

AGENDA NO. 5



PLANNING COMMISSION

STAFF REPORT

DATE: September 24, 2012

TO: Chairperson and Members of the Planning Commission

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 Planning Commission by motion:

- (1) Confirm issuance of a Class 11 categorical exemption for Accessory Structures, pursuant to Section 15311 of the California Environmental Quality Act (CEQA); and,
- (2) Approve Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and Historic Permit (H12-00002) by adopting Planning Commission Resolution No. 2012-P44 with findings and conditions of approval attached herein.

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 January 13, 2003 the Planning Commission approved a revision to Conditional Use Permit (C-34-92) and Historic Permit (H-4-92) by adopting Planning Commission Resolution No. 2003-P01. The subject revision allowed a .28 acre expansion of the Mission San Luis Rey Cemetery.

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.

On September 4, 2012 the Oceanside Historic Preservation Advisory Commission adopted OHPAC Resolution 2012-H03 recommending approval of a Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and Historic Permit (H12-00002) for the construction of two freestanding Mausoleum structures within the Old Mission San Luis Rey Cemetery to the Planning Commission for final action.

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

Project Description: The project application is comprised of 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 within 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 the Nationally Designated Historic Resource. The addition of two new mausoleums within the old cemetery would be visually consistent with the historic identity and major design goals of the Mission San Luis Rey Historic Area, and would not compromise the overall character of the immediate area. The proposed design of the Mausoleums that incorporate a Mission Revival architectural style, which include shallow pitched roofs with red clay tile, 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 Planed Development Plan (PD19-Plan) that guides and regulates development of land uses on-site, identifies infrastructure needs, and establishes design guidelines to ensure that any development will compliment the significant historical uses and resources on the property.

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 further 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 expansion to Old Mission San Luis Rey Cemetery has been determined to be consistent 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 being provided. The additional burial sites and expansions to the cemetery would not only provide for the future demands, but would also help fund maintenance and improvements to the property necessary to protect the significant historic resource located within Plan Area 6 of the Planned Developed Plan.

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 upon that review, staff finds that the proposed project constitutes "construction of limited accessory structures", and the project is categorically exempt, Class 3, "New Construction of Small Structures" (Section 15303).

PUBLIC NOTIFICATION

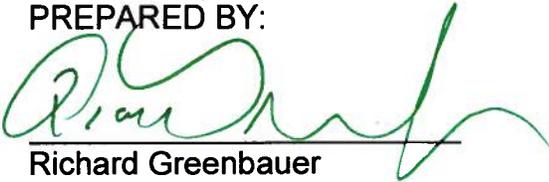
Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested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

SUMMARY

The proposed Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and Historic Permit (H12-00002) as designed and conditioned, are consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, 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. 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:

- Confirm issuance of a Class 3 categorical exemption for "Construction of Small Structures"; and,
- Move to approve Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and Historic Permit (H12-00002) by adopting Planning Commission Resolution No. 2012-P44 with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



John Helmer,
Interim City Planner

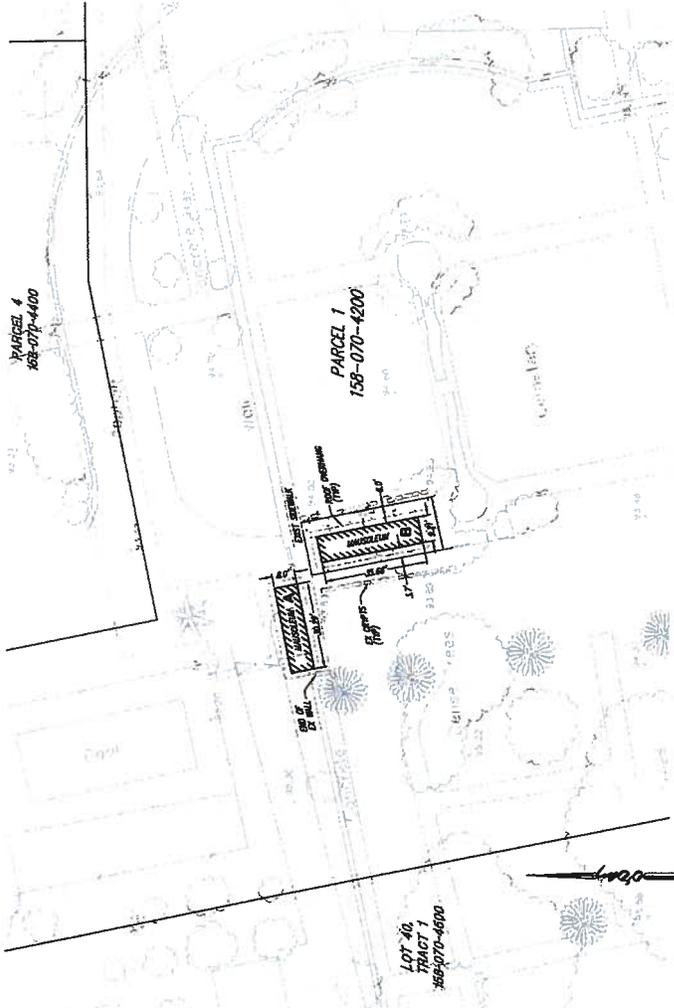
JH/RG/fil

Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2012-P44
3. OHPAC Resolution No. 2012-H03 (unsigned)
4. Planning Commission Resolution No. 2003-P01
5. Planning Commission Resolution No. 93-P22
6. Arborist Tree Removal report

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

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



NOTE: ALL CHANGES WILL BE DONE PER THIS DEVELOPMENT PLAN.
 NOTE: ALL TREES WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

GENERAL NOTES:

1. BURNAL SPACES: ABOVE GRASSY CLEAR CUT SPACES (UNDESIGNED) ABOVE GRASSY MAINT SPACES (DESIGNED)
2. EXISTING ORIGINAL PLAN LAND USE DESIGNATION: PRIVATE RESIDENTIAL
3. EXISTING ZONING: S, PP-18-H (PLANNED DEVELOPMENT, HISTORIC OVERLAY)

LEGEND:

- PARCEL LINE
- PROPOSED MAINTENANCE
- PROPOSED OVERLAY

RECEIVED
 JUN 27 2012
 CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

LEGAL DESCRIPTION:
 PORTION OF PARCELS 1 OF THE LOT AND ADJACENT AND CONTIGUOUS TO 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.

ASSESSOR'S PARCEL NUMBER:
 A PORTION OF 158-070-4200

APPLICANT'S REPRESENTATIVE:
 THE LANDMARK PLANNING GROUP
 2774 LAUREL AVENUE, SUITE 100
 OCEANSIDE, CA 92056
 (760) 431-1234

CIVIL ENGINEER, LAND SURVEYOR:
 JOHN J. O'DAY, LICENSE NO. 12345
 2774 LAUREL AVENUE, SUITE 100
 OCEANSIDE, CA 92056
 (760) 431-1234

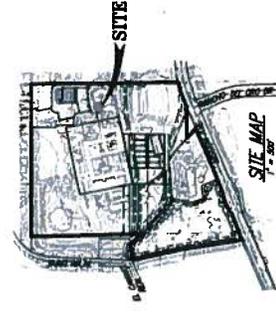
APPLICANT:
 MRS. JANE DOE
 1234 MAIN ST.
 OCEANSIDE, CA 92056

