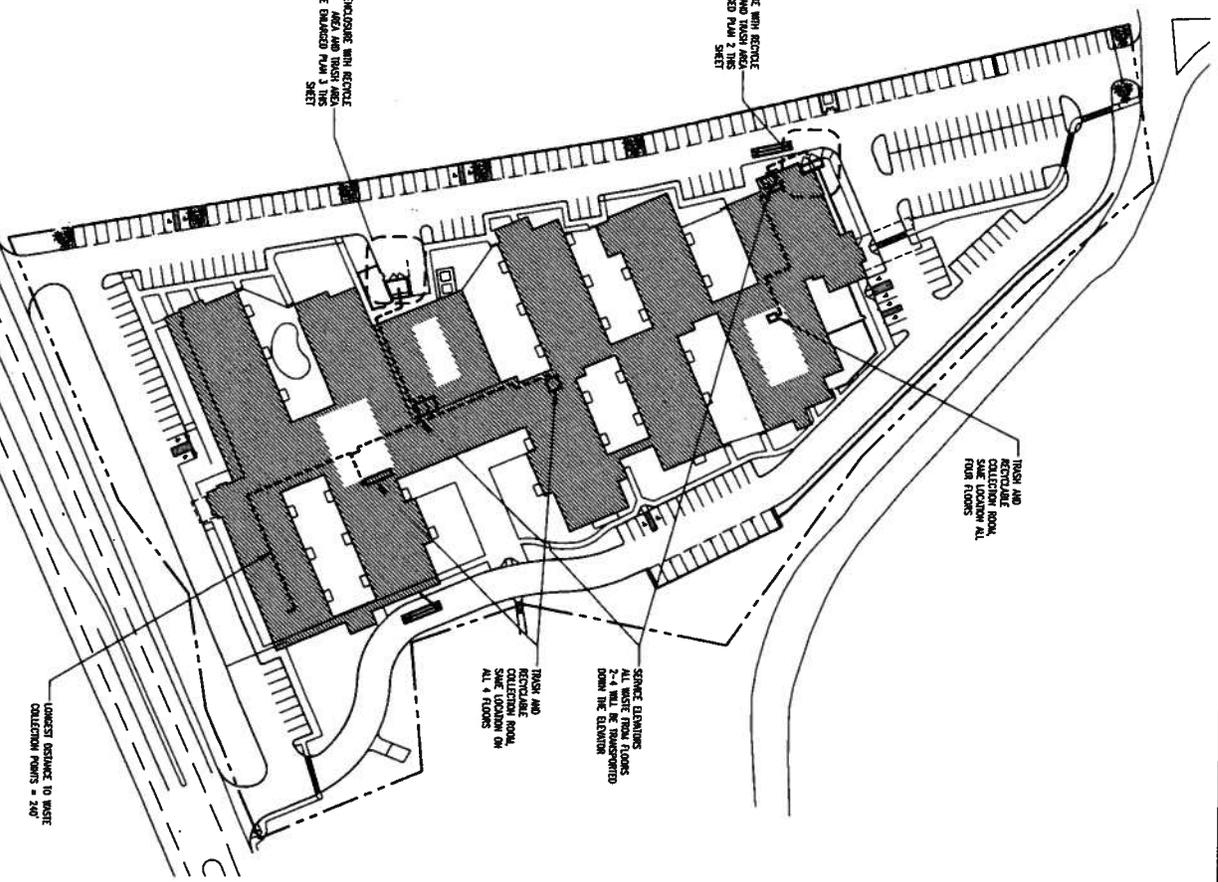
Project Title:

NEW CONSTRUCTION FOR
THE VILLA AT MISSION SAN LUIS REY
MISSION AVENUE OCEANSIDE, CA

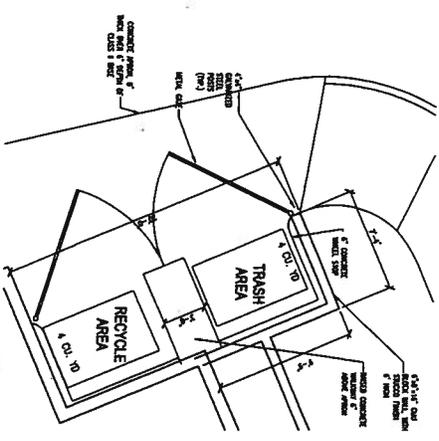
GARBAGE MANAGEMENT PLAN
DATE: 05/07/20
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 80'-0"

CM10

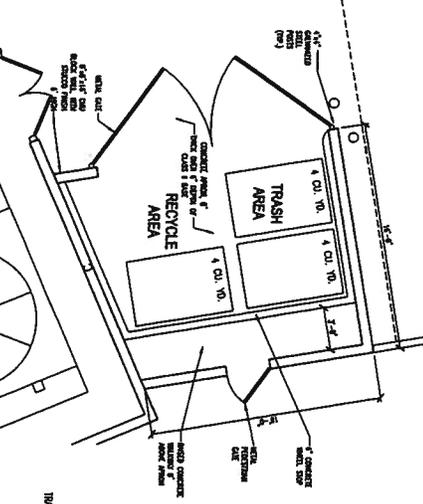
1 GARBAGE MANAGEMENT PLAN
Scale: 1" = 80'-0"



2 ENLARGED TRASH PLAN
Scale: 1" = 1'-0"



3 ENLARGED TRASH PLAN
Scale: 1" = 1'-0"



TRASH GENERATION ASSUMPTIONS:
4 TO DWELLERS = 61' W x 33'9" x 7'6" H
RECYCLING: 1 BT
50 - 1 BT
1 - 2 BT
100 - 2 BT
1 BT RECYCLING
3 BT RECYCLING
430 TONN RECYCLING

ESTIMATED WASTE GENERATION RATES:
WASTE GENERATION RATE PER UNIT IN SANTA MONICA, CA AND ESTIMATED ON BOTH SCALING FACTORS FOR 6000 TONN RECYCLING PER YEAR.
2. ACTUAL WASTE GENERATION WILL BE ADJUSTED WITH ADJUSTING THE FREQUENCY OF PICK-UPS

RECYCLING - CALCULATED ON 5.5% BASIS:
WASTE GENERATION RATE (WGR) = 5.5 x 6000 = 33,000 LBS/YR
WASTE GENERATION (WG) = 5.5 x 6000 = 33,000 LBS/YR
RECYCLING (R) = 181 x 314 = 57,114 YRS/AREA
RECYCLING = 497 x 314 = 156,058 YRS/AREA
DEC. 2-017: 4 TO CONDOMINIUMS FOR TRASH PICKED UP TWICE WEEK
1-017: 4 TO CONDOMINIUMS FOR TRASH PICKED UP A WEEK OR 3 TIMES A WEEK

WASTE - CALCULATED ON A PER CIVIL BASIS:
WASTE GENERATION RATE (WGR) = 5.5 x 6000 = 33,000 LBS/YR
WASTE GENERATION (WG) = 5.5 x 6000 = 33,000 LBS/YR
RECYCLING = 181 x 314 = 57,114 YRS/AREA
RECYCLING = 497 x 314 = 156,058 YRS/AREA
DEC. 2-017: 4 TO CONDOMINIUMS FOR TRASH PICKED UP TWICE WEEK
1-017: 4 TO CONDOMINIUMS FOR TRASH PICKED UP A WEEK OR 3 TIMES A WEEK

1 PLANNING COMMISSION
2 RESOLUTION NO. 2009-P36

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
4 OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT
5 PLAN, AND A HISTORIC PERMIT ON CERTAIN REAL PROPERTY
6 IN THE CITY OF OCEANSIDE

7 APPLICATION NO: D-5-07, H-2-07
8 APPLICANT: Senior Partners West, LLC.
9 LOCATION: 4050 Mission Avenue (Plan Area 9 of the Mission PD Plan)

10 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
11 RESOLVE AS FOLLOWS:

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Development Plan and Historic Permit under the
14 provisions of Historic Preservation Ordinance (82-41) and Articles 17, 21, 30, 31, 40, and 43
15 of the Zoning Ordinance of the City of Oceanside to permit the following:

16 construction of a four-story, 348,896-square foot, 235-unit Continuing Care Retirement
17 Center on a 8.01-acre site consistent with the Mission San Luis Rey de Francia Planned
18 Development Plan for Plan Area 9 and the Mission San Luis Rey Development
19 Program and Design Guidelines;

20 on certain real property described in the project description.

21 WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
22 required notice, did on the 2nd day of June, 2009, conduct a duly noticed public meeting as
23 prescribed by law to consider said application and did forward a recommendation of approval to
24 the Planning Commission for final action.

25 WHEREAS, the Planning Commission, after giving the required notice, did on the 10th
26 day of August, 2009 conduct a duly advertised public hearing as prescribed by law to consider
27 said application.

28 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
29 Guidelines thereto; a Final Mitigated Negative Declaration has been prepared for this project and
states that, with the implementation of certain project conditions as mitigation measures, the
project would not have any major significant adverse effect upon the environment.

1 WHEREAS, the Mitigated Negative Declaration together with any comments received,
 2 and Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the
 3 conditions of approval for the project, were presented to the Planning Commission, and the
 4 Planning Commission reviewed and considered the information contained in these documents
 5 prior to making a decision on the project.

6 WHEREAS, the documents or other material which constitutes the record of proceedings
 7 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
 8 300 North Coast Highway, Oceanside, California 92054.

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non- residential uses and \$2,072 per unit for residential.
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$4,395 per unit; Non-residential is \$36,775 for a 2" meter. + \$430
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$6,035 per unit; and Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$22,495 for a 2" meter. + \$863
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

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

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

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

1
2 FINDINGS:

3 For the Development Plan:

- 4 1. The Development Plan proposal for the construction of a four-story, 348,896-square foot,
5 235-unit Continuing Care Retirement Center is consistent with the intent of the Planned
6 Development Overlay designation, because all proposed infrastructure improvements and
7 on site development components within Plan Area 9 of the Mission San Luis Rey Planned
8 Development Plan are consistent with the goals and objectives as specified in the Mission
9 San Luis Rey de Francia Planned Development Plan for Plan Area 9, and with the
10 Mission San Luis Rey Development Program and Design guidelines. The site
11 development would further provide for a retirement center that is sensitive to the
12 historical setting of Mission San Luis Rey, and that would provide an economic
13 sustainability asset for the maintenance and preservation of the Mission San Luis Rey
14 Historical Resource.
- 15 2. The Continuing Care Facility use proposed and the ancillary criteria are consistent with
16 the Zoning Ordinance, the City Code, the Land Use Element, the Mission San Luis Rey
17 Historic Area Development Program and Design Guidelines that consider deviations
18 from the base zoning district offset by compensating benefits that will allow
19 development that will both preserve, enhance, and promote the heritage of the City.
- 20 3. The project design and its physical aspects pertaining to height, building area, and location
21 meets or exceeds the applicable zoning criteria and development standards as specified in
22 the Mission San Luis Rey de Francia Planned Development Program and Design
23 Guidelines.
- 24 4. That the 8.01-acre site denoted in the Development Plan can be adequately, reasonably,
25 and conveniently served by existing and planned public services, utilities, and public
26 facilities, because overall infrastructure improvements and project design components
27 would include current services with added emphasis to increase sewer capacity, storm
28 water site improvements that would ensure collection and discharge of runoff levels do
29 not exceed the existing systems capacity, and improvements through the creation of a
public looped water system and public transportation facilities.
5. That the site plan and physical design of the project is consistent with the policies

1 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
2 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning
3 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to
4 this site, and the proposed development would be compatible with the surrounding
5 developments of residential uses to the north and west, and with the commercial uses to
6 the south .

7 For the Historic Permit:

- 8 1. The development of a four-story, 348,896-square foot, 235-unit Continuing Care
9 Retirement Center is consistent with the policies of the Mission San Luis Rey Historic
10 Area Development Program and Design Guidelines, and Article 21 of the Zoning
11 Ordinance (Historic Overlay), because the overall construction and site design of the
12 four-story, 348,896-square foot structure is situated at an elevation and maximum
13 height that is significantly lower than that of the Mission San Luis Rey, and coupled
14 with an overall design that will not detract from the Historic Significance of the
15 Mission San Luis Rey as viewed from on and off-site.

16 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve
17 Development Plan (D-5-07), and Historic Permit (H-2-07) subject to the following conditions:

18 Engineering:

- 19 1. If this project involves demolition of an existing structure or surface improvements; an
20 erosion control plan shall be submitted and approved by the City Engineer before issuance
21 of any demolition permit. No grading operation shall be allowed in conjunction with the
22 demolition operation without an approved grading plan. No demolition shall be permitted
23 without an approved erosion control plan.
- 24 2. Vehicular access rights to Mission Avenue shall be relinquished to the City from the
25 project site except for the two proposed project driveways. The most westerly proposed
26 driveway to the site from Mission Avenue shall be right-in and right-out only.
- 27 3. All right-of-way alignments, street dedications, exact geometrics and widths for Mission
28 Avenue and other adjacent roadways to this development shall be dedicated and
29 constructed/replaced or improved as required by the City Engineer.
4. Design and construction of all improvements shall be in accordance with standard plans,
specifications of the City of Oceanside and subject to approval by the City Engineer.

