



AGENDA NO. 1

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: May 14, 2013

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF AN ADMINISTRATIVE DEVELOPMENT PLAN (ADP13-00001) AND HISTORIC PERMIT (H13-00001) TO ALLOW TENANT IMPROVEMENTS TO ACCOMMODATE THE FRANCISCAN SCHOOL OF THEOLOGY WITHIN THE OLD MISSION SAN LUIS REY QUADRANGLE BUILDINGS IN PLAN AREA 6 LOCATED AT 4050 MISSION AVENUE – FRANCISCAN SCHOOL OF THEOLOGY – APPLICANT: OLD MISSION SAN LUIS REY**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2013-H01 recommending approval of an Administrative Development Plan (ADP13-00001) and Historic Permit (H13-00001) to the City Planner for final action.

PROJECT DESCRIPTION AND BACKGROUND

Background: 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 “Quadrangle Buildings” where the minor tenant improvements required to establish the Franciscan School of Theology is proposed lies within Plan Area 6 “Existing Facilities” within the Mission San Luis Rey de Francia Planned Development (PD) Plan.

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

Project Description: The project application is comprised of two components: an Administrative Development Plan and Historic Permit as described below:

Administrative Development Plan (ADP13-00001) represents a request for the following:

The applicant is requesting to make minor tenant improvements necessary to allow for the establishment of The Franciscan School of Theology within the existing “Quadrangle Buildings.” The Quadrangle Buildings are comprised of five buildings A-E, but only building A, C, D, and E are proposing to make tenant improvements as follows:

Building A:

1. ADA upgrades in the form of six inch wider openings on the door at the north end of the library;
2. Relocation of existing iron gates in the passageway to the new library in order to create an accessible entry door;
3. Removal of T-bar ceilings and repainting of original ceilings;
4. Removal of non original cabinets in order to re-establish the original opening between the new library rooms;
5. Installation of a new partition and door leading into the proposed new storage room at the south end of the library;
6. Addition of new suspended fluorescent lighting;
7. Installation of new HVAC system in the new library with lines from condensers units being underground beneath the walls and housed in new soffits below the exposed adobe brick elements.
8. Only exterior improvements proposed are new HVAC units with screen walls, removal of nonconforming ADA access ramps, and the replacement of non-original concrete work between buildings A and C.

Building C: Modifications denoted below for Building C are only for accessibility and ADA compliance and will not involve any portion of the Peyri Room.

1. Removal of a four foot nonbearing section of existing wall in order to create a new connecting hallway;
2. Reversal of the swing of the existing entry door at the south end of the building;
3. Restoration of the original level of the men's restroom floor and filling in of the existing ramp for ADA compliance;
4. Men's restroom remodel to align with ADA requirements;
5. Addition of new non-bearing partition walls to create new office spaces;
6. Addition of new suspended acoustic ceilings to conceal new lighting and HVAC ducts;
7. Removal of non-compliant access ramps in the cloister outside Building C;
8. Construction of three new HVAC masonry screen walls outside the south end of the building.

Building D: Modifications denoted below for Building D are only for ADA compliance and the creation and reconfiguration of existing spaces.

1. Removal of ADA nonconforming double doors and replacement with single ADA compliant doors;
2. Enlargement of the opening to the new unisex restroom located off the covered corridor at the west end of the building;
3. Remodel of the existing restroom into a unisex facility;
4. Remodel of the existing women's restroom;
5. Addition of new partitions in the chapel in order to create three new classroom spaces. The partitions would straddle the existing ceiling trusses which would remain exposed. The Sacred Chapel would be partitioned off and would remain in use with no modifications proposed for the alter area;
6. Addition of new suspended fluorescent lighting in the classrooms;
7. Exterior addition of four HVAC units and two screen walls outside the north wall of the building;
8. Construction of vertical casing and soffit on interior walls in order to conceal new ducts and wiring.

Building E: Modifications denoted below for Building E are only for ADA compliance issues and the removal of a non historic contemporary fireplace.

1. Removal of ADA nonconforming double doors and replacement with single ADA compliant door;
2. Removal of an existing contemporary style metal fireplace and associated venting.

Historic Permit (H13-00001) represents a request for the following:

A Historic Permit is required in order to permit the subject requested tenant improvements necessary to bring the facilities up to ADA compliance and establishment

of HVAC units and screen walls on the exterior grounds of the Old Mission San Luis Rey de Francia and due to the fact that said improvements are 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 tenant improvements required to bring the existing facility into ADA compliance and to allow the establishment of the Franciscan School of Theology within Plan Area 6 of the Mission San Luis Rey de Francia Planned Development (PD) Plan is consistent with the goals and objectives of the City's General Plan, as follows:

A. Land Use Element I. Community Enhancement

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

1.33 Historic Areas and Sites

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

The proposal to establish the Franciscan School of Theology and upgrade the existing "Quadrangle Buildings" so that they are ADA compliant and affect improvements that delineate classroom and library space for the School of Theology has been analyzed and reviewed by Staff for consistency with the Mission San Luis Rey Planned Development (PD) Plan, The Mission San Luis Rey Historic Area Development Program and Design Guidelines, and the 1992 Secretary of the Interior's Standards for

the Treatment of Historic Properties. Staff has determined that the applicant's request meets all established guidelines and regulations placed on this property and the proposed tenant improvements would not alter the historic significance of the site or the buildings upon which improvements are proposed.

The proposed modifications for ADA compliance purposes and establishment of the Franciscan School of Theology will enhance the Mission San Luis Rey de Francia's operations while providing an important regional educational resource for friars and theology students.

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 and establishment of land uses will compliment the significant historical uses and resources on the property.

Staff has reviewed the minor tenant improvements and where exterior addition of HVAC units and screen walls are to be located found that the proposal would meet all development regulations as specified in the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines. All HVAC screen walls will be finished in off-white or beige-colored plaster with little or no texture. All proposed HVAC screen walls would be erected with a maximum height not to exceed 4'-0" and would be located in non-descript less traveled areas. Staff has determined that the proposed development is consistent with the intent of the Mission San Luis Rey objectives to create a well-designed campus which accommodates desired uses and provides adequate infrastructure to protect the health, safety and welfare of visitors, employees, and facilities.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Plan Area: (Plan Area 6)	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Franciscan Theology School
North of Subject Plan Area 6:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Maintenance Area Future Friary and Retreat Center
East of Subject Plan Area:	Public & Institutional(PI)	Public & Semi Public	Cemetery
South of Subject Plan Area:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Mission SLR Parish Religious/ Institutional
West of Subject Plan Area:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Retreat Center Parking Lot Beyond

The proposed tenant improvements and establishment of the Franciscan School of Theology 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 land use and improvements to bring the facilities into compliance with ADA requirements 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 establishment of the Franciscan School of Theology 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 establishment of educational uses on site and states that the proposal to affect minor tenant improvements necessary to establish the School of Theology use is necessary to meet the operational needs of the Mission; as well, as the educational needs of the friars and students wishing to serve the Catholic Church.

Recommendation: Staff concludes that the proposed tenant improvements and theology school land use would 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 recommends that the OHPAC find that recommending approval of the project would not only enhance the property, but would provide a much need educational source for the Mission Friars.

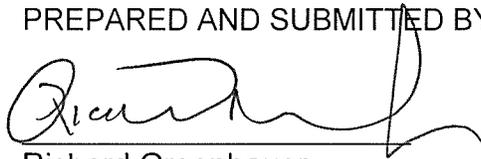
ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2013-H01 recommending approval of an Administrative Development Plan (ADP13-00001) and Historic Permit (H13-00001) to the City Planner for final action.

PREPARED AND SUBMITTED BY:

A handwritten signature in black ink, appearing to read 'Richard Greenbauer', written over a horizontal line.

Richard Greenbauer
Senior Planner

RG/fil

Attachments:

1. OHPAC Resolution No. 2013-H01
2. Site Plans
3. ARCHAEOS Report on proposed Tenant Improvements

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2013-H01

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

APPLICATION NO: ADP13-00001 and H13-00001
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 an Administrative Development Plan and Historic
Permit under the provisions of Historic Preservation Ordinance (82-41) and Articles 17, 21, 40,
and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

tenant improvements necessary to accommodate the Franciscan School of Theology
within the Old Mission San Luis Rey Quadrangle buildings 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 14th day of May, 2013, conduct a duly advertised public hearing as
prescribed by law to consider said application.

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

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1 FINDINGS:

- 2 1. The Administrative Development Plan proposal for the construction of tenant
3 improvements necessary to accommodate the Franciscan School of Theology within the
4 Old Mission San Luis Rey Quadrangle buildings located within Plan Area 6 of the
5 Mission San Luis Rey is consistent with the goals and objectives as specified in the
6 Mission San Luis Rey de Francia Planned Development Plan for Plan Area 6, and with
7 the Mission San Luis Rey Development Program and Design guidelines. The site
8 improvements and establishment of the Franciscan School of Theology would further
9 provide for additional educational facilities for the Mission Friars and students wishing
10 to serve the Catholic Church while establishing a land use that is sensitive to the
11 historical setting of Mission San Luis Rey.
- 12 2. The minor improvements to bring the facility into compliance with the ADA
13 requirements and establishment of an educational land use is consistent with the Zoning
14 Ordinance, the City Code, the Land Use Element, the Mission San Luis Rey Historic
15 Area Development Program and Design Guidelines that consider deviations from the
16 base zoning district offset by compensating benefits that will allow development that
17 will both preserve, enhance, and promote the heritage of the City.
- 18 3. The project design and its physical aspects pertaining to height, finish materials, and
19 context within the historic core area meets or exceeds the applicable zoning criteria and
20 development standards as specified in the Mission San Luis Rey de Francia Planned
21 Development Program and Design Guidelines.
- 22 4. That the site denoted in the Administrative Development Plan can be adequately,
23 reasonably, and conveniently served by existing and planned public services, utilities, and
24 public facilities, because the overall project to construct minor tenant improvements
25 necessary to accommodate the Franciscan School of Theology within an existing built
26 environment will not require any need for additional public services, utilities, or public
27 facilities beyond what exist on site.
- 28 5. That the site plan and physical design of the project is consistent with the policies
29 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the

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

6 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
7 Advisory Commission does hereby recommend approval of an Administrative Development
8 Plan (ADP13-00001) and Historic Permit (H13-00001), subject to the following conditions:

