

MISSION · SAN · LUIS · REY
HISTORIC AREA

**DEVELOPMENT
PROGRAM
&
DESIGN GUIDELINES**



MISSION SAN LUIS REY

HISTORIC AREA DEVELOPMENT PROGRAM AND DESIGN GUIDELINES

ADOPTED NOVEMBER 12, 1986

City Council
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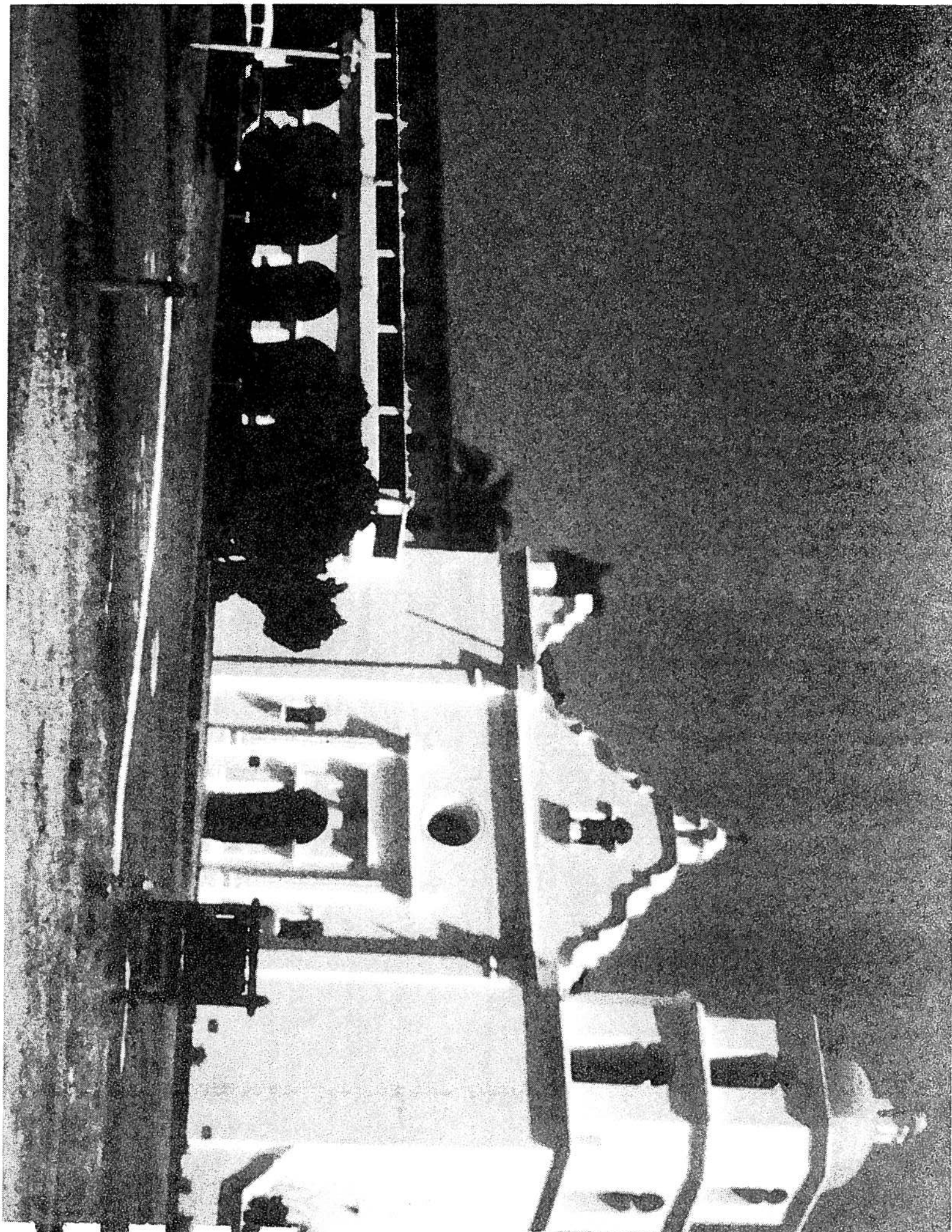
Planning Commission
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Oceanside Historic Preservation Advisory Commission
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Prepared for:

City of Oceanside
320 North Horne Street
Oceanside, CA 92054



**MISSION SAN LUIS REY HISTORIC AREA
DEVELOPMENT PROGRAM AND DESIGN GUIDELINES**

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1. INTRODUCTION

A. PREFACE

The City of Oceanside is taking positive steps to maintain and enhance the area around Mission San Luis Rey. Oceanside established a Historic Area by City Council Resolution in 1983, and has authorized the preparation of this document to direct future development in the Historic Area.

This report first addresses general long range goals and objectives, and then, in its second half, establishes a program with specific guidelines for detailed proposal review. Sketches and exhibits are included to illustrate overall design concepts and their application in specific conditions. This document is intended to provide a flexible design framework that will respect and complement the Mission's historic setting, as well as to encourage high quality new development in San Luis Rey.

This report is intended to be used by:

1. The general public: as a reference to measure proposals which are being considered by the Oceanside Historic Preservation Advisory Commission (OHPAC);
2. Private developers: in the preparation of development proposals;
3. City Planning Staff and other agencies: in the review of development proposals; and
4. Decision makers: in passing judgement on development proposals.

B. BACKGROUND

1. History of Mission San Luis Rey

The Mission San Luis Rey is the largest of the twenty-one California Missions. It was developed as a half way stop between the already established Mission San Diego to the south and Mission San Juan Capistrano to the north. On July 23, 1795, Governor Diego Borica ordered Ensign Juan Pablo Grijalva to explore the region to locate a suitable site for the new mission. The present valley of San Luis Rey was the final choice. The day chosen for the formal founding was June 13, 1798. Viceroy Branciforte dedicated the mission to King Louis IX of France, and the mission was named San Luis Rey de Francia (King Of the Missions). The mission compound and buildings were completed in 1830 much as they exist today. Adobe bricks were used in the construction of the mission and plaster was often applied afterwards to the completed Mission walls.

The original mission buildings alone covered an area of approximately 6-1/2 acres, with a frontage of 600 feet east to west and a

depth of approximately 450 feet. The final church building was about 164 feet by 27 feet, with walls of adobe 6-1/2 feet in thickness and 30 feet in height.

The Mission San Luis Rey still functions as an active mission and retreat center for families. The Mission is also recognized as a Registered National Historic Landmark (1970).

2. Mission San Luis Rey Historic Area

In 1982, the City Council of the City of Oceanside established regulatory authority for the preservation and enhancement of significant historic resources by adopting Historic Preservation Ordinance No. 82-41. Based on this authority, the area within about one-half mile surrounding Mission San Luis Rey, was designated as "Historic Preservation Area No. 1 — Mission San Luis Rey". This Historic Area was established by City Council Resolution 83-199, and adopted in July, 1983. The 675 acres of the Mission San Luis Rey Historic Area comprise one of Oceanside's greatest assets and sources of pride.

C. EXISTING CONDITIONS

1. Location and Context

The Mission San Luis Rey is located on State Route 76, also known as Mission Avenue, four miles east of Interstate 5 in Oceanside, San Diego County. It is presently owned by the Roman Catholic Church.

2. Zoning

Current zoning within the Mission San Luis Rey Historic Area is predominantly open space. Low density residential use is the second largest zoning use, and commercial zoning, especially along Mission Avenue, is the third major zoning area.

3. Site Conditions

The Mission San Luis Rey Historic Area is characterized by significant amounts of vacant land, older mobile home developments, parks, newer commercial centers, older free-standing commercial buildings, new condominiums, a stable single family residential neighborhood and the Mission San Luis Rey with its associated parish buildings. There are also two cemeteries in the historic area in addition to the cemetery at the Mission. The All Saint's Episcopal Church Cemetery is located south of Heritage Park. The Freeman Cemetery often referred to as the "public cemetery" is located south of Mission Avenue, west of Rancho del Oro Way.

A program of gradual restoration and reconstruction of the mission has been carried out by the Mission Friars and local historians. The structures are maintained in excellent condition, and the church and many of the mission buildings are open to the public or may be used for private retreats.

2. GOALS AND OBJECTIVES

The goals and objectives will serve to direct the overall planning and design effort. The goals and objectives are organized by elements that typically make up a comprehensive design enhancement plan, as follows:

- A. Historic/Cultural
- B. Land Use
- C. Circulation and Parking
- D. Open Space/Recreation
- E. Tourism

A. HISTORIC/CULTURAL

GOAL:

An enhanced and well maintained historic area which will protect the historic areas resources and stimulate quality development.

OBJECTIVES:

- 1. Development of an area-wide historic architectural theme which creates a distinctive and high quality identity for the area.
- 2. Expanded historic/cultural activities in the Mission San Luis Rey Historic Area.
- 3. Preservation of both the Mission and its grounds as significant historic resources.
- 4. Recognition as an authentic historic area in the Southern California area.

B. LAND USE

GOAL:

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.

OBJECTIVES:

- 1. Development of a Historic Core with a commercial village area.
- 2. Unification of the architecture and public landscape of the Mission San Luis Rey Historic Area in a historic theme.
- 3. Buffers between residential areas, historic resources and higher intensity uses.

C. CIRCULATION AND PARKING

GOAL:

A safe, efficient and attractive vehicular and pedestrian transportation experience through the Mission San Luis Rey Historic Area.

OBJECTIVES:

- 1. Limited access to the "major streets" of the Mission San Luis Rey Area to channelize traffic flow and avoid confusion or congestion: Mission Avenue, Douglas Drive, North El Camino Real and Rancho Del Oro Way.
- 2. Special treatment of gateway entrances and special street intersections to signify entry and arrival points for the Historic Area and Historic Core.
- 3. Enhancement of the streetscape to reinforce the historic character of the area.
- 4. Development of a pedestrian oriented shopping and cultural experience in the Historic Core.
- 5. Shared parking opportunities and overflow parking areas for automobiles and buses.
- 6. Off-road walks and path systems for pedestrians and bicyclists.

D. OPEN SPACE/RECREATION

GOAL:

A unified open space/recreation system which links together the Historic Area land uses, recreation opportunities, the Mission San Luis Rey, Heritage Park and other points of historic or public interest.

OBJECTIVES:

- 1. Preservation of dominant views, viewpoints or visual corridors which focus on the Mission and its immediate grounds as a landmark, from high-use public land or rights of way, such as roads, parks, etc.
- 2. Preservation of key views and viewpoints from the Mission and within its grounds which look outward over the historic area that express the Mission's historic landscape context.
- 3. Development of a 'historical walk' program through the Historic Core which is a recreational opportunity as well.
- 4. Increased usage of recreation/historical amenities such as the San Luis Rey River, Mission San Luis Rey, Heritage Park, Ivey Ranch Handicapped Park and other parks in the Historic Area.

E. TOURISM

GOAL:

Promotes adequate visitor related facilities and tourist and community activities in the Mission San Luis Rey Historic Area.

OBJECTIVES:

1. Development of additional visitor-serving commercial and lodging uses which encourage additional public interest in the historic/cultural elements of the Mission San Luis Rey Historic Area.
2. Increased festive activities and public awareness of the Mission San Luis Rey historic/cultural events.
3. Increased advertising and road signage, both within and outside the Historic Area, to notify the public of the Mission and its events.

3. HISTORIC AREA

DEVELOPMENT PROGRAM & DESIGN GUIDELINES

A. INTRODUCTION

The Mission San Luis Rey Historic Area Development Program and Design Guidelines will be used to direct the future physical development of the Historic Area as an exciting and unique setting for the Mission San Luis Rey.

The Historic Area "Development Program" describes the development framework necessary to provide a recognizable unity and consistent historic character which will guide and protect the future of the Mission San Luis Rey Historic Area. It describes the development concepts for land use, a historic core, circulation, open space and visitor needs.

The Historic Area "Design Guidelines" will guide the site planning, architecture, circulation, landscape, signage and lighting of the Historic Area. The guidelines are intended to direct the implementation of the development program. The guidelines relate private and public improvements to the development concept for the historic area.

The design guidelines in this document apply to the entire historic area, unless specifically noted or exempted, including the Historic Core. The conceptual design is presented specifically for the Core Area (see Page 3-7). The design guidelines are intended to be applied to the entire Historic Area, taking into consideration factors such as the proximity to the Mission and other historic resources and their viewsheds.

B. HISTORIC AREA DEVELOPMENT PROGRAM

1. Historic Area Land Use Concept

The land use concept for the Historic Area is based on the City of Oceanside Land Use Element of the General Plan which provides a land use structure to reinforce and direct the desired historical setting. The 1986 Land Use Element designates the Mission San Luis Rey Historic Area as a "Special Management Area."

The Land Use Element Policies Plan contains several policy statements pertaining to the development of property in this Special Management Area, including a policy that the "Mission San Luis Rey Historic Area Development Guidelines" will be utilized as adopted criteria to preserve and further enhance designated historic and cultural resources of the area. Other policies call for the protection of views of the Old Mission and provision of architectural design, landscaping and streetscaping consistent with the development program as contained in Section 3 of this document. An emphasis is placed on visitor-serving uses and facilities, particularly pedestrian-oriented uses.

The Land Use Element and this document are integrally related to each other. The Land Use Element sets the general guidance for land use patterns and designates various land use types within the Historic District. The Mission Guidelines further interpret the preferred land use concepts, development standards, and architectural design for structures in the Historic Area. The land use concept indicates three major land uses: residential, commercial and visitor serving, and open space. (See *Potentials and Constraints Exhibit, Page 3-2*)

a. Residential

Residential uses are primarily located on the periphery of the Historic Area, and in many cases are outside the Historic Core. It is important that all future residential uses within the entire Historic Area comply with the architectural and design guidelines to reinforce the Mission historic theme.

b. Commercial and Visitor Serving Uses

Existing commercial uses in the Historic Area are centered primarily along Mission Avenue to capitalize on this major street's high traffic volumes. There are two shopping centers approved on the south side of Mission Avenue east of El Camino Real that are located in the Historic Area. These centers are classified as Special Commercial on the Land Use Element Map and have special policies that apply pertaining to visitor-serving uses and facilities.

In order to reinforce the historic character of the Mission Area, no new freestanding convenience commercial uses or drive-through commercial structures will be permitted in the entire Historic Area. This would include all freestanding automobile service stations, car washes, both mechanical and self-service coin-operated, dairy outlets, "fast food" drive-through or walk-up service restaurants and similar concerns, where business is primarily directed to an automobile and/or its occupants.

Applicability of the provisions of this section to a specific proposal will in part also depend on the physical arrangement of facilities. The free-standing, relatively small, single purpose building located on a separate building pad where business is primarily directed to drive-through or walk-up service is not considered to be in keeping with the purpose of the Historic Area, which is to enhance and preserve the historical character of the area and to preserve the major historical resources.

c. Open Space

The major existing historic area open space is the grounds of Mission San Luis Rey. An open space network is encouraged to link two open spaces to the south of Mission Avenue: Ivey Ranch Park and Dean Heyenga Park, as well as Heritage Park to the north with the mission. In addition, the Parish and Sisters of the Precious Blood and the San Luis Rey Academy to the west should be addressed as part of this open space system. A pedestrian and bicycle circulation system joining these open spaces to the Historic Core is desirable.

2. Historic Core Concept

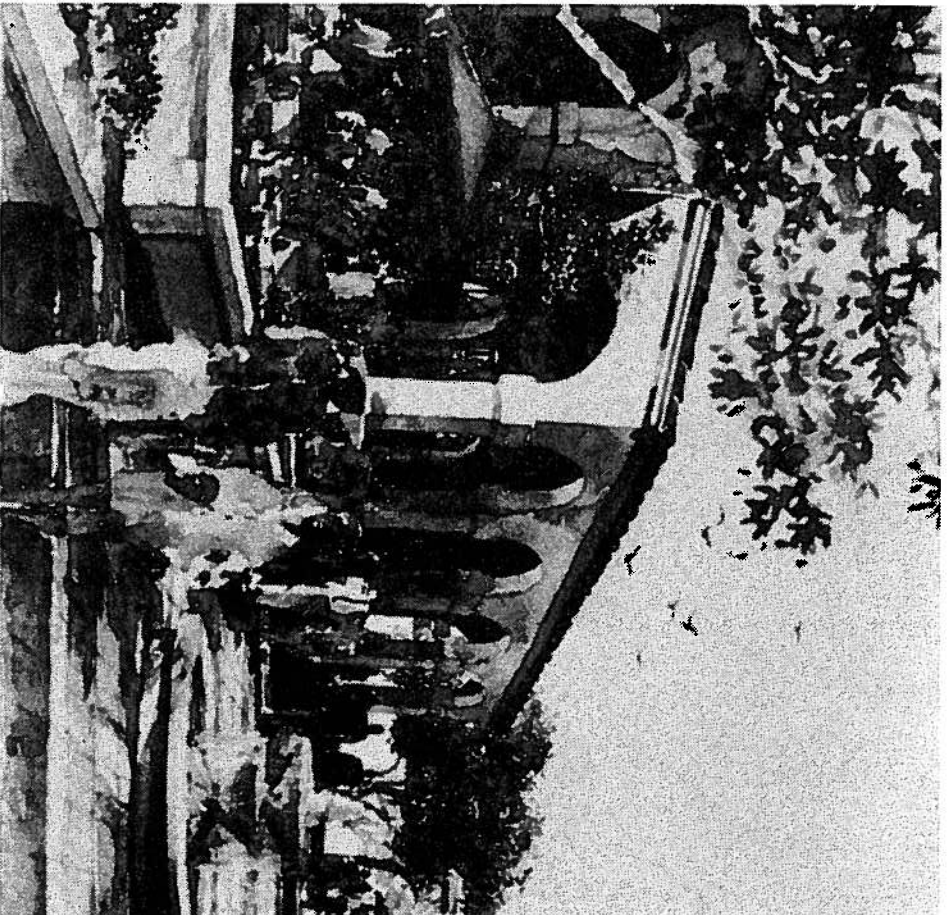
The primary purpose of the establishment of the Historic Area in 1983 was to preserve the integrity of the Mission San Luis Rey and other historic sites in the area. The Historic Area boundary includes all properties within approximately one-half mile surrounding the Mission which recognizes the Mission's immediate sphere of influence. The concept of delineating the Historic Core (see *Historic Core Exhibit*) is to establish a conceptual design for the protection of the major historic and archaeological resources in the area and those lands that are in the viewshed of these resources.