- 1 5. Prior to issuance of a building permit all improvement requirements shall be covered by a
2 development agreement and secured with sufficient improvement securities or bonds
3 guaranteeing performance and payment for labor and materials, setting of monuments,
4 and warranty against defective materials and workmanship.
- 5 6. Prior to issuance of a building permit a phasing plan (if requested by the owner/developer)
6 for the construction of public and private improvements including landscaping, shall be
7 approved by the City Engineer.
- 8 7. The owner/developer shall provide public street dedication if required to serve the
9 property.
- 10 8. Where proposed off-site improvements, including but not limited to slopes, public utility
11 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his
12 own expense, obtain all necessary easements or other interests in real property and shall
13 dedicate the same to the City of Oceanside as required. The owner/developer shall
14 provide documentary proof satisfactory to the City of Oceanside that such easements or
15 other interest in real property have been obtained prior to issuance of any grading,
16 building or improvement permit (whichever comes first) for this development project.
17 Additionally, the City of Oceanside, may at its sole discretion, require that the
18 owner/developer obtain at his sole expense a title policy insuring the necessary title for the
19 easement or other interest in real property to have vested with the City of Oceanside or the
20 owner/developer, as applicable.
- 21 9. Prior to the issuance of a grading permit, the owner/developer shall notify and host a
22 neighborhood meeting with all of the area residents located within 300 feet of the project
23 site, to inform them of the grading and construction schedule, and to answer questions.
- 24 10. The owner/developer shall monitor, supervise and control all construction and
25 construction-supportive activities, so as to prevent these activities from causing a public
26 nuisance, including but not limited to, insuring strict adherence to the following:
- 27 a) Dirt, debris and other construction material shall not be deposited on any public
28 street or within the City's stormwater conveyance system.
- 29 b) All grading and related site preparation and construction activities shall be
limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No

1 engineering related construction activities shall be conducted on Saturdays,
2 Sundays or legal holidays unless written permission is granted by the City
3 Engineer with specific limitations to the working hours and types of permitted
4 operations. All on-site construction staging areas shall be as far as possible
5 (minimum 100 feet) from any existing residential development. Because
6 construction noise may still be intrusive in the evening or on holidays, the City
7 of Oceanside Noise Ordinance also prohibits “any disturbing excessive or
8 offensive noise which causes discomfort or annoyance to reasonable persons of
9 normal sensitivity.”

10 c) The construction site shall accommodate the parking of all motor vehicles used by
11 persons working at or providing deliveries to the site. An alternate parking site
12 can be considered by the City Engineer in the event that the lot size is too small
13 and cannot accommodate parking of all motor vehicles.

14 d) The owner/developer shall complete a haul route permit application (if required
15 for import/export of dirt) and submit to the City of Oceanside Engineering
16 Division 48 hours in advance of beginning of work. Hauling operations (if
17 required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

18 11. It is the responsibility of the owner/owner/developer to evaluate and determine that all
19 soil imported as part of this development is free of hazardous and/or contaminated
20 material as defined by the City and the County of San Diego Department of
21 Environmental Health. Exported or imported soils shall be properly screened, tested,
22 and documented regarding hazardous contamination.

23 12. A traffic control plan shall be prepared according to the City traffic control guidelines
24 and approved to the satisfaction of the City Engineer prior to the start of work within
25 the public right-of-way. Traffic control during construction of streets that have been
26 opened to public traffic shall be in accordance with construction signing, marking and
27 other protection as required by the Caltrans Traffic Manual and City Traffic Control
28 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
29 approved otherwise.

- 1 13. Approval of this development project is conditioned upon payment of all applicable
2 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside
3 City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,
4 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
5 recordation of the map or the issuance of any building permits, in accordance with City
6 Ordinances and policies. The owner/developer shall also be required to join into,
7 contribute, or participate in any improvement, lighting, or other special district affecting
8 or affected by this project. Approval of this project shall constitute the owner/developer's
9 approval of such payments, and his agreement to pay for any other similar assessments or
10 charges in effect when any increment is submitted for building permit approval, and to
11 join, contribute, and/or participate in such districts.
- 12 14. Mission Avenue shall be constructed with curbs and gutters and sidewalk along property
13 frontage (between the west property boundary & Rancho Del Oro Rd.) with adequate
14 taper transitions to the existing improvements to satisfaction of the City Engineer. The
15 sidewalk shall be constructed with ADA compliance.
- 16 15. Mission Avenue shall provide a minimum of 10 feet parkway between the face of curb
17 and the right-of-way line. Sidewalk constructions/improvements shall comply with ADA
18 requirements. Proposed public pedestrian ramps at the intersection of the two proposed
19 driveways on Mission Avenue shall be ADA compliant and must be fully located within
20 the public right-of-way.
- 21 16. Five hundred fifty (550) feet intersectional sight distance shall be required along Mission
22 Avenue from the two proposed driveways for each direction of traffic. Intersectional sight
23 distance requirements at the project driveways along Mission Avenue shall conform to the
24 corner sight distance criteria as provided by SDRSD DS-20A and or DS-20B.
- 25 17. A traffic signal shall be installed at the intersection of Mission Avenue and the most
26 easterly project driveway to the satisfaction of the City Engineer. The owner/developer
27 shall submit a traffic signal plan and striping plan in accordance with the Caltrans
28 Standards and specification, and in accordance with the City of Oceanside Engineer
29 Design Standards.
18. A raised median shall be installed on Mission Avenue as shown on the conceptual
development plan to the satisfaction of the City Engineer. A left turn pocket with

1 appropriate bay taper and taper transition shall be installed on Mission Avenue for
2 entrance to the most easterly project driveway to the satisfaction of the City Engineer.

3 19. Streetlights shall be maintained and installed on the North side along the property frontage
4 of Mission Avenue as required by the City of Oceanside Transportation Division per City
5 Standards. The system shall provide uniform lighting, and be secured prior to occupancy.
6 The owner/developer shall pay all applicable fees, energy charges, and/or assessments
7 associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the
8 formulation of, or the annexation to, any appropriate street lighting district.

9 20. The minimum pavement thickness and minimum traffic index for the on-site parking
10 areas and private driveways shall be based on an approved geotechnical report and in
11 accordance with the City of Oceanside Design Standards.

12 21. Prior to approval of the grading plans, the owner/developer shall contract with a
13 geotechnical engineering firm to perform a field investigation of the existing pavement
14 on Mission Avenue and all other streets adjacent to the project boundary. The limits of
15 the study shall be half-street plus 12 feet along the project's frontage. The field
16 investigation shall include a minimum of one pavement boring per every 100 linear feet
17 of street frontage. Should the existing AC thickness be determined to be less than the
18 current minimum standard for AC and Class II Base as set forth in the table for City of
19 Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, the
20 owner/developer shall remove and reconstruct the pavement section as determined by
the pavement analysis submittal process detailed in the condition listed below.

21 22. Upon review of the pavement investigation, the City Engineer shall determine whether
22 the owner/developer shall: 1) Repair all failed pavement sections, header cut and grind
23 per the direction of the City Engineer, and construct a two-inch thick rubberized AC
24 overlay; or 2) Perform R-value testing and submit a study that determines if the existing
25 pavement meets current City standards/traffic indices. Should the study conclude that
26 the pavement does not meet current requirements, rehabilitation/mitigation
27 recommendations shall be provided in a pavement analysis report, and the
28 owner/developer shall reconstruct the pavement per these recommendations, subject to
29 approval by the City Engineer.

- 1 23. Pavement sections for Mission Avenue, other adjacent streets to this development,
2 driveways and parking areas shall be based upon approved soil tests and traffic indices.
3 The pavement design is to be prepared by the owner/developer's/owner's soil engineer
4 and must be approved by the City Engineer, prior to paving.
- 5 24. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
6 construction of the project, shall be repaired or replaced as directed by the City Engineer.
- 7 25. All existing overhead utility lines within the development/property and/or within any full
8 width street or right-of-way abutting a new development/project, and all new extension
9 services for the development of the project, including but not limited to, electrical, cable
10 and telephone, shall be placed underground per Section 901.G. of the Subdivision
11 Ordinance (R91-166) and as required by the City Engineer and current City policy.
- 12 26. The owner/developer shall comply with all the provisions of the City's cable television
13 ordinances including those relating to notification as required by the City Engineer.
- 14 27. Grading and drainage facilities shall be designed and installed to adequately accommodate
15 the local stormwater runoff and shall be in accordance with the City's Engineers Manual
16 and as directed by the City Engineer.
- 17 28. The owner/developer shall obtain any necessary permits and clearances from all public
18 agencies having jurisdiction over the project due to its type, size, or location, including but
19 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,
20 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
21 (including NPDES), San Diego County Health Department, prior to the issuance of
22 grading permits.
- 23 29. The approval of the development plan/project shall not mean that proposed grading or
24 improvements on adjacent properties (including any City properties/right-of-way or
25 easements) is granted or guaranteed to the owner/developer. The owner/developer is
26 responsible for obtaining permission to grade to construct on adjacent properties.
27 Should such permission be denied, the project shall be subject to going back to the public
28 hearing or subject to a substantial conformity review.
- 29 30. Prior to approval of the grading plan, the owner/developer shall provide a covenant of
easement for any proposed grading and any proposed drainage discharge into parcel one
(or other mechanism of easement) to the satisfaction of the City Engineer.

- 1 31. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic
2 investigation shall be conducted of the soils, slopes, and formations in the project. All
3 necessary measures shall be taken and implemented to assure slope stability, erosion
4 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
5 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved
6 by the City Engineer.
- 7 32. This project shall provide year-round erosion control including measures for the site
8 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
9 control plan, designed for all proposed stages of construction, shall be reviewed, secured
10 by the owner/developer with cash securities and approved by the City Engineer.
- 11 33. A precise grading and private improvement plan shall be prepared, reviewed, secured and
12 approved prior to the issuance of any building permits. The plan shall reflect all
13 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping,
14 and signage, footprints of all structures, walls, drainage devices and utility services.
15 Parking lot striping and any on-site traffic calming devices shall be shown on all precise
16 grading and private improvement plans.
- 17 34. Provide the City of Oceanside with a certification from each public utility and each
18 public entity owning easements within the proposed project stating that: (a) they have
19 received from the owner/developer a copy of the proposed development plan; (b) they
20 object or do not object to the approval of the grading plan without their signature; (c) in
21 case of a street dedication affected by their existing easement, they will sign a
22 "subordination certificate" or "joint-use certificate" on the grading plan when required
23 by the governing body. In addition, the owner/developer shall furnish proof to the
24 satisfaction of the City Engineer that no new encumbrances have been created that
25 would subordinate the City's interest over areas to be dedicated for public road purposes
26 since submittal of the project.
- 27 35. Landscaping plans, including plans for the construction of walls, fences or other structures
28 at or near intersections, must conform to intersection sight distance requirements.
29 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
prior to the issuance of a preliminary grading permit and approved by the City Engineer
prior to the issuance of building permits. Frontage and median landscaping shall be

1 installed prior to the issuance of any certificates of occupancy. Any project fences, sound
2 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built
3 from the landscape plans. These features shall also be shown on the precise grading plans
4 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and
5 constructed by the grading plans and landscaped/irrigated through project landscape plans.
6 All plans must be approved by the City Engineer and a pre-construction meeting held,
7 prior to the start of any improvements.

8 36. The drainage design on the development plan is conceptual only. The final design shall
9 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during
10 final engineering. All drainage picked up in an underground system shall remain
11 underground until it is discharged into an approved channel, or as otherwise approved by
12 the City Engineer. All public storm drains shall be shown on City standard plan and
13 profile sheets. All storm drain easements shall be dedicated where required. The
14 owner/developer shall be responsible for obtaining any off-site easements for storm
15 drainage facilities.

16 37. Storm drain facilities shall be designed and located such that the inside travel lanes on
17 streets with collector or above design criteria shall be passable during conditions of a 100-
18 year frequency storm.

19 38. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
20 disposed of in accordance with all state and federal requirements, prior to stormwater
21 discharge either off-site or into the City drainage system.

22 39. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
23 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
24 height exceeds 20 feet or where the slope exceeds four feet and is adjacent to an arterial
25 street or state highway.

26 40. The owner/developer shall comply with the provisions of National Pollution Discharge
27 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
28 with Construction Activity (General Permit) Water Quality Order 99-08-DWQ. The
29 General Permit continues in force and effect until a new General Permit is issued or the
SWRCB rescinds this General Permit. Only those owner/developers authorized to
discharge under the expiring General Permit are covered by the continued General

1 Permit. Construction activity subject to the General Permit includes clearing, grading,
2 and disturbances to the ground such as stockpiling, or excavation that results in soil
3 disturbances of at least one acre of total land area. The owner/developer shall obtain
4 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining
5 a Waste Discharge Identification Number (WDID#) from the State Water Resources
6 Control Board (SWRCB). In addition, coverage under the General Permit shall not
7 occur until an adequate SWPPP is developed for the project as outlined in Section A of
8 the General Permit. The site specific SWPPP and associated NOI shall be maintained
9 on the project site at all times. The SWPPP shall be provided, upon request, to the
10 United States Environmental Protection Agency (USEPA), SWRCB, Regional Water
11 Quality Control Board (RWQCB), City of Oceanside, and other applicable governing
12 regulatory agencies. The SWPPP is considered a report that shall be available to the
13 public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of
14 the General Permit and the site specific SWPPP shall be continuously implemented and
15 enforced until the owner/developer obtains a Notice of Termination (NOT) for the
16 SWRCB. The owner/developer is required to retain records of all monitoring
17 information, copies of all reports required by this General Permit, and records of all
18 data used to complete the NOI for all construction activities to be covered by the
19 General Permit for a period of at least three years from the date generated. This period
20 may be extended by request of the SWRCB and/or RWQCB.