PROJECT ADDRESS:
 1234 MAIN ST.
 OCEANSIDE, CA 92056

Plan Set Revisions
 June 2012

SHEET INDEX:
 1. COVER SHEET & SITE PLAN
 2. ANNOTATION & FLOOR PLAN
 3. ANNOTATION & FLOOR PLAN
 4. ERECTION

BENCHMARKS:
 CITY OF OCEANSIDE B.M. 14-10
 CITY OF OCEANSIDE B.M. 14-11
 N. T. CHANDLER B.M. 14-12
 OCEANSIDE, CA 92056



O'Day
 CONSULTANTS
 2774 LAUREL AVENUE, SUITE 100
 OCEANSIDE, CA 92056
 (760) 431-1234

DATE: JUN 2012	DATE: JUN 2012
DRAWN BY: J.O.	CHECKED BY: J.O.
PROJECT NO.: 12345	JOB NO.: 12345
DATE OF ISSUE: JUN 2012	SCALE: AS SHOWN





**McCleskey
Professional
Services**

720 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94108
TELEPHONE (415) 774-1100
FACSIMILE (415) 774-1101

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. FLY



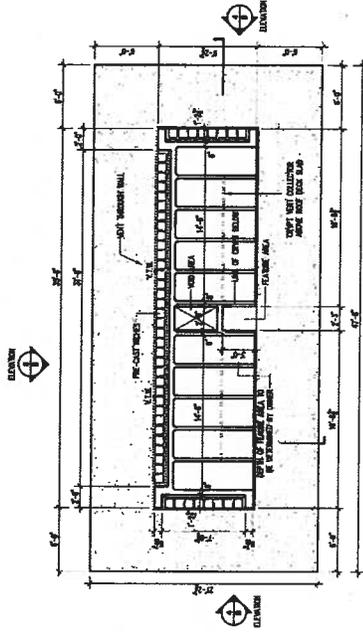
REGISTRATION NO. 10028

DATE	DESCRIPTION
JUNE 2012	REVISED

DATE OF PLAN: JUNE 2012
DATE OF SHEET: 06/11
SHEET NO.: 10028

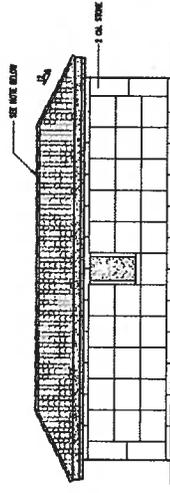
**GARDEN MAUSOLEUM B
& BLDG. ELEVATIONS**

B

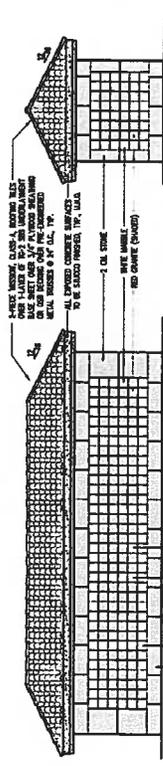


1 GARDEN MAUSOLEUM B
FLOOR PLAN
SCALE: 3/16" = 1'-0"

51 TOTAL CONCRETE SPACERS
200 TOTAL NICHE SPACERS



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



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

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



Looking north toward proposed site



View to south from proposed site



View to east from proposed site



Looking west across proposed site

RECEIVED

MAR 27 2012

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P44

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

7 APPLICATION NO: D12-00009, CUP12-00010, and H12-00002
8 APPLICANT: Old Mission San Luis Rey
9 LOCATION: 4050 Mission Avenue

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

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

15 construction of two freestanding Mausoleum structures that would accommodate 61
16 additional above ground burial crypts along with 300 niches for cremated remains within
17 the existing Mission San Luis Rey "Old" Cemetery. Mausoleum "A" would be
18 approximately 242 sq. ft. in size and Mausoleum "B" would be approximately 328 sq. ft.
19 in size, with both mausoleum structures not exceeding a maximum height of 15'-0";
20 on certain real property described in the project description.

21 WHEREAS, the Planning Commission, after giving the required notice, did on the 24th
22 day of September, 2012 conduct a duly advertised public hearing as prescribed by law to consider
23 said application.

24 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
25 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15303
26 "New Construction of Accessory Structures", Class 3;

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

29 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
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-
Mitigation Fee		residential for Oceanside
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.
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

1 resolutions, presume the accuracy of relevant project information provided by the applicant, and
2 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

17 FINDINGS:

18 For the Development Plan:

- 19 1. The project design and its physical aspects pertaining to the two mausoleum structures
20 overall design and location meets or exceeds the applicable zoning criteria and
21 development standards as specified in the Mission San Luis Rey de Francia Planned
22 Development Plan (PD) and the Mission San Luis Rey Historic Area Development
23 Program and Design Guidelines where applicable, and where landscaped areas require
24 the removal of mature trees to accommodate the structures, replacement trees are being
25 added throughout the Mission San Luis Rey Cemetery Area in accordance with the
26 City's Tree Mitigation policy.
- 27 2. The addition of two mausoleum structures within the Old Cemetery for additional burial
28 needs of the Mission San Luis Rey is consistent with the Zoning Ordinance, the City
29 Code, the Land Use Element, and the Mission San Luis Rey Historic Area Development
Program and Design Guidelines that consider deviations from the base zoning district

1 off-set by compensating benefits that will allow additional internment facilities to serve
2 the Mission Friars and citizens of Oceanside.

3 3. That the area covered by the Development Plan can be adequately, reasonably and
4 conveniently served by existing and planned public services, utilities, and public
5 facilities. The two proposed mausoleum structures will not require any new additional
6 public services, utilities, or public facilities be built for the proposed use expansion.

7 4. The project, as proposed and designed to incorporate two new mausoleum structures
8 within the existing Old Cemetery boundaries coupled with the implementation of a tree
9 mitigation plan will ensure compatibility with existing and potential development within
10 the adjoining Mission San Luis Rey Planned Development Plan Planning Areas and
11 within the surrounding neighborhood.

12 5. That the site plan and physical design of the project is consistent with the policies
13 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
14 Development Guidelines for Hillsides, and Section 3039 of the Oceanside Zoning
15 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to
16 this site, and the proposed development would be compatible with the surrounding
17 campus development of the Mission San Luis Rey.

18 For the Conditional Use Permit:

19 1. That the proposed location of the two new mausoleum structures is accord with the
20 objectives of the Mission San Luis Rey Development Program and Design Guidelines, the
21 Oceanside Zoning Ordinance, and the purposes of the district in which the site is located.
22 Above ground burial crypts to serve the Old Mission San Luis Rey is permitted within the
23 Planned Development (PD) Plan Planning Area 6, subject to approval of a Conditional Use
24 Permit.

25 2. That the proposed location of the conditional use and the proposed conditions under
26 which it would be operated or maintained will be consistent with the General Plan; will
27 not be detrimental to the public health, safety or welfare of persons residing or working
28 in or adjacent to the neighborhood of such use; and will not be detrimental to properties
29 or improvements in the vicinity or to the general welfare of the City. Subject to
approval of a Conditional Use Permit, ancillary facilities to support the Mission San
Luis Rey are allowed. The request to establish two new mausoleum structures for the

1 Mission San Luis Rey would not physically change or alter the Old Mission Cemetery
2 grounds beyond what was originally envisioned for the site and would be located in a
3 manner that would not result in any public health, safety or welfare issues.

