



# AGENDA NO. 1

## STAFF REPORT

### OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: September 4, 2012

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D12-00009),  
CONDITIONAL USE PERMIT (CUP12-00010) AND HISTORIC  
PERMIT (H12-00002) FOR THE DEVELOPMENT OF TWO NEW  
MAUSOLEUMS WITHIN THE MISSION SAN LUIS REY OLD  
CEMETERY LOCATED NORTH OF MISSION AVENUE  
BETWEEN DOUGLAS DRIVE AND ACADEMY ROAD –  
APPLICANT: OLD MISSION SAN LUIS REY**

#### **RECOMMENDATION**

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2012-H03 recommending approval of a Development Plan (D12-00009), Conditional Use Permit (CUP12-00010) and Historic Permit (H12-00002) to the Planning Commission for final action.

#### **PROJECT DESCRIPTION AND BACKGROUND**

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

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

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

On January 2, 2008 the Mission San Luis Rey de Francia submitted a Specific Plan Amendment (S-1-08) and Historic Permit Revision (H-7-01 Rev08) application to amend the Planned Development Plan established in order to provide a long range build out strategy for establishing appropriate land uses, needed infrastructure, and design guidelines for the 54.5-acre parcel located at 4050 Mission Avenue. The area of the "Old Cemetery" where the two mausoleum are proposed is denoted as existing facilities within the Mission San Luis Rey de Francia Planned Development (PD) Plan.

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

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

Development Plan (D12-00009) represents a request for the following:

The applicant is requesting to expand burial crypts and niches through the construction of two new Mausoleum structures within the existing Mission San Luis Rey "Old" Cemetery. This expansion would consist of providing 61 additional above ground burial crypts along with 300 niches for cremated remains within two mausoleums. Mausoleum "A" would be 242 sq. ft. in size and Mausoleum "B" would be 328 sq. ft. in size, and would not exceed a maximum height of 15'-0". The proposed location of the mausoleums within the existing cemetery would require the removal of a large 30-year old Pepper Tree, (4) Italian Cypress, and (2) Bottlebrush trees which are proposed to be mitigated through planting of (11) new 24-inch box trees as part of an on-going tree planting program throughout the Mission property.

Conditional Use Permit (CUP12-00010) represents a request for the following:

A Conditional Use Permit is required for the two mausoleums because the proposed development is considered an expansion of the existing Cemetery use, and the Mission San Luis Rey Planned Development (PD) Plan requires approval of a CUP for any Cemetery expansion within the Mission Property.

Historic Permit (H12-00002) represents a request for the following:

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

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

1. General Plan
2. Zoning Ordinance
3. Mission San Luis Rey Historic Area Development Program and Design Guidelines
4. Mission San Luis Rey de Francia Planned Development (PD) Plan
5. California Environmental Quality Act

## **ANALYSIS**

### **KEY PLANNING ISSUES**

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

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

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

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

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

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

The proposed Cemetery expansion consisting of the construction of two mausoleum structures with the "Old Cemetery" boundaries has been analyzed and reviewed by Staff for consistency with the Mission San Luis Rey Planned Development (PD) Plan, and The Mission San Luis Rey Historic Area Development Program and Design Guidelines. Staff has determined that the applicant's request meets all established guidelines and regulations placed on this property.

The proposed expansions will allow the Cemetery to meet the demands for future burial needs of the Mission Friars and Citizens of Oceanside, and would provide opportunities for the Historic Mission San Luis Rey de Francia to receive additional revenues necessary to provide ongoing maintenance and upkeep of Nationally Designated Historic Resource. The Cemetery would be visually consistent with the historic identity and major design goals of the Mission San Luis Rey Historic Area. The proposed design of the Mausoleums that incorporate a Mission Revival architectural style, which include red clay tile roofs, shallow pitched roofs, along with smooth granite, stone, and marble wall surfaces is consistent with the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

## 2. Zoning Compliance

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

Staff has reviewed the cemetery expansion plan and found that the proposed two mausoleum structures would meet all development regulations as specified in the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines. Both mausoleum structures would be erected with a maximum height not to exceed 15'-0". Staff has determined that the proposed development is consistent with the intent of the Mission San Luis Rey objectives to create a well-designed campus which accommodates desired uses and provides adequate infrastructure to protect the health, safety and welfare of visitors, employees, and facilities.

## 3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Plan Area: (Plan Area 6)	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Cemetery
North of Subject Plan Area 6:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Cemetery
East of Subject Plan Area:	Public & Institutional(PI)	Public & Semi Public	Mission SLR Parish Religious/ Institutional
South of Subject Plan Area:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Parking lot (Plan Area 6)
West of Subject Plan Area:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	The Old Mission SLR (Plan Area 6)

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

## **DISCUSSION**

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

- The primary issue of the Cemetery expansion is consistency with the established Plan Area 6 provisions of the Mission San Luis Rey de Francia Planned Development (PD) Plan and the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines. Plan Area 6, the existing facilities portion of the Mission San Luis Rey constitutes the central core area of the larger Mission San Luis Rey property. The Mission San Luis Rey de Francia plan recognizes the expansion and states that the expansion of the cemetery is necessary to meet the needs of the aging Mission Friars; as well, as the Citizens of Oceanside.

**Recommendation:** Staff concludes that the proposed cemetery expansion, and improvements will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey, and is consistent with the goals and objectives of the Mission San Luis Rey de Francia Planned Development Program. Staff has determined that approving the project would not only enhance the property, but would provide an ample amount of opportunities for future use of the cemetery, in terms of additional crypts and burial spaces provided. The additional burial sites and expansions to the cemetery would not only provide for the future demands, but would help fund maintenance and improvements that would enhance the property as well keep the historic resource of the Planned Developed area.

## **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes operations within existing facilities that will not involve expansion beyond what exist on-site at this time, and the project is categorically exempt, Class 1, "Existing Facilities" (Section 15301).

**RECOMMENDATION**

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2012-H03 recommending approval of a Development Plan (D12-00009), Conditional Use Permit (CUP12-00010) and Historic Permit (H12-00002) to the Planning Commission for final action.

PREPARED AND SUBMITTED BY:



Richard Greenbauer  
Senior Planner

RG/fil

**Attachments:**

1. OHPAC Resolution No. 2012-H03
2. Site Plans
3. Arborist Tree Removal report

OCEANSIDE HISTORIC PRESERVATION  
ADVISORY COMMISSION  
RESOLUTION NO. 2012-H03

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

APPLICATION NO: D12-00009, CUP12-00010, and H12-00002  
APPLICANT: Old Mission San Luis Rey de Francia  
LOCATION: 4050 Mission Avenue (Plan Area 6 of the Mission PD Plan)

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

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

construction of two Mausoleums, Mausoleum "A", 8'x 30.3' x 15' (242 square feet) and Mausoleum "B", 9.2' x 35.7' x 14' (328 square feet) combined to provide 61 above ground burial crypts and 300 niches for cremated remains within the Mission San Luis Rey Old Cemetery located in the Mission San Luis Rey de Francia Planned Development Plan (PD) Plan Area 6;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 4th day of September, 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:

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1 FINDINGS:

- 2 1. The Development Plan proposal for the construction of two Mausoleums, Mausoleum  
3 "A", 8'x 30.3' x 15' (242 square feet) and Mausoleum "B", 9.2' x 35.7' x 14' (328  
4 square feet) is consistent with the intent of the Planned Development Overlay  
5 designation, because all proposed site development within Plan Area 6 of the Mission San  
6 Luis Rey Planned Development Plan are consistent with the goals and objectives as  
7 specified in the Mission San Luis Rey de Francia Planned Development Plan for Plan  
8 Area 6, and with the Mission San Luis Rey Development Program and Design guidelines.  
9 The site development would further provide for additional burial needs of the Mission  
10 Friars and citizens of Oceanside that is sensitive to the historical setting of Mission San  
11 Luis Rey and that would provide an economic sustainability asset for the maintenance and  
12 preservation of the Mission San Luis Rey Historical Resource.
- 13 2. The two Mausoleums within the existing Old Cemetery area of the Mission San Luis  
14 Rey is consistent with the Zoning Ordinance, the City Code, the Land Use Element, the  
15 Mission San Luis Rey Historic Area Development Program and Design Guidelines that  
16 consider deviations from the base zoning district offset by compensating benefits that  
17 will allow development that will both preserve, enhance, and promote the heritage of  
18 the City.
- 19 3. The project design and its physical aspects pertaining to height, building area, and location  
20 meets or exceeds the applicable zoning criteria and development standards as specified in  
21 the Mission San Luis Rey de Francia Planned Development Program and Design  
22 Guidelines.
- 23 4. That the site denoted in the Development Plan can be adequately, reasonably, and  
24 conveniently served by existing and planned public services, utilities, and public facilities,  
25 because the overall project to construct two new mausoleum structures within an existing  
26 built environment will not require any need for additional public services, utilities, or  
27 public facilities beyond what exist on site.
- 28 5. That the site plan and physical design of the project is consistent with the policies  
29 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the

1 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning  
2 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to  
3 this site, and the proposed development would be compatible with the surrounding  
4 Planning Areas of the Mission San Luis Rey Planned Development (PD) Plan.

5 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation  
6 Advisory Commission does hereby recommend approval of a Development Plan (D12-00009),  
7 Conditional Use Permit (CUP12-00010) and Historic Permit (H12-00002), subject to the  
8 following conditions:

- 9 1. This Development Plan, Conditional Use Permit, and Historic Permit approves only the  
10 following: construction two Mausoleums, Mausoleum "A", 8'x 30.3' x 15' (242 square  
11 feet) and Mausoleum "B", 9.2' x 35.7' x 14' (328 square feet) combined to provide 61  
12 above ground burial crypts and 300 niches for cremated remains within the Mission San  
13 Luis Rey Old Cemetery referred to as Plan Area 6 of the Mission San Luis Rey Planned  
14 Development (PD) plan. Any substantial modification to the design or layout of the  
15 proposed Mausoleum shall require a revision to the Development Plan, Conditional Use  
16 Permit, and Historic Permit and/or a new Development Plan, Conditional Use Permit and  
17 Historic Permit.
- 18 2. The following conditions of approval shall be implemented on the proposed  
19 development on the Planning Commission Resolution of approval:
  - 20 a) An archaeological monitor shall be on-site during ground-disturbing activities,  
21 such as brushing, scarification, grading, and trenching due to the potential for  
22 encountering cultural features, such as human burials.
  - 23 b) A pre-excavation agreement shall be executed between the applicant and the  
24 San Luis Rey Band of Mission Indians, specifying the treatment of human  
25 remains and any cultural resources uncovered and requiring Native American  
26 monitoring for all ground-disturbing activities.
  - 27 c) Native American monitors shall be present throughout all ground-disturbing  
28 activities, such as brushing, scarification, grading, and trenching for the entire  
29 project area. The powers of the monitors and the details of their work shall be  
laid out in the pre-excavation agreement.

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

6 PASSED AND ADOPTED Resolution No. 2012-H03 on September 4, 2012 by the  
7 following vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12 \_\_\_\_\_  
13 Greg Root, Chairman  
14 Oceanside Historic Preservation  
Advisory Commission

15 ATTEST:

16 \_\_\_\_\_  
17 Richard Greenbauer, Secretary

18 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory  
19 Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-H03.

20  
21 Dated: September 4, 2012

SHEET 1 OF 1 SHEETS  
 D12-00009  
 CUP12-00010  
 H12-00002

DEVELOPMENT PLAN  
 FOR  
 THE OLD CEMETERY AT  
 OLD MISSION SAN LUIS REY



NOTE: NO GRADING WILL BE DONE FOR THIS DEVELOPMENT PLAN.  
 NOTE: ALL NOTES WILL BE PRECEDED BY THE WORDS "CHECK IF APPLICABLE".

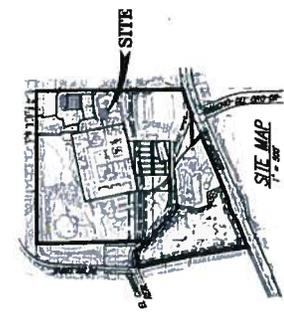
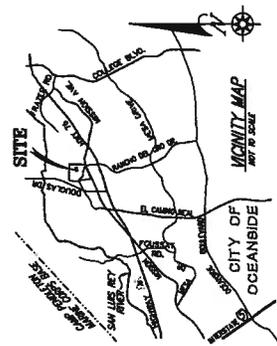
**GENERAL NOTES:**  
 1. BURN SPACES  
 2. ABOVE GROUND CLUST SPACES (MANHOLE/VALVES)  
 3. ABOVE GROUND BURN SPACES (MANHOLE/VALVES)  
 4. EXISTING GENERAL PLAN LAND USE DESIGNATION (PERMITS NEEDED)  
 5. EXISTING ZONING IS PD-10-N (PLANNED DEVELOPMENT, NEIGHBORHOOD OVERLAY)

**LEGEND:**  
 PARCEL LINE  
 PROPOSED MANHOLE/VALVE  
 PROPOSED BURN SPACE

RECEIVED  
 JUN 27 2012

CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

**LEGAL DESCRIPTION:**  
 PORTIONS OF PARCELS 1 OF 1/4 LOT LINE ADJACENT AND  
 PORTIONS OF PARCELS 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, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Plan Set Exemptions  
 June 2012

**SHEET INDEX:**  
 1 - COVER SHEET & SITE PLAN  
 2 - MANHOLE/VALVE LOCATION  
 3 - MANHOLE/VALVE ELEVATION  
 4 - FIRE REMOVAL AND MITIGATION PLAN

**BENCHMARK:**  
 DESCRIPTION: CITY OF OCEANSIDE BENCH-01  
 DATE OF CHECK: 08/11/2011  
 LOCATION: CORNER AT INTERSECTION OF  
 MISSION BLVD AND OCEANSIDE BLVD  
 ELEVATION: 16.25

**ASSESSOR'S PARCEL NUMBER:**  
 A PORTION OF 158-070-000

**APPLICANT'S REPRESENTATIVE:**  
 THE APPLICANT'S PLANNING GROUP  
 4000 AUSTIN BLVD  
 SUITE 100  
 OCEANSIDE, CA 92054  
 (760) 754-7400

**CIVIL ENGINEER AND SURVEYOR:**  
 GUY CONNER, INC.  
 2700 LAKE AUBURN BLVD, SUITE 100  
 OCEANSIDE, CA 92054  
 (760) 431-7700

