

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 10/14/14

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.**

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. CONDITIONAL USE PERMIT – PHG 14-0019 Continued from October 14, 2014:

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the main campus and will become part of the facility's operations, which include 9 other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents. The zoning of the two subject properties is R-1-7 with a U1 General Plan designation. The main campus is zoned R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZES AND LOCATIONS: 1151 & 1220 S. Redwood Street (APNs 236-074-1700 and 236-094-1600) totaling approximately 0.77 acre are to be added to the operations of the main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with the California Environmental Quality Act's section 15303, "New Construction or Conversion of Small Structures."

APPLICANT: John Luttrell, AIA for The Be Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. ZONING CODE AMENDMENT – AZ 14-0002:

REQUEST: Amend Article 35 of the Escondido Zoning Code regarding Outdoor Lighting to add standards for LED lights, expand the definitions sections and other revisions. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exempt pursuant to CEQA Section 15061(b)(3), General Rule.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN – PHG 14-0022:

REQUEST: A modification to a Master and Precise Development Plan (2007-25-PD) to change the previously approved office building from an approximately 43,107 SF structure to an approximately 36,614 SF structure. The maximum building height is proposed to remain at 56'-2" and the building will still include three stories of Class A office space. The proposed development includes a decrease in the number of parking spaces from 156 spaces to 146 spaces. Off-site improvements include the re-striping of La Terraza Boulevard and the installation of a traffic signal at the northern driveway that serves the project and the adjacent future hotel development. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 1.75 acres and is located at 300 La Terraza Boulevard (APN 232-150-68).

ENVIRONMENTAL STATUS: A Final Environmental Impact Report, City Log No. ER 86-43, was certified for the La Terraza Master Development Plan and Tract 693 on December 23, 1987. Pursuant to CEQA Section 15162, City Council adopted a Statement of Overriding Considerations that economic, social, and aesthetic benefits of the project will outweigh unavoidable adverse impacts to visual resources and traffic. Pursuant to CEQA Section 15162, no additional EIR need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

APPLICANT: Kirk Moeller, MAA Architects

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

October 14, 2014

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Gregory Johns, Commissioner; James Spann, Commissioner; and Merle Watson, Commissioner;.

Commissioners absent: Guy Winton III, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Homi Namdari, Assistant City Engineer; Ann Dolmage, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Johns, to approve the minutes of the September 23, 2014, meeting. Motion carried. Ayes: Johns, Hale, Spann, Watson, and Weber. Noes: None. Abstained: McQuead. (5-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT – PHG 14-0019 Continue to October 28, 2014:**

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the main campus and will become part of the facility's operations, which include 9

other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents. The zoning of the two subject properties is R-1-7 with a U1 General Plan designation. The main campus is zoned R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATIONS: 1151 & 1220 S. Redwood Street (APNs 236-074-1700 and 236-094-1600) totaling approximately 0.77 acre are to be added to the operations of the main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

Bill Martin, Deputy Planning Director, noted that the applicant requested a continuance to the next meeting. Staff recommended approval of the continuance.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Johns, to continue Item 1 to the October 28, 2014, meeting. Motion carried unanimously. (6-0)

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0025:

REQUEST: Modification to a Conditional Use Permit to increase the height of a previously-approved simulated pine tree at the site of the Escondido Adult School, in order to co-locate new antenna panels. The original facility was previously approved under PHG 13-0042, and has not yet been constructed. The original design called for a height of 50 feet, with 12 panel antennas and a microwave antenna, as well as two equipment enclosures (one housing a 30-kilowatt backup generator and the other housing electrical equipment). This modification would increase the height of the tree to 62 feet and would install 12 additional panel antennas above the original antennas. Two additional equipment enclosures would be installed to house a 50-kilowatt backup generator and electrical equipment. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The subject property is 1.39 acres and is located at 220 West Crest Street (APN 229-120-67).

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the proposal is consistent with the Zoning Code standards

for standby generators and whether the design and location of the proposed facility is appropriate for the site and consistent with the Communication Antennas Ordinance and Wireless Service Facilities Guidelines. Staff recommended approval based on the following: 1) The proposed 50 kW emergency generator would not create any adverse visual, noise, or air quality impacts because it would be located within a new masonry block equipment enclosure that would provide appropriate sound attenuation and screening. The project site is adjacent to other commercial uses and in close proximity to Highway 78. The generator is intended for emergency use and is expected to be used only during power outages and for intermittent maintenance and testing. Non-emergency use is limited to 52 hours per year and to the hours of 7:00 a.m. to 5:00 p.m. to minimize air quality and noise impacts; 2) The proposed project would be consistent with the various design and location guidelines contained within the Communication Antennas Ordinance and Wireless Service Facilities Guidelines. The Ordinance encourages the use of commercial, industrial, and public right-of-way sites for wireless facilities. The project site is zoned General Commercial and is used for an adult education facility. The Ordinance also encourages co-location of new equipment on existing facilities; the project is consistent with this guideline since the new AT&T antennas would be co-located on a facility already approved for Verizon. The facility design would incorporate stealth technology that would be in context with the surrounding environment, and all equipment would be housed within appropriate enclosures to provide appropriate screening and noise attenuation. Planning staff conducted design review for the project on September 4, 2014, and requested a natural, tapered shape for the faux tree, decorative block for the generator enclosure, the inclusion of at least one pine tree and appropriate ground cover (e.g., gravel) for the landscaped area. These recommendations have been incorporated as conditions of approval for the project; and 3) Staff feels the proposed facility would not result in a potential health hazards to people in the area. A Radio Frequency (RF) study was prepared for the proposed project, and analyzed emissions from the AT&T project alone, as well as the cumulative emissions from the AT&T and Verizon projects. The study indicates that emissions from the facility would comply with maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission standards.

Commissioner McQuead referenced the letter from Elyse (Sankey) Watson and asked whether staff had been in contact with her. Ms. Dolmage replied in the affirmative.

Commissioner Watson referenced the tree design and questioned whether anything could be done to make it look more natural. Ms. Dolmage noted one of the conditions that came out of Staff Design Review was that the tree be tapered to appear more natural.

Commissioner Johns noted that the Commission had expressed concerns in the past about the design of this type of tree and suggested adding more branches near the antenna equipment as well as tapering it as recommended by staff. Chairman Weber concurred, noting that the subject tree was significantly higher and was near the gateway to the City.

Commissioner Hale expressed his concern with similar designs becoming weathered and asked if the conditions provided for maintaining the aesthetics of the trees. Mr. Martin noted that Condition No. 13 required that the tree be maintained to avoid a weathered appearance. Commissioner Hale asked if complaints would come through Code Enforcement. Mr. Martin replied in the affirmative and that Code Enforcement would then coordinate with Planning.

Commissioner Hale asked if there were any requirements or industry standards regarding the materials being used for the trees.

Darrell Daugherty, Plancom Inc., Escondido, representing the applicant, replied there were no industry standards for faux tree materials, but that Verizon would own the subject tree and would replace any faded branches.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Hale, to approve staff's recommendation. Motion carried unanimously. (6-0)

3. MODIFICATION TO A MASTER DEVELOPMENT PLAN – PHG 14-0012:

REQUEST: A proposed modification to the Master Development Plan for the Lowe's Center to modify the conditions of approval to allow a restaurant to be established in the freestanding, multi-tenant retail building located in the southwestern corner of the site. The proposal would allow a restaurant to be located in the building based on the availability of sufficient on-site parking in the commercial center to meet the standard parking requirement for restaurants. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The 11.04-acre site is located on the western side of Quince Street, between Highway 78 and Mission Avenue, addressed as 600 – 644 W. Mission Avenue.