The Core Area is composed of Mission San Luis Rey; Heritage Park and vacant land north and west across Peyri Drive; a small, condensed commercial village area; Ivey Ranch Park and hillsides facing the Mission; a resort hotel site and combined parking lots (see *Potentials and Constraints Exhibit*).

All of these components are then to be linked by a linear park. A series of promenades, landscaped walkways and pedestrian scale roadways will provide unity and consistent historic character will be created through the use of the design guidelines described in this text.

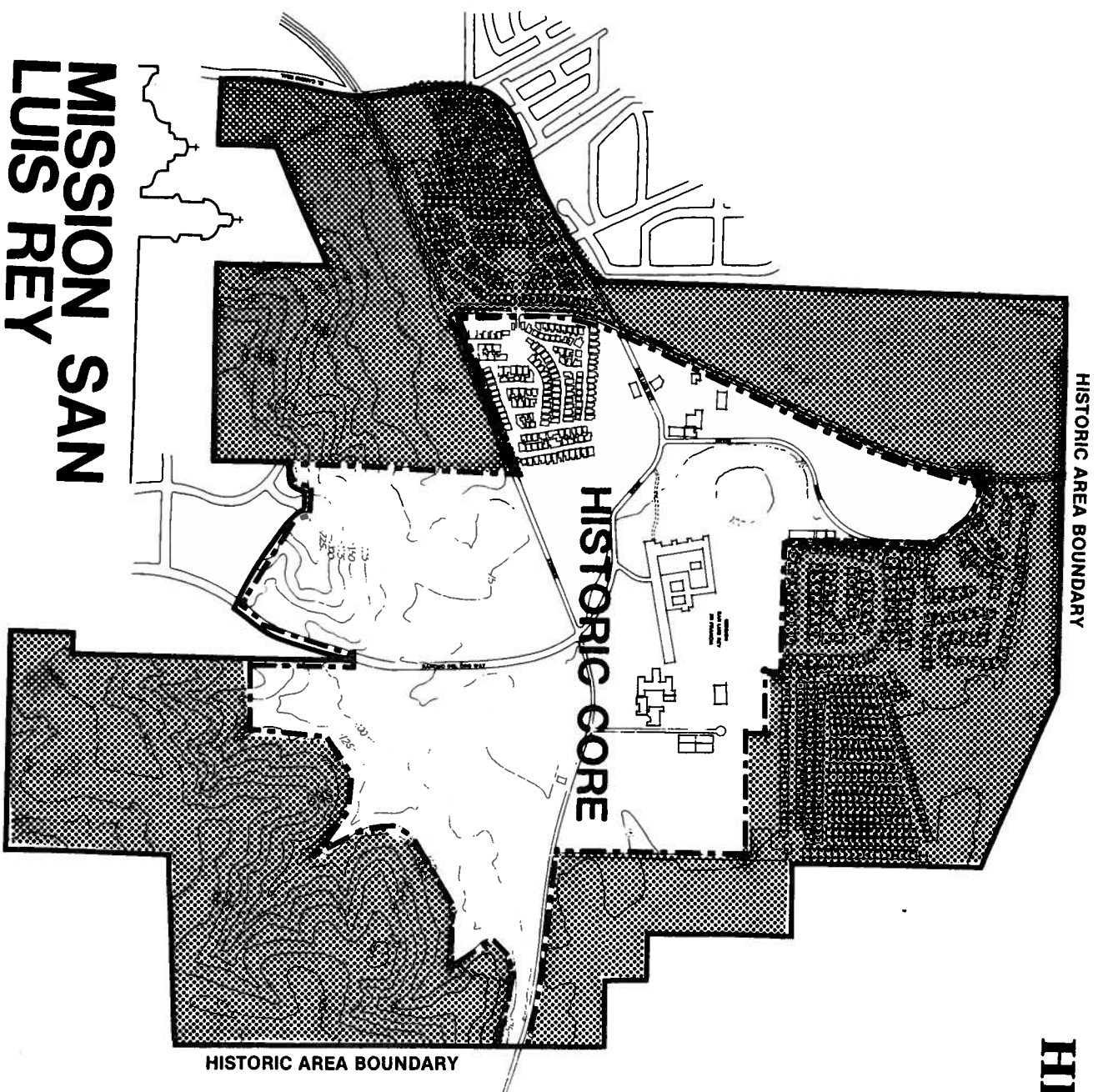
The intent of the Historic Core concept is to reinforce the existing historical character by sensitively combining existing and proposed land uses into a recognizable historic setting.

The conceptual design for the Core Area consists of three major land uses, including residential, commercial and visitor serving, and open space (see *Core Area Diagrammatic Plan Exhibit*). Future residential developments in the Core Area will be located adjacent to Heritage Park and south of Mission Avenue in the forward slope area. It is important that these developments sensitively reflect the adjacent historic and archaeological resources in their design.



PROPOSED COMMERCIAL VILLAGE

MISSION SAN LUIS REY



HISTORIC CORE

Commercial Village Area

Within the Historic Core, a small intense "commercial village area" at San Luis Rey Road, Douglas Drive and Peyri Drive is planned to be developed as a visitor related shopping area. In addition, future visitor related lodging, such as a resort hotel, is encouraged at the intersection of Mission Avenue and Douglas Drive. It is recommended that a series of small shops be developed in a dense pattern to encourage pedestrian usage of the shopping area. Parking should be provided in consolidated lots on the periphery of the commercial village.

Commercial Village Tenant Mix

The tenant mix of the commercial village is of the utmost importance. In order to develop a critical mass of sufficient intensity it is recommended that exclusion of general commercial convenience uses be enforced. The shops should work as a whole, using each other to create a certain "vitality" to the area. Shops which create little pedestrian traffic are not desirable and should not be considered for inclusion into the village. No freestanding drive through commercial structures and convenience commercial uses will be permitted.

Uses in the commercial village are encouraged to include pedestrian related tourist commercial uses, such as:

- restaurants
- bakeries
- handcraft shops
- art galleries/book stores
- curio shops/antique shops
- bed and breakfast inns
- flower shops
- other commercial uses serving the needs of visitors

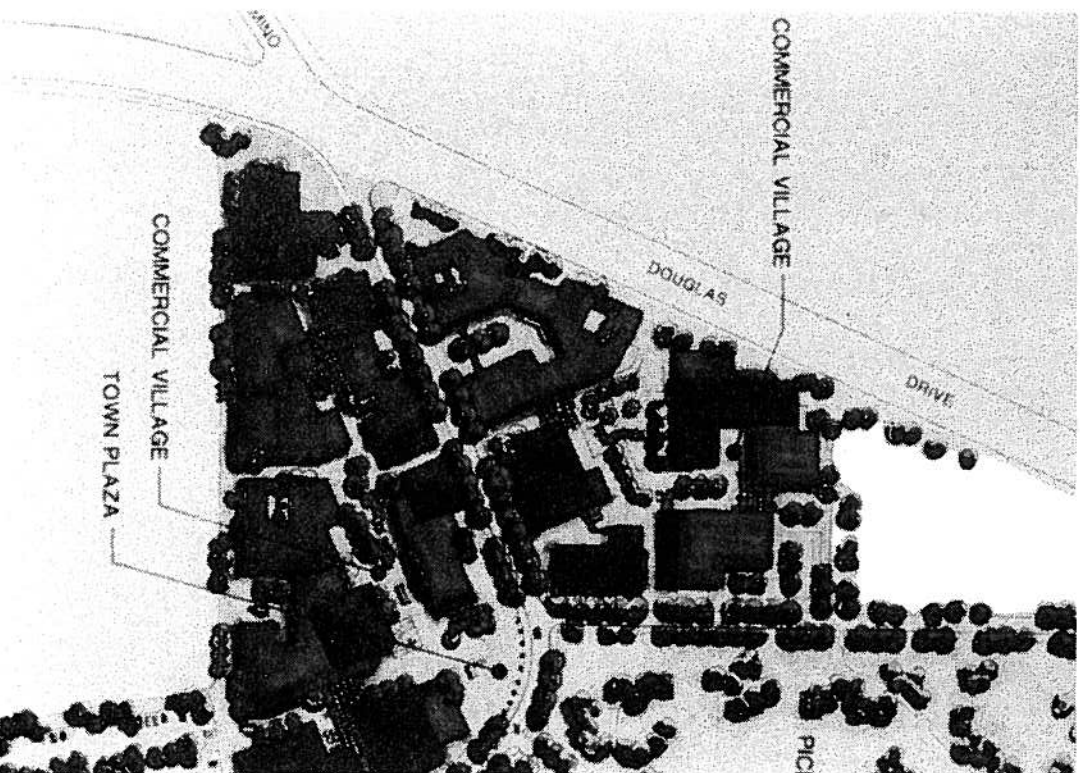
Commercial Village Design Concept

The design concept for the commercial village is to develop an exclusive pedestrian environment near the Mission with very little vehicular intrusions (see *Core Area Conceptual Design*). A strong landscape and architectural context utilizing historic design elements compatible with the Mission is sought. The buildings should vary from one- to two-story in height. They should form small "blocks" of shops without gaps between them, separated by narrow pedestrianways, courts, and plazas. Strolling from shop to shop through covered arcades is envisioned, with the courts and plazas accommodating outdoor dining and other uses. The village would then act as a trail terminus or stopping off point for people proceeding to or returning from the Mission.

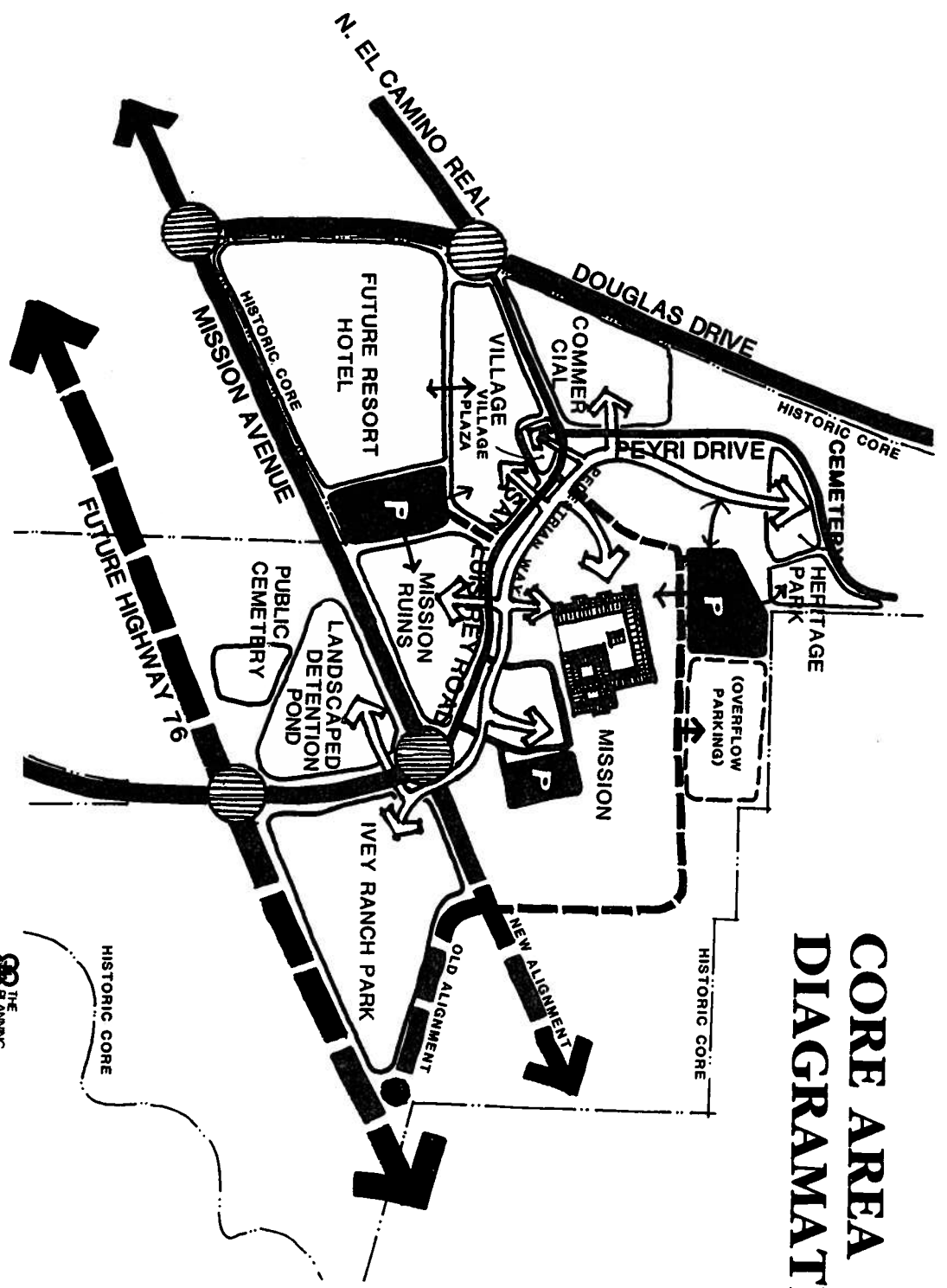
Shared parking areas strategically located to serve the village, the parks and the Mission would be accessed off of San Luis Rey Road.

San Luis Rey Road would accommodate automobile traffic, but would be pedestrian oriented in scale. It would be rich with textures, trees and street furniture.

PROPOSED COMMERCIAL VILLAGE



CORE AREA DIAGRAMMATIC PLAN



MISSION SAN LUIS REY HISTORIC AREA GUIDELINES



3. Circulation Concept

A circulation framework is an important means of linking land uses and directing movement in and through the Historic Area. The following circulation elements should be identified:

a. Major Streets

Major streets shall be defined as the main streets that are utilized by most visitors to access the Mission San Luis Rey from outside the historic area.

b. Gateways

A gateway is perceived as an important entrance to the historic area. It occurs when a major street crosses the historic area boundary; and is usually an intersection.

c. Special Intersections

A special intersection is significant because it indicates that a major street has arrived at the Historic Core.

d. Historic Core Streets

These streets are located entirely within the boundary of the Historic Core. These streets will require special attention and historic emphasis.

e. Parking

Parking refers to any area permanently reserved for the purpose of keeping motor vehicles. Vehicular parking areas were not a part of the historic setting for the Mission and should be concealed and limited wherever possible.

f. Walkways, Trails and Paths

Walkways, trails and paths should be emphasized to promote pedestrian and non-vehicular circulation in the historic area.

4. Open Space Concept

a. Open Space Linkage System

One of the physical aspects of Mission San Luis Rey that sets it apart from most other California missions is its location upon a broad open knoll which overlooks the remainder of the Mission San Luis Rey Historic Area. The open space which surrounds the Mission uniquely enhances this location.

A continued physically attractive environment is essential to the future economic strength and revitalization of the Mission San Luis Rey Historic Area. As vacant lands that are zoned for development become built up, the existing open spaces will become most critical to the Mission's integrity and its siting. It is with this in mind that the existing and potential open spaces should be dealt with in a comprehensive manner.

Public street rights-of-way are the most overlooked potential to enhance the linear open space network of the Mission San Luis Rey Historic Area.

The Mission San Luis Rey Historic Area Development Program and Design Guidelines creates an opportunity to design a network of streets and walkways that will supplement existing pedestrian movements. New pedestrian routes for visitors and residents alike should be provided to connect existing open space amenities and proposed commercial and open space nodes.

b. Visual Resources

Unique cultural and natural (physical) features should be identified and assessed for their potential as visual resources. This should include views to and from major landmarks and view objects, as well as important views from public streets and right-of-ways.

5. Visitor Needs

Visitor related facilities are needed within the historic core and should be encouraged. This includes visitor commercial shopping as well as inns, bed and breakfast establishments, small motels and, in the long range, a resort hotel to provide accommodations near the Mission. It is important that these be historically appropriate and well located within the historic core so as not to conflict with the enjoyment of the historic resources.

C. HISTORIC AREA DESIGN GUIDELINES

Introduction

The City of Oceanside values the Mission San Luis Rey Historical Area as a physical, as well as a cultural setting for Mission San Luis Rey. The Mission's architectural style and detailing are of special historical interest and warrant repeating, without exact duplication, in future adjacent architecture. The City of Oceanside seeks to preserve these special qualities in the historic area, while maintaining creative freedom for future development.

The architecture of Mission San Luis Rey is regarded as one of the finest examples of a California mission church. Its style is a composite of Spanish-Moorish and Mexican, built of adobe faced with brick.

The California missions have design elements in common, such as solid, massive walls with buttressing; a large patio with a fountain or garden; broad, unadorned wall surfaces; and low pitched tile roofs. Other common features are arcaded corridors and walkways, arches carried upon columns, curved gables with pediments, and terraced bell towers with lanterns. These design elements are the basis of the "Mission Revival" style.

The use of a Mission Revival or Spanish Colonial Revival palette of historic form elements and materials shall be encouraged in the Mission San Luis Rey Historic Area. Toward that end, the design guidelines for development in the Mission San Luis Rey Historic Area are provided.

The design guidelines are to be applied to all new construction and rehabilitation within the Mission San Luis Rey Historic Area. Although the following projects are still to be reviewed, notable exclusions from architectural guidelines include:

- all existing detached single family and two family (duplex) homes
- any development proposal on the Ivey Ranch Park site
- any buildings in Heritage Park

Factors that will be considered when reviewing proposed projects include, but are not limited to:

- proximity to the Mission
- proximity to the Historic Core
- location on a major street, special intersections, gateways and historic core streets
- views from the Mission San Luis Rey grounds
- views of Mission San Luis Rey

1. Site Planning

Site development in the Mission San Luis Rey Historic Area shall complement the Mission San Luis Rey, and not be detrimental to the perception of a unified historic area.

a. Building Siting

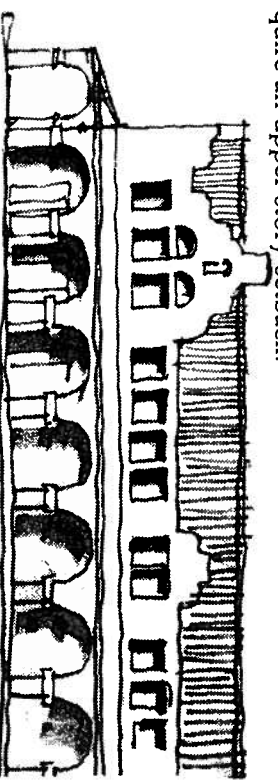
- Building sites should be developed in a coordinated manner to avoid a confusing street scene of mixed architecture styles, and building scale.
- Buildings should be sited in a manner that will be compatible with adjacent buildings and landscapes.
- Building entrances should be oriented toward street frontages, central courtyards, arcades or parking lots.
- Building site coverage in the Historic Core commercial village area (defined as the building/ground contact area of the total net lot area) should encourage a dense pattern of small shops, inner courtyards and arcades, and may exceed sixty (60) percent of the area of the lot subject to approval by the OHPAC. Maximum building site coverage in the remainder of the Historic Area shall be governed by the City of Oceanside Zoning Ordinance.

b. Building Form and Height

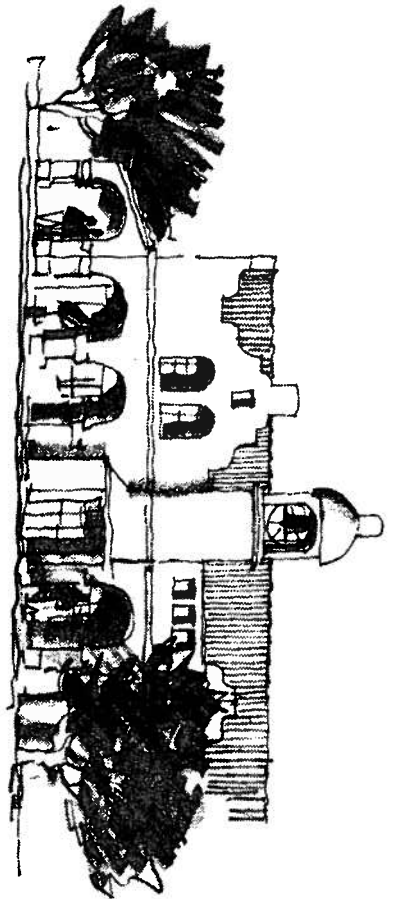
Visual consistency and a historic identity are major goals of the Mission San Luis Rey Historic Area. Primary elevations of separate building fronts should appear connected to reflect a cohesive building mass. This can be accomplished through the use of common arcades.

The building form of the Historic Area will be predominantly low in profile. The sketch illustrates a building that is horizontal (height less than one half width) in nature.

Mission Revival and Spanish Colonial Revival architecture is generally horizontal in its proportion. One and two-story structures are encouraged throughout the Mission San Luis Rey Historic Area. Structures over two stories are discouraged, and will be reviewed on a case by case basis to determine if they require an upper-story setback.



No buildings in the Mission San Luis Rey Historical Area are vertical (height is more than twice width) in their appearance. Vertical buildings are discouraged in the Mission San Luis Rey Historic Area, although limited use of vertical accents of clock and bell towers are encouraged upon approval of OHPAC.



c. Building Setbacks

Building setbacks from street and interior property lines will be maintained to provide a unified and distinctive character within the historic area. The City of Oceanside zoning ordinance shall govern the historic area unless otherwise noted.

In addition, mandatory building lines shall be required to create strong street frontages for the following areas:

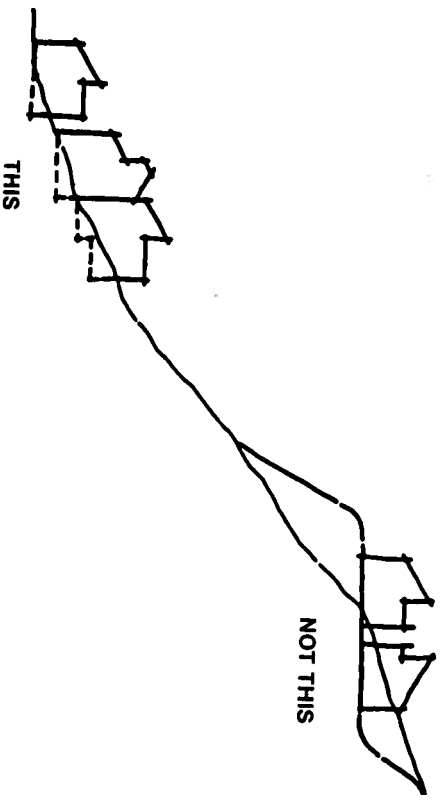
Commercial Village Area: At the first floor level a minimum of 50 percent of the front building face shall be located at the front setback line (includes arcades).

Major Streets: A minimum of 25 percent of the front of a non-residential building face below 26 feet in height shall be located at the front building setback line.

d. Grading And Drainage

Site grading design should compliment and reinforce the historic character of the area. Raised building pads, raised landscape areas and berms, wall, or other graded landforms shall provide reasonable transitions between lots and land uses.

Grading shall comply with City of Oceanside Grading Ordinance and Hillside Development Regulations and Guidelines.



TERRACE STRUCTURES WITH TOPOGRAPHY

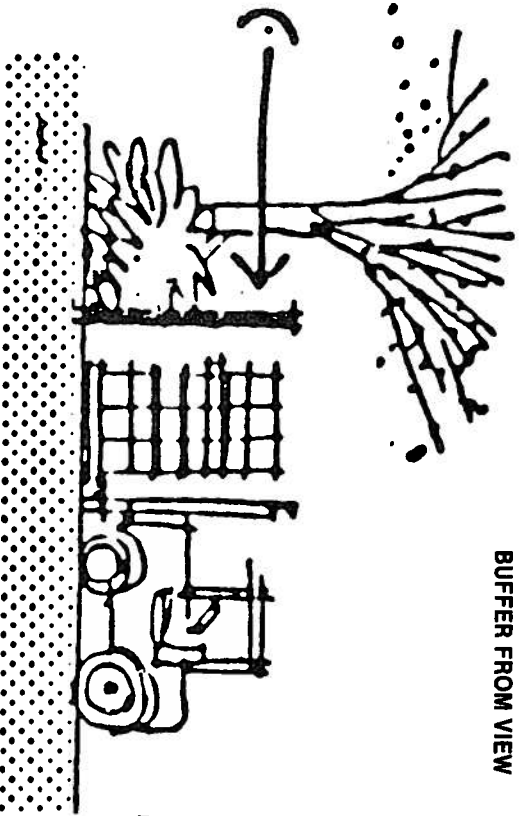
e. Utilities

To achieve a historic setting for the Mission San Luis Rey, it is important that the entire historic area be visually free of overhead power and telephone lines, utility poles, and other related equipment and components.

All exterior on-site utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electrical, telephone and communication wires and equipment shall be installed and maintained underground.

Above ground equipment (transformers, etc.) shall be located out of view in public rights-of-way, and screened with walls, fences, vegetation or combinations thereof. A mixture of materials, textures and colors is encouraged.

Temporary overhead power and telephone facilities are permitted during construction.



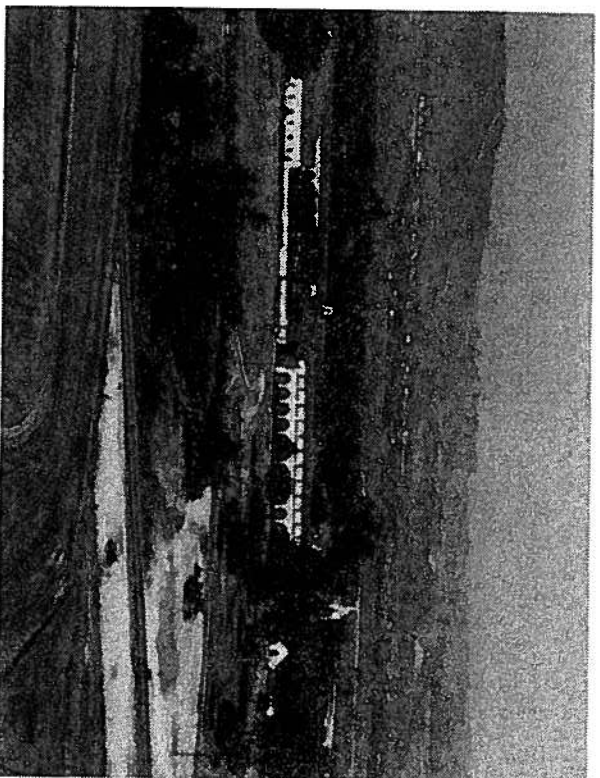
BUFFER FROM VIEW

f. View Preservation

Much of the identity and historic character of the Mission San Luis Rey is derived from its original open agricultural and rural setting. This setting is rapidly changing today as large residential and commercial developments are being planned or built in the historic area.

View presentation is concerned primarily with safeguarding views to the site from major streets and highways, as well as protecting views from the Mission from intrusion by contemporary man-made features. Views are affected by the following visual resources.

- Viewpoints: Locations which provide the observer a panoramic or expansive view of the historic area or the Mission shall be preserved where possible. The open knoll which is a high point on the Mission grounds shall be preserved as a viewpoint. In addition, the north facing open edge of San Miguel Court shall be preserved as a viewpoint overlooking the historic area. A hiking trail from the mission to this point should be provided.
- View object/historic landmark: The Mission San Luis Rey shall be regarded as the major significant historic landmark and view object in the historic area. Views to the Mission from major streets shall be protected wherever possible.
- In addition, the undeveloped face of the hillsides south of the Mission (above the future Highway 76 alignment) shall be kept in their native state as much as possible. If altered, native plant species should be introduced to modified slopes to minimize the impact on views southward from the Mission.



VIEW OF MISSION FROM SAN MIGUEL COURT

2. Architectural Guidelines

California Mission Revival and Spanish Colonial Revival architecture has some common design elements listed below. It is these design elements that are encouraged for the Historic Area:

- one or two-story building heights
- red clay tile roofs
- shallow-pitched tile roofs 2:12 to 6:12 pitch
- solid, massive walls
- smooth stucco wall surfaces
- arcades of round headed arches, set on columns
- enclosed courtyards
- recessed wall openings
- white or soft pastel earth tone colors
- ceramic tile accents—planters, benches, fountains, etc.

The elements to *avoid* or minimize are:

- high pitched or extensive flat roofs
- simple, box-like architecture
- rustic (“woody”) architectural styles
- large roof/leave overhangs
- extensive use of wood, glass, or metal
- slumpstone walls
- wood siding
- dark wall colors

The various components and structures of Mission Revival and Spanish Colonial Revival Architecture which are most important in establishing a definable context are described in detail. These include:

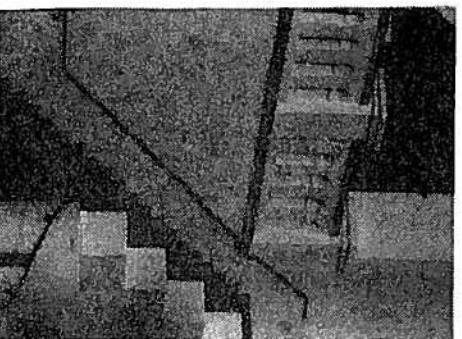
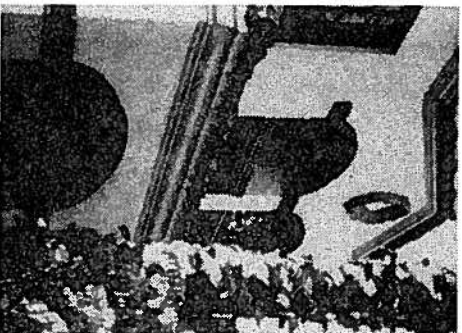
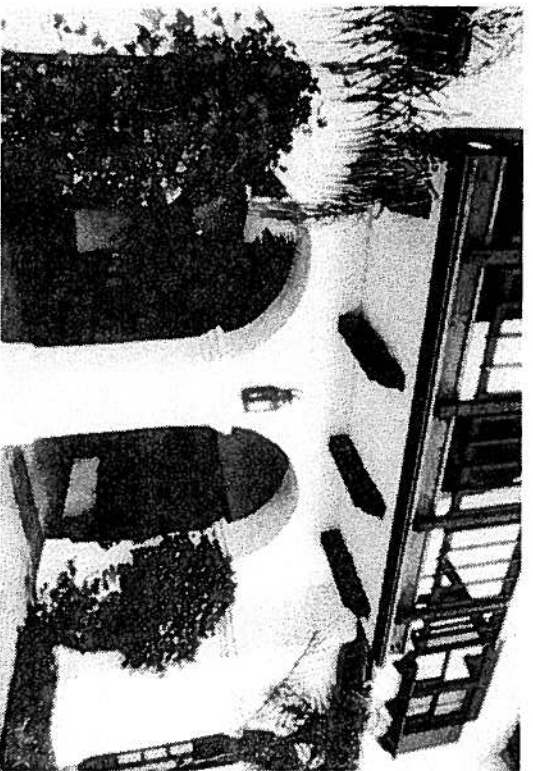
- a. Building exterior walls
- b. Roof pitch and material
- c. Windows
- d. Columns and arches
- e. Exterior doors
- f. Garden walls and fences

a. Building Exterior Walls

Building exterior walls shall have the appearance of stucco and the surface finish shall be smooth. Heavily textured stucco walls are prohibited.

Adobe walls or adobe simulation walls (slumpstone painted in darker colors) should not be used for structural (load bearing) walls. Wood, metal, glass, brick or slumpstone are specifically prohibited as predominant exterior wall materials.

At key wall openings on primary (street facing) exterior walls, an appearance of “thickness” and mass shall be expressed.



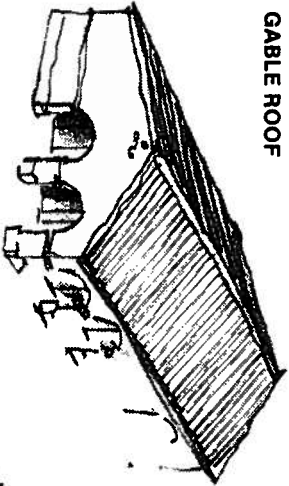
b. Roof Pitch and Materials

Roof pitch for Mission style architecture is typically low pitch. A 3:12-6:12 (vertical:horizontal distance) roof pitch is required for all main roof surfaces, with the exception of arcades or colonnades.

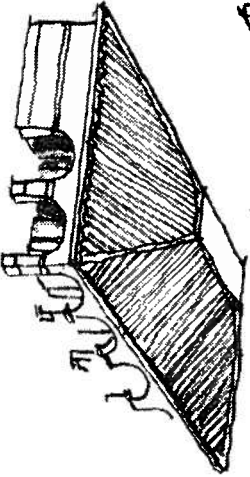
Roof pitch for attached arcades or colonnades shall be a minimum 2:12. Roof types shall be restricted to low pitched gable roofs, with the occasional use of a hip roof or shed roof as an accent at the end of the building. The use of a mansard, A-frame, jerkin-head gambrel, or flat roofs is specifically prohibited.

Roof material shall be comprised of standard mission barrel clay tiles. Each tile shall be a uniform reddish color and non-reflective (unglazed) for a soft finish look. Plastic tiles shall not be permitted. On primary (street facing) roofs, the tiles shall be "U" tiles.

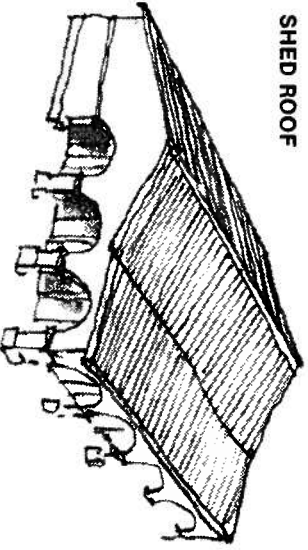
GABLE ROOF



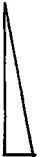
HIP ROOF



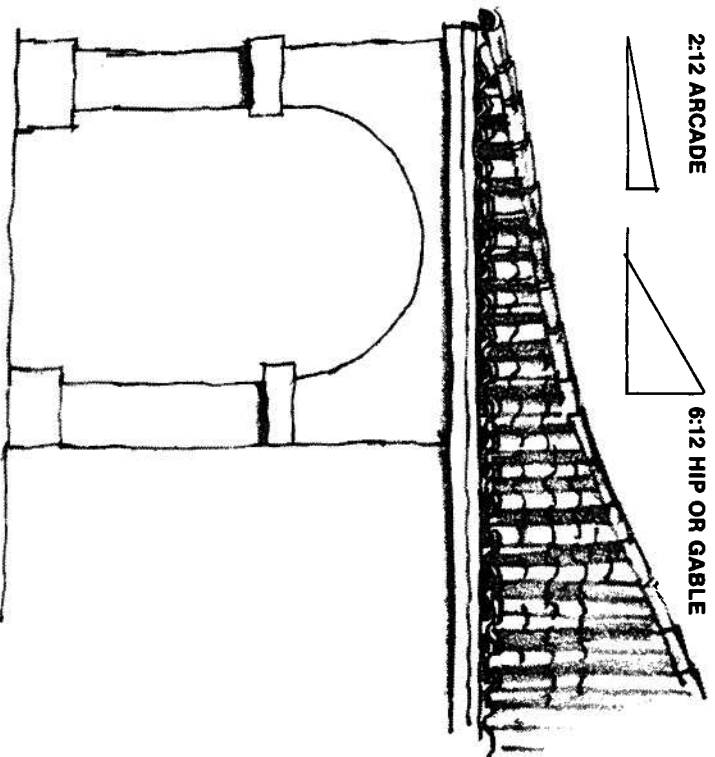
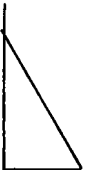
SHED ROOF



2:12 ARCADE



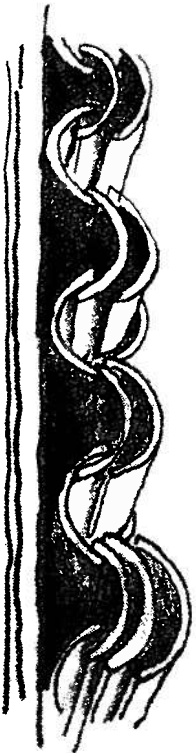
6:12 HIP OR GABLE



Secondary (non-street facing) roofs may utilize "S" tiles of clay or concrete. A random application of tiles is preferred to a symmetrical design. Tiles at the ends of the eaves shall be double or triple layered with exposed rusticated mortar to emphasize thickness.

All flashing, vents, pipes and sheet metal will be colored to match the adjoining roof or wall material. Solar panels are to be flush with the roof slope and screened from view.

"U" SHAPED TILES



"S" SHAPED TILES

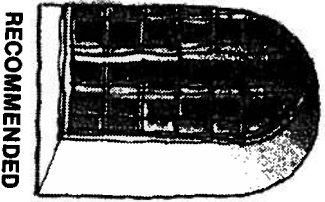


c. Windows

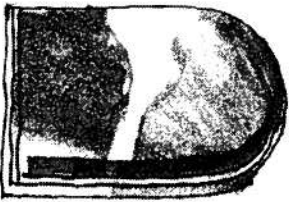
Mission style windows range in shape from small rectangular, multi-lit casement frames to large round headed windows. Deeply recessed windows (minimum of twelve inches) in thick walls is an important characteristic. The use of flower pot shelves beneath windows is also encouraged.

Many colors for window trim are used on Mission San Luis Rey. Acceptable trim colors include pastel blues, greens, reds, and beiges. Multi-lit windows recessed into wall surfaces are strongly encouraged as display windows for commercial areas.

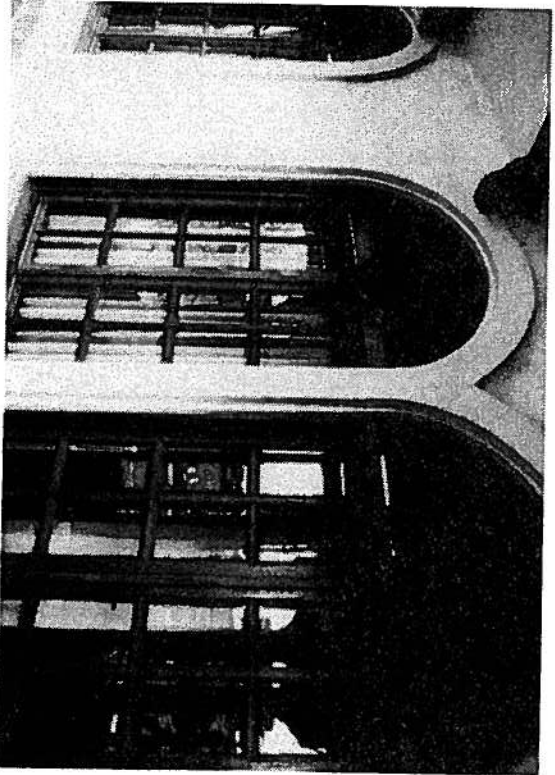
The use of louvered glass, glass block or non-anodized aluminum frame windows is inappropriate. Reflective mirror glass is prohibited. Fabric awnings are permitted in moderation, while metal awnings are prohibited.



RECOMMENDED



AVOID THIS

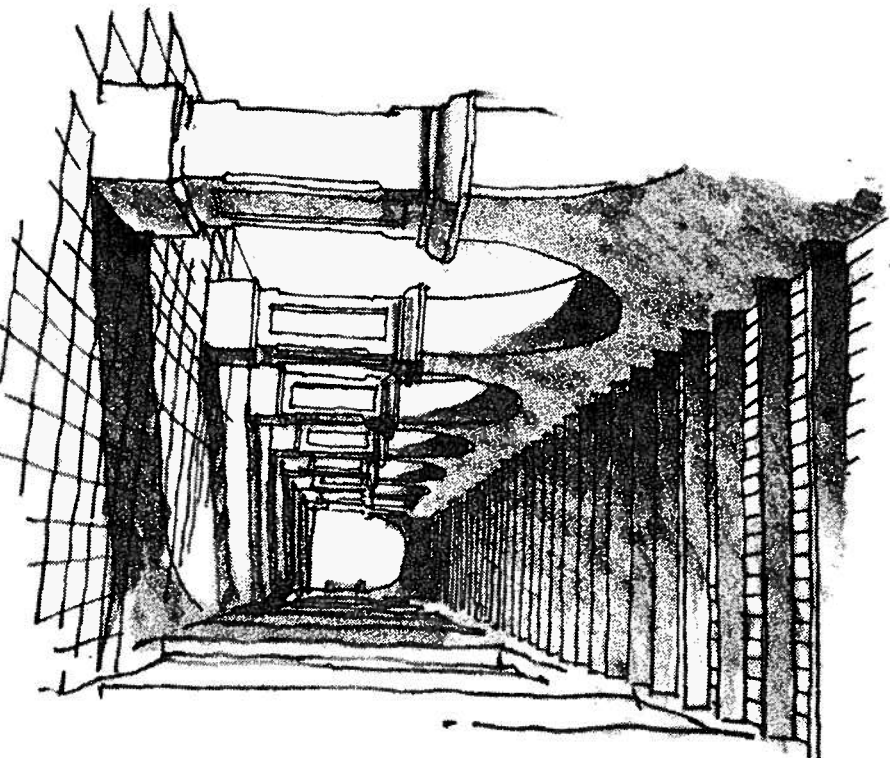


d. Columns and Arcades

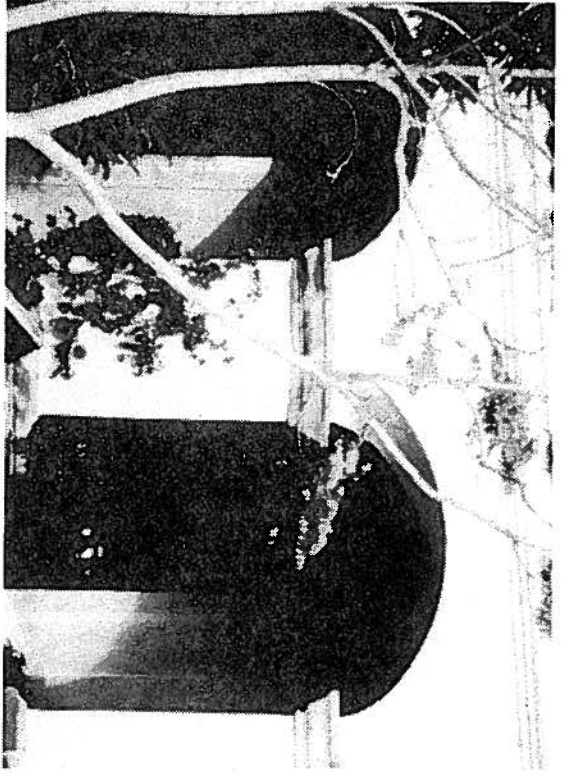
Stucco columns should be square in cross section and appear massive in thickness; 16 inches per side is desirable. The use of capitals and column bands is encouraged. A capital, approximately 2 to 3 inches thick by 3 to 6 inches high, should be incorporated at the top of the columns. The column's height should be 4-5 times the width of the column (16 inch). A base band, height approximately one half the column width, should be provided.

Arcades shall have semi-circular arches in regular series with columns as supports. Variations such as parabolic arches, or flat arches are not acceptable.

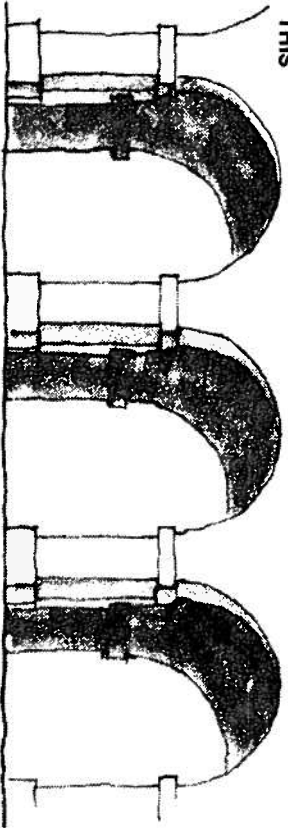
Arcades, patios and colonnades are typically paved with tile, brick or stone.



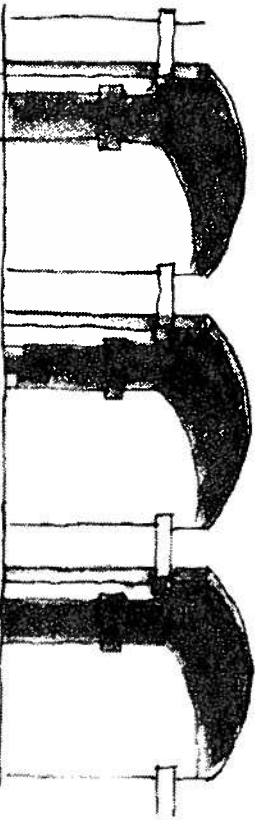
d. Columns and Arcades (cont.)



THIS



NOT THIS

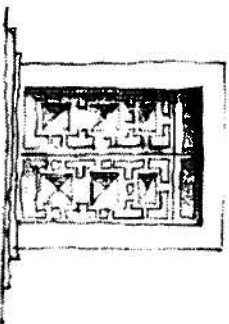
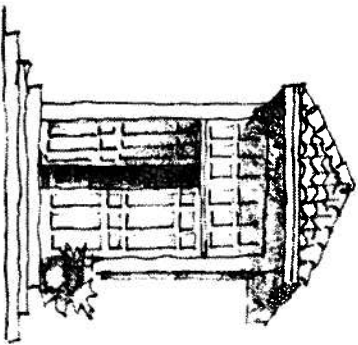
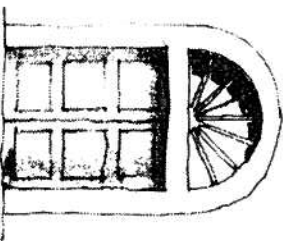
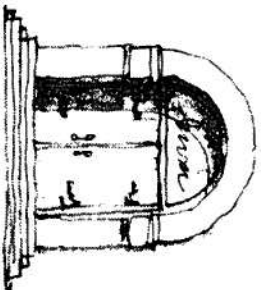
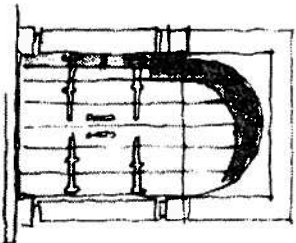


e. Exterior Doors

Mission Revival and Spanish Colonial Revival exterior doors are typically made of heavy wooden planks or panels. The doorway is frequently arched with a glass fan window above the door header (*see detail*). Arches over doors are strongly recommended. Doors shall have plain or decorated moldings and shall be recessed a minimum of twelve inches into primary building walls.

Trim treatment of doors, as with windows, may be tile or painted. Doors themselves are usually painted or stained to contrast with the building color. The use of non-anodized aluminum frame glass doors or sliding glass doors are prohibited.

The design of garage doors should be wood with a 'heavy' appearance. Colors should match the other building doors and contrast the building color.



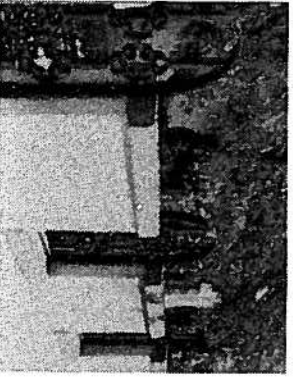
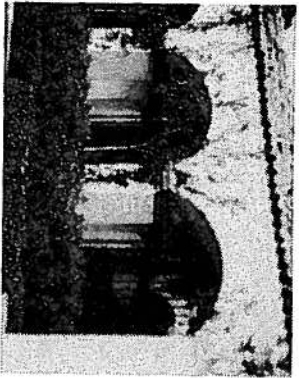
f. Garden Walls and Fences

Garden or freestanding walls are traditionally very thick, with smooth, irregular stucco finishes. The stucco finish for garden walls shall be similar to the finish on building walls. Highly textured or heavily troweled stucco finishes are prohibited.

“Bull nosed” (rounded) corners and edges further heighten this effect. The use of cornices, tile insets, and landscape vines on walls are good accents and provide visual contrast, but should not dominate the wall surface. Walls should have flowing or undulating tops. Some walls may incorporate benches and seating.

The maximum height of walls will be 36 inches. Exceptions: walls may be higher (to a maximum of eight feet) only when used as an entry wall, sign wall or if necessary to screen street traffic noise or conceal parking or utilities. The minimum wall thickness should be 8”; however, 12–18” thick walls are preferred.

Fencing shall be simple, open and made of materials complementary to the building design, such as wrought iron. Shiny metallic fences are prohibited.



3. Circulation, Parking and Paving Guidelines

Circulation systems are the roadways, walkways, trails and transit systems that allow residents and visitors to get from place to place within the historic area. The important entry points, major streets, special intersections in the Historic Area, and movement through the historic core area warrant special attention to emphasize the historic character of the area.

Parking in a historic area is an important consideration because the public view of open paved parking lots can detract from or obscure the historic theme of the area.

Paving of circulation surfaces is an important expression of the historic theme in the area. This is especially important in the Historic Core. The textures of paving can guide activities and movement patterns; it can channel traffic or prevent it from encroaching on specific areas; it can speed movement or slow it down. Smooth surface materials encourage walking, rough surfaces slow or inhibit walking. Paving materials therefore influence useability and comfort, as well as the perception of a historic time period.

A pedestrian, hiking and bicycle trail system through the Historic Area is an important means of providing recreation with education. Historic resources should be linked and signs provided to educate users about the history of the area.

a. Major Streets

The structure of the Mission San Luis Rey Historic Area is based in part on four major streets. The major streets include Mission Avenue, Douglas Drive, North El Camino Real, and Rancho Del Oro Way. These are termed "major streets" because they represent the four circulation routes to access the Mission San Luis Rey Historic Core.

- The major streets of the Historic Area should undergo careful evaluation before a widening and upgrade to higher capacity.
- Major streets should each have consistent paving, street trees, lighting, signage and other street furniture to increase the identity of the historic area.

The following description of Major streetscapes is provided below.

1. Mission Avenue

This is clearly the most important street in the Mission San Luis Rey Historic Area. It is a major east-west arterial with four through lanes west of Douglas Drive and three lanes east of Douglas. The major vehicular entry to the Mission San Luis Rey Historic Core is via Mission Avenue. As such, the

streetscape development should be designed with a high positive visual impact and concern for views of the Mission. The following are the detailed design requirements.

- **Setbacks:** All buildings or parking should be setback an average of 25 feet and a minimum of 10 feet from the curb. Exception: a minimum of 5 feet will be permitted to allow for bus turnout lanes. Within the 25 foot setback area there should be regular landscape pockets with clumps of street trees, and consistent walls and sidewalks. Note: a 10' x 10' planting space for street trees, exclusive of sidewalks is a minimum requirement. The sidewalk should be set back a minimum of 5 feet from the edge of the curb and parallel to it; it may be set back further to go around street trees.

- Walls should be set back from the edge of the curb a minimum distance of 10 feet and, whenever possible, 25 feet. The walls may be continuous along the length of the property or broken into sections with bougainvillea planting filling in the gaps.

- Bike lanes shall be provided in the street.

2. Douglas Drive

Douglas is a major four lane north-south spine, connecting the Mission San Luis Rey Historic Area with Camp Pendleton. It is a very important arterial within the Mission San Luis Rey Historic Area. Much of its streetscape character has been established between Mission Avenue and North El Camino Real. These guidelines are provided for this established portion of Douglas Drive if it is redeveloped, and the area between North El Camino Real and the San Luis Rey River as it naturally develops over time.

- **Setbacks:** The building and wall setbacks will be the same as those established for Mission Avenue, however, the sidewalk, rather than being 5 feet from the curb will meander throughout the 25 foot setback.
- Bike lanes shall be provided in the street. A separate jogging/hiking trail shall also be provided to connect the San Luis Rey River to the Historic Core at Peyrit Drive.

3. North El Camino Real

In terms of vehicular routes to the mission, El Camino Real is the least direct roadway. This four lane roadway, from the Mission Avenue intersection to the Douglas Road intersection is probably the most established in terms of streetscape. As such no substantial changes are proposed. Continued maintenance of the streetscape corridor of North El Camino Real is encouraged to sustain its existing character.

4. *Rancho Del Oro Way*

Rancho Del Oro Way is a low volume two lane street providing access to residential development south of Mission Avenue. However, future plans for the proposed Route 76 Expressway call for it to have an at-grade intersection at Rancho Del Oro Way. This is very significant because the only planned access to the expressway within the historic area would then be via Rancho Del Oro Way.

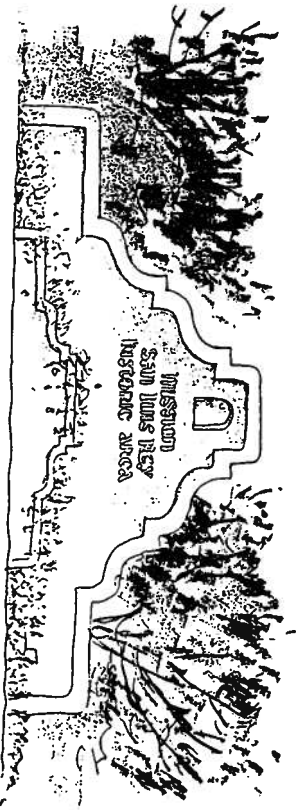
Rancho Del Oro Way is therefore considered a major street in the area, and may be enlarged to join Mission Avenue as a four-lane road in the near future.

- *Setbacks.* Buildings and walls shall be setback a minimum of 50 feet from the right-of-way north of the proposed highway 76 alignment to emphasize the open space and to provide a rural-like approach to the Mission.
- Bike lanes shall be provided off the street surface within the 50 foot setback. A separate jogging/hiking trail shall also be provided.

b. *Gateways*

The gateway entrances to the Mission San Luis Rey Historic Area shall be marked by thematic features that convey the quality and historic character of the Historic Area.

There are four principal gateways: on the west at Mission Avenue and El Camino Real; at the eastern edge of the Historic Area on Mission Avenue; on the north, at Douglas Drive and the San Luis Rey River channel; and a fourth potential major gateway may come to exist at the intersection of future Highway 76 and Rancho Del Oro Way.



GATEWAY MONUMENT

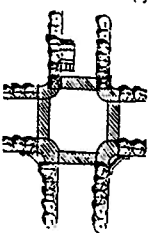
The following design example and guidelines will apply to all gateways:

- Historic area "image" announcements, such as sculpture, monuments, theme walls, symbols, paving, and landscaping should be used to create a sense of entry to the historic area.
- Design treatment shall focus on the public right of way, including corners and medians based on all the areas indicated on the Potentials and Constraints map. Directional graphics may be located here.
- Overhead entry banners will only be allowed here by permit for special occasions. (see 5. *Sign Guidelines*)

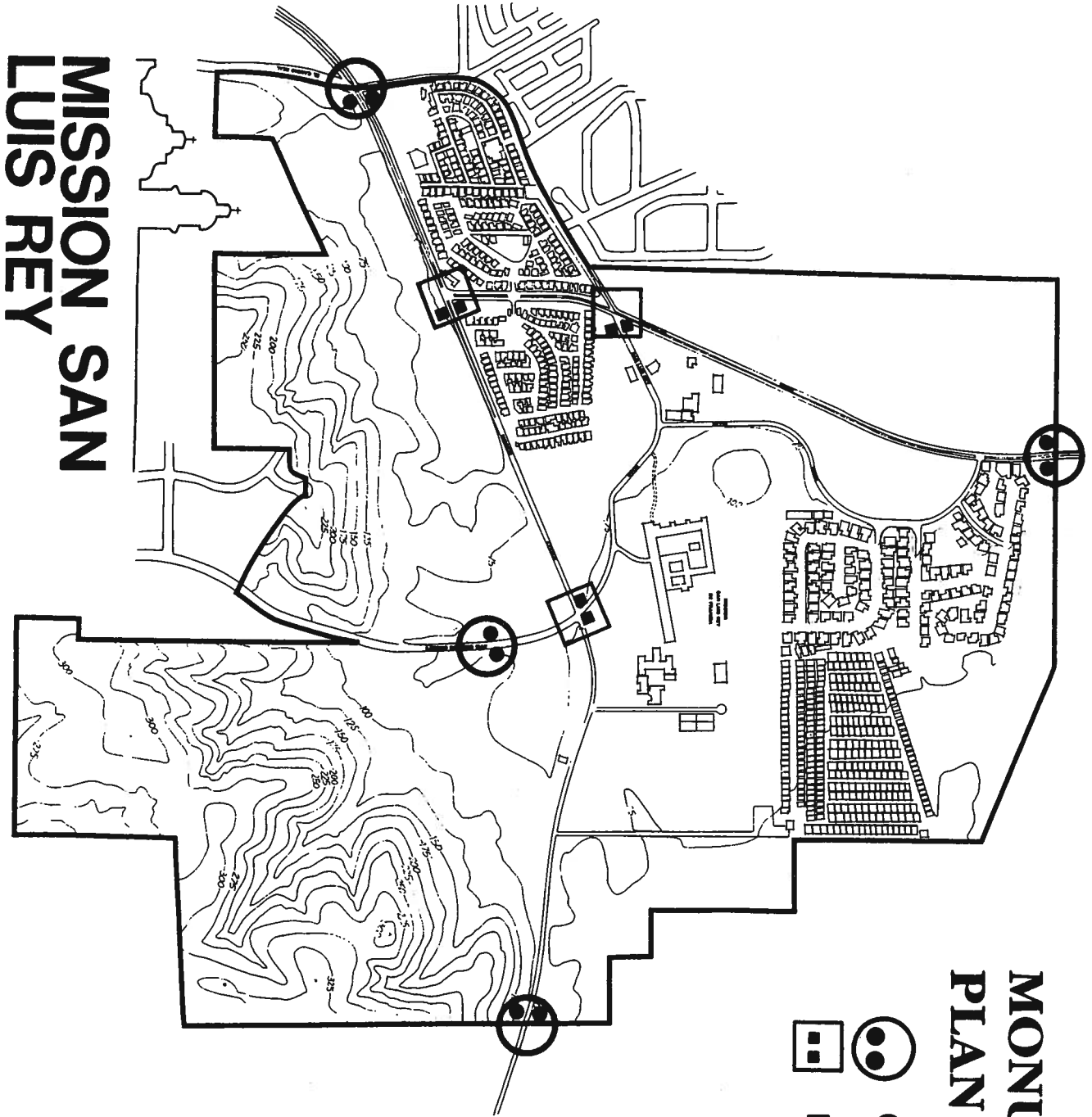
c. *Special Intersections*

Significant street intersections that create a "sense of arrival" at the Historic Core should receive special design treatment (see *example below*). Special paving materials, landscaping, signage and street furniture should be utilized. There are three special intersections in the historic area. They are: 1) Mission Avenue and San Luis Rey Road, 2) Mission Avenue and Douglas Drive, and 3) Douglas Drive and San Luis Rey Road.

- City preferred colors and patterns of high grade pavers are encouraged within these intersections.
- The identity of the Historic Core should be announced and directional graphics may be located here.
- Special treatment will focus on the public right-of-way within a 100' radius drawn from the center of the intersection, including corners, sidewalks, roads and medians.



ENTRY MONUMENT



MISSION SAN LUIS REY

MONUMENTATION PLAN

-  GATEWAY MONUMENT
-  ENTRY MONUMENT

4. **Historic Core**

The Historic Core should be a pedestrian oriented shopping and cultural area. Limited through vehicle traffic will reduce pedestrian confrontations with automobiles and reinforce the historic setting of the area (*see Historic Core Exhibit*).

A pedestrian environment should be established and maintained by keeping the street narrow with no street parking, using patterned paving, street trees and street furniture.

There are two existing streets in the historic core that shall be considered "historic core streets": San Luis Rey Road and Peyri Drive.

1. *San Luis Rey Road*

San Luis Rey Road is a two lane local road which connects the terminus of El Camino Real at Douglas Drive with the terminus of Rancho Del Oro Way at Mission Avenue. San Luis Rey Road provides local access to the Mission San Luis Rey grounds. It is anticipated that San Luis Rey Road will serve a dual purpose as a predominantly pedestrian oriented street. A pedestrian atmosphere with a high historic impact will be encouraged. The following design elements are recommended.

- *Setbacks.* San Luis Rey Road should promote an intimate, cloistered, pedestrian scale linear park atmosphere for its streetscape. Setbacks for buildings shall not exceed 15 feet in the commercial village area. The 15 feet may be utilized as a pedestrian way or for landscaping and a wide sidewalk.
- Remove street curbs where possible and replace with rolled curb or swale (to be approved by City Engineer). Historic theme paving will be required (*see 3g: Paving*). Make gradual transition from street to walk.
- Bike lanes shall be provided off-street whenever possible. In addition, a separate jogging/hiking trail should be provided to link Rancho Del Oro Way with Douglas Drive.

Special Items:

- *Kiosks.* It is recommended that a limited number of descriptive, historically relevant kiosks be designed and incorporated along San Luis Rey Road. The kiosk design should be architecturally compatible with the Mission Revival or Spanish Colonial Revival theme (*see 4f: Street Furniture*).
- *Bollards.* A wood, stone, concrete or stucco bollard with inset should be utilized to differentiate the pedestrian way from the vehicular route (*see 4f: Street Furniture*).

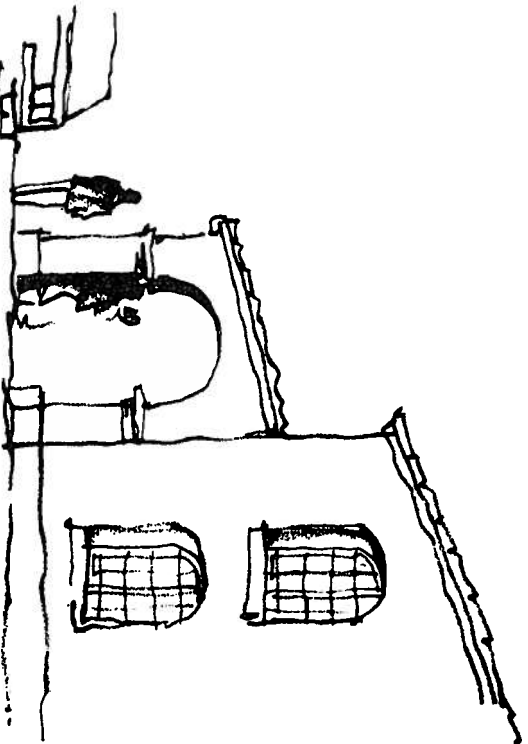
2. *Peyri Drive*

Peyri Drive is a two lane local road. Peyri Drive will provide a pedestrian and vehicle access with emphasis on providing a pedestrian linkage from the Historic Core to Heritage Park, peripheral parking areas and the single-family residential neighborhood.

- *Setbacks.* The setbacks for Peyri Drive should be 15 feet for commercial and residential structures. The 15 foot setback should be paved for a pedestrian way or for landscaping and a wide sidewalk.
- The design elements called out for San Luis Rey Road may also be incorporated along Peyri Drive. Note: Historic theme paving will be required from Via Los Padres to San Luis Rey Road.
- Mission walls, wells and ruins west of Peyri Drive shall be preserved.

Commercial Village Area

- Buildings should vary in height from one to two stories. They should form small "blocks" of shops that are internally oriented.
- Covered arcades, narrow pedestrianways, courts and plazas are encouraged.



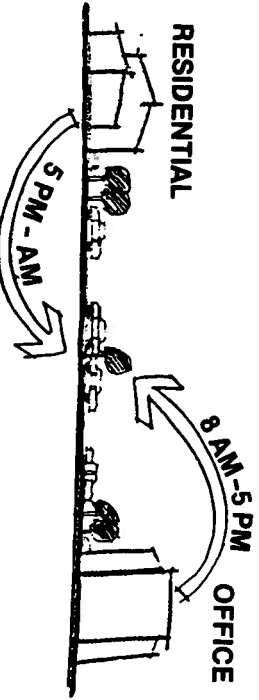
e. Trails and Paths

- A pedestrian walkway and hiking trail system should be established from the Historic Core connecting the Mission and Heritage Park to Ivey Ranch Park, San Miguel Court and Dean Heyenga Park (see *Potentials and Constraints Map*).
- Within the Historic Core, a pedestrian path system should be designed to provide the visitor a historic walk around the Mission grounds and to connect the Mission with Heritage Park and adjoining commercial areas.
- A bicycle path system within the Historic Area should be established. (see *Major Streets and Historic Core*). Bicycle trails shall be developed with a 10' minimum width and constructed of asphaltic concrete as specified in *CalTrans' Planning and Design Criteria for Bikeways in California*.

f. Parking

It is important that parking lots in the Historic Area be located, designed and landscaped to screen parked vehicles from public view. The following guidelines provide the acceptable methods for blending parking lots into the overall Mission San Luis Rey Historic Area.

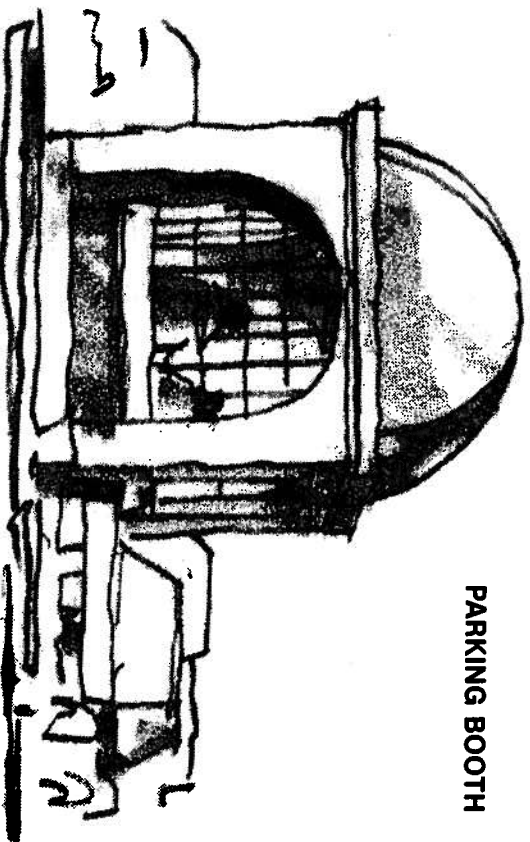
- All parking areas (excluding entry and exit but including areas between driveways), shall be screened from the view of public rights of way, wherever possible, by decorative treatments, including, but not limited to low walls, berms, plantings, and buildings, or a combination thereof.
- Multi-user parking areas shared between buildings and uses shall be encouraged to the maximum extent possible.



- Massive areas of parking shall be discouraged. Parking lots shall be designed with pedestrian pathways and landscaping.
- Public parking within the "Core Area Conceptual Plan" shall be allowed only in designated peripheral parking lots or service areas once the peripheral parking lots are available. In the interim period, parking may be permitted on the site if

there is an approved development plan that illustrates future commercial use of the parking area. The intent is to phase the on-site parking out and participate in future peripheral parking facilities once they are available.

- On-street parking shall be prohibited along Mission Avenue, North El Camino Real, Douglas Drive, Rancho Del Oro Way and San Luis Rey Road.
- Major vehicular access points for parking lots should be located as far as possible from street intersections as possible.
- Parking shall be oriented to permit pedestrian flow to shops without having to cut across more than two vehicle travel lanes.



PARKING BOOTH

- Parking facilities shall be designed so that a car within a facility will not have to enter a street to move from one location to any other locations within the same parking facility.
- Parking bays of greater than 10 parking stalls in a row shall not be allowed without a landscaped break (one stall wide).

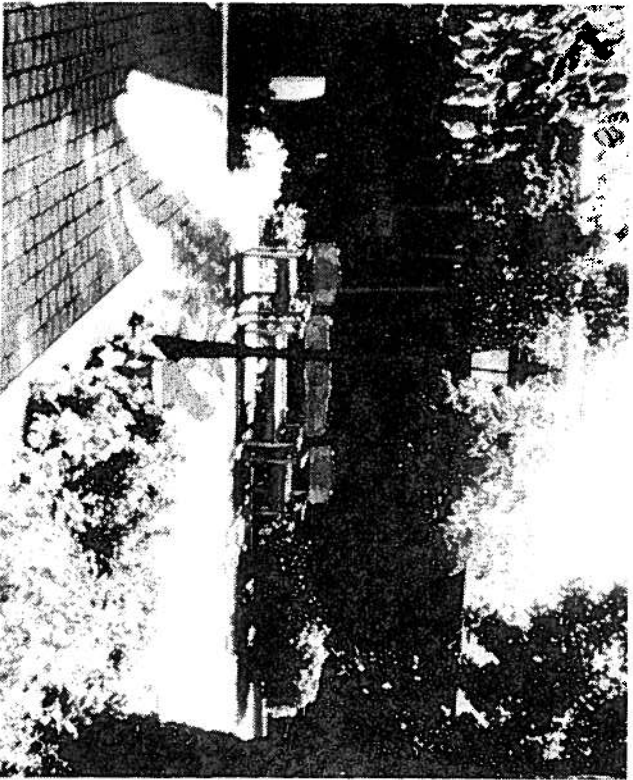
Paving

Paving materials that reflect the historic materials used in the nineteenth century are required on specified Historic Core streets (San Luis Rey Road and Peyri Drive) and encouraged in the historic area where possible. Suitable road and parking materials include:

- Asphalt with special gravel aggregate surface.
- Stamped concrete cobbles, deep gray.
- Use of stabilized earth, such as decomposed granite and portland cement mix.

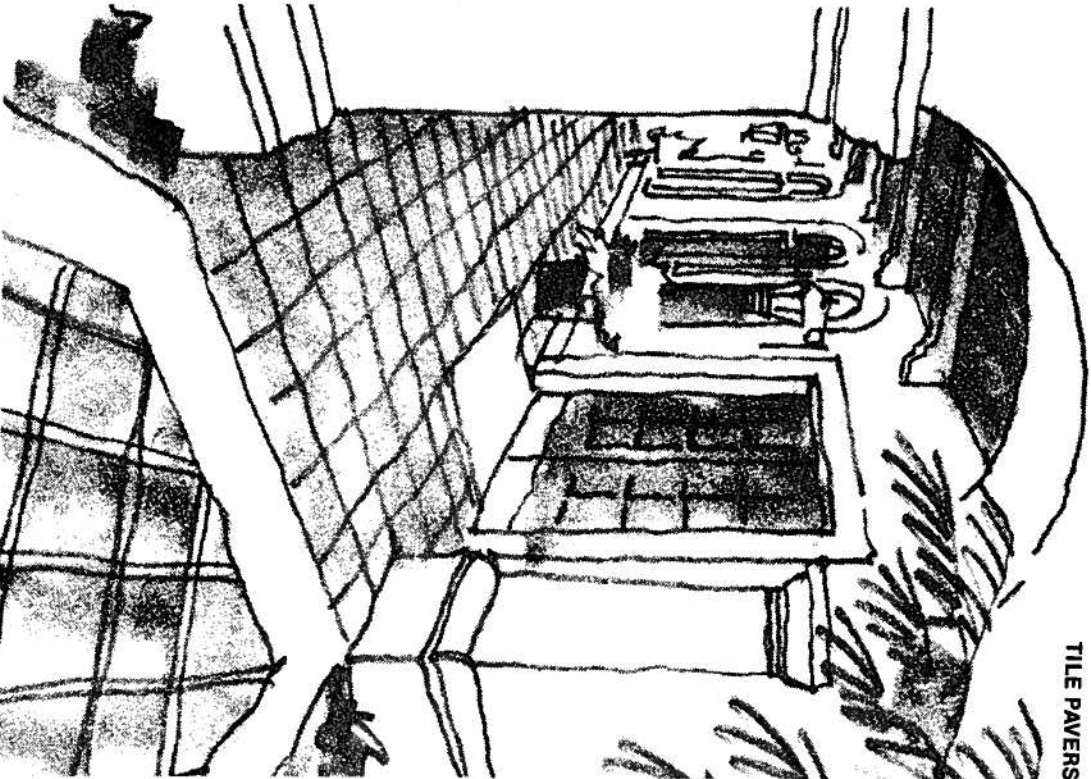
Paving within arcades, plazas, crosswalks and walkways:

- Red Clay tile (12" x 12") in areas of low pedestrian and automobile traffic only.
- Textured, Stamped concrete, deep red, with off-white grout (to resemble tile).
- Stamped concrete cobbles, deep gray.
- Brick or brick pavers, reds or browns.
- Stabilized earth, decomposed granite and portland cement mix (for footpaths).
- Wooden planks (some sidewalks).



STAMPED CONCRETE COBBLES

- Limit the number of paving materials and patterns used in one place. Avoid the use of unstamped concrete, dark brick, glazed brick pavers, rustic stone (flagstone), and river rock.
- Driveway entries should be different pavement than sidewalk or street pavement.
- Vast expanses of concrete or asphalt, as in parking lots, are not permitted and should be modified with differing colors and paving patterns.



TILE PAVERS

4. Landscape Guidelines

Landscape in the Mission San Luis Rey Historic Area shall achieve three specific ends: one, to unify and establish a Mission Revival theme; two, to soften the auto oriented new commercial development; three, to unify the Mission San Luis Rey Historic Area as a pleasant environment for residents and visitors alike. These three ends will be accomplished by a highly recognizable use of repeated planting treatments. Consistency and continuity within the street right-of-way and building setback areas is extremely important.

New development in the Historic Area shall comply with the following landscape guidelines and the City of OceanSide's Zoning Code.

Landscape Area Ratio

A minimum of one 15 gallon size tree (25 feet in height or more at maturity) for every 625 square feet of landscaping, and one shrub or vine for every 50 square feet of landscaping are considered necessary.

Irrigation

Provide complete automatic sprinkler or drip irrigation systems for all commercial projects and for all large planting areas.

Maintenance

Keep all plantings healthy and growing with all planting areas free of weeds and debris.

Trees, shrubs and vines

Trees shall be 15-gallon size having a minimum height of eight feet at time of planting. Shrubs shall be a minimum of 1-gallon size at time of planting. The tree shall be adequate in trunk diameter to support the top. Trees, shrubs and vines shall have body and fullness that is typical of the species.

Ground Cover

The ground cover shall be healthy, densely foliated, and well-rooted cuttings, or one-gallon-container plants. Herbaceous and flat plant ground covers shall be planted no more than 18 inches on center and woody shrubs ground cover shall be planted no more than four feet on center.

Spacing

The spacing of trees and shrubs shall be appropriate to the species used. The plant materials shall be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing shall also insure unobstructed

- access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles.
- Plant material shall conform to the following spacing standards:
1. A minimum of 25 feet from the property corner at a street intersection to the center of the street or large shrub.
 2. A minimum of 15 feet between center of trees and large shrubs to light standards.
 3. A minimum of 15 feet between center of trees or large shrubs and fire hydrants.
 4. A minimum of 10 feet between center of trees or large shrubs and edge of driveway.

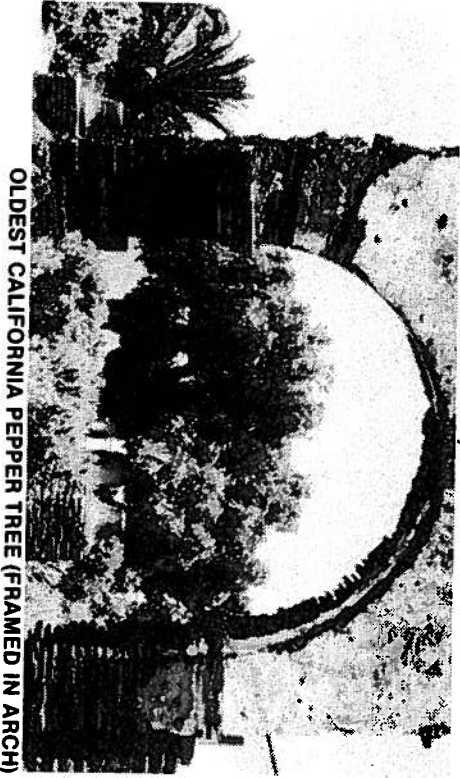
General Guidelines

- Save existing mature trees where possible, especially Pepper Trees (some may be moved and transplanted, i.e. palms, pines, etc.). Approval must be obtained for removal of all trees having a trunk diameter of 10 inches or more measured 48 inches above existing grade.
- Use specimen trees (boxed trees) for immediate effect and accent.
- Give consideration to rapidly growing trees.
- Emphasize use of varieties which require low maintenance and drought tolerant species in public and commercial areas and in large landscape areas.
- Use Boxed and tubbed plants in clay or wood containers, especially for enhancement of sidewalk shops.
- Give preference to ground covers which require little maintenance. "Authentic" flower and vegetable gardens may be developed to add to the historic character.
- Vines and climbing plants integrated upon building and perimeter stucco garden walls are *strongly encouraged*. A few plants to consider for this purpose are: Bougainvillea, grape ivy and wisteria vines.
- Use color plantings at the base of building, in planter boxes and focal points.
- The City should monitor ongoing research for control of Psyllid infestation in California Pepper trees currently being performed by agricultural agencies such as San Diego County Cooperative Extension UCSD to ensure proper maintenance and health of this species.

a. Streetscape Planting Theme

A streetscape planting theme is needed to unify and reinforce the historic setting for the mission. The first California Pepper Tree ever planted in California was planted in the courtyard of the Mission San Luis Rey. It still exists today and will be commemorated throughout the Historic Area as the main street tree. This planting theme will occur within the public street right-of-way of all new commercial developments. The following streets shall be included:

- **Mission Avenue.** California Pepper Trees should be planted in groupings of two to three rather than in orderly rows. These groupings should average one group for every 250 lineal feet of road frontage. This will allow for visual exposure of businesses along the road. Sidewalks and stucco walls will be placed behind the trees.
- **Douglas Drive.** California Pepper Trees should be planted an average of one tree in every 40 lineal feet. However, a regimental planting is not sought; clustering in less formal arrangements is desirable.
- **San Luis Rey Road.** California Pepper Trees should be the predominant street tree planted in a non-uniform random arrangement. Preserve views from Mission Avenue of the Mission by leaving large open vistas in front of the Mission on this road.
- **Rancho Del Oro Way.** California Pepper Trees should be planted in the same arrangement as Mission Avenue so that these two roads have a common landscape theme.
- **North El Camino Road.** Maintain existing plantings.
- **Peyri Drive.** Same as San Luis Rey Road.



OLDEST CALIFORNIA PEPPER TREE (FRAMED IN ARCH)

b. Gateway Treatment

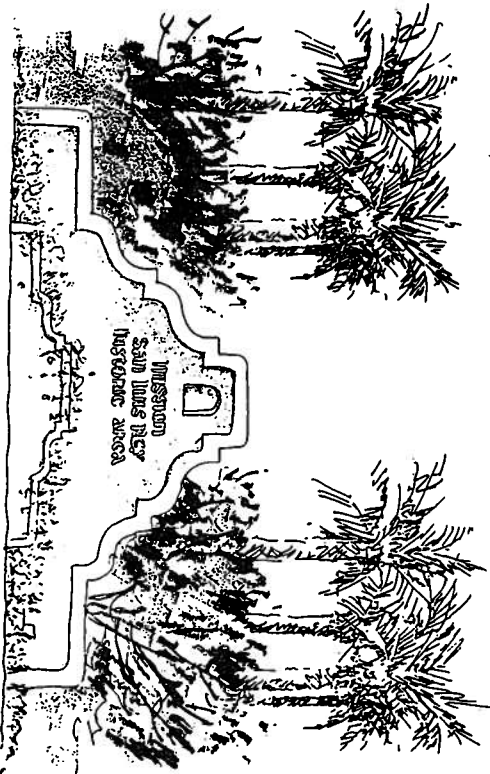
All gateways should utilize plant materials that are characteristic of the dry climate of the area to provide a strong but simple entry identity for the historic area.

Trees. Landscape treatment of gateways should focus on large scale trees in groups to signify entrance into the historic area. (For example, California Pepper Trees, Canary Island Palm or Oaks.)

Shrubs. Colorful contrasting shrubs, especially in association with walls as backdrops, should be used to define the edges of gateways. (For example, bougainvillea, oleander, yucca, etc.)

Vines. Attractive plants should be used against walls and trellises. (For example, pipe stem clematis, pride of California, honeysuckle, wisteria, etc.)

Ground Cover. Colorful, low groundcovers or flowers in broad masses should be used on both sides of the road to unify the ground plane of the gateway. (For example, gazania, agapanthus, carissa, etc.)



c. Special Intersections

Landscape treatment is similar to gateways. However, planting should be denser and more colorful. These intersections need to be understood as arrival points to the historic core.

Trees. Focus on colorful canopy trees such as Coral Trees or Jacaranda.

Shrubs. Such as raphiolepis, pitosporum, etc.

Ground Cover. Such as ophiopogon, cape plumbago, santolina, etc.

4. Historic Core Planting

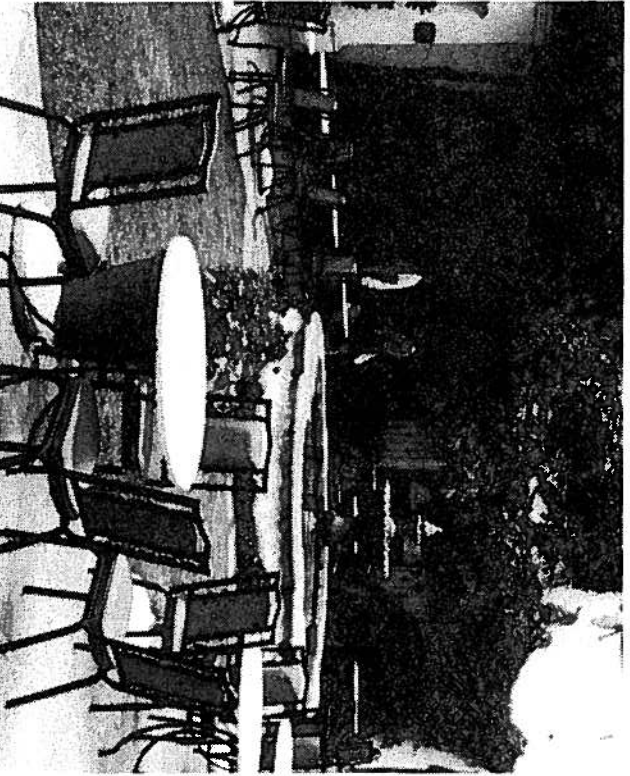
The historic core planting emphasis should be placed on historical Mexican and early California landscapes and gardens. California and Mexican native plant materials, courtyards and gardens, vines and use of fountains, statuary and wooden containers will be encouraged.

Plant materials should be representative of the species known to have been used about the early habitations, together with more recent materials of like character (see landscape plant material palette).

The patio is encouraged in commercial zones. It is usually paved, and there is no grass in a strictly Spanish patio. Its floor may be left to dirt or imported decomposed granite.

Planting beds will be depressed, rather than raised, to catch the surface water. Red clay or painted pots of flowering plants are encouraged.

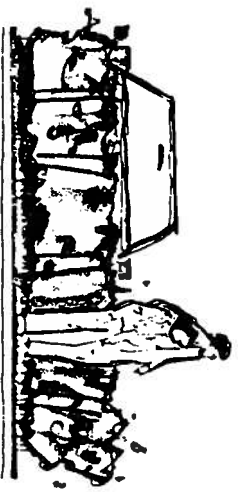
The original historic landscape setting for the Mission was one of open agricultural lands. A rural open space character with some cultivated land outside the Mission should be encouraged. An urban, park-like landscape of large ornamental shade trees, formal groupings, and tree lined roads is discouraged as not appropriate to the original rural historic setting.



e. Parking Lot Requirements

The following parking lot guidelines shall be addressed before submitting proposals to the City for permit approvals (see 3. *Circulation, j. Parking as well*).

- Provide shade trees in large paved and parking areas. One tree per six parking stalls on average.
- All parking areas are to be screened from view of public rights-of-way and adjoining properties where possible with landscaping and/or berm treatments.

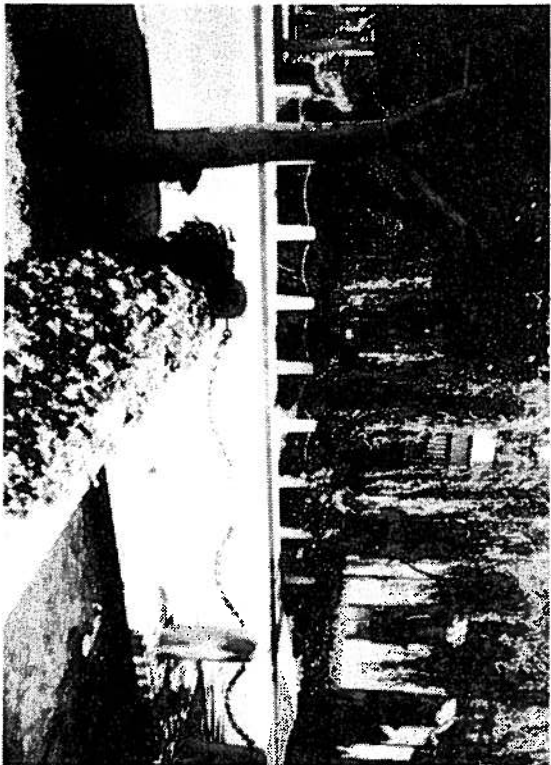


- Parking areas should be located to the rear of structures where possible, with canopy trees to soften the visual impact of broad paved areas and to shade vehicles.
- Dense evergreen shrubs or stucco walls should be used to soften the impact of the rear elevation of buildings and to conceal trash collection areas.
- Maximize shrub use to screen parking, storage areas and utility features.
- Parking bays of greater than 10 parking stalls in a row shall not be allowed without a landscaped break (one stall wide).

f. Street Furniture

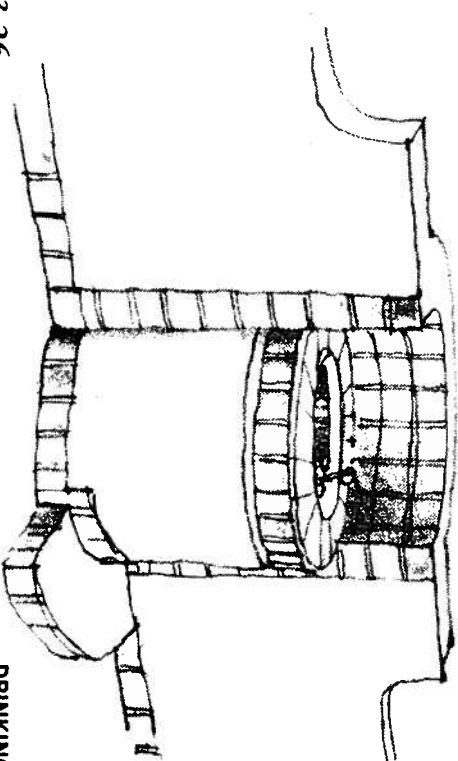
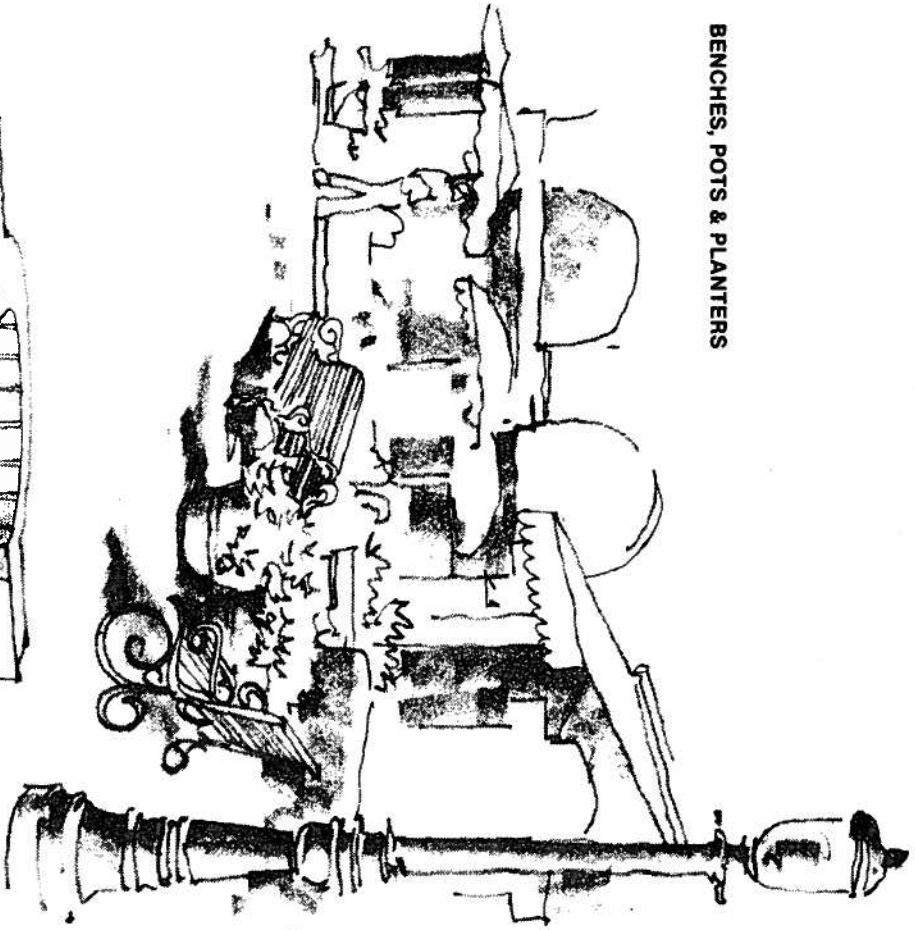
All items of street furniture must be carefully studied and selected or designed to promote the historic character of the Mission San Luis Rey Historic Area. Some of the items of street furniture to be encouraged within the Historic Area are: benches, bollards, pots and planters, fountains and sculpture, drinking fountains, trash receptacles, telephones, fire hydrants and fire alarm boxes, hitching rails and kiosks.

1. *Benches.* Benches may be made of wood, adobe, adobe inset with tile, or wrought iron. Benches should be arranged in groups to promote social contact.
2. *Bollards.* Bollards are small scaled posts used to channel movement or exclude vehicle traffic. They may be wood, stone, concrete and may sometimes be substituted for by large pots. These should be used in moderation.
3. *Pots and Planters.* Flowers and shrubs planted in pots and containers are encouraged especially in commercial areas. Permitted materials include unglazed clay, wood, tile, stone, and concrete. Plastic containers are prohibited.
4. *Drinking Fountains.* Are encouraged along pedestrian walkways, especially in the Historic Core. Wood, tile, clay, stone or concrete are permitted. Shiny metal or plastic drinking fountains are prohibited.



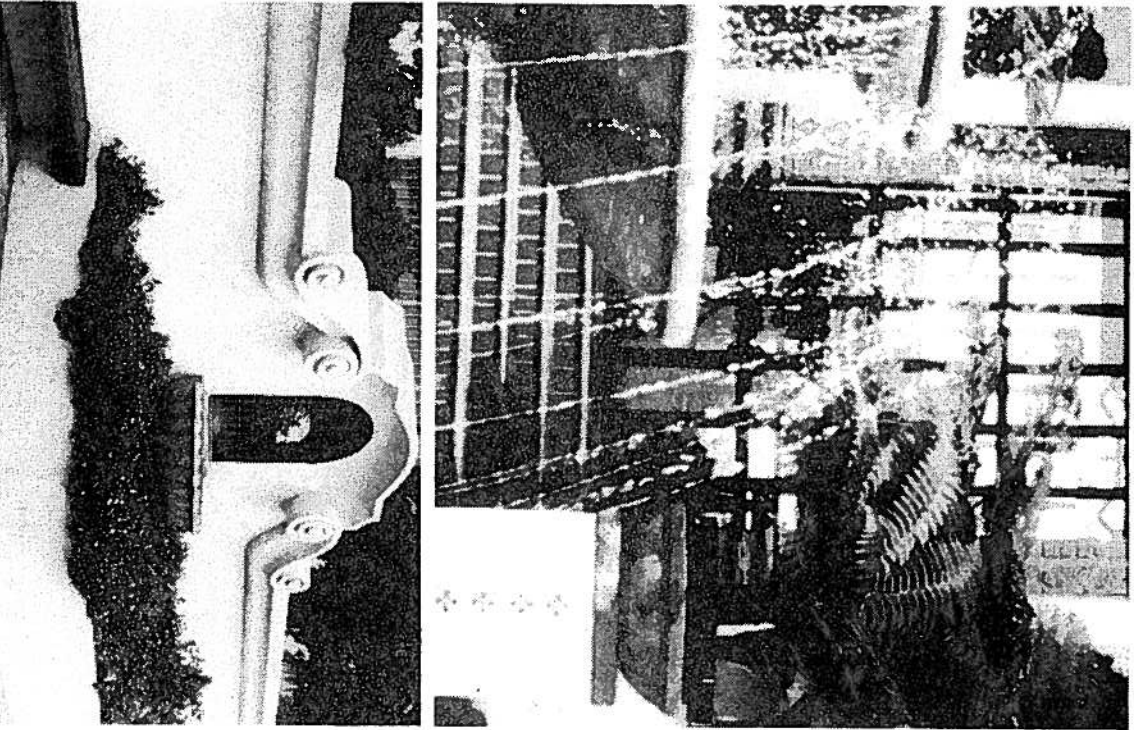
BOLLARD

BENCHES, POTS & PLANTERS



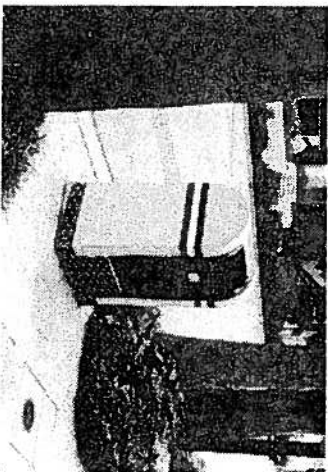
DRINKING FOUNTAIN

5. *Fountains and Sculpture.* Are encouraged in courtyards, plazas, gardens, and gateways and special intersections. Glazed tiles were frequently used for both interior lining and exterior surfacing of fountains. Water movement in fountains should be bubbling or small jets as if gravity driven. Sculpture should be limited, carefully chosen and placed to be seen outside.



6. *Trash Receptacles.* Should be available near major path intersections, benches, restrooms, eating establishments and other public gathering areas. They must fit with the Mission Revival style of the historic area and may not be plastic, or shiny metal. The use of historically appropriate containers such as wood barrels or large clay vessels is encouraged.
7. *Telephones.* Should be disguised in the historic core so they do not conflict with the historic character of the area. Typically, they should be integrated with the other street furniture by enclosing them in wood or clay materials. Glass or metal enclosures prohibited.
8. *Hitching Rails.* Wooden hitching rails or posts in front of commercial or public facilities are encouraged.
9. *Kiosks.* These small pavillion structures should be limited and carefully sited. They should be designed as shown below or incorporated as part of a market environment with wood posts and canvas top to shelter and hide telephone booths, information booths, etc.

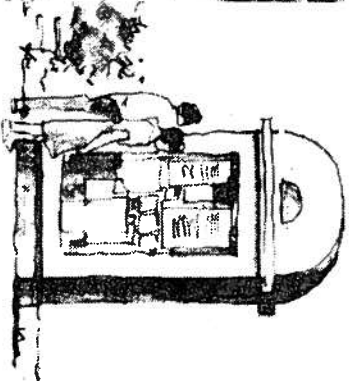
MAILBOX



TELEPHONE



KIOSK



g. Landscape Plant Material Palette

The following list of plants should be utilized in selecting plant material for landscaping the historic area. Other species may be used subject to the approval of the City of OceanSide.

Trees

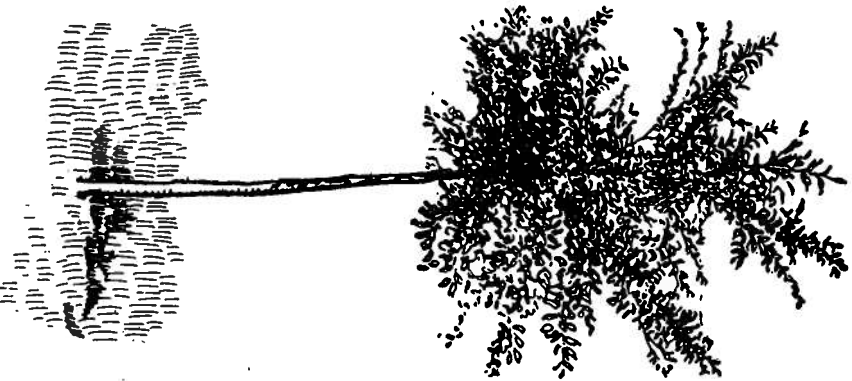
Schinus molle/California Pepper
Jacaranda acutifolia/Jacaranda
Eucalyptus citriodora/Eucalyptus
Erythrina coralliodes/Coral Tree
Phoenix canariensis/Canary Island Palm
Quercus agrifolia/Coast Live Oak
Brachychiton acerifolius/Bottle Tree

Shrubs

Raphiolepis indica/Indian Hawthorn
Xylosma congestum/Shiny Xylosma
Nerium Oleander/Oleander
Pittosporum tobira varigata/Mock Orange
Yucca/Yucca
Ceanothus/California Lilac
Heteromeles arbutifolia/Toyon

Vines

Bougainvillea spp./Bougainvillea
Solanum rantonnetii/Potato Vine
Wisteria chinensis/Chinese Wisteria
Cissus rhombifolia/Grape Ivy
Solantra gutrata/Cup of Gold Vine
Clematis spp./Pipe-stem of Clematis
Lathyrus splendens/Pride of California
Lonicera spp./Honeysuckle



Ground Covers

Hedera helix/English Ivy
Rosmarinus officinalis/Rosemary
Gazania spp./Gazania
Ophiopogon japonicum/Lily Turf
Trachelospermum jasminoides/Star Jasmine
Campanula/Bell Flower
Potentilla/Cinquefoil
Vinca/Periwinkle
Plumbago capensis/Cape Plumbago
Santolina virens/Green Cotton Lavender
Carissa spp./Natal Plum
Agapanthus africanus/Agapanthus
Agave spp./Agave
Arctostaphylos spp./Manzanita

5. Sign Guidelines

Signs in the Historic Area should advertise a place of business or provide directions and information. Signs shall be architecturally attractive and contribute to the retention or restoration of the historic character of the area. Signs should not compete with each other or dominate the setting via inconsistent height, size, shape, number, color, lighting or movement.

An effective signing and graphics system functions not as a separate entity but as an integral part of the built environment. Carefully planned signs communicate essential information, while also ordering and enhancing the architectural environment.

The City has ordinances to help control the size and clutter of storefront signs, but code restrictions may not be enough. Design criteria are needed to encourage and coordinate well-designed signing. The following sign guidelines are also intended to assure the merchant that all other establishments are similarly regulated in the Historic Area. A comprehensive sign package shall be required for all development within the Historic Area to insure compliance with these guidelines.



a. Sign Purpose Definitions

1. On-site Advertising Sign or Identification Signs

A sign advertising the business, accommodations, services or activities provided on the premises on which the sign is located. On-site signs do not include outdoor advertising signs.

2. Off-site Advertising, Real Estate or Subdivision Signs

Any sign that describes or advertises products, accommodations, services or activities not provided on the premises on which it is located.

3. Directional Sign

Any sign that primarily points the way or identifies any particular feature (private or public) in the Historic Area, provided it contains no commercial or advertising matter.

4. Historic Sign

Any sign used to recreate a replica or restore a historic structure related to the Mission San Luis Rey, All Saints Church or Heritage Park. Documentary evidence of such a sign must be presented to OHPAC.

5. Historic Marker

Signs or markers approved by the City, State or Federal Government to be located on historic sites, points, or structures, or describe directions to such from prominent visible locations within the public right-of-ways.

b. Sign Types

Canopy Sign

A sign affixed to a roof overhang, or projecting canopy over a sidewalk or walkway, and carried by a frame.

Pole Sign

A freestanding sign—not exceeding 12 feet in height—supported by one or more uprights placed in or upon the ground which are not part of, or attached to, a building.

Projecting Sign

Any sign which is attached to a building or arcade or suspended or hung from an ornamental framework so that the sign face is perpendicular (30 degrees or greater) to the building face.

Wall Sign

A sign not exceeding four (4) feet in height securely affixed to a wall and projecting no more than 6 inches from and parallel to the face of such of the wall. A wall sign shall not project beyond the edge of the building face nor above the highest line of the building to which it is attached. The length of the sign may be up to 80% of the building frontage, and shall not exceed 20% of the building frontage wall.

Window Sign

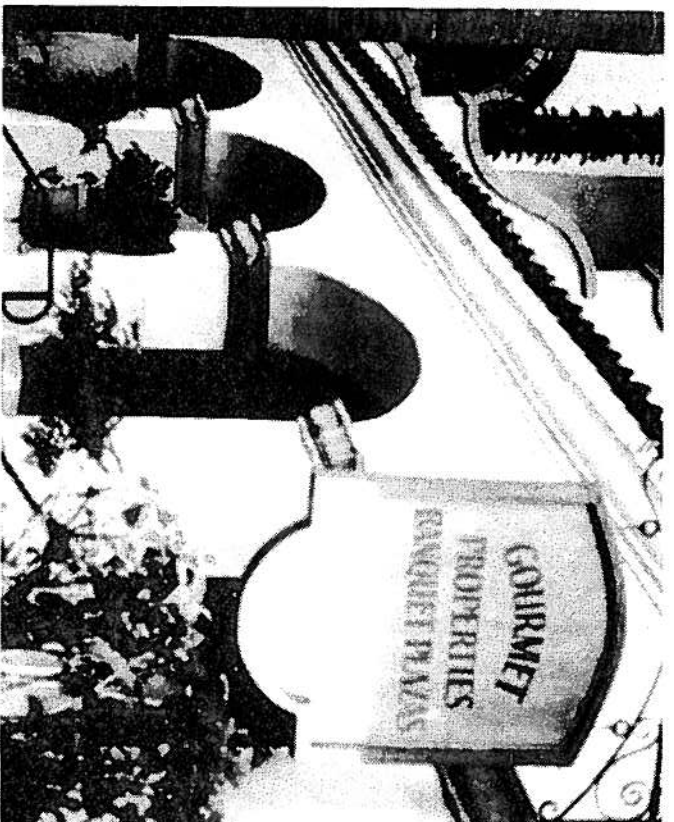
Signs painted or permanently affixed on an interior translucent surface, including windows and doors, such coverage not to exceed 10% of the area visible from any one point of the building. Exterior window signs are prohibited.

Monument Sign

A sign used for identification purposes not to exceed six feet in height (except Entry Monuments which may be twelve feet (see *Sketch under 3c: Special Intersections*)), and supported by a base not exceeding 25% of sign area.

Temporary Signs

Any sign, balloon, streamer, banner, flag, or advertising display constructed of cloth, canvas, paper, cardboard, light fabric or other light material, without frames, intended to be displayed for a limited time period only. This period shall not exceed thirty consecutive days for any one special event.



c. General Regulations

1. All signs shall be reviewed by OHPAC and only approved when such signs conform to the sign controls of the Mission San Luis Rey Historic Area.
2. No signs shall project over the public right-of-way, except as noted herein.

3. Application for a sign permit shall be accompanied by sketches and drawings to scale and dimensions showing details of construction, and shall delineate the size, shape, design, material, coloring, lettering, lighting and position in relation to the building form or place where it will be displayed. Scaled sketches of existing signs on the premises, including signs for which valid permits exist, whether or not such signs are in existence, shall accompany the application.

4. Colors shall be consistent with the period of the building or site. No luminous paints or plastics shall be permitted.

5. The typeface used on all signs shall be consistent with the mission period. Acceptable type styles include the following (unless associated with Heritage Park or Ivey Ranch Park which are not subject to these type styles):

Libra	
Solemnis	Goudy Medieval
Friar	Garamond
American Uncial	Alternate Gothic

6. Signs may be lighted; however, no light that flashes or blinks or effects changes in hue or intensity of illumination is permitted. Illumination sources for the sign shall be hidden from view.

7. The following materials *are* acceptable for sign face, supports or standards:

- a. Rough sawn wood and/or wrought iron with painted backgrounds and lettering.
- b. Smooth wood with painted background and lettering.
- c. Wood cutouts, carved out letters, or wrought iron silhouettes on any of the above.
- d. Signs directly painted on a building. (This will be defined as a wall sign.)

- e. Ceramic tiles of letters or symbols inset in adobe or wood.
- f. Wood or stucco finished sign posts are recommended.

LIBRA
 ABCDEFGHIJKLMNOPQR
 STUVWXYZ\$1234567890
 .-:!*?'"()

SOLEMNIS

ABCDEFghijklmno
 pqrstuvwxyz@!\$
 234567890.-:!*?'"()

FRIAR

ABCDEFGHIJKLMNPPQRSTU
 VWXYZ&abcedefghijklmnopqr
 stuvwxyz\$1234567890.-:!*?'"()

AMERICAN UNCIAL

ABCDEFGHIJKLMNPPQ
 RSTUVWXYZ&abcedef
 ghijklmnopqrstuvw
 xyz\$1234567890.-:!*?
 OBCDEFGHIJKLMNOP
 PQRSTUUVWXYZ

ALTERNATE GOTHIC
 ABCDEFGHIJKLMNPPQRSTU
 VWXYZ&abcedefghijklmnopq
 rstuvwxyz\$1234567890.-
 :!*?'"()

GARAMOND

ABCDEFGHIJKLMN
 OPQRSTUVWXYZ
 abcdefghijklmnopqrs
 tuvwxyz
 1234567890

GOUDY MEDIEVAL

ABCDEFGHIJKLMN
 OPQRSTUvwxyz
 abcdefghijklmnopqrstuvw
 yz 1234567890

8. The following materials are *not* acceptable:

1. Contemporary finishes such as plastics, fiberglass, porcelain enamel, aluminum and stainless steel.
2. Sheet metal.
3. Bright glossy enamel, fluorescent paint or reflective surfaces.
4. Exposed metal supports in extruded, rolled or tubular sections.

9. Public signs shall be limited to those absolutely necessary for:

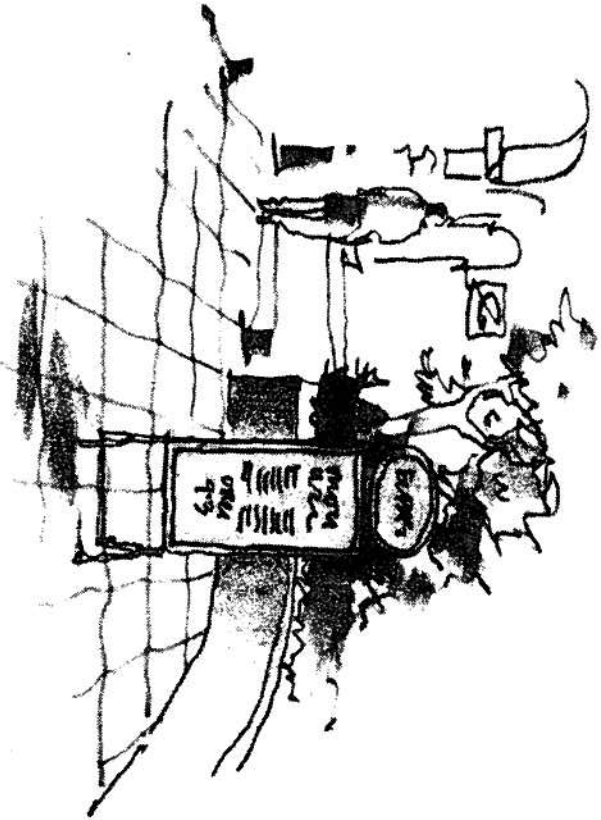
- a. Good traffic flow
- b. Safety
- c. Historic or public information

10. It shall be the responsibility of the owner of the land and/or improvements to remove any sign abandoned or not in use for a period of ninety (90) days.

d. Sign Guidelines

1. On-site Advertising or Identification Signs

- a. One wall sign is permitted on the face of each establishment.
- b. A sign on the front or primary face of an establishment shall not exceed one square foot for each linear foot of frontage. Signs over 16 square feet are discouraged.
- c. No freestanding or roof top canopy signs shall be permitted, unless the establishments are located within an arcade, court or similar structure not on a public right of way. If this is the case they may collectively place a single free standing sign at the entrance to said arcade or court to identify the establishments within. Maximum height of such sign shall not exceed four feet above average adjacent grade. Each establishment shall have a maximum of 1.5 square feet for identification.



- d. Signs on the side or rear wall of an establishment shall not exceed one-half square foot for each linear foot of street or dedicated walkway frontage along those walls. Signs exceeding 12 square feet are discouraged.

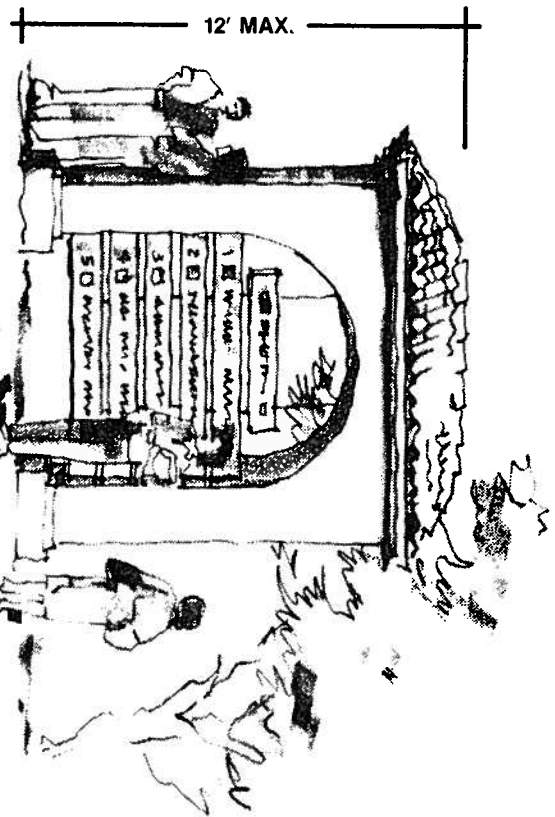
- e. One perpendicular (30 degree or greater) projecting sign not to exceed six (6) square feet will be permitted on the front of primary face of each establishment, provided that the sign is designed as a graphic representation of the establishment's goods or services, such as a boot advertising a shoe store.

- f. Standard copyrighted signs offering information on incidental services or recommendations, e.g. AAA, Visa, Carte Blanche, etc. shall not be visible from the public right of way.

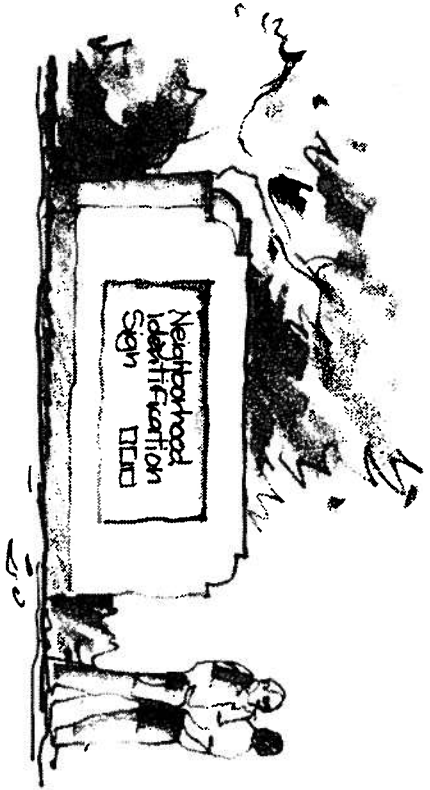
2. Off-site Advertising, Real Estate, or Subdivision Signs

- a. One intersection pole sign structure will be permitted along a major street provided it is located within 1,320 feet of a major intersection where information requiring a change of direction is required. Signs shall have white background with dark blue letters.

Sign structure shall consist of a minimum of four panels and a maximum of six panels. Location subject to OHPAC approval. See Exhibit for dimensions.



b. Two neighborhood identification wall, monument, or pole signs are permitted per major entrance to a development, provided there is a minimum of 25 dwelling units. Sign copy shall be limited to the name and address of the development. The sign area shall not exceed 40 square feet total. A minimum distance of 50 feet must be maintained between signs.



c. There shall be no off-site advertising, real estate or subdivision signs permitted within the Historic Area.

3. *Directional Signs*

a. *On-site Signs*

- 1) Directional signs are permitted on the faces of buildings or structures provided that such signs shall not be placed higher than eight (8) feet above the immediately adjacent ground level or above the eave line whichever is the lesser.
- 2) Multi-user directional signs are permitted to locate on a separate free-standing pole structure provided that the structure and/or sign affixed to same does not exceed six (6) feet in height.

Single use directional signs shall be no more than three feet high and three square feet. The signs shall be permanently placed on-site.

3) Maximum size for a single sign or panel shall be that which is necessary to convey the necessary information, not to exceed a maximum of four (4) square feet.

4) Total number of signs to be used for this purpose shall not exceed four (4) per establishment and shall be combined when possible.

5) Residence and establishment name signs, occupants name plates and address numbers are those signs which, by their nature and wording, or lettering identify and locate either the house, establishment, or its occupant, or both. Such signs may include pictorial and decorative designs as well as words and numbers, and may be in any shape or form, but shall not exceed one (1) square foot in area.

b. *Off-site Signs*

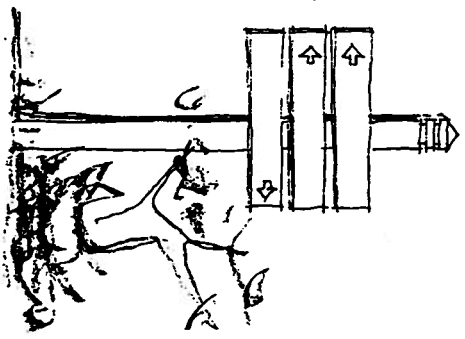
1) Off-site directional signs are limited to the following:

- Location markers or directory maps
- Service signs
- Historic core entrance markers
- Street signs
- Traffic safety signs

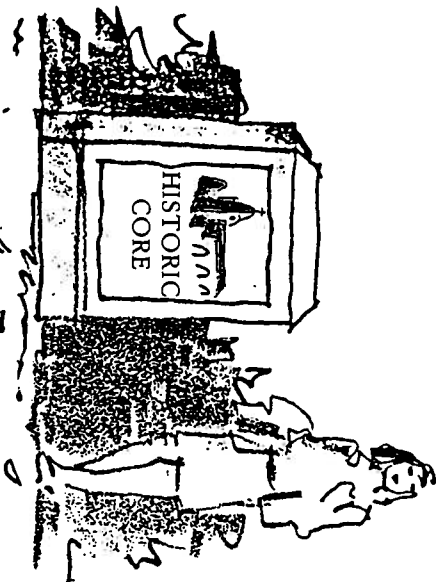
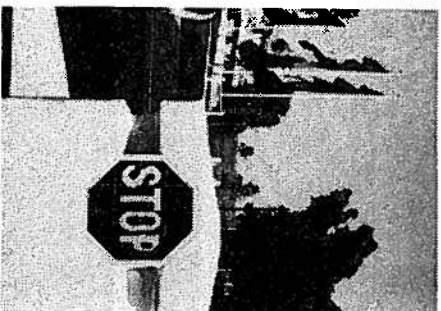
a) Location markers are permitted as ground signs which illustrate the historic core layout and list and locate the establishments therein. The sign area shall not exceed four feet in height or width. They shall have a terra cotta red background with white letters or graphics. The location and number of these markers shall be determined by OHPAC.

b) Service signs shall only provide general public information to direct the way to such public places or facilities as information centers, historic places or structures, food, restrooms, telephones, emergency stations, plazas, village commercial area, etc.

Service signs shall be permitted as wall or ground signs and shall be limited in number and location. These signs may be combined and consist of a minimum of one panel and a maximum of four panels. The maximum height of a sign structure with panels shall be eight feet, with a maximum width of four feet. These signs shall have a terra cotta red background with white letters.



- c) Historic Core entrance markers shall be provided at significant historic core boundary points such as special intersections. These signs shall not exceed three feet in width or height. They shall have a terra cotta red background with white letters of American Uncial style.
- d) Street signs shall convey the name of the street only, and comply with the guidelines herein. Standards or poles shall convey the unique historic character of the area.
- e) Traffic safety signs shall be subject to the standards of City, State and Federal highways and shall be approved by OHPAC. Traffic sign standards shall be designed to convey the unique character of the historic area. They shall be inset in stucco finished materials.



4. Historic Signs

All requests for signs in excess of sixteen (16) square feet shall be accompanied by documentary evidence that signs of such size and advertising existed in the area during the early years that the mission was in operation. Signs must conform in size, shape, design, material, coloring, lighting and location to the period before the Civil War, unless associated with Heritage Park which is not subject to this criteria.

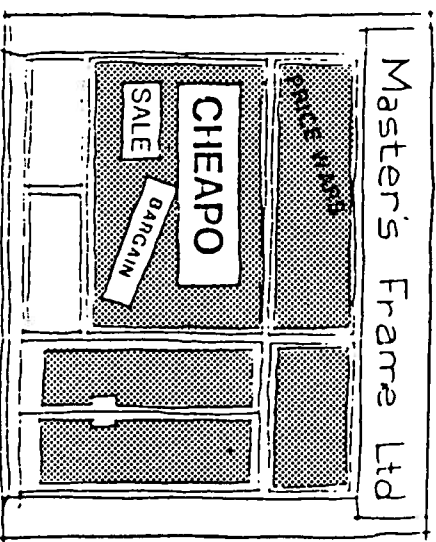
5. Historic Markers

Are subject to review and approval of locations and number by OHPAC.

e. Prohibited Signs

- Signs constituting a potential traffic hazard or which simulates or imitates in size, color, lettering or design any traffic sign or signal.
- Signs on public property (street, median island, parkway, sidewalks, traffic control sign posts, utility poles, parkland, trees, etc.)
- *Animated or moving signs.* Signs consisting of any moving, swinging, rotating, flashing, blinking or otherwise animated.
- *Off-premise signs.* Any sign, other than a simple directional sign, installed for the purpose of advertising a project, development, event, person or subject not related to the premises upon which sign is located.
- *Vehicle signs.* Signs on or affixed to trucks, vans, automobiles, trailers or other vehicles which advertise or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of service from such vehicles.
- *Portable signs.* A freestanding sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including tailored signs.
- *Roof signs.* Any sign erected, constructed and maintained upon or over the roof of any building, unless it is a projecting canopy sign or sign tied in architecturally to the framework of roof.
- *Other prohibited signs.* Advertising signs and billboards, inflatable signs or balloons, inflatable animals, magnetic signs, unless otherwise specified in these guidelines.

AVOID THIS



6. Lighting Guidelines

Light quality must be geared to the specific use of the area. A historic area requires a warm, simple lighting geared to its distinctive character. The lighting must be more human in scale, closer spaced and lower than is usually found in other areas. Each light must also be attractive to look at during the day when the pole, base and light add another dimension to the urban scene.

a. Building Exterior Lighting

The exterior lighting of public use buildings is intended to give full time visual appreciation and to attract attention to these buildings during the night hours as well as during daylight hours. The lighting of these buildings is often a subtle and dignified, yet highly effective, form of advertising.

Lighting is part of the architecture vocabulary and as such can be utilized to help create and dramatize a nighttime image of a structure, sculpture, or garden thereby extending the hours of their usefulness. Public buildings, churches, and monuments are generally lighted as an expression of civic pride.

b. Street Lighting

Streets and intersections should be well lighted. The maximum height, with the exception of safety lights at intersections, should be approximately 20 feet. Intersection might have increased wattage for definition and to alleviate automobile/pedestrian conflicts. The effect would be one of varying-size pools of light. Either gas or electric lights would be suitable.

c. Parking Areas

Parking areas should be well lighted with numerous small fixtures or lights from hidden sources. In order to promote a pedestrian environment, the elevation of lighting standards in parking areas or its periphery shall not exceed 20 feet in height.

d. Walkway, Trail and Path Lighting

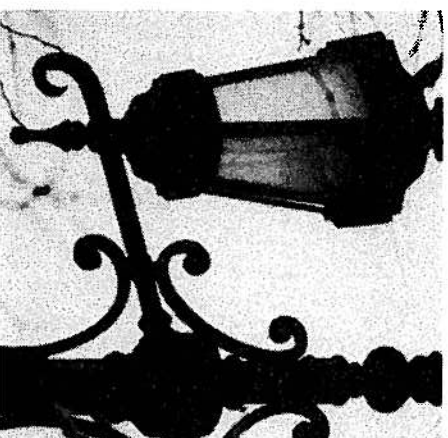
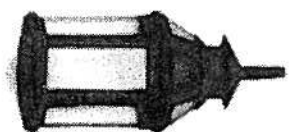
Low "pedestrian" level lighting is recommended along walkways, trails and paths. Bollard lighting (3' high) is recommended along sidewalks.

The lamp elements should not become an important sculptural element on the landscape. Fixtures should be uniform and unobtrusive. Modern metal and plastic styles are not permitted.

e. Guidelines

The guidelines with respect to illumination are as follows:

- The public sidewalks, places and alleys, exteriors, roofs, outer walls and fences of buildings and other constructions and signs visible from any public street, place or position in the Historic Core shall not be illuminated by any other illumination except as permitted herein.
- Building or roof outline tube lighting shall not be acceptable.
- Use of luminescent or reflective wall surfaces shall not be acceptable.
- Building or wall lighting shall be indirect. A limited number of lights may be used to create shadow, relief or outline effects when such lighting is concealed or indirect.
- Concealed light sources are recommended.
- It is encouraged that interior building lighting shall be left on at night to enhance pedestrian activity on the street.
- The lighting system shall be architecturally compatible with the surrounding building and express the unique historic character of the area. Do not use neon, mercury vapor, exposed fluorescent, or exposed high intensity lights.
- Building and landscape accent uplighting is permitted. However, this should not compete with the importance of the Mission.



f. Illumination Levels

To serve as a design and calculation guide, acceptable illumination levels for building exterior lighting are given in the table below. These should be considered as acceptable levels. Because of the decorative and advertising nature of building lighting, variation from these levels is to be expected depending on the type of building, its location, and the ultimate purpose for floodlighting.

Illumination Levels for Building Exterior Lighting

Surface Material	Reflectance (Percent)	Bright Dark Acceptable Level (footcandles)	
Light marble, white or cream terra cotta, white plaster	70-85	15	5
Concrete, tinted stucco, light gray and buff face brick	45-70	20	10
Medium gray limestone, common tan brick, sandstone	20-45	30	15
Common red brick, brownstone stained wood shingles, dark gray brick	10-20	50	20

Probably the most important single rule that should be followed in decorative as well as functional type lighting installations is to conceal the light source. (Discussion and Table taken from Section 17 of the *Illuminating Engineering Society Handbook*.)