**PROJECT ADDRESS:**  
 4000 AUSTIN BLVD  
 OCEANSIDE, CA 92054

**APPLICANT:**  
 MERRY LEE LUIS REY  
 4000 AUSTIN BLVD  
 SUITE 100  
 OCEANSIDE, CA 92054  
 (760) 754-7400



DESIGNED BY: J.E.A.  
 DRAWN BY: J.E.A.  
 PROJECT NO.: 12-00010  
 SHEET NO.: 1 OF 1  
 DATE: 06/27/12



**McCleskey  
Professional  
Services**  
15000 VAN DYKE BLVD  
VAN DYKE, CA 95711  
TELEPHONE: 925-437-7000  
FAX: 925-437-7002

**PROJECT:**  
NEW NORTH WALL  
PHASE II NICHE PLAN

**FOR:**  
OLD MISSION SAN LUIS  
REY CEMETERY  
4050 MISSION AVENUE  
OCEANSIDE,  
CALIFORNIA 92067

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

**ARCHITECT:**  
PATRICK L. LEE

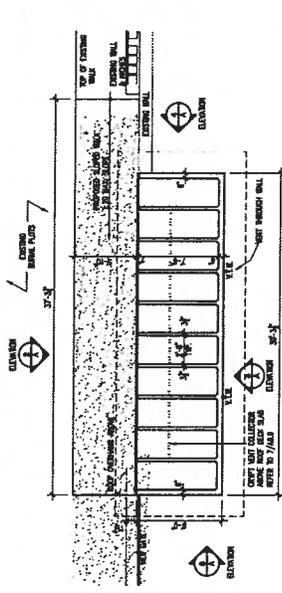
REGISTRATION NO. 10008

DATE: JUNE 2012

APPROVED BY: [Signature]  
DATE: AUG 20, 2011  
BY: J. W. ANDERSON  
SCALE: 3/8"

**GARDEN MAUSOLEUM 'A'  
& BLDG. ELEVATIONS**

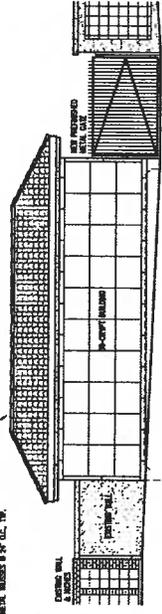
A



1 GARDEN MAUSOLEUM 'A'  
FLOOR PLAN  
SCALE: 3/16" = 1'-0"

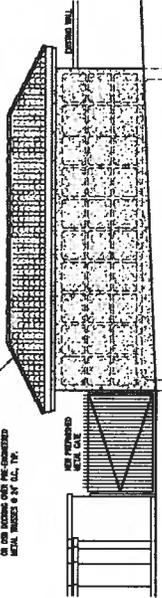
30 TOTAL CRYPT SPACES

3-INCH MASONRY CLASH, MASONRY TIE  
OVER 1-LAYER OF 2" X 2" REINFORCING  
STEEL BARS WITH 1/2" CLEARANCE  
ON TOP AND BOTTOM AND 1/4" CLEARANCE  
ON SIDES. REBAR @ 2' O.C., TYP.



2 BUILDING ELEVATION  
SCALE: 3/16" = 1'-0"

3-INCH MASONRY CLASH, MASONRY TIE  
OVER 1-LAYER OF 2" X 2" REINFORCING  
STEEL BARS WITH 1/2" CLEARANCE  
ON TOP AND BOTTOM AND 1/4" CLEARANCE  
ON SIDES. REBAR @ 2' O.C., TYP.



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

3-INCH MASONRY CLASH, MASONRY TIE  
OVER 1-LAYER OF 2" X 2" REINFORCING  
STEEL BARS WITH 1/2" CLEARANCE  
ON TOP AND BOTTOM AND 1/4" CLEARANCE  
ON SIDES. REBAR @ 2' O.C., TYP.

3-INCH MASONRY CLASH, MASONRY TIE  
OVER 1-LAYER OF 2" X 2" REINFORCING  
STEEL BARS WITH 1/2" CLEARANCE  
ON TOP AND BOTTOM AND 1/4" CLEARANCE  
ON SIDES. REBAR @ 2' O.C., TYP.

4 BUILDING ELEVATION  
SCALE: 3/16" = 1'-0"

4 BUILDING ELEVATION  
SCALE: 3/16" = 1'-0"



**McCleskey  
Professional  
Services**

100 CALIFORNIA STREET  
FREMONT, CALIF. 94539  
TELEPHONE 773-0447 FAX 773-0882

**PROJECT:**  
NEW NORTH WALL  
PHASE II NICHE PLAN

**FOR:**  
OLD MISSION SAN LUIS  
REY CEMETERY  
4060 MISSION AVENUE  
OCEANSIDE,  
CALIFORNIA 92057

**OWNER:**  
OLD MISSION SAN LUIS  
REY CEMETERY  
4060 MISSION AVENUE  
OCEANSIDE,  
CALIFORNIA 92057

**ARCHITECT**  
ARCHITECTS, P.C.



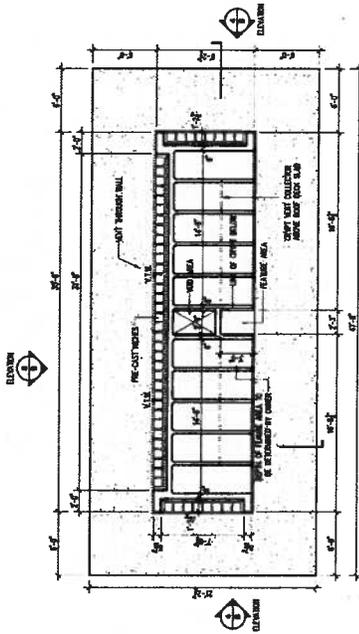
REGISTRATION NO. 10088

DATE: June 2012

Drawn by	Checked by	Scale
MM	JM	AS SHOWN
DATE	DATE	DATE
12/17/12	06/20/12	06/20/12

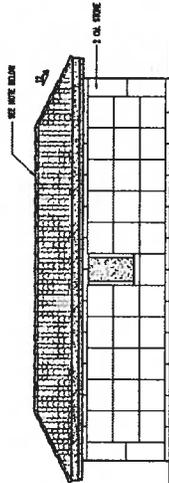
**GARDEN MAUSOLEUM 'B'  
& BLDG. ELEVATIONS**

**B**

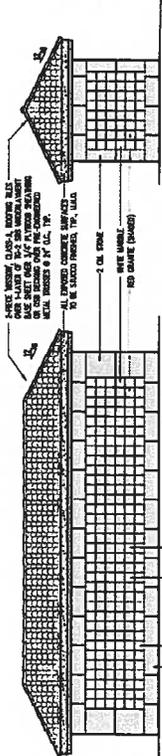


**1**  
**B**  
**GARDEN MAUSOLEUM 'B'**  
FLOOR PLAN  
SCALE: 3/16" = 1'-0"

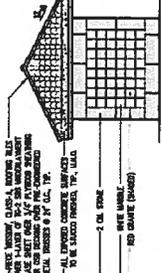
31 TOTAL CRYPT SPACES  
300 TOTAL NICHE SPACES