Commissioner Hale recused himself from Item No. 3.

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff recommended approving the proposed modification to the Master Development Plan for the Lowe's shopping center (2005-58-PD/CZ).

Commissioner McQuead and Mr. Martin discussed the parking study as outlined on Page 21 of the staff report.

ACTION:

Moved by Vice-chairman McQuead, seconded by Chairman Weber, to approve staff's recommendation. Motion carried. Weber, Watson, McQuead, Spann, and Johns. Noes: None. Abstained: Hale. (5-0-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Mr. Martin noted that due to the holiday schedule a special meeting might have to be scheduled during the third week of November.

Commissioner McQuead suggested holding a workshop on the protocols for running a meeting.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:26 p.m. The next meeting was scheduled for October 28, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: October 28, 2014

CASE NUMBER: PHG 14-0019

APPLICANT: John Luttrell AIA for Sophia Lukas, Executive Director of The Be Group

LOCATIONS: 1151 & 1220 S. Redwood Street (APNs 236-074-1700 and 236-094-1600) totaling approximately 0.77 acre are to be added to the operations of the main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

TYPE OF PROJECT: Conditional Use Permit Modification

PROJECT DESCRIPTION: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by changing the 8,552 SF existing Elderlink facility from adult daycare to 24-hour memory care and acquiring one (1) existing residential unit on a separate lot located along Redwood Street. These properties are across the street from the main campus and will become part of the facility's operations, which include 9 other separate residential structures on 12th Avenue and Redwood Street. Recreational facilities such as a pool, physical fitness room and community garden will also be located at the memory care site for the use of all Redwood Terrace residents.

STAFF RECOMMENDATION: Conditional Approval

GENERAL PLAN DESIGNATIONS: Urban I (U1) and Urban II (U2)

ZONING: MAIN CAMPUS: R-2-8 (Light Multiple Residential, 8,000 SF minimum lot size)
OTHER PROPERTIES: R-1-7 (Single-Family Res., 7,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES:

On April 24, 1973 a Conditional Use for a residential and nursing care facility and a Variance for a reduction in required parking were approved (case 73-33-CU/V). On October 15, 1986 an expansion to the facility for a senior apartment complex was approved (case 83-101-CUP/PUA). On April 24, 1990 an elder daycare facility and a bus stop shelter across the street from the main facility were approved (case 89-67-CUP/PUA). On July 9, 1991 an Extension of Time for the elder daycare was approved. On October 22, 1999 security fencing was approved (case 99-63-PPL) and on March 13, 2012 a Modification to the existing CUP was approved to allow the facility to expand by incorporating twelve (12) existing residential units on separate lots located along Redwood Street and 12th Avenue. These units across the street from the main campus became part of the facility's operations as independent living units. In addition, the Modification allowed enclosing existing 210+ SF covered backyard patios into living space on each of thirty (30) existing assisted living units already on the main campus.

The Redwood Terrace campus currently provides four levels of care: Independent Living, Assisted Living, Memory Care, and Skilled Nursing Care. These levels range from providing minimal services to administering constant care. Redwood Terrace has recently acquired an additional residentially developed property along Redwood Street which is located across the street from their main campus. The current request is to incorporate this property into the campus as an additional Independent Living unit and to change the existing Elderlink facility from adult daycare to 24-hour memory care.

Staff feels that the issues are as follows:

1. Whether the proposed expansions affect the neighborhood adversely, ie.; regarding pedestrian access, traffic, and parking.
2. Whether the changes are aesthetically appropriate for the neighborhood.

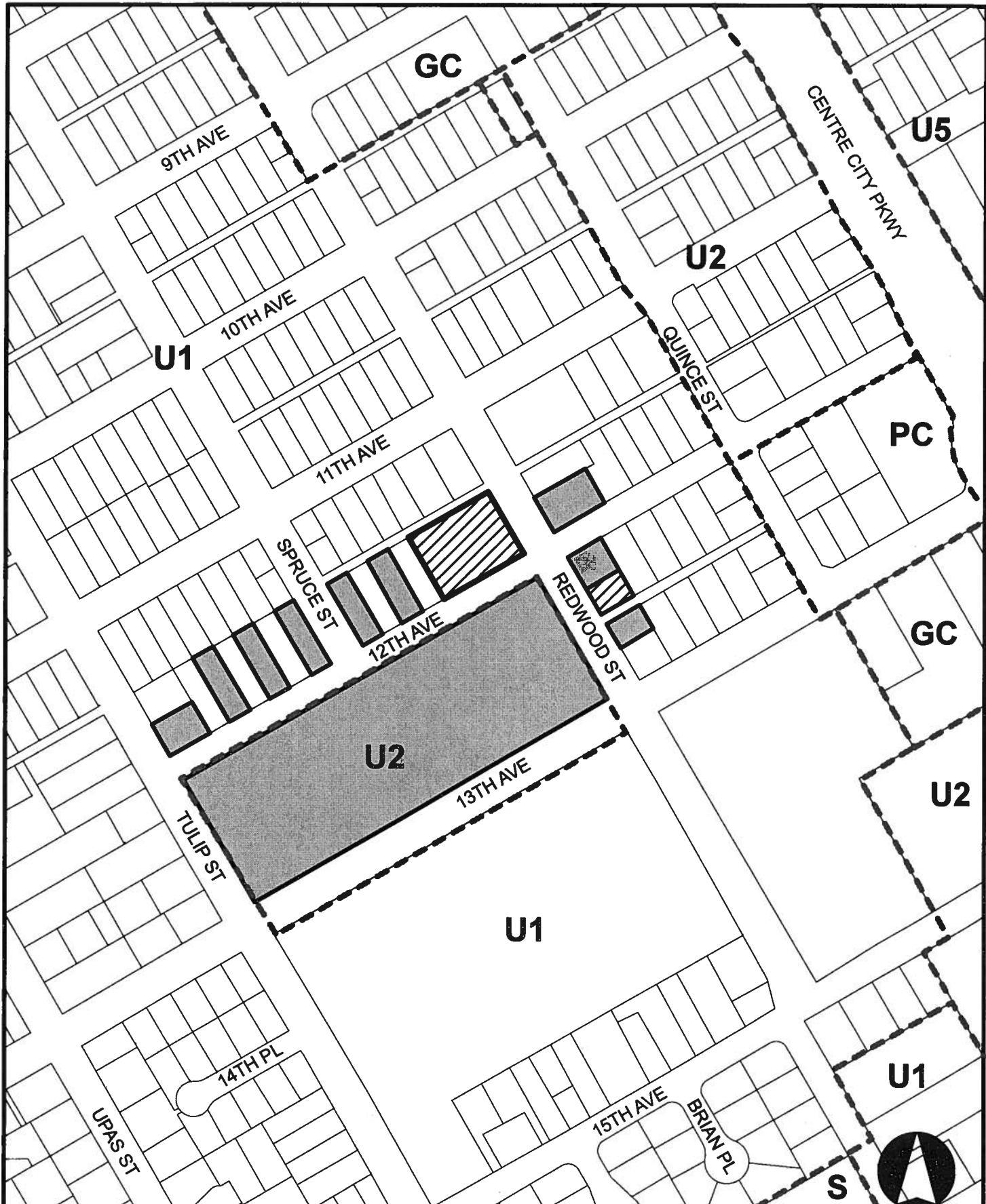
REASONS FOR STAFF RECOMMENDATION:

1. The proposed project will not adversely impact the neighborhood since the additional residential unit across the street from the main campus is already existing and no density increase is being requested; this residence will be occupied and function much as any other residential unit in the neighborhood; the proposed 24-hour memory care will decrease the traffic to the property, as elderly residents will be staying within the facility and not be arriving each morning and departing each evening; and the number of employees at the facility will drop from 13 to 9, which will reduce traffic and parking pressures in the area.
2. The proposed project will blend with the neighborhood and improve the aesthetics of the additional property acquired by Redwood Terrace as it will be fully renovated, including extensive remodeling of the structure itself, relandscaping of the yard, and curb, gutter and sidewalk improvements. The change of use at the current Elderlink facility will involve only minor exterior changes to the existing structures and no new structures which can readily be seen from the surrounding neighborhood will be added.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Paul K. Bingham", with a stylized flourish at the end.

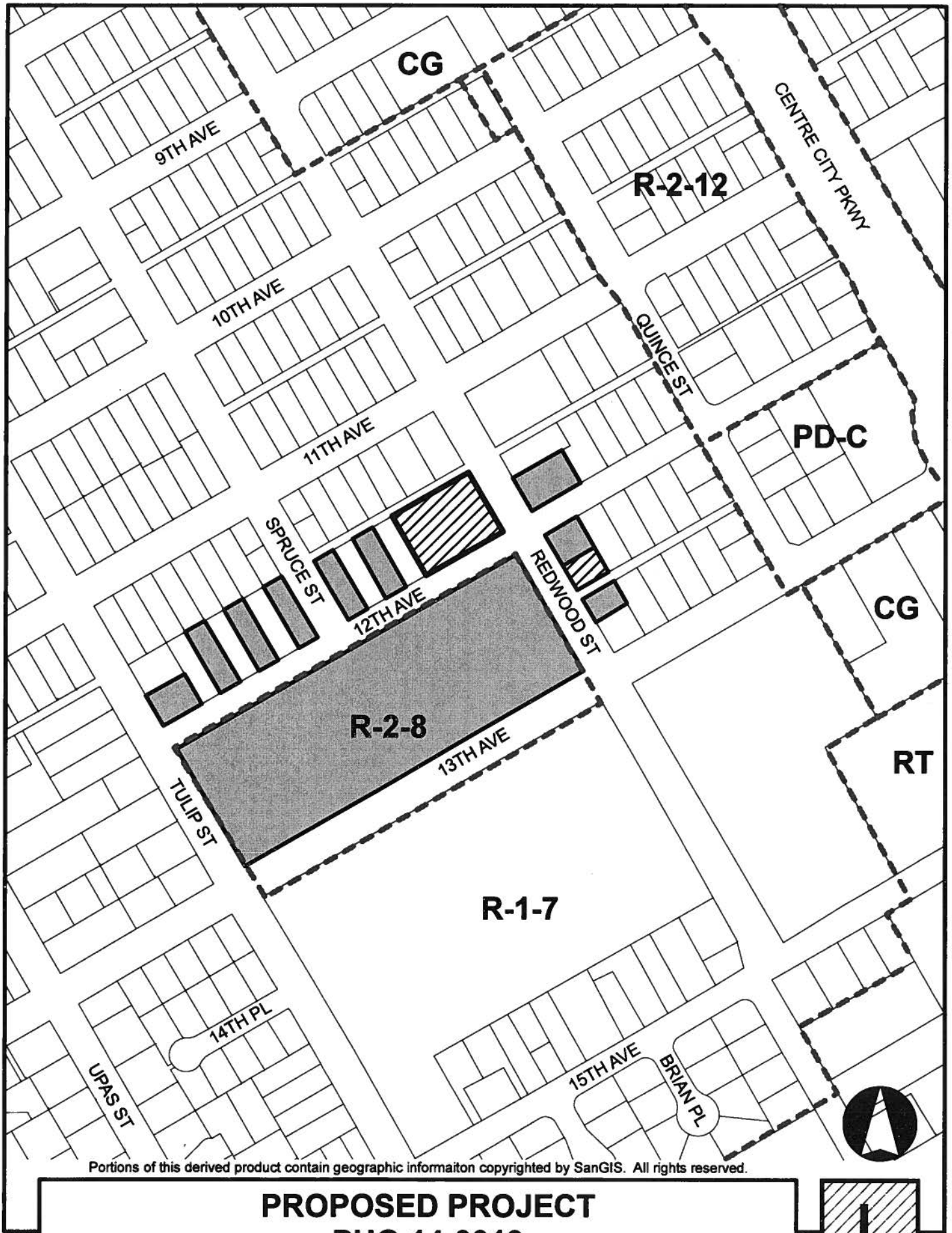
Paul K. Bingham
Assistant Planner II



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PROPOSED PROJECT
PHG 14-0019



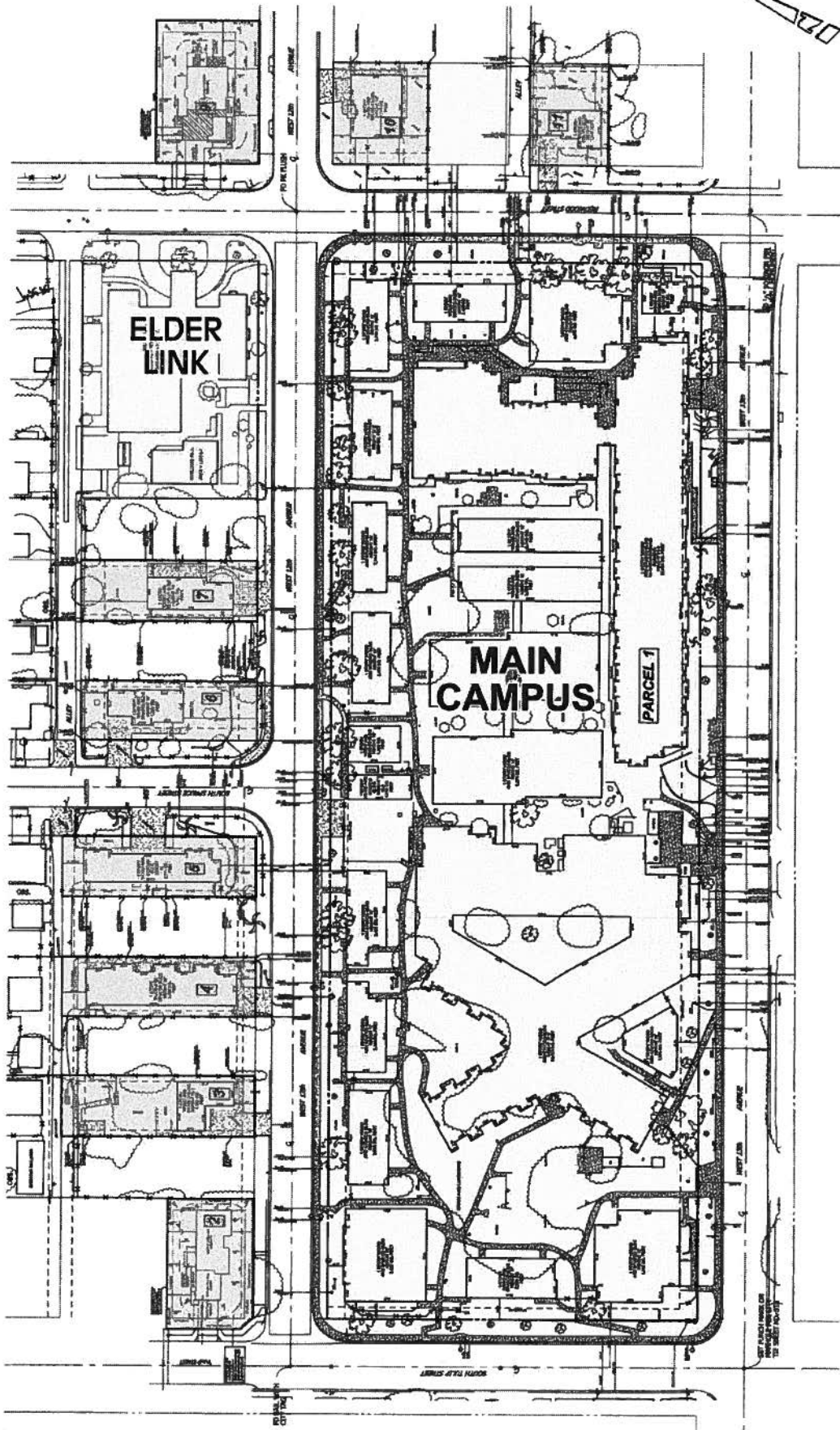


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PROPOSED PROJECT
PHG 14-0019



LOCATION/ZONING



OVERVIEW SITE PLAN

PROPOSED PROJECT
PHG 14-0019



SITE PLAN



**Existing Elderlink Facility at
1151 S. Redwood St.**

**PROPOSED PROJECT
PHG 14-0019**

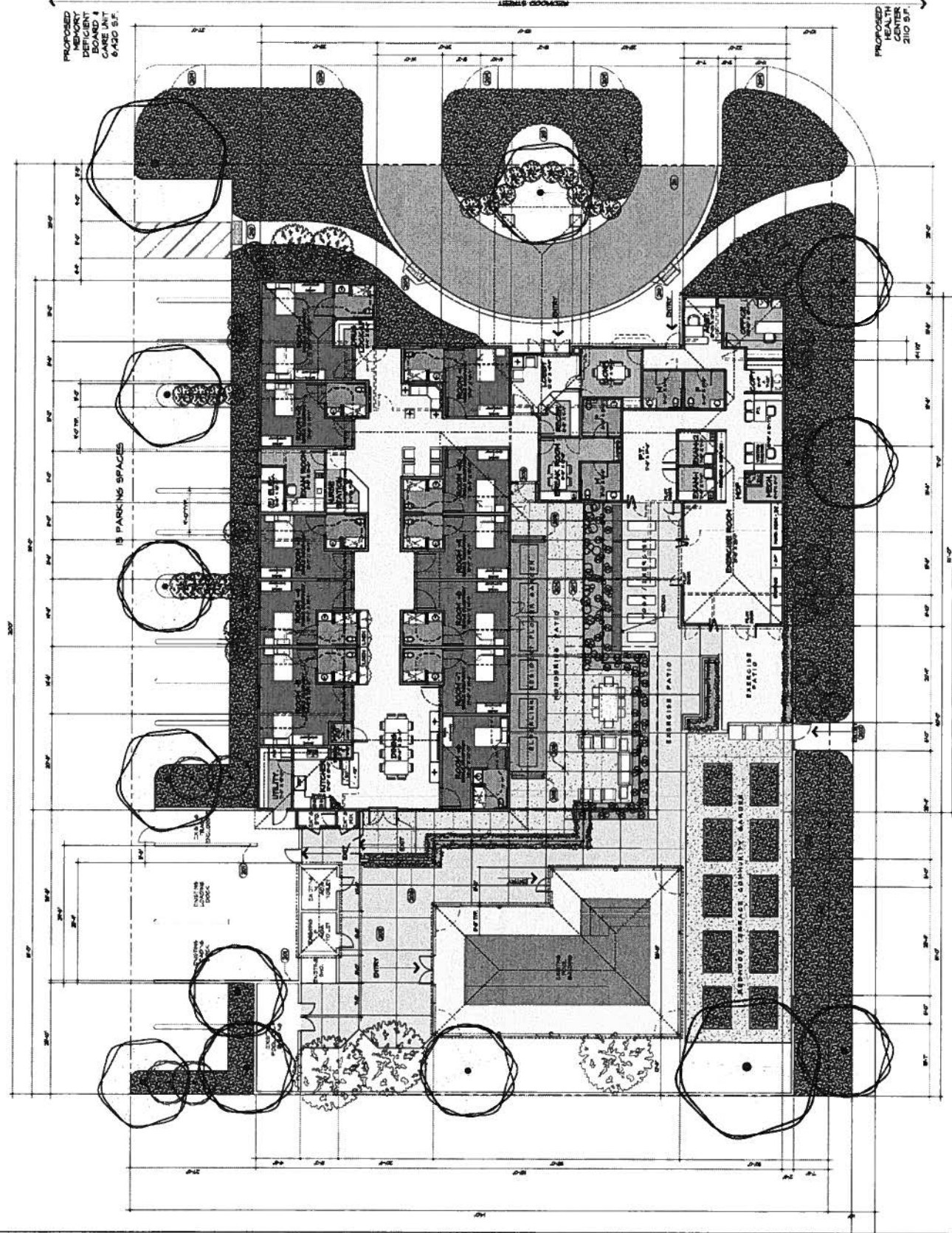
PROPOSED
DEFICIENT
BOARD &
CARE UNIT
6430 S.F.

PROPOSED
HEALTH
CENTER
2110 S.F.

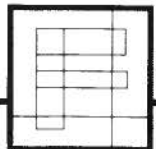


FLOOR AND SITE PLAN

WEST TWELFTH STREET



**PROPOSED PROJECT
PHG 14-0019**

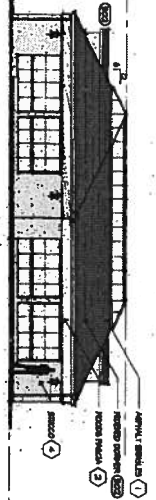


FLOOR PLAN

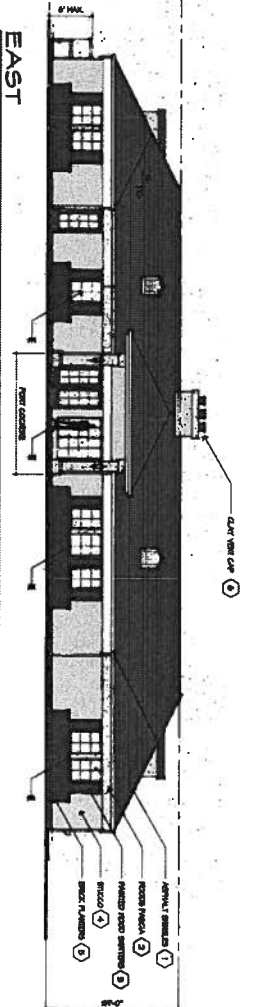


PROPOSED PROJECT PHG 14-0019

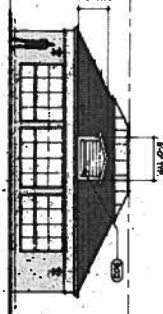
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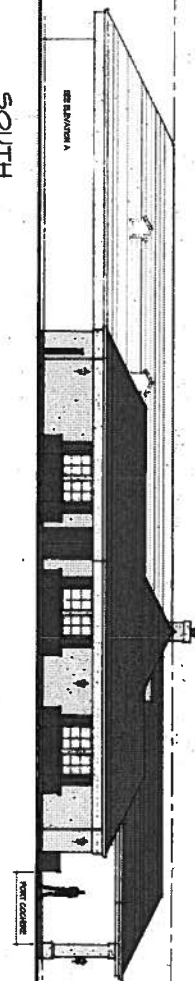
EAST



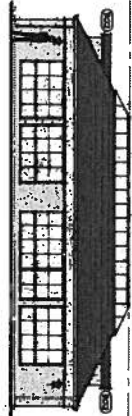
SOUTH



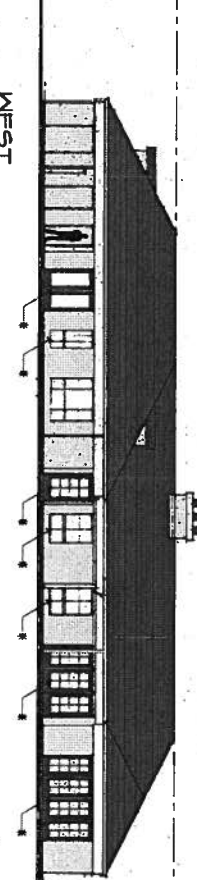
SOUTH



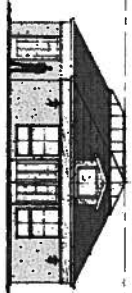
WEST



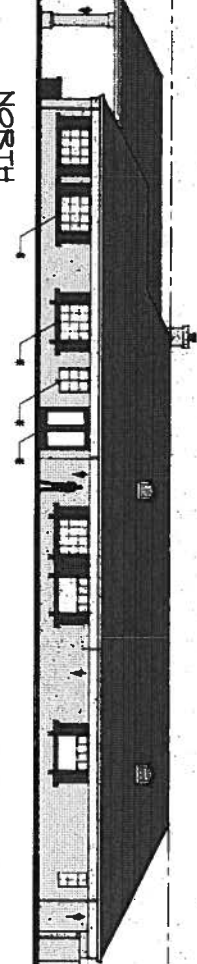
WEST



NORTH

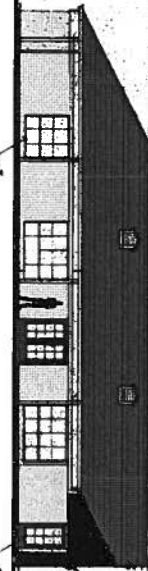


NORTH

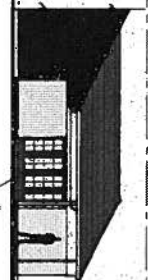


EXISTING POOL BUILDING

A. PARTIAL NORTH



B. PARTIAL SOUTH



BUILDING ELEVATIONS (3)

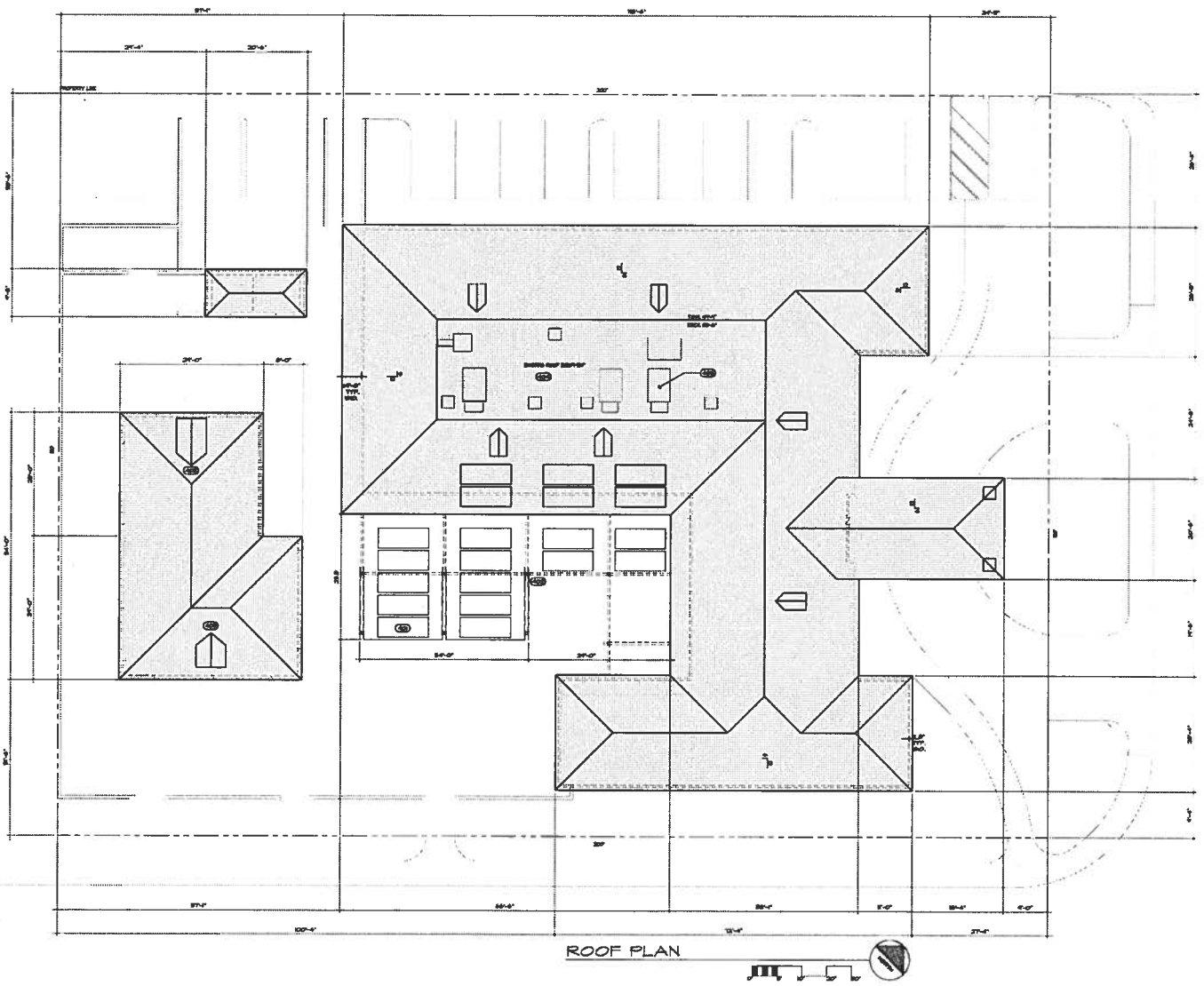


PROPOSED RENOVATED ELDERCARE BUILDING

PROPOSED PROJECT
PHG 14-0019



ELEVATIONS



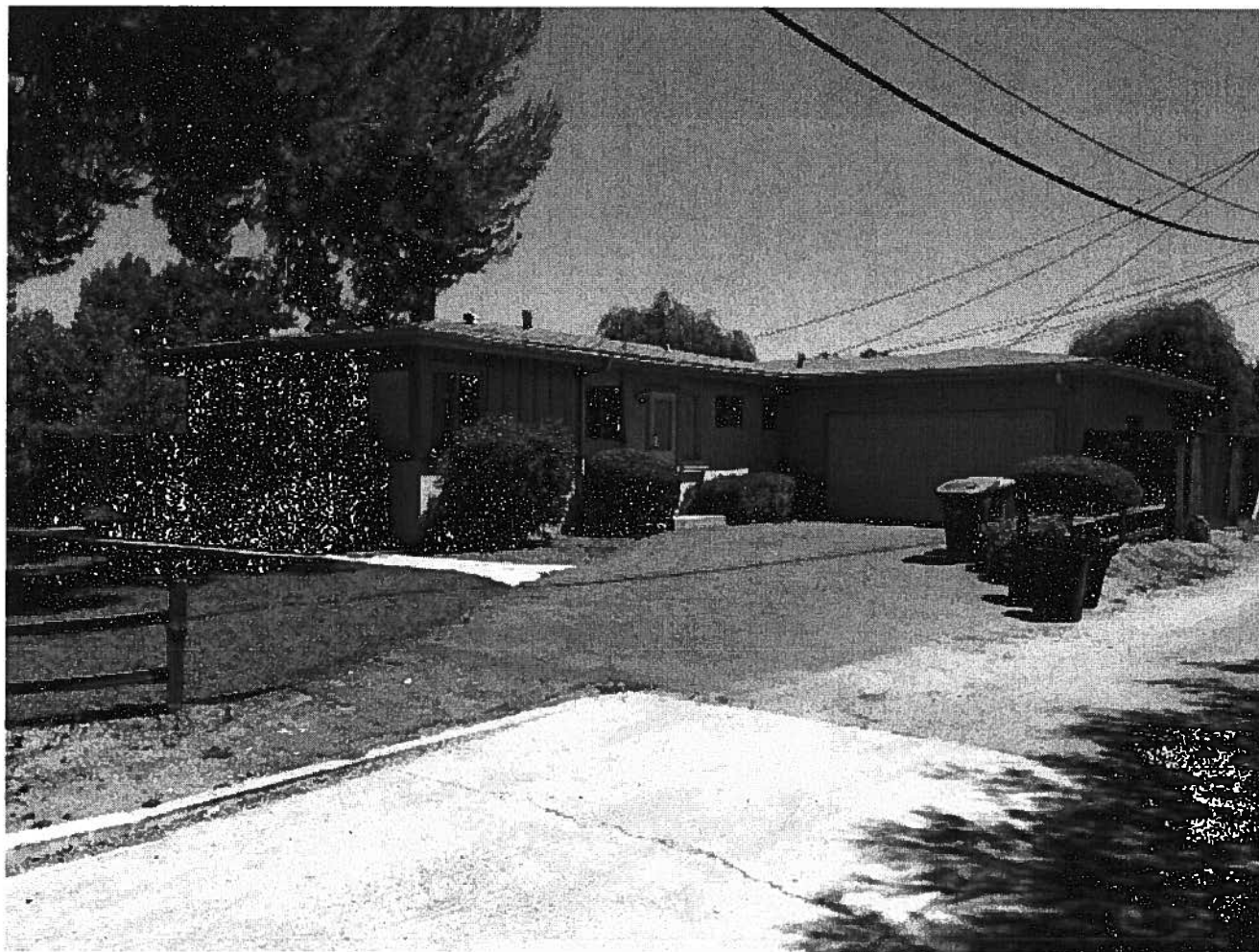
**PROPOSED PROJECT
PHG 14-0019**



ROOF PLAN



PROPOSED PROJECT
PHG 14-0019



**Newly Acquired Single Family Residence
at 1220 S. Redwood St.**

**PROPOSED PROJECT
PHG 14-0019**

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH - R-1-7 with existing single family residential development and Grace Bible Church.
- SOUTH - R-1-7 with existing single family residential development and Felicita Elementary School.
- EAST - R-1-7 with existing single family residential development and Grace Evangelical Lutheran Church.
- WEST - R-1-7 with existing single family residential development.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has stated that they have no concerns with the project nor concerns regarding their ability to provide service to the various properties within this Modification request.
2. Effect on Fire Service – The Fire Department has expressed no concerns relative to its ability to provide service to the various properties within this Modification request. Fire stations numbers 1, 5 & 6 are within the 7.5 minute response time for structure fire and emergency Advanced Life Support (ALS) calls as well as a maximum response time of 10 minutes for supporting companies in urbanized areas of the City as mandated by the General Plan.
3. Traffic – The project is not anticipated to generate any more traffic than already exists in the area.
4. Utilities – City sewer and water services are available from existing mains in the adjacent streets. Because the project relies on already existing units, it will not materially degrade the levels of service of the public sewer and water systems.
5. Drainage – There are no significant drainage courses within or adjoining the property. Runoff from the project will be directed to the adjoining public street or other approved drainage facility. Because the project relies on units already existing, it will not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15303 "New Construction or Conversion of Small Structures" and a Notice of Exemption has been prepared.
2. In staff's opinion, no significant issues remain unresolved through compliance with Code requirements and the recommended Conditions of Approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY

General Plan - The current General Plan land use designation on the main campus site is U2 (Urban II), up to 12 DUs per acre. It is currently developed with 21.2 DUs per acre, which was approved through the PUA (Planned Unit Approval) process in 1986. The current General Plan land use designation for the Elderlink site is U1 (Urban I), up to 5.5 DUs per acre. If the use of the building changes from its present elder daycare to residential elder memory care with 13 beds as proposed, the density would be similar to 3.8 single family units with a mix of 3 or 4 bedrooms, which would be allowed on the same .69 acre. The current General Plan land use designation for the residential property at 1221 S. Redwood Street (to become part of the facility) is also U1 (Urban I), up to 5.5 DUs per acre. This property is also within the new General Plan's South Quince Street Target Area and therefore has a Mixed Use Overlay. The use as an Independent Living residence by Redwood Terrace would continue to be consistent with the General Plan and zoning under the Conditional

Use Permit. Redwood Terrace's request to incorporate an existing residence and change the Elderlink facility in memory care will not result in the addition of more units to the neighborhood and so the density of the area will be left unchanged.

E. ISSUE ANALYSIS

1. Whether the proposed expansions affects the neighborhood adversely, ie.; regarding pedestrian access, traffic, and parking.

Pedestrian Improvements:

Under previous the CUP Modification's Conditions of Approval (case PHG10-0004), the applicant was required to provide further curb, gutter and sidewalk improvements along the north side of 12th Avenue and the east side of Redwood Street to insure ADA compliant pedestrian access along the Public Way. Coupled with the existing curbs, gutters and sidewalks, these improvements currently allow pedestrians to walk more safely between the main campus and the Independent Living properties acquired by Redwood Terrace in the past. Under the current proposal the Elderlink facility will convert to memory care, but also includes a pool, physical fitness room and community garden boxes for the use of all Redwood Terrace residents. The Conditions of Approval for the current CUP Modification includes requirements for a signal controlled pedestrian crossing system (or a City Engineer approved alternative device) and crosswalk improvements at the intersection of 12th Avenue and Spruce Street to provide safer crossing for residents using facilities on both sides of West 12th Avenue.

Parking:

The uses existing on the main campus and the Elderlink facility today have been operating at the same levels for many years. These uses were constructed with the requisite number of parking spaces required at that time of their approval. At that time the main campus was built, the zoning and General Plan requirements allowed for higher densities. No change to the main campus is currently proposed that would alter the existing uses or require an increase to existing parking beyond what was previously approved. However, with Felicita Elementary School and Grace Lutheran Church on the corners of South Redwood Street and West 13th Avenue, and Grace Bible Church on the corner of West 11th Avenue and South Redwood Street, an abundance of cars parking within the surrounding neighborhood is to be expected on those occasions when large functions take place. Since the newly acquired single-family residence at 1220 South Redwood has a 2-car garage and adequate driveway space for two additional cars, they have the same or better off-street parking facilities as the other single-family units in the neighborhood. In 1990 the Elderlink project included 16 parking spaces, 13 of which were designated for use by 13 additional employees leading to an increase in available off-street parking in the area. With the change of the Elderlink facility to housing 13 long-term memory care patients who do not drive, the number of on-site employees will drop from 13 to 9. In addition, Redwood Terrace is making efforts to insure more employees at the main campus utilize the three on-site parking lots instead of just parking on the street. The project is conditioned to submit a parking management plan that maximizes the use of the on-site parking for employees and residents. Thus the conversion of the Elderlink facility and the acquisition of an additional residence on South Redwood will not degrade the parking in the surrounding neighborhood.

Traffic:

Although there would be no change in the residential use or average daily trips attributed to the one additional Independent Living property acquired, the expectation is that the senior residents would generate fewer than 10 ADT per unit. In addition, the Elderlink conversion to memory care will reduce the number of employees by 4 and will not appreciably add new drivers accessing the site, as none of the memory care residents drive. Therefore, there will be no increase in traffic in the neighborhood because of the current proposal.

2. Whether the changes are aesthetically appropriate for the neighborhood.

Redwood Terrace has extensively renovated and rehabilitated each of the residential properties it has acquired across from the main campus in the past. Among the improvements are new roofs, new curbs, gutters, sidewalks and driveways and new landscaping. The properties are then meticulously maintained by Redwood Terrace. It is anticipated that the inclusion of the single-family residence on Redwood Street and the change in use and upgrades proposed in conjunction with the Elderlink facility's conversion to memory care will enhance property values and the aesthetics and functionality of the neighborhood. There are no design review issues with this project.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The main campus is located at 710 W. 13th Avenue comprising the entire block between 12th & 13th Avenues and Tulip & Redwood Streets. Across the street to the north at the corner of 12th Avenue and Redwood Street (addressed as 1151 S. Redwood Street) is Redwood Terrace's Elderlink facility which operates as an elder daycare center. Nine other 1-story residential properties have been acquired by Redwood Terrace across the street from their main campus. Most all of the buildings owned and operated by Redwood Terrace on the main campus, at the Elderlink facility and the residential neighborhood structures they have acquired are 1-story and of wood and stucco construction. There is one 2-story building on the original main campus with parking underneath. It is located along 13th Avenue facing Felicita Elementary School. It is also of wood and stucco construction.

B. SUPPLEMENTAL DETAILS OF REQUEST

CURRENT CONDITIONS

<u>Parcel:</u>	<u>Property Address:</u>	<u>Type:</u>	<u>Lot Size:</u>	<u>Bldg Size:</u>	<u>Height:</u>	<u>#Units:</u>	<u>#Beds:</u>
EXISTING:							
1	710 W 13 th Ave.	Main Campus	271,920 SF	(various)	1 & 2-story	133	192
2	854 W 12 th Ave.	Residence	7,810 SF	1,385 SF	1-story	1	2
3	836 W 12 th Ave.	Residence	8,000 SF	1,418 SF	1-story	1	2
4	820-824 W 12 th Ave	Triplex	8,000 SF	3,884 SF	1-story	3	6
5	1139-1141 S Spruce	Duplex	8,000 SF	2,771 SF	1-story	2	4
6	1140 S Spruce	Residence	7,250 SF	1,603 SF	1-story	1	2
7	740 W 12 th Ave.	Residence	7,250 SF	1,765 SF	1-story	1	2
8	1122 S Redwood	Residence	10,200 SF	1,383 SF	1-story	1	2
9	651 W. 12 th Ave.	Residence	6,800 SF	2,200 SF	1-story	1	2
10	1230 S Redwood	Residence	5,525 SF	1,376 SF	1-story	1	2

PROPOSED:

11	1151 S Redwood	Elderlink*	30,000 SF	11,100 SF	1-story	11	13
12	1220 S Redwood	Residence	5,489 SF	1,183 SF	1-story	1	2

* The current Elderlink has no units or beds, but will add these internally under the current proposal

OPERATION OF THE FACILITIES

Redwood Terrace currently operates as a comprehensive senior care facility. It provides elder daycare at Elderlink for seniors with Alzheimer's/Dementia. In the portions of the facility where seniors do reside, there are four levels of care provided: Independent Living, Assisted Living, Memory Care, and Skilled Nursing Care. The level of care is determined on an individual basis in conjunction with each resident, their family, their physician, and Redwood Terrace staff. Independent Living residents are able to perform all the activities of daily living on their own. There are alert buttons in their residences monitored 24/7, cleaning and maintenance services provided, and they may come to the main campus and use the facilities there. These are the contracted services that would be provided to the residents of the additional property acquired at 1220 South Redwood. Assisted Living residents need help or choose to have help with the activities of daily living. As an example, they may be able to dress and bathe on their own but may have difficulty preparing meals, so use the dining room. Medication management is also a typical function of assisted living. Memory Care residents have been diagnosed with Dementia, Alzheimer's, or have another cognitive impairment that requires on-going help and supervision. Skilled nursing residents may be temporary or longer term residents. They may be temporary when recovering from surgery or other medical conditions, or may require long-term management of chronic conditions. No changes are proposed for the existing Assisted Living, Memory Care or Skilled Nursing components. The number of employees full and part-time operating in three shifts in all Redwood Terrace facilities is 172. The largest shift (day shift) has 102 employees. These numbers are consistent with those previously approved and so no increase in employees is anticipated.

C. CODE COMPLIANCE ANALYSIS

1. Off-Street Parking:

Main Campus (R-2-8):
All other properties (R-1-7)
Elderlink

130 existing to remain as per previous zoning and CUP/PUA
2 covered spaces per unit to remain, or per prior approvals
16 existing to remain (only 4 required at 1 per 3 beds in elder care facilities)

D. GENERAL PLAN COMPLIANCE

1. General Plan:

a. Land Use Element Designations:

Main Campus: U2 (Urban II – up to 12 D.U. per acre)
Other Properties: U1 (Urban I – up to 5.5 D.U. per acre)

b. Circulation Element:

Tulip Street and 13th Avenue are classified as Local Collector streets in the Circulation Element with right-of-ways of 66'. 12th Avenue, Redwood and Spruce Streets are unclassified residential City streets built to City standards but with a right-of-way less than 66'.

c. Noise Element:

Neither the existing facility nor any of the additional properties being requested for inclusion lie within any current Noise Corridors.

d. Ridgeline:

The site is not located on or near any intermediate or skyline ridgelines.

e. Trails:

There are no trail dedications required at this site.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED

PHG14-0019

1. Approval of this Conditional Use Permit Modification is based on sound principals of land use in response to services required by the community as senior care facilities are generally allowed in residential areas with compatible design elements.
2. This request will not cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed expansion of the facility does not increase the number of employees or residents already present in the neighborhood. The densities for the single-family property acquired and the existing Elderlink facility will not change under the proposed modification from those which are already allowable under their current General Plan designations.
3. This Conditional Use Permit Modification has been considered in relationship with its effect on the community. As conditioned, the proposal would improve pedestrian circulation and would not increase the parking needs or traffic in the neighborhood from their present levels.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG14-0019

General

1. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Community Development Director.
2. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Building Official, and the Fire Chief.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees, commissioners, or board members assume responsibility for the accuracy of said legal description.
4. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Chief. Any necessary fire protection facilities and improvements shall be subject to the review and approval of the Fire Department.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of the Escondido Zoning Code Article 35, Outdoor Lighting.
7. Any proposed signage associated with this project must comply with the City's Sign Ordinance, Escondido Zoning Code Article 66.
8. The facility shall prepare and submit a parking management plan, which better utilizes the existing parking on campus for staff and residents, prior to building permit issuance. The plan must be accepted by the Community Development Director and in place prior to final building inspection.
9. All improvements to the facility must comply with all current Storm Water requirements.
10. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

ENGINEERING CONDITIONS

STREET IMPROVEMENTS AND TRAFFIC

1. The project owner shall install a signal controlled pedestrian crossing system or an alternate device approved by the City Engineer at the intersection of 12th and Spruce Street. The project owner shall be responsible for the construction and maintenance of the pedestrian crossing device and shall execute a maintenance agreement with the City for future maintenance of the pedestrian crossing system.
2. The project owner shall provide the City with a engineer designed signing and striping plan for the installation of the pedestrian crossing. The plan will be subject to review and approval by the City Engineer. The project owner shall be responsible for construction of all signing and striping, including removal of the existing striping to the satisfaction of the City Engineer.

All improvements shall be constructed in accordance with the current City standards and to the satisfaction of the City Engineer. City encroachment permit shall be obtained for all the work with public right-of-way.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Vanessa Esquivel
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: CUP Modification to allow improvements to existing Senior Care Facility – PHG 14-0019

Project Location - Specific: 1220 S. Redwood St. (APN 236-091-1200) located along Redwood Street between 12th and 13th Avenues and totaling approximately 0.13 acre is to be added to the campus at 710 W. 13th Ave., 1122 & 1230 S. Redwood St., 1139, 1140 & 1141 S. Spruce St., and 651, 740, 820, 822, 824, 836 & 854 W. 12th Ave. (APNs APNs 236-073-0100, 236-091-1200, 236-094-0100, 236-072-2700, 236-074-0100, 236-094-1500, 236-074-0300, 236-0722-2900, 236-072-3100 and 236-072-4200). In addition, 1151 S. Redwood St. (APN 236-074-1700), located at the northwest corner of West 12th Ave. and Redwood St., to be the site of conversion.

Project Location - City: Escondido, CA

Project Location - County: San Diego

Description of Project:

A Modification to a previously approved Conditional Use Permit to allow the Redwood Terrace Continuing Care Retirement Community to expand by acquiring one (1) existing residential unit on a separate lot. This unit is across the street from the main campus and will become part of the facility's operations as an independent living unit. In addition, the Modification proposes to convert the existing elder daycare building (known as Elderlink) into a 13-bed elder memory care residence and add a signaled pedestrian crossing at 12th Avenue and Spruce St..

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: John B. Luttrell, AIA for The Be Group

Address: 723 E. California Blvd., Pasadena, CA 91106-3815

Telephone: (626) 584-5905

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemptions. CEQA Section 15303 Class 3 (a)(b)(e) "New Construction or Conversion of Small Structures."

Reasons why project is exempt:

1. The proposed development is consistent with the U1 and U2 General Plan designation and the R-1 and R-2 zoning on the property under the previous Conditional Use permits, and no variances are required.
2. All services and access to the property are available or can be provided to local standards.
3. The proposed development will not cause the removal of any sensitive habitat or affect any cultural or historic resources.
4. The project involves only minor modifications to the existing structures and the upgrade will not increase pollutants, increase noise or increase density in the area.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: _____

Paul K. Bingham

Paul K. Bingham, Assistant Planner II

Oct 21, 2014

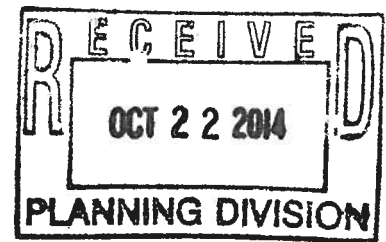
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

**SOUTH TULIP NEIGHBORHOOD GROUP
C/o STEVE EMBURY
838 W. 10TH AVE.
ESCONDIDO, CA 92025**



October 16, 2014

**City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798**

Attention: Paul K. Bingham, Assistant Planner II

Dear Mr. Bingham:

In response to your request, I am pleased to enclose a copy of our letter to the City relative to the South Tulip Neighborhood Group's support of the Conditional Use Modification request from Redwood Terrace Continuing Care Retirement Community for their property at the corner of 12th Avenue and Redwood streets.

Please contact me should you require additional information.

Sincerely,

South Tulip Neighborhood Group


Steve Embury, President

**SOUTH TULIP NEIGHBORHOOD GROUP
c/o STEVE EMBURY
823 WEST 10TH AVENUE
ESCONDIDO, CA 92025**

October 15, 2014

**Mayor Sam Abed
City of Escondido
201 North Broadway
Escondido, CA 92025-**

Dear Mayor Abed:

The purpose of this letter is to inform you and through you, the City Council and the City Planning Division, of the South Tulip Neighborhood Group's action at their Regular meeting on October 8, 2014.

At that meeting a motion supporting the Conditional Use Permit Modification (PHG 14-0019) request from Redwood Terrace Continuing Care Retirement Community relative to their property at the corner of 12th Avenue and Redwood Streets, was made seconded and unanimously approved by our members.

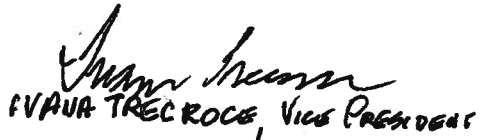
Our group consisting of residents living in the South Tulip Neighborhood area from 9th Ave. on the north to 15th Avenue on the south and South Tulip on the west to Quince Street on the east, strongly urges approval and support of the Redwood Terrace Continuing Care Retirement Community's request at the Planning Division hearing on October 28, by you and the City Council,

Thank you,


Steve Embury, President


Martha Schattman, Director


Manuel Correa, Director


IVANA TRECO, Vice President

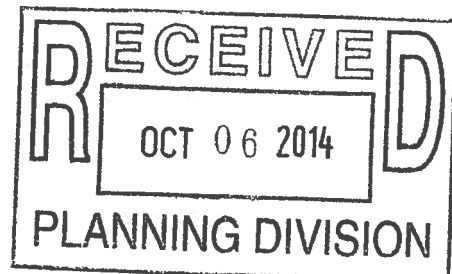

ANN HEGWER, Secretary

Memo

To: All Staff
From: Administration
Date: October 6, 2014
Re: Employee on-campus parking

It is the policy at Redwood Terrace to encourage as many employees as possible to utilize on-campus parking (e.g. the parking garage). You may access the parking garage at any time by using the intercom at the entrance to the garage. Employees may park in the subbasement parking spots. The subbasement is located down the ramp to the right of the stop sign after you enter the parking garage.

Please do not park in any space that is marked as reserved, guest, or that has a number assigned to it. Parking spots are available on a first come, first served basis. Spots do open up throughout the day, particularly in the later hours, so we do encourage employees to park in the garage when there is availability. Thank you for your cooperation.



PLANNING COMMISSION

Agenda Item No.: G.2
Date: October 28, 2014

CASE NUMBER: AZ 14-0002

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Amendment to the Zoning Code

PROJECT DESCRIPTION: Amend Article 35 of the Escondido Zoning Code regarding Outdoor Lighting to add standards for LED lights, expand the definitions section, and other revisions. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

BACKGROUND/SUMMARY OF ISSUES:

The Outdoor Lighting ordinance, Article 35 of the Zoning Code was adopted in February 1987 (Ord. 86-75) and has not been amended since. The purpose of the outdoor lighting code is to minimize unnecessary glare and light pollution for the benefit of the citizens of the Escondido and astronomical research at