



## STAFF REPORT

### OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: June 10, 2014

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF AN ADMINISTRATIVE DEVELOPMENT PLAN (ADP14-00001) AND HISTORIC PERMIT (H14-00001) TO ALLOW RENOVATION OF PEYRI COURT AT MISSION SAN LUIS REY, LOCATED AT 4050 MISSION AVENUE, WITHIN THE SAN LUIS REY NEIGHBORHOOD PLANNING AREA AND THE MISSION SAN LUIS REY HISTORIC OVERLAY DISTRICT. – PEYRI COURT RENOVATION – APPLICANT: OLD MISSION SAN LUIS REY**

#### **RECOMMENDATION**

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2014-H03 recommending City Planner approval of Administrative Development Plan (ADP14-00001) and Historic Permit (H14-00001) with findings and conditions of approval attached herein.

#### **BACKGROUND**

The Mission San Luis Rey de Francia was founded on June 13, 1798 by Father Fermin Francisco de Lasuen of the Spanish Franciscans. Under the 34-year administration of Father Antonio Peyri, the Mission grew in population and assets, eventually accommodating more than 2,000 Native Americans and more than 56,000 head of livestock.

The courtyard that now bears Father Peyri's name was part of the original church complex, reserved for the exclusive use of the first Mission friars. Since the founding of the Mission, Peyri Court has undergone many alterations and now retains few, if any, of its original features.

After falling into disrepair and being largely abandoned for nearly 50 years, the Mission was fully restored under the administration of Father Joseph Jeremiah O'Keefe, who oversaw the property between 1892 and 1912.

In 1970, the Mission was designated a National Historic Landmark by the National Park Service.

In October 1986, the City of Oceanside established the Mission San Luis Rey Historic Overlay District and adopted the Mission San Luis Rey Historic Area Development Program and Design Guidelines (Historic Plan). The Historic Plan outlines long range goals and objectives for the development of property within the Historic Overlay District and includes a "flexible design framework" meant to "respect and complement the Mission's historic setting."

On October 1, 2003, the City Council adopted the Mission San Luis Rey de Francia Planned Development (PD) Plan, which establishes guiding principles, development standards, and design guidelines meant to ensure that land uses and physical improvements on the Mission grounds are complementary to existing structures and protective of significant historic uses and resources. The PD Plan has the stated purpose of providing for safe and easy access, sensitive transitions between old and new buildings, adequate open space for meditation as well as active recreation, and plant palettes that draw from the surrounding physical and cultural environment to enhance the aesthetic qualities of the facilities.

## **SITE REVIEW**

Part of the central Mission building complex, Peyri Court is a 3,189-square-foot open space located between the nave of the historic church and the eastern wing of the main quadrangle. With a maximum east-west dimension of roughly 35 feet and a total north-south dimension of roughly 101 feet, the courtyard abuts the Mission museum to the south, the Mission library to the west, a meeting room to the north, and the historic church to the east. The courtyard is linked to the Sacred Garden by a covered walkway and is also accessible from doorways that lead into the Mission museum, the abutting meeting room to the north, and the historic church. Public access to the courtyard is primarily provided as part of the Mission museum tour.

The vicinity map on the proposed plans shows the location of Peyri Court relative to other improvements and uses on the Mission property.

At present, approximately 1,000 square feet (31 percent) of the courtyard is comprised of landscape area, contained within several at-grade planters that border a walkway running the length of the courtyard from north to south. Other than a few silk trees, an orange tree, and an assortment of succulents, these planters contain minimal vegetation.

The remainder of Peyri Court is paved with rustic clay tiles. Over time, broken tiles have been replaced in ad hoc fashion, resulting in an irregular appearance and an uneven surface.

Near its eastern edge, the courtyard accommodates three water features that have most recently served as fountains and may have originally functioned as reservoirs for convenient access to potable water. The water features that measure between six and eight feet in diameter and roughly 2.5 feet in height. Composed of abode brick secured with both mortar and concrete, the fountains were likely installed between 1825 and 1834. The fountains are fitted with a pump system that includes both metal and plastic piping. The pump system has not been operable for several years. Forensic work conducted by historic preservation specialist David Yubeta in 2011 determined that only the lower portions of the fountains are original; upper portions of the fountains have been renovated over time to replace failing brick and mortar, with the original mortar replaced with a more contemporary concrete product.

Other features of Peyri Court include wrought iron fencing and gates, wooden benches, wall-mounted light fixtures, a statue of Saint Francis, an access ramp leading to the adjacent meeting room, and an assortment of millstones and other stone implements. None of these items are original features of Peyri Court.

## **PROJECT DESCRIPTION**

Administrative Development Plan (ADP14-00001) and Historic Permit (H14-00001) together constitute a proposal to implement the following improvements to Peyri Court:

- Replacement of the tile pavers on existing walkways;
- Replacement of planter areas with additional paving;
- Renovation of the existing fountains;
- Installation of clay pots supporting a variety of new plant material;
- Removal and replacement of wooden benches;
- Removal of the statue of Saint Francis the stone implements.

The applicant proposes to replace the existing pavers in the courtyard with 7" x 13" Sasabe abode pavers. A photograph of the proposed new pavers is appended to this staff report. The proposed new pavers would match those now installed within the adjacent museum and quadrangle areas. The replacement of the existing pavers is intended to promote pedestrian accessibility, eliminate safety hazards, and improve drainage within the courtyard.

Virtually all of the existing landscape area would be paved. A small at-grade planter area would be preserved around the existing orange tree (which would itself be preserved in place). The replacement of landscape area with hardscape is intended to allow for a larger paver field in which to correct the uneven grades that exist within the courtyard. The expansion of hardscape is also meant to facilitate drainage away from the surrounding buildings.

The proposal includes the renovation and rehabilitation of the three fountains in the courtyard. The applicant proposes to replace existing mortar with hydraulic lime cement (HLC) mortar in the upper portions of the water features, preserving and resetting the existing bricks in the new mortar. Other improvements to the water features would include waterproofing of the basins and replacement of pipes, pumps, and filters.

In place of the existing at-grade planter areas, the applicant proposes to install potted plants throughout the courtyard. The proposed plans show terracotta pots of various dimensions situated around the perimeter of the courtyard. In all, 25 pots would be installed, ranging from 24 to 42 inches in diameter. The pots would support foxtail agave, Catalina cherry, black sage, and other native plant species.

There is currently one bench in the courtyard, situated against the southern wall. Under the proposal, this bench would be replaced with four new benches of similar material and design. The precise locations of the new benches are established on the proposed plans.

The statue of Saint Francis and the stone implements would be relocated to other areas on the Mission property.

The proposed improvements to Peyri Court are intended to allow for the continued use of the space for quiet contemplation, educational tours, and periodical church-related events (e.g., wedding receptions).

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

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

## **ANALYSIS – KEY PLANNING ISSUES**

### **1. Conformance to the Land Use Element of the General Plan**

The project site bears a land use designation of Private Institutional (PI). This land use designation allows for private uses in campus or park-like settings, including “religious institutions providing places of worship, religious study, instruction, or retreats.” The proposed improvements to Peyri Court would facilitate its ongoing function as a space for religious assembly, educational activities, and other uses consistent with the PI land use designation.

## **2. Compliance with the 1992 Zoning Ordinance**

The project site bears a zoning designation of Planned Development (PD-19-H) and lies within the Mission San Luis Rey Historic Overlay Zone. The PD zoning designation allows for land uses consistent with the underlying land use designation of the property, which in this case is Private Institutional (PI). There are no specific development standards prescribed for the PD zoning designation; development standards for planned development are established through the discretionary review process.

The broad purposes of the City's zoning standards are outlined in Zoning Ordinance Section 130. Among these broad purposes is the conservation and enhancement of the City's architectural and cultural resources, including the visual features of the Mission San Luis Rey Historic Area. Informed by three recent studies that distinguish integral components of Peyri Court from those features lacking historic significance,<sup>1</sup> staff finds that the proposed renovation to Peyri Court would maintain the historic integrity of the courtyard while enhancing its safety, accessibility, and functionality. The proposed hardscape improvements would eliminate trip hazards and substantially improve pedestrian mobility within the courtyard. The replacement of existing landscape with potted plant material would maintain the aesthetic appeal of the courtyard and contribute to the comfort and tranquility of the space, as would the repair of the now inoperable fountains and the addition of new benches. Taken together, the proposed improvements would render Peyri Court a more inviting and useful space for staff and visitors alike.