**2**  
**B**  
**BUILDING ELEVATION**  
FRONT  
SCALE: 3/16" = 1'-0"

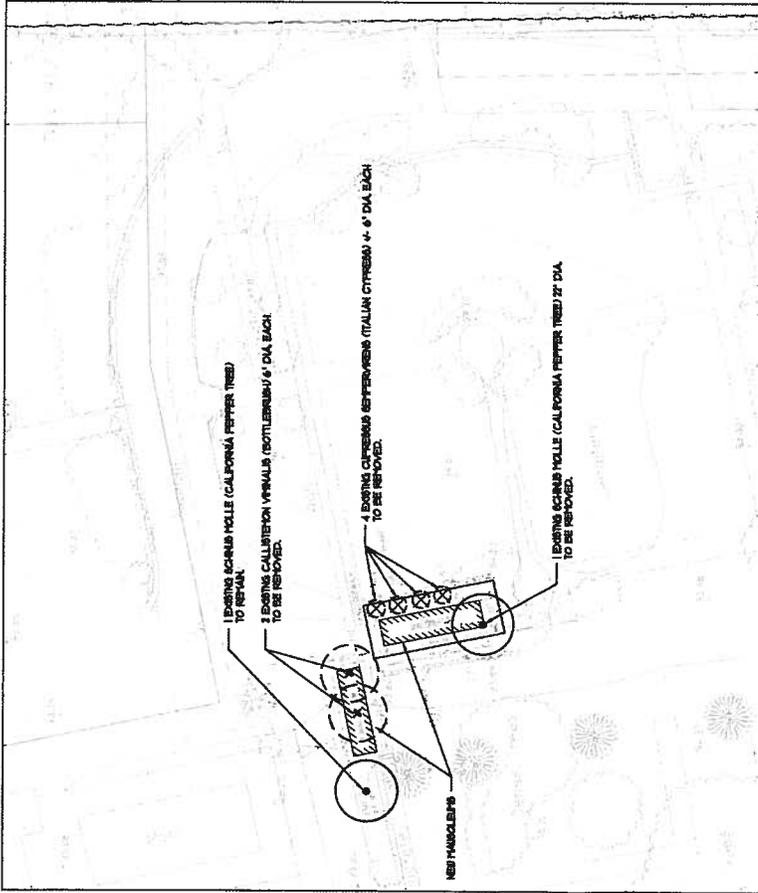


**3**  
**B**  
**BUILDING ELEVATION**  
BACK  
SCALE: 3/16" = 1'-0"



**4**  
**B**  
**BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"

# MISSION SAN LUIS REY MAUSOLEUMS TREE REMOVAL & MITIGATION



PER CITY REQUIREMENT TREES 10' DIA. & LARGER, MEASURED AT 3' ABOVE GRADE REQUIRE MITIGATION. TREES LESS THAN 10' DIA. DO NOT REQUIRE MITIGATION

24' BOX TREE = 2' CALIPER CITY: 11 - 24' BOX TREES = 22' CALIPER TOTAL

TREES TO BE PLANTED IN OR AROUND EXISTING CEMETERY AREA. ALL NEW TREES TO BE 24' BOX. SEE SITE MAP TO RIGHT OF PLAN.

NOTE: NO ADDITIONAL LANDSCAPING REQUIRED AS A PART OF THIS PROJECT.

# Mission San Luis Rey Mausoleums Tree Removal & Mitigation

DATE	1.20.22
BY	BOB
SCALE	1\"/>

PROJECT	Mission San Luis Rey Mausoleums Tree Removal & Mitigation
DATE	1.20.22
SCALE	1\"/>

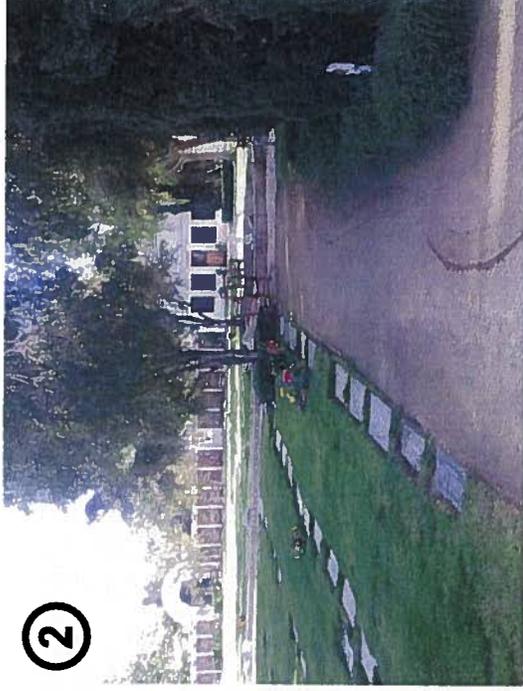
THE LIGHTFOOT PLANNING GROUP  
PLANNING  
SITE DESIGN  
LANDSCAPE ARCHITECTURE  
10100 WILSON BLVD  
SUITE 100  
SAN DIEGO, CA 92123  
(619) 441-1111  
info@lightfoot.com





1

Looking north toward proposed site



2

View to south from proposed site



3

View to east from proposed site



4

Looking west across proposed site

RECEIVED

MAR 27 2012

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

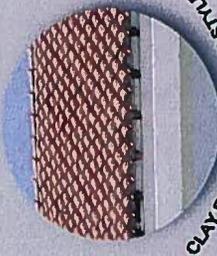
RECEIVED

MAR 27 2012

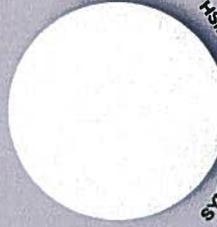
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES



BUILDING A - FRONT ELEVATION



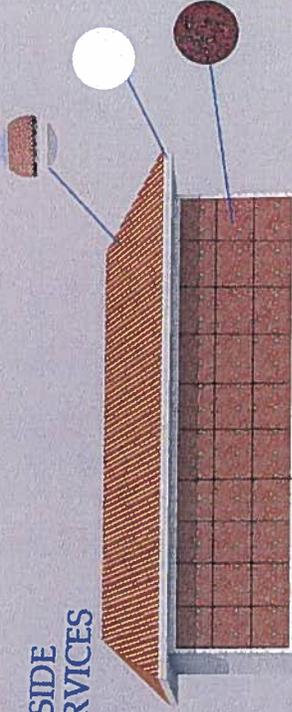
CLAY ROOF TILE - MISSION STYLE  
(TO MATCH EXISTING)