- 9 1. This Administrative Development Plan and Historic Permit approve only the following:
10 tenant improvements necessary to accommodate the Franciscan School of Theology
11 within the Old Mission San Luis Rey Quadrangle buildings located within Plan Area 6 of
12 the Mission San Luis Rey Planned Development (PD) plan. Any substantial modification
13 to the tenant improvement designs shall require a revision to the Administrative
14 Development Plan and Historic Permit and/or a new Administrative Development Plan
15 and Historic Permit.
- 16 2. The following conditions of approval shall be implemented on the proposed
17 development on the City Planner Resolution of approval:
 - 18 a) An archaeological monitor shall be on-site during ground-disturbing activities,
19 such as brushing, scarification, grading, and trenching due to the potential for
20 encountering cultural features, such as human burials.
 - 21 b) A pre-excavation agreement shall be executed between the applicant and the
22 San Luis Rey Band of Mission Indians, specifying the treatment of human
23 remains and any cultural resources uncovered and requiring Native American
24 monitoring for all ground-disturbing activities.
 - 25 c) Native American monitors shall be present throughout all ground-disturbing
26 activities, such as brushing, scarification, grading, and trenching for the entire
27 project area. The powers of the monitors and the details of their work shall be
28 laid out in the pre-excavation agreement.
 - 29 d) The archaeological monitors and Native American monitors shall have the
authority to temporarily halt or redirect grading, in order to examine any finds
made during the course of monitoring. The monitors shall determine the need

1 for further studies to assess unexpected cultural material encountered during
2 monitoring.

- 3 3. The following condition of approval shall be implemented on the proposed
4 development on the City Planner Resolution of approval: All exterior screen walls shall
5 be finished in off-white or beige-colored plaster with little or no texture. All proposed
6 HVAC screen walls shall not exceed a maximum 4'-0".

7 PASSED AND ADOPTED Resolution No. 2013-H01 on May 14, 2013 by the
8 following vote, to wit:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

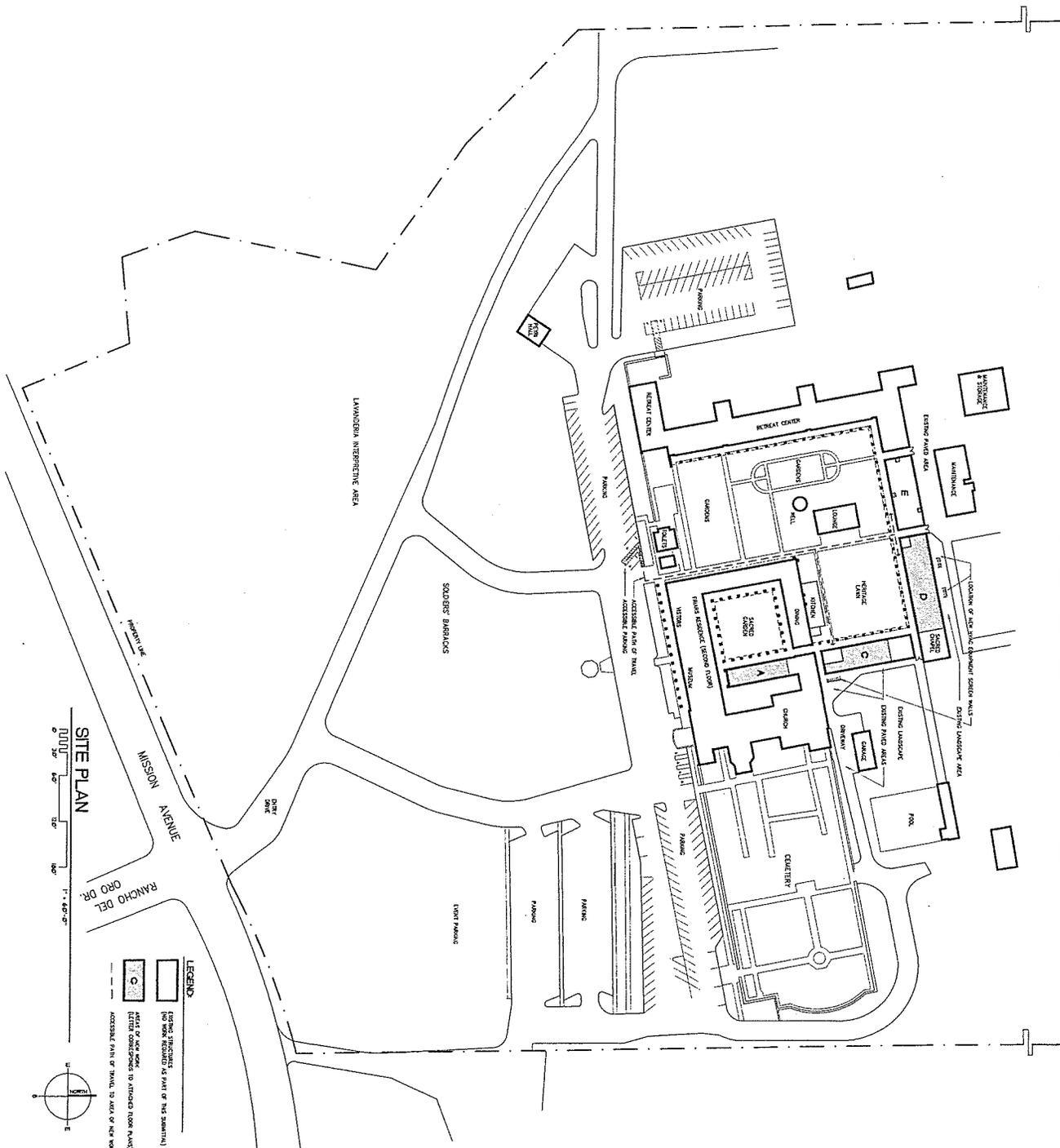
13 _____
14 Greg Root, Chairman
15 Oceanside Historic Preservation
16 Advisory Commission

17 ATTEST:

18 _____
19 Richard Greenbauer, Secretary

20 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
21 Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-H01.

22 Dated: May 14, 2013
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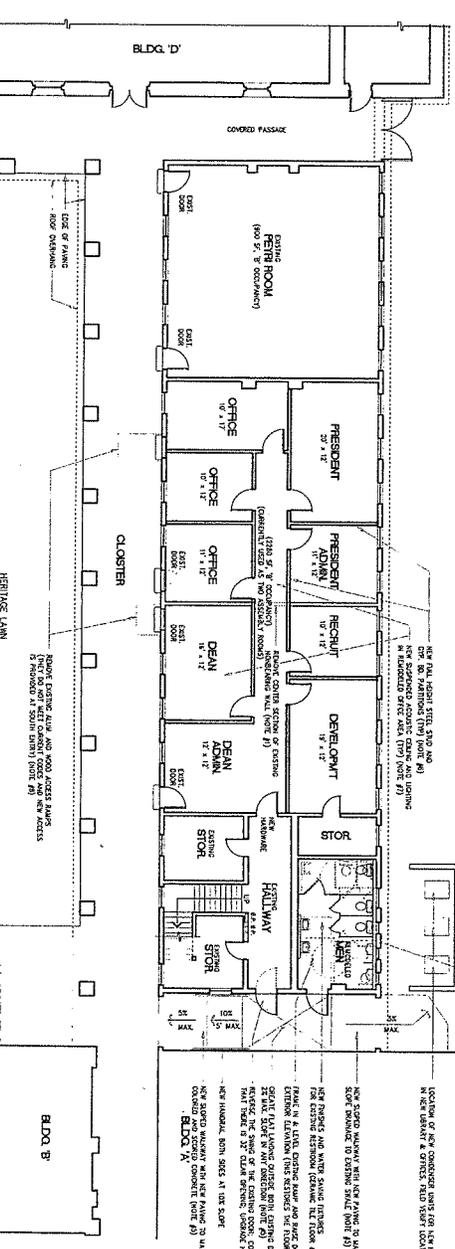
SITE PLAN

MISSION AVENUE
 RANCHO DEL ORO DR
 1" = 40'-0"



- LEGENDS**
- EXISTING STRUCTURES (NO WORK REQUIRED AS PART OF THIS SUBMITTAL)
 - NEW WORK (NEW WORK TO BE PERFORMED AS PART OF THIS SUBMITTAL)
 - ACCESSIBLE PATH OF TRAVEL TO AREA OF NEW WORK

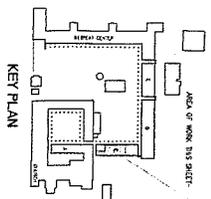




BLDG. 'C'
PROPOSED FIRST FLOOR PLAN

BLDG. 'C' SCOPE OF WORK:

1. REMOVE AND RECONSTRUCT EXISTING PORTION OF ROOMS TO ALLOW FOR THE CONSTRUCTION OF NEW WORK.
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19. REMOVE EXISTING PORTION OF ROOMS TO ALLOW FOR THE CONSTRUCTION OF NEW WORK.
20. REMOVE EXISTING PORTION OF ROOMS TO ALLOW FOR THE CONSTRUCTION OF NEW WORK.



WMA
SMITH
ASSOCIATES
ARCHITECTS
AA

1000 S. GARDEN STREET
SUNNYVALE, CA 94086
TEL: 415.961.1100
WWW.WMAA.COM

DATE: 1-14-11
DRAWING: 000001/01/01
PROJECT: REMODEL OF VARIOUS BUILDINGS
REV: 0-2-11

BLDG. 'C'
PROPOSED
FIRST FLOOR
PLAN

REMODEL OF VARIOUS BUILDINGS
MISSION SAN LUIS REY
4050 MISSION ROAD, OCEASIDE, CA

ARCHAEOS

11209 Golden Birch Way, San Diego, California 92131
Telephone and fax: (858) 549-2181 E-mail: archaeos@msn.com

February 8, 2013

Richard Greenbauer
City of Oceanside Planning Department
300 N. Coast Highway
Oceanside, CA 92054

RECEIVED
APR 01 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

RE: REVIEW OF PROPOSED INTERIOR AND EXTERIOR IMPROVEMENTS TO EXISTING NORTH WING RESOURCES AT THE MISSION SAN LUIS REY, OCEANSIDE, CALIFORNIA 92057.