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

8 For the Historic Permit:

- 9 1. The development of two freestanding Mausoleum structures that would accommodate 61
10 additional above ground burial crypts along with 300 niches for cremated remains within
11 the existing Mission San Luis Rey "Old" Cemetery is consistent with the policies of the
12 Mission San Luis Rey Historic Area Development Program and Design Guidelines, and
13 Article 21 of the Zoning Ordinance (Historic Overlay), because the overall construction,
14 architectural design, and site design will not detract from the Historic Significance of the
15 Mission San Luis Rey as viewed from on and off-site and will provide for additional
16 revenue resources to be used to maintain and preserve the Nationally Designated
Historic Resource.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
18 approve Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and Historic
19 Permit (H12-00002) subject to the following conditions:

20 Building:

- 21 1. Construction shall comply with the 2010 edition of the California Codes.
22 2. The building plans for this project are required by State law to be prepared by a licensed
23 architect or engineer and must be in compliance with this requirement prior to submittal
24 for building plan review.
25 3. The developer shall monitor, supervise and control all building construction and
26 supportive activities so as to prevent these activities from causing a public nuisance,
including, but not limited to, strict adherence to the following:
27 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
28 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
29 work that is not inherently noise-producing. Examples of work not permitted on

1 Saturday are concrete and grout pours, roof nailing and activities of similar
2 noise-producing nature. No work shall be permitted on Sundays and Federal
3 Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving
4 Day, Christmas Day) except as allowed for emergency work under the provisions
5 of the Oceanside City Code Chapter 38 (Noise Ordinance).

6 b) The construction site shall be kept reasonably free of construction debris as
7 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
8 approved solid waste containers shall be considered compliance with this
9 requirement. Small amounts of construction debris may be stored on-site in a
10 neat, safe manner for short periods of time pending disposal.

11 4. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
12 and shall be shielded appropriately. Where color rendition is important high-pressure
13 sodium, metal halide or other such lights may be utilized and shall be shown on final
14 building and electrical plans.

15 5. Site development, parking, access into buildings and building interiors shall comply with
16 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

17 **Engineering:**

18 6. Prior to issuance of building permit submit a geotechnical report to Building Division.

19 7. Prior to approval of a building permit submit a pad certification to Engineering Division.

20 **Planning:**

21 8. The Development Plan, Conditional Use Permit, and Historic Permit shall expire on
22 September 24, 2014, unless implemented in accordance with the City of Oceanside Zoning
23 Ordinance or unless a time extension is granted by the Planning Commission.

24 9. This Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and
25 Historic Permit (H12-00002) permits the construction of two freestanding Mausoleum
26 structures that would accommodate 61 additional above ground burial crypts along with
27 300 niches for cremated remains within the existing Mission San Luis Rey "Old"
28 Cemetery. Mausoleum "A" would be approximately 242 sq. ft. in size and Mausoleum
29 "B" would be approximately 328 sq. ft. in size, with both mausoleum structures not
exceeding a maximum height of 15'-0"; any substantial modification to the
Development Plan in the design or layout shall require a revision to the Development

1 Plan, Conditional Use Permit, and Historic Permit and/or a new Development Plan,
2 Conditional Use Permit, and Historic Permit.

3 10. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
4 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
5 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
6 annul an approval of the City, concerning Development Plan (D12-00009), Conditional
7 Use Permit (CUP12-00010), and Historic Permit (H12-00002). The City will promptly
8 notify the applicant of any such claim, action or proceeding against the City and will
9 cooperate fully in the defense. If the City fails to promptly notify the applicant of any
10 such claim action or proceeding or fails to cooperate fully in the defense, the applicant
11 shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

12 11. An archaeological monitor shall be on-site during ground-disturbing activities, such as
13 brushing, scarification, grading, and trenching within the boundaries of the cemetery
14 expansion due to the potential for encountering cultural features, such as human burials.

15 12. A pre-excavation agreement shall be executed between the applicant and the San Luis
16 Rey Band of Mission Indians, specifying the treatment of human remains and any
17 cultural resources uncovered and requiring Native American monitoring for all ground-
18 disturbing activities.

19 13. Native American monitors shall be present throughout all ground-disturbing activities,
20 such as brushing, scarification, grading, and trenching for the entire project area. The
21 powers of the monitors and the details of their work shall be laid out in the pre-
22 excavation agreement.

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

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

- 1 16. Prior to the issuance of building permits, compliance with the applicable provisions of the
2 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
3 and approved by the Planning Division. These requirements, including the obligation to
4 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
5 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
6 property.
- 7 17. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
8 written copy of the applications, staff report and resolutions for the project to the new
9 owner and or operator. This notification's provision shall run with the life of the project
10 and shall be recorded as a covenant on the property.
- 11 18. Failure to meet any conditions of approval for this development shall constitute a violation
12 of Development Plan (D12-00009), Conditional Use Permit (CUP12-00010), and Historic
13 Permit (H12-00002).
- 14 19. Unless expressly waived, all current zoning standards and City ordinances and policies in
15 effect at the time building permits are issued are required to be met by this project. The
16 approval of this project constitutes the applicant's agreement with all statements in the
17 Description and Justification, Development Plan and other materials and information
18 submitted with this application, unless specifically waived by an adopted condition of
19 approval.

19 **Landscaping:**

- 20 20. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
21 and Specifications for Landscape Development (latest revision), Water Conservation
22 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and
23 ordinances, including the maintenance of such landscaping, shall be reviewed and
24 approved by the City Engineer prior to the issuance of building permits. Landscaping
25 shall not be installed until bonds have been posted, fees paid, and plans signed for final
26 approval. A landscape pre-construction meeting shall be conducted by the landscape
27 architect of record, Public Works Inspector, developer or owner's representative and
28 landscape contractor prior to commencement of the landscape and irrigation installation.
29 The following landscaping requirements shall be required prior to plan approval and
certificate of occupancy:

- 1 a) Final landscape plans shall accurately show placement of all plant material such
2 as but not limited to trees, shrubs, and groundcovers.
- 3 b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines
4 and utility easements and place planting locations accordingly to meet City of
5 Oceanside requirements.
- 6 c) All required landscape areas shall be maintained by owner (including public
7 rights-of-way). The landscape areas shall be maintained per City of Oceanside
8 requirements.
- 9 d) Proposed landscape species shall be native or naturalized to fit the site and meet
10 climate changes indicative to their planting location. The selection of plant
11 material shall also be based on cultural, aesthetic, and maintenance
12 considerations. In addition proposed landscape species shall be low water users
13 as well as meet all Fire Department requirements.
- 14 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
15 and appropriate supplements based upon a soils report from an agricultural
16 suitability soil sample taken from the site.
- 17 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
18 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
19 be mulched to a 3" depth to help conserve water, lower the soil temperature and
20 reduce weed growth.
- 21 g) The shrubs shall be allowed to grow in their natural forms. All landscape
22 improvements shall follow the City of Oceanside Guidelines.
- 23 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving
24 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet
25 of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in
26 each direction from the centerline of the trunk, for a total distance of 10 feet.
27 Root barriers shall be 24 inches in depth. Installing a root barrier around the
28 tree's root ball is unacceptable.
- 29 i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
obtain planning department approval for these items in the conditions or
application stage prior to 1st submittal of working drawings.

- 1 j) For the planting and placement of trees and their distances from hardscape and
2 other utilities/ structures the landscape plans shall follow the City of Oceanside's
3 (current) Tree Planting Distances and Spacing Standards.
- 4 k) An automatic irrigation system shall be installed to provide coverage for all
5 planting areas shown on the plan. Low volume equipment shall provide
6 sufficient water for plant growth with a minimum water loss due to water run-
7 off.
- 8 l) Irrigation systems shall use high quality, automatic control valves, controllers
9 and other necessary irrigation equipment. All components shall be of non-
10 corrosive material. All drip systems shall be adequately filtered and regulated
11 per the manufacturer's recommended design parameters.
- 12 m) All irrigation improvements shall follow the City of Oceanside Guidelines and
13 Water Conservation Ordinance.
- 14 n) The landscape plans shall match all plans affiliated with the project.
- 15 o) Landscape plans shall comply with Biological and/or Geotechnical reports, as
16 required, shall match the grading and improvement plans, comply with SWMP
17 Best Management Practices and meet the satisfaction of the City Engineer.
- 18 p) Existing landscaping on and adjacent to the site shall be protected in place and
19 supplemented or replaced to meet the satisfaction of the City Engineer.