Zoning Ordinance Section 2111(A)(3) establishes that the removal or alteration of landscape materials within an historic overlay zone requires review by the Historic Preservation Advisory Committee (OHPAC) and the issuance of an Historic Permit. Removal or alteration of landscape materials requires a finding that the proposed removal or alteration will not affect the character of the surrounding historic district. Staff believes this finding can be made for the proposed removal and alteration of landscape within Peyri Court, as the existing landscape is not considered historically significant and would be substantially replaced with plant species identified as "historic" in the Mission San Luis Rey Planned Development (PD) Plan.

## **3. Consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines (Historic Plan)**

A fundamental objective of the Historic Plan is the "preservation of both the Mission and its grounds as significant historic resources." Staff finds the proposed improvements to Peyri Court to be consistent with this objective, as these improvements would preserve integral components of the courtyard while creating a safer and more functional space

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<sup>1</sup> In 2011, David Yubeta of the U.S. National Park Service (Retired) prepared a condition assessment and a series of treatment intervention strategies for Peyri Court. In 2013, Jack Williams of the Center for Spanish Colonial Research developed an archaeological testing program for Mission San Luis Rey that includes a detailed discussion of the courtyard. In 2014, Ruth Alter of Archaeos conducted an analysis of the proposed courtyard improvements. These three studies are consistent in terms of what they identify as the historically significant components of Peyri Court.

for current and future users. The proposed improvements would not modify the dimensions of the courtyard, nor would they alter the historic buildings that surround it. The historically significant fountains would be preserved and rehabilitated. The existing paving and landscape in Peyri Court are not considered to be historically significant, as they have been replaced and modified many times over the past 200 years. That said, the most prominent landscape feature within the courtyard – *i.e.*, the orange tree – would be preserved in place, and the new paving and plant material would be comparable to what is now found in other areas of the Mission complex.

The Mission SLR Plan encourages “visitor-serving uses and facilities” within the Mission SLR Historic Area. While “visitor-serving uses and facilities” are not explicitly defined in the Mission SLR Plan, they are generally understood to include supportive institutional uses such as museums, interpretive centers, and both passive and active-use open space. Accessible to the general public in conjunction with museum tours, Peyri Court qualifies as a visitor-serving facility. Staff finds that the proposed improvements to Peyri Court would enhance its function as a visitor-serving facility and thereby further the stated goal of creating “a viable mixed use activity area with a variety of land uses and services which enhance the historic significance and visitor experience of the Mission San Luis Rey Historic Area.”

#### **4. Conformance to the Mission San Luis Rey PD Plan**

Peyri Court is identified in the Mission San Luis Rey PD Plan as an “existing facility.” Other structures and areas on the Mission property identified as “existing facilities” include the historic church, the cemetery, the lavanderia interpretive area, and the buildings that contain administrative offices, leased commercial space, the museum, the friary, and the retreat center. The PD Plan notes that existing facilities on the Mission property “may be improved, upgraded, or [remodeled] periodically.” No specific plans for the improvement of Peyri Court are outlined in the PD Plan.

The landscape design guidelines of the Mission San Luis Rey PD Plan encourages potted plants in red clay containers. The PD Plan includes a non-inclusive list of recommended plant species, many of which are either native or representative of plant species brought to the area by the missionaries. Four of the seven species called out on the proposed landscape plan appear on the list of recommended plantings.

The PD Plan establishes a review process for anticipated improvements to the Mission property. Projects involving “a minor change in an existing land use or appearance of an existing building facility” are subject to an Administrative Development Plan (ADP). Staff has determined that the proposed improvements to Peyri Court constitute a minor change to the existing land use and appearance of the courtyard, thus requiring issuance of an ADP.

## ENVIRONMENTAL DETERMINATION

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

## SUMMARY

The proposed project, as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Zoning Ordinance, and the goals, objectives, and guidelines of the Mission San Luis Rey Historic Area Development Program and Design Guidelines. As such, staff thus recommends that the OHPAC recommend administrative approval of the project, based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the OHPAC:

- Adopt OHPAC Resolution No. 2014-H03 recommending approval of Administrative Development Plan (ADP14-00001) and Historic Permit (H14-00001) with findings and conditions of approval attached herein.

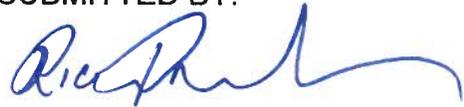
PREPARED BY:



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Russ Cunningham  
Senior Planner

SUBMITTED BY:



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Richard Greenbauer  
OHPAC Secretary

RG/RC/fil

### Attachments:

1. OHPAC Resolution No. 2014-H03
2. Plans
3. Photographs
4. Analysis of Proposed Conceptual Landscape Plan for Peyri Courtyard (Ruth Alter, Archaeos)
5. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

OCEANSIDE HISTORIC PRESERVATION  
ADVISORY COMMISSION  
RESOLUTION NO. 2014-H03

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

APPLICATION NO: ADP14-00001 and H14-00001  
APPLICANT: Old Mission San Luis Rey  
LOCATION: 4050 Mission Avenue (APN 158-070-45-00)

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:

renovation of Peyri Court, including the replacement of hardscape and landscape, the  
repair of existing fountains, the installation of new benches, and the removal of  
extraneous materials;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the  
required notice, did on the 10<sup>th</sup> day of June, 2014, conduct a duly advertised public hearing as  
prescribed by law to consider said application.

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

FINDINGS

For the Administrative Development Plan:

1. The site plan and physical design of the project as proposed are consistent with the  
purposes of the Zoning Ordinance, in that the proposal furthers the stated purpose of the

1 Zoning Ordinance to conserve and enhance the City's architectural and cultural resources,  
2 including the visual features of the Mission San Luis Rey Historic Area.

3 2. The Development Plan as proposed conforms to the General Plan, in that the land uses  
4 facilitated by the proposed improvements to Peyri Court are consistent with the Private  
5 Institutional (PI) land use designation of the Mission property.

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

8 4. The project as proposed is compatible with existing and potential development on  
9 adjoining properties or in the surrounding neighborhood, in that the proposal does not  
10 alter the existing dimensions of Peyri Court, which is internal to the Mission complex and  
11 has no off-site visibility.

12 For the Historic Permit:

13 1. The proposed improvements to Peyri Court would not detrimentally alter, destroy, or  
14 adversely affect any architectural or landscape feature within the Mission San Luis Rey  
15 Historic Area, in that the proposed changes to hardscape and landscape are consistent with  
16 the landscape guidelines of both the Mission San Luis Rey Historic Area Development  
17 Program and Design Guidelines and the Mission San Luis Rey Planned Development  
18 (PD) Plan.

19 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation  
20 Advisory Commission does hereby recommend approval of Administrative Development Plan  
(ADP14-00001) and Historic Permit (H14-00001), subject to the following conditions:

21 1. Administrative Development Plan (ADP14-00001) and Historic Permit (H14-00001)  
22 approve only the following: improvements to Peyri Court on the premises of Mission San  
23 Luis Rey (APN 158-070-45-00), including replacement of hardscape and landscape,  
24 repair of existing fountains, installation of new benches, and removal of extraneous  
25 materials, consistent with the proposed plans. Any substantial modification to the nature  
26 or scale of the proposed use, or any substantial modification to the design or layout of the  
27 project site, shall require revision of the Administrative Development Plan and Historic  
28 Permit.

1 2. The applicant shall implement all improvements illustrated on the approved conceptual  
2 landscape plan.

3 3. The Administrative Development Plan (ADP14-00001) and Historic Permit (H14-  
4 00001) shall expire two years from the date of approval, unless implemented as  
5 required by the Zoning Ordinance. A time extension may be granted in accordance with  
6 Section 4308.C and Section 4108.B of the Zoning Ordinance.