SYNTHETIC STUCCO



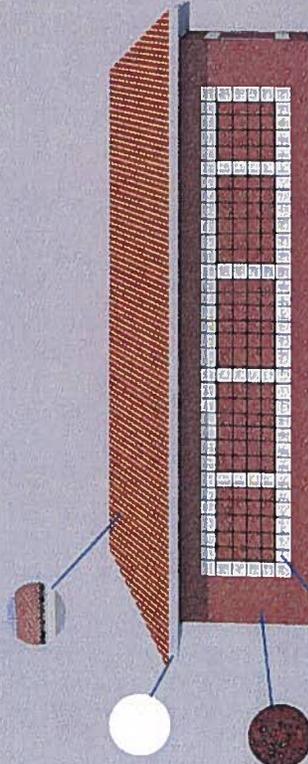
POLISHED IMPERIAL RED  
GRANITE



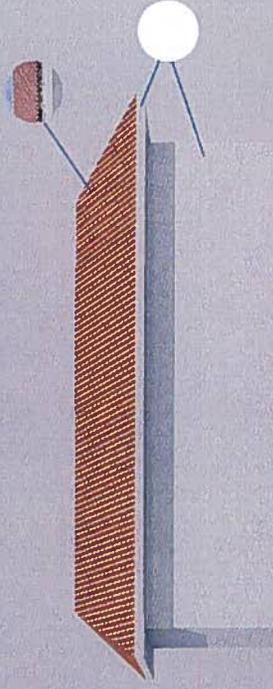
BUILDING B - FRONT ELEVATION



POLISHED WHITE CARRARA  
MARBLE



BUILDING A - REAR ELEVATION



BUILDING B - REAR ELEVATION



**McCleskey  
Professional  
Services**

720 CHURCH STREET  
SUNFORD, CA 94188  
708.553.8828 FAX  
708.553.8828

**PROJECT:**  
NEW NORTH WALL,  
PHASE II NICHE PLAN

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

**OWNER:**  
MISSION SAN LUIS REY  
CEMETERY  
4050 MISSION AVENUE  
OCEANSIDE,  
CALIFORNIA 92057

**ARCHITECT:**  
PATRICK R. FLY



REGISTERED ARCHITECT



Project No. 1044  
Client No. 1044  
Date: AUG 02, 2011  
Sheet No. 1044

**BUILDING  
FINISHES**

Sheet No.

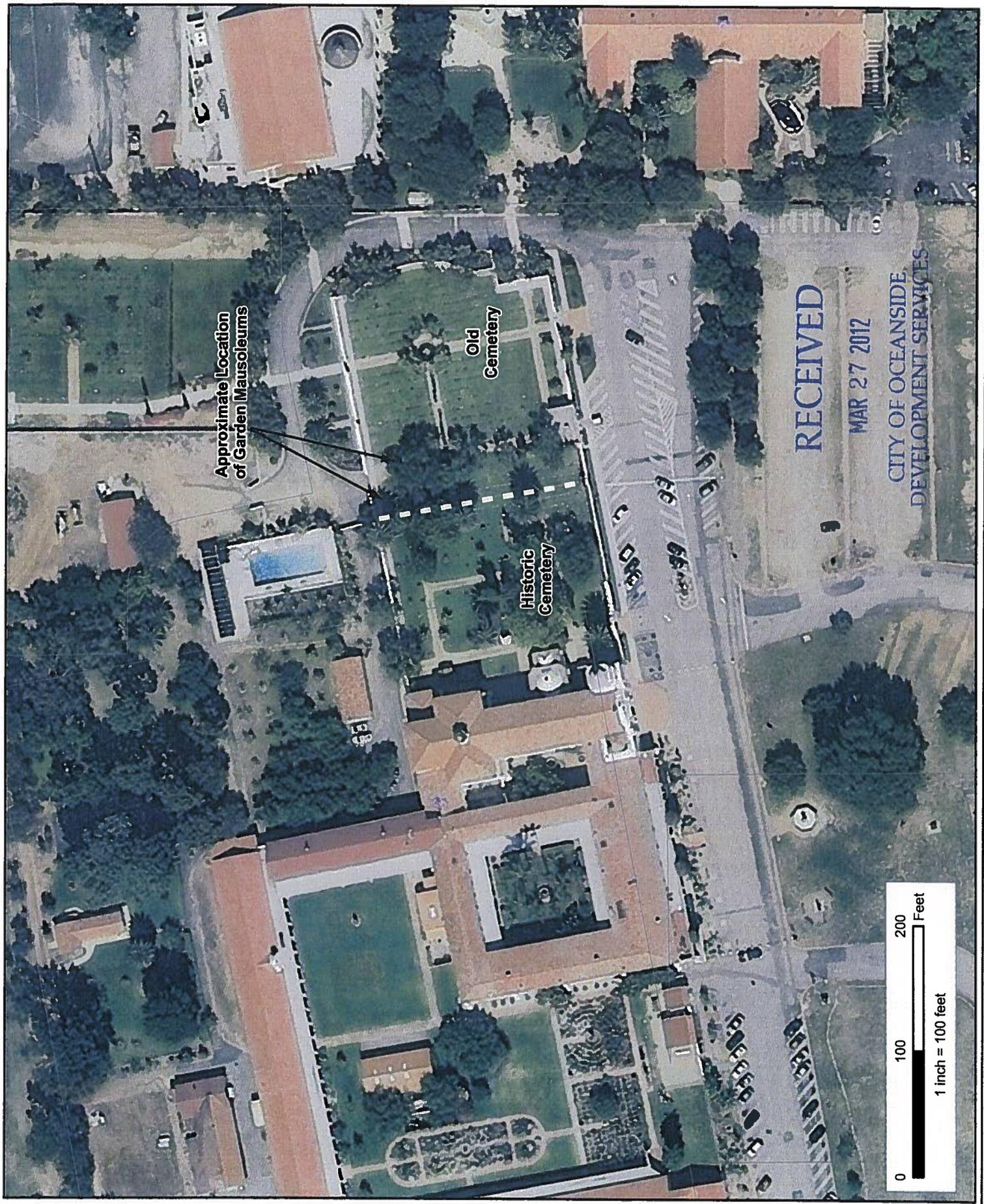


OLD MISSION SAN LUIS REY



EXISTING CEMETERY  
AREA CONDITIONS

Source:  
Aerial 2012  
April 20th 2010

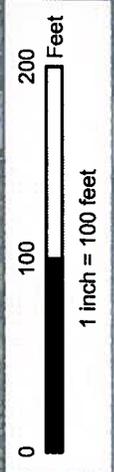


Approximate Location  
of Garden Mausoleums

Old  
Cemetery

Historic  
Cemetery

RECEIVED  
MAR 27 2012  
CITY OF OCEANSIDE,  
DEVELOPMENT SERVICES





THE  
LIGHTFOOT  
PLANNING  
GROUP

June 25, 2012

Mr. Mark Nordquist,  
Nordquist Enterprises, LLC  
PO Box 1320  
Carlsbad, CA 92018

RECEIVED  
JUN 27 2012  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

RE: California Pepper Tree Removal at Mission San Luis Rey Cemetery

Dear Mark;

The following is a consulting memo regarding an existing tree on private property at the Mission San Luis Rey Cemetery. The subject tree is a *Schinus molle*, California Pepper which is located within the construction envelope of the Cemetery Expansion and is scheduled for removal and mitigation. The subject tree is also causing damage to hardscape that surrounds an existing water feature due to root intrusion underneath the paving and water feature.

Purpose of this memorandum

The purpose of this report is to estimate the age of the subject tree.

Historical Data

The estimated date of installation of the subject tree was the early 1980's.

Date of consultation site visit - The date of the consultation visit to the site was June 22, 2012.

Limit of scope - This memo is not a valuation or replacement cost report or mitigation report. This memo is to simply document the age of the tree by visual assessment and historical Mission San Luis Rey data.

Tree identification and location - Photos of the individual tree and the immediate surroundings and damage to hardscape are provided as an attachment.

A tree mitigation plan has been prepared by a consultant that lists the subject tree for removal with mitigation planting of new trees per the City of Oceanside Standards as a part of the proposed (Garden Mausoleum) Cemetery expansion.

### Visual Assessment

The tree was visually inspected and documented as to:

- Caliper of trunk, measured 4½ feet (DBH) above grade at 22 inches
- Canopy height is approximately 35 feet
- Canopy spread is currently about 30 feet with some large limbs removed
- General health, structure and condition, rated from 1 - 4 is (3) average
- Wood stakes in the ground indicate the edge of the future mausoleum falls within the root zone several feet from the trunk of the subject tree.

### Conclusions

The subject tree appears to be around 30 years old; therefore it would not have been part of the Historic Cemetery. In addition, the subject tree is not dedicated as a "memorial" tree within the Cemetery.

Repair of the tree-damaged hardscape would not be practical, if the current root intrusion were allowed to continue without interruption. While this might not require removal of the tree, other circumstances dictate that the tree should be removed in order to complete the expansion because of the damage that would be sustained by the subject tree, itself, from construction activities.

Respectfully submitted,



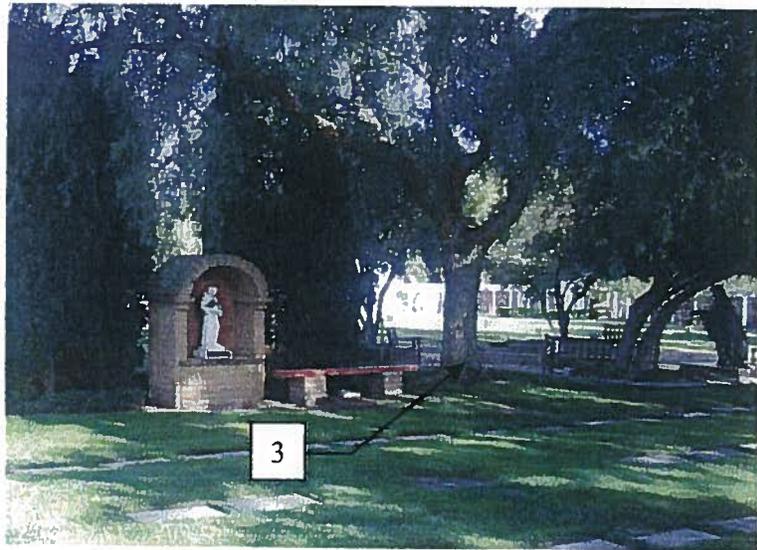
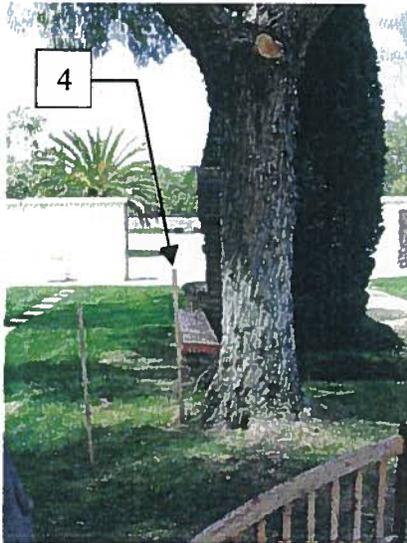
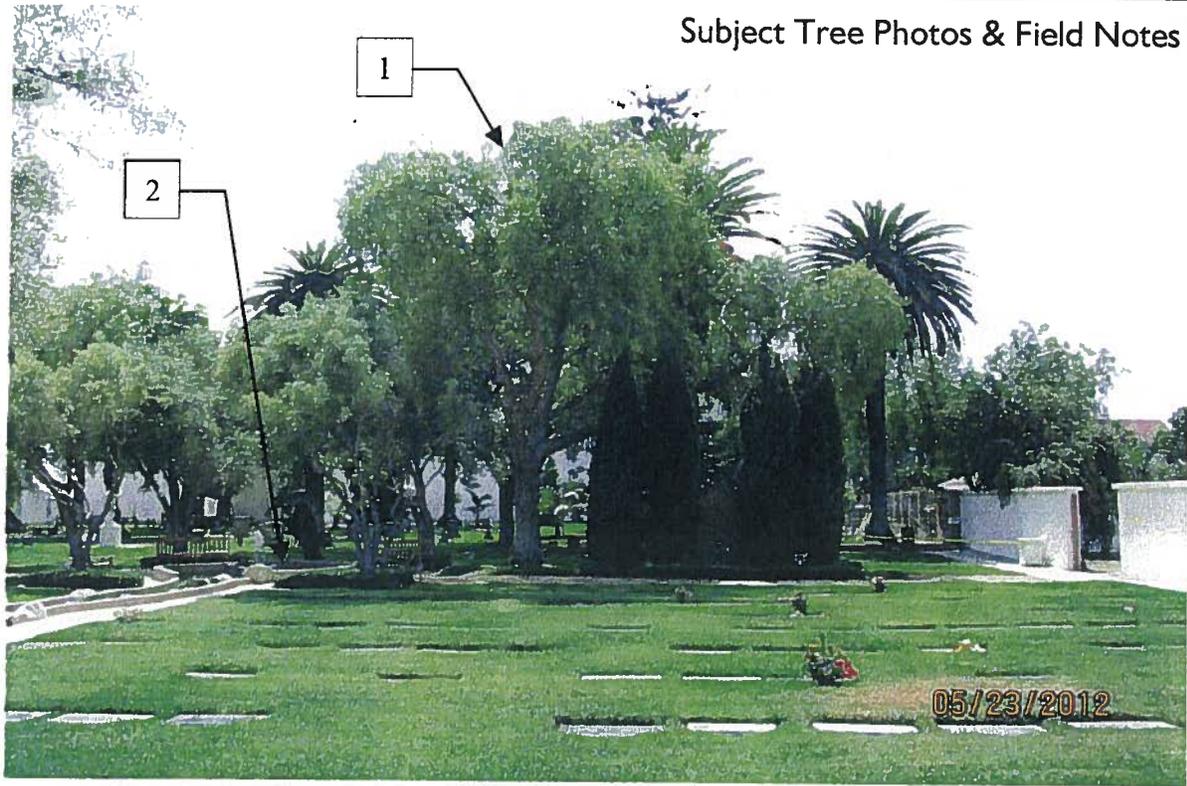
Kathleen Copley, WCISA  
ISA Certified Arborist WE-7337A

### Attachments:

Subject Tree Photos and Field Notes  
Photos of Damaged Hardscape

cc: Fr. David Gaa, ofm Executive Director, Mission San Luis Rey de Francia  
Kathleen Flanagan, Mission San Luis Rey de Francia

## Subject Tree Photos & Field Notes



### Photos of Existing Conditions

1. Location of subject *Schinus molle*, California pepper in Cemetery Expansion area.
2. Location of existing water feature and hardscape that are being damaged by root intrusion.
3. Subject California pepper seen relative to the water feature and sitting area from a different angle.
4. Wood stakes indicate the edge locations of the future mausoleum relative to the subject tree.

## Photos of Damaged Hardscape



### Photos of Existing Conditions

1. Location of subject *Schinus molle*, California pepper adjacent to existing fountain and stone paving.
2. Cracks, lifting stones and damage to stone pedestrian paving as a result of tree root spreading beneath hardscape.
3. Close up of hardscape damage from tree root intrusion.
4. Crack in mortared stone paving, illustrating direction of tree root towards fountain.
5. Illustration of crack at the edge of the turf area where large roots from the California pepper originate are undermining the pavement and heading towards the water feature.

### Recommendations for removal of subject California pepper

1. In order to prevent further damage to the Cemetery paving and fountain it is recommended that the tree be removed in order to repair existing hardscape features.
2. In addition the subject tree will sustain significant structural damage to its root system from future construction of a mausoleum in close proximity to the tree
3. Tree mitigation is proposed in an alternate location of the Cemetery, per City Standards.



### 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  
**RECEIVED**  
MAR 27 2012  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

Please Print Or Type All Information

#### PART I - APPLICANT INFORMATION

1. APPLICANT Old Mission San Luis Rey	2. STATUS Owner
3. ADDRESS 4050 Mission Avenue Oceanside, CA 92057	4. PHONE / FAX / E-mail 760-757-3651
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group attn: Dan Niebaum	
6. ADDRESS 5900 Pasteur Ct. Suite 110 Carlsbad, CA 92008	7. PHONE / FAX / E-mail (760) 692-1924 phone dann@lightfootpg.com

HEARING
GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL <b>D12-00009</b>
C.U.P. <b>CUP12-00010</b>
VARIANCE
COASTAL
O.H.P.A.C. <b>H12-00002</b>

#### PART II - PROPERTY DESCRIPTION

8. LOCATION North of Mission Avenue between Douglas Drive and Academy Road at the northern terminus of Rancho Del Oro Drive.	9. SIZE 23.43 acres (portion)		
10. GENERAL PLAN Private Institutional	11. ZONING PD-19-H	12. LAND USE Institutional	13. ASSESSOR'S PARCEL NUMBER 158-070-42
14. LATITUDE 33.23 N	15. LONGITUDE 117.29 W		

#### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION  
**A Development Plan, Conditional Use Permit, and Historic Permit for the addition of two small mausoleum buildings to the existing 'old' cemetery on the Mission grounds.**

17. PROPOSED GENERAL PLAN No Change	18. PROPOSED ZONING No Change	19. PROPOSED LAND USE No Change	20. NO. UNITS n/a	21. DENSITY n/a
22. BUILDING SIZE Total of 670 square feet	23. PARKING SPACES No Change	24. % LANDSCAPE No Change	25. % LOT COVERAGE or FAR 0.05% of parcel	

#### PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input type="checkbox"/> 33. CERTIFICATION OF POSTING	<input type="checkbox"/> 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): Old Mission San Luis Rey: Fr. David Gaa, ofm Executive Director	36. DATE 3/10/12	37. OWNER (Print) Old Mission San Luis Rey	38. DATE 3/10/12
Sign: <i>Fr. David Gaa</i>	Sign: same as applicant / see applicant signature		

**- 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 COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.**

**OLD MISSION SAN LUIS REY  
CEMETERY MAUSOLEUMS  
(Old Cemetery Area)**

**Development Plan, Conditional Use Permit,  
& Historic Permit**

**Description and Justification  
Revised June 2012**

**RECEIVED**  
JUN 27 2012  
CITY OF OCEANSIDE  
DEVELOPMENT DEPARTMENT

This application presents a Development Plan, Conditional Use Permit, and Historic Permit for the addition of two garden mausoleum buildings within the existing cemetery located on the grounds of the Old Mission San Luis Rey (Mission). The mausoleums are proposed near the north boundary of an area commonly known as the 'Old Cemetery' approximately 140 feet east of the Historic Mission Church. This area is not a part of the 'Historic Cemetery', but part of a small cemetery expansion commenced in the early 1980's. The garden mausoleums will provide an additional 61 crypt and 300 niche spaces above ground. This area of the cemetery has often provided burial space for Mission friars and for older Oceanside families. A portion of the proposed crypt and niche spaces will be reserved for friars who have served the Mission.

**BACKGROUND**

Land use and development on the Mission property is regulated by the Mission San Luis Rey Planned Development (PD) Plan, originally approved in 2003 and updated in 2008. The PD Plan establishes Plan Areas for the Mission and designates allowable uses and development regulations within the Plan Areas. The Old Cemetery is located within Plan Area 6 - Existing Facilities that also includes the central Mission building complex, Historic Church, and Historic Cemetery.

Original entitlements for this area of the Mission Cemetery preceded the PD Plan and were approved by the Oceanside Historic Preservation Advisory Commission (OHPAC) in February 1993 through OHPAC Resolution No. 93-H02, and by the Planning Commission in April 1993 through Planning Commission Resolution 93-P-22. At the time, the project enlarged the Mission's overall cemetery area by incorporating land to the east of the 1980's expansion area. The project involved the addition of 1.3 acres of adjacent land in order to accommodate 1,412 crypts. The project also involved the construction of a 500 square foot manager's office, a new perimeter wall, service drive and area landscaping.

A recent 3.5-acre expansion to the overall Mission cemetery area was approved by OHPAC in December 2008 and by the Planning Commission in January 2009 through Resolution No. 2008-H05 and Resolution No. 2009-P01, respectively. As required by

the PD Plan, the expansion was considered under Development Plan, Conditional Use Permit, and Historic Permit applications (D-2-07, C-3-07 & H-1-07). The approved 2009 cemetery expansion allows for the addition of over 25,000 crypt and niche spaces, including four larger mausoleum buildings each capable of housing 720 crypts and 960 niches. The PD Plan specifically designated Plan Area 4 in the northeast corner of the Mission property for this cemetery expansion area.

## **DEVELOPMENT PLAN**

The proposed garden mausoleums are intended to provide additional burial options within this part of the cemetery while the long range build-out of the Plan Area 4 expansion continues. The garden mausoleums are relatively small in scale and proposed in areas that are not occupied by existing crypt or niche spaces. The placement of the mausoleums will complement their surroundings and maintain the historic development pattern of the existing cemetery.

Mausoleum A will be approximately 242 square feet in size (8' x 30.3'), a maximum of 14 feet in height, and will contain space for 30 crypts. The mausoleum is designed to be in alignment with and to replace a portion of the perimeter wall located along the north boundary of the existing cemetery. This portion of the existing wall is decorative only and contains no niche spaces. An existing gate will be removed and a new gate installed adjacent to the mausoleum to provide access to the service drive located to the north. An existing walkway will remain in place along this edge of the Old Cemetery.

Mausoleum B will be approximately 328 square feet in size (9.2' x 35.7'), a maximum of 13 feet in height, and will contain space for 31 crypts and 300 niches. The mausoleum is designed to align perpendicular to Mausoleum A along an existing Cemetery walkway and will be situated approximately 8 feet south of the existing boundary wall. Mausoleum B will also contain a feature space to display the existing statue of St. Francis currently located in this area. A walkway apron is designed to surround the mausoleum to a maximum width of 6 feet.

## **Architectural Design**

The design of the garden mausoleums features architectural elements that blend the aesthetics of the separate Historic and Old Cemetery areas. The buildings are designed to emulate the California Mission Revival style, but do not replicate architecture of the existing Mission buildings in accordance with the guidelines and requirements set forth in both the Mission San Luis Rey Historic Area Development Program and Design Guidelines and the Mission San Luis Rey Planned Development Plan Design Guidelines.

The garden mausoleums will be smaller in scale and scope than those approved as part of the most recent cemetery expansion proposal in January 2009 (PC Resolution 2009-P-01). The proposed mausoleums are sited to be compatible with the existing layout

and pattern of the cemetery areas and both will be aligned along existing interior cemetery walkways. The design of the mausoleums presents a horizontal massing with one-story structures that feature a low building profile (height less than one-half width). The design of each roof has been revised to a maximum pitch of 6:12. Each mausoleum roof will feature classic Mission-style red clay tiles and fascia elements will be clad with a white stucco finish.

The mausoleum façade materials will consist of white stucco, polished Imperial Red granite, and accents of polished white Carrara marble – these same materials are featured (or planned) in the niche walls located throughout the entire Cemetery area (including the 2009 expansion area). The front facing façade of Mausoleum A and all four facades of Mausoleum B will feature the Imperial Red granite material. This is the same granite material that is consistently and prominently used in the individual niche sections along the entire length of each niche wall in both the Historic and Old Cemetery areas.

The Historic Cemetery niche wall is constructed of traditional brown adobe bricks, while the Old Cemetery niche walls are comprised of white stucco surrounds. A large amount of the surface area of each wall is dedicated to the various granite niche sectional elements. The north facing niche wall on the north side of the Old Cemetery area also features Imperial Red granite niche sections trimmed with polished white Carrara marble.

The intent of the Garden Mausoleum design and placement is to create a respectful interment area within the Old Cemetery area that complements the existing Mission architecture and niche wall designs, and utilizes a combination of materials found in both the Historic and Old Cemetery areas.

### **Landscape and Tree Mitigation**

The location of existing mature landscaping within the Old Cemetery area has been verified and analyzed in relation to the location of the proposed mausoleums. The construction of the proposed mausoleums will displace seven (7) mature trees, along with minimal ground covers. The location of Mausoleum A will displace two (2) Bottlebrush trees – each 6-inch in diameter. The location of Mausoleum B will displace four (4) Italian Cypress trees – each +/- 6-inch in diameter, and one (1) California pepper tree with a trunk caliper of 22 inches. Trees that are 10-inches or larger in diameter at three feet above grade require mitigation per City standards. In this case, only removal of the pepper tree requires mitigation. Mitigation can be achieved by planting one (1) – 24-inch box tree for every two (2) inches of caliper removed. In this case, mitigation for the pepper tree would require that eleven (11) 24-inch box trees be planted on the Mission property.

The tree mitigation can be addressed as part of an on-going tree planting program on the Mission property and will be achieved with the planting of 11 new 24-inch box

trees. The proposed trees are consistent with varieties currently found on the Mission grounds and within the cemetery areas. The tree varieties include Canary Island Date Palms, Olives, Ginkos (Maidenhair Tree), and Morton Bay Chestnuts. Eight (8) trees will be planted nearby within a portion of a cemetery expansion area approved in 2009 (in addition to that project's approved landscaping). One (1) tree will be planted near the south boundary wall in a portion of the Historic Cemetery area. Two (2) trees are proposed adjacent to the previously approved retreat center parking lot located in the western half of the Mission grounds.

An analysis of the California pepper tree subject to removal estimates its age to be approximately 30 years with a canopy height of approximately 35 feet. The tree is in average condition with a trunk caliper of 22 inches, as previously indicated. The tree canopy is an approximate 30-foot spread and does not extend over portions of the Historic Cemetery. The tree is not dedicated as a memorial tree within the cemetery.

The analysis also notes that the root system of the tree is causing significant damage to surrounding hardscape areas. Significant root intrusion damage is noted with the stone pavers adjacent to the nearby water feature. In addition to the impact from the proposed mausoleum, removal of the tree is recommended in order to prevent further damage to the existing paving and fountain area from the root intrusion.

Historic aerial photographs from 1980 and 1990 indicate a cemetery expansion area that is an approximate 45-foot wide strip of land located directly east of the Historic Cemetery. This area is within what is considered a portion of the Old Cemetery and is distinct from the Historic Cemetery area. The installation of the pepper tree was a part of this cemetery expansion completed in the early 1980's. This is consistent with the estimated age of the tree at 30 years. The tree is located on what would have been, at the time, the eastern boundary of the expansion area - clearly outside the boundary of the Historic Cemetery area.

### **PD Plan Regulations**

Specific development regulations were not adopted with the PD Plan in relation to Plan Area 6 as it contains the existing Mission facilities and no significant development was anticipated here. The PD Plan does require approval of a Development Plan for the construction of any new buildings, such as the proposed mausoleums. The garden mausoleums are consistent with the existing use of the cemetery and the proposed project design meets the development criteria outlined by the PD Plan for similar Cemetery uses and structures approved in Plan Area 4.

### **CONDITIONAL USE PERMIT**

A Conditional Use Permit (CUP) has been requested for the proposed garden mausoleums, as such development would be considered an expansion of the existing

cemetery use. The PD Plan requires approval of a CUP for cemetery expansions within the Mission property.

### **HISTORICAL PERMIT**

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

### **SUMMARY**

The proposed expansion of the Old Cemetery meets all of the goals and objectives of the City's General Plan and Zoning Ordinance, including the Historic District Overlay. The expansion will enhance the Mission's cemetery operations and provide additional interment options in an established portion of the Old Cemetery. The project has been designed to complement the existing facilities at the site, and has been developed under the standards set forth by the approved Mission San Luis Rey Historic Area Development Program and Design Guidelines and the Mission San Luis Rey de Francia Planned Development (PD) Plan.

**ATTACHMENT A**  
**Required Findings**

**Development Plan**

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

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

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

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

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

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

The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities as the site is currently served by such services and facilities. The expansion will enhance the Mission's cemetery operations and provide additional interment options in an established portion of the Cemetery.

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

The proposed development is compatible with existing surrounding land uses as the site is proposed to be developed under the regulations the City previously established for the site with the approval of the PD Plan. The proposed project meets the development regulations established by the PD Plan. In addition, the surrounding neighborhood has become accustomed to living near a cemetery, as

the use has operated on this site for over 100 years. The proposed development will complement the existing Cemetery and would not be visible from surrounding neighborhood areas.

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

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

#### **Conditional Use Permit**

A Conditional Use Permit is requested to allow for the cemetery expansion. The approved PD Plan requires the approval of a Conditional Use Permit for cemetery expansions within the Mission property. The proposed project meets the required findings for a Conditional Use Permit as follows:

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

The Mission San Luis Rey cemetery expansion complies with the purposes of the City of Oceanside Zoning Ordinance and the PD Plan. The proposed mausoleums are compatible with the existing Cemetery surroundings and will provide additional interment option in an established portion of the Cemetery. All of the development criteria and infrastructure requirements of the approved PD Plan have been met.

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

The expansion of the Old San Luis Rey Mission Cemetery will be compatible with the surrounding community. The existing cemetery has operated on this site for over 100 years and has become a fixture in the community. There will be no detrimental effects on persons or properties in the vicinity of the cemetery with the proposed expansion. In fact, the project will provide a benefit to the community by offering much needed burial facilities for North County. These

additional burial services will allow the cemetery to continue to provide the services that the community has come to depend on. Overall, the expansion will not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood.

3. ***That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.***

The proposed conditional uses will comply with appropriate City Ordinances and conditions as approved by the Planning Commission and/or City Council and as established by the Mission San Luis Rey de Francia Planned Development Plan.

Old Mission San Luis Rey

LEGAL DESCRIPTION

APN: 158-070-42-00

**(158-070-42-43-44 AND 45)**

**PARCELS 1, 3 AND 4 ARE CREATED BY THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED APRIL 3, 2007 AS FILE NO. 2007-0223270 OF OFFICIAL RECORDS.**

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