20 21. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
21 and within any adjoining public parkways shall be permanently maintained by the
22 owner, his assigns or any successors-in-interest in the property. The maintenance
23 program shall include: a) normal care and irrigation of the landscaping b) repair and
24 replacement of plant materials (including interior trees and street trees) c) irrigation
25 systems as necessary d) general cleanup of the landscaped and open areas e) parking
26 lots and walkways, walls, fences, etc. f) pruning standards for street trees shall comply
27 with the International Society of Arboriculture (ISA) *Standard Practices for Tree Care
28 Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and
29 Tree Pruning Guidelines, Appendix F* (most current edition). Failure to maintain
landscaping shall result in the City taking all appropriate enforcement actions including

1 but not limited to citations. This maintenance program condition shall be recorded with
2 a covenant as required by this resolution.

3 22. In the event that the conceptual landscape plan (CLP) does not match the conditions of
4 approval, the resolution of approval shall govern.

5 PASSED AND ADOPTED Resolution No. 2012-P44 on September 24, 2012 by the
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 _____
12 Tom Rosales, Chairperson
Oceanside Planning Commission

13 ATTEST:

14
15 _____
16 Richard Greenbauer, Secretary

17 I, RICHARD GREENBAUER, Secretary of the Oceanside Planning Commission, hereby
18 certify that this is a true and correct copy of Resolution No. 2012-P44.

19
20 Dated: September 24, 2012

21 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
22 be required as stated herein:
23

24 _____
25 Applicant/Representative

24 _____
25 Date

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:

//////////

//////////

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 Hillsides, 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: Root, Daley and Hansen

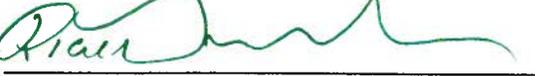
9 NAYS: None

10 ABSENT: Buccola

11 ABSTAIN: Guatelli

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

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. 2003-P01

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

APPLICATION NO: C-34-92, H-4-92 Revision
APPLICANT: Mission San Luis Rey
LOCATION: 4050 Mission Avenue

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

WHEREAS, there was filed with this Commission a verified petition on the forms
prescribed by the Commission requesting a revision to a previously approved Conditional Use
Permit and Historic Permit under the provisions of Articles 41 and 21 of the Zoning Ordinance of
the City of Oceanside to permit the following:

a .28-acre expansion of the existing cemetery located within the Mission San Luis Rey;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 13th
day of January, 2003 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 Negative Declaration has been prepared stating that if the conditions of
approval and environmental mitigation measures are implemented, there will not be a significant
adverse impact upon the environment;

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

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

1 For the Conditional Use Permit:

- 2 1. The proposed expansion is expanding an existing use. The cemetery has historically been
3 a part of the old Mission since its establishment.
- 4 2. The expansion of the cemetery will not create a detrimental situation to the public nor
5 improvements situated on or adjacent to the site.
- 6 3. Conditions have been placed on the project which will insure compatibility with the
7 provisions of the Zoning Ordinance and California Environmental Quality Act.

8 For the Historic Permit:

- 9 1. The cemetery expansion is consistent with the policies of the Mission San Luis Rey
10 Historic Area Development Program and Design Guidelines, Chapter 14A of the City
11 Code, Article 21 of the Zoning Ordinance (Historic Overlay) and the Secretary of the
12 Interior's Standards for Rehabilitation

13 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
14 approve the Negative Declaration and approve the Revision to Conditional Use Permit (C-34-92)
15 and Historic Permit (H-4-92) subject to the following conditions:

16 CONDITIONS:

17 Building:

- 18 1. All building codes and other conditions of the Building Department shall be met if other
19 applications are made or plans submitted for any structures on the site.

20 Engineering:

- 21 2. Design and construction of all improvements shall be in accordance with standard plans,
22 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 23 3. Prior to issuance of a building permit all improvement requirements shall be covered by
24 a development agreement and secured with sufficient improvement securities or bonds
25 guaranteeing performance and payment for labor and materials, setting of monuments,
26 and warranty against defective materials and workmanship.
- 27 4. The applicant shall monitor, supervise and control all construction and construction-
28 supportive activities, so as to prevent these activities from causing a public nuisance,
29 including but not limited to, insuring strict adherence to the following:
- a) Dirt, debris and other construction material shall not be deposited on any public
street or within the City's storm water conveyance system.

1 b) All grading and related site preparation and construction activities shall be
2 limited to the hours of 7 a.m. to 6 p.m., Monday through Friday, and on Saturday
3 from 7 a.m. to 6 p.m. for work that is not inherently noise-producing unless
4 otherwise extended by the City and all work should utilize the latest technology
5 for quiet equipment. All on-site construction staging areas shall be as far as
6 possible (minimum 100 feet) from any existing residential development.
7 Because construction noise may still be intrusive in the evening or on holidays,
8 the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive,
9 or offensive noise which causes discomfort or annoyance to reasonable persons
10 of normal sensitivity."

11 c) The construction site shall accommodate the parking of all motor vehicles used by
12 persons working at or providing deliveries to the site.

13 5. Grading and drainage facilities shall be designed to adequately accommodate the local
14 storm water runoff and shall be in accordance with the City's Engineers Manual and as
15 directed by the City Engineer.

16 6. The applicant shall obtain any necessary permits and clearances from the U.S. Army Corps
17 of Engineers, California Department of Fish & Game, U.S. Fish and Wildlife Service
18 and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego
19 County Health Department, prior to the issuance of grading permits.

20 7. Prior to any grading of any part of the project, a comprehensive soils and geologic
21 investigation shall be conducted of the soils, slopes, and formations in the project. All
22 necessary measures shall be taken and implemented to assure slope stability, erosion
23 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
24 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
25 the City Engineer.

26 8. An erosion control plan and precise grading and private improvement plan shall be
27 prepared, reviewed, secured and approved prior to the issuance of any building permits.
28 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
29 gutters, medians, striping, signage, and footprints of all structures, walls, drainage devices
and utility services. Parking lot striping and any on site traffic calming devices shall be
shown on all Precise Grading and Private Improvement Plans.

- 1 9. Landscaping plans, including plans for the construction of walls, fences or other structures
2 at or near intersections, must conform to intersection sight distance requirements.
3 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
4 prior to the issuance of a preliminary grading permit and approved by the City Engineer
5 prior to the issuance of building permits. Project fences, sound or privacy walls and
6 monument entry walls/signs shall be designed, reviewed and constructed by the landscape
7 plans and shown for location only on grading plans. Plantable, segmental walls shall be
8 designed, reviewed and constructed by the grading plans and landscaped/irrigated through
9 project landscape plans. All plans must be approved by the City Engineer and a pre-
10 construction meeting held, prior to the start of any improvements.
- 11 10. The drainage design on the project is conceptual only. The final design shall be based
12 upon a hydrologic/hydraulic study to be approved by the City Engineer during final
13 engineering. All drainage picked up in an underground system shall remain underground
14 until it is discharged into an approved channel, or as otherwise approved by the City
15 Engineer. All public storm drains shall be shown on City standard plan and profile sheets.
16 All storm drain easements shall be dedicated where required. The applicant shall be
17 responsible for obtaining any off-site easements for storm drainage facilities.
- 18 11. Grading and drainage facilities shall be designed to adequately accommodate the local
19 storm water runoff and shall be in accordance with the City's Engineers Manual and as
20 directed by the City Engineer.
- 21 12. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
22 disposed of in accordance with all state and federal requirements, prior to stormwater
23 discharge either off-site or into the City drainage system.
- 24 13. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
25 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
26 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial
27 street or state highway.
- 28 14. The development shall comply with all applicable regulations established by the United
29 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and
storm water discharge and any regulations adopted by the City pursuant to the