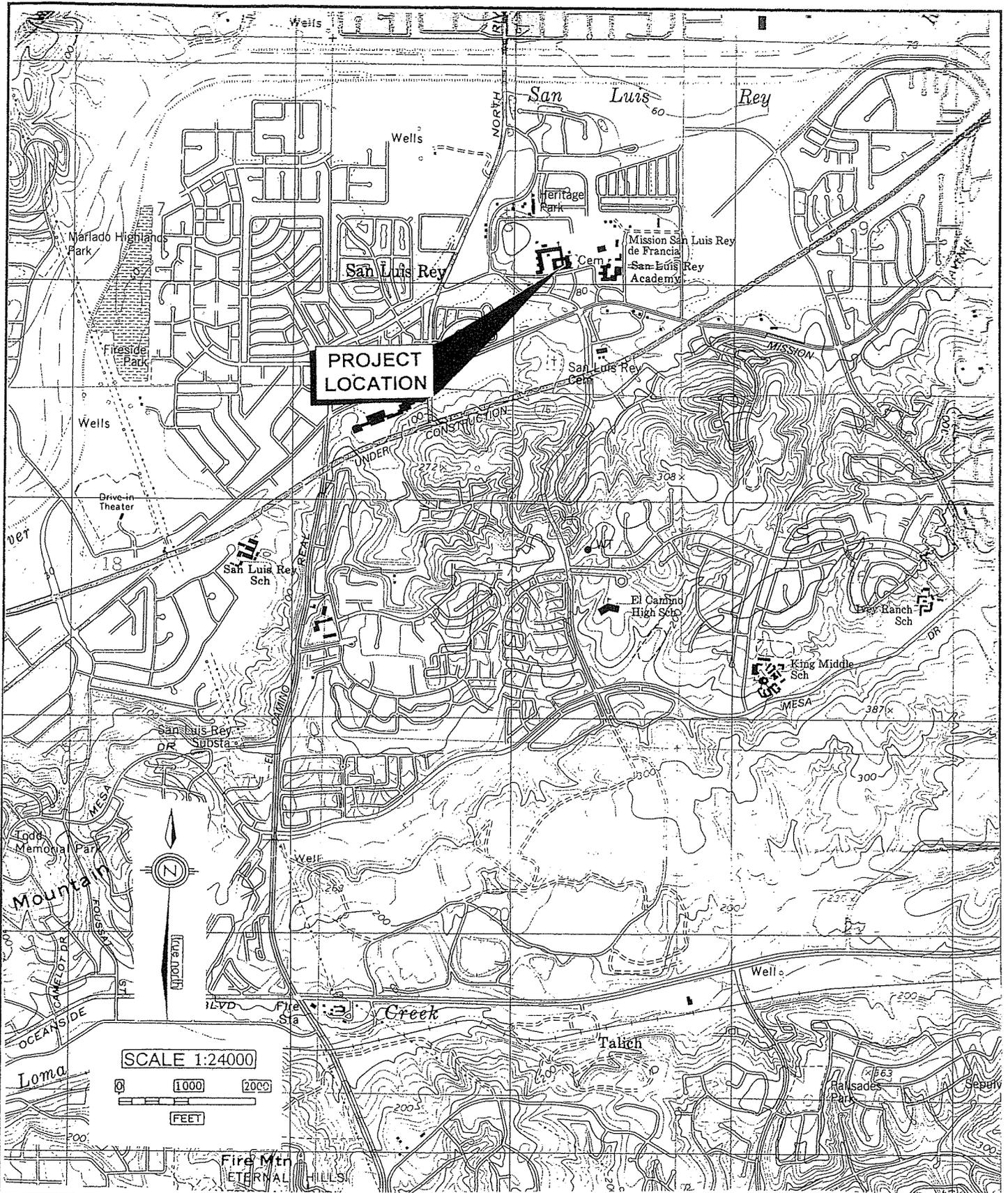
INTRODUCTION

This report documents the results of an examination of proposed modifications to four buildings located within the North Wing of the Mission San Luis Rey of Francia in Oceanside, California 92057. The Mission church is listed in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) as California Landmark #239, which covers the exterior of the buildings and the church, itself.

This report analyzes the appropriateness of the proposed modifications under the Secretary of the Interior's Standards for the Treatment of Historic Properties. Potential adverse impacts resulting from implementation of the proposed plan are also addressed. In addition, the study addresses any modification which could jeopardize the resource's listing in the National Register and California Register.

LOCATION

The subject resource is located on the grounds of the Mission San Luis Rey, located at 4050 Mission Avenue, Oceanside, California 92057 (Figures 1 and 2). The property lies south of the San Luis Rey River, east of North Douglas Drive, north of State Route 76 and east of Academy Road. The Mission is located in, Township 11 South, Range 4 West, Section 8 on the USGS 7.5' San Luis Rey quadrangle (Figure 2).



ARCHAEO S
 ~~~~~  
 11209 Golden Birch Way  
 San Diego, CA 92131

Project location on USGS 7.5'  
 San Luis Rey quadrangle

Figure 2

## SETTING

The subject wing is part of a large complex of structures and features that include the church, a museum, dormitories, meeting rooms, a parish center, a cemetery, parking lots, a swimming pool, and tennis courts, as well as various functional outbuildings (Figure 3). The vast majority of these do not relate to the original Mission period (1798-1833) and are post-1900 in era. The grounds are extensively landscaped and include areas of lawn, flower beds, and orchards, the design of which were largely laid down in the 1950s.

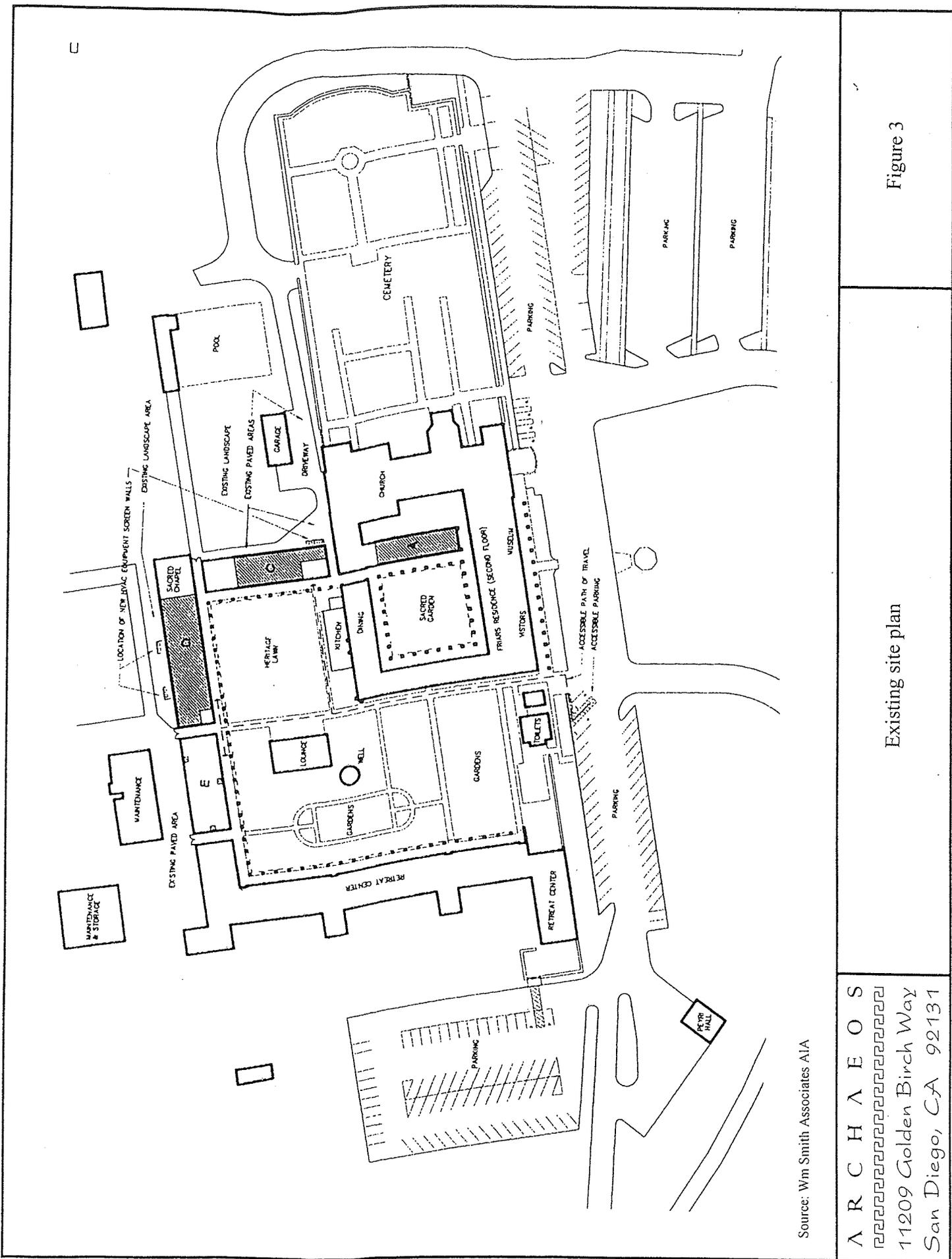
## HISTORICAL BACKGROUND

The San Luis Rey Mission, formally dedicated June 13, 1798, was the eighteenth and last mission to be founded by Franciscan priest Fr. Fermín Francisco de Lasuén successor to Fray Junipero Serra. Having selected the *Feast Day of St. Anthony of Padua* as the founding day, Fr. Lasuén accompanied by Fr. Santiago and Fr. Peyri celebrated High Mass. The Spanish government sponsored the establishment of missions in California to lay down a foothold on its largely unsettled claim; the Franciscans came to colonize the Native Americans, establishing a community, effectively transforming the native peoples materially, spiritually and ideologically.

The task of building the mission was delegated to Fr. Antonio Peyri. Named Mission San Luis Rey de Francia, for Louis the King of France, it was known as the "King of the Missions" because of its size and the land it occupied. The Mission building was a large structure and encompassed over six acres, surrounded by 200,000 acres. The location has a commanding view and was called by the natives "Tacayme," which means "fairview." Construction of the existing Mission church was completed in 1815. By 1826 it was the center of a flourishing community that included 3,000 baptized Indians. It was described by Father Zephyrin Engelhardt, an early mission historian, as "the most beautiful of all the California Missions, a living monument to the noblest band of men that ever graced the pages of history."

The Native Americans who lived in this area, now known as Oceanside and San Luis Rey, were ancestors of Shoshone-speaking people. The Fathers called the Indians "San Luiseños," later shortened to Luiseño. They were essential in the building of the Mission under the direction of Peyri.

In December, 1827, Fr. Peyri stated that the Mission Indians owned 22,610 head of cattle, 23,532 sheep, 1,120 goats, 280 pigs, 235 mules and over 1,500 head of horse stock. The glory days would soon be over, however, when in 1833 the Decree of Secularization was issued by Governor Echeandia, and in 1835 all of the Missions had been secularized. The missions were turned into parishes and the lands were sold or gifted to colonists and members of the military and politicians who established large ranchos. The San Luis Rey Mission under Pio Pico and subsequent administrators, was plundered and left to decay and ruin. By the time U.S. troops arrived in 1846 the mission buildings were abandoned. The San Luis Rey Luiseño population dwindled to a count of six by the 1850 census with only a few hundred spread throughout the



Source: Wm Smith Associates AIA

A R C H A E O S  
 11209 Golden Birch Way  
 San Diego, CA 92131

Existing site plan

Figure 3

entire valley.

Settlers in the valley began to use brick from the outer walls of the Mission to build their homes, including roof tiles and wooden beams. Left exposed to the rain and elements, the Mission walls soon eroded, and columns collapsed. The altar had been stripped of its ornamentation; even the front doors were taken off their hinges.

On March 18, 1865 President Abraham Lincoln signed a proclamation giving the Mission San Luis Rey back to the Catholic Church. However, the proclamation only returned the Mission buildings and 53 acres.

For 46 years the Mission was largely abandoned and no religious services were held. In 1892, two Mexican Franciscan priests were given permission to take up residence at San Luis Rey and create a novitiate. Father Joseph Jeremiah O'Keefe, considered the "Rebuilder of the Mission San Luis Rey," was sent as the English/Spanish-speaking liaison to the refugee Mexican friars and to oversee the restoration. As supervisor of temporalities, restoration of the church was the first priority with part of the church usable by the end of 1893. The work on the quadrangle finally began in 1903 and continued through 1912.

During the following years, the mission became an active parish as well as supporting seminary activities. Electricity was added in 1913, the same year that the Sisters of Precious Blood opened a parish school. Their school building was constructed in front of the Mission and later (about 1927) was moved to a location east of the Mission complex. This school is not to be confused with the secular school opened by the San Luis Rey School District on the Mission grounds now known as Peyri Hall.

A number of support buildings and areas needed to provide services for the growing mission, monastery, and parish activities were built and designated during this period. Gardens and an orchard were created and a reservoir was constructed. Food production necessitated the housing of animals and equipment, as well as a kitchen for the preparation of meals. A shoe shop was constructed for the provision of footwear, and a laundry was built for the washing of clothing and bedding. The Mission San Luis Rey today continues to be a working mission.

## **SUBJECT RESOURCES AND PROPOSED MODIFICATIONS**

The proposed modifications are requested to facilitate the relocation of the Franciscan School of Theology from its present location in Berkeley, California to the Mission San Luis Rey. The changes relate to the repurposing of existing spaces to create necessary classrooms and storage areas, to accommodate new HVAC units, and to comply with federally mandated Americans with Disabilities Act (ADA) requirements.

As previously stated, modifications are proposed for the first floors of four buildings of the North Wing. These are identified as Building A, Building C, Building D, and Building E on

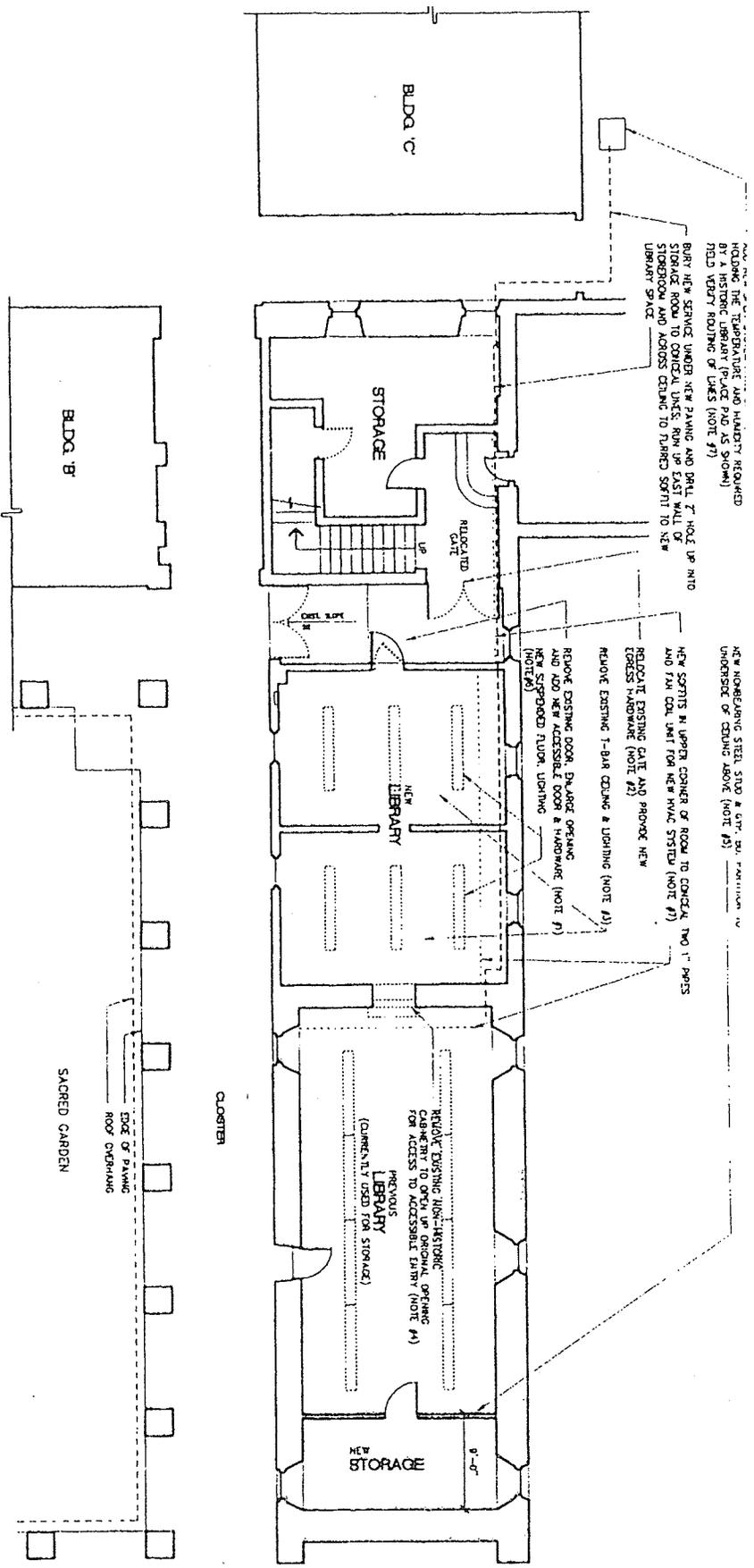
Figure 3. This wing was constructed in 1949 and officially opened in 1950, and includes a portion of the adjacent colonnade (Mary Whelan, personal communication 2013). The footprint of the wing was constructed on the original Mission foundation. The buildings, which show prior exterior alterations, such as the inclosure of windows and doorways, and replacement of tile concrete flooring, are now approximately 63 years old.

### BUILDING A

Building A houses the library and storage areas. The proposed plan would convert the existing library to a storage room and would relocate the library to the adjacent room. No exterior modifications are proposed, with the exception of new HVAC units and screening walls to be placed away from the outside walls, removal of nonconforming access ramps, and the replacement of non-original concrete between Buildings A and C. New finishes would not replicate existing finishes. Locations of these modifications are shown in Figure 4.

The proposed scope of work for this building includes:

1. Removal of 6 inches of the existing door jamb at the north end of the library to allow for a new Americans with Disabilities Act (ADA) entry door. Adjacent surfaces would be patched to cover wall damage. The new carved panel door would be compatible with, but not identical to, existing Mission doors;
2. Relocation of existing iron gates in the passageway to the new library to create an accessible entry door;
3. Removal of some of the t-bar ceilings and repainting of original ceilings;
4. Removal of existing nonhistoric cabinetry to allow for opening of the original opening between the new library rooms;
5. Installation of a new partition and door into the new storage room at the south end of the library;
6. Addition of new suspended fluorescent lighting;
7. Installation of new HVAC system in the new library, presently a storage room (Figure 5), as shown in Figure 4. The HVAC system is needed to preserve the library's collections. Lines from the condenser units would be undergrounded beneath the walls and housed in new soffits in the library below the level of existing exposed adobe (Figure 6). Holes less than two inches in diameter would be drilled into the interior walls to allow for wiring.

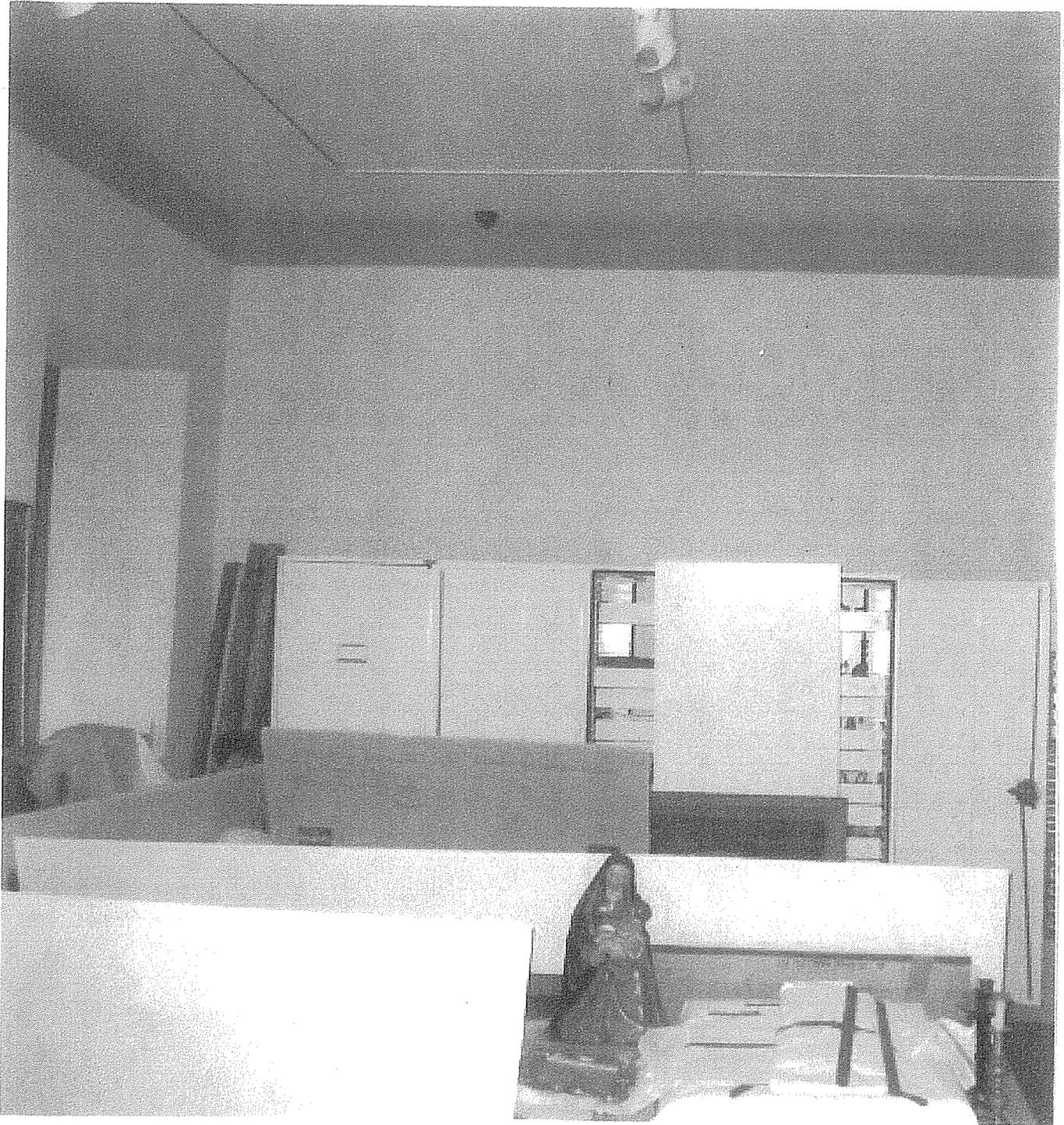


Source: Wm Smith Associates AIA

A R C H A E O S  
 11209 Golden Birch Way  
 San Diego, CA 92131

Proposed modifications - Building A

Figure 4



Source: Lightfoot Planning Group

ARCHAEOS  
11209 Golden Birch Way  
San Diego, CA 92131

Storage area to be converted to new library

Figure 5



Source: Lightfoot Planning Group

ARCHAEO S  
11209 Golden Birch Way  
San Diego, CA 92131

New soffit to be constructed below level  
of exposed adobe

Figure 6

## **BUILDING C**

Building C contains a stairwell, a restroom facility, small storage rooms, a number of offices of varying sizes, and the Peyri Room. Modifications in this building relate to the issues of accessibility and ADA compliance (Figure 7), and do not involve the Peyri Room.

The proposed scope of work for this building includes:

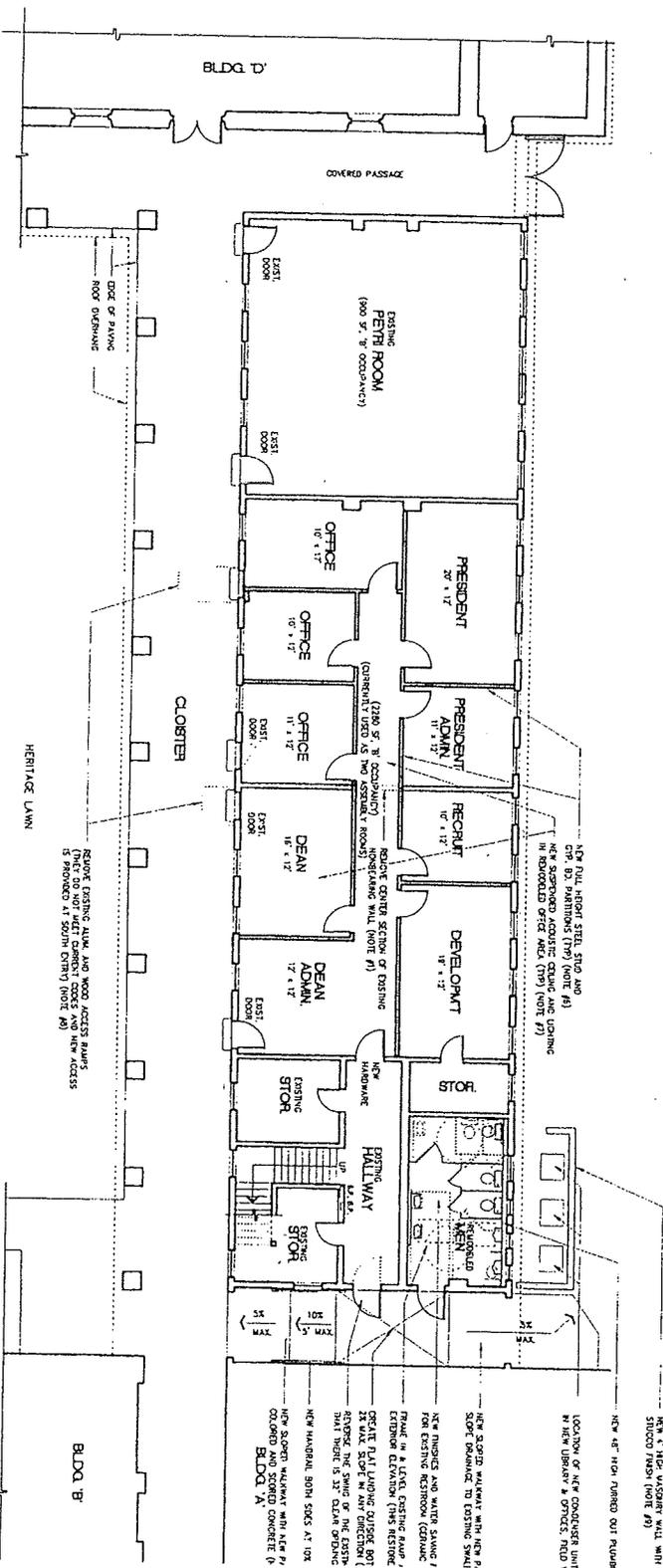
1. Removal of a 4' nonbearing section of existing wall to create a new connecting hallway;
2. Reversing the swing of the existing entry door at the south end of the building for ADA compliance;
3. Restoration of the original level of the men's restroom floor and filling in the existing ramp for ADA compliance;
4. Remodeling of the men's restroom for ADA compliance (Figure 8);
5. Removal and replacement of concrete between Buildings A and C for ADA compliance;
6. Addition of new nonbearing partition walls to create new office spaces;
7. Addition of new suspended acoustic ceilings to conceal new lighting and HVAC ducts;
8. Removal of non-conforming access ramps in the cloister outside Building C;
9. Construction of three new masonry HVAC screening walls outside the men's room on the south end of the building.

## **BUILDING D**

Building D is presently the site of the existing Sacred Chapel, chapel, assembly space, an equipment room, and a women's restroom. Modifications are proposed for ADA compliance and creation reconfiguration of existing spaces (Figure 9).

Proposed modifications to Building D include:

1. Removal of ADA nonconforming double doors and replacement of single ADA compliant doors;



Source: Wm Smith Associates AIA

A R C H A E O S  
 11209 Golden Birch Way  
 San Diego, CA 92131

Proposed modifications - Building C

Figure 7



Source: Lightfoot Planning Group

ARCHAEOS  
11209 Golden Birch Way  
San Diego, CA 92131

Existing mens' restroom doorway

Figure 8



2. Removal of a small amount of wall to allow for installation of a conforming access into a new uni-sex restroom located off the covered corridor at the west end of the building;
3. Remodeling of the aforementioned existing small toilet into a unisex facility;
4. Remodeling of the existing women's room toilet areas;
5. Addition of new partitions in the chapel to create three new classroom spaces. Partitions would straddle the existing ceiling trusses, so that the trusses would remain exposed (Figure 10). The Sacred Chapel would be partitioned off and would remain in use with no modifications proposed for the altar area;
6. Addition of new suspended fluorescent lighting in the classrooms;
7. Addition of four HVAC units and two screening walls outside the north wall of the building;
8. Construction of vertical casing and soffits on interior walls to conceal new ducts and wiring.

### **BUILDING E**

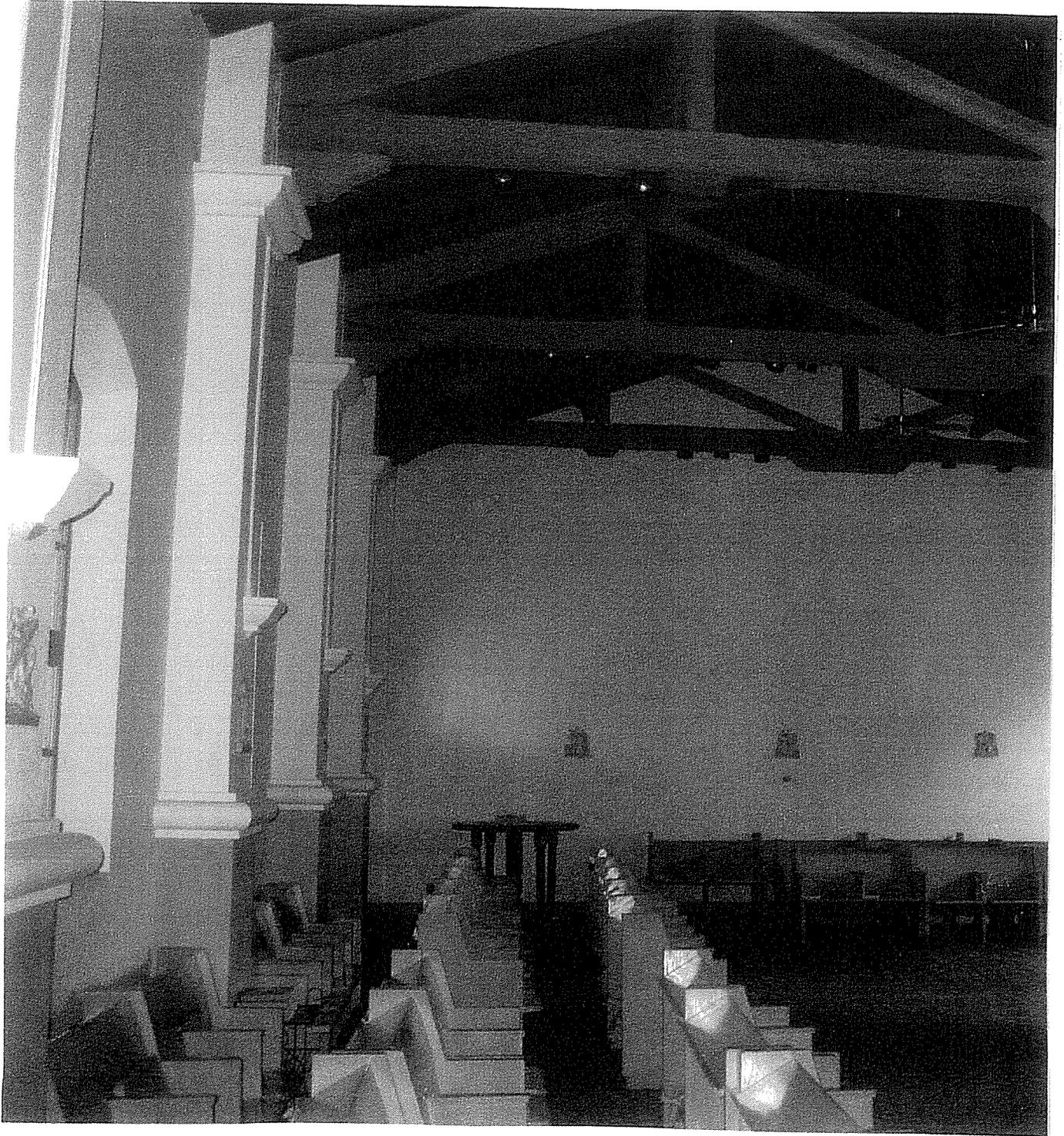
Building E houses the Francis Room, a pantry, and the Serra Room. No major changes are proposed for the interiors of these rooms, *per se* (Figure 11). Modifications relate to ADA compliance issues and the removal of a nonhistoric element..

Proposed modifications to Building E include:

1. Replacement of current noncompliant double doors with a compliant single door;
2. Removal of an existing contemporary style metal fireplace and associated venting.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES**

While a number of standards are available to assess preservation projects, the Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Properties discusses the manner in which historic resources are to be preserved, used, rehabilitated, and/or modified. It is

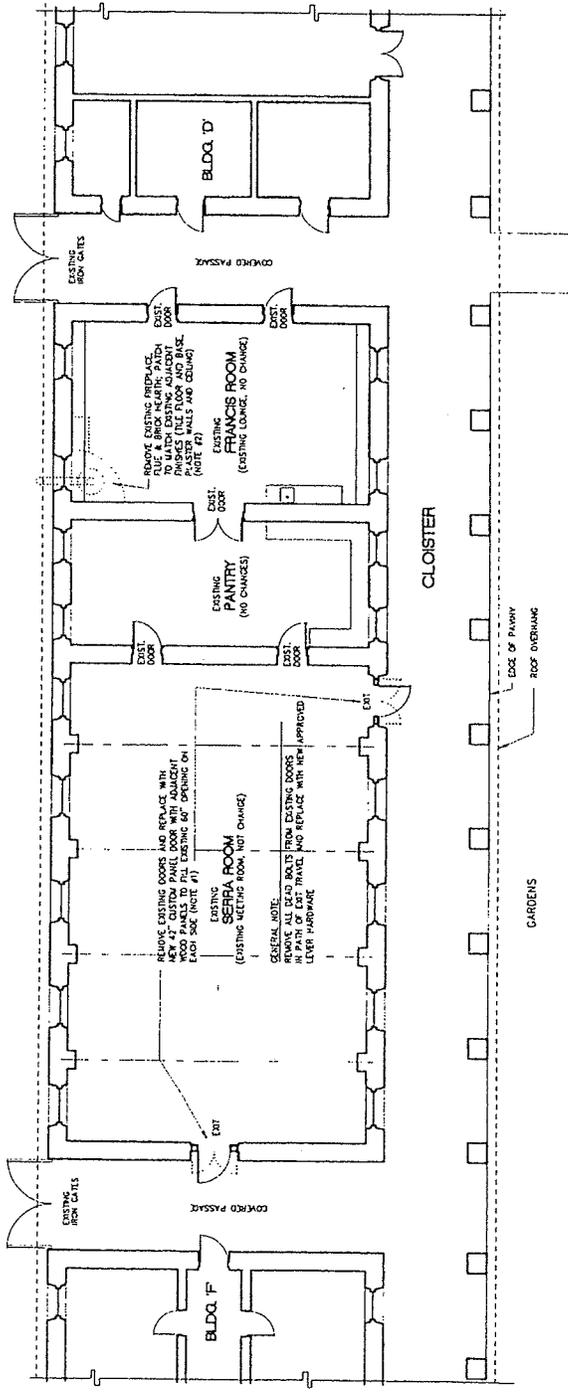


Source: Lightfoot Planning Group

ARCHAEOS  
11209 Golden Birch Way  
San Diego, CA 92131

View of ceiling trusses in the chapel

Figure 10



Source: Wm Smith Associates AIA

A R C H A E O S  
 11209 Golden Birch Way  
 San Diego, CA 92131

Proposed modifications - Building E

Figure 11

the most appropriate for analysis of the proposed plan.

It should be noted that the Standards generally provide guidelines that relate to the exterior treatment of designated or eligible historic properties, and not for the interiors of these buildings, unless the interiors are specifically noted as part of the designation. Because the interiors of the subject eligible buildings are not part of their significance other than to function, the following analysis is included for purposes of clarification only.

The Standards state:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS TO THE PROPOSED MODIFICATIONS TO THE NORTH WING OF THE MISSION SAN LUIS REY**

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

**The North Wing was conceived and constructed for purposes of worship, assembly, contemplative retreat, and education. Implementation of the proposed plan would continue these uses. The plan would only minimally alter the existing materials, features, spaces, and spatial relationships of the interiors of the buildings. The proposed modifications are considered minor, largely confined to reconfiguration of the interiors of the buildings and necessary for ADA compliance.**

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

**The proposed plan essentially would not remove distinctive historic materials or alter any existing features, and spatial relationships that characterize the existing wing. Minor modifications to the existing building interiors, however, would occur, such as the introduction of partition walls and soffits.**

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

**The plan does not propose to make modifications to the historic resource that would alter the physical record of its time, place, and use. Modifications involving the replacement of doors and the widening of doorways are needed for ADA compliance. Where new doors are to be introduced, they would be compatible with, but not identical to, those they are replacing. In areas where existing finishes must be restored after modifications have been made, the new finishes will match the old in order to diminish the affect of the introduced elements.**

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

**The plan would not alter any historically significant modifications.**

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

**The plan does not propose to replace the distinctive features, finishes, or construction techniques of the buildings. As previously stated, the vast majority of modifications would be made only to interiors of the buildings.**

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature would match the old in design, color, texture, and where possible, materials. Replacement of missing features would be substantiated by documentary and physical evidence.

**The proposed plan does not involve or address repair or replacement of any historic features.**

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

**Chemical and physical treatments are not proposed.**

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

**The proposed plan does not address archaeological resources. Protocol and treatment of such resources, if encountered, are prescribed elsewhere. However, during the installation of exterior HVAC units and associated walls, it is recommended that a qualified archaeologist and a Native American monitor be present during all activities involving excavation.**

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**The plan would not destroy historic materials, features, spaces, and spatial relationships that characterize the exterior of the existing buildings. All interior room partitions could be removed in the future and other modifications would be clearly discernible. The modifications would be made within the existing footprint of the buildings and expansion of the wing beyond this footprint are not proposed;**

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

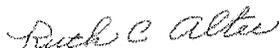
**All new interior construction would be undertaken as reversible improvements, so that their removal would restore the original configurations of the rooms. If removed in the future, the essential form and integrity of the historic interiors could be easily restored and therefore would be unimpaired.**

### CONCLUSION

The proposed project has been found to be in compliance with the 1992 Secretary of the Interior's Standards for the Treatment of Historic Properties. While minimal modifications would be made to the interior of the North Wing driven by the need to create separate spaces within existing larger rooms, and by the need for ADA compliance, the modifications largely would be reversible and would not affect or jeopardize the buildings' historic and architectural eligibility for listing or significance. The placement of air conditioning and heating units outside the building would not involve adverse impact to the exterior walls and would cause only minor disturbance to the interior, as would the construction of interior soffits.

The style and design of the proposed interior modifications, along with construction techniques and materials, would be compatible with, but discernible from, those of the existing buildings. The improvements would not alter the stylistic feeling or the existing visual relationship between the North Wing and other buildings in the complex. The exterior walls would remain intact, and no historic materials would be obscured on them. The proposed use is consistent with the existing use, and the plan would not alter the environment or setting of the immediate area.

Sincerely,



Ruth C. Alter, M.A.



# 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

ACC'D RECEIVED  
FEB 14 2013  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

BY  
*ATM*

### Please Print Or Type All Information

#### PART I - APPLICANT INFORMATION

|                                                                                                                                                      |  |                                                                                                                                                                                                                                                                             |  |                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------|--|
| 1. APPLICANT<br><b>Old Mission San Luis Rey</b>                                                                                                      |  | 2. STATUS<br><b>Owner</b>                                                                                                                                                                                                                                                   |  | HEARING                        |  |
| 3. ADDRESS<br><b>4050 Mission Avenue<br/>Oceanside, CA 92057</b>                                                                                     |  | 4. PHONE / FAX / E-mail<br><b>760-757-3651</b>                                                                                                                                                                                                                              |  | GPA                            |  |
| 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)<br><b>The Lightfoot Planning Group attn: Dan Niebaum</b> |  | 6. ADDRESS<br><b>5900 Pasteur Ct. Suite 110<br/>Carlsbad, CA 92008</b>                                                                                                                                                                                                      |  | MASTER/SP.PLAN                 |  |
| 7. PHONE / FAX / E-mail<br><b>(760) 692-1924 phone<br/>dann@lightfootpg.com</b>                                                                      |  | 8. LOCATION<br><b>North of Mission Avenue between Douglas Drive and Academy Road at the northern terminus of Rancho Del Oro Drive.</b>                                                                                                                                      |  | ZONE CH.                       |  |
| 9. SIZE<br><b>54.5ac PTN.</b>                                                                                                                        |  | 10. GENERAL PLAN<br><b>Private Institutional</b>                                                                                                                                                                                                                            |  | TENT. MAP                      |  |
| 11. ZONING<br><b>PD-19-H</b>                                                                                                                         |  | 12. LAND USE<br><b>Institutional</b>                                                                                                                                                                                                                                        |  | PAR. MAP                       |  |
| 13. ASSESSOR'S PARCEL NUMBER<br><b>158-070-45</b>                                                                                                    |  | 14. LATITUDE<br><b>33° 13' 56" N</b>                                                                                                                                                                                                                                        |  | DEV. PL<br><b>ADP13-0000f</b>  |  |
| 15. LONGITUDE<br><b>117° 19' 34" W</b>                                                                                                               |  | 16. GENERAL PROJECT DESCRIPTION<br><b>An Administrative Development Plan application to address minor interior building improvements for the establishment of theology school classes in conjunction with ongoing Mission operations and activities. + HISTORIC PERMIT.</b> |  | C.U.P.                         |  |
| 17. PROPOSED GENERAL PLAN<br><b>No Change</b>                                                                                                        |  | 18. PROPOSED ZONING<br><b>No Change</b>                                                                                                                                                                                                                                     |  | VARIANCE                       |  |
| 19. PROPOSED LAND USE<br><b>No Change</b>                                                                                                            |  | 20. NO. UNITS<br><b>n/a</b>                                                                                                                                                                                                                                                 |  | COASTAL                        |  |
| 21. DENSITY<br><b>n/a</b>                                                                                                                            |  | 22. BUILDING SIZE<br><b>No Change</b>                                                                                                                                                                                                                                       |  | O.H.P.A.C.<br><b>H13-0000f</b> |  |
| 23. PARKING SPACES<br><b>No Change</b>                                                                                                               |  | 24. % LANDSCAPE<br><b>No Change</b>                                                                                                                                                                                                                                         |  |                                |  |
| 25. % LOT COVERAGE or FAR<br><b>No Change</b>                                                                                                        |  | 26. DESCRIPTION/JUSTIFICATION<br><b>3</b>                                                                                                                                                                                                                                   |  |                                |  |

#### PART II - PROPERTY DESCRIPTION

|                                                  |  |                                           |  |                                                                                                                                                                                                                                                                             |  |                                                   |  |
|--------------------------------------------------|--|-------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|--|
| 10. GENERAL PLAN<br><b>Private Institutional</b> |  | 11. ZONING<br><b>PD-19-H</b>              |  | 12. LAND USE<br><b>Institutional</b>                                                                                                                                                                                                                                        |  | 13. ASSESSOR'S PARCEL NUMBER<br><b>158-070-45</b> |  |
| 14. LATITUDE<br><b>33° 13' 56" N</b>             |  | 15. LONGITUDE<br><b>117° 19' 34" W</b>    |  | 16. GENERAL PROJECT DESCRIPTION<br><b>An Administrative Development Plan application to address minor interior building improvements for the establishment of theology school classes in conjunction with ongoing Mission operations and activities. + HISTORIC PERMIT.</b> |  | 17. PROPOSED GENERAL PLAN<br><b>No Change</b>     |  |
| 18. PROPOSED ZONING<br><b>No Change</b>          |  | 19. PROPOSED LAND USE<br><b>No Change</b> |  | 20. NO. UNITS<br><b>n/a</b>                                                                                                                                                                                                                                                 |  | 21. DENSITY<br><b>n/a</b>                         |  |
| 22. BUILDING SIZE<br><b>No Change</b>            |  | 23. PARKING SPACES<br><b>No Change</b>    |  | 24. % LANDSCAPE<br><b>No Change</b>                                                                                                                                                                                                                                         |  | 25. % LOT COVERAGE or FAR<br><b>No Change</b>     |  |

#### PART III - PROJECT DESCRIPTION

|                                             |  |                                          |  |                                                                             |  |
|---------------------------------------------|--|------------------------------------------|--|-----------------------------------------------------------------------------|--|
| 26. DESCRIPTION/JUSTIFICATION<br><b>3</b>   |  | 27. LEGAL DESCRIPTION<br><b>1</b>        |  | 28. TITLE REPORT<br><b>2</b>                                                |  |
| 29. NOTIFICATION MAP & LABELS<br><b>1</b>   |  | 30. ENVIRONMENTAL INFO FORM<br><b>1</b>  |  | 31. PLOT PLANS<br><b>20</b>                                                 |  |
| 32. FLOOR PLANS AND ELEVATIONS<br><b>20</b> |  | 33. CERTIFICATION OF POSTING<br><b>0</b> |  | 34. OTHER (See attachment for required reports)<br><b>3 HISTORIC REPORT</b> |  |

#### PART IV - ATTACHMENTS

|                                                                                          |  |                            |  |                                                      |  |                            |  |
|------------------------------------------------------------------------------------------|--|----------------------------|--|------------------------------------------------------|--|----------------------------|--|
| 35. APPLICANT OR REPRESENTATIVE (Print):<br><b>Fr. David Gaa, ofm Executive Director</b> |  | 36. DATE<br><b>1-20-13</b> |  | 37. OWNER (Print)<br><b>Old Mission San Luis Rey</b> |  | 38. DATE<br><b>1-20-13</b> |  |
| Sign: <i>Fr. David Gaa</i>                                                               |  | Sign: <i>Fr. David Gaa</i> |  |                                                      |  |                            |  |

#### 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):<br><b>Fr. David Gaa, ofm Executive Director</b> |  | 36. DATE<br><b>1-20-13</b> |  | 37. OWNER (Print)<br><b>Old Mission San Luis Rey</b> |  | 38. DATE<br><b>1-20-13</b> |  |
| Sign: <i>Fr. David Gaa</i>                                                               |  | Sign: <i>Fr. David Gaa</i> |  |                                                      |  |                            |  |

- 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  
FRANCISCAN SCHOOL OF THEOLOGY  
(Plan Area 6 - Existing Facilities)**

**Administrative Development Plan  
& Historic Permit**

**Description and Justification  
March 2013 (rev.)**



This application presents an Administrative Development Plan and Historic Permit to address proposed improvements to existing structures for the establishment of a theology school facility in conjunction with the Old Mission San Luis Rey (OMSLR). The Franciscan School of Theology (FST) is an accredited private graduate level theology school proposing to relocate from its present facility in Berkeley, California to the OMSLR campus.

The project respects the historical use and aesthetic of the Mission surroundings. Proposed improvements are limited to existing Mission quadrangle buildings and do not include the Historic Church structure. The proposed project has been designed in consideration of multiple regulatory codes including:

- 2010 California Historic Building Code;
- 2010 California Building Code;
- Secretary of the Interior's Standards for the Treatment of Historic Properties;
- Mission San Luis Rey de Francia Planned Development Plan;
- Mission San Luis Rey Historic Area Development Program & Design Guidelines

The proposed project has been reviewed in detail by Archaeos (Ruth C. Alter, M.A.). The Archaeos report (February 2013) analyzes the appropriateness of the proposed modifications under the Secretary of the Interior's Standards for the Treatment of Historic Properties. The report qualifies the modifications as minor in nature, notes that they are generally reversible, and "*would not affect or jeopardize the buildings' historic and architectural eligibility for listing or significance*".

The improvements represent a return of the interior spaces to an earlier educational use for which they were built and represent a repurpose of existing interior spaces to create classroom, library, and administrative space for use by the school as part of the OMSLR complex. The modifications include construction of nonbearing partition walls, fixture upgrades, installation of HVAC system components, and improvements to comply with federally mandated Americans with Disabilities Act (ADA)

requirements. The specific improvements are outlined in detail in this report in conjunction with the architectural plans that have been submitted.

## **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. As part of the central Mission building complex, the proposed FST facilities will be located within Plan Area 6 – Existing Facilities. This Area also includes the Historic Church, the Retreat Center, Friary, Historic and Old Cemetery areas, and existing parking areas.

## **ADMINISTRATIVE DEVELOPMENT PLAN**

An Administrative Development Plan (ADP) is required for this proposal as prescribed the *Mission PD Plan – Chapter 3: Land Use Plan and Zoning Regulations - Project Review Processes*. The overall project represents a minor change in the existing land uses and educational functions associated with the Retreat Center, and in the interior appearance of existing OMSLR buildings. As such, the improvements are considered ‘Minor Alterations’ subject to the ADP review process.

### **Land Use**

The proposed school use will be consistent with current and historical educational uses at OMSLR. The subject buildings were originally constructed to house educational uses and continue do so today. OMSLR has served in the past as home to a seminary and four-year liberal arts college, ‘San Luis Rey College’ and scholarship is recognized as an important long-standing Franciscan value. The mission of FST is to prepare candidates for professional ministry in the Roman Catholic Church, for careers in theological education, and to provide opportunities for enhancing knowledge of Christian faith and the practice of ministry.

### **Relationship to Existing Educational Uses**

The Retreat Center accommodates many classes and educational retreats throughout the year within several of the same meeting room facilities that are proposed for use by FST, and has a long history of doing so. Retreats are hosted year-round on both weekdays and weekends, are attended by adults and high school students, and generally last two days. Retreats consist of educational classes and workshops focused on topics such as: marriage, prayer and aging.

The Retreat Center also continues to host a number of adult education classes and programs focused on theology and higher education topics. These include the following examples:

- Osher Lifelong Learning Institute: The Institute is affiliated with California State, San Marcos and offers non-credit university level courses to adults over 50. The Institute has offered weekly classes at the Retreat Center for over five years.
- Tom Herbst, PhD, from Cambridge University, England: Conducts a lecture series and teaches daily classes on various topics of theology. This educational program is offered annually during summer months and consists of two (2), six (6) - week long sessions.
- Father Larry Dolan is currently teaching a series of classes on the Vatican (called Vatican II). Similar programs are offered throughout the year.

The addition of the FST program to OMSLR will provide an additional curriculum in theological studies consistent with the on-going educational functions of the Retreat Center in scope, scale and content. As such, it represents only a minor change in land use within the existing buildings of Plan Area 6.

### **FST Program**

The FST program is relatively small in size with class schedules that will be spread out over the week within four different time slots (morning, noon, afternoon, evening). The typical class size will be small with only 10 -15 students. At most, three classes per day might be scheduled with certain periods scheduled to remain dark (such as Wednesday and Friday afternoons.) It is estimated that 30 - 45 students and 10 - 15 faculty/staff could be present on the campus during the busiest weekday period.

By comparison, OMSLR Retreat Center activities and programs are typically scheduled for weekends resulting in 45 - 50 visitors on the grounds engaging in classes, workshops, prayer, and other retreat activities. During peak weekend retreats, 100 - 110 visitors are often on the grounds.

FST and the Retreat Center activities may involve the use some of the same facilities at OMSLR, although their respective weekday and weekend schedules would prevent double booking of facilities at any given time, thus avoiding usage conflicts. Since a number of the faculty and students are Franciscan friars living at the Mission, they will have access to FST facilities.

The school programs would generate activity and visitation levels roughly comparable to and not moving beyond that already generated by the Retreat Center and the various other uses at OMSLR. Parking for students and faculty would be accommodated by the existing OMSLR facilities.

### **Proposed Improvements**

The proposed improvements would be limited to first floor interior areas located within the Mission quadrangle structure that are used as meeting room, classroom, and storage spaces. This area is referred to as the 'north wing' and is shown on the plans as Buildings A, C, D & E.

The FST facility will encompass approximately 7,550 square feet of space. The proposed improvements will not increase existing floor area. The modifications are also all non-structural in nature. Many of the improvements are proposed to bring existing elements (such as doorways) into compliance with ADA requirements.

The main interior improvements associated with FST would include construction of nonbearing partition walls, modifications to several existing doorways for ADA compliance, installation of lighting fixtures and electrical service, and installation of HVAC system components. No alterations to existing building exteriors or demolition of interior load-bearing walls are proposed.

The proposed HVAC system would require installation of exterior condenser units in three separate locations where no structures or significant landscape improvements currently exist. The condenser areas are proposed in locations that are not accessible or visible to the general public on the Mission grounds. They will be located adjacent to private maintenance and service areas on the grounds north and east of the respective buildings.

The condenser units will also be screened from view by 4' high freestanding masonry walls designed to complement the exterior Mission walls (see section detail on Plan Sheet 5). The screening walls designs are based on the guidelines presented in the Mission PD Plan (Chapter 5, Fences and Walls). The walls will be 12-inches thick with a decorative cap and will feature a lightly textured 'sand' stucco finish. The wall color is proposed as a neutral-beige (Frazee, 2861W "Gull") allowing for them to be discernible from the existing walls. Existing small shrubs located north of Building "D" will remain in place. A Visual Simulation Exhibit has been provided to show the proposed design and location of the walls in relation to the existing buildings.

The condenser service lines will be buried and bored up at an angle into the existing building interiors to purposely avoid any alterations to the exterior Mission walls. Soffits and pilasters will be utilized to conceal the interior HVAC and electrical service elements (see section detail on Sheet 5). New electrical service will also be concealed through its incorporation within the proposed partition walls. The proposed soffits, partition walls, fixtures and finishes will complement the existing interiors. As noted on the plans, all materials and finishes will appear similar, but will not duplicate, the originals.

The following provides an outline and explanation of the proposed improvements as shown on the plans submitted with this application. The information is organized as it appears on each architectural plan sheet.

### **Building A**

Building A is proposed for library use. It includes space previously used as a library for the Mission.

The following improvements are included within Building A as shown on Sheet 3:

- 1) Modify existing door at north end of library to remove 4" of existing wall surrounds (door jamb) to allow for new ADA entry door. Patch to match adjacent surfaces. New carved panel wood to be in character with and complement remaining Mission doors.
- 2) Relocate existing iron gates at passageway to new library accessible door.
- 3) Remove existing T-bar ceilings where indicated on plans and repaint original ceiling.
- 4) Remove existing non-historic cabinets that are closing off the original opening between library rooms.
- 5) Add new partition wall and door for new storage room at south end of library.
- 6) Add new suspended fluorescent lighting as noted on plans.
- 7) Add new HVAC system to condition the library as required to maintain book collection. Locate condenser unit on east side of Building 'C' and run new service lines underground into existing structure, up wall vertically to ceiling level inside storage room, and then within new soffits along the east side of the first floor spaces to conceal lines and fan coil unit.

### **Building C**

Building C is generally proposed for administrative office use. Two meeting rooms currently occupy the space that will be converted to offices. The Peyri Room (meeting room) located within this wing will not be modified.

The following improvements are included within Building C as shown on Sheet 4:

- 1) Remove 4-foot wide section of existing non-bearing wall to allow for new connection hallway.
- 2) Reverse swing of existing entry door at south end of Building 'C' to meet current ADA access requirements.
- 3) Restore men's toilet room floor to original level by filling in current ramp to bring door up to level of new paving where ADA access is provided.
- 4) Remodel existing men's toilet room to meet current ADA access requirements for all fixtures and finishes.
- 5) Remove and replace existing concrete paving between Building 'A' and Building 'C' to meet current ADA access requirements. Replace the existing scored concrete paving with new paving to match color and scoring pattern.
- 6) Add new nonbearing partitions for administrative offices.
- 7) Add new suspended acoustic ceiling to conceal new lighting and HVAC ducting.
- 8) Remove existing non-conforming access ramps along cloister adjacent to Building 'C'.

- 9) Add new masonry wall to screen new HVAC condenser units just east of the men's toilet room. Three condenser units will be installed in this area to service library and office areas. Service lines from condenser will be run underground into existing structure and concealed as noted. The Building C walls are standard width, non-historic elements.

### **Building D**

Building D is proposed for location of three FST classrooms. Each classroom is designed to be 720 square feet in size. Building D at present includes a meeting room and the former college private chapel. The meeting room will be divided with a partition wall to create two classrooms. The former college chapel will be reconfigured to include a smaller school chapel and a third classroom space. The existing meditation room (sacred chapel) and sacristy areas will not be modified.

The following improvements are included within Building D shown on Sheet 5:

- 1) Remove existing nonconforming pairs of doors where noted on plan and replace with single accessible door for ADA compliance (see door details on Sheet 5).
- 2) Remove the minimum amount of wall material as required to install new conforming access door for proposed unisex toilet (currently men's toilet) at west end of Building 'D' adjacent to passageway.
- 3) Remodel proposed unisex toilet room to meet current ADA accessibility standards.
- 4) Remodel existing women's toilet with new finishes.
- 5) Install new partitions to create three classrooms. Partitions designed to straddle existing roof trusses with finishes extended to underside of roof similar to existing demising partition wall (now shown between Classrooms #2 & #3).
- 6) Add new suspended fluorescent lighting in classrooms (see section detail on Sheet 5).
- 7) Add new HVAC equipment with condensing units and masonry screening walls as shown located along the north exterior wall. Service lines from condenser will be run underground into existing structure and concealed as noted (see section detail on Sheet 5).
- 8) Construct new vertical chases and upper wall soffits to conceal new HVAC and wiring (see section detail on Sheet 5).

### **Building E**

Building E includes the Serra Meeting Room, the Francis Room lounge, and a pantry. The only improvements planned for these areas are replacement of the doorways as noted for ADA compliance and the removal of a non-historic metal fireplace from the Francis Room.

The following improvements are included within Building E as shown on Sheet 6:

- 1) Replace current nonconforming door pairs with new ADA compliant single doors, designed similar to those proposed for Building 'D'.
- 2) Remove existing contemporary metal fireplace, hearth and all vent piping. Patch to match existing adjacent finishes (tile floor and base, plaster walls and ceiling).

## HISTORICAL PERMIT

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

## SUMMARY

The proposed improvements represent a reuse of the existing space and will create an engaging learning environment for FST complementary to the existing surrounds and the historic educational culture of OMSLR. The improvements are proposed in a manner which respects the historic aesthetic of the Mission. The proposed facility will enhance the Mission's operations and provide an important educational resource for students and friars.

The proposed project meets the goals and objectives of the City's General Plan and Zoning Ordinance, including the Historic District Overlay. The project has been designed to complement the existing facilities at the site and has been developed under the standards set forth by the Mission San Luis Rey de Francia Planned Development (PD) Plan, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

## **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. Educational 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 developed site is currently served by such services and facilities. No building or utility expansions are required by this project.

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 OMSLR. The

proposed development will be integrated with existing Mission facilities 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 Hillsides, and Section 3039 of the Zoning Ordinance.*

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



# NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Old Mission San Luis Rey
2. **ADDRESS:** 4050 Mission Ave., Oceanside CA 92057
3. **PHONE NUMBER:** (760) 692-1924 Attn: Dan Niebaum, The Lightfoot Planning Group
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Old Mission San Luis Rey Franciscan School of Theology
7. **DESCRIPTION:** Administrative Development Plan (ADP13-00001) and Historic Permit (H13-00001) to allow minor tenant improvements necessary to accommodate the Franciscan School of Theology within the Old Mission. Improvements include ADA upgrades within buildings A, C, D, and E, installation of non-structural partitions to establish classroom areas, and the addition of HVAC units with screen wall along the exterior portions of the San Luis Rey Quadrangle Buildings. The project site is zoned Planned Development – Historic Overlay (PD-H) and is regulated by Planned Development (PD-19) Plan, has a land use designation of Private Institutional (PI), and is located within the San Luis Rey Neighborhood.

**ADMINISTRATIVE 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. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt per Class 1, Existing Facilities (Section 15301); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section     , [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: May 14, 2013

Richard Greenbauer, Senior Planner

cc:  Project file     Counter file     Library

Posting:     County Clerk \$50.00 Admin. Fee (only required if filing for 30 day posting in lieu of 180 day posting)