

STAFF REPORT*CITY OF OCEANSIDE*

DATE: April 10, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **CONSIDERATION OF A HISTORIC PERMIT (H23-00004) TO REPAIR AND RESTORE WALKING PATHS AND FENCING; INSTALL INTERPRETATIVE SIGNAGE AND BENCHES; AND PLANT A NATIVE PLANT GARDEN AT THE MISSION SAN LUIS REY LAVANDERIA – SLR LAVANDERIA PROJECT – APPLICANT: GWYN GRIMES**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving a Historic Permit (H23-00004) to repair and restore walking paths and fencing; install interpretative signage and benches; and plant a native plant garden at the Mission San Luis Rey Lavanderia.

BACKGROUND

The project site, which is referred to as the Mission San Luis Rey Lavanderia (“Lavanderia”), is situated on the southern portion of the grounds of the Mission San Luis Rey (“Mission”) located at 4050 Mission Avenue. The project site has a land use designation of Private Institutional (PI), a zoning designation of Planned Development-19 (Mission San Luis Rey) with a Historic Overlay, and is within the San Luis Rey Neighborhood Planning Area. Back when the Lavanderia, or open air laundry, was operational, water diverted from the San Luis Rey River was used to serve as both a bathing site and place to wash clothes. In addition, the structure provided a means of channeling water into the Mission’s gardens and fields for irrigation.

Designated as an archeological site in 1955, the Lavanderia is accessible to the public. The area is currently part of the Mission’s walking tour, and visitors can view remnants of the tiled stairs, water channels, and stone pools still in place today. Over time, however, portions of the Lavanderia have become hidden by overgrown plants and its amenities have deteriorated. The site also lacks sufficient educational signage that would help inform visitors of the Lavanderia’s significance and contribution to the Mission’s history.

On July 27, 1983, the City Council adopted Resolution No. 83-199 designating the area surrounding the Mission as the Mission San Luis Rey Historic Area. In 1992, the City of Oceanside conducted a cultural resource survey that indicated the project site contributed to a listed National Register District. On October 1, 2003, the City Council

adopted the Mission San Luis Rey de Francia Planned Development (PD) Plan, which was subsequently amended by the Planning Commission on September 8, 2008. The PD Plan establishes planning areas to accommodate existing buildings and uses on the Mission property and establishes development standards and design guidelines for development on the Mission grounds.

The proposed Historic Permit would allow the repair and restoration of the Lavanderia, thereby helping to preserve both the Mission and its grounds and enhancing the visitor experience at the Mission.

PROJECT DESCRIPTION

The project application consists of a Historic Permit as described below:

Historic Permit (H23-00004) to allow the following: 1) replacement of existing posts and fences along the pathways surrounding the Lavanderia; 2) addition of decomposed granite to existing pathways and extension of a pathway to connect to the Lavanderia entrance; 3) addition of interpretative signage and benches along the pathways throughout the project site; and 4) a native plant garden. A complete project description is included as Attachment 2 to the staff report.

ANALYSIS

The proposed project has been reviewed for compliance with the City's Municipal Code Chapter 14A (Historical Preservation), General Plan, Zoning Ordinance, Mission San Luis Rey Planned Development Plan, and Mission San Luis Rey Historic Area Development Program and Design Guidelines.

Key Planning Issues

1. Municipal Code Chapter 14A Compliance

Due to the project site's location in a designated historical area, pursuant to Chapter 14A, Section 14A.8 of the City's Municipal Code, a Historic Permit is required for any alteration or improvement within a historic area. Under the criteria of Municipal Code Chapter 14A, Section 14A.9, a historic permit may be issued if the proposed project would not detrimentally alter, destroy, or adversely affect any architectural or landscape feature and the construction of a new improvement will not adversely affect and will be compatible with the external appearance of existing designated improvements, buildings, and structures on the historical site. Staff finds the proposed project compatible with the existing improvements within the Mission's grounds.

2. General Plan Compliance

Land Use Element 1.33 Historic Areas and Sites

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

The proposed project, which would enhance a designated historic resource by restoring and replacing existing fencing and adding improvements including signage and seating areas, is compliant with the General Plan's policy for historic areas.

3. Zoning Ordinance and Mission San Luis Rey Planned Development Plan Compliance

The property has a zoning designation of PD-19-H (Planned Development-Mission San Luis Rey with a Historic Overlay) and is subject to compliance with the PD Plan's land use provisions and development standards. The Lavanderia is located in Planning Area 12 of the PD Plan. Per the adopted PD Plan, "protecting and enhancing this area was of paramount importance in developing the PD Plan. The Lavanderia is an integral feature of the Mission's Landscape and an invaluable interpretive resource for providing information of daily living at the Mission." The PD Plan calls for enhancements to the Lavanderia, such as improved pathways and fencing, to restore and protect the historic resource. By upgrading the existing fencing and pathways within Planning Area 12 and installing new interpretative signage and benches along the pathways, the proposed project would help implement the goals and policies established in the PD Plan for the Lavanderia.

4. Mission San Luis Rey Development Program and Design Guidelines

Since the project site is located within the Mission San Luis Rey Historic Area, it is governed by the Mission San Luis Rey Development Program and Design Guidelines (Design Guidelines). These guidelines establish criteria for the development of the Mission and surrounding area. Pursuant to the Design Guidelines, "an enhanced and well-maintained historic area which will protect the historic area's resources" and "preservation of both the Mission and its grounds" are primary goals and objectives of the City. The proposed project would help achieve the goals and objectives identified in the Design Guidelines by preserving the existing Lavanderia site by incorporating new fencing materials to protect the existing archeological remnants. Additionally, with the introduction of interpretative signage, improved pathways, and bench seating the historical area would be enhanced and create an improved visitor experience.

ENVIRONMENTAL REVIEW

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds

the proposed project is Categorically Exempt pursuant to Article 19, Section 15302 "Replacement or Reconstruction."

COMMISSION OR COMMITTEE REPORT

The Oceanside Historic Preservation Advisory Commission (OHPAC) reviewed the proposed project at its special meeting held on January 30, 2024. After due consideration, the Commission adopted OHPAC Resolution 2024-H02, recommending approval of the project to the City Council by a 4-0 vote.

FISCAL IMPACT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The proposed request to designate the site as a historic resource requires a Historic Permit application to be submitted and reviewed by the OHPAC with a recommendation to the City Council for final action.

After conducting the public hearing, the City Council shall affirm, modify, or reject the OHPAC's recommendation.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving a Historic Permit (H23-00004) to repair and restore walking paths and fencing; install interpretative signage and benches; and plant a native plant garden at the Mission San Luis Rey Lavanderia.

PREPARED BY:



Shannon Vitale
Senior Planner

SUBMITTED BY:



Jonathan Borrego
City Manager

REVIEWED BY:

Darlene Nicandro, Development Services Director
Sergio Madera, City Planner





ATTACHMENTS:

- 1. City Council Resolution
- 2. Project Description
- 3. OHPAC Resolution No. 2024-H02

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING HISTORIC PERMIT (H23-00004) TO REPAIR AND RESTORE WALKING PATHS AND FENCING; INSTALL INTERPRETATIVE SIGNAGE AND BENCHES; AND PLANT A NATIVE PLANT GARDEN AT THE MISSION SAN LUIS REY LAVANDERIA

(GWYN GRIMES- APPLICANT)

WHEREAS, an application has been submitted for a Historic Permit (H23-00004) to repair and restore walking paths and fences; install interpretative signage and benches; and plant a native plant garden at the Mission San Luis Rey Lavanderia, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, on January 30, 2024, the Oceanside Historic Preservation Advisory Commission (OHPAC) adopted Resolution No. 2024-H02 by a 4-0 vote recommending City Council approval of Historic Permit H23-00004; and

WHEREAS, on April 10, 2024, the City Council held a duly noticed public hearing and heard and considered all evidence and testimony by all interested parties on the above identified Historic Permit H23-00004; and

WHEREAS, based upon such evidence, testimony and staff reports, this City Council makes the findings of fact as set forth in OHPAC Resolution No. 2024-H02 and attached hereto as Exhibit "B", and incorporates them by reference as if fully set forth herein; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; the proposed project is Categorically Exempt pursuant to Article 19, Section 15302 (Replacement or Reconstruction); and

WHEREAS, studies and investigations made by the City Council and on its behalf reveal the following facts:

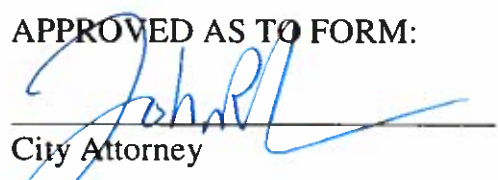
1. The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and
2. The new improvements upon the historical site would not adversely affect and will be compatible with the external appearance of existing designated improvements, buildings and structures in said site.

1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this 10th day of
2 April, 2024, by the following vote:

3
4 AYES:
5 NAYS:
6 ABSENT:
7 ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

10 ATTEST:
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12 _____
City Clerk

APPROVED AS TO FORM:


City Attorney

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Exhibit A: Legal Description

All that certain real property situated in the County of San Diego, State of California, described as follows:

PARCEL 7: ([APN 158-070-47](#))

PARCEL A OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PLA 12-0008, RECORDED OCTOBER 22, 2013, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS [INSTRUMENT NO. 2013-0631190](#) OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 1 AND PARCEL 4 OF CERTIFICATE OF COMPLIANCE PLA-07-06 RECORDED APRIL 3, 2007, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 2007-0223270 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 4 SOUTH 01°06'00" EAST, 488.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PARCEL 4 AND ALONG THE EASTERLY LINE OF SAID PARCEL 1 SOUTH 01°06' 00" EAST, 7 91.65 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 CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 13°14'42" WEST;

THENCE LEAVING SAID EASTERLY LINE AND SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9048' 49" AN ARC DISTANCE OF 179.84 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 66°56'29" WEST, 38.05 FEET TO THE NORTHEASTERLY CORNER OF LOT 9 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;

THENCE LEAVING SAID RIGHT OF WAY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9 SOUTH 88°54'00" WEST, 290.21 FEET TO A POINT ON THE NORTHWESTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF LOT 43 (TRACT 4) AS DESCRIBED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO JOSEPH SADO 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;

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, 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 6°56'29" WEST, 486.61 FEET;

THENCE LEAVING SAID RIGHT OF WAY NORTH 23°03'31" WEST, 150.20 FEET;

THENCE SOUTH 84°47'02" WEST, 113.90 FEET;

THENCE NORTH 19°35'20" WEST, 100.98 FEET;

THENCE NORTH 11°40'40" EAST, 239.52 FEET TO A POINT ON A NON-TANGENT 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 14°57'49" WEST, 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 TO SAID CURVE AND ALONG SAID CENTERLINE NORTH 87°44'18" EAST, 143.41 FEET;

THENCE LEAVING SAID CENTERLINE NORTH 02°15'42" WEST, 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, A RADIAL LINE TO SAID POINT BEARS SOUTH 32°11'00" WEST;

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, 41.29 FEET;

THENCE SOUTH 89°29'35" WEST, 264.67 FEET;

THENCE NORTH 85°09'41" WEST, 166.08 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8, SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 7 OF SAID SECTION 8;

THENCE NORTHERLY ALONG SAID NORTH-SOUTH CENTERLINE NORTH 01°31'34" WEST, 923.66 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 8, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 7;

THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG SAID NORTHERLY LINE SOUTH 89°59'17" EAST, 976.55 FEET;

THENCE LEAVING SAID CENTERLINE AND SAID NORTHERLY LINE SOUTH 11°32' 19" EAST, 428.16 FEET;

THENCE NORTH 78°19'15" EAST, 20.86 FEET;

THENCE SOUTH 11°31'57" EAST, 104.14 FEET;

THENCE NORTH 78°19'15" EAST, 131.81 FEET;

THENCE NORTH 88°54' 00" EAST, 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, 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.

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2024-H02

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

APPLICATION NO: H23-00004
APPLICANT: Gwyn Grimes
LOCATION: 4050 Mission Avenue (APN: 158-070-47)

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Historic Permit (H23-00004) under the provisions of Historic Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

Repair and restore walking paths and fencing and install interpretative signage, benches, and a native plant garden in the Mission San Luis Rey Lavanderia located at 4050 Mission Avenue, on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, did on the 30th day of January, 2024 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 Historic Permit (H23-00004):

1. The proposed project would not detrimentally destroy, or adversely affect any architectural or landscape feature within the Mission San Luis Rey Historic Area.

- 1 2. The proposed project would not adversely affect and will be compatible with the
2 external appearance of existing designated improvements, buildings, and
3 structures in said site.
- 4 3. The project does not compromise existing views of Mission San Luis Rey or
5 conflict with the applicable goals, objectives, and guidelines of the Mission San
6 Luis Rey Historic Area Development Program and Design Guidelines.

7 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic
8 Preservation Advisory Commission does hereby recommend approval of Historic
9 Permit (H23-00004) subject to the following conditions:

- 10 1. The Historic Permit (H23-00004) approves only the following: repair and
11 replacement of existing walking paths and fencing, installation of interpretative
12 signage, benches, and a native plant garden as identified in the Project
13 Description.
- 14 2. Any substantial modification to the nature or scale of the proposed project, or
15 any substantial modification to the design or layout of the project, shall require
16 revision of the Historic Permit.


17 PASSED AND ADOPTED Resolution No. 2024-H02 on January 30th, 2024 by
18 the following vote, to wit:

19 AYES: Guatelli, Gustafson, Daley, Parizeau

20 NAYS:

21 ABSENT: Ann-Wilms Simpson

22 ABSTAIN:

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25 Andrew Guatelli, Chairman
26 Oceanside Historic Preservation
27 Advisory Commission

28 ATTEST:

29 
Shannon Vitale, Secretary

1 I, Shannon Vitale, Secretary of the Oceanside Historic Preservation Advisory
2 Commission, hereby certify that this is a true and correct copy of Resolution No. 2024-
3 H02.
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5 Dated: January 30th 2024
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October 2023

Lavanderia Background

To the South of the Mission is the Lavanderia or Sunken Gardens, or open-air laundry. This shallow valley beyond the Mission plaza proved ideal as both a bathing site and a place to wash clothes. Additionally, the structure provided a means of channeling the water into the Mission's gardens and fields for irrigation. Water from the San Luis Rey River was diverted to the site. Flowing down from both sides of the tiled stairway, water spouted from the mouths of carved gargoyles. An extensive water conservation system, even by modern standards, the Lavanderia was surrounded by an adobe wall and entered by going through an arched and pillared gateway. A turnstile kept wildlife out.

In 1955 the first organized archaeological work was begun by seminary students under the direction of the staff at San Luis Rey College as well as visiting historians and archaeologists. The site was registered at the archaeological survey office at the University of California at Los Angeles (UCLA) and given the permanent trinomial designation SDi241. Highway construction projects and housing developments have since leveled hills and the valley has undergone many changes including the diversion of the San Luis Rey River. Visitors can still explore the Lavanderia by going down the main stairway to the tile and stone pools, and the magnificent gargoyles. The original brick and lime kiln used in Mission construction can be seen to the east.

Today the area is part of the walking tour of Mission San Luis Rey's grounds. Some of the archaeological treasures are hidden by overgrown plants and the dirt paths become muddy during the rainy season and are shrinking from run-off and intruding weeds. The post barriers that line the walkways have deteriorated and broken, with many of them missing. The rope that connects the barriers is regularly stolen and needs constant repair and replacement. The fence that surrounds and protects the kiln is old and rusty. The lack of signage leaves the story of engineering marvel of the lavanderia untold.

We propose to repair and restore the lavanderia to enhance the visitor experience at Mission San Luis Rey. Outlined here is the proposed project for the lavanderia. Native monitors have reviewed and approved the plan, and will be on site during any digging.

The proposed project is consistent with the Zoning Ordinance, conforms to the General Plan of the City, can be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and public facilities. The proposed project is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood, and is consistent with the policies contain 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 this ordinance.

Proposed Project:

- Replace existing posts and fencing utilizing existing holes, when possible. There are currently wood posts along the pathways in the entire area. These will be replaced with a low painted metal fence (photo below). The black lines represent the current fence around the kiln, this will be replaced with a similar height fence, which will be powder coated.
- Add additional decomposed granite to existing pathways. One pathway will be extended to meet the entrance to The Hacienda lavanderia entrance. Existing pathways are in blue, the extended pathway is in orange.
- Add educational signage – utilizing existing holes when possible. Signage will be added to highlight the lavanderia as a whole, the water system used throughout the lavanderia, and the kiln. Currently there is no water running through the lavanderia – unless provided by Sister Rain.
- Native plant garden with signage and path – see map. This will be a joint project with the Luiseño people. Native plants will be categorized by use, like medicinal, food, tools, etc.
- Add benches along pathways
- Install some solar lighting – utilizing existing holes when possible.

Current Map of the Lavanderia



Current photo of the kiln. The fence will be replaced with a new powder coated fence.



Current photo of the grand staircase. The rocks to the right of the orange tree on the right side are the showers. Signage will be added at the top of the staircase and near the shower.



Example of the signage style for the educational signs



Example of fence style along the pathways. The fence would only be two rungs tall – about 32". This fence currently runs along the boundary line of The Hacienda senior living community and Peyri Road.



OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2024-H02

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

APPLICATION NO: H23-00004
APPLICANT: Gwyn Grimes
LOCATION: 4050 Mission Avenue (APN: 158-070-47)

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Historic Permit (H23-00004) under the provisions of Historic Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

Repair and restore walking paths and fencing and install interpretative signage, benches, and a native plant garden in the Mission San Luis Rey Lavanderia located at 4050 Mission Avenue, on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, did on the 30th day of January, 2024 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 Historic Permit (H23-00004):

1. The proposed project would not detrimentally destroy, or adversely affect any architectural or landscape feature within the Mission San Luis Rey Historic Area.

1 2. The proposed project would not adversely affect and will be compatible with the
2 external appearance of existing designated improvements, buildings, and
3 structures in said site.

4 3. The project does not compromise existing views of Mission San Luis Rey or
5 conflict with the applicable goals, objectives, and guidelines of the Mission San
6 Luis Rey Historic Area Development Program and Design Guidelines.

7 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic
8 Preservation Advisory Commission does hereby recommend approval of Historic
9 Permit (H23-00004) subject to the following conditions:

10 1. The Historic Permit (H23-00004) approves only the following: repair and
11 replacement of existing walking paths and fencing, installation of interpretative
12 signage, benches, and a native plant garden as identified in the Project
13 Description.

14 2. Any substantial modification to the nature or scale of the proposed project, or
15 any substantial modification to the design or layout of the project, shall require
16 revision of the Historic Permit.


17 PASSED AND ADOPTED Resolution No. 2024-H02 on January 30th, 2024 by
18 the following vote, to wit:

19 AYES: Guatelli, Gustafson, Daley, Parizeau

20 NAYS:

21 ABSENT: Ann-Wilms Simpson

22 ABSTAIN:

23 
24 Andrew Guatelli, Chairman
25 Oceanside Historic Preservation
26 Advisory Commission

27 ATTEST:

28 
29 Shannon Vitale, Secretary

1 I, Shannon Vitale, Secretary of the Oceanside Historic Preservation Advisory
2 Commission, hereby certify that this is a true and correct copy of Resolution No. 2024-
3 H02.
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5 Dated: January 30th 2024
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