1 N.P.D.E.S. regulations or requirements. Further, the applicant shall file a Notice of
2 Intent with the State Water Resources Control Board to obtain coverage under the
3 N.P.D.E.S. General Permit for Storm Water Discharges Associated with Construction
4 Activity and shall implement a Storm Water Pollution Prevention Plan (SWPPP)
5 concurrent with the commencement of grading activities. The SWPPP shall include
6 both construction and post construction pollution prevention and pollution control
7 measures and shall identify funding mechanisms for post construction control measures.
8 The applicant shall comply with all the provisions of the N.P.D.E.S. and the Clean Water
9 Program during and after all phases of the development process, including but not
10 limited to: mass grading, rough grading, construction of street and landscaping
11 improvements, and construction of buildings or structures. The applicant shall design the
12 project's storm drains and other drainage facilities to include Best Management Practices
13 to minimize non-point source pollution, satisfactory to the City Engineer. The San Diego
14 Regional Water Quality Control Board's current Municipal Storm Water Permit includes
15 regulations such as implementation of Standard Urban Storm Water Mitigation Plans
16 (SUSMPS) and Numeric Sizing Criteria for new residential development. The
17 applicant shall comply with all relevant regulations, when they become effective,
18 including but not limited to incorporation into the design and implementation of the
19 project, temporary and permanent structural Best Management Practices and non-
20 structural mitigation measures that would reduce pollution of storm water runoff to the
maximum extent practicable.

21 Planning:

- 22 15. The conditions of Planning Commission Resolution 93-P22, which approved a cemetery
23 in 1993, remain in effect on the property.
- 24 16. All conditions of OHPAC Resolution No. 2002-H03 are in effect.
- 25 17. This Revised Conditional Use Permit and Historic Permit shall expire on January 13, 2005
26 unless implemented as required by the Zoning Ordinance unless the Planning Commission
27 grants a time extension.
- 28 18. This Revised Conditional Use Permit and Historic Permit approves only a .28-acre as
29 shown on the plans and exhibits presented to the Planning Commission for review and
approval. No deviation from these approved plans and exhibits shall occur without

1 Planning Department approval. Substantial deviations shall require a revision to the
2 Conditional Use Permit, Historic Permit or a new Conditional Use Permit and Historic
3 Permit.

4 19. The Conditional Use Permit is subject to review by the Planning Commission from the
5 date of commencement of operations to determine the project's compatibility with
6 surrounding land uses. The Commission may add new conditions and/or delete and/or
7 modify existing conditions as it deems necessary to protect the general health, safety and
8 welfare of residents in the area or surrounding land uses.

9 20. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
10 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
11 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
12 annul an approval of the City, concerning Conditional Use Permit C-34-92. The City will
13 promptly notify the applicant of any such claim, action or proceeding against the city and
14 will cooperate fully in the defense. If the City fails to promptly notify the applicant of
15 any such claim action or proceeding or fails to cooperate fully in the defense, the
16 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
17 City.

18 21. A covenant or other recordable document approved by the City Attorney shall be prepared
19 by the applicant and recorded prior to issuance of building permits. The covenant shall
20 provide that the property is subject to this Resolution, and shall generally list the conditions
21 of approval.

22 22. Any graffiti within the center shall be removed by the center management or its designated
23 representative within 24 hours-of-occurrence. Any new paint used to cover graffiti shall
24 match the existing color scheme.

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

29 24. Failure to meet any conditions of approval for this development shall constitute a violation
of the Conditional Use Permit or Historic Permit.

- 1 25. The approval of this project constitutes the applicant's agreement with all statements in the
2 Description and Justification and other materials and information submitted with this
3 application, unless specifically waived by an adopted condition of approval.
- 4 26. Any alteration to the architectural design of the project shall be reviewed and approved
5 by the Oceanside Historic Preservation Advisory Commission Substantial Conformity
6 Committee. No staff substantial conformity shall be allowed for any design
7 modifications without the approval of the Substantial Conformity Committee.
- 8 27. This Conditional Use Permit shall be called for review by the Planning Commission if
9 complaints are filed and verified as valid by the Code Enforcement Office concerning
10 the violation of any of the approved conditions or assumptions made by the application.
- 11 28. Material and waste Best Management Practice (BMPs) during site grading and
12 construction shall be strictly enforced.
- 13 29. The dirt disposal area shall be hydroseeded and irrigated as needed to control erosion
14 and sediment transport from the site.
- 15 30. Environmentally sensitive areas adjacent to the dirt disposal site containing coastal sage
16 scrub shall be clearly marked with orange fencing by a qualified biologist prior to the
17 commencement of grading or disposal activities to ensure no disturbance to these areas.
Adjacent pepper trees shall also be protected during disposal activities.
- 18 31. A pre-excavation agreement shall be executed between the applicant and the San Luis
19 Rey Band of Mission Indians specifying the treatment of human remains and any cultural
20 resources uncovered, and requiring Native American monitoring for all ground-
21 disturbing activities.
- 22 32. The following measures shall be implemented during grading activities at the cemetery
23 site, related walkways and the disposal site:
- 24 a) An archaeological monitor shall be on-site during ground-disturbing activities,
25 such as brushing, scarification, grading, and trenching within the boundaries of
26 the cemetery addition and disposal area due to the potential for encountering
27 cultural features, such as human burials.
 - 28 b) Native American monitors shall be present throughout all ground-disturbing
29 activities, such as brushing, scarification, grading, and trenching for the entire

1 project area. The powers of the monitors and the details of their work shall be
2 laid out in the pre-excavation agreement.

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

8 PASSED AND ADOPTED Resolution No. 2003-P01 on January 13, 2003 by the
9 following vote, to wit:

10 AYES: Barrante, Chadwick, Azevedo, Parker, Todd and Schaffer

11 NAYS: None

12 ABSENT: None

13 ABSTAIN: None

14 
15 _____
16 George Barrante, Chairman
17 Oceanside Planning Commission

18 ATTEST:

19 
20 _____
21 Gerald S. Gilbert, Secretary

22 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that
23 this is a true and correct copy of Resolution No. 2003-P01.

24 Dated: January 13, 2003
25
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

PLANNING COMMISSION
RESOLUTION NO. 93-P22

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

APPLICATION NO: C-34-92 and H-4-92
APPLICANT: Mission San Luis Rey
LOCATION: 4050 Mission Avenue

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

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

the expansion of the Mission San Luis Rey cemetery
on certain real property legally described as shown on EXHIBIT
"A" attached hereto and incorporated herein by reference
thereto.

WHEREAS, the Planning Commission, after giving the required
notice, did on the 12th day of April, 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 Conditional Use Permit:

1. The proposed project represents an expansion of an existing
use. The cemetery has historically been a part of the old
Mission since its establishment. The proposed use is
consistent with the surrounding land use activities.
2. The site is located within the grounds of the old Mission
San Luis Rey. The expansion of the existing cemetery
grounds will not create a detrimental situation to the
public nor improvements situated on or adjacent to the
site.
3. Conditions have been placed on the project which will
insure compatibility with the provisions of the Zoning
Ordinance and California Environmental Quality Act.

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

- 1
2
3
4
5
6
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.

7 **Environmental:**

- 8
9
10
11
12
6. 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. The plan shall also include provisions for "stopping work" when resources are encountered so that proper analysis of the resources can be performed.