- 21 41. Following approval of the SWMP by the City Engineer and prior to issuance of grading
22 permits, the owner/developer shall submit and obtain approval of an Operation &
23 Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M
24 Plan shall include an approved and executed Maintenance Mechanism pursuant to
25 Section 4.1 of the Interim Standard Urban Storm Water Mitigation Plan (ISUSMP).
26 The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section
27 4.3 of the ISUSMP. At a minimum the O&M Plan shall include the designated
28 responsible party to manage the storm water BMP(s), employee training program and
29 duties, operating schedule, maintenance frequency, routine service schedule, specific
maintenance activities, copies of resource agency permits, cost estimate for
implementation of the O&M Plan, a security to provide maintenance in the event of

1 noncompliance to the O&M Plan, and any other necessary elements. The
2 owner/developer shall provide the City with access to site for the purpose of BMP
3 inspection and maintenance by entering into an Access Rights Agreement with the City.
4 The owner/developer shall complete and maintain O&M forms to document all
5 operation, inspection, and maintenance activities. The owner/developer shall retain
6 records for a minimum of five years. The records shall be made available to the City
7 upon request.

8 42. The owner/developer shall enter into a City-Standard Stormwater Facilities
9 Maintenance Agreement with the City obliging the owner/developer to maintain, repair
10 and replace the Storm Water Best Management Practices (BMPs) identified in the
11 project's approved SWMP, as detailed in the O&M Plan into perpetuity. The
12 Agreement shall be approved by the City Attorney prior to issuance of any precise
13 grading permit and shall be recorded at the County Recorder's Office prior to issuance
14 of any building permit. Security in the form of cash (or certificate of deposit payable to
15 the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to
16 issuance of a precise grading permit. The amount of the security shall be equal to 10
17 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of
18 \$25,000. The owner/developer's Civil Engineer shall prepare the O&M cost estimate.

19 43. At a minimum, maintenance agreements shall require the staff training, inspection and
20 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
21 maintain O&M forms to document all maintenance activities. Parties responsible for
22 the O&M plan shall retain records at the subject property for at least five years. These
23 documents shall be made available to the City for inspection upon request at any time.

24 44. The Agreement shall include a copy of executed on-site and off-site access easement or
25 access rights necessary for the operation and maintenance of BMPs that shall be binding
26 on the land throughout the life of the project to the benefit of the party responsible for
27 the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include
28 a copy of the O&M Plan approved by the City Engineer.

29 45. The BMPs described in the project's approved SWMP shall not be altered in any way,
unless reviewed and approved to the satisfaction of the City Engineer. The

1 determination of whatever action is required for changes to a project's approved SWMP
2 shall be made by the City Engineer.

3 46. The owner/developer shall provide a copy of the title/cover page of an approved SWMP
4 with the first engineering submittal package. If the project triggers the City's
5 Stormwater requirements but no approved Stormwater document SWMP exists, the
6 appropriate document shall be submitted for review and approval by the City Engineer.
7 The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater
8 documents shall be in compliance with the latest edition of the State of California,
9 Regional Water Quality Control Board.

10 47. During final engineering design the Engineer of Record shall evaluate potential impact
11 to flood hazard areas. Elevation and flood proofing shall be in accordance with the City
12 of Oceanside Ordinance 94-03 and Federal Emergency Management Agency (FEMA)
13 requirements. Prior to issuance of a grading permit the owner/developer shall provide
14 evidence to the City of Oceanside that a Conditional Letter of Map Revision (CLOMR)
15 has been approved by the FEMA for the proposed revisions to the flood hazard areas.
16 At the conclusion of the grading activities the Owner/developer shall submit an as-built
17 grading plan to FEMA in order to process and receive a Letter of Map Revision
18 (LOMR). Prior to any building permits/release of the grading bonds owner/developer
19 provide evidence of having received a Letter of Map Revision (LOMR) from FEMA.

20 48. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
21 project will be subject to prevailing wage requirements as specified by Labor Code
22 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
23 the prevailing wage requirements prior to the granting of any fee reductions or waivers.

24 49. In the event that the conceptual plan does not match the conditions of approval, the
25 resolution of approval shall govern.

26 50. The project shall install a new traffic signal on Mission Avenue at the project's
27 proposed easterly driveway. The new traffic signal shall be installed to provide
28 protected left turning access in and out of the easterly project driveway. The new traffic
29 signal shall be installed prior to the issuance of Certificate of Occupancy and to the
satisfaction of the City Traffic Engineer.

1 51. The project shall install two-inch PVC conduit, together with 1/4-inch pull-rope and
2 pull boxes at 400 feet intervals for future traffic signal interconnect cable on Mission
3 Avenue between Rancho Del Oro Drive and the westerly project property line. The
4 traffic signal interconnect shall be installed prior to the issuance of Certificate of
5 Occupancy and to the satisfaction of the City Traffic Engineer.

6 52. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
7 and Specifications for Landscape Development (latest revision), Water Conservation
8 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
9 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
10 prior to the issuance of building permits. Landscaping shall not be installed until bonds
11 have been posted, fees paid, and plans signed for final approval. The following
12 landscaping requirements shall be required prior to plan approval and certificate of
13 occupancy:

- 14 a) Final landscape plans shall accurately show placement of all plant material such as
15 but not limited to trees, shrubs, and groundcovers.
- 16 b) Landscape Architect shall be aware of all utility, sewer, storm drain easement and
17 place planting locations accordingly to meet City of Oceanside requirements.
- 18 c) All required landscape areas shall be maintained by owner. The landscape areas
19 shall be maintained per City of Oceanside requirements.
- 20 d) Proposed landscape species shall be native or naturalized to fit the site and meet
21 climate changes indicative to their planting location. The selection of plant
22 material shall also be based on cultural, aesthetic, and maintenance considerations.
23 In addition proposed landscape species shall be low water users as well as meet all
24 Fire Department requirements.
- 25 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
26 and appropriate supplements based upon a soils report from an agricultural
27 suitability soil sample taken from the site.
- 28 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
29 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
be mulched to a three-inch depth to help conserve water, lower the soil
temperature and reduce weed growth.

- 1 g) The shrubs shall be allowed to grow in their natural forms. All landscape
2 improvements shall follow the City of Oceanside Guidelines.
- 3 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving
4 surface is located within six feet of a trees trunk on-site (private) and within 10
5 feet of a trees trunk in the right-of-way (public). Root barriers shall extend five
6 feet in each direction from the centerline of the trunk, for a total distance of 10
7 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the
8 tree's root ball is unacceptable.
- 9 i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
10 obtain planning department approval for these items in the conditions or
11 application stage prior to 1st submittal of working drawings.
- 12 j) For the planting and placement of trees and their distances from hardscape and
13 other utilities/structures the landscape plans shall follow the City of Oceanside's
14 (current) Tree Planting Distances and Spacing Standards.
- 15 k) An automatic irrigation system shall be installed to provide coverage for all
16 planting areas shown on the plan. Low precipitation equipment shall provide
17 sufficient water for plant growth with a minimum water loss due to water run-off.
- 18 l) Irrigation systems shall use high quality, automatic control valves, controllers and
19 other necessary irrigation equipment. All components shall be of non-corrosive
20 material. All drip systems shall be adequately filtered and regulated per the
21 manufacturer's recommended design parameters.
- 22 m) All irrigation improvements shall follow the City of Oceanside Guidelines and
23 Water Conservation Ordinance.
- 24 n) The landscape plans shall match all plans affiliated with the project.
- 25 o) Landscape plans shall comply with Biological and/or Geotechnical reports, as
26 required, shall match the grading and improvement plans, comply with SWMP
27 Best Management Practices and meet the satisfaction of the City Engineer.
- 28 p) Existing landscaping on and adjacent to the site, and outside the limits of grading
29 shall be protected in place and supplemented or replaced to meet the satisfaction
of the City Engineer.

1 q) Recommendations from the Department of Fish and Game specifically for this
2 project with regards to landscape or the landscape environment are to be satisfied
3 prior to the issuance of building permits.

4 r) The project property is located in the 'Historic Core'. According to the Mission
5 San Luis Rey Historic Area Development Program and Guidelines (here after
6 referred to as MSLRHADP&G) this property shall abide by its design guidelines
7 and aesthetic principles found there in. Some required items are, but not limited
8 to:

9 i. Mission Avenue is required to have Schinus molle – California Pepper as the
10 street tree planted in groupings of two to three on an average of one grouping
11 per every 250 lineal feet of road frontage.

12 ii. The MSLRHADP&G document was last adopted November 12, 1986 by the
13 City Council Resolution No. 86-292.

14 53. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
15 and within any adjoining public parkways shall be permanently maintained by the owner,
16 his assigns or any successors-in-interest in the property. The maintenance program shall
17 include: a) normal care and irrigation of the landscaping b) repair and replacement of
18 plant materials c) irrigation systems as necessary d) general cleanup of the landscaped and
19 open areas e) parking lots and walkways, walls, fences, etc. Failure to maintain
20 landscaping shall result in the City taking all appropriate enforcement actions including
21 but not limited to citations. This maintenance program condition shall be recorded with a
22 covenant as required by this resolution.

23 54. In the event that the conceptual landscape plan (CLP) does not match the conditions of
24 approval, the resolution of approval shall govern.

25 **Water Utilities:**

26 55. The developer will be responsible for developing all water and sewer utilities necessary to
27 develop the property. Any relocation of water and/or sewer utilities is the responsibility
28 of the developer and shall be done by an approved licensed contractor at the developer's
29 expense.

56. The property owner will maintain private water and wastewater utilities located on private
property.

1 57. Water services and sewer laterals constructed in existing right-of-way locations are to be
2 constructed by approved and licensed contractors at developer's expense.

3 58. All Water and Wastewater construction shall conform to the most recent edition of the
4 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
5 the Water Utilities Director.

6 **The following conditions shall be met prior to the approval of engineering design plans.**

7 59. The existing 10-inch steel water main along the property frontage of Mission Avenue
8 from STA 220+00 to STA 229+05 shall be replaced with a 10-inch C-900 PVC water
9 main.

10 60. The developer shall work with the City to analyze the existing 10-inch and 12-inch
11 VCP sewer main along Mission Avenue from the project connection point west toward
12 the intersection of El Camino Real and Mission Avenue. Sewer line reaches that
13 exceed the current depth of flow criteria shall be upgraded to meet the requirements in
14 the most recent edition of the *Water, Sewer, and Reclaimed Water Design and*
15 *Construction Manual*, or as approved by the Water Utilities Director. The study shall
16 be submitted and approved prior to the first improvement plan check submittal in order
17 to establish the necessary plan check parameters.

18 61. All public water and/or sewer facilities not located within the public right-of-way shall be
19 provided with easements sized according to the Water, Sewer, and Reclaimed Water
20 Design and Construction Manual. Easements shall be constructed for all weather access.

21 62. No trees, structures or building overhang shall be located within any water or wastewater
22 utility easement.

23 63. All lots with a finish pad elevation located below the elevation of the next upstream
24 manhole cover of the public sewer shall be protected from backflow of sewage by
25 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
26 Code (U.P.C.).

27 64. The developer shall construct a public reclamation water system that will serve each lot
28 and or parcels that are located in the proposed project in accordance with the City of
29 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located
in the public right-of-way or in a public utility easement.

1 65. A separate irrigation meter and approved backflow prevention device is required and shall
2 be displayed on the plans.

3 **The following conditions of approval shall be met prior to building permit issuance.**

4 66. Since a commercial kitchen and food service tenant will occupy this building, then
5 Grease, Oil, and Sand Interceptor shall be installed in the building sewer lateral in an
6 appropriate location and shall be maintained by the property owner, in accordance with
7 City of Oceanside Ordinance 07-OR0021-1. The location shall be called out on the
8 approved Building Plans.

9 67. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to
10 be paid to the City and collected by the Water Utilities Department at the time of Building
11 Permit issuance.

12 **The following conditions of approval shall be met prior to occupancy.**

13 68. All new development of single-family and multi-family residential units shall include hot
14 water pipe insulation and installation of a hot water recirculation device or design to
15 provide hot water to the tap within 15 seconds in accordance with City of Oceanside
16 Ordinance No. 02-OR126-1.

17 **Building:**

18 69. Applicable Building Codes and Ordinances shall be based on the date of submittal for
19 Building Division plan check. (As of January 1, 2008 the 2007 California Building
20 Code, and 2007 California Electrical Code)

21 70. The granting of approval under this action shall in no way relieve the applicant/project
22 from compliance with all State and Local building codes.

23 71. Site development, common use areas, access and adaptability of apartments and
24 condominiums shall comply with the State's Disabled Accessibility Regulations.
(2007 California Building Code (CBC), Chapter 11A)

25 72. Site development, parking, access into buildings and building interiors shall comply
26 with the State's Disabled Accessibility Regulations. (2007 California Building Code
27 (CBC), Chapter 11B)

28 73. The building plans for this project are required by State law to be prepared by a licensed
29 architect or engineer and must be in compliance with this requirement prior to submittal
for building plan review.

- 1 74. All electrical, communication, CATV, etc. service lines within the exterior lines of the
2 property shall be underground (City Code Sec. 6.30).
- 3 75. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
4 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
5 other such lights may be utilized and shall be shown on building and electrical plans.
- 6 76. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
7 plans.
- 8 77. The developer shall monitor, supervise and control all building construction and
9 supporting activities so as to prevent these activities from causing a public nuisance,
10 including, but not limited to, strict adherence to the following:
- 11 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
12 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
13 work that is not inherently noise-producing. Examples of work not permitted on
14 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
15 producing nature. No work shall be permitted on Sundays and Federal Holidays
16 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
17 Christmas Day) except as allowed for emergency work under the provisions of the
18 Oceanside City Code Chapter 38 (Noise Ordinance).
- 19 b) The construction site shall be kept reasonably free of construction debris as
20 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
21 approved solid waste containers shall be considered compliance with this
22 requirement. Small amounts of construction debris may be stored on-site in a
23 neat, safe manner for short periods of time pending disposal.
- 24 78. Separate/unique addresses will/may be required to facilitate utility releases. Verification
25 that the addresses have been properly assigned by the City's Planning Division must
26 accompany the Building Permit application.
- 27 79. A complete Soils Report, Structural Calculations, & Energy
28 Calculations/documentation will be required at time of plans submittal to the Building
29 Division for plan check.
80. Setbacks and Type of Construction must comply with the 2007 California Building
Code. Exterior openings less than five feet from the property line must be protected per

1 table 704.8 of the CBC. Exterior walls less than five feet to the property line must be
2 one hour rated per Table 602 of the CBC.

3 81. Fire sprinklers are required for all R-1 occupancies. [CBC 903.2.7]

4 82. Submit verification of Jurisdictional Authority from the State's Office of the "Division of
5 the State Architect" to establish their position on jurisdictional responsibilities for this
6 project.

7 83. Tenant Improvements or other construction to the existing building requires permits
8 (including all required Inspections and approvals, and Issuance of Certificate of
9 Occupancy) from the Building Division.

10 **Fire:**

11 84. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan
12 indicating the fire access and hydrant locations must also be submitted on CD Rom.

13 85. Fire Department requirements shall be placed on plans in the notes section.

14 86. Smoke detectors are required, and detector locations must be indicated on the plans.

15 87. A minimum fire flow of 3000 gallons per minute shall be provided.

16 88. The size of fire hydrant outlets shall be 2 ½ "X 2 ½ x 4 "

17 89. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
18 the site plan.

19 90. The fire hydrants shall be installed and tested prior to placing any combustible materials
20 on the job site.

21 91. Provide on-site hydrants and mains capable of supplying the required fire flow.

22 92. The developer shall supply the Fire Department with updated map and hydrant locations
23 in a digital format compatible with the Fire Department's mapping program upon
24 approval of final improvements plans.

25 93. Blue hydrant identification markers shall be placed as per Oceanside's Engineers
26 Design and Processing Manual Standard Drawing No. M-13.

27 94. Provide Standpipes as required per Oceanside Fire Code Section 905.10 and the C.B.C.
28 Section 3311.

29 95. All weather access roads shall be installed and made serviceable prior to and
maintained during time of construction.

- 1 96. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
2 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.
- 3 97. Buildings or portions of buildings more than 35 feet in height, as defined by the Fire
4 Code of the City of Oceanside, shall be provided with a street, driveway, or designated
5 fire lane not less than 35 feet wide which shall be able to accommodate Fire
6 Department aerial apparatus and designed in a matter so that ladder truck operations can
7 be affected on at least one side of the building which has openings into its interior, or
8 may provide a reduced fire lane width of 28'-0" if an alternative site design that can
9 accommodate ladder truck operations on site is submitted for review and subject to
10 approval by the Fire Chief. Such street, alley, driveway, or designated fire lane shall be
11 located not more than 15 feet from buildings at a point adjacent to the highest building
12 or portion thereof.
- 13 98. The Fire Department access roadway shall be provided with adequate turning radius for
14 Fire Department apparatus: a 50-foot outside and 30-foot inside turning radius.
- 15 99. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per
16 Vehicle Code Section 22500.1. Any markings, signs and/or fire lane identification shall
17 be in accordance with the Fire Department Standard Guidelines for Emergency Access.
- 18 100. A "Knox" key storage box shall be provided for all new construction.
- 19 101. All security gates shall have a Knox-box override and as required have strobe activation
20 capability.
- 21 102. Fire extinguishers are required and shall be included on the plans submitted for plan
22 check.
- 23 103. An automatic fire extinguisher system complying with UL300 shall be provided to
24 protect commercial-type cooking or heating equipment that produces grease-laden
25 vapors. A separate plan submittal is required for the installation of the system and shall
26 be in accordance with the Oceanside Fire Code, Chapter 9.
- 27 104. Provide a class "K" type portable fire extinguisher within 30 feet of the kitchen
28 appliances emitting grease-laden vapors. N.F.P.A. 17A and N.F.P.A. 96.
- 29 105. An approved fire sprinkler system must be installed throughout the building. The
system shall be designed per N.F.P.A. 13, and U.B.C. Standard 9-1. The sprinkler
system requires 24-hour supervision.

- 1 106. The Fire Department connection shall be located on the address side of the building –
2 unless otherwise determined by the Fire Department. The hydrant shall be located on
3 the same side of the street as the Fire Department connection.
- 4 107. Provide a fire alarm system as required per Oceanside Fire Code Section 10 and
5 N.F.P.A. 72.
- 6 108. In accordance with the Oceanside Fire Code Section 505, approved addresses for
7 commercial, industrial, and residential occupancies shall be placed on the structure in
8 such a position as to be plainly visible and legible from the street or roadway fronting
9 the property. Numbers shall be contrasting with their background and meet the current
10 City of Oceanside size and design standard.
- 11 109. Multiple-unit complexes require address directory boards that are visible from the main
12 entrance.
- 13 110. Multiple-tenant buildings that have alternate vehicular or passageway access shall have
14 numbers or addresses that are legible from the alternate access/egress or tenant space
15 per Oceanside Fire Code Section 505.3
- 16 111. Single-family dwellings require four-inch address numbers. Commercial buildings and
17 multi-family dwellings require six-inch address numbers. Industrial buildings require
18 12-inch address numbers. Minimum specifications are set forth in Oceanside Fire Code
19 Section 505.1, and the Fire Marshal may establish other requirements as deemed
20 necessary.
- 21 112. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
22 approval prior to the issuance of building permits.
- 23 113. Buildings shall meet Oceanside Fire Department's current codes at the time of building
24 permit application.
- 25 114. All fire sprinkler systems shall be electronically monitored unless approved by the Fire
26 Chief (exception: one and two family dwellings).
- 27 115. Provide a horn strobe device on the exterior of the building to be activated by fire
28 sprinkler water flow.
- 29 116. Show duct detectors on the fire alarm plans.
117. Smoke evacuation systems required in below ground parking garage.
118. Mechanical smoke control system is required as per California Building Code.

- 1 119. Building shall meet the requirements of a mid-rise building as per the City of Oceanside
2 Fire Code Amendments to the 2007 California Fire Code. (See City of Oceanside
3 Ordinance #09-OR0369-1
- 4 120. Fire apparatus access roads shall be designed and maintained to support the imposed
5 loads of fire apparatus not less than 75,000 lbs and shall be provided with an approved
6 paved surface to provide all-weather driving capabilities.
- 7 121. A lighted directory map shall be installed at each driveway entrance to multi-unit
8 residential projects in excess of 15 units.
- 9 122. Any new development that necessitates updating of emergency response maps by virtue
10 of new structures, hydrants, roadways or similar features, shall be required to provide
11 map updates in a format (PDF, GIS and/or CAD) as approved by the FAHJ or
12 compatible with current department mapping services. The Fire Department is
13 authorized to charge a reasonable fee for updating all response maps.
- 14 123. All water mains which support fire hydrants shall be looped as required by City of
15 Oceanside Engineer's Manual.
- 16 124. Except as otherwise provided, no person shall own, erect, construct or occupy any
17 building or structure, or any part thereof, or cause the same to be done, which fails to
18 support adequate radio coverage for City emergency service workers operating on the
19 800MHz Countywide Coordinated Communication System, or the current radio system
20 in use. Further, owners must maintain a reasonable standard of reliable radio
21 communication within their buildings and structures once a Certificate of Occupancy is
22 issued. The BDA coverage enhancers must be maintained as a condition of occupancy
23 and tested annually. When tested, if the 800MHz signal strength readings (RSSI) fall
24 below 65 in any portion of the building, either above or below grade as measured by an
25 800 MHz portable radio, the purchase and installation of one or more bidirectional
26 amplifier radio coverage enhancers is required. A minimum signal strength of (-
27 95dBm) in 90 percent of the area of each floor building from both the 800 MHz
28 Countywide Communications Systems and from within the building is required.
- 29 125. Mid rise requirements for central control station, voice alarm, pressurized enclosures
and stairways, two-way communication system in exit stairway vestibule and other
requirements of city ordinance 08-OR 0369 – 1

1
2 **Planning:**

3 126. Development Plan (D-5-07), and Historic Permit (H-4-07) shall expire on August 10,
4 2012, unless the Planning Commission grants a time extension.

5 127. This Development Plan (D-5-07), and Historic Permit (H-4-07) approves only the
6 construction of a four-story, 348,896-square foot, 235-unit Continuing Care Retirement
7 Center on a 8.01-acre site consistent with the Mission San Luis Rey de Francia Planned
8 Development Plan for Plan Area 9 and the Mission San Luis Rey Development
9 Program and Design Guidelines as shown on the plans and exhibits presented to the
10 Planning Commission for review and approval. No deviation from these approved
11 plans and exhibits shall occur without the City Planner and/or Planning Commission's
12 approval. Substantial deviations shall require a revision to the Development Plan and
13 Historic Permit or a new Development Plan and Historic Permit.

14 128. All public facilities fee shall be paid as required by City policy at the time building
15 permits are issued.

16 129. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
17 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
19 annul an approval of the City, concerning Development Plan (D-5-07), or Historic
20 Permit (H-4-07). The City will promptly notify the applicant of any such claim, action
21 or proceeding against the City and will cooperate fully in the defense. If the City fails
22 to promptly notify the applicant of any such claim action or proceeding or fails to
23 cooperate fully in the defense, the applicant shall not, thereafter, be responsible to
24 defend, indemnify or hold harmless the City.

25 130. A letter of clearance from the affected school district in which the property is located
26 shall be provided as required by City policy at the time building permits are issued.

27 131. A covenant or other recordable document approved by the City Attorney shall be prepared
28 by the applicant and recorded prior to issuance of building permits. The covenant shall
29 provide that the property is subject to this resolution, and shall generally list the conditions
of approval.

- 1 132. Prior to the issuance of building permits, compliance with the applicable provisions of the
2 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
3 reviewed and approved by the City Planner or their designee. These requirements,
4 including the obligation to remove or cover with matching paint all graffiti within 24
5 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a
6 covenant affecting the subject property.
- 7 133. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
8 written copy of the applications, staff report and resolutions for the project to the new
9 owner and/or operator. This notification's provision shall run with the life of the project
10 and shall be recorded as a covenant on the property.
- 11 134. The applicant shall be responsible for trash abatement on the site, and shall keep the site
12 free of litter, trash and other nuisances.
- 13 135. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of
14 the City Code and shall include additional space for storage and collection of recyclable
15 materials per City standards. Recycling is required by City Ordinance. The enclosure
16 (or enclosures) must be built in a flat, accessible location as determined by the City
17 Engineer. Trash enclosures and driveways and service access areas shall be shown on
18 both the improvement and landscape plans submitted to the City Engineer. The
19 specifications shall be reviewed and approved by the City Engineer. The City's waste
20 disposal contractor is required to access private property to service the trash enclosures,
21 a service agreement must be signed by the property owner and shall remain in effect for
22 the life of the project. All trash enclosures shall be designed to provide user access
23 without the use and opening of the service doors for the bins. This design shall be
24 shown on the landscape plans and shall be approved by the City Planner.
- 25 136. Failure to meet any conditions of approval for this development shall constitute a
26 violation of the Development Plan, and Historic Permit.
- 27 137. The project shall be subject to all mitigation measures contained in the mitigation,
28 monitoring and reporting program for the project as referenced in Planning Commission
29 Resolution No. 2009-P36.
138. Unless expressly waived, all current zoning standards and City ordinances and policies in
effect at the time building permits are issued are required to be met by this project. The

1 approval of this project constitutes the applicant's agreement with all statements in the
2 Description and Justification, and other materials and information submitted with this
3 application, unless specifically waived by an adopted condition of approval.

4 139. All new mechanical roof-top and ground equipment shall be screened from public view
5 as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
6 mechanical equipment, screen and vents shall be painted with non-reflective paint to
7 match the roof. Air conditioning shall be installed and operated within the building.
8 This information shall be shown on the building plans.

9 140. Elevations, siding materials, colors, roofing materials and floor plans shall be
10 substantially the same as those approved by the Planning Commission. These shall be
11 shown on plans submitted to the Building Division and Planning Division.

12 **Environmental:**

13 141. Prior to issuance of grading permits for previously ungraded areas or undisturbed soils,
14 the applicant shall confirm to the City of Oceanside that qualified paleontologist has
15 been retained to carry out an appropriate mitigation program. (A qualified
16 paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or
17 geology who is familiar with paleontological procedures and techniques). The
18 paleontologist shall attend pre-grade meetings to consult with grading and excavation
19 contractors.

20 142. A paleontological monitor shall be on-site during grading operations in previously un-
21 graded areas to evaluate the presence of fossils within previously undisturbed sediments
22 of highly sensitive geologic formations (i.e. Santiago Formation) and moderately
23 sensitive formations (river terrace deposits) to inspect cuts for contained fossils (a
24 paleontological monitor is defined as an individual who has experience in the collection
25 and salvage of fossil materials). The paleontological monitor shall work under the
26 direction of a qualified paleontologist.

27 143. When fossils are discovered the paleontologist (or paleontological monitor) shall
28 recover them. In most cases, this fossil salvage can be completed in a short period to
29 time. However, some fossil specimens (such as a complete whale skeleton) may require
an extended salvage time. In these instances, paleontologist (or paleontological
monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery

1 of small fossil remains such as isolated mammal teeth, it may be necessary in certain
2 instances to set up a screen-washing operation on the site.

3 144. Prepared fossils along with copies of all pertinent field notes, photographs and maps
4 shall be deposited (with the applicant's permission) in a scientific institution with
5 paleontological collections such as the San Diego Natural History Museum. A final
6 summary report shall be completed and distributed to the City or other interested
7 agencies which outlines the results of the mitigation program. This report shall include
8 discussions of the methods used, stratigraphy exposed, fossils collected and significance
9 of recovered fossils.

10 145. Prior to issuance of any grading permits, the following conditions of approval shall be
11 implemented on the proposed development:

- 12 a) An archaeological monitor shall be on-site during ground-disturbing activities,
13 such as brushing, scarification, grading, and trenching.
- 14 b) A pre-excavation agreement shall be executed between the applicant and the
15 San Luis Rey Band of Mission Indians, specifying the treatment of human
16 remains and any cultural resources uncovered and requiring Native American
17 monitoring for all ground-disturbing activities.
- 18 c) Native American monitors shall be present throughout all ground-disturbing
19 activities, such as brushing, scarification, grading, and trenching for the entire
20 project area. The powers of the monitors and the details of their work shall be
21 laid out in the pre-excavation agreement.
- 22 d) The archaeological monitors and Native American monitors shall have the
23 authority to temporarily halt or redirect grading, in order to examine any finds
24 made during the course of monitoring. The monitors shall determine the need
25 for further studies to assess unexpected cultural material encountered during
26 monitoring.
- 27 e) Monitoring of ground preparation for construction will take place under the
28 supervision of a qualified archeologist and a Native American. Monitors will
29 inspect excavated soil to determine cultural status. As necessary, the monitors
will direct the excavation crew to divert or slow soil removal to a place suitable
to accommodate a reasonable level of soil examination. If appropriate, the

1 monitors will screen for archeological materials with 1/8-inch mesh screens.
2 Primarily, the monitors will be looking for worked stone, marine shell species,
3 aboriginal pottery, human and non-human skeletal remains, fire-affected rock,
4 charcoal, and other indications of buried archeologically relevant materials from
5 either the historic or prehistoric eras.

6 146. Prior to issuance of building permits, the applicant shall ensure that short-term adverse
7 effects to a scenic vista will be mitigated to less than
8 significant by screening off the construction area and any staging areas off-site.

9 147. Non-VOC paints shall be used on all exteriors.

10 148. Electricity from power poles shall be utilized during all construction activities rather
11 than temporary diesel or gasoline power generators except for circumstantial short-term
12 in the early stages of the project, or circumstantial area uses.

13 149. Prior to issuance of a grading permit, the developer shall set up a trip-reduction plan for
14 construction workers by contracting for special services with cafes within walking
15 distance for specials, or working with the Mission to provide services, and provide the
16 City Planner with a copy of the plan for review and approval.

17 150. Project grading shall mitigate potential liquefaction issues by employing in-place
18 densification of liquefiable soils with the use of Vibro-Replacement Stone Columns.
19 Densification and/or reinforcement of the soil with compacted granular columns or
20 "stone columns" will be accomplished by either a top-feed or bottom-feed method.

21 151. Grading plans submitted for approval, shall incorporate standard engineering practices
22 for erosion control and the contractor shall implement throughout the duration of
23 project construction.

24 152. Prior to issuance of building permit, the impact to 0.83 acres of alkali marsh vegetation
25 shall be fully mitigated through the planned development of a wetland within the
26 Mission grounds and adjacent to the project site. The wetland area shall be placed in a
27 conservation easement granted to the City or other entity as approved by CDFG and a
28 Wetland Mitigation Plan shall be prepared consistent with the MHCP guidelines.

29 153. Prior to the issuance of a grading permit, the impact to 2.72 acres of non-native
grassland shall be mitigated by the enhancement of 2.72 acres of non-native grassland
on dedicated conservation lands within the City of Oceanside, or through the payment

1 of an in-lieu mitigation fee to be used by the City to acquire, manage, or restore critical
2 open space parcels.

3 154. Prior to the issuance of a grading permit, the portion of the project area (northeast
4 corner of Plan Area 9) identified in a color exhibit letter dated July 16, 2009 from Liz
5 Kellogg of Tierra Data to David Lawhead of CDFG shall be excluded from any
6 disturbance, including any grading, until the presence or absence of *Brodiaea filifolia*
7 can be determined in the spring of 2010. The surveys shall be conducted by qualified
8 personnel at appropriate times during the spring season with the results of the survey to
9 be sent in letter form to the appropriate CDFG Department staff. If the plant is found,
10 an estimate or count of flowering plants and a map of the location(s) will be included in
11 the letter. Should the survey reveal that *Brodiaea filifolia* were detected next spring,
12 appropriate mitigation shall be implemented consistent with the 2005 Draft of the
13 Oceanside Subarea Habitat Conservation Plan. This mitigation should be based the
14 Narrow Endemic Species standards described in Section 5 (maximum avoidance,
15 minimization of impacts, and species-specific mitigation measures to the degree
16 practicable) and subject to review and approval by the City Planner in coordination with
17 the California Department of Fish and Game.

18 155. Prior to approval of final landscape plans, a total of 111 Mexican fan palms, California
19 fan palms, and their hybrids that were identified to be removed by the project
20 construction shall be replaced at a 1:1 ratio and shall be shown and approved on final
21 landscape plans. In addition, 642 caliper inches (for trees greater than 10 inches in
22 diameter as measured 2-1/2 feet above grade) of California pepper, eucalyptus, and
23 willow trees will be removed. The loss of this total caliper of trees will be mitigated by
24 the replacement of this total caliper amount in the approved landscape plan.

25 156. To minimize the emission of pollutants and impacts to air quality, the following
26 conditions of approval shall apply:

- 27 a) All unpaved construction areas shall be sprinkled with water or other acceptable
28 dust control agents during dust-generation activities.
29 b) Additional watering or dust-control agents shall be applied during dry weather
or windy days until dust emissions are not visible.

- 1 l) All grading and construction equipment shall be properly maintained.
2 m) SDAPCD Rules 51, 52, and 54, or subsequent rules, shall be enforced at all
3 times.

4 PASSED AND ADOPTED Resolution No. 2009-P36 on August 10, 2009 by the following
5 vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 _____
12 Claudia Troisi, Chairperson
13 Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2009-P36.

19
20 Dated: August 10, 2009

21 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees
22 may be required as stated herein:
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24 _____
25 Applicant/Representative

_____ Date

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PLANNING COMMISSION
RESOLUTION NO. 2009-P38

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA ADOPTING A
MITIGATED NEGATIVE DECLARATION ON CERTAIN
REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-5-07, H-2-07

APPLICANT: Senior Partners West, LLC

LOCATION: 4050 Mission Avenue (Plan Area 9 of the Mission PD Plan)

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

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated for public and agency review and property notification was given in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission, after giving the required notice, did on the 10th day of August 2009, conduct a duly advertised public hearing on the content of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and

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

FINDINGS:

For the Mitigated Negative Declaration:

1. The Mitigated Negative Declaration and Initial Study were completed in compliance with the provisions of the California Environmental Quality Act (CEQA).
2. Pursuant to the California Environmental Quality Act of 1970, and State 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.
3. The final mitigation measures are equivalent or more effective in mitigation or avoiding potential significant effects than the proposed draft mitigation measures and would not cause any potentially significant effect on the environment.
4. The Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program (M.M.R.P.) have been determined to be accurate and adequate documents. On

1 the basis of the entire record before it, the Planning Commission finds that there is no
2 substantial evidence that the project, with implementation of the mitigation measures
3 proposed, will have a significant impact on the environment.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
5 adopt the Mitigated Negative Declaration and adopt the mitigation measures provided therein
6 subject to the following conditions:

- 7 1. Pursuant to Public resources Code Section 21081.6 the Planning Commission adopts the
8 Mitigation Monitoring and Reporting Program (MMRP) for the project and finds and
9 determines that said programs are designed to ensure compliance with the mitigation
10 measures during project implementation.
- 11 2. Notice is HEREBY GIVEN that the time within which judicial review must be sought on
12 this decision is governed by the provisions of the California Environmental Quality Act.

13 PASSED AND ADOPTED Resolution No. 2009-P38 on August 10, 2009 by the
14 following vote, to wit:

15 AYES:

16 NAYS:

17 ABSENT:

18 ABSTAIN:

19 _____
20 Claudia Troisi, Chairperson
21 Oceanside Planning Commission

22 ATTEST:

23 _____
24 Jerry Hittleman, Secretary

25 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
26 this is a true and correct copy of Resolution No. 2009-P38.

27 Dated: August 10, 2009
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OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2009-H02

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

APPLICATION NO: D-5-07 & H-2-07
APPLICANT: Senior Partners West, LLC
LOCATION: 4050 Mission Avenue (Plan Area 9 of the Mission PD Plan)

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 and Historic Permit under the
provisions of Historic Preservation Ordinance (82-41) and Articles 17, 21, 30, 31, 40, and 43
of the Zoning Ordinance of the City of Oceanside to permit the following:

construction of a four story, 348,896 square foot, 235 unit Continuing Care Retirement
Center on a 8.01-acre site consistent with the Mission San Luis Rey de Francia Planned
Development Plan for Plan Area 9 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 June, 2009, 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 Development Plan proposal for the construction of a four story, 348,896 square foot,
235 unit Continuing Care Retirement Center is consistent with the intent of the Planned
Development Overlay designation, because all proposed infrastructure improvements and
on site development components within Plan Area 9 of the Mission San Luis Rey Planned

1 Development Plan are consistent with the goals and objectives as specified in the Mission
2 San Luis Rey de Francia Planned Development Plan for Plan Area 9, and with the
3 Mission San Luis Rey Development Program and Design guidelines. The site
4 development would further provide for a retirement center that is sensitive to the
5 historical setting of Mission San Luis Rey, and that would provide an economic
6 sustainability asset for the maintenance and preservation of the Mission San Luis Rey
7 Historical Resource.

8 2. The Continuing Care Facility use proposed and the ancillary criteria are consistent with
9 the Zoning Ordinance, the City Code, the Land Use Element, the Mission San Luis Rey
10 Historic Area Development Program and Design Guidelines that consider deviations
11 from the base zoning district offset by compensating benefits that will allow
12 development that will both preserve, enhance, and promote the heritage of the City.

13 3. The project design and its physical aspects pertaining to height, building area, and location
14 meets or exceeds the applicable zoning criteria and development standards as specified in
15 the Mission San Luis Rey de Francia Planned Development Program and Design
16 Guidelines.

17 4. That the 8.01 acre site denoted in the Development Plan can be adequately, reasonably,
18 and conveniently served by existing and planned public services, utilities, and public
19 facilities, because overall infrastructure improvements and project design components
20 would include current services with added emphasis to increase sewer capacity, storm
21 water site improvements that would ensure collection and discharge of runoff levels do
22 not exceed the existing systems capacity, and improvements through the creation of a
23 public looped water system and public transportation facilities.

24 5. That the site plan and physical design of the project is consistent with the policies
25 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
26 Development Guidelines for Hillsides, and Section 3039 of the Oceanside Zoning
27 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to
28 this site, and the proposed development would be compatible with the surrounding
29 developments of residential uses to the north and west, and with the commercial uses to
the south .

1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
2 Advisory Commission does hereby recommend approval of a Development Plan (D-5-07) and
3 a Historic Permit (H-2-07) subject to the following conditions:

4 1. This Development Plan and Historic Permit approves only the following: construction of
5 a four story, 348,896 square foot, 235 unit Continuing Care Retirement Center on a 8.01
6 acre site within Plan Area 9 of the Mission San Luis Rey Planned Development (PD)
7 plan. Any substantial modification to the Development Plan in the design or layout shall
8 require a revision to the Historic Permit and/or a new Historic Permit.

9 2. The following conditions of approval shall be implemented on the proposed
10 development on the Planning Commission Resolution of approval:

- 11 a) An archaeological monitor shall be on-site during ground-disturbing activities,
12 such as brushing, scarification, grading, and trenching due to the potential for
13 encountering cultural features, such as human burials.
- 14 b) A pre-excavation agreement shall be executed between the applicant and the
15 San Luis Rey Band of Mission Indians, specifying the treatment of human
16 remains and any cultural resources uncovered and requiring Native American
17 monitoring for all ground-disturbing activities.
- 18 c) Native American monitors shall be present throughout all ground-disturbing
19 activities, such as brushing, scarification, grading, and trenching for the entire
20 project area. The powers of the monitors and the details of their work shall be
21 laid out in the pre-excavation agreement.

22 ////
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1 d) The archaeological monitors and Native American monitors shall have the
2 authority to temporarily halt or redirect grading, in order to examine any finds
3 made during the course of monitoring. The monitors shall determine the need
4 for further studies to assess unexpected cultural material encountered during
5 monitoring.

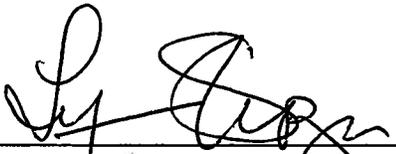
6 PASSED AND ADOPTED Resolution No. 2009-H02 on June 2, 2009 by the following
7 vote, to wit:

8 AYES: Shoger, Root, Daley, Buccola

9 NAYS: None

10 ABSENT: Guatelli

11 ABSTAIN: None

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

15 ATTEST:

16 
17 _____
Richard Greenbauer, Secretary

18 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
19 Commission, hereby certify that this is a true and correct copy of Resolution No. 2009-H02.

20 Dated: June 2, 2009
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Richard Greenbauer

From: David Lawhead [DLawhead@dfg.ca.gov]
Sent: Monday, July 20, 2009 1:35 PM
To: Elizabeth Kellogg
Cc: Richard Greenbauer; 'Daniel J. Niebaum'; Mark 'Nordquist'; 'Ed Gabarra'; 'James Lockman'; brussell@sgblocks.com
Subject: RE: Villa at Mission San Luis Rey response to CDFG commentsletter

Liz,

Thanks for the letter. My concerns regarding this project have been addressed. I will await the letter on the results of the survey for thread-leaved brodiaea next spring.

Dave

David Lawhead
Staff Environmental Scientist
CA Dept. of Fish and Game
South Coast Region
4949 Viewridge Ave.
San Diego, . CA 92123
(858) 627-3997

>>> "Elizabeth Kellogg" <liz@tierradata.com> 7/16/2009 4:06 PM >>>
H David, here is the letter incorporating your comment to add that a letter will be sent to you regarding results of the Brodiaea filifolia survey.

Liz

Elizabeth M. Kellogg

Tierra Data Inc.

10110 West Lilac Road

Escondido, CA 92026-5703

(760) 749-2247

(760) 751-9707 fax

From: Elizabeth Kellogg [mailto:liz@tierradata.com]
Sent: Thursday, July 16, 2009 11:12 AM
To: 'DLawhead@dfg.ca.gov'
Cc: 'Daniel J. Niebaum'; 'James Lockman'; 'Nordquist, Mark '; 'brussell@sgblocks.com'; 'Ed Gabarra'; 'Richard Greenbauer'
Subject: Villa at Mission San Luis Rey response to CDFG comments letter

Hello Dave - would you please review the attached letter to see if it is sufficient to address your comments and the way forward we agreed to at the site visit on July 14 at the Mission San Luis Rey?

Thanks very much and hang in there through all the state budget issues!

Let me know if you would like any changes.

Liz Kellogg

Elizabeth M. Kellogg

Tierra Data Inc.

10110 West Lilac Road

Escondido, CA 92026-5703

(760) 749-2247

(760) 751-9707 fax

July 16th, 2009

David Lawhead
California Department of Fish and Game
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123

RE: The Villa at Mission San Luis Rey Mitigated Negative Declaration SCH# 2009051059

Dear Mr. Lawhead,

Thank you for the site visit on 14 July 2009 and airing your concerns regarding the potential for certain listed species to be present on site--thread-leaf brodiaea (*Brodiaea filifolia*) and Stephens' kangaroo rat (*Dipodomys stephensi*). Your concerns remained after comments on the Biological Technical Report for the proposed Villa at Mission San Luis Rey were previously addressed in a letter dated 30 June 2009, so a site visit appeared in order.

During the site visit attention focused on a slope at the extreme north end of the site that contained some native shrub species including coast goldenbush (*Isocoma menziesii*) (see the figure below). Here is a summary and follow-up on the consensus decisions made during the site visit.



Area to be searched
for *Brodiaea filifolia*

1. *Regarding the Stephens' kangaroo rat.* You requested that a biologist examine the site for evidence of scat or burrows that may belong to kangaroo rat. If any evidence of kangaroo rat of any species was found, subsequent trapping by a biologist with federal permits for Stephens' kangaroo rat would be needed to determine the species.

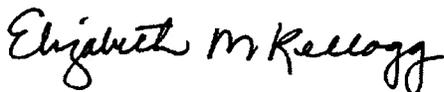
The following day (July 15) Scott Snover of my staff (Ms. Wildlife Biology, 20 years experience including experience with various species of kangaroo rat including recognition of sign for *Dipodomys stephensi*) visited the site to assess it for any evidence of kangaroo rat. He found none. Therefore, I assume that the matter of potential presence of this animal is put to rest to your satisfaction.

2. *Regarding Brodiaea filifolia,* since the season is past to find evidence of this bulbous plant, we agreed that this portion of the project area could be excluded from disturbance, including any grading, until its presence or absence can be determined next spring. The searches will be conducted by Bro. James Lockman (M.S. Horticulture, PhD Ecology) at appropriate times during the spring of 2010. The results of the *Brodiaea filifolia* survey will be written in a letter and sent to you, or the appropriate CDFG representative. If the plant is found, an estimate or count of flowering plants and a map of the location(s) will be included in the letter.

In addition, we agreed that if the plant were detected next spring, appropriate mitigation will ensue consistent with the 2005 Draft of the Oceanside Subarea Habitat Conservation Plan.

I hope this accurately reflects our discussion and that your concerns are now fully addressed.

Sincerely,



Elizabeth M. Kellogg
Senior Biological Resources Project Manager

Cc: Bro. James Lockman, OFM Executive Director, Mission San Luis Rey
Mr. Ed A. Gabarra, Jr. Administrator, Old Mission San Luis Rey
Mr. Daniel J. Niebaum, Senior Planner Lightfoot Planning Group
Mr. Mark Nordquist, Nordquist Enterprises, LLC
Mr. Richard Greenbauer, City of Oceanside
Mr. Bruce A Russell, Senior Partners West LLC Managing Partner

Letter B - Response

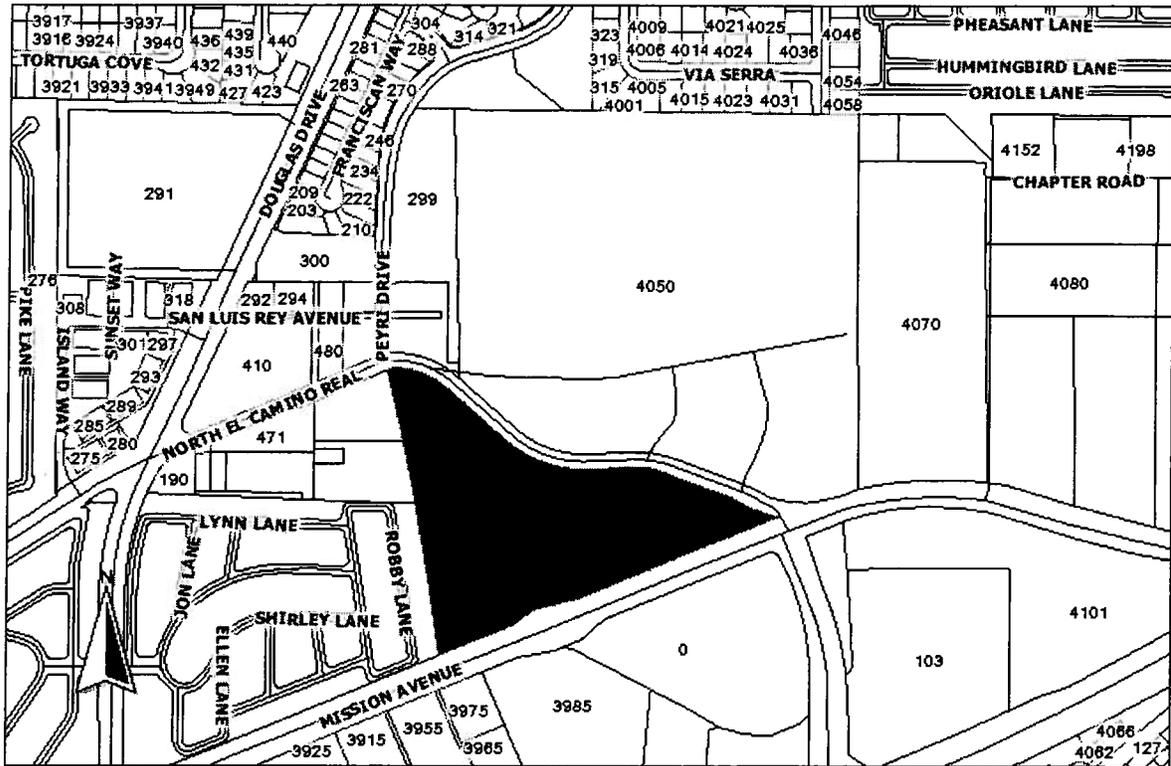
- B-1:** The City acknowledges the mandate of the Department. This comment did not result in changes to the MND.
- B-2:** The City acknowledges that the comment accurately reflects the project description, biological resources on site, project impacts, and proposed mitigation. This comment did not result in changes to the MND.
- B-3:** In response to the Department's comments regarding the potential for certain listed species to be present on site; thread-leaf brodiaea (*Brodiaea filifolia*) and Stephens' kangaroo rat (*Dipodomys stephensi*), a site visit was conducted with Department staff, City staff, and the project applicant on July 14, 2009 in order to address these concerns. The following outlines and provides follow-up to the consensus decisions made during the site visit and in subsequent correspondence with Department staff.

Regarding *Brodiaea filifolia* - Although the California Natural Diversity Database documentation presented indicates the possibility for certain plant and wildlife species to be present in the area, there is next to no possibility to support *Brodiaea filifolia* because of the land use history of this site that includes routine disking nearly every year for fire control, its historic complete clearing for a Mission-era garden, and its historic flooding. No bulb-type species were seen on the site, for that matter. They would not have survived this level of manipulation. There are virtually no native grasses left on site that are upland species. (*Distichlis spicata* being the exceptional native in the alkali marsh). While the site classifies as non-native grassland, this is a matter of the classification and not of the reality, which is dominance by non-native weedy forbs. During the site visit attention focused on a slope at the extreme north end of the site that contained some native shrub species including coast goldenbush (*Isocoma menziesii*). Since the season is past find evidence of *Brodiaea filifolia*, it was agreed that this portion of the project area could be excluded from disturbance, including any grading, until its presence or absence can be determined in the spring of 2010. The searches will be conducted by qualified personnel at appropriate times during the spring season with the results of the survey to be sent in letter form to the appropriate Department staff. If the plant is found, an estimate or count of flowering plants and a map of the location(s) will be included in the letter. In addition, it was agreed that if the plant were detected next spring, appropriate mitigation will ensue that is consistent with the 2005 Draft of the Oceanside Subarea Habitat Conservation Plan. This mitigation should be based the Narrow Endemic Species standards described in Section 5 (maximum avoidance, minimization of impacts, and species-specific mitigation measures to the degree practicable).

Regarding the Stephens' kangaroo rat - It is also very unlikely on the site but for different reasons. Stephens' kangaroo rats have a well-documented preference for sparse vegetation, and friable (diggable) soils that are not too hard nor too sandy. In contrast to this requirement, vegetation on the site is predominantly a dense cover of weedy forbs. Stephens' kangaroo rats would not be able to negotiate by hopping the majority of the site due to this dense cover, with an exception being the compacted dirt roads. The soil is hard, heavy clay rather than the granitic or sandy loams where these animals are typically found (Steve Montgomery, pers. comm.). The difficulty of burrowing in such soil is another reason they are not present. There is only very poor access to this site from distant populations across Highway 76 or the San Luis Rey River. Furthermore, no small mammal burrows were observed during field surveys that would be possible for harboring Stephens' kangaroo rat. It was requested that a biologist examine the site for evidence of scat or burrows that may belong to kangaroo rat. If any evidence of kangaroo rat of any species was found, subsequent trapping by a biologist with federal permits for Stephens' kangaroo rat would be needed to determine the species. On July 15, 2009 Mr. Scott Snover of Tierra Data Incorporated (Ms. Wildlife Biology & 20 years experience including experience with various species of kangaroo rat including recognition of sign for *Dipodomys stephensi*) visited the site to assess it for any evidence of kangaroo rat. No such evidence was found indicating existence of kangaroo rat.

These comments did not result in changes to the MND.

- B-4:** The proposed mitigation for alkali marsh will be sustainable due to the planned redirection of storm water runoff to the project area from higher-elevation portions of the Mission property. The mitigation site location is near to the lowest elevation for the entire Mission property. The wetland sustainability will be demonstrated during the period of wetland establishment, and as success criteria imposed on the project are met over a multiple year period. This comment did not result in changes to the MND.
- B-5:** A minimum buffer zone of 50 feet will be maintained between the wetland and the edge of the development. This comment did not result in changes to the MND.
- B-6:** The Mission will abide by this conventional avoidance measure, although distances stipulated are quite large (500 feet for a raptor, 200 feet for any other bird), and the breeding season starting rather early. This comment did not result in changes to the MND.



File Number: D-5-07, H-2-07

Applicant: Senior Partners West, LLC.

Description:

Development Plan (D-5-07) and Historic Permit (H-2-07) for the construction of a four-story, 348,896-square foot, 235-unit Continuing Care Retirement Center on a 8.01-acre site within Plan Area 9 of the Mission San Luis Rey Planned Development (PD) plan. The project is in the southwest corner of the Mission property (4050 Mission Avenue), bounded by the Mission Lavanderia to the east, Mission Avenue to the south and the seniors' community of Mission Manor to the west. The project site is currently zoned Planned Development with a Historic overlay (PD-19-H), and is situated within the San Luis Rey Neighborhood – **THE VILLA AT MISSION SAN LUIS REY**

Environmental Determination:

A Mitigated Negative Declaration has been prepared stating that if the identified Mitigation Measures are implemented, there will not be a significant adverse impact upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

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

Application For Planning Commission Hearing

STAFF USE ONLY

**Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885**

ACCEPTED
REV 5/17/08

BY
RTG

Please Print Or Type All Information

**RECEIVED
MAY 07 2008**

PART I - APPLICANT INFORMATION

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL	<i>D-5-07</i>
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	<i>H-2-07</i>

1. APPLICANT Senior Partners West, LLC	2. STATUS Developer
3. ADDRESS 137 Fall River Road Idaho Springs, CO 80452	4. PHONE / FAX (303) 717-5640 (615) 776-3657 fx
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group - Attn: Orven Zaragoza	
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008	7. PHONE (760) 692-1924 phone (760) 692-1935 fax

PART II - PROPERTY DESCRIPTION

8. LOCATION North of Mission Avenue, East of Mission Manor seniors community, south of Peyri Road (vacated) and west of the Lavanderia at the Mission San Luis Rey.			9. SIZE 8.01 acres	
10. GENERAL PLAN Private Institutional PI	11. ZONING PD-19-H	12. LAND USE Institutional	13. ASSESSOR'S PARCEL NUMBER 158-065-07	

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION A Development Plan and a Historic Permit for the development of a 235-unit Continuing Care Retirement Center within Plan Area 9 of the Mission San Luis Rey PD district.				
15. PROPOSED GENERAL PLAN No Change	16. PROPOSED ZONING No Change	17. PROPOSED LAND USE Institutional	18. NO. UNITS 235	19. DENSITY N/A
20. BUILDING SIZE 348,896 s.f.	21. PARKING SPACES 227	22. % LANDSCAPE 28.10%	23. % LOT COVERAGE 27.78%	

PART IV - ATTACHMENTS

ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/>	24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/>	25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/>	27. PROPERTY OWNERS' LIST	<input type="checkbox"/>
<input checked="" type="checkbox"/>	28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/>	29. PLOT PLANS	<input type="checkbox"/>
			30. FLOOR PLANS & ELEVATIONS	<input type="checkbox"/>
			31. CONSTRUCTION SCHEDULE	<input type="checkbox"/>
			32. OTHER	<input type="checkbox"/>

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.		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).		
33. APPLICANT OR REPRESENTATIVE (Print): Bruce Russell	34. DATE	37. OWNER (Print) Lupe Aceves, Corporate Treasurer Franciscan Friars, Province of St. Barbara		38. DATE
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: SIGNATURE ON FILE		
35. APPLICANT (Print): Bruce Russell	36. DATE	39. OWNER (Print):	40. DATE	
Sign: SIGNATURE ON FILE		Sign:		

**THE VILLA AT MISSION SAN LUIS REY
CONTINUING CARE RETIREMENT COMMUNITY**

Development Plan and Historic Permit

AUG 13 2008

**Description and Justification
August 2008**

Planning Department

This application is for The Villa at Mission San Luis Rey, a Continuing Care Retirement Community (CCRC) on an 8.01-acre site within the Mission San Luis Rey grounds, including a Development Plan and Historic Permit. An amendment to the Mission San Luis Rey de Francia Planned Development Plan (PD Plan) is currently on file with the City. Modifications to the PD Plan subject to this application are discussed in a separate section of this document. The Villa at Mission San Luis Rey is comprised of 235 senior living units with associated senior supportive services and accommodations. The project is in the southwest corner of the Mission property, bounded by the Mission Lavanderia to the east, Mission Avenue to the south and the seniors' community of Mission Manor to the west.

This application represents the implementation of the Land Use designation established for the site through the Mission San Luis Rey de Francia Planned Development Plan (PD Plan). The PD Plan was approved by the City Council on October 1, 2003 by Ordinance No. 03-OR610-1. The area subject to this application was identified in that document as Plan Area 9, which designates the area for the proposed retirement home.

A fundamental ethic of the Franciscans is care for the elderly. For reasons of location, topography, a tranquil environment and the comfort of nearby spiritual advisors, development of a CCRC in Plan Area 9 is extremely suitable and compatible with the Mission. The applicant, Senior Partners West, LLC, develops state-of-the-art CCRCs across the country and is proud to bring a high quality senior living community to the Oceanside community.

The project is comprised of an irregularly shaped 4-story building with a total of 235 senior living units. Of these, 180 are Senior Supportive Independent Living units, 24 Assisted Living units, 15 Alzheimer's/Dementia Care Units and 15 Skilled Nursing units and a 5-bedroom suite in the Healthcare. There are a variety of common outdoor recreation areas including interpretative landscaped courtyards, pedestrian walkways, the Rose Garden, the Prayer Garden and the Plaza.

With the minor amendments proposed for the PD Plan, the project complies with the development standards established for Plan Area 9, as well as with applicable requirements in accordance with the City's Mission San Luis Rey Historic Area Development Program and Design Guidelines (Design Guidelines), and applicable development standards within the City Zoning Ordinance.

AMENDMENT TO THE MISSION PD PLAN

An amendment to the approved Mission PD Plan was initially submitted on January 2008 and is currently on file with the City under a separate application (PD-19-Rev & H-7-01Rev). The

following is a summary of the modifications to the PD Plan being requested subject to The Villa at Mission San Luis Rey project application:

Building Height and Setback Standards

It is the intent of the PD Plan to ensure that all future development will be designed and situated on-site such that the existing Mission structures remain the prominent focal point on the property. The Villa at Mission San Luis Rey will be situated on Plan Area 9, which is extremely low in elevation and generally flat. Per the PD Plan, the majority of Plan Area 9 is approximately 50 feet above sea level, approximately 46 feet lower than the grade of the main Mission structure. The proposed building does not have significant impact to the views of the Mission given the significantly lower elevation than the main Mission structures.

A request to amend the PD Plan Development Regulations (Figure 3.1 of the approved PD Plan text) is a part of the Zone Amendment application (PD-19-Rev) that is on file with the City as previously stated. Currently, the height regulation per the approved PD Plan requires that future buildings developed on Plan Area 9 shall be 3-stories/50 feet maximum high. The maximum height of the proposed building is 46 feet measured from finished grade pursuant to Section 3017.A, and applicable exceptions to height limits set forth in Section 3018, Article 30 of the City Zoning Ordinance. During the planning process for the PD Plan, it was not anticipated that a future building on Plan Area 9 could be designed with 4 stories within the 50-foot height limit. The Villa at Mission San Luis Rey is designed with 4 stories and is 46 feet at the highest point from finished grade. Since the project site is substantially lower in elevation than the Mission, the structure could be designed as a 4-story building and under 50 feet in height that does not compete with the historic Mission, but one that utilizes its architectural language. Recycled shipping containers will be used as the primary structure which will keep the floor-to-floor height lower than conventional construction and thus allowing for the design of a 4-story building under the maximum allowable building height for Plan Area 9. A modification to the PD Plan Development Regulations is requested to change the height limit from 3-stories/50 feet height maximum to 4-stories/50 feet height maximum as measured from the finished grade pursuant to Section 3018 of the Zoning Ordinance.

The project site will require fill dirt for an effective site drainage system, and to create a relatively level building pad for the proposed main structure specifically suited to the intended senior living. The necessary fill will require a retaining wall, at varying heights, along the property's western boundary backed with carport structures with 4-foot screen wall. The proposed carport structures will each have a trellis element and vine pockets will be installed behind the screen wall. Pursuant to the Mission Historic Design Guidelines, carports/parking bays of greater than 10 parking stalls in a row will have a landscaped break. The carport structure screen wall and landscaped trellis façade along with the landscaped breaks in between the parking bays will provide sufficient and attractive buffer between the parking area and the adjoining residential community to the east. The PD Plan amendment includes a footnote under Development Regulations regarding the landscape requirement specifically for Plan Area 9's western property boundary.

A footnote will also be added to the Development Regulations, specific to Plan Area 9, to clarify that the setback regulations apply to the primary structure, not accessory structures such as

carports.

Development Standards for Plan Area 9

	PD Plan	As Modified
Stories/Height	3/50	4/50 ¹
Setback from property line	20	20 ³
Setback from Mission Avenue	50	50 ³

Note:

1. The maximum structure height shall be measured from the finished grade pursuant to Section 3017.A, and applicable exceptions to height limits (i.e., bell towers, chimneys, monuments) set forth in Section 3018, Article 30 of the City of Oceanside Zoning Ordinance apply.
2. Maximum height applies to standard height of mausoleum structures in cemetery expansion.
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 Plan Area 9's western property boundary 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.

DEVELOPMENT PLAN

Architecture

The proposed architectural theme for the project will emulate a California Mission Revival style in accordance with the guidelines and requirements set forth in the Design Guidelines. The Villa at Mission San Luis Rey incorporates various design elements that are in harmony with the existing Mission buildings. Common elements of the California Mission style architecture are incorporated into the building design and include buttresses, large patios, low pitched tile roofs, arcaded corridors, arches, curved gables and a tower element. Vast open interior courtyards provide open space and building articulation, which breaks up the east and west facing facades. Other intricate articulations such as a tower element, pediment with San Luis Rey profile, balconies, arcaded wing walls and wood fascia are incorporated to provide interesting visual elements from all vantage points. The building includes of two distinct components, the Main Residence and the Healthcare component.

The building facade will have the traditional Mission style white stucco finish with red Mission style clay tile roofing. The roof material will have the appearance of the authentic old mission clay tile but will be using a synthetic material for ease of maintenance and durability. Operable windows will afford the residents to enjoy the coastal ambience and breeze this part of the City is known for. The proposed facility is designed with the intent to obtain LEEDS certification. The utilization and reuse of the recycled shipping containers as the primary structure, use of operable windows for natural light and ventilation, water use reduction through low volume toilet design, interior finishes that include recycled content carpet, potential for "green roof" and possible use of solar panels are some of design features that would be taken into consideration during the LEEDS certification process.

Senior Supportive Independent Living Units (Main Residence)

The Villa at Mission San Luis Rey will contain a senior independent living component that offers one, two and three bedroom apartment units. Supportive services will include a meal program, housekeeping, maintenance, security, emergency response system and scheduled transportation. Concierge services, offering a full array of supportive and care services options, will also be available. A fitness center, therapy spa, outdoor pool, and salon area will be provided. Utilities, including basic cable, are provided. Residents make their own arrangements for phone service. All supportive services are bundled in a monthly fee. The apartment homes range in size from 643 s.f. to 855 s.f. one bedroom units; 970 s.f. to 1,641 s.f. two bedroom units, and 1,300 s.f. to 1,341 s.f. three bedroom units. These units are provided with common areas centrally arranged for easy access. There are a total of 180 Supportive Independent Living units.

Healthcare

Assisted Living Units

This 24 Assisted Living unit component will be housed on the third and fourth floors of the healthcare component and will be licensed by the State of California as a Residential Care Facility for the Elderly (RCF-E). One to two bedroom units, including a five-bedroom unit, will range in size from 683 s.f. to 898 s.f. for the one and two bedroom units, and 2,820 s.f. for the five-bedroom unit. The service program will include 24-hour supervision, assistance with activities of daily living, emergency response system, assistance with medications, housekeeping, laundry, utilities and three meals and snacks per day.

Alzheimer's/Dementia Care Units

This 15-bed secured unit component will be housed on the first floor of the healthcare area and will also be licensed by the State of California as a Residential Care Facility for the Elderly (RCF-E). Suites will range in size from 568 s.f. to 638 s.f. The service program will include 24-hour supervision, assistance with activities of daily living, assistance with medications, housekeeping, laundry, utilities, three meals and snacks per day and a memory support program called Trude's House provided by a staff trained in the special needs of residents with dementia.

Skilled Nursing Suites

The Skilled Nursing Facility will consist of 15 suites housed on the second floor of the healthcare area and will be licensed by the State of California. Suites will range in size from 568 s.f. to 638 s.f. The service program will include 24-hour nursing care and medical supervision, assistance with activities of daily living, medication administration, emergency response system, housekeeping, laundry, utilities, three meals and snacks and all other services as required by the State of California.

Building Data

UNIT COUNTS					
In dependent Living Units	1 Bedroom (Types 1.1, 1.2, 1.3)	2 Bedroom (Type 2.1, 2.2, 2.3, 2.4, 2.5)	3 Bedroom (Types 3.1, 3.1a, 3.1b, 3.3, 3.4)		Total
First Floor	6	21	10		37
Second Floor	6	29	10		45
Third Floor	7	30	12		49
Fourth Floor	10	28	11		49
	29	108	43		180 Units
Healthcare Units	1 Bedroom (Type 6.1, 6.3)	2 Bedroom (Type 6.2)	Skilled Nursing/ALZ Units (Type 4.1, 4.2, 4.3, 5.1, 5.2, 5.3)	5 Bedroom Suite (Type 6.4)	Total
First Floor			15		15
Second Floor			15		15
Third Floor	12	2			14
Fourth Floor	8	2		1	14
	20	4	30	1	55 Units
Total					235 Units

Access and Circulation

The Circulation Plan in the Mission PD Plan identified the need for an exclusive access point off Mission Avenue to serve only Plan Area 9, the planned retirement center. The goal is to allow residents, visitors, and/or delivery vehicles to access the planned retirement center immediately from Mission Avenue without mixing with other traffic at the Mission. The Villa at Mission San Luis Rey implements this vision and proposes two entry points, one on the east and the other to the west end of the project frontage along Mission Avenue. The eastern driveway entry point will allow full movement in and out of the retirement center and will be signalized while the western driveway will have right in and out movement to and from the site. Deliveries and service traffic will be served through the western driveway to minimize or eliminate delivery trucks from mixing with residential traffic along the project eastern driveway. These entry points along Mission Avenue will feature a bridge-like structure, with a 28-foot curb-to-curb improved width (plus a 5-foot sidewalk on one side of the east entry point), spanning across the existing drainage channel onto the project site.

The internal circulation features a 28-foot wide loop drive; clear of obstructions, for adequate fire apparatus access. A 24-foot parking aisle separates two parking islands north of the Healthcare Center main entrance. A gated emergency only access point is proposed on the northern end of the project along Peyri Road. This emergency access gate will meet all fire department criteria.

Pedestrian pathways envelop the entire building perimeter affording residents the ability to stroll within their community, including access to internal courtyards and other recreational amenities provided on-site. Pedestrian access will also be provided on the north end of the project affording residents a convenient and intimate access to the Mission. Additionally, a pedestrian connection to the east is proposed from the facility's Plaza entry node, providing access to the historic Lavanderia for resident and guests. Offsite improvements along Mission Avenue include a bus stop and a Mission-style bus shelter structure with sidewalk, curb, gutter, and street widening eastward to the Mission main entrance. The sidewalk improvement will be extended onto the site through the east entry point. The sidewalk continues westward on Mission Avenue along the project frontage and terminates on the west property line.

Parking

The project is required to provide one parking space for every three beds per the Residential Care -General parking guidelines found in the City Zoning Ordinance. The project has a total of 235 units with 49 one-bedroom units, 112 two-bedroom units, 73 three-bedroom units, and 1 five-bedroom unit, and has 439 total beds in the project. The number of required parking spaces, therefore, is 146 ($439/3 = 146.3$ or 146).

The project as proposed far exceeds the parking requirement. The project provides a total of 227 parking spaces, which is 81 more spaces than required. Of this amount, 153 spaces will be open parking distributed throughout the site. The additional 74 spaces will be covered carports incorporating the Mission architectural style with landscape treatment. The carports are designed in accordance with the Mission Design Guidelines standards and requirements. Additional stall width is provided for spaces adjacent to columns/posts, and landscaping occurs in between parking bays of greater than 10 parking stalls in a row. In addition to the landscaped breaks, the carports along the facility's western property boundary will include trellis elements and vine pockets against the back wall of the carports to provide additional visual interest, as well as additional screening. All covered and uncovered parking spaces have direct access via the main drive aisles.

Parking Summary

Covered Carports	70
ADA Accessible	4
<u>Total Covered Carports</u>	<u>74</u>
Uncovered Parking	145
ADA Accessible	6
Van Accessible	2
<u>Total Uncovered Parking</u>	<u>153</u>
Total Parking Provided	227
Total Parking Required ¹	146
Excess	81

Note:

1. Parking requirement for Residential Care use is 1 space per 3 beds (Z.O. Sec 3103).

Grading

The topography of the project site is relatively flat. However, due to low points near the middle and the northern half of the site, approximately 6 feet of fill is necessary to engineer a finished grade that will provide adequate site drainage and meet building design parameters specifically suited to the intended senior living. One of the key criteria is to provide a level building floor plan, so that there is no need for interior stairs or ramps on the same floor. Senior residents are afforded the mobility and convenient movement pattern within the building, as well as throughout their community.

A retaining wall is proposed along the western property boundary at varying heights with a maximum height of 5.4 feet. The 4-foot high carport screen wall is incorporated with the retaining wall design through the entire length. The existing perimeter wall along the eastern property boundary of the Mission Manor mobile home park, west of the proposed project, will not be affected by the proposed development to protect the landscaping, and other amenities, which may have been installed by residents on their side of the wall. The exposed height of the proposed combination retaining wall/carport screen wall, as viewed from Mission Manor, is approximately 9.4 feet at its highest point. However, the existing perimeter wall along the eastern property boundary of the mobile home park will reduce the visible surface of the proposed retaining wall.

A plantable retaining wall on the northeastern and eastern property boundary is also proposed at varying heights with a maximum height of approximately 5 feet. This wall not only provides retention, but also lines the back of the proposed box culvert drainage channel that collects runoff water and discharges into a retention basin within the Lavanderia area.

The Zoning Ordinance allows the height and design of these walls to be established by the Planned Development Plan without the need for a Variance. Retaining walls over 4 feet in height and are visible to public right-of-way will be planted and irrigated.

Utilities and Drainage

Water and sewer services are being provided per the requirements of the PD Plan Infrastructure Plans. There are existing public water facilities located in the intersection of El Camino Real and Peyri Drive northwest of the project and in Mission Avenue along the project's frontage to the south adequate to serve the proposed project. The proposed water system within the project will be designed in accordance with public water design standards. There are existing municipal sewer facilities to serve the project located in Mission Avenue on the southwest corner of the project.

Stormwater is currently discharged onto the site from the Mission property to the north, from the corner of Peyri Road, and from the existing RV storage facility to the west. Separate drainage facilities are proposed along both east and west sides of the project site. The eastern facility picks up runoff at the northern end of the project and conveys it along the eastern boundary in a box culvert and discharges into a basin within the southwest corner of the Lavanderia. The developer will provide a private reciprocal drainage agreement for the proposed cross-lot drainage prior to

the issuance of grading permit. The western drainage system collects the runoff from the RV storage area, existing runoff from the northwest, and on-site drainage through a series of catch basins, and discharges into the existing channel along Mission Avenue. A portion of the runoff will be directed to a vegetated swale along the south property line, adjacent to Mission Avenue. The rest of the site will include small vegetated swales in the courtyard areas and drain inserts in the parking areas.

The proposed utility connections and improvements are consistent with the planned improvements per the Mission PD Plan for future development within Plan Area 9.

Undergrounding Requirements

Following the original approval of the Mission PD Plan, the San Diego Gas and Electric (SDG&E) distribution line along the southern right-of-way boundary of Peyri Road (vacated) has been placed underground and will adequately extend service to the proposed development. The overhead telephone service line along the northern right-of-way boundary of Mission Avenue, spanning the entire Mission property frontage, will also be placed underground.

LANDSCAPE CONCEPT PLAN

The overall project landscape concept considers theme elements, which have historical reference to Mission San Luis Rey and the Lavanderia. Landscape for the interfaces at the property lines of the Lavanderia and project garden areas shall be coordinated to provide a sensitive transition between the two landscape areas.

The existing site condition is typical of valley floor alluvial setting and a vast majority of the site contains ruderal vegetation. Large groupings of Washingtonia Fan Palms are located on the southwest and along the western property boundary, with a sparse distribution throughout the remainder of the area. Other species such as California and Peruvian Pepper trees, Willows, and Eucalyptus trees also exist on site. True to the Franciscan value of re-use of resources, a vast majority of the existing palm trees will be relocated within the proposed project's perimeter and at focal landscape points.

The site includes a vegetated swale area for stormwater best management practices. The location of the swale borders the entry and will be seen from Mission Avenue frontage. The swale will be landscaped as an amenity feature, which suits its focal point location. As stated in a previous section, water runoff from the northern end of the project will be picked up and conveyed along the eastern project boundary via a box culvert and will be discharged into a basin within the southwest corner of the Lavanderia area. An enhanced wetland garden is proposed within this basin as part of the Mission's plan to enhance the Lavanderia. This enhanced wetland garden will use genetic material preserved from The Villa project site for reintroduction. Other areas will receive landscape treatment such as trees for shade on parking lots.

Design layouts consider a variety of activity levels of The Villa residents in both the courtyard designs and exterior layout. The courtyards shall each have a distinct ambiance, which is particular to the courtyard location, level of activity or privacy, views into the courtyard and looking out from

the courtyards. Courtyard experiences may include activity elements such as bocce ball courts, putting green, outdoor fireplace, spa, outdoor eating, kitchen and BBQ. The courtyards feature sensory garden plants, one features an outdoor pool, a variety of water and fire elements for reflection or visual enhancement. These courtyards can be accessed from the exterior through wrought iron entryways and from the main building.

The Rose Garden

The Rose Garden is located on the southeast corner of The Villa. The Rose Garden and fountain plaza is based on a series of related formal radial geometries, which center on a tiered fountain. The fountain plaza includes three semi-circular seat walls, partially enclosed with landscape and roses, which makes them ideal for small group conversation or individual enjoyment of the fountain. A walkway surrounds this small Mediterranean plaza, which is bounded by strips of turf and clusters of roses in groundcover. This walkway provides access points to the Plaza from the entry parking sidewalk, the arcade and the stairwell walkway.

The Plaza

The Plaza Garden features a grand three-sided courtyard, which opens onto the Mission Garden and Lavanderia. The Plaza area may be used for outdoor dining and special social functions. The plaza features two Mediterranean style fountains which can be seen from the billiards area, bar and grill, and hospitality center. The fountains also have axial walkway connections to the main building and plaza areas, which are reinforced by small hedges and bands of landscape and turf. The main plaza visual corridor is lined with stately palms to create a boulevard vista from the building to the Mission property. Palms also provide vertical accent of the building facades and lend a sense of scale to the building.

Alzheimer and Prayer Gardens

The nature of the healthcare use requires sufficient amounts of quiet and meditative space. The Alzheimer Garden features a landscaped courtyard where patients can enjoy the serenity of the outdoors within a semi-enclosed area. The Prayer Garden features a contemplative garden with seating and walkway for visitors and healthcare patients.

HISTORICAL PERMIT

A request for a Historical Permit as required by the Historic District Overlay is a part of this application.

SUMMARY

The Villa at San Luis Rey Continuing Care Retirement Community project meets all of the goals and objectives of the City's General Plan and Zoning Ordinance, including the Historic District Overlay, and the City Mission Design Guidelines. The proposed senior living community is compatible with the surrounding land uses and is consistent with the seniors/age-restricted communities in areas west of the project site. The project has been designed to complement 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.

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:

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.

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 retirement center use is an acknowledged complementary use to the Mission San Luis Rey and is consistent with the Private Institutional General Plan Land Use designation.

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 public services, utilities and public facilities. Provisions have been successfully incorporated into the proposed project design to increase service capacity for downstream sewer, collection and discharge of runoff water at a rate not to exceed the capacity of the existing system, public loop water extension through the site, and public transportation facilities improvements.

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 overall height restrictions. The proposed land use is consistent with the communities west of the project site, which are comprised of seniors-age restricted retirement homes. The design of the project is sensitive to the surrounding neighborhood and limits impacts through the use of

landscaping, attractive perimeter walls along the western property boundary, and authentic Mission architecture for the proposed structures, as well the proposed covered carports.

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 Hillsides, 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 relatively flat and the Hillside Development Guidelines do not apply.

Richard Greenbauer

From: Lou Jordan [loujordan@sbcglobal.net]
Sent: Monday, July 20, 2009 12:39 PM
To: Richard Greenbauer
Subject: FW: Development Plan D-5-07

Mr. Greenbauer,

Below is a copy of my original e-mail sent your way a few weeks back - I had another concern about this project besides the traffic issue and that concern is reference the size of the building to be constructed (4 stories). Wow! That would be a first on this part of Mission ave. Why 4 stories? No one else has been allowed to rise up with 4 stories along this part of Mission and if approved for this project then the door will be open for more 4 story buildings in this historical area and that would make us poor Stewarts in preserving the Mission area as it once looked. Reducing the height would make it more acceptable and the appearance wouldn't be in your face.

Thank You,
Lou Jordan

P.S. Please confirm receipt of this e-mail

-----Original Message-----

From: Lou Jordan [mailto:loujordan@sbcglobal.net]
Sent: Friday, May 15, 2009 1:40 PM
To: rgreenbauer@ci.oceanside.ca.us
Subject: Development Plan D-5-07

Mr. Greenbauer,

The Villa plans at the Mission is something that is probably needed and should be constructed, but my concern is traffic that is increasing at a rapid pace in our area of Oceanside.

The corner of Mission and Douglas is really getting jammed at times making it very difficult to exit safely from The Mission View Manor Mobile Home Park.

New construction is being completed on the south west corner of Douglas and Mission Ave. and the number of new retail outlets will add even more congestion. It's time to consider how to handle our traffic and safety for all peoples in the area. New business outlets are good for Oceanside but we must make sure our roads can handle the increases safely.

What are we doing to improve the traffic flow that will be generated by the new developments including the Villa Project.

Sunny Regards,
Lou Jordan