

# AGENDA NO. 4

**PLANNING COMMISSION**



**STAFF REPORT**

**DATE:** June 11, 2012

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Development Services Department/Planning Division

**SUBJECT:** **CONSIDERATION OF A DEVELOPMENT PLAN (D11-00009), CONDITIONAL USE PERMIT (CUP11-00014), VARIANCE (V12-00001), AND HISTORIC PERMIT (H11-00002) FOR THE DEVELOPMENT OF A COMBINATION SPORT COURT AND PARKING LOT ON THE NORTHERN PORTION OF THE PARISH GROUNDS. THE 1.98-ACRE PROJECT SITE WOULD BE UPGRADED WITH PERIMETER LANDSCAPING AND FENCING, AND WOULD INCLUDE AN ASPHALT SURFACE THAT IS PAINTED IN A MANNER TO DELINEATE PARKING SPACES AND VARIOUS SPORT COURT DIMENSIONS. THE SITE IS LOCATED WITHIN THE MISSION SAN LUIS REY NEIGHBORHOOD – APPLICANT: MISSION SAN LUIS REY PARISH**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Approve Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) by adopting Planning Commission Resolution No. 2012-P25 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** On June 14, 1993 The Planning Commission approved Development Plan (D-14-92), Conditional Use Permit (C-20-92), and Historic Permit (H-01-92) for the construction of a Liturgical Center, including classrooms, offices, a chapel, maintenance and social concerns buildings, and improvements to the sites circulation and parking. The portion of the approved plans denoted as the site for the social concerns building and parking lot area was never constructed, and has been used for overflow parking of the Parish to date.

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.

**Site Review:** The project site is zoned Public and Semi-Public with a Historic overlay (PS-H), and is designated Public & Institutional (PI) on the City's General Plan Land Use Map. Development of the northern portion of the Parish site would be designed to include a 57,361-square foot asphalt parking lot painted in a manner to delineate parking spaces and sport court areas, perimeter wrought iron fencing and 28,832 square feet of landscaped areas. Improvement of the existing decomposed granite parking lot with an impermeable surface and enhanced with landscaped areas would not increase the intensity of the use of the site beyond how it is used to date, but would rather provide for properly developed facilities for the students of the Montessori School and the parishioners of the Parish.

Surrounding land uses include an RV parking lot area and residential to the north, the Mission San Luis Rey cemetery to the west, undeveloped (PS) Public & Semi-Public zoned land to the east, and fully developed Parish facilities to the south. The project site is located at the North West corner of Chapter Way and Via Maria a private driveway on Parish property within the Mission San Luis Rey neighborhood.

**Project Description:** The project application is comprised of four components: a Development Plan (D), Conditional Use Permit (CUP), Variance (V) and Historic Permit (H) as follows:

Development Plan (D11-00009) represents a request for the following:

- (a) A request to improve an existing gravel parking lot through minor site grading and construction of an asphalt parking lot that would be painted in a manner that delineates parking spaces and various sports courts. As part of the creation of the 57,361-square foot impervious asphalt parking lot/sport court, perimeter and on-site landscaping totaling 28,832 square feet would be provided, along with a wrought iron perimeter fence.

Conditional Use Permit (CUP11-00014) represents a request for the following:

- (a) The site is zoned PS-H (Public Semi-Public with a Historic Overlay). In accordance with Article 16 Section 1620 of the Oceanside Zoning Ordinance, a conditional use permit is required for religious assembly and for schools public and private, and improvement of the existing gravel parking lot which will serve the religious and school activities established on-site requires that the original Conditional Use Permit C-20-92 be amended.

Variance (V12-00001) represents a request for the following:

- (a) To exceed the Development Standard established within Mission San Luis Rey Historic Area Development Regulations and Design Guidelines that requires parking bays of greater than 10 parking stalls in a row to implement a one stall wide landscape break.

Historic Permit H11-00002 represents a request for the following:

- (a) A Historic Permit is required in order to permit the development of a parking lot/ sport court type facility 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. Zoning Ordinance
4. California Environmental Quality Act

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan Conformance**

The project site is designated as Public & Institutional (PI) on the Land Use Map. The proposed expansion and development of a parking lot/sports court facility within the Mission San Luis Rey Historic Area is consistent with the goals and objectives of the City's General Plan, as follows:

##### **A. Land Use Element I. Community Enhancement**

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

##### **1.33 Historic Areas and Sites**

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

Staff has reviewed the request to improve an existing gravel parking lot through minor site grading and construction of a 57,361-square foot impervious asphalt parking lot/ sport court that would be painted in a manner that delineates parking spaces and

various sports courts; as well as, the addition of a wrought iron perimeter fence and on-site landscaping totaling 28,832 square feet, and has determined that the subject improvements are consistent with the original master plan vision for the subject site located immediately east of the Historic Mission San Luis Rey. The proposal to affect improvements of an unimproved gravel parking lot would further the master plan vision to establish a well-designed campus, which accommodates desired uses and provides adequate infrastructure to protect the health, safety, and welfare of visitors, employees, and facilities; as well as, create a circulation plan, which provides easy access and adequate parking for long and short-term visitors. Said improvement would be in keeping with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and would not detract from the significance of the Historic Mission San Luis Rey as viewed from the Mission San Luis Rey grounds and/or the Mission itself.

## **2. Zoning Compliance**

This project is located within a Public Semi-Public with a Historic Overlay (PS-H) zone district which establishes and regulates development standards through a Use Permit. The original Development Plan (D-14-92) and Conditional Use Permit (C-20-92) that approved a Master Plan for developing the Liturgical Center in five phases included the 1.98-acre site as landscaped gardens and an area to be developed with a Social Concerns building with access road and parking improvements, but to date has not been fully improved and has served as a parking lot for parishioners on Sundays. While the original vision to place a Social Concerns building within the 1.98-acre portion of the property as part of phase three, all phases of development were dependent on the availability of funds. At this time there are no immediate plans to develop the site as originally envisioned, and the Parish would like improve the area in a manner that accommodates the needs of the Mission Montessori School and the Church parishioners.

The Mission San Luis Rey Historic Area Development Program and Design Guidelines have established design guidelines to be used when developing parking lots within the Historic Area. Ultimately the guidelines are intended to blend parking lots into the area through screening and location. The proposal to locate the lot along the northern property boundaries of the parish property and implementation of an extensive landscape palette around the perimeter of the site would ensure that the subject parking lot/sport court is adequately screened from public right-of-ways.

The adopted guidelines require that parking lots implement a one stall wide landscape break when parking areas have greater than 10 parking stalls in a row. Strict adherence to this standard would result in the inability to use the overflow lot as a sport court for daily use by the Mission Montessori School. The applicant has submitted a request for a Variance (V12-00001) in order to allow relief from this standard. The overall design can be supported by staff because the lots primary use would be that of a sports court with parking for overflow purposes being secondary, would incorporate landscaped areas within the parking lot itself, and is located in an area that is completely obscured from view off of any public right-of-way. All dimensional standards for the overflow parking lot/sport court are consistent with the City of Oceanside development standards for parking lots including parking space sizes and drive aisle widths.

Staff has reviewed the development regulations proposed as part of Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002), and has determined that the proposed standards to be implemented into the 1.98-acre parking lot/sport court area of the Mission San Luis Rey Parish is consistent with the intent of the original objectives of the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

### 3. Land Use Compatibility with Surrounding Developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Public & Institutional PI	Public & Semi Public-Historic Overlay PS-H and	Unimproved Gravel Parking Lot
North of Subject Property:	Single Family Detached Residential SFD-R & Medium Density Residential A MDB-A	Single Family Residential-Historic Overlay RS-H & Medium Density Residential - A	Single Family Detached Residential & Senior Mobile Home Park
East of Subject Property:	Public & Institutional PI	Public & Semi Public-Historic Overlay PS-H and	Unimproved Mission Montessori School Athletic Fields, Inline Hockey Rink, Gravel Parking Area, and Undeveloped Land Beyond.
South of Subject Property:	Public & Institutional PI	Public & Semi Public-Historic Overlay PS-H and	Mission San Luis Rey Parish Facilities with Mission Ave. and Ivey Ranch Park Beyond
West of Subject Property:	Public & Institutional PI	Planned Development Historic Overlay PD-19 H	Mission San Luis Rey Planned Development Plan Area (Cemetery Use)

The proposed improvement to the existing gravel parking lot in order to affect a multi-use parking lot with sports court features been determined to be compatible with and complimentary to the surrounding built environment and the original vision for Mission San Luis Rey Parish; as well as, the Historic Mission San Luis Rey Historic Area. Staff has concluded that the creation of said facilities and modifications to infrastructure improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

## **DISCUSSION**

### **Issue: Consistency and Compatibility with the Historic Mission San Luis Rey**

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. Staff has determined that the location of the parking/sport court facility and incorporation of an appropriate landscape palette, are minor modifications that will not detract from the historic significance of the Mission San Luis Rey.

### **Recommendation**

Staff recommends that the Planning Commission concur with staff's findings and conclusions that the parking lot/sport court facility development within the Mission San Luis Rey Parish grounds will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey. Staff supports the applicant's request based upon the determination that the use is consistent with the original intent and vision of the Mission San Luis Rey Parish Master Plan to develop the site and will ultimately add benefit the community of Oceanside and its residents whom frequent the Mission San Luis Rey Parish.

## **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff has determined that the Mitigated Negative Declaration (MND) prepared and adopted for the phased development of the Liturgical Center through Development Plan (D-14-92), Conditional Use Permit (C-20-92), and Historic Permit (H-1-92), and the proposed project to improve the gravel parking lot with an asphalt surface delineated with sport court dimensions and landscaped is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

## SUMMARY

The proposed Development Plan (D11-00009), Conditional Use Permit (Cup11-00014), Variance (V12-00001), and Historic Permit (H11-00002), as designed and conditioned, are consistent with the requirements of the Zoning Ordinance, the Mission San Luis Rey Development Plan and Design Guidelines, and the land use policies of the General Plan. The project has been designed and conditioned to meet or exceed all applicable development standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Adopt PC Resolution No. 2012-P25 approving Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer  
Senior Planner

SUBMITTED BY:



Jerry Hittleman  
City Planner

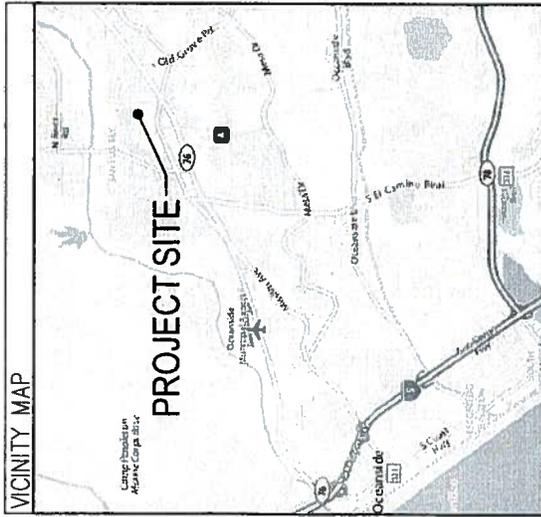
JH/RG/fil

### Attachments:

1. Plans
2. Planning Commission Resolution 2012-P25
3. OHPAC Resolution No. 2012-H01
4. OHPAC Resolution No. 93-H04
5. Planning Commission Resolution No. 93-P30
6. E-Mail Letter of Opposition Dated April 25, 2012

# OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

MISSION SAN LUIS REY  
OCEANSIDE, CA  
100% CONSTRUCTION DOCUMENTS



**CIVIL ENGINEER**  
RRM Design Group  
232 Avenida Fabricante, Ste. 112  
San Clemente, CA 92672  
William F. Strand, Project Manager  
Phone: (949) 361-7950  
Fax: (949) 361-7955  
Email: wstrand@rmdesign.com

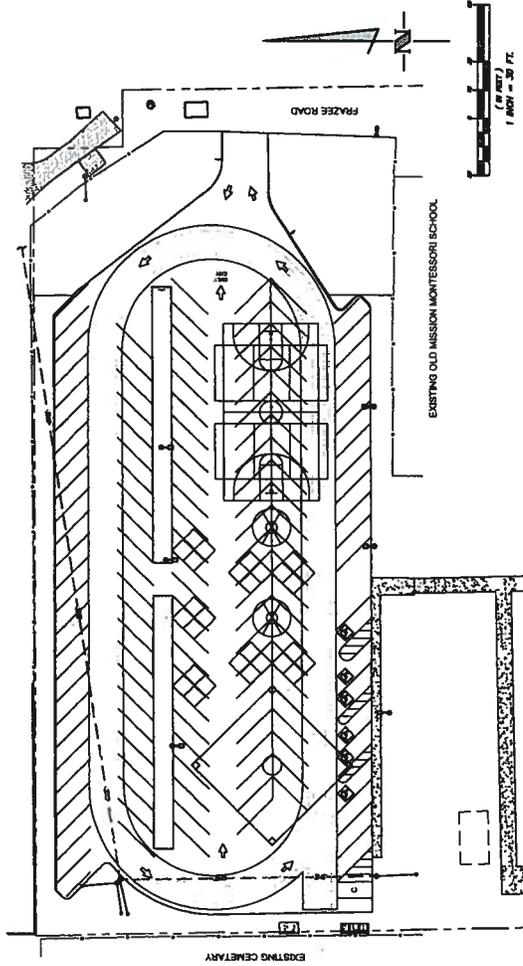
**LANDSCAPE ARCHITECT**  
RRM Design Group  
232 Avenida Fabricante, Ste. 112  
San Clemente, CA 92672  
Brian Paternagan  
Phone: (949) 361-7950  
Fax: (949) 361-7955  
Email: bpaternagan@rmdesign.com

**PROJECT DIRECTORY**

**SHEET INDEX**

C1.1	TITLE SHEET
C1.2	NOTES
C1.3	DETAILS
C1.4	TOPOGRAPHY & DEMOLITION PLAN
C1.5	SITE PLAN / HORIZONTAL CONTROL
C1.6	GRADING & DRAINAGE PLAN
C1.7	EROSION CONTROL DETAILS
C1.8	EROSION CONTROL PLAN
L1.1	CONCEPTUAL LANDSCAPE PLAN (IRRIGATION PLAN)
L2.1	CONCEPTUAL LANDSCAPE PLAN

**RECEIVED**  
MAR 28 2012  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES



**NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OCEANSIDE SPECIFICATIONS FOR CONSTRUCTION DOCUMENTS AND THE CITY OF OCEANSIDE SPECIFICATIONS FOR CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OCEANSIDE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OCEANSIDE SPECIFICATIONS FOR CONSTRUCTION DOCUMENTS.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

CONSTRUCTION DOCUMENTS

RRM DESIGN GROUP CORPORATION  
232 Avenida Fabricante, Ste. 112, San Clemente, CA 92672  
P: (949) 361-7950 | F: (949) 361-7955 | www.rmdesign.com  
creating environments people enjoy

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

MISSION SAN LUIS REY  
OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT  
TITLE SHEET

MISSION SAN LUIS REY  
OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT  
TITLE SHEET

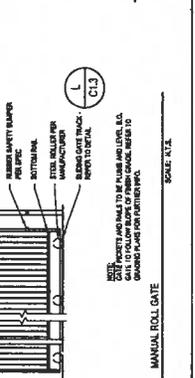
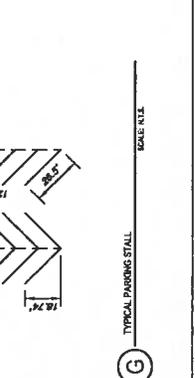
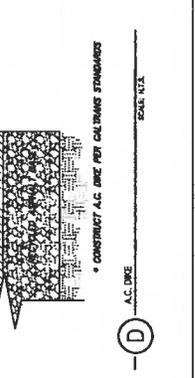
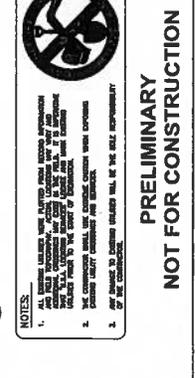
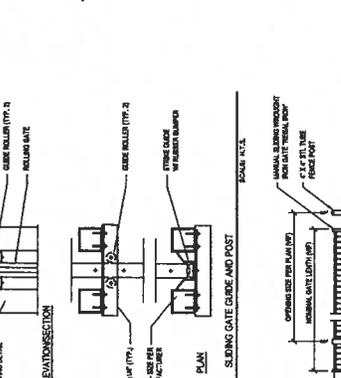
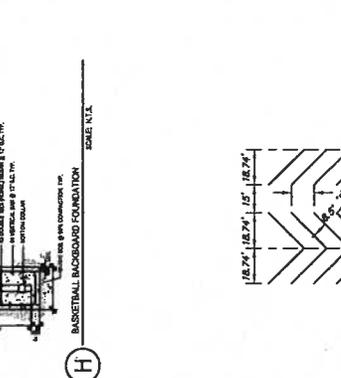
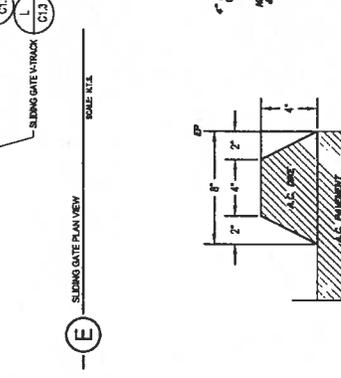
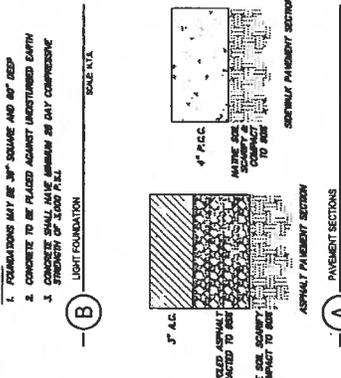
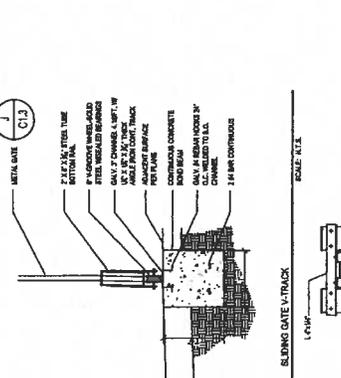
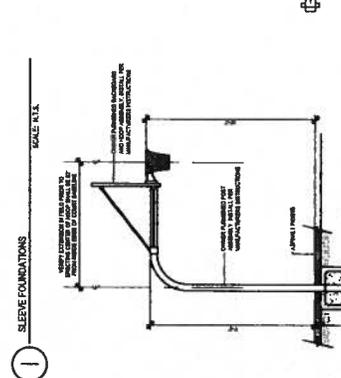
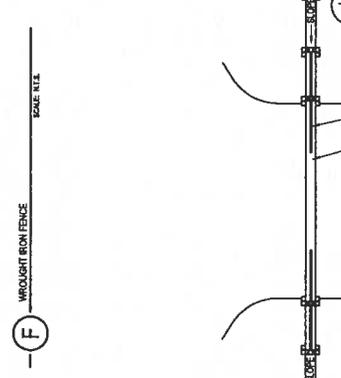
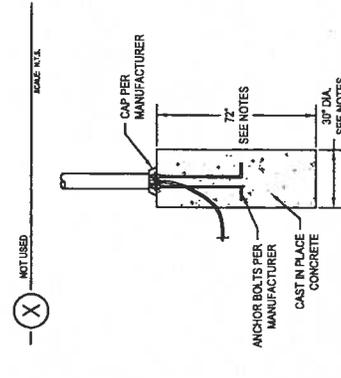
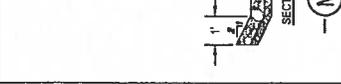
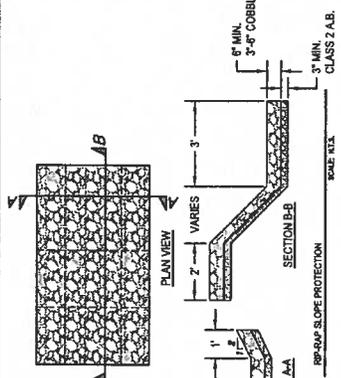
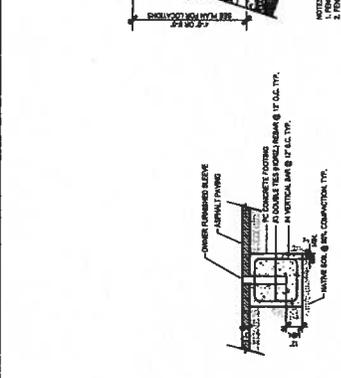
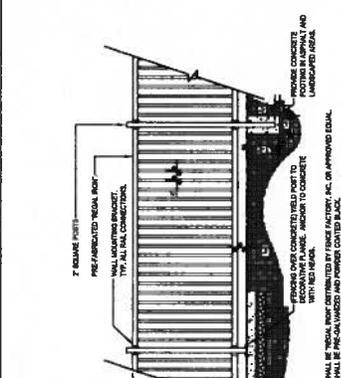
C1.1



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT PROPERTIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT ROADS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.

DATE	
ISSUE	
PROJECT NUMBER	
DESIGNED BY	
DATE	
PROJECT NUMBER	
DATE	
PROJECT NUMBER	
DATE	
PROJECT NUMBER	
DATE	

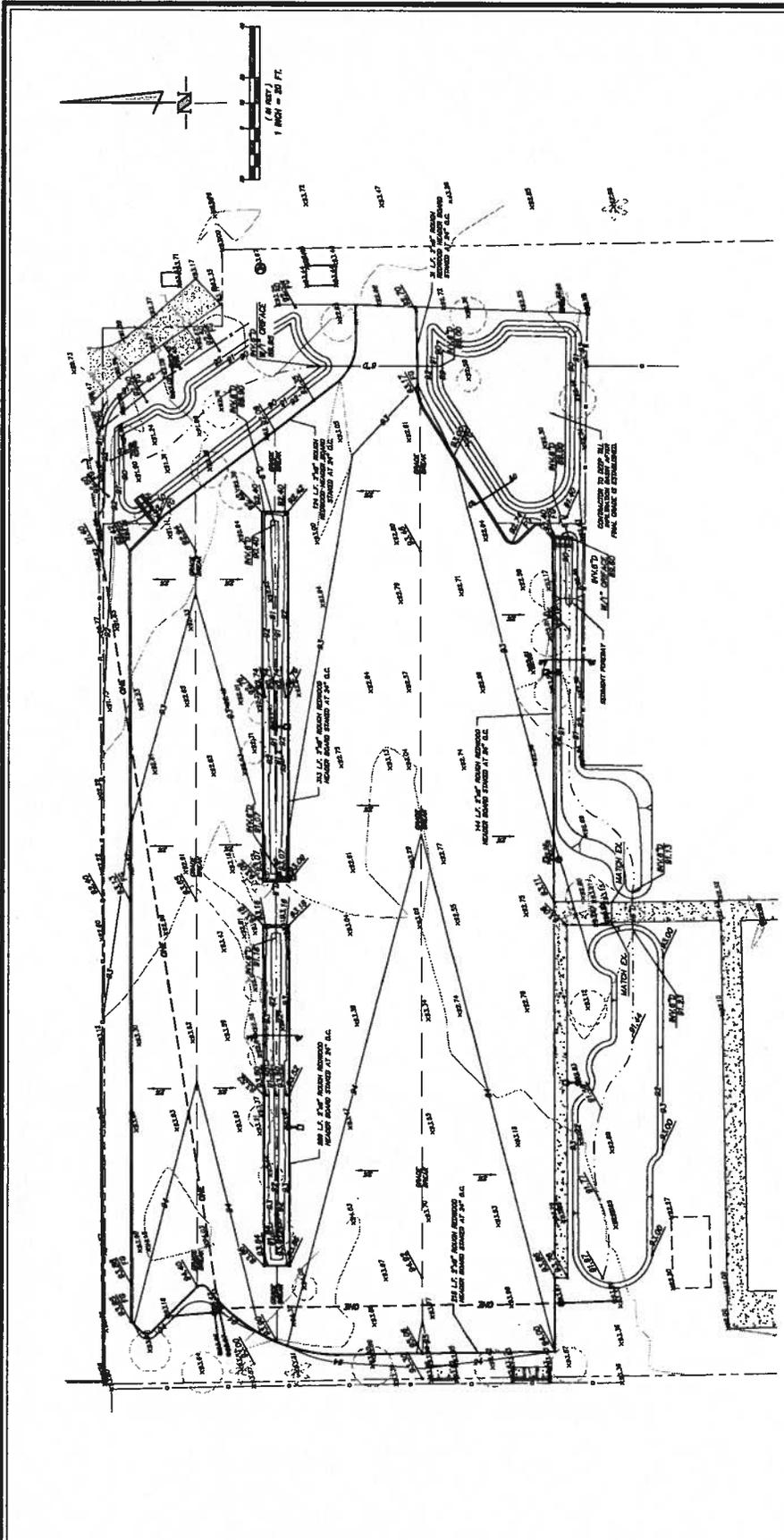
PRELIMINARY  
 NOT FOR CONSTRUCTION



NOTES:  
 1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT PROPERTIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT ROADS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO ALL ADJACENT UTILITIES.



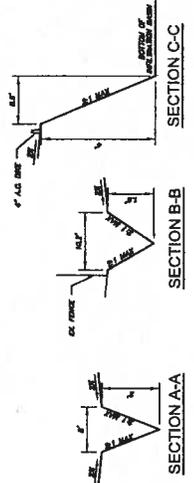




**GRADING AND PAVEMENT QUANTITIES:**  
 EARTHWORK: 113 C.Y. (+/-)  
 A.C. PAVEMENT: 528 C.Y.  
 RECYCLED ASPHALT BASE: 528 C.Y.



**NOTES:**  
 1. ALL EXISTING UTILITIES SHOWN INCLUDING BUT NOT LIMITED TO WATER, GAS, SANITARY, AND TELEPHONE LINES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



**GRADING AND DRAINAGE NOTES:**  
 1. ALL EXISTING UTILITIES SHOWN INCLUDING BUT NOT LIMITED TO WATER, GAS, SANITARY, AND TELEPHONE LINES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 4. ALL EXISTING UTILITIES SHOWN INCLUDING BUT NOT LIMITED TO WATER, GAS, SANITARY, AND TELEPHONE LINES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

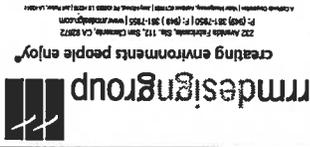
**PRELIMINARY  
NOT FOR CONSTRUCTION**



**CONSTRUCTION DOCUMENTS**

THESE PLANS AND SPECIFICATIONS SHALL BE MAINTAINED BY THE CITY OF OREGON. THE LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY OF OREGON. THE LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY OF OREGON. THE LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY OF OREGON.

**OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT**



**MISSION SAN LUIS REY OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT CONCEPTUAL LANDSCAPE PLAN**

DATE	
NO.	
PROJECT	MISSION SAN LUIS REY OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT
CLIENT	CITY OF OREGON
DATE	MARCH 10, 2010
PROJECT NO.	2310112-PP-01
PROJECT NAME	MISSION SAN LUIS REY OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

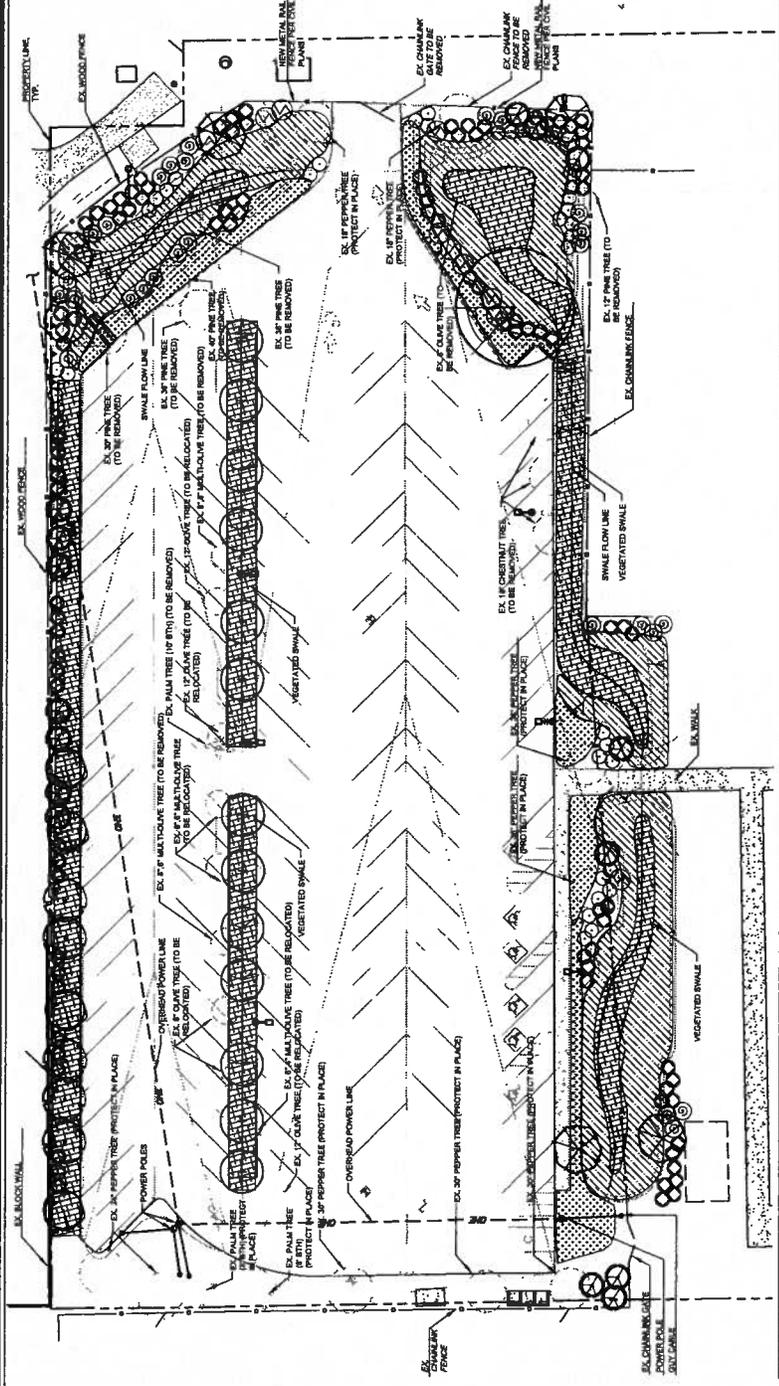
L-2.1

**GENERAL NOTES**

1. SMALL LANDSCAPE PLANTS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. PLANTING LOCATIONS SHALL BE MAINTAINED BY THE CITY OF OREGON. THE LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY OF OREGON.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY OF OREGON.
4. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND FUNCTIONAL CONSIDERATIONS. PLANT MATERIAL SHALL BE MAINTAINED BY THE CITY OF OREGON.
5. ALL PLANTING SHALL BE MAINTAINED BY THE CITY OF OREGON.

**IRRIGATION NOTE**

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW WATER USE PLANTS SHALL BE USED TO MINIMIZE WATER CONSUMPTION. VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT, ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL THE MANUFACTURERS RECOMMENDED DESIGN PARAMETERS, ALL THE GUIDELINES AND WATER CONSERVATION CONSIDERATIONS.



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	REMARKS
(Symbol)	<i>Banksia integrifolia</i>	Banksia	24" Box	4	PER PLAN	SEE DETAIL A, SHEET L-4.1
(Symbol)	<i>Jacaranda mimosifolia</i>	Jacaranda	24" Box	6	PER PLAN	SEE DETAIL A, SHEET L-4.1
(Symbol)	<i>Chloris excelsa</i>	Chloris	24" Box	4	PER PLAN	SEE DETAIL A, SHEET L-4.1
(Symbol)	<i>Quercus agrifolia</i>	Coast Live Oak	36" Box	1	PER PLAN	SEE DETAIL A, SHEET L-4.1
(Symbol)	<i>Schinus molle</i>	Callitriche Pepper Tree	24" Box	5	PER PLAN	SEE DETAIL A, SHEET L-4.1
(Symbol)	<i>Excoecaria agallocha</i>	Excoecaria	10 Gal.	11	4' O.C.	SEE DETAIL C, SHEET L-4.1
(Symbol)	<i>Yucca</i>	Yucca	5 Gal.	28	4' O.C.	SEE DETAIL C, SHEET L-4.1
(Symbol)	<i>Philadelphus lewisii</i>	Mock Orange	5 Gal.	34	4' O.C.	SEE DETAIL B, SHEET L-4.1
(Symbol)	<i>Blue Daphne</i>	Blue Daphne	8 Gal.	96	4' O.C.	SEE DETAIL B, SHEET L-4.1
(Symbol)	<i>Hesperaloe parviflora</i>	Tracy	5 Gal.	15	4' O.C.	SEE DETAIL B, SHEET L-4.1

**GROUND COVER**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	REMARKS
(Symbol)	<i>Romulea officinalis</i>	Romulea	1 Gal.	7,100 A.L.	4' O.C. TRIANGULAR SPACING	SEE DETAILS B/D, SHEET L-4.1
(Symbol)	<i>Oxypogon japonicus</i>	Mondo Grass	1 Gal.	9,750 A.L.	36" O.C. TRIANGULAR SPACING	SEE DETAILS B/D, SHEET L-4.1
(Symbol)	<i>Trisetosperum junceoides</i>	Star Jasmine	1 Gal.	2,225 A.L.	34" O.C.	SEE DETAILS B/D, SHEET L-4.1
(Symbol)	<i>Lonicera sp.</i>	Honeyuckle	5 Gal.	36	10' O.C. TRIANGULAR SPACING	SEE DETAILS B/D, SHEET L-4.1

**PLANTING NOTES**

1. CONTRACTOR SHALL VERIFY PLANTING LOCATIONS AND SPACING WITH THE PLANS AND THE LIST. PLANTS SHALL PREVENT DISCREPANCIES BETWEEN THE PLANS AND THE LIST.
2. PLANTING LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY PLANTING LOCATIONS AND SPACING WITH THE PLANS AND THE LIST.
3. THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE WORK PROGRESS. ANY SUBSTITUTIONS OR DELETIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT.
4. ALL PLANTING SHALL BE MAINTAINED BY THE CITY OF OREGON.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF STRONG CEDAR BARK MULCH IN ALL PLANTING AREAS.

**NOTES**

1. ALL PLANTING SHALL BE MAINTAINED BY THE CITY OF OREGON.
2. CONTRACTOR SHALL VERIFY PLANTING LOCATIONS AND SPACING WITH THE PLANS AND THE LIST.
3. THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE WORK PROGRESS. ANY SUBSTITUTIONS OR DELETIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT.
4. ALL PLANTING SHALL BE MAINTAINED BY THE CITY OF OREGON.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF STRONG CEDAR BARK MULCH IN ALL PLANTING AREAS.

**PRELIMINARY NOT FOR CONSTRUCTION**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

PLANNING COMMISSION  
RESOLUTION NO. 2012-P25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

---

APPLICATION NO: D11-00009, CUP11-00014, V12-00001, and H11-00002  
APPLICANT: Mission San Luis Rey Parish  
LOCATION: 4070 Mission Avenue

---

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan, Conditional Use Permit, Variance, and Historic Permit under the provisions of Historic Preservation Ordinance (82-41) and Articles 16, 21, 30, 31, 40, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

construction of a 57,361-square foot asphalt parking lot painted in a manner to delineate parking spaces and sport court areas on the northern portion of the parish grounds. The 1.98-acre project site would be upgraded with perimeter wrought iron fencing and 28,832 square feet of landscaped area to soften and screen the improved parking/sport court facilities;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 11<sup>th</sup> day of June, 2012 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared and adopted for the phased development of the Liturgical Center through Development Plan (D-14-92), Conditional Use Permit (C-20-92), and Historic Permit (H-1-92), and the proposed project to improve the gravel parking lot with an asphalt surface delineated with sport court dimensions and enhanced landscaping is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

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

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

5 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the  
6 project is subject to certain fees, dedications, reservations and other exactions as provided 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	\$0.713 per square foot or \$713 per thousand square feet for non- residential uses
School Facilities	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside
Mitigation Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
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)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0092-1	Fee based on water meter size. 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. 09-OR 0092-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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

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:

FINDINGS:

For the Development Plan:

1. The project design and its physical aspects pertaining to landscaped area and location meets or exceeds the applicable zoning criteria and development standards as specified in the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines where applicable, and where landscaped areas are not provided after 10 parking stalls in a row additional landscaped planter areas are being added within the parking lot area to compensate for said requirement.

- 1 2. The improvement of the gravel overflow parking lot with an asphalt surface painted in a  
2 manner to establish sport courts and parking spaces for the religious and educational  
3 needs of the Parish are consistent with the Zoning Ordinance, the City Code, the Land  
4 Use Element, the Mission San Luis Rey Historic Area Development Program and  
5 Design Guidelines that consider deviations from the base zoning district off-set by  
6 compensating benefits that will allow enhanced facilities that will serve the citizens of  
7 Oceanside.
- 8 3. That the area covered by the Development Plan can be adequately, reasonably and  
9 conveniently served by existing and planned public services, utilities, and public  
10 facilities. Parking lot lighting was previously established with the creation of the gravel  
11 overflow lot and no new additional public services, utilities, or public facilities will be  
12 needed to serve the site.
- 13 4. The project, as proposed and designed to incorporate a block wall along the northern  
14 property boundary and that coupled with the implementation of an extensive landscape  
15 buffer areas will ensure compatibility with existing and potential development on  
16 adjoining properties or in the surrounding neighborhood.
- 17 5. That the site plan and physical design of the project is consistent with the policies  
18 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the  
19 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning  
20 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to  
21 this site, and the proposed development would be compatible with the surrounding  
22 campus development of the Mission San Luis Rey Parish.

22 For the Conditional Use Permit:

- 23 1. That the proposed location of the sport court/overflow parking lot use is accord with the  
24 objectives of the Mission San Luis Rey Development Regulations and Design Guidelines,  
25 the Oceanside Zoning Ordinance, and the purposes of the district in which the site is  
26 located. Schools, Public or Private and creation of a sport court to serve said school is  
27 permitted within the Public & Semi-Public (PS) zone district, subject to approval of a  
28 Conditional Use Permit.
- 29 2. That the proposed location of the conditional use and the proposed conditions under  
which it would be operated or maintained will be consistent with the General Plan; will

1 not be detrimental to the public health, safety or welfare of persons residing or working  
2 in or adjacent to the neighborhood of such use; and will not be detrimental to properties  
3 or improvements in the vicinity or to the general welfare of the City. Subject to  
4 approval of a Conditional Use Permit, ancillary facilities to support school activities  
5 public or private are allowed. The request to create recreation facilities for the school  
6 would not physically change or alter the Mission Parish grounds beyond what was  
7 originally envisioned for the site and the site would be fenced off from vehicular traffic  
8 during school operations further ensuring that no public health, safety or welfare issues  
9 occur.

- 10 3. That the proposed Conditional Use will comply with the provisions of the Oceanside  
11 Zoning Ordinance and Mission San Luis Rey Development Regulations and Design  
12 Guidelines, including any specific condition required for the proposed conditional use in  
13 the district in which it would be located.

14 For the Variance:

- 15 4. There are special circumstances warranting approval of a variance and it is due to the fact that  
16 the sport court is the primary use of the site and overflow parking would be an ancillary use. All  
17 required site parking per the OZO is located elsewhere on site and the requirement to have a  
18 landscaped area every 10 parking spaces would preclude the creation of the intended primary  
19 use of the site as a sport court to serve as a recreation area for the Mission Montessori School.  
20 Strict application of the landscape requirement established within the Mission San Luis Rey  
21 Development Regulations and Design Guidelines would deprive the applicant of similar  
22 rights enjoyed by other schools public or private in the vicinity and in the same zone  
23 classification.
- 24 5. The granting of the variance will not be detrimental or injurious to property or improvements  
25 in the vicinity of the development of the site, or to the public health, safety or general  
26 welfare. Perimeter landscaping and consolidated landscape planter areas within the newly  
27 created sport court/parking lot will actually improve the area in a manner that benefits properties  
28 and improvements in the vicinity because drainage of the site has been designed to flow into bio-  
29 retention basins which will allow 100% retention of water on site, where previously the area  
drained off-site onto surrounding properties.
6. The granting of the variance will not constitute granting of a special privilege to the property  
because other properties that function as schools, public or private have been allowed to  
establish outdoor sport courts that do not contain landscaped areas. Ancillary use of the court

1 area for overflow parking in excess of the required parking for the Parish will further enhance  
2 and lessen impacts to surrounding properties.

3 **For the Historic Permit:**

- 4 7. The development of a 57,361-square foot asphalt parking lot/sport court is consistent with  
5 the policies of the Mission San Luis Rey Historic Area Development Program and  
6 Design Guidelines, and Article 21 of the Zoning Ordinance (Historic Overlay), because  
7 the overall construction and site design will not detract from the Historic Significance of  
8 the Mission San Luis Rey as viewed from on and off-site and will correct historical  
9 drainage that currently flows offsite onto adjacent properties.

10 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
11 approve Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance  
12 (V12-00001), and Historic Permit (H11-00002) subject to the following conditions:

13 **Building:**

- 14 1. Comply with the current requirements of the California Building Codes.  
15 2. Exterior lighting shall comply with the Palomar Dark Sky Ordinance, All exterior  
16 lighting must be shielded.  
17 3. Construction hours are limited to Monday through Friday 7:00 a.m. to 6:00 p.m.

18 **Engineering:**

- 19 1. For the demolition of any existing structure or surface improvements; grading plans shall  
20 be submitted and erosion control plans be approved by the City Engineer prior to the  
21 issuance of a demolition permit. No demolition shall be permitted without an approved  
22 erosion control plan.  
23 2. Design and construction of all improvements shall be in accordance with the City of  
24 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard  
25 engineering and specifications of the City of Oceanside and subject to approval by the  
26 City Engineer.  
27 3. Prior to approval of grading plan and issuance of a permit all improvement requirements  
28 shall be secured with sufficient securities.  
29 4. A precise grading and private improvement plan shall be prepared, reviewed, secured and  
approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,  
footprints of all structures, walls, drainage devices and utility services. Parking lot striping

1 and any on-site traffic calming devices shall be shown on all precise grading and private  
2 improvement plans.

3 5. This project shall provide year-round erosion control including measures for the site  
4 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
5 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
6 the owner/developer with cash securities and approved by the City Engineer.

7 6. Prior to any grading of any part of this project, a comprehensive soils and geologic  
8 investigation shall be conducted of the soils, slopes, and formations in the project. All  
9 necessary measures shall be taken and implemented to assure slope stability, erosion  
10 control, and soil integrity. No grading shall occur until a detailed grading plan, to be  
11 prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by  
12 the City Engineer.

13 7. The approval of the project shall not mean that proposed grading or improvements on  
14 adjacent properties (including any City properties/right-of-way or easements) is granted  
15 or guaranteed to the owner/developer. The owner/developer is responsible for obtaining  
16 permission to grade to construct on adjacent properties. Should such permission be  
17 denied, the project shall be subject to going back to the public hearing or subject to a  
18 substantial conformity review.

19 8. Prior to the issuance of a grading permit, the owner/developer shall notify and host a  
20 neighborhood meeting with all of the area residents located within 300 feet of the project  
21 site, to inform them of the grading and construction schedule, and to answer questions.

22 9. The owner/developer shall monitor, supervise and control all construction and  
23 construction-supportive activities, so as to prevent these activities from causing a public  
24 nuisance, including but not limited to, insuring strict adherence to the following:

25 a) Dirt, debris and other construction material shall not be deposited on any public  
26 street or within the City's stormwater conveyance system.

27 b) All grading and related site preparation and construction activities shall be  
28 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No  
29 engineering related construction activities shall be conducted on Saturdays,  
Sundays or legal holidays unless written permission is granted by the City Engineer  
with specific limitations to the working hours and types of permitted operations.

1 All on-site construction staging areas shall be as far as possible (minimum 100  
2 feet) from any existing residential development. Because construction noise may  
3 still be intrusive in the evening or on holidays, the City of Oceanside Noise  
4 Ordinance also prohibits “any disturbing excessive or offensive noise which  
5 causes discomfort or annoyance to reasonable persons of normal sensitivity.”

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

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

14 10. Where proposed off-site improvements, including but not limited to slopes, public utility  
15 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his  
16 own expense, obtain all necessary easements or other interests in real property and shall  
17 dedicate the same to the City of Oceanside as required. The owner/developer shall provide  
18 documentary proof satisfactory to the City of Oceanside that such easements or other  
19 interest in real property have been obtained prior to issuance of any grading, building or  
20 improvement permit for this development. Additionally, the City of Oceanside, may at its  
21 sole discretion, require that the owner/developer obtain at his sole expense a title policy  
22 insuring the necessary title for the easement or other interest in real property to have vested  
23 with the City of Oceanside or the owner/developer, as applicable.

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

29 12. A traffic control plan shall be prepared according to the City traffic control guidelines  
and approved to the satisfaction of the City Engineer prior to the start of work within the  
public right-of-way. Traffic control during construction of streets that have been opened

1 to public traffic shall be in accordance with construction signing, marking and other  
2 protection as required by the Caltrans Traffic Manual and City Traffic Control  
3 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless  
4 approved otherwise.

5 13. All sidewalk and pedestrian pathway improvements shall comply with ADA requirements  
6 and the City of Oceanside Engineers Design and Processing Manual.

7 14. Lighting shall be installed on the proposed parking lot and sport court to the standards  
8 specified in the City's Standard Engineering Specifications. The system shall provide  
9 uniform lighting, and be secured prior to occupancy.

10 15. The pavement design for driveways and parking stalls shall be prepared by the  
11 owner/developer's/owner's soil engineer. This project's driveways and parking lot shall  
12 remain private and shall be maintained by Mission San Luis Rey Parish. The pavement  
13 sections, traffic indices shall be based on approved geotechnical report and in compliance  
14 with the City of Oceanside Engineers Design and Processing Manual. The private parking  
15 stalls, driveway alignments and geometric layouts shall meet the City of Oceanside  
16 Engineers Design and Processing Manual.

17 16. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian  
18 ramps and sidewalk within the project, or adjacent to the project boundary that are  
19 damaged during construction of the project, shall be repaired or replaced as directed by the  
20 City Engineer.

21 17. The undergrounding of all existing overhead utility lines within this development, (Mission  
22 San Luis Rey Parish Sport Court/Parking lot) is deferred to future development of the  
23 Liturgical Center within Mission San Luis Parish property per Section 901.G. of the  
24 Subdivision Ordinance (R91-166) and per the City of Oceanside Zoning Ordinance section  
25 3023 as required by the City Engineer. All new extension services for this development,  
26 including but not limited to, electrical, cable and telephone, shall be placed underground.

27 18. 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 shall 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 occupancy 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 19. The drainage design shown on the site plan or preliminary grading plan, and the drainage  
9 report for this development plan is conceptual only. The final drainage report and drainage  
10 design shall be based upon a hydrologic/hydraulic study that is in compliance with the  
11 latest San Diego County Hydrology and Drainage Manual to be approved by the City  
12 Engineer during final engineering. All drainage picked up in an underground system shall  
13 remain underground until it is discharged into an approved channel, or as otherwise  
14 approved by the City Engineer. All public storm drains shall be shown on City standard  
15 plan and profile sheets. All storm drain easements shall be dedicated where required. The  
16 owner/developer shall be responsible for obtaining any off-site easements for storm  
17 drainage facilities.

18 20. Drainage facilities shall be designed and installed to adequately accommodate the local  
19 storm water runoff and shall be in accordance with the San Diego County Hydrology and  
20 Design Manual and in compliance with the City of Oceanside Engineers Design and  
21 Processing Manual to the satisfaction of the City Engineer.

22 21. The owner/developer shall place a note on the title sheet of the precise grading plan map  
23 agreeing to the following: "The present or future owner shall indemnify and save the  
24 City of Oceanside, its officers, agents, and employees harmless from any and all  
25 liabilities, claims arising from any flooding that occurs on this site."

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

29 23. The owner/developer shall comply with the provisions of National Pollution Discharge  
Elimination System (NPDES) General Permit for Storm Water Discharges Associated  
with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.

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

24. 24. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer  
25 and prior to issuance of grading permits, the owner/developer shall submit and obtain  
26 approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of  
27 the City Engineer. The O&M Plan shall include an approved and executed Maintenance  
28 Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan  
29 (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to  
Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated  
responsible party to manage the stormwater BMP(s), employee training program and

1 duties, operating schedule, maintenance frequency, routine service schedule, specific  
2 maintenance activities, copies of resource agency permits, cost estimate for  
3 implementation of the O&M Plan, a non-refundable cash, or an irrevocable, City-  
4 Standard Letter of Credit security to provide maintenance funding in the event of  
5 noncompliance to the O&M Plan, and any other necessary elements. The  
6 owner/developer shall provide the City with access to site for the purpose of BMP  
7 inspection and maintenance by entering into an Access Rights Agreement with the City.  
8 The owner/developer shall complete and maintain O&M forms to document all  
9 operation, inspection, and maintenance activities. The owner/developer shall retain  
10 records for a minimum of 5 years. The records shall be made available to the City upon  
11 request.

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

23 26. At a minimum, maintenance agreements shall require the staff training, inspection and  
24 maintenance of all BMPs on an annual basis. The owner/developer shall complete and  
25 maintain O&M forms to document all maintenance activities. Parties responsible for the  
26 O&M plan shall retain records at the subject property for at least 5 years. These  
27 documents shall be made available to the City for inspection upon request at any time.

28 27. The Agreement shall include a copy of executed on-site and off-site access easement and  
29 or access rights necessary for the operation and maintenance of BMPs that shall be  
binding on the land throughout the life of the project to the benefit of the party

1 responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement  
2 shall also include a copy of the O&M Plan approved by the City Engineer.

3 28. The BMPs described in the project's approved SWMP shall not be altered in any way,  
4 unless reviewed and approved to the satisfaction of the City Engineer. The determination  
5 of whatever action is required for changes to a project's approved SWMP shall be made  
6 by the City Engineer.

7 29. The Owner/developer shall provide a copy of the title/cover page of an approved SWMP  
8 with the first engineering submittal package. If the project triggers the City's Stormwater  
9 requirements but no approved Stormwater document (SWMP) exists, the appropriate  
10 document shall be submitted for review and approval by the City Engineer. The SWMP  
11 shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents  
12 shall be in compliance with the latest edition of submission requirements.

13 30. Approval of this development project is conditioned upon payment of all applicable impact  
14 fees and connection fees in the manner provided in chapter 32B of the Oceanside City  
15 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,  
16 reimbursements, and other applicable charges, fees and deposits shall be paid prior to the  
17 issuance of any building permits, in accordance with City Ordinances and policies. The  
18 owner/developer shall also be required to join into, contribute, or participate in any  
19 improvement, lighting, or other special district affecting or affected by this project.  
20 Approval of the project shall constitute the owner/developer's approval of such payments,  
21 and his agreement to pay for any other similar assessments or charges in effect when any  
22 increment is submitted for final map or building permit approval, and to join, contribute,  
23 and/or participate in such districts.

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

28 32. A digital file of the as-built grading plan, and as-built improvement plan in a format  
29 consistent with the City's requirements for digital submittals, detailed in the Engineers  
Design and Processing Manual shall be submitted to the City of Oceanside prior to  
occupancy permit.

1 33. In the event that the conceptual plan does not match the conditions of approval, the  
2 resolution of approval shall govern.

3 **Planning:**

4 34. The Development Plan, Conditional Use Permit, Variance, and Historic Permit shall expire  
5 on June 11, 2014, unless implemented in accordance with the City of Oceanside Zoning  
6 Ordinance or unless a time extension is granted by the Planning Commission.

7 35. This Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance  
8 (V12-00001), and Historic Permit (H11-00002) permits the construction of a 57,361-  
9 square foot asphalt sport court/parking lot painted in a manner to delineate parking  
10 spaces and sport court areas on the northern portion of the parish grounds, along with  
11 perimeter wrought iron fencing and 28,832 square feet of landscaped area to soften and  
12 screen the improved parking/sport court facilities. Any substantial modification to the  
13 Development Plan in the design or layout shall require a revision to the Development  
14 Plan and Conditional Use Permit and/or a new Development Plan and Conditional Use  
15 Permit.

16 36. 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 (D11-00009), Conditional  
20 Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002).  
21 The City will promptly notify the applicant of any such claim, action or proceeding  
22 against the City and will cooperate fully in the defense. If the City fails to promptly  
23 notify the applicant of any such claim action or proceeding or fails to cooperate fully in  
24 the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or  
25 hold harmless the City.

26 37. An archaeological monitor shall be on-site during ground-disturbing activities, such as  
27 brushing, scarification, grading, and trenching within the boundaries of the cemetery  
28 addition and disposal area due to the potential for encountering cultural features, such as  
29 human burials.

30 38. A pre-excavation agreement shall be executed between the applicant and the San Luis  
31 Rey Band of Mission Indians, specifying the treatment of human remains and any

1 cultural resources uncovered and requiring Native American monitoring for all ground-  
2 disturbing activities.

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

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

11 41. A covenant or other recordable document approved by the City Attorney shall be prepared  
12 by the developer and recorded prior to issuance of building permits. The covenant shall  
13 provide that the property is subject to this resolution, and shall generally list the conditions  
14 of approval.

15 42. Prior to the issuance of building permits, compliance with the applicable provisions of the  
16 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed  
17 and approved by the Planning Division. These requirements, including the obligation to  
18 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
19 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
20 property.

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

25 44. Failure to meet any conditions of approval for this development shall constitute a violation  
26 of Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance  
27 (V12-00001), and Historic Permit (H11-00002).

28 45. Unless expressly waived, all current zoning standards and City ordinances and policies in  
29 effect at the time building permits are issued are required to be met by this project. The  
approval of this project constitutes the applicant's agreement with all statements in the  
Description and Justification, Development Plan and other materials and information

1 submitted with this application, unless specifically waived by an adopted condition of  
2 approval.

3 46. The applicant, tenants, or successors in interest shall comply with the City's business  
4 license requirements as necessary.

5 47. The use of the sport court for recreational activities shall be limited to daytime use only  
6 (dusk to dawn), no night time use of the sport court for recreational activities shall be  
7 permitted as part of this projects approval.

8 **Landscaping:**

9 48. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and  
10 Specifications for Landscape Development (latest revision), Water Conservation Ordinance  
11 No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of  
12 such landscaping, shall be reviewed and approved by the City Engineer prior to the  
13 issuance of building permits. Landscaping shall not be installed until bonds have been  
14 posted, fees paid, and plans signed for final approval. A preconstruction meeting shall be  
15 conducted with the landscape architect of record, developer or owner's representative,  
16 landscape contractor, general contractor and city public works inspector prior to the  
17 commencement of landscape/irrigation installation. The following landscaping  
18 requirements shall be required prior to plan approval and certificate of occupancy:

- 18 a) Final landscape plans shall accurately show placement of all plant material such as  
19 but not limited to trees, shrubs, and groundcovers.
- 20 b) Landscape Architect shall be aware of all utility, sewer, gas, water , storm drain  
21 lines and easements and place planting locations (including trees) accordingly to  
22 meet City of Oceanside requirements.
- 23 c) All required landscape areas shall be maintained by owner. The landscape areas  
24 shall be maintained per City of Oceanside requirements.
- 25 d) Proposed landscape species shall be native or naturalized to fit the site and meet  
26 climate changes indicative to their planting location. The selection of plant material  
27 shall also be based on cultural, aesthetic, and maintenance considerations. In  
28 addition proposed landscape species shall be low water users as well as meet all fire  
29 department requirements.

- 1 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,  
2 and appropriate supplements based upon a soils report from an agricultural  
3 suitability soil sample taken from the site.
- 4 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from  
5 the sun, evapotranspiration and run-off. All the flower and shrub beds shall be  
6 mulched to a 3" depth to help conserve water, lower the soil temperature and  
7 reduce weed growth.
- 8 g) The shrubs shall be allowed to grow in their natural forms. All landscape  
9 improvements shall follow the City of Oceanside Guidelines.
- 10 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving  
11 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet of  
12 a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in each  
13 direction from the centerline of the trunk, for a total distance of 10 feet. Root  
14 barriers shall be 24 inches in depth. Installing a root barrier around the tree's root  
15 ball is unacceptable.
- 16 i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall  
17 obtain planning department approval for these items in the conditions or application  
18 stage prior to 1st submittal of working drawings.
- 19 j) For the planting and placement of trees and their distances from hardscape and  
20 other utilities/ structures the landscape plans shall follow the City of Oceanside's  
21 (current) Tree Planting Distances and Spacing Standards.
- 22 k) An automatic irrigation system shall be installed to provide coverage for all  
23 planting areas shown on the plan. Low precipitation equipment shall provide  
24 sufficient water for plant growth with a minimum water loss due to water run-off.
- 25 l) Irrigation systems shall use high quality, automatic control valves, controllers and  
26 other necessary irrigation equipment. All components shall be of non-corrosive  
27 material. All drip systems shall be adequately filtered and regulated per the  
28 manufacturer's recommended design parameters.
- 29 m) All irrigation improvements shall follow the City of Oceanside Guidelines and  
Water Conservation Ordinance.
- n) The landscape plans shall match all plans affiliated with the project.

- o) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and meet the satisfaction of the City Engineer.
- p) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

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

////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////  
////////////////

1 50. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
2 approval, the resolution of approval shall govern.

3 PASSED AND ADOPTED Resolution No. 2012-P25 on June 11, 2012 by the  
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 \_\_\_\_\_  
10 Tom Rosales, Chairperson  
Oceanside Planning Commission

11 ATTEST:

12 \_\_\_\_\_  
13 Jerry Hittleman, Secretary

14  
15 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
16 this is a true and correct copy of Resolution No. 2012-P25.

17  
18 Dated: June 11, 2012

19  
20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may  
21 be required as stated herein:

22 \_\_\_\_\_  
23 Applicant/Representative

\_\_\_\_\_ Date

OCEANSIDE HISTORIC PRESERVATION  
ADVISORY COMMISSION  
RESOLUTION NO. 2012-H01

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

APPLICATION NO: D11-00009, CUP11-00014, V12-00001, and H11-00002  
APPLICANT: Mission San Luis Rey Parish  
LOCATION: 4070 Mission Avenue

THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE  
CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms  
prescribed by the Commission requesting a Development Plan, Conditional Use Permit,  
Variance, and Historic Permit under the provisions of Historic Preservation Ordinance (82-41)  
and Articles 16, 21, 30, 31, 40, 41, and 43 of the Zoning Ordinance of the City of Oceanside to  
permit the following:

construction of a 57,361-square foot asphalt parking lot painted in a manner to delineate  
parking spaces and sport court areas on the northern portion of the parish grounds. The  
1.98-acre project site would be upgraded with perimeter wrought iron fencing and  
28,832 square feet of landscaped area to soften and screen the improved parking/sport  
court facilities;  
on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the  
required notice, did on the 1st day of May, 2012, 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:

//////////

1 FINDINGS:

- 2 1. The proposed location of the use is in accord with the objectives of this ordinance and the  
3 purposes of the district in which the site is located because the development plan proposal  
4 for the development of a 57,361-square foot asphalt parking lot/ sport court is consistent  
5 with the intent of the General Plan Public & Institutional (PI) Land Use Designation and  
6 Public and Semi-Public-Historic Overlay (PS-H) zoning designation in that all proposed  
7 improvements and on site development will provide additional support facilities to serve  
8 the students of the Mission Montessori School and the parishioners of the Mission San  
9 Luis Rey Parish.
- 10 2. The improvement of the gravel overflow parking lot with an asphalt surface painted in a  
11 manner to establish sport courts and parking spaces for the religious and educational  
12 needs of the Parish are consistent with the Zoning Ordinance, the City Code, the Land  
13 Use Element, the Mission San Luis Rey Historic Area Development Program and  
14 Design Guidelines that consider deviations from the base zoning district off-set by  
15 compensating benefits that will allow enhanced facilities that will serve the citizens of  
16 Oceanside.
- 17 3. The project design and its physical aspects pertaining to landscaped area and location  
18 meets or exceeds the applicable zoning criteria and development standards as specified in  
19 the Mission San Luis Rey de Francia Planned Development Program and Design  
20 Guidelines where applicable, and where landscaped areas are not provided after 10  
21 parking stalls in a row additional landscaped planter areas are being added within the  
22 parking lot area to compensate for said requirement.
- 23 4. That the site plan and physical design of the project is consistent with the policies  
24 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the  
25 Development Guidelines for Hillsides, and Section 3039 of the Oceanside Zoning  
26 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to  
27 this site, and the proposed development would be compatible with the surrounding  
28 campus development of the Mission San Luis Rey Parish.
- 29

1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation  
2 Advisory Commission does hereby recommend approval of a Development Plan (D11-00009),  
3 Conditional Use Permit (CUP11-00014), Variance (V12-00001) and Historic Permit (H11-  
4 00002) subject to the following conditions:

- 5 1. This Development Plan, Conditional Use Permit, Variance and Historic Permit approves  
6 only the following: Construction of a 57,361-square foot asphalt parking lot painted in a  
7 manner to delineate parking spaces and sport court areas on the northern portion of the  
8 parish grounds. The 1.98-acre project site would be upgraded with perimeter wrought  
9 iron fencing and 28,832 square feet of landscaped area to soften and screen the improved  
10 parking/sport court facilities. Any substantial modification to the Development Plan in the  
11 design or layout shall require a revision to the Historic Permit and/or a new Historic  
12 Permit.
- 13 2. The following conditions of approval shall be implemented on the proposed project and  
14 added on the Planning Commission Resolution of approval:
  - 15 a) An archaeological monitor shall be on-site during ground-disturbing activities,  
16 such as brushing, scarification, grading, and trenching within the boundaries of  
17 the cemetery addition and disposal area due to the potential for encountering  
18 cultural features, such as human burials.
  - 19 b) A pre-excavation agreement shall be executed between the applicant and the  
20 San Luis Rey Band of Mission Indians, specifying the treatment of human  
21 remains and any cultural resources uncovered and requiring Native American  
22 monitoring for all ground-disturbing activities.
  - 23 c) Native American monitors shall be present throughout all ground-disturbing  
24 activities, such as brushing, scarification, grading, and trenching for the entire  
25 project area. The powers of the monitors and the details of their work shall be  
laid out in the pre-excavation agreement.

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

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

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

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

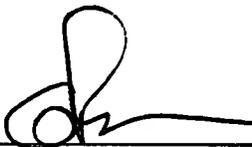
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

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

PASSED AND ADOPTED Resolution No. 2012-H01 on May 1, 2012 by the following

vote, to wit:

- AYES: Root, Buccola, Daley and Hansen
- NAYS: None
- ABSENT: Guatelli
- ABSTAIN: None




---

Greg Root, Chairman  
Oceanside Historic Preservation  
Advisory Commission

ATTEST:




---

Richard Greenbauer, Secretary

I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-H01.

Dated: May 1, 2012

1 OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

2 RESOLUTION NO. 93-H04

3  
4 A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION  
5 ADVISORY COMMISSION OF THE CITY OF OCEANSIDE, RECOMMENDING  
6 APPROVAL OF AN HISTORIC PERMIT ON CERTAIN REAL PROPERTY IN  
7 THE CITY OF OCEANSIDE

8 APPLICATION NO.: H-1-92  
9 APPLICANT: MISSION SAN LUIS REY PARISH  
10 LOCATION: 4070 MISSION AVENUE

11 THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF  
12 THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

13 WHEREAS, there was filed with this Commission a  
14 verified petition on the forms prescribed by the Commission  
15 requesting a historic permit under the provisions of the  
16 Historical Preservation Ordinance (82-41) and Article 21 of  
17 the Zoning Ordinance of the City of Oceanside to permit the  
18 following:

19 The construction of a Liturgical Center with classrooms,  
20 offices, a small chapel, maintenance buildings and gardens  
21 on certain real property legally described as shown on  
22 EXHIBIT "A" attached hereto and incorporated herein by  
23 reference thereto.

24 WHEREAS, the Oceanside Historic Preservation Advisory  
25 Commission, after giving the required notice, did on the  
26 6th day of April, 1993 conduct a duly advertised public  
27 hearing as prescribed by law to consider said application.

28 WHEREAS, the Oceanside Historic Preservation Advisory  
Commission finds:

1. The construction of the Liturgical Center on the grounds of the Mission San Luis Rey Parish is consistent with the policies and purposes of Articles 16 and 21 of the Zoning Ordinance and Chapter 14A of the City Code. The Liturgical Center represents an expansion to the existing religious assembly activities currently provided within the Parish complex. The new construction will not detract from the architectural and cultural significance of the Mission San Luis Rey Parish.
2. The Liturgical Center which includes the church/classrooms, offices, small chapel, maintenance buildings and gardens is consistent with the development and design guidelines for

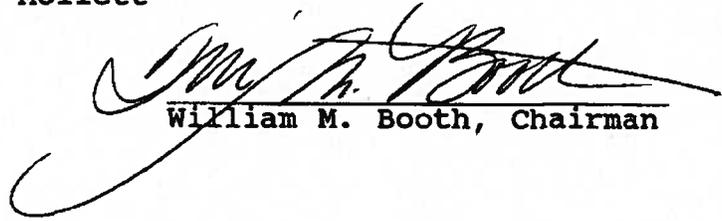


1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

3. The applicant shall engage a SOPA certified archaeologist to monitor the excavations activities resulting from the construction of the buildings. The applicant shall provide the Planning Department with evidence of the engagement of the SOPA certified archaeologist prior to the commencement of any excavation activity.

PASSED on and adopted on May 4, 1993 to wit:

- AYES: Normandin, Booth, Buccola, Duff
- NAYES: None
- ABSTAIN: Russell
- ABSENT: Daley, Mollett

  
William M. Booth, Chairman

1 PLANNING COMMISSION  
2 RESOLUTION NO. 93-P30

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

8  
9 APPLICATION NO: D-14-92, C-20-92 AND H-01-92  
10 APPLICANT: Roman Catholic Bishop of San Diego/Mission San  
11 Luis Rey Parish  
12 LOCATION: 4070 Mission Avenue

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

15 WHEREAS, there was filed with this Commission a verified  
16 petition on the forms prescribed by the Commission requesting a  
17 Development Plan, Conditional Use Permit and Historic Permit  
18 under the provisions of Articles 41, 43 and 21 of the Zoning  
19 Ordinance of the City of Oceanside to permit the following:

20 the construction of a Liturgical Center, including  
21 classroom, office, chapel, maintenance and social  
22 concerns buildings, circulation and parking  
23 improvements

24 on certain real property legally described as shown on EXHIBIT  
25 "A" attached hereto and incorporated herein by reference  
26 thereto.

27 WHEREAS, the Planning Commission, after giving the required  
28 notice, did on the 14th day of June, 1993 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:

For the Development Plan:

1. The architectural design of the project meets the appropriate development standards contained within the Zoning Ordinance, "Development Guidelines and Design Guidelines for the Mission San Luis Rey Historic Area" and the Secretary of the Interior's standards for rehabilitation. The architectural design incorporates elements which do not exactly replicate but compliment those contained within the existing Old Mission and Parish buildings.
2. The proposed project is consistent with the goals and policies of the General Plan. The General Plan land use

1 designation is Public/Semi-public. The location of the  
2 site adjacent to the Old Mission San Luis Rey and its long  
3 time provision of religious activities and services will  
4 not deter from the adjacent land use activities within the  
5 area.

- 6 3. The public facilities, services and utilities that serve  
7 the site and land use are existing and adequate.  
8 Modifications are proposed for the circulation system on  
9 and off-site to improve traffic movements and the provision  
10 of emergency services. The application has also been  
11 conditioned to improve or provide for future public  
12 improvements that may be necessary to serve the site.

13 For the Conditional Use Permit:

- 14 1. The construction of the Liturgical Center on the grounds of  
15 the Mission San Luis Rey Parish is consistent with the  
16 policies pertaining to Public and Semi-public land use  
17 activities. The project represents an expansion and  
18 consolidation of the existing religious assembly activities  
19 and operations.
- 20 2. The proposed Liturgical Center is located on the grounds of  
21 the Mission San Luis Rey Parish, a facility which has  
22 provided religious services and activities within the City  
23 of Oceanside for 85 years at this site. The expansion of  
24 the religious activities at this location, pursuant to the  
25 conditions of approval, will not create a detrimental  
26 situation to the public health, safety and welfare. The  
27 use is also consistent and compatible with the land uses  
28 within the vicinity.
3. The application has been conditioned for the Planning  
Commission to reconsider the Conditional Use Permit should  
the applicant fail to meet any of the conditions of  
approval.

WHEREAS, the Planning Commission finds that there is no  
substantial evidence in the public record which indicates the  
potential for significant environmental impacts associated with  
the proposed project, the Negative Declaration is hereby  
approved (EXHIBIT "B").

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission  
does hereby APPROVE of DEVELOPMENT PLAN D-14-92, CONDITIONAL USE  
PERMIT C-20-92 and HISTORIC PERMIT H-1-92 subject to the  
following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on  
the date of submittal for Building Department plan check.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. Site development, parking, access into buildings and building interiors shall comply with C.A.C. Title 24, Part 2 (Handicapped Access - Nonresidential buildings - O.S.A.)
4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of the plans.

**Environmental:**

6. All studies and analyses required as conditions of approval or mitigation measures shall be completed before the issuance of building permits.
7. The applicant shall prepare an Archaeological Mitigation Monitoring Plan. This plan shall be submitted and approved by the City Planning Director prior to the issuance of a Grading Permit. The monitoring plan shall identify an archaeologist certified by the Society of Professional Archaeologists and consultation with a Native American representative to serve as monitors. The monitors will observe all cut grading and if any resource(s) are uncovered, they will have the ability to stop the work to allow appropriate analysis.

**Engineering:**

8. Property line returns, knuckles, and all other street right-of-way alignments and widths shall be dedicated and improved as required by the City Engineer.
9. Prior to approval of the project, all improvement requirements shall be covered by a subdivision agreement, secured with sufficient improvement securities or bonds guaranteeing performance, payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.
10. Where proposed off-site improvements including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to

1 the City as required. The applicant shall provide  
2 documentary proof satisfactory to the City that such  
3 easements or other interest in real property have been  
4 obtained prior to the approval of building permits.  
5 Additionally, the City, may at its sole discretion, require  
6 that the applicant obtain at his sole expense a title  
7 policy insuring the necessary title for the easement or  
8 other interest in real property to have vested with the  
9 City of Oceanside or the applicant, as applicable.

10 11. Curb radius at the cul-de-sac turnarounds shall be at least  
11 40 feet.

12 12. All street dedications, alignments, widths, and exact  
13 geometrics shall be as approved by the City Engineer.

14 13. The developer shall provide public street dedication as  
15 required to serve the property.

16 14. The exact alignment, width and design of all median  
17 islands, turning lanes, travel lanes, driveways, striping,  
18 and all other traffic control devices and measures,  
19 including turnouts, bike lanes, and width transitions,  
20 shall be approved by the City Engineer.

21 15. Pavement sections for all streets, alleys, driveways and  
22 parking areas shall be based upon soil tests and traffic  
23 index. The pavement design to be prepared by the  
24 subdivider's soil engineer must be approved by the City  
25 Engineer.

26 16. All traffic signal contributions, highway thoroughfare  
27 fees, park fees, reimbursements, and other applicable  
28 charges, fees and deposits shall be paid prior to the  
issuing of any building permits in accordance with City  
policies. The subdivider or developer shall also be  
required to join into, contribute, or participate in any  
improvement lighting, or other special district affecting  
or affected by this project. Approval of the project shall  
constitute the developer's approval of such payments, and  
his agreement to pay for any other similar assessments or  
charges in effect at the time any increment is submitted  
for final map or building permit approval, and to join,  
contribute, or participate in such districts.

17 17. Design and construction of all improvements shall be in  
18 accordance with standard plans, specifications of the City  
19 of Oceanside and subject to approval by the City Engineer.  
20 Parking lot striping shall be shown on precise  
21 grading/private improvement plans for parking lots.

22 18. The developer shall pay traffic signal fees as required by  
23 the City's Traffic Signal Fee Ordinance.

- 1 19. The developer shall pay thoroughfare fees as required by  
2 the City's Thoroughfare Fee Ordinance.
- 3 20. Sight distance requirements at all street intersections  
4 shall conform to the intersectional sight distance criteria  
5 as provided by the California Department of Transportation  
6 Highway Design Manual.
- 7 21. Landscaping plans for trees, bushes and shrubs, or plans  
8 for the construction of walls, fences or other structures  
9 at or near intersections must conform to sight distance  
10 requirements and must be submitted to and approved by the  
11 City Engineer prior to the issuance of building permits and  
12 prior to the implementation of any landscape improvements.
- 13 22. Traffic control during the construction of streets which  
14 have been opened to public travel shall be in accordance  
15 with construction signing, marking and other protection as  
16 required by the State Department of Transportation  
17 (CalTrans) Traffic Manual.
- 18 23. Grading and drainage facilities shall be designed to  
19 adequately accommodate the local storm water runoff and  
20 shall be in accordance with standard plans and  
21 specifications of the City of Oceanside and subject to the  
22 approval of the City Engineer.
- 23 24. Development shall be in accordance with City Floodplain  
24 Management Regulations.
- 25 25. This project is subject to payment of Master Plan of  
26 Drainage acreage fees, to be paid prior to approval of the  
27 building permit. All storm drains and appurtenances shall  
28 be designed and installed to the satisfaction of the City  
Engineer. On and off-site drains shall be shown on City  
standard plans and profile sheets. Storm drain easements  
shall be dedicated where required.
- 26 26. Storm drain facilities shall be designed and located such  
27 that the inside travel lanes on Mission Avenue shall be  
28 passable during conditions of a 100-year frequency storm.
- 27 27. Storm drain easements shall be dedicated when required.  
28 The subdivider or developer shall be responsible for  
obtaining any off-site easements for storm drainage  
facilities.
- 28 28. All drainage picked up in an underground system shall  
remain in underground system until outlet into an approved  
channel.
- 29 29. On-site grading design and construction shall be in  
accordance with the City's current Grading Ordinance and  
shall be commenced following approval of the project



- 1 38. Fire hydrants shall be located as indicated on a map filed
- 2 in the Fire Prevention Bureau.
- 3 39. All-weather access roads shall be installed and made
- 4 serviceable prior to and during time of construction. Sec.
- 5 10.301(c) and (d) Uniform Fire Code.
- 6 40. All streets less than 32 feet wide shall be posted "NO
- 7 PARKING FIRE LANE" per City Vehicle Code Section 22500.1.
- 8 41. All security gates shall have "Knox-box" system override
- 9 and an approved Strobe (Opticom) system.
- 10 42. Plans shall be submitted to the Fire Prevention Bureau for
- 11 plan check review and approval prior to the issuance of
- 12 building permits.
- 13 43. Fire extinguishers are required and shall be included on
- 14 the plans submitted for plan check.
- 15 44. Show all existing fire hydrants within 400 feet of the
- 16 project on the plot plan submitted for plan check.
- 17 45. Widen fire lanes to 28 feet minimum.
- 18 46. Cul-de-sacs shall be 40 foot radius minimum.
- 19 47. Buildings shall meet Oceanside Sprinkler Ordinance in
- 20 effect at the time of building permit application.
- 21 48. Install an approved fire hydrant at the "neck" of the
- 22 proposed turnaround cul-de-sac (2-1/2" x 2-1/2" x 4").
- 23 49. Access shall be provided adjacent to at least two sides of
- 24 buildings which exceed 150 feet in length or width, or are
- 25 interconnected in such a manner to prohibit access by fire
- 26 department vehicle(s).

20 **Planning:**

- 21 50. This Development Plan and Conditional Use Permit shall
- 22 expire on June 28, 1995, unless implemented as required by
- 23 the Zoning Ordinance.
- 24 51. A letter of clearance from the affected school district in
- 25 which the property is located shall be provided as required
- 26 by City policy at the time building permits are issued.
- 27 52. A public facilities fee shall be paid as required by City
- 28 policy at the time building permits are issued.
53. Landscape plans, meeting the criteria of the City's  
Landscape Guidelines and Water Conservation Ordinance No.  
91-15 and the "Mission San Luis Rey Historic Area

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28
- Development Program and Design Guidelines", including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and Planning Director prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval.
54. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City standards including being constructed of concrete block, reinforced with Rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000 pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. If the City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. This design shall be shown on the landscape plans and shall be approved by the Planning Director.
55. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project.
56. Prior to the transfer of ownership and/or operation of the site, the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.
57. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit and Development Plan.
58. 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 approval of this project constitutes the applicant's agreement with all statements in the Description and

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

59. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.

60. The applicant shall be responsible for trash abatement on the site, and shall keep the site free of litter, trash and other nuisances.

61. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures. These items shall be approved by the Planning Department prior to the issuance of building permits.

62. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Department and Planning Department.

63. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this Resolution, shall generally list the conditions of approval and include the reciprocal parking agreement between the Old Mission and Mission San Luis Rey Parish.

64. All landscaping, fences, walls, etc. on the site, and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke the approval.

65. Should the applicant wish to place project entrance sign(s) and/or directional signage identifying the Mission San Luis Rey Parish or the new Liturgical Center, such signs shall be designed to be consistent with the "Mission San Luis Rey Historic Area Development Program and Design Guidelines" and shall be reviewed and approved by the Oceanside Historic Preservation Advisory Commission, Traffic Engineer and Planning Director.

1 66. This Conditional Use Permit is granted for the following  
2 use only: A new Liturgical Center consisting of a church  
3 with a seating capacity of 990 persons, classrooms for  
4 Sunday School and other church related meetings. Any  
5 change in the use or any change in the structure will  
6 require a revision to the Conditional Use Permit or a new  
7 Conditional Use Permit.

8 67. This Development Plan approves only the following: The  
9 demolition and reconstruction of maintenance/storage/social  
10 concerns buildings, Liturgical Center and landscaping. Any  
11 substantial modification in the design or layout shall  
12 require a revision to the Development Plan or a new  
13 Development Plan.

14 68. All mechanical roof-top and ground equipment shall be  
15 screened from public view as required by the Zoning  
16 Ordinance. That is, on all four sides and top. The roof  
17 jacks, mechanical equipment, screen and vents shall be  
18 painted with non-reflective paint to match the roof. This  
19 information shall be shown on the building plans.

20 69. Prior to the issuance of building permits the applicant  
21 shall obtain addressing for all buildings situated within  
22 the Mission San Luis Rey Parish. The private street "Via  
23 Maria Way" shall be renamed to eliminate conflict with an  
24 existing assignment. The applicant shall submit an  
25 addressing and street name assignment application to the  
26 Planning Department for processing.

27 70. The applicant shall comply with the conditions of approval  
28 as established within the Oceanside Historic Preservation  
Advisory Commission Resolution, 93-H04.

Water Utilities:

19 71. The developer shall be responsible for developing all water  
20 and sewer facilities necessary to this property. Any  
21 relocation of water or sewer lines are the responsibility  
22 of the developer.

23 72. This project is subject to the requirements of the City's  
24 Water Conservation Ordinance No. 91-15.

25 73. A separate water meter for irrigation purposes shall be  
26 installed.

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

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

////////////////////////////////////

////////////////////////////////////

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

74. The owner shall be responsible to provide and meet all fire flow requirements.

PASSED on June 14, 1993 by the following vote, to wit:

AYES: Messinger, Martinek, Caballero, Skinner, Altamirano, Miller

NAYES: None

ABSENT Bockman

ABSTAIN: None

ADOPTED on this 28th day of June, 1993.

  
\_\_\_\_\_  
Roy B. Miller, Chairperson

ATTEST:

  
\_\_\_\_\_  
Michael J. Blessing, Secretary

I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 93-P30.

Dated: 6-28-93

MICHAEL J. BLESSING, Secretary  
OCEANSIDE PLANNING COMMISSION

# Notice of Completion

Appendix F

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH #

Project Title: MISSION SAN LUIS REY PARISH LITURGICAL CENTER

Lead Agency: City of Oceanside

Contact Person: Tim Cox

Street Address: 300 North Hill Street

Phone: (619) 966-4770

City: Oceanside

Zip: 92054

County: San Diego

### Project Location

County: San Diego

City/Nearest Community: Oceanside

Cross Streets: Mission Avenue @ Rancho Del Oro Drive

Total Acres: 12.05

Assessor's Parcel No. 158-070-25

Section: 8

Twp. 11S

Range: 4W

Base: SLR

Within 2 Miles: State Hwy #: SR76

Waterways: San Luis Rey River

Airports: N/A

Railways: N/A

Schools: on-site

### Document Type

CEQA:  NOP

Early Cons

Neg Dec

Draft EIR

Supplement/Subsequent

EIR (Prior SCH No.) \_\_\_\_\_

Other \_\_\_\_\_

NEPA:  NOI

EA

Draft EIS

FONSI

Other:  Joint Document

Final Document

Other \_\_\_\_\_

### Local Action Type

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, Parcel Map, Tract Map, etc.)

Annexation

Redevelopment

Coastal Permit

Other Historic Per

### Development Type

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. 3,596 Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational classrooms 4,500 sq.ft.

Recreational \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ Watts \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: Church 17,368 sq.ft.

### Project Issues Discussed in Document

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Wildlife

Growth Inducing

Landuse

Cumulative Effects

Other \_\_\_\_\_

### Present Land Use/Zoning/General Plan Use

Mission San Luis Rey Parish/PS-H (Public/Semi-publ  
Historic District Overlay)/Private Institutional

### Project Description

The proposed project consists of the phased modification of existing facilities at the Mission San Luis Rey Parish and construction of a new Liturgical Center with classrooms and ancillary offices. New construction would include a 17,368 square foot church (maximum seating for 990 persons); a classroom building of 4,500 square feet (maximum seating for 180); and a 3,596 square foot office wing. The proposed project also includes demolition of selected existing structures, modified access, parking and landscaping.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

Revised October 198

# Reviewing Agencies Checklist

**KEY**  
**S** = Document sent by lead agency  
**X** = Document sent by SCH  
**✓** = Suggested distribution

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 11
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture**
- Health & Welfare**
- Health Services \_\_\_\_\_
- State & Consumer Services**
- General Services
- OLA (Schools)

- Environmental Affairs**
- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # \_\_\_\_\_ (\_\_\_\_\_)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other National Park Service

**Public Review Period** (to be filled in by lead agency)

Starting Date May 14, 1993

Ending Date June 14, 1993

Signature Timothy Cox

Date May 11, 1993

**Lead Agency (Complete if applicable):**

Consulting Firm: Greenwood & Associates  
 Address: 725 Jacon Way  
 City/State/Zip: Pacific Palisades, CA 90272  
 Contact: Paul Hampson  
 Phone: (310) 454-3091

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_  
 Date to SCH \_\_\_\_\_  
 Clearance Date \_\_\_\_\_

Notes:

**Applicant:** Roman Catholic Bishop of SD.  
 Address: 4070 Mission Ave  
 City/State/Zip: Oceanside, CA 92054  
 Phone: (619) 757-3250



**CITY OF OCEANSIDE  
PLANNING DEPARTMENT**

Revised April 1992

# NEGATIVE DECLARATION

TO:        OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

       RECORDER / COUNTY CLERK  
COUNTY OF SAN DIEGO  
P.O. BOX 1750  
SAN DIEGO, CA 92112-4147

**PROJECT TITLE AND FILE NUMBER:**

MISSION SAN LUIS REY PARISH LITURGICAL CENTER (C-20-92, D-14-92, H-1-92)

**PROJECT LOCATION:**

4070 Mission Avenue

**PROJECT DESCRIPTION:** The proposed project consist of the phased modification of existing facilities at the Mission San Luis Rey Parish and construction of a new Liturgical Center with classrooms and ancillary offices. New construction would include a 17,368 sq.ft. church (max. seating for 990 persons); a classroom bldg. of 4500 sq.ft. (max. seating for 180); and a 3596 sq.ft. office wing. The proposed project also includes demolition of selected existing structures, modified access, parkin

**FINDING:** Pursuant to the provisions of Ordinance No. 88-31 pertaining to procedures and guidelines to landscap implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on        May 12, 1993        determined that the project will not have a significant effect on the environment.

**THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT.**

**THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

An Archaeological Mitigation Monitoring Plan as concurred with and approved by the City Planning Director shall be submitted prior to the issuance of a Grading Permit. The Monitoring Plan shall identify an archaeological monitor certified by the Society of Professional Archaeologists and a Native American monitor. All cut grading for the project shall be monitored and provisions made for stopping work to a llow appropriate analysis, if resources are encountered.

Initial Study prepared by:  
Tim Cox

Contact Person:  
Tim Cox, Environmental Planner

The Initial Study is available for public review and may be examined at:

City of Oceanside  
Planning Department  
300 North Hill Street  
Oceanside, CA 92054

  
SIGNATURE

May 12, 1993  
DATE

For: Michael Blessing, Planning Director

CITY OF OCEANSIDE

INITIAL STUDY

I. PROJECT DESCRIPTION AND SETTING

1. Name of Proponent Roman Catholic Bishop of San Diego
2. Address and Phone Number of Proponent:  
4070 Mission Avenue, Oceanside, California 92054  
(619) 757-3250
3. Name of Proposal, if applicable Mission San Luis Rey Parish Liturgical Center
4. APN(s) 158-070-25 5. Application(s) # C-20-92, D-14-92, H-1-92
6. Have previous EIR's been prepared in area? Yes Proximity: South  
For which project? Mission Del Oro East
7. Project Description: The proposed project consists of the phased  
modification of existing facilities at the Mission San Luis Rey Parish  
and construction of a new Liturgical Center with classrooms and ancillary  
offices. New construction would include a 17,368 square foot church  
(maximum seating for 990 persons); a classroom building of 4,500 square  
feet (maximum seating for 180); and a 3,596 square foot office wing.  
The proposed project also includes demolition of selected existing  
structures, modified access, parking and landscaping.
8. Environmental Setting: The site is located at 4070 Mission Avenue and is  
within the grounds of Mission San Luis Rey Parish. The proposed project  
is situated north of the existing San Luis Rey Parish complex and  
northeast of the Old Mission San Luis Rey cemetery and south of the  
San Luis Rey Homes Mobile Home Park. To the east is property owned by  
the Sisters of the Precious Blood, currently occupied by tennis courts  
and a dirt parking area. South, across Mission Avenue is Ivey Ranch  
Handicapped Park. The site is zoned PS-H (Public/Semi-Public District-

Historic Overlay).

The Mission San Luis Rey Parish is listed within the 1992 Cultural Resources Survey and is also on the National Register (National Register Status 1B). The Old Mission is a National Landmark. The Old Mission and San Luis Rey Parish and surrounding 1/2 mile area are "locally designated" as historic resources.

II. **ENVIRONMENTAL IMPACTS - IS THERE SUBSTANTIAL EVIDENCE IN THE RECORD WHICH INDICATES THE POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE FOLLOWING ISSUES? PLEASE REFER TO SECTION V OF THIS INITIAL STUDY FOR A DISCUSSION OF ALL "NO" RESPONSES.**

1.	EARTH. Will the proposal result in:	YES	MAYBE	NO	MAJOR
a.	Unstable earth conditions or in changes in geologic substructures?	_____	_____	<u>  X  </u>	_____
	[ ] Geologic site survey for subsurface conditions is recommended.				
	[ ] Effect of Excavation needs verification.				
	[ ] Slope stability is questioned.				
	[ ] Soil sample tests and special foundation design are recommended.				
	[ ] Other				
b.	Disruptions, displacements, compaction or over-covering of the soil?	_____	_____	<u>  X  </u>	_____
c.	Change in topography or ground surface relief features?	_____	_____	<u>  X  </u>	_____
d.	The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>  X  </u>	_____
	[ ] Geologic site survey for subsurface conditions is recommended.				
	[ ] Effect of excavation needs verification.				
	[ ] Other				
e.	Any increase in wind or water erosion of soils on or off the site?	_____	_____	<u>  X  </u>	_____
f.	Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>  X  </u>	_____
	[ ] Tsunami hazard is expected, storm conditions, sand supply and movement needs verification.				

YES      MAYBE      NO      MAJOR

- g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards? \_\_\_\_\_
- [ ] Seismic shaking is expected.
- [ ] Slope stability is questioned.
- [ ] Soil sample tests and special foundation design are recommended.
- [ ] Geologic site survey for subsurface conditions is recommended.
- [ ] Effect of excavation is questioned.

**DISCUSSION:** The project is subject to the requirements of the City's Grading Ordinance. The proposed 400 cubic yards of balanced grading would not result in erosion or geotechnical impacts.

2. **AIR.** Will the proposal result in:
- a. Substantial air emissions or deterioration of ambient air quality? \_\_\_\_\_
- b. The creation of objectionable odors? \_\_\_\_\_
- c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? \_\_\_\_\_

**DISCUSSION:** The project is in conformance with land use assumptions used in the Regional Air Quality Strategy.

3. **WATER.** Will the proposal result in:
- a. Changes in currents or the course or direction of water movements, in either marine or fresh waters? \_\_\_\_\_
- b. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff? \_\_\_\_\_
- c. Alterations to the course or flow of flood waters? \_\_\_\_\_
- d. Change in the amount of surface water in any water body? \_\_\_\_\_
- e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? \_\_\_\_\_
- f. Alteration of the direction or rate of flow of ground waters? \_\_\_\_\_

	YES	MAYBE	NO	MAJOR
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of any aquifer by cuts or excavations?	_____	_____	<u>  X  </u>	_____
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>  X  </u>	_____
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>  X  </u>	_____
<b>DISCUSSION: No streams or drainages occur on-site.</b>				
<b>4. PLANT LIFE. Will the proposal result in:</b>				
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>  X  </u>	_____
b. Reduction of the numbers of any unique, rare or endangered of plants?	_____	_____	<u>  X  </u>	_____
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>  X  </u>	_____
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>  X  </u>	_____
<b>DISCUSSION: The site has been previously disturbed and contains no natural vegetation.</b>				
<b>5. ANIMAL LIFE. Will the proposal result in:</b>				
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>  X  </u>	_____
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>  X  </u>	_____
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>  X  </u>	_____
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>  X  </u>	_____
<b>DISCUSSION: Refer to response to item number 4.</b>				
<b>6. NOISE. Will the proposal result in:</b>				
a. Increases in existing noise levels?	_____	_____	<u>  X  </u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>  X  </u>	_____
<b>DISCUSSION: Construction noise would be short-term and would occur during day.</b>				

	YES	MAYBE	NO	MAJOR
7. <b>LIGHT AND GLARE.</b> Will the proposal produce new light and glare?	_____	_____	<u>X</u>	_____
8. <b>LAND USE.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>X</u>	_____
<b>DISCUSSION:</b> The project is consistent with existing zoning.				
9. <b>NATURAL RESOURCES.</b> Will the proposal result in:				
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>	_____
b. Depletion of any non renewable resource such as fuel for energy generation or mineral extractions?	_____	_____	<u>X</u>	_____
10. <b>RISK OF UPSET.</b> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>	_____
11. <b>POPULATION.</b> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>X</u>	_____
12. <b>HOUSING.</b> Will the proposal affect existing housing, create a demand for additional housing?	_____	_____	<u>X</u>	_____
13. <b>TRANSPORTATION/CIRCULATION.</b> Will the proposal result in:				
a. Generation of substantial additional vehicular movement?	_____	<u>X</u>	_____	_____
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u>X</u>	_____
c. Substantial impact upon existing transportation systems?	_____	<u>X</u>	_____	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>	_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>	_____

**DISCUSSION:** Please refer to Attachment A. Mitigation measures identified in the Traffic Impact Analysis (September 1992) have been incorporated into the project via site design and conditions of approval which reduce potential access impacts to below a level of significance.

	YES	MAYBE	NO	MAJOR
14. <b>PUBLIC SERVICES.</b> Will the proposal have a negative effect upon, or result in a need for new or altered governmental services in any of the following areas:				
a. Fire protection?	_____	_____	<u>X</u>	_____
b. Police protection?	_____	_____	<u>X</u>	_____
c. Schools?	_____	_____	<u>X</u>	_____
d. Parks or other recreational facilities?	_____	_____	<u>X</u>	_____
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>	_____
f. Other governmental services?	_____	_____	<u>X</u>	_____
15. <b>ENERGY.</b> Will the proposal result in:				
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>	_____
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>	_____
16. <b>UTILITIES.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?	_____	_____	<u>X</u>	_____
b. Communications systems?	_____	_____	<u>X</u>	_____
c. Water?	_____	_____	<u>X</u>	_____
d. Sewer or septic tanks?	_____	_____	<u>X</u>	_____
e. Storm water drainage?	_____	_____	<u>X</u>	_____
f. Solid waste and disposal?	_____	_____	<u>X</u>	_____
17. <b>HUMAN HEALTH.</b> Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>	_____
18. <b>AESTHETICS.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>	_____
19. <b>RECREATION.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>	_____

YES    MAYBE    NO    MAJOR

20. **ARCHAEOLOGICAL/HISTORICAL.** Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?    \_\_\_\_\_   X   \_\_\_\_\_

**DISCUSSION:** Attachment B, Preliminary Archaeological and Historical Investigation at Mission San Luis Rey Parish (January 1993) indicates limited potential for significant impacts to cultural resources. Monitoring of all cut grading by a qualified archaeologist and Native American observer will be required.

21. **PUBLIC INTEREST.** Is there known public controversy concerning the environmental effects of the project?    \_\_\_\_\_ \_\_\_\_\_   X   \_\_\_\_\_

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?    \_\_\_\_\_ \_\_\_\_\_   X   \_\_\_\_\_

**DISCUSSION:** The potential for impacts to cultural resources is considered to be low and mitigated to below a level of significance by implementation of a monitoring program by a qualified archaeologist and Native American observer.

B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)    \_\_\_\_\_ \_\_\_\_\_   X   \_\_\_\_\_

C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)    \_\_\_\_\_ \_\_\_\_\_   X   \_\_\_\_\_

D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?    \_\_\_\_\_ \_\_\_\_\_   X   \_\_\_\_\_

**IV. MITIGATION MEASURES**

An Archaeological Mitigation Monitoring Plan as concurred with and approved by the City Planning Director shall be submitted prior to the issuance of a Grading Permit. The Monitoring Plan shall identify an archaeologist monitor certified by the Society of Professional Archaeologist and a Native American monitor. All cut grading for the project shall be monitored, and provisions for stopping work to allow appropriate analysis, if resources

are encountered shall be part of the Monitoring Plan.

V. DISCUSSION OF ALL "NO" RESPONSES ON THE INITIAL STUDY CHECKLIST

Based on review of the City's Environmental Data Base, relevant background studies, previous environmental documentation and staff input, it has been determined that no substantial evidence exists in the public record which indicates the potential for significant environmental impacts associated with the project as proposed including conditions of approval imposed by the City.

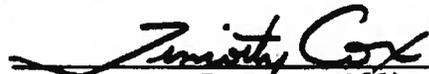
Initial Study Prepared By: Tim Cox and accepted as to content by the City Environmental Review Committee.

VI. DETERMINATION

On the basis of this initial evaluation, the City Environmental Review Committee finds:

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- The proposed project **COULD** have a significant effect on the environment, but there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: May 12, 1993

  
\_\_\_\_\_  
Resource Officer

## Richard Greenbauer

---

**From:** Nadia <nadia550@sbcglobal.net>  
**Sent:** Wednesday, April 25, 2012 1:18 PM  
**To:** Richard Greenbauer; Holly Trobaugh  
**Subject:** Fwd: Historic Preservation Advisory Commission Documents - File Upload

Hi Rich, (Holly for Official Record please) Mission San Luis Rey Parish Parking Lot Application

I am opposed to granting this variance from landscape requirements. This new parking lot of black asphalt will be a huge heat sink and shade trees must be required . It seems they can be placed in such a way that a dual use sporting area can also be accomplished. Wrought iron fencing, while lovely, does nothing to reduce the heat footprint from this large area of asphalt and will not conform with AB32 and other anti-climate change requirements of the state. Shade trees would actually enhance the usefulness of this parking lot overall. Kindly include in the official comments to the various commissions.

Thanks,  
Nadine Scott  
550 Hoover St.  
Oceanside CA 92054  
760-803-68913

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

**Subject:**Historic Preservation Advisory Commission Documents - File Upload  
**Date:**Wed, 25 Apr 2012 11:47:48 -0700  
**From:**<[customercare@ci.oceanside.ca.us](mailto:customercare@ci.oceanside.ca.us)>  
**To:**Undisclosed recipients;;

To ensure the delivery of **City of Oceanside Newsletter e-mails** to your inbox, please take a moment to add [customercare@ci.oceanside.ca.us](mailto:customercare@ci.oceanside.ca.us) to your e-mail Address Book or Safe List.

---

You have subscribed to receive Historic Preservation Advisory Commission Agenda/Minutes/Staff Reports for the City of Oceanside. A new document has been posted, which you may view here <http://www.ci.oceanside.ca.us/civica/filebank/blobdload.asp?blobid=28508>

City of Oceanside  
Customer Care

---

[Privacy Policy](#) - [Subscribe/Unsubscribe](#) - [Forward To A Friend](#)

## **Richard Greenbauer**

---

**From:** John Hack <jhack@cox.net>  
**Sent:** Wednesday, August 17, 2011 1:21 PM  
**To:** Richard Greenbauer  
**Subject:** LADY OF GUADALUPE SPORT COURT/PARKING

Mr. Greenbauer

All parties in the proximity of this project are in agreement that a location for this project should be on the Parish property south or west of the roller hockey facility. The sport/court component of the project causes the most concern. The noise generated twelve hours a day by the presence of a few hundred school children in such close proximity to area residents is unacceptable. I received a call from one of the parties in contention with this project to inform me that construction workers are already on site of this project. I was under the impression that approval for the project was necessary to begin construction. The halfway house for released convicts is within a hundred feet of the proposed playground. It is my understanding the individuals there have been convicted of crimes not related to child molestation or abuse. This is not to say they have not been involved in these crimes and not been caught, had their records expunged of these crimes, or have propensities to crimes related to children. I question why a facility to house convicted criminals was approved next to a school with young children present. The maintenance and house keeping of the roller hockey facility is deplorable. Can area residents expect the maintenance of the sport court/parking area will be the same. Will I be notified of the date and time the meeting regarding this project is to take place?

John Hack

## Richard Greenbauer

---

**From:** John Hack <jhack@cox.net>  
**Sent:** Tuesday, June 05, 2012 12:57 PM  
**To:** Richard Greenbauer  
**Subject:** Re: Sportcourt

Mr. Greenbauer

I would also like to add that the surface of the sport court could become contaminated with gas or oil and that playing sports on this type of materials could result in injury to the players.

**From:** Richard Greenbauer  
**Sent:** Tuesday, June 05, 2012 7:28 AM  
**To:** 'John Hack'  
**Subject:** RE: Sportcourt

Mr. Hack

Yes, I have your comments and will submit them as part of the public record next Monday during the hearing.



*Richard Greenbauer, Senior Planner*

**City of Oceanside**  
**Planning Division**  
**300 North Coast Highway**  
**Oceanside, CA 92054**  
**Phone: 760-435-3519**  
**Fax: 760-754-2958**

**[rgreenbauer@ci.oceanside.ca.us](mailto:rgreenbauer@ci.oceanside.ca.us)**

**Please be advised that all e-mails and phone messages are maintained on the City's server for 90 days and are considered public information when requested.**

---

**From:** John Hack [mailto:jhack@cox.net]  
**Sent:** Monday, June 04, 2012 6:18 PM  
**To:** Richard Greenbauer  
**Subject:** Sportcourt

Mr. Greenbauer

I had previously submitted comments regarding the proposed sport court. I wanted to know if you had the comments on file.

Thank

You,



### Application for Discretionary Permit

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

#### STAFF USE ONLY

ACCEPTED

BY

7/18/11

SN.

Please Print or Type All Information

HEARING

#### PART I - APPLICANT INFORMATION

1. APPLICANT MISSION SAN LUIS REY PARISH  
C/O ALLEN HARTMAN

2. STATUS  
OWNER

GPA

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS  
4070 MISSION AVENUE  
OCEANSIDE, CA 92057

4. PHONE/FAX/E-mail  
(760)757-3299

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)  
BILL STRAND (ENGINEER)

DEV. PL.

D1-00009

C.U.P.

CUPII-00014

VARIANCE

V12-00001

COASTAL

6. ADDRESS  
232 AVENIDA FABRICANTE STE. 112  
SAN CLEMENTE, CA 92672

7. PHONE/FAX/E-mail  
(949)361-7950

#### PART II - PROPERTY DESCRIPTION

8. LOCATION MISSION SAN LUIS REY PARISH  
4070 MISSION AVENUE, OCEANSIDE, CA 92057

9. SIZE

1.98 AC.

10. GENERAL PLAN  
PRIVATE  
INSTITUTIONAL

11. ZONING  
PD-19-H

12. LAND USE  
PARKING LOT

13. ASSESSOR'S PARCEL NUMBER

158-070-25

14. LATITUDE 33°13'57.2082"N

15. LONGITUDE 117°19'12.6336"W

#### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

CONSTRUCTION OF A SPORTS COURT / PARKING LOT

17. PROPOSED GENERAL PLAN

18. PROPOSED ZONING

19. PROPOSED LAND USE

20. NO. UNITS

21. DENSITY

22. BUILDING SIZE

23. PARKING SPACES  
139

24. % LANDSCAPE  
33%

25. % LOT COVERAGE or FAR  
0%

#### PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

#### PART V - SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):  
MISSION SAN LUIS REY Parish  
Allen B. HARTMAN D.J.M.

36. DATE  
7-8-11

37. OWNER (Print)  
MISSION SAN LUIS REY Parish  
Allen B. HARTMAN D.J.M.

38. DATE  
7-8-11

Sign:

Sign:

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**RECEIVED**  
JAN 13 2012  
CITY OF OCEANSIDE  
BUILDING DEPARTMENT

## **PROJECT DESCRIPTION/JUSTIFICATION**

**Mission San Luis Rey Parish**

**Our Lady of Guadalupe Sports Court – Parking Lot**

The site is currently a gravel parking lot which is used once a week for mass and on weekdays for recreation by students at the parish school. The parish is seeking to provide a play area that is available for use year round for a variety of sports. The projects primary purpose is to provide sports courts. The secondary purpose is to provide a parking lot on Saturday and Sunday. The site is developed on all sides and needs to accommodate the current athletic needs and current parking spaces.

The project is located in the northeast portion of Oceanside, CA adjacent to the Mission San Luis Rey, north of the intersection of Mission Avenue and Frazee Road. The existing adjacent land uses: trailer park, parish buildings, cemetery. Existing onsite land use: gravel parking lot. Project size is 1.98 AC. The existing site is 0% impervious and the existing ground cover is bare with B type soils.

The site drains via surface release to the adjacent property and there is no downstream storm drainage system to connect to. A series of vegetated swales in combination with a retention/infiltration basin is proposed to handle storm drainage. Infiltration testing onsite indicates favorable conditions.

An archeological element review has been prepared. The review indicated no additional investigations were needed. The project will have qualified archeological and Native American monitoring during construction.

Due to the nature of the project it is not practical to comply with the Mission Historical Development Program and Design Guidelines requirement for landscape breaks in the parking lots. A Variance Request has been prepared.

## **PROJECT DESCRIPTION**

### **Mission San Luis Rey Parish**

#### **Our Lady of Guadalupe Sports Court – Parking Lot**

The site is currently a gravel parking lot which is used once a week for mass and on weekdays for recreation by students at the parish school. The parish is seeking to provide a play area that is available for use year round for a variety of sports. The sports courts are to serve a secondary purpose of a parking lot on Sundays. The site is developed on all sides and needs to accommodate the current athletic needs and current parking spaces. The site contains potential archeological concerns and excavations should be kept to a minimum. The site drains via surface release to the adjacent property and there is no downstream storm drainage system to connect to limiting the depth of potential onsite storage.

The project is located in the northeast portion of Oceanside, CA adjacent to the Mission San Luis Rey, north of the intersection of Mission Avenue and Frazee Road. The existing adjacent land uses: trailer park, parish buildings, cemetery. Existing onsite land use: gravel parking lot. Project size is 2.0 AC. The existing site is 0% impervious and the existing ground cover is bare with B type soils.

RECEIVED

JAN 13 2012

CITY OF OCEANSIDE  
BUILDING DEPARTMENT

RRM Design Group  
232 Avenida Fabricante, Ste. 112  
San Clemente, CA 92672  
P: (949) 361-7950  
F: (949) 361-7955  
www.rrmdesign.com

December 8, 2011  
City of Oceanside  
Engineering Department  
300 N. Coast Highway  
Oceanside, CA 92054  
Attn: Richard Greenbauer

**Re: Mission San Luis Rey Parish - Our Lady of Guadalupe Sports  
Court/Parking Lot (Historical Guidelines Variance Request)**

Dear Mr. Greenbauer,

Thank you for considering this request for a variance of the Mission San Luis Rey Historical Development Program and Design Guidelines requirement for landscape breaks in parking lots. Our project is proposing to construct sports courts for use by the Mission San Luis Rey Parish School. The secondary use will be for parking for the Serra Center on Sundays.

Due to the nature of the sports courts (running track, kickball field, volley ball courts, a basket ball court, and four square courts) placing breaks for landscaping is impractical and would create a hazard for the children.

Landscape breaks have been incorporated around the perimeter of the sports courts and north of the active court areas.

Thank you again for your consideration of this variance request.

Sincerely,

**RRM DESIGN GROUP**



William F. Strand, PE  
Manager of Engineering

cc: Allen Hartman, Mission San Luis Rey Parish

EXHIBIT B

That portion of the Northeast quarter of the Southeast quarter of Section 8, Township 11 South, Range 4 West, San Bernardino Base and Meridian, in the City of Oceanside, in the County of San Diego, State of California, according to the official plat thereof.

Beginning at a 1/2 inch iron pin set for the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 8; thence North 1°04' West along the West line of said Northeast quarter of the Southeast quarter 69.58 feet to a point in a 1050 foot radius curve, concave Southerly in the Northerly line of the California State Highway as said highway is described in deed to the State of California, recorded March 12, 1952, Document 31011, Book 4400, Page 501, Official Records said point being the true point of beginning; thence 1°04' West along the West line of said quarter quarter to an intersection with the Southerly line of the land conveyed to Alphonse Miller by deed recorded November 9, 1946, Document 120273 in Book 2282, Page 176 Official Records said Southerly line being distant 162.65 feet Southerly from the Northerly line of said Southeast quarter; thence South 89°58' East along the Southerly line of the land so conveyed to Miller to an intersection with a line drawn parallel with and distant 417.53 feet Easterly from the West line of said Northeast quarter of Southeast quarter; thence South 1°04' East along said parallel line 47.35 feet more or less, to a point distant South 1°04' East 210 feet from said Northerly line of the Southeast quarter; thence South 89°58' East 30 feet, more or less, to a point distant South 01°04' East 210 feet from a point in said North line distant South 89°58' East 447.53 feet from the Northwest corner of said Northeast quarter of the Southeast quarter; thence parallel with the Westerly line of said Northeast quarter of the Southeast quarter South 1°04' East to the Northerly line of the land described in deed to the State of California, recorded January 9, 1952, in Book 4338, Page 480 of Official Records, being a point in the arc of a 1050 foot radius curve, concave Southerly; thence along said Northerly line to and along the Northerly line of first said land described in deed to the State of California, Westerly along said curve to the true point of beginning.