13 **Engineering:**

- 14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
7. The driveway shall be improved with concrete curbs.
 8. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon soil tests and traffic index. The pavement design to be prepared by the subdivider's soil engineer must be approved by the City Engineer.
 9. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer. Parking lot striping shall be shown on precise grading/private improvement plans for parking lots.
 10. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with standard plans and specifications of the City of Oceanside and subject to the approval of the City Engineer.
 11. Development shall be in accordance with City Floodplain Management Regulations.
 12. Prior to any grading of any part of the project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed

1 grading plan, to be prepared in accordance with the Grading
2 Ordinance and Zoning Ordinance, is approved by the City
3 Engineer.

4 13. A precise grading and private improvement plan shall be
5 approved by the City Engineer and all construction
6 completed prior to the issuance of building permits for the
7 project.

8 **Fire:**

9 14. All-weather access roads shall be installed and made
10 serviceable prior to and during time of construction. Sec.
11 10.301(c) and (d) Uniform Fire Code.

12 15. All streets less than 32 feet wide shall be posted "NO
13 PARKING FIRE LANE" per City Vehicle Code Section 22500.1.

14 16. Any security gates shall have a Knox-box (switch) override.

15 17. Plans shall be submitted to the Fire Prevention Bureau for
16 plan check review and approved prior to the issuance of
17 building permits.

18 18. Show all existing fire hydrants within 400 feet of the
19 project on the plot plan.

20 **Planning:**

21 19. This Conditional Use Permit and Historic Permit shall
22 expire on April 26, 1995, unless implemented as required by
23 the Zoning Ordinance.

24 20. 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 21. A public facilities fee shall be paid as required by City
28 policy at the time building permits are issued.

29 22. Landscape plans, meeting the criteria of the City's
30 Landscape Guidelines and Water Conservation Ordinance No.
31 91-15, including the maintenance of such landscaping, shall
32 be reviewed and approved by the City Engineer and Planning
33 Director prior to the issuance of building permits.
34 Landscaping shall not be installed until bonds have been
35 posted, fees paid, and plans signed for final approval.

36 23. Failure to meet any conditions of approval for this
37 development shall constitute a violation of the Conditional
38 Use Permit and Development Plan.

39 24. Unless expressly waived, all current zoning standards and
40 City ordinances and policies in effect at the time building

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

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

25. 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.

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

27. Elevations, siding materials, colors, roofing materials, perimeter wall design and treatments 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.

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

29. This Conditional Use Permit is granted for the following use only: The addition of 1.30 acres to the existing Mission San Luis Rey cemetery and the construction of a 500 square foot manager's office, perimeter wall and area landscaping. Any change in the use or any change in the structure will require a revision to the Conditional Use Permit or a new Conditional Use Permit.

30. The conditions of approval as specified under the Oceanside Historic Preservation Advisory Commission's Resolution 93-H02, approving the Historic Permit (H-4-92), are also applicable.

Water Utilities:

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

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

1
2 32. This property is presently not being served by the City of
3 Oceanside water system, as it has it's own well that is
4 providing water for domestic and fire protection. When
5 this property connects to the City of Oceanside's water
6 system, it will have to comply with the development
7 restrictions identified in the City's Water Conservation
8 Ordinance No. 91-15.

9 PASSED on April 12, 1993 by the following vote, to wit:

10 AYES: Martinek, Caballero, Miller, Messinger, Skinner, Tubbs

11 NAYES: None

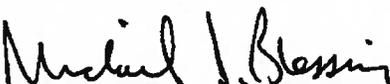
12 ABSENT: Altamirano

13 ABSTAIN: None

14 ADOPTED on this 26th day of April, 1993.

15
16 
17 Roy B. Miller, Chairman

18 ATTEST:

19
20 
21 Michael J. Blessing, Secretary

22 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning
23 Commission, hereby certify that this is a true and correct copy
24 of Resolution No. 93-P22.

25 Dated: 26 April 1993

26 MICHAEL J. BLESSING, Secretary
27 OCEANSIDE PLANNING COMMISSION
28

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.

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,



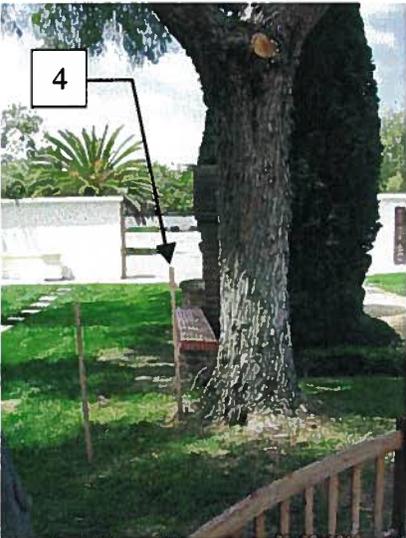
Kathleen Copley, WCISA
ISA Certified Arborist WE-7337A