7 PASSED AND ADOPTED Resolution No. 2014-H03 on June 10, 2014 by the  
8 following vote, to wit:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

13  
14 \_\_\_\_\_  
15 Andrew Guatelli, Vice Chair  
16 Oceanside Historic Preservation  
17 Advisory Commission

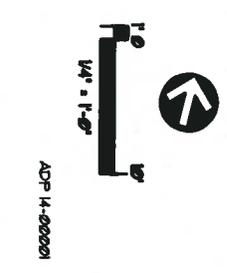
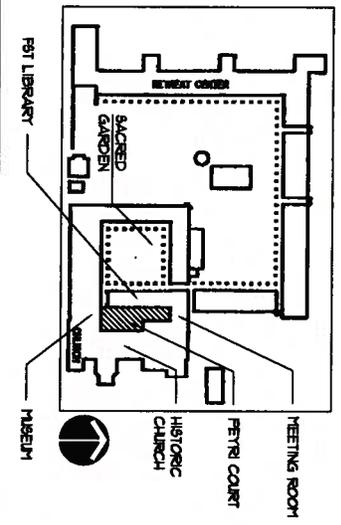
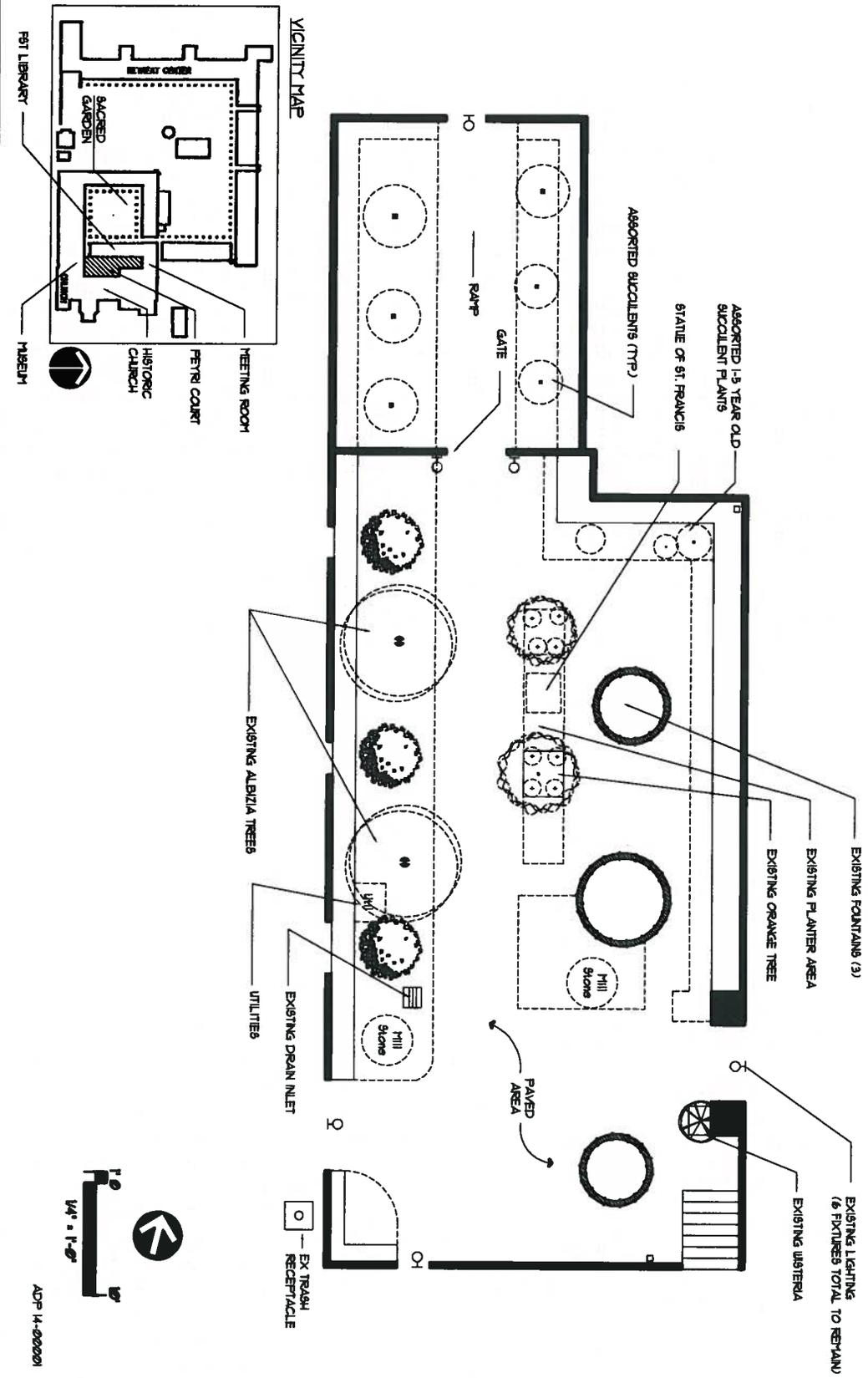
18 ATTEST:

19 \_\_\_\_\_  
20 Richard T. Greenbauer, Secretary

21 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory  
22 Commission, hereby certify that this is a true and correct copy of Resolution No. 2014-H03.

23 Dated: June 10, 2014  
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# EXISTING CONDITIONS PEYRI COURT



Scale: 1/4" = 1'-0"  
 Date: 10/15/01  
 Drawn By: AC  
 Checked: [Signature]  
 Approved: [Signature]

## MISSION SAN LUIS REY PEYRI COURT OCEANSIDE, CALIFORNIA

THE LIGHTFOOT PLANNING GROUP  
 PLANNING SITE DESIGN LANDSCAPE ARCHITECTURE  
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THE  
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GROUP

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LANDSCAPE  
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1011 NORTH GARDEN STREET  
LOS ANGELES, CA 90017  
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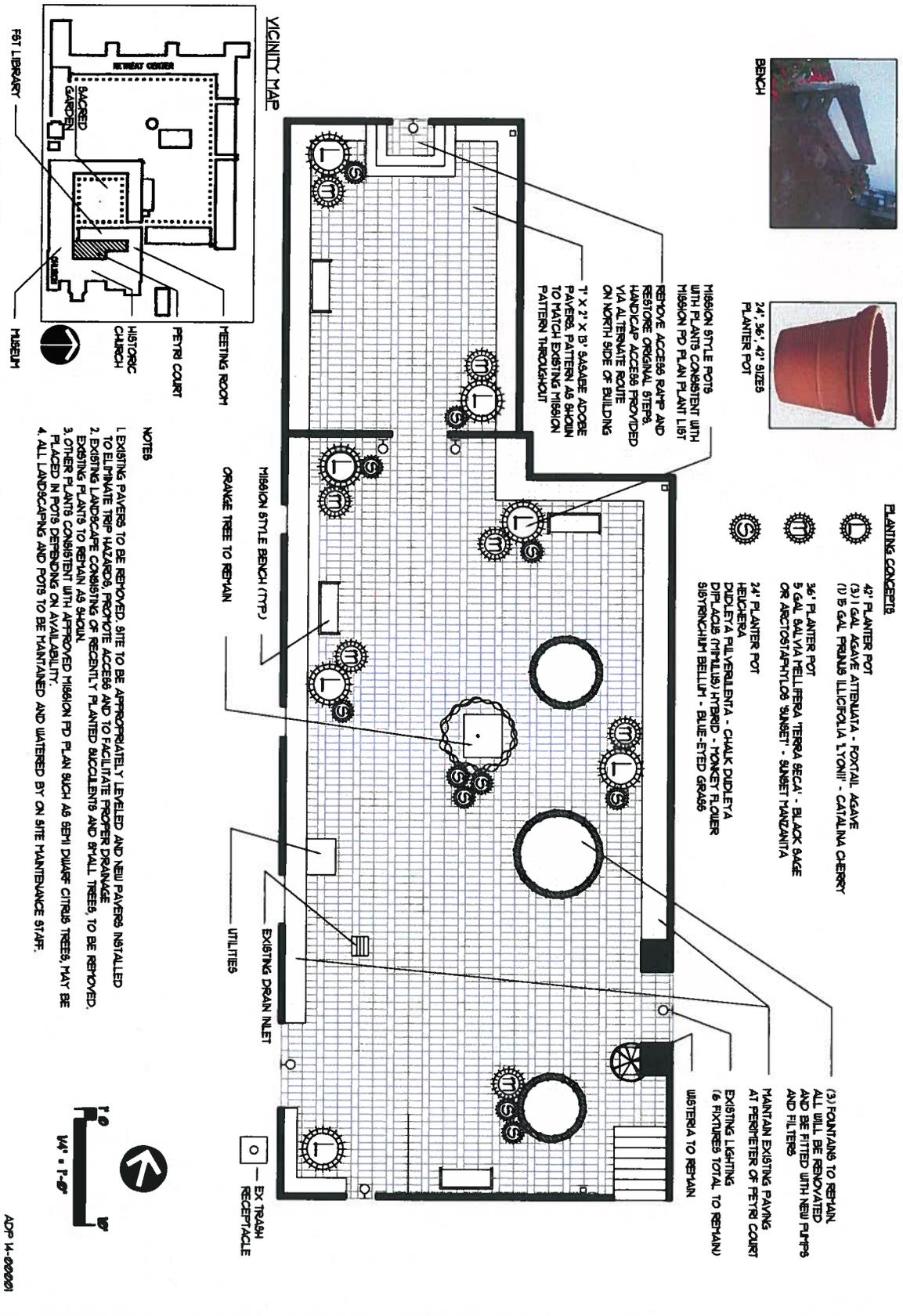
**MISSION SAN LUIS REY  
PEYRI COURT  
OCEANSIDE, CALIFORNIA**

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Date: 01.15.12  
Drawn By: AC  
Reviewed: dmw/ghl

**CONCEPTUAL  
LANDSCAPE  
PLAN**

Job # 12-0001  
2

ADP 14-00001



Mission San Luis Rey – Peyri Court  
Photo Exhibit 2-6-14



Central courtyard area



Courtyard entry to sacred garden showing uneven and inconsistent paver pattern



View across courtyard from south to north show uneven paver walkway



Southern courtyard area at entry to sacred garden showing uneven and inconsistent paver pattern



Existing paver pattern in museum area adjacent to Peyri Court



Southern portion of courtyard with bench seating



**Existing uneven paver condition**



View of northern section of courtyard with ramp leading to museum exhibit room

## ARCHAEOS

2571 Old Quarry Road #2018, San Diego, CA 92108  
Telephone: (858) 549-2181 Fax: (619) 359-4181  
E-mail: [archaeos@msn.com](mailto:archaeos@msn.com)

Russ Cunningham  
Planning Department  
City of Oceanside  
300 N. Coast Highway  
Oceanside, CA 92054

RE: Analysis of Proposed Conceptual Landscape Plan for Peyri Courtyard, Mission San Luis Rey, Oceanside, California

Revised May 2014

**Report has been revised to include the updated project drawings as prepared by The Lightfoot Planning Group dated May 8, 2014.**

## ARCHAEOS

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

RE: Analysis of Proposed Conceptual Landscape Plan for Peyri Courtyard, Mission San Luis Rey, Oceanside, California

### INTRODUCTION

Archaeos has been asked to analyze the proposed conceptual Peyri Courtyard landscape/refurbishment plan prepared by the Lightfoot Planning Group for compatibility with the Secretary of the Interior's Standards for the Rehabilitation of Historical Resources. The courtyard is part of the National Register of Historical Resources-listed Mission San Luis Rey complex; it is located west of the church nave, north of the Mission museum, and south of the sacristy.

### 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 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, as well as the site of the Franciscan School of Theology.

### PEYRI COURTYARD

The Courtyard was a feature of the original 1798 church complex as an area apparently set aside for the exclusive use of the first Mission friars. Based on the 2013 report detailing the findings of the research and archaeological testing program conducted by Jack S. Williams, on the historical analysis and documentation of Peyri Courtyard prepared by retired U.S. National Park Service Historic Preservation Specialist David Yubeta in 2011, and on comments by Mary Whelan, former Mission San Luis Rey Historian, written in 2013, it is clear that the existing Peyri Courtyard has been altered through time and does not retain its historical integrity.

The fact that no Mission-era photographs remain of the area and very few of its original features and surfaces are present, precludes an effort at its overall restoration. Restoration refers to the process of returning a building or area to its original condition, but this is not attainable in this case due to lack of integrity. Similarly, the courtyard cannot be reconstructed since there is nothing left to reconstruct. Since restoration and reconstruction are not possible, the remaining course of action is rehabilitation.

Rehabilitation is undertaken when the original entity no longer exists but needs to be in place for contextual reasons. It is guided by the United States Secretary of the Interior's Standards for Rehabilitation. One of the Standard's key tenets dictates that modifications to historic entities must be sympathetic in design but discernable from existing elements to avoid creating a sense of false historicity. Therefore, as applied to Peyri Courtyard, an adequate plan would seek to capture the function and feeling of the space by using a design, elements, and materials appropriate to the setting and specified time period, while avoiding an attempt at slavish recreation.

In the broadest symbolic sense, the courtyard represents the transitional area between the holiest liturgical space on the property, the church, and the secular world. Traditionally such courtyards are tranquil places for reflection and rest. Water features, such as fountains or ponds, provide a soothing backdrop of sound; fragrant trees, flowers and herbs entice with pleasing aromas. While no precise historical description of the function of the courtyard has survived, likely it was an area of contemplation or quiet gathering for the friars. Today's Peyri Courtyard could expand this function to include visitors and congregants, as well as to serve as a gathering area for modest-sized church related events, and still fulfill its original intent.

## 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 the most appropriate for analysis of the proposed modification.

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.

### **EXISTING FEATURES**

Peyri Courtyard consists of an open area enclosed between existing buildings (Figure 1). As stated above, the Mission church is to the east, the sacristy is to the north, and the museum lies to the south. All open onto the space. Planting beds are located against the Franciscan library/friary to the west and along the church wall to the east. The courtyard floor is covered with a combination of gravel and recycled and new pavers, unevenly laid. Presently, an access ramp covers original steps leading from the museum onto the courtyard.

The key existing elements of the courtyard are the three fountains, prominently situated in the center of the courtyard. The fountains relate to the Colonial period of the Mission and are currently in poor condition. Each is different from the others, each is likely unique in design within the Mission system, each has undergone modification, and each is in need of repair. With the exception of the now ramp-covered steps leading from the museum exhibit hall, the fountains are the sole elements present in the Courtyard which should be preserved and/or restored. Other added features include a statue of Saint Francis, Native grinding bowls, and a variety of unrelated plants and trees.

### **CRITICAL ISSUES FOR PLAN IMPLEMENTATION**

The following actions are critical aspects of any proposed plan for the Courtyard:

- Retention of the three fountains for historical purposes;
- Repaving of the courtyard floor for aesthetic and safety purposes.

### **PROPOSED CONCEPTUAL PLAN**

The proposed conceptual plan is shown in Figure 2. The plan would:

- Retain all three existing fountains. The fountains would be renovated and would be fitted with new pumps and filters. The existing mortar cement would be





**THE LIGHTFOOT PLANNING GROUP**

PLANNING  
SITE DESIGN  
LANDSCAPE ARCHITECTURE  
100 WEST 10TH AVENUE  
SUITE 100, DENVER, CO 80202  
TEL: 303.733.1111  
WWW.LIGHTFOOTPLANNING.COM

**MISSION SAN LUIS REY  
PEYRI COURT  
OCEANSIDE, CALIFORNIA**

Scale: 1/4" = 1'-0"  
Date: 08/11/11  
Drawn By: AC  
Reviewed By: [Signature]  
[Signature]

**CONCEPTUAL LANDSCAPE PLAN**

Job # 11111  
2  
8

- PLANTING CONCEPTS**
- 36" FLANTER POT  
(3) 1 GAL AGAVE ATTENUATA - FOX TAIL AGAVE  
(1) 5 GAL FRAXUS ILLICIFOLIA LYONII - CATALINA CHERRY
  - 24" FLANTER POT  
5 GAL SALVIA PELLIPERA TERRA SECA - BLACK SAGE  
OR ARCTOSTAPHYLOS SUNSET - SUNSET MANZANITA
  - 18" FLANTER POT  
HELICHERA  
DIPLOLYA FULVIBLANTA - CHALK DIDDLEY  
DIPLOLYA (MILLIUS) HYBRID - MONKEY FLOWER  
SIBYRICHNUM BELLUM - BLUE-EYED GRASS

- PLANTING CONCEPTS**
- (3) FOUNTAINS TO REMAIN  
ALL WILL BE RENOVATED  
AND BE FITTED WITH NEW PUMPS  
AND FILTERS
  - MAINTAIN EXISTING PAVING  
AT PERIMETER OF PEYRI COURT
  - EXISTING LIGHTING  
(6 FIXTURES TOTAL TO REMAIN)
  - WISPERIA TO REMAIN

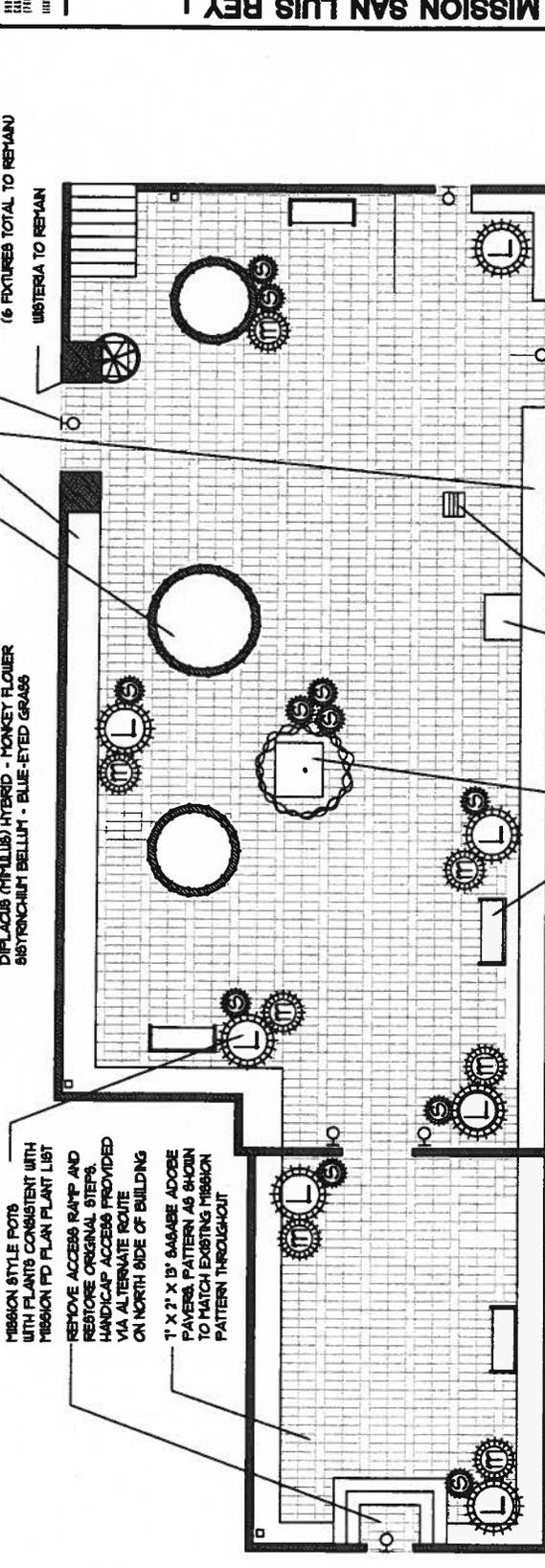
- PLANTING CONCEPTS**
- 18" 24" 36" SIZES  
FLANTER POT

- PLANTING CONCEPTS**
- MISSION STYLE POTS  
WITH PLANTS CONSISTENT WITH  
MISSION PD FLAN PLANT LIST
  - REMOVE ACCESS RAMP AND  
RESTORE ORIGINAL STEPS.  
HANDICAP ACCESS PROVIDED  
VIA ALTERNATE ROUTE  
ON NORTH SIDE OF BUILDING
  - 1" X 2" X 13" SAGABE ADORE  
PAVERS PATTERN AS SHOWN  
TO MATCH EXISTING MISSION  
PATTERN THROUGHOUT

- PLANTING CONCEPTS**
- MISSION STYLE BENCH (TYP)
  - ORANGE TREE TO REMAIN
  - EXISTING DRAIN NLET
  - UTILITIES
  - EX TRASH RECEPTACLE

- PLANTING CONCEPTS**
- MEETING ROOM
  - PEYRI COURT
  - HISTORIC CHURCH
  - MUSEUM
  - RETREAT CENTER
  - SACRED GARDEN
  - FST LIBRARY

- PLANTING CONCEPTS**
- NOTES
  - 1. EXISTING PAVERS TO BE REMOVED. SITE TO BE APPROPRIATELY LEVELED AND NEW PAVERS INSTALLED TO ELIMINATE TRIP HAZARDS, PROMOTE ACCESS AND TO FACILITATE PROPER DRAINAGE
  - 2. EXISTING LANDSCAPE CONSISTING OF RECENTLY PLANTED SUCCESSIONS AND SMALL TREES, TO BE REMOVED. EXISTING PLANTS TO REMAIN AS SHOWN
  - 3. OTHER PLANTS CONSISTENT WITH APPROVED MISSION PD PLAN SUCH AS 6FT DWARF CITRUS TREES, MAY BE PLACED IN POTS DEPENDING ON AVAILABILITY.
  - 4. ALL LANDSCAPING AND POTS TO BE MAINTAINED AND WATERED BY ON SITE MAINTENANCE STAFF.



ADP 14-00001

- removed and replaced with Hydraulic Lime Cement (HLC) and the existing brick refitted. The basins of the fountains would also be recoated with the HLC.
- Remove existing pavers, level the courtyard, and install new 7" x 13" pavers in a pattern blending with the existing replaced pattern throughout the Mission grounds;
- Remove the museum access ramp and restore the original steps;
- Maintain the existing paving around the perimeter of the courtyard;
- Remove all existing landscaping with the exception of an orange tree in the center of the courtyard and an established wisteria vine in the southeast corner of the courtyard;
- Remove the statue of Saint Francis
- Install three rustic Mission-style benches, as shown in Figure 2;
- Install eight Mission-style pots planted with ornamental trees such as citrus or oaks, as shown in Figure 2.

#### **ANALYSIS OF PROPOSED CONCEPTUAL PLAN UNDER SECRETARY OF THE INTERIOR'S STANDARDS**

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.

**Peyri Courtyard likely initially was conceived and constructed for purposes of contemplation and rest in a tranquil setting. Implementation of the proposed conceptual plan would continue these uses. The plan would only minimally alter the existing materials, features, spaces, and spatial relationships of the existing Courtyard. The proposed modification is considered minor.**

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 would not remove distinctive historic materials or alter any existing features, and spatial relationships that characterize the existing Courtyard**

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.**

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 would retain the historically important fountains and would repair the existing floor to be consistent with paving elsewhere in the Mission complex.**

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 would repair the fountains and replace the unsafe flooring.**

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. Replacement of missing features would be substantiated by documentary and physical evidence.

**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.**

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.

**Implementation of the conceptual plan would not destroy historic materials, features, spaces, and spatial relationships that characterize the courtyard.**

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.

**The proposed repairs do not alter or impair the essential form and existing integrity of the Courtyard.**

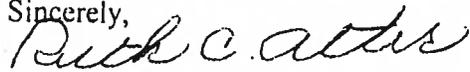
### CONCLUSION

The proposed conceptual plan meets both of the key criteria required for adequacy under the Secretary of the Interior's Standards - the retention of the historic fountains and their repair and the sympathetic repaving of the courtyard. In addition, the proposed aesthetic measures - uncovering of original steps, retention of perimeter paving, removal of incompatible landscaping and replacement with appropriate pots and plantings, and the installation of appropriate style benches- meets the dictates of the Standards.

Most importantly, the proposed conceptual plan would provide the feeling and function of the courtyard without attempting to recreate the original setting. Therefore, the plan is adequate under the Secretary's Standards.

Should you have any questions, please call me at (858) 549-2181.

Sincerely,



Ruth C. Alter, M.A.

Owner and Principal



# Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED	BY

Please Print Or Type All Information

HEARING

### PART I - APPLICANT INFORMATION

1. APPLICANT <b>Old Mission San Luis Rey</b>	2. STATUS <b>Owner</b>	GPA MASTER/SP.PLAN	
3. ADDRESS <b>4050 Mission Avenue Oceanside, Ca. 92057</b>	4. PHONE / FAX / E-mail <b>(760) 757-3651</b>	ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>The Lightfoot Planning Group attn: Dan Niebaum</b>		TENT. MAP	
6. ADDRESS <b>5900 Pasteur Ct. Suite 110 Carlsbad, CA 92008</b>		PAR. MAP	
7. PHONE / FAX / E-mail <b>(760) 692-1924 phone dann@lightfootpg.com</b>		DEV. PL <b>ADP14-00001</b>	<b>RC/SG</b>
8. LOCATION <b>North of Mission Avenue between Douglas Drive and Academy Road at the northern terminus of Rancho Del Oro Drive</b>		C.U.P.	
9. SIZE <b>8.86 ac</b>		VARIANCE	
10. GENERAL PLAN <b>Private Institutional</b>		COASTAL	
11. ZONING <b>PD-19-H</b>		O.H.P.A.C. <b>H 14-00001</b>	
12. LAND USE <b>Institutional</b>			
13. ASSESSOR'S PARCEL NUMBER <b>158-070-45</b>			
14. LATITUDE <b>33° 13' 57" N</b>			
15. LONGITUDE <b>117° 19' 12" W</b>			

### PART II - PROPERTY DESCRIPTION

16. GENERAL PROJECT DESCRIPTION <b>An Administrative Development Plan application to address a proposed landscape renovation of the Peyri Court area at the Old Mission San Luis Rey.</b>	
17. PROPOSED GENERAL PLAN <b>No Change</b>	18. PROPOSED ZONING <b>No Change</b>
19. PROPOSED LAND USE <b>No Change</b>	20. NO. UNITS <b>n/a</b>
21. DENSITY <b>n/a</b>	22. BUILDING SIZE <b>n/a</b>
23. PARKING SPACES <b>No Change</b>	24. % LANDSCAPE <b>No Change</b>
25. % LOT COVERAGE or FAR <b>n/a</b>	

### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION <b>An Administrative Development Plan application to address a proposed landscape renovation of the Peyri Court area at the Old Mission San Luis Rey.</b>			
17. PROPOSED GENERAL PLAN <b>No Change</b>	18. PROPOSED ZONING <b>No Change</b>	19. PROPOSED LAND USE <b>No Change</b>	20. NO. UNITS <b>n/a</b>
21. DENSITY <b>n/a</b>	22. BUILDING SIZE <b>n/a</b>	23. PARKING SPACES <b>No Change</b>	24. % LANDSCAPE <b>No Change</b>
25. % LOT COVERAGE or FAR <b>n/a</b>			

### 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	33. CERTIFICATION OF POSTING	34. OTHER (See attachment for required reports)

### PART V - SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print): <b>Fr. David Gaa, ofm Executive Director</b>	36. DATE <b>1/28/14</b>	37. OWNER (Print) <b>Old Mission San Luis Rey</b>	38. DATE
Sign: <i>Fr. David Gaa</i>	Sign: <b>SAME AS APPLICANT</b>		

- 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  
PEYRI COURT REHABILITATION  
(Plan Area 6 - Existing Facilities)**

**Administrative Development Plan  
& Historic Permit**

**Description and Justification  
May 2014 (Rev.)**

This application presents an Administrative Development Plan and Historic Permit to address a proposed landscape rehabilitation of the Peyri Court area at the Old Mission San Luis Rey. Peyri Court is a small plaza space generally situated between the nave of the historic church and the eastern wing of the main quadrangle. Peyri Court is a prominent space for Mission visitors as it is situated adjacent to the Mission museum and connects to the original sacristy of the historic church, which is now an exhibit room for the museum. Peyri Court also provides access, via a passageway, to the Sacred Garden located within to the west. The proposal generally consists of improvements and expansion of the surface tile paver area within the courtyard intended to enhance pedestrian accessibility, eliminate trip hazards, and facilitate proper drainage. The improvements represent a rehabilitation of the courtyard and are considered a minor modification of the space while maintaining the established feeling and function of the courtyard.

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

- 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 (Analysis of Proposed Conceptual Landscape Plan for Peyri Courtyard, Mission San Luis Rey - May 2014 (Rev.) 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*".

## **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, Peyri Court is 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 San Luis Rey PD Plan – Chapter 3: Land Use Plan and Zoning Regulations - Project Review Processes*. The overall project represents a minor change in the existing landscape of the courtyard with no alterations proposed to the surrounding structures. As such, the improvements are considered ‘Minor Alterations’ subject to the ADP review process as described by the PD Plan.

### **Land Use**

The current use of the courtyard as part of the existing Mission facilities will be maintained. It will remain accessible to museum visitors and continue to serve as a plaza space for small special events and gatherings sponsored by the Mission.

In the broadest symbolic sense, the courtyard represents the transitional area between the holiest liturgical space on the property, the church, and the secular world. Traditionally such courtyards are tranquil places for reflection and rest. Water features, such as fountains or ponds, provide a soothing backdrop of sound; fragrant trees, flowers and herbs entice with pleasing aromas. While no precise historical description of the function of the courtyard has survived, likely it was an area of contemplation or quiet gathering for the friars. Today’s Peyri Courtyard could expand this function to include visitors and congregants, as well as to serve as a gathering area for modest-sized church related events, and still fulfill its original intent. (Alter 2014)

### **Existing Conditions**

Three fountains that are aligned along the east side of Peyri Court and are prominent historic features of the courtyard. The fountains date back to the end of the mission era and were likely added to the courtyard between 1825 and 1834. It appears that only the lower portions of the fountains are original with evidence of many restoration efforts since the later 19<sup>th</sup> century. Numerous water lines made from iron and plastic pipes indicate later efforts to bring water to the fountains (Williams 2013). The upper portions of the fountains appear to have been rebuilt at various times since over this

period, evidenced by varying brick and cement combinations that differ from the original.

The majority of the Peyri Court landscape is comprised of a tile paver area that allows visitor access throughout the plaza space. As the paver path extends through the northern portion of the courtyard it ramps up to connect with the museum exhibit room space. The paver area has been expanded and resurfaced numerous times over its history. Many uneven grade areas with deteriorated tiles in various configurations are found across the paver surface. The uneven pattern and condition of the tiles varies throughout the courtyard and combines with the uneven grade areas to create numerous tripping hazards.

Planter beds are located along the east and west sides of the courtyard, bordering the tile pavers. These areas contain non-native trees (*Albizia*) and succulent plants which have been planted at various times over the approximate past 20 years. The existing landscape material does not represent an historic element of the courtyard. Other features added to the courtyard include a statue of Saint Francis, and Native grinding bowls and stones.

### **Proposed Improvements**

The proposal generally consists of improvements to the surface tile pavers within the court intended to promote pedestrian accessibility, eliminate trip hazards, and facilitate proper drainage. The existing pavers will be replaced with new pavers and the paver surface area will be expanded to accommodate the small grade changes to adjacent access points and provide greater access throughout the courtyard. The proposed tile and pattern (7" x 13" Sasabe adobe pavers) will match that of the adjacent museum and quadrangle areas that connect to Peyri Court and will provide a consistent surface between these areas. This is the prominent tile and pattern used in these existing areas of the Mission.

The existing paving features along the edges of Peyri Court adjacent to the historic church and quadrangle will remain in place to protect and respect the historic foundations of these structures. Approximately 934 square feet of planter and rock mulch area will be replaced by the proposed pavers. An overall paver area of approximately 4,978 square feet is proposed within the courtyard. The replacement of the existing landscape areas with tile will allow for a larger paver field in which to correct the uneven grades currently found across the courtyard. This will also much more effectively facilitate drainage to the existing drain inlet located in the southwest portion of the courtyard.

The proposal will include preservation and rehabilitation of the three existing fountains. The fountain wall cap bricks will be preserved and re-set with existing mortar to be removed and replaced with hydraulic lime cement (HLC) mortar. The HLC mortar is a

historically appropriate material with strong functionality in wet conditions. The upper portions of the fountain walls will be rebuilt with appropriate materials that respect their historic design while allowing for improved functionality. The rehabilitation of the walls will replace existing mortar with HLC mortar in areas as necessary. The lower, historically significant portion of the fountain walls will be preserved. The fountain basins will be recoated / resealed with appropriate material (including HLC) with the color to be consistent with the color of the wall and cap mortar. The central water dispensing features are planned to be preserved as in existing condition. A metal water distribution tube running up through the center of the water feature will be replaced with a PVC tube. The fountains are proposed to also be fitted with new pumps and filters.

The renovation also will include the retention of an orange tree planted at the center of the court, and the preservation of a wisteria plant that frames a doorway connecting the court to the nave of the historic church. The proposal includes the removal of the recently planted small trees and succulents (with the exception of the citrus tree and wisteria as noted). The trees and shrubs proposed for removal do not meet the City's mitigation criteria for replacement. The gravel planter bed areas will be removed and replaced by tile pavers. This is necessary to accommodate the proper surface drainage and paver improvements as proposed. The statue of Saint Francis, Native grinding bowls and stones would be moved for display in other areas on the Mission grounds.

Planter pots (consistent with those used throughout the Mission grounds) with appropriate ornamental trees and accent plantings will be placed throughout the courtyard to accentuate the plaza space. A revised planter configuration with various sized planter pots (36", 24", and 18") and plant materials is proposed. This configuration results in a less formal design with a varied distribution of landscaping throughout the courtyard. The proposed pot sizes are consistent and complementary to the existing landscape pots located throughout the Mission grounds. The trees will consist of varieties that are included on the Mission San Luis Rey PD Plan plant palette, such as cherry (or other assorted fruit species), citrus or oaks.

Benches consistent with those used throughout the Mission grounds will also be added to the courtyard space to provide visitors opportunities to rest and view the courtyard interior. The design is a traditional Mission style bench that features heavy wood elements and is currently installed in several locations throughout the Mission grounds.

The museum exhibit room located at the north end of the courtyard will be converted to use as a meeting room associated with other Mission operations and will no longer be open to the public as part of the museum tour. The ramp leading to the room will be removed with the original steps to be restored. An accessible alternate entry to the room is provided via the north side of the building.

The following provides an outline of the proposed improvements within Peyri Court as shown on the plans submitted with this application:

- Three historic fountains will remain in place. The upper portions of the fountain walls and caps will be rebuilt with appropriate materials that respect their historic design while allowing for improved functionality. The cap and wall bricks will be preserved and re-set with existing mortar to be removed and replaced with hydraulic lime cement (HLC) mortar. The lower, historically significant portion of the fountain walls will be preserved. The fountain basins will be recoated / resealed with appropriate material (including HLC) with the color to be consistent with the color of the wall and cap mortar. The central water dispensing features are planned to be preserved as in existing condition. A metal water distribution tube running up through the center of the water feature will be replaced with a PVC tube. Fountains are to be fitted with new pumps and filters.
- Maintain existing paving along the perimeter of the courtyard.
- Existing pavers to be removed, site to be appropriately levelled and new pavers installed to eliminate trip hazards, promote access, and to facilitate proper drainage within the courtyard.
- New surface to utilize 7" x 13" adobe tile pavers with pattern as shown to match the existing Mission tile patterns of the adjacent museum and quadrangle areas that connect to Peyri Court and will provide a consistent surface between these areas.
- Remove existing access ramp leading to entry of museum exhibit room at north end of the courtyard, restore original steps, and level grade as necessary leading to new steps. The museum exhibit room located at the north end of the courtyard will be converted to use as a meeting room. An accessible alternate entry to the room is provided via the north side of the building.
- Existing landscaping and planter beds consisting of recently planted small trees and succulents (with gravel bedding) to be removed. Existing plants (citrus tree and wisteria) to remain as shown.
- Mission style pots containing typical trees such as cherry (or other assorted fruit species), citrus or oaks and a variety of accent plantings; and rustic mission style benches to added throughout as shown.

## **HISTORICAL PERMIT**

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

### **SUMMARY**

The proposed improvements represent a rehabilitation of the existing space in a manner which respects the historic aesthetic of the Mission. The following considerations are noted as presented in the Archaeos Analysis:

- The plan does not propose to make modifications to the historic resource that would alter the physical record of its time, place, and use.
- The plan would not alter any historically significant modifications.
- Peyri Courtyard likely initially was conceived and constructed for purposes of contemplation and rest in a tranquil setting. Implementation of the proposed conceptual plan would continue these uses. The plan would only minimally alter the existing materials, features, spaces, and spatial relationships of the existing Courtyard. The proposed modification is considered minor.
- The plan would retain the historically important fountains and would repair the existing floor to be consistent with paving elsewhere in the Mission complex.
- Implementation of the conceptual plan would not destroy historic materials, features, spaces, and spatial relationships that characterize the courtyard.
- The proposed repairs do not alter or impair the essential form and existing integrity of the Courtyard.

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 Administrative Development Plan as proposed conforms to the City's General Plan because the proposed use is an existing use consistent with the adopted PD Plan - which was found to be consistent with the General Plan.

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 Administrative 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 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.

Legal  
DESCRIPTION

PARCEL K: (158-051-10)

ALL THAT PORTION OF LOT 3 OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, LYING AND BEING EAST OF THE SAN LUIS REY AND FALLBROOK ROAD AND NORTH OF THE SAN LUIS REY AND BONSALL ROAD AND IMMEDIATELY ADJOINING THE WESTERLY BOUNDARY OF LOT 7, SAID SECTION 8, TOWNSHIP 11 SOUTH, RANGE 4 WEST, S.B.M.

PARCEL L: (158-065-13)

LOTS ONE TO SIX INCLUSIVE IN BLOCK SEVEN, ACCORDING TO THE TOWN PLAT OF SAN LUIS REY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 76 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 18, 1873

PARCEL 1

A PORTION OF THE MERGER OF LOTS 1 THROUGH 8, THE SCHOOL LOT, AND THE UNNUMBERED LOT OF BLOCK 9 OF THE TOWN PLAT OF SAN LUIS REY, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 76 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 18, 1873, WITH THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS ADJOINING THE HEREINABOVE DESCRIBED PORTIONS OF BLOCK 9 THAT WOULD ACCRUE THERETO BY REASON OF THE CLOSING OF SAID STREETS AND ALLEYS, SAID MERGED LOT IS LABELED "MERGED LOT 1" ON THE EXHIBIT "B" PLAT FOR LOT LINE ADJUSTMENT, PLA-07-06 FOR OLD MISSION SAN LUIS REY IN THE CITY OF OCEANSIDE;

ALSO ALONG WITH A PORTION OF THE MERGER OF LOTS 1, 2, 15, AND 16 OF BLOCK 10 OF THE SAID TOWN PLAT OF SAN LUIS REY, ALSO TOGETHER AND MERGED WITH THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS ADJOINING THE HEREINABOVE DESCRIBED PORTIONS OF BLOCK 10 THAT WOULD ACCRUE THERETO BY REASON OF THE CLOSING OF SAID STREETS AND ALLEYS, SAID MERGED LOT LABELED "MERGED LOT 2" ON THE EXHIBIT "B" PLAT FOR LOT LINE ADJUSTMENT, PLA-07-06 FOR OLD MISSION SAN LUIS REY IN THE CITY OF OCEANSIDE; ALSO A PORTION OF LOT 7 OF SECTION 8 TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, APRIL 5, 1881, AND THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 8 DATED APRIL 7, 1989;

ALSO A PORTION OF LOT 43 (TRACT 4) AS DESCRIBED IN THE PATENT FROM UNITED STATES OF AMERICA TO JOSEPH SADC ALOMANY, ROMAN CATHOLIC BISHOP OF THE DIOCESE OF MONTEREY, RECORDED JANUARY 7, 1868 IN BOOK 1 OF PATENTS, PAGE 18 ET SEQ IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH 01°06'00" EAST A DISTANCE OF 488.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 01°06'00" EAST A DISTANCE OF 791.65 FEET TO THE NORTHERLY RIGHT OF WAY OF MISSION AVENUE, KNOWN AS XI-SD-195A AS DEEDED TO THE STATE OF CALIFORNIA, MAY 5, 1952 IN BOOK 4457, PAGE 176 OF OFFICIAL RECORDS, SAID POINT BEING ON A NON-TANGENT 1050.00 FOOT RADIUS CURVE

DESCRIPTION

CONCAVE SOUTHERLY, WHOSE CENTER POINT BEARS SOUTH 13°14'42" EAST;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'49" AN ARC DISTANCE OF 179.84 FEET; THENCE TANGENT TO SAID CURVE SOUTH 66°56'29" WEST A DISTANCE OF 38.05 FEET TO THE NORTHEASTERLY CORNER OF LOT 9 OF SAID SECTION 8; THENCE LEAVING SAID RIGHT OF WAY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9 SOUTH 88°54'00" WEST A DISTANCE OF 290.21 FEET TO A POINT ON THE NORTHWESTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID LOT 43 (TRACT 4); THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 9 AND THE NORTHEASTERLY LINE OF SAID LOT 43 (TRACT 4) SOUTH 47°40'01" EAST A DISTANCE OF 119.36 FEET TO THE SAID NORTHERLY RIGHT OF WAY OF MISSION AVENUE; THENCE LEAVING SAID WESTERLY LINE OF LOT 9 AND SAID NORTHEASTERLY LINE OF LOT 43 (TRACT 4) AND ALONG SAID RIGHT OF WAY SOUTH 66°56'29" WEST A DISTANCE OF 486.61 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 23°03'31" WEST A DISTANCE OF 150.20 FEET; THENCE SOUTH 84°47'02" WEST A DISTANCE OF 113.90 FEET; THENCE NORTH 19°35'20" WEST A DISTANCE OF 100.98 FEET; THENCE NORTH 11°40'40" EAST A DISTANCE OF 239.52 FEET TO A POINT ON A NON-TANGENT 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY WHOSE CENTER POINT BEARS NORTH 14°57'49" EAST, SAID CURVE BEING ON THE CENTERLINE OF PEYRI ROAD, VACATED PER DOC NO. 2003-1031057 RECORDED AUGUST 25, 2003 OF OFFICIAL RECORDS IN THE SAN DIEGO COUNTY RECORDER'S OFFICE;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'31" AN ARC DISTANCE OF 90.19 FEET; THENCE CONTINUING TANGENT ALONG SAID CENTERLINE NORTH 87°44'18" EAST A DISTANCE OF 143.41 FEET; THENCE LEAVING SAID CENTERLINE NORTH 02°15'42" WEST A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHERLY VACATED RIGHT OF WAY OF SAID PEYRI ROAD SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT 275.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE CENTER POINT BEARS NORTH 32°11'00" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°27'21" AN ARC DISTANCE OF 218.17 FEET; THENCE TANGENT TO SAID CURVE NORTH 12°21'39" WEST A DISTANCE OF 41.29 FEET; THENCE SOUTH 89°29'35" WEST A DISTANCE OF 264.67 FEET; THENCE NORTH 85°09'41" WEST A DISTANCE OF 166.08 FEET TO THE NORTH SOUTH CENTERLINE OF SAID SECTION 8, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 7; THENCE NORTHERLY ALONG THE SAID NORTH SOUTH CENTERLINE NORTH 01°31'34" WEST A DISTANCE OF 923.66 FEET TO THE EAST WEST CENTERLINE OF SAID SECTION 8, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 7; THENCE EAST ALONG SAID CENTERLINE AND ALONG SAID NORTHERLY LINE SOUTH 89°59'17" EAST A DISTANCE OF 962.95 FEET; THENCE LEAVING SAID CENTERLINE AND SAID NORTHERLY LINE SOUTH 00°00'54" EAST A DISTANCE OF 215.13 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 21.00 FEET; THENCE SOUTH 00°00'54" EAST A DISTANCE OF 153.51 FEET; THENCE NORTH 89°59'06" EAST A DISTANCE OF 53.52 FEET TO THE BEGINNING OF A TANGENT 56.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°28'57" AN ARC DISTANCE OF 76.71 FEET; THENCE TANGENT TO SAID CURVE SOUTH 11°31'57" EAST A DISTANCE OF 103.96 FEET; THENCE NORTH 78°19'15" EAST A DISTANCE OF 121.81 FEET; THENCE NORTH 88°54'00" EAST A DISTANCE OF 119.41 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM LOT 40 (TRACT 1) AND LOT 42 (TRACT 3) OF SECTION 8 TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, APRIL 5, 1881, AND THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 8 DATED APRIL 7, 1989.

ALSO EXCEPTING THEREFROM LOTS 3 THROUGH 9 AND LOTS 12 THROUGH 14 OF BLOCK 10 OF THE TOWN PLAT OF SAN LUIS REY, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO,

DESCRIPTION

STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 76, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 18, 1873 TOGETHER WITH THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS ADJOINING THE HEREINABOVE DESCRIBED PORTIONS OF BLOCK 10 THAT WOULD ACCRUE THERETO BY REASON OF THE CLOSING OF SAID STREETS AND ALLEYS. CONTAINING 23.43 ACRES MORE OR LESS.

PARCEL 3:

A PORTION OF THE MERGER OF LOTS 1 THROUGH 8, THE SCHOOL LOT, AND THE UNNUMBERED LOT OF BLOCK 9 OF THE TOWN PLAT OF SAN LUIS REY, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 76 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 18, 1873, WITH THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS ADJOINING THE HEREINABOVE DESCRIBED PORTIONS OF BLOCK 9 THAT WOULD ACCRUE THERETO BY REASON OF THE CLOSING OF SAID STREETS AND ALLEYS, SAID MERGED LOT LABELED "MERGED LOT 1" ON THE EXHIBIT "B" PLAT FOR LOT LINE ADJUSTMENT, PLA-07-06 FOR OLD MISSION SAN LUIS REY IN THE CITY OF OCEANSIDE;

ALSO A PORTION OF THE MERGER OF LOTS 1, 2, 15, AND 16 OF BLOCK 10 OF THE SAID TOWN PLAT OF SAN LUIS REY, ALSO TOGETHER AND MERGED WITH THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS ADJOINING THE HEREINABOVE DESCRIBED PORTIONS OF BLOCK 10 THAT WOULD ACCRUE THERETO BY REASON OF THE CLOSING OF SAID STREETS AND ALLEYS, SAID MERGED LOT LABELED "MERGED LOT 2" ON THE EXHIBIT "B" PLAT FOR LOT LINE ADJUSTMENT, PLA-07-06 FOR OLD MISSION SAN LUIS REY IN THE CITY OF OCEANSIDE; ALSO A PORTION OF LOT 7 OF SECTION 8 TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, APRIL 5, 1881, AND THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 8 DATED APRIL 7, 1989;

ALSO A PORTION OF LOT 43 (TRACT 4) AS DESCRIBED IN THE PATENT PROM UNITED STATES OF AMERICA TO JOSEPH SADOE ALOMANY, ROMAN CATHOLIC BISHOP OF THE DIOCESE OF MONTEREY, RECORDED JANUARY 7, 1868 IN BOOK 1 OF PATENTS, PAGE 18 ET SEQ IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH 01°06'00" EAST A DISTANCE OF 1280.01 FEET TO THE NORTHERLY RIGHT OF WAY KNOWN AS XI - SD-195A AS DEEDED TO THE STATE OF CALIFORNIA, MAY 5, 1952 IN BOOK 4457, PAGE 176 OF OFFICIAL RECORDS, SAID POINT ALSO BEING ON A NON-TANGENT 1050.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, WHOSE CENTER POINT BEARS SOUTH 13°14'42" EAST; THENCE WESTERLY ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'49" AN ARC DISTANCE OF 179.84 FEET; THENCE SOUTH 66°56'29" WEST A DISTANCE OF 744.10 FEET; THENCE NORTH 23°03'31" WEST A DISTANCE OF 150.20 FEET; THENCE SOUTH 84°47'02" WEST A DISTANCE OF 113.90 FEET; THENCE NORTH 19°35'20" WEST A DISTANCE OF 100.98 FEET; THENCE NORTH 11°40'40" EAST A DISTANCE OF 180.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 55°11'23" WEST A DISTANCE OF 202.37 FEET; THENCE NORTH 45°50'52" WEST A DISTANCE OF 209.32 FEET TO THE NORTH SOUTH CENTERLINE OF SAID SECTION 8, SAID CENTERLINE ALSO BEING THE PROPERTY LINE BETWEEN LOTS 3 AND 7 OF SAID SECTION 8, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LOT 43 (TRACT 4);

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 43 (TRACT 4) AND NORTH ALONG SAID

DESCRIPTION

CENTERLINE NORTH 01°31'34" WEST A DISTANCE OF 43.50 FEET; THENCE SOUTH 85°09'41" EAST A DISTANCE OF 166.08 FEET; THENCE NORTH 89°29'35" EAST A DISTANCE OF 264.67 FEET;

THENCE SOUTH 12°21'39" EAST A DISTANCE OF 41.29 FEET TO A TANGENT 275.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°27'21" AN ARC DISTANCE OF 218.17 FEET TO A POINT ON THE VACATED NORTHERLY RIGHT OF WAY OF PEYRI ROAD; THENCE LEAVING SAID VACATED RIGHT OF WAY AND NON-TANGENT TO SAID CURVE SOUTH 02°15'42" EAST A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF SAID VACATED PEYRI ROAD; THENCE ALONG SAID CENTERLINE SOUTH 87°44'18" WEST A DISTANCE OF 143.41 FEET TO A TANGENT 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'31" AN ARC DISTANCE OF 90.19 FEET; THENCE LEAVING SAID CENTERLINE AND NON-TANGENT TO SAID CURVE SOUTH 11°40'40" WEST A DISTANCE OF 59.46 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 2.20 ACRES MORE OR LESS. PARCEL 4 A PORTION OF LOT 7 OF SECTION 8 TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, APRIL 5, 1881, AND THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 8 DATED APRIL 7, 1989, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH 01°06'00" EAST A DISTANCE OF 488.36 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 88°54'00" WEST A DISTANCE OF 119.41 FEET; THENCE SOUTH 78°19'15" WEST A DISTANCE OF 121.81 FEET;

THENCE NORTH 11°31'57" WEST A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A TANGENT 56.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°28'57" AN ARC DISTANCE OF 76.71 FEET; THENCE TANGENT TO SAID CURVE SOUTH 89°59'06" WEST A DISTANCE OF 53.52 FEET; THENCE NORTH 00°00'54" WEST A DISTANCE OF 153.51 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 21.00 FEET; THENCE NORTH 00°00'54" WEST A DISTANCE OF 215.13 FEET; TO THE NORTHERLY LINE OF SAID LOT 1, SAID LINE BEING THE EAST WEST CENTERLINE OF SAID SECTION 8; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CENTERLINE, SOUTH 89°59'17" EAST A DISTANCE OF 379.58 FEET TO THE POINT OF BEGINNING.

(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.



# NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Old Mission San Luis Rey
2. **ADDRESS:** 4050 Mission Avenue Oceanside, CA. 92054
3. **PHONE NUMBER:** (760) 757-3651
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Russ Cunningham
6. **PROJECT TITLE:** Peyri Court Renovation (ADP14-00001/H14-00001)
7. **DESCRIPTION:** An Administrative Development Plan and Historic Permit to allow improvements to Peyri Court, including replacement of hardscape and landscape, repair of existing fountains, installation of new benches, and removal of extraneous materials. The project site is located on the premises of Mission San Luis Rey at 4050 Mission Avenue.

**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 staff has determined that further environmental evaluation is not required because:

- The project is categorically exempt, Class 1, Existing Facility (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> ( Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

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Russ Cunningham, Senior Planner

Date: June 10, 2014

cc:  Project file  Counter file  Library  
Posting:  County Clerk \$50.00 Admin. Fee