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

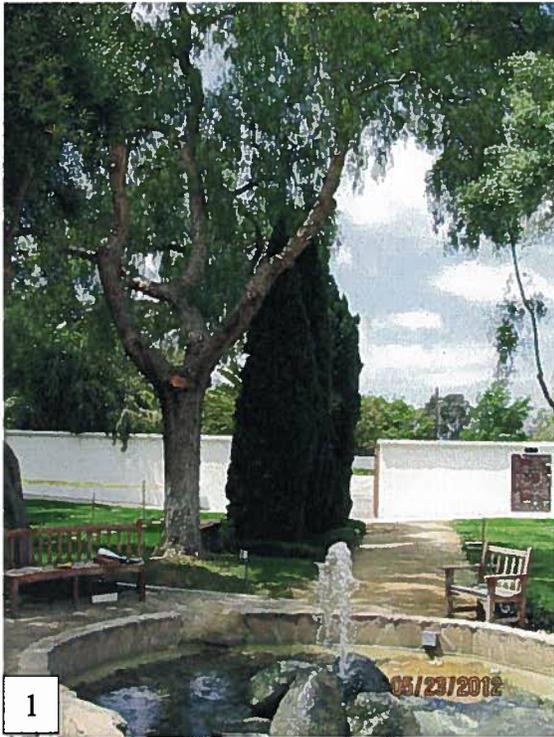
Subject Tree Photos & Field Notes



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



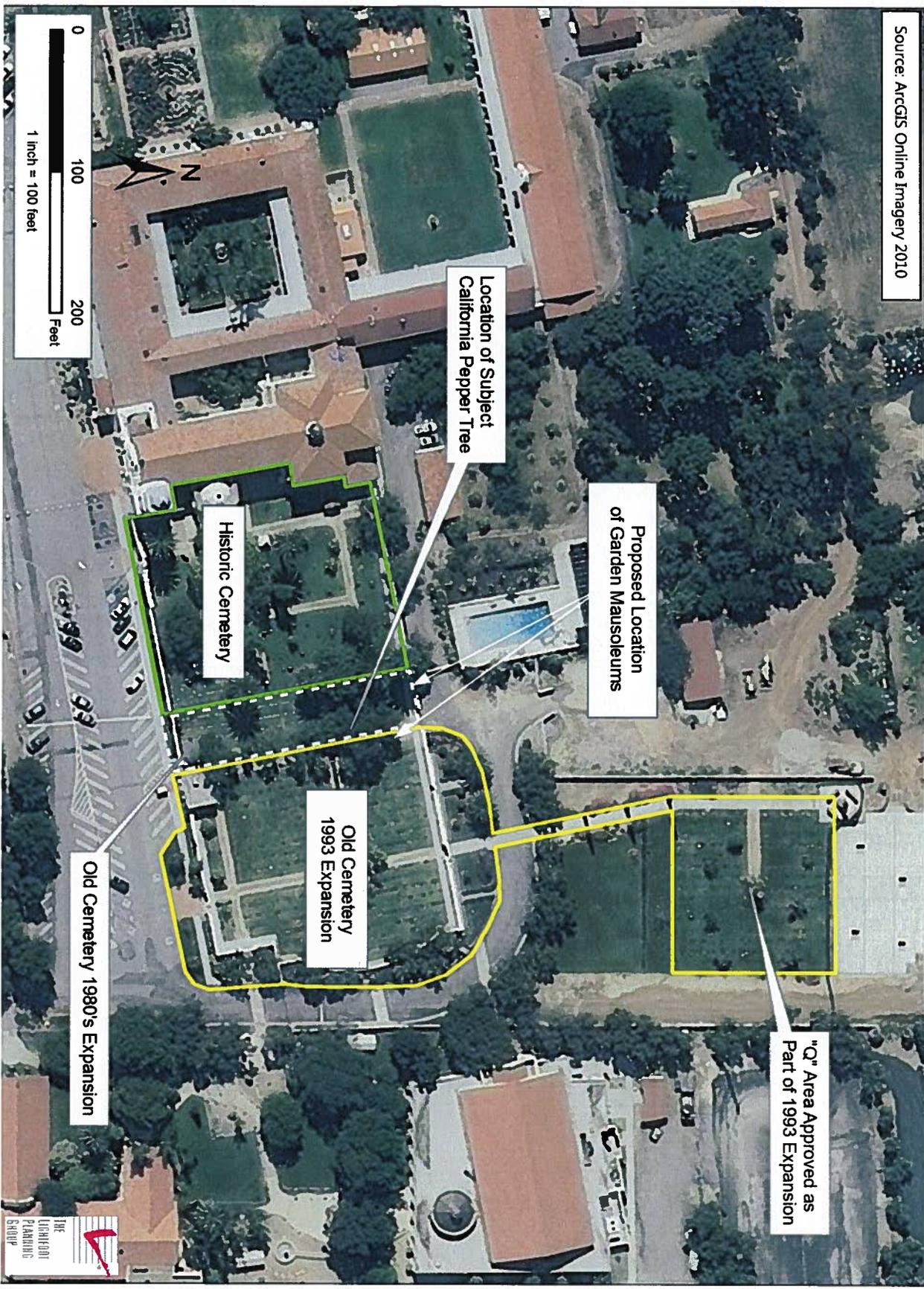
Photos of Existing Conditions

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.

Source: ArcGIS Online Imagery 2010

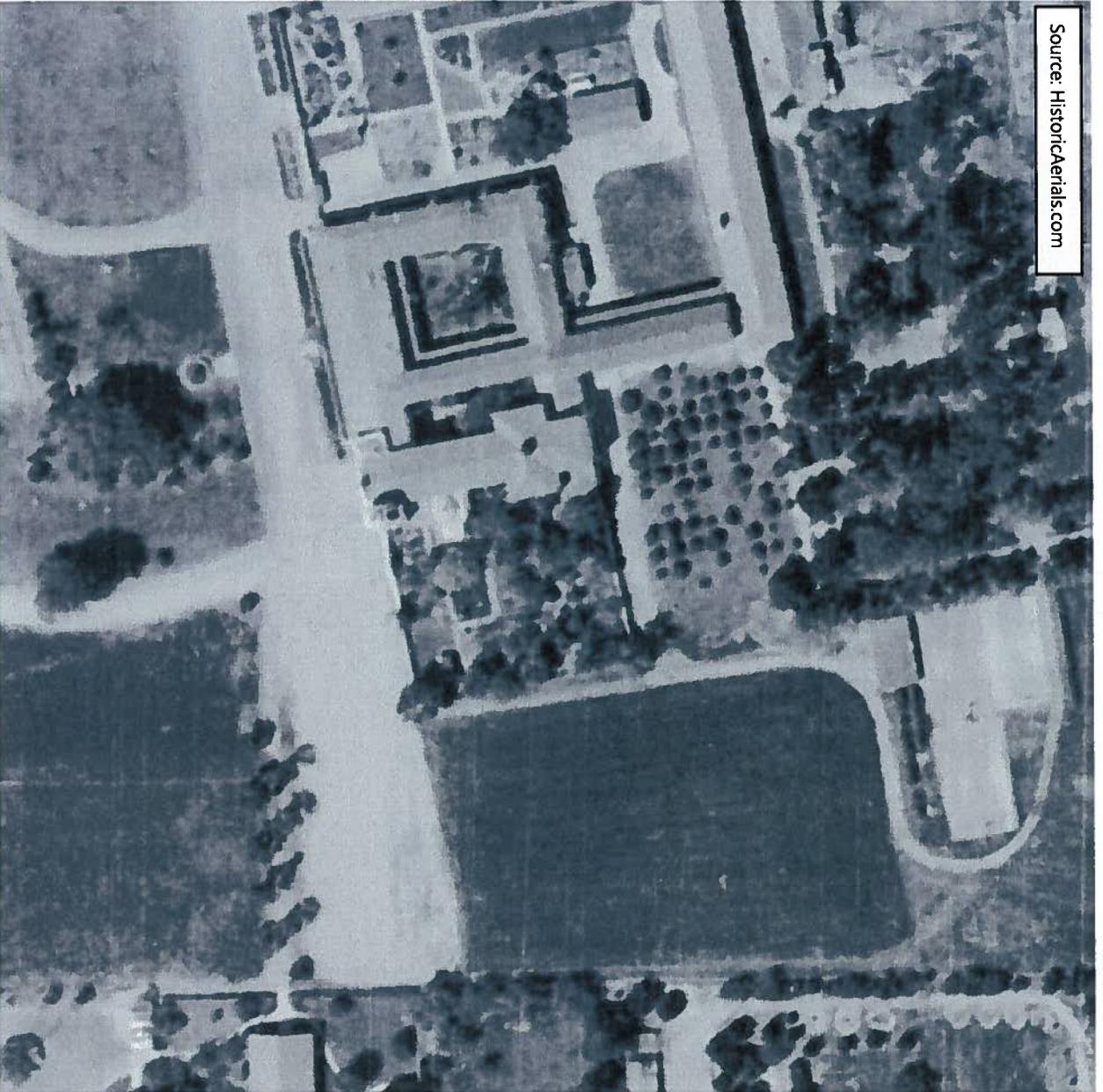


Old Mission San Luis Rey Cemetery Area - Historic Aerial Exhibit June 2012



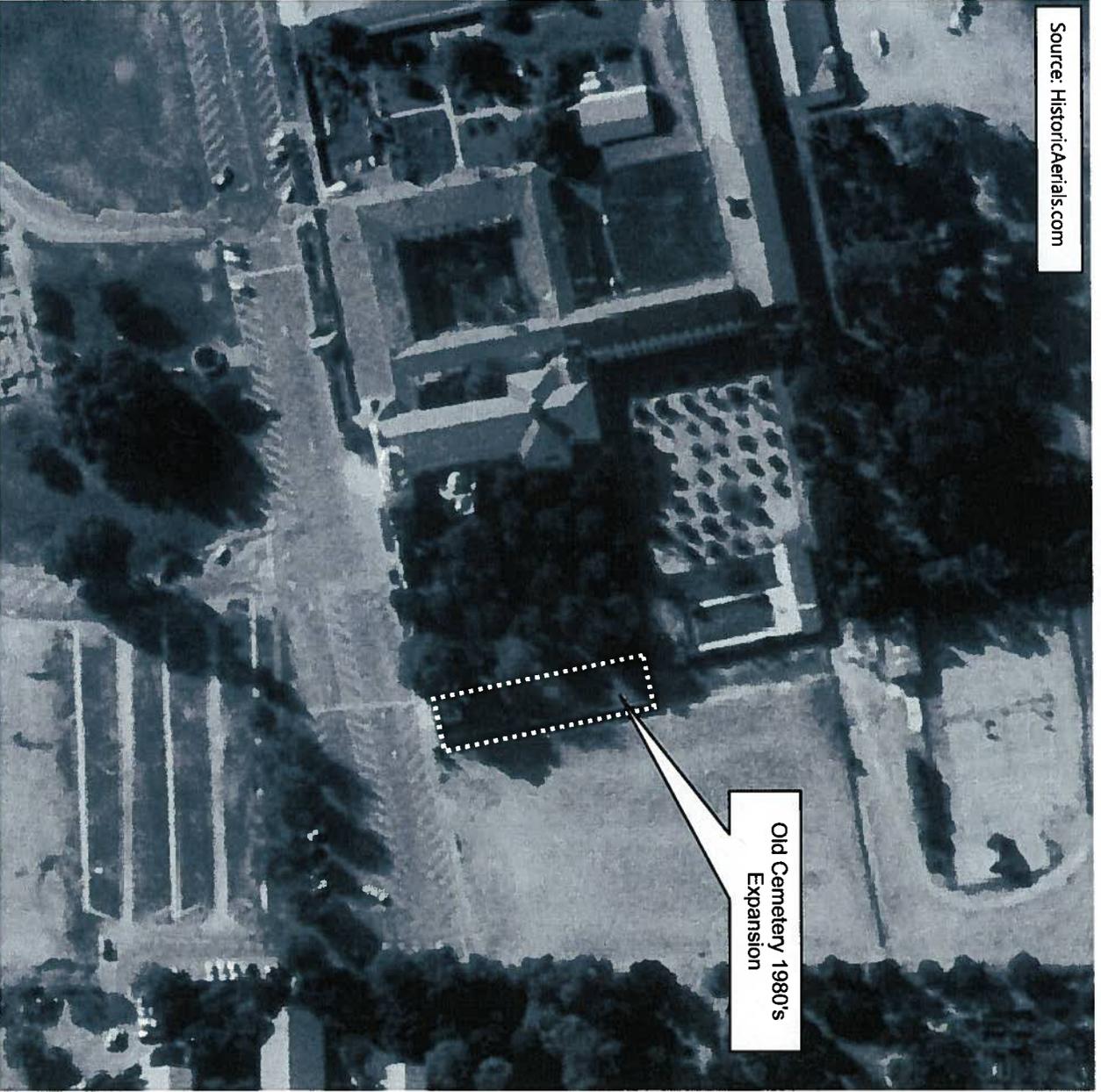
RECEIVED
JUN 27 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Source: HistoricAerials.com



Old Mission San Luis Rey Cemetery Area - 1964 Historic Aerial

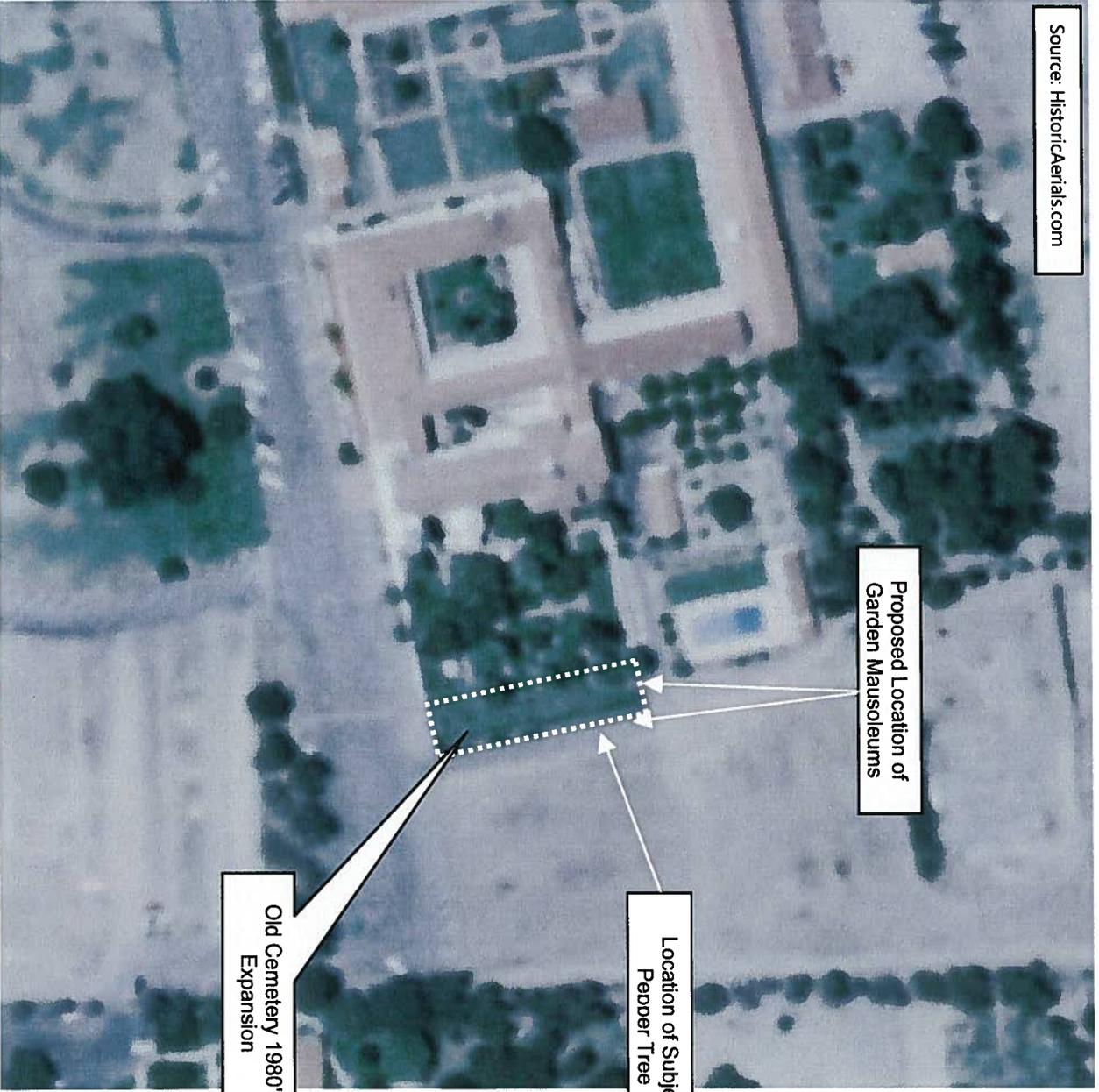
Source: HistoricAerials.com



Old Cemetery 1980's
Expansion

Old Mission San Luis Rey Cemetery Area - 1980 Historic Aerial

Source: HistoricAerials.com



Proposed Location of Garden Mausoleums

Location of Subject Pepper Tree

Old Cemetery 1980's Expansion

Old Mission San Luis Rey Cemetery Area - 1990 Historic Aerial

Source: Google Earth



Old Mission San Luis Rey Cemetery Area - 2003 Historic Aerial



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

BY

Please Print Or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Old Mission San Luis Rey		2. STATUS Owner		GPA	
3. ADDRESS 4050 Mission Avenue Oceanside, CA 92057		4. PHONE / FAX / E-mail 760-757-3651		MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group attn: Dan Niebaum				ZONE CH.	
6. ADDRESS 5900 Pasteur Ct. Suite 110 Carlsbad, CA 92008		7. PHONE / FAX / E-mail (760) 692-1924 phone dann@lightfootpg.com		TENT. MAP	
				PAR. MAP	
				DEV. PL	D12-00009
				C.U.P.	CUP12-00010
				VARIANCE	
				COASTAL	

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 SERVICES

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.

RECEIVED
MAR 27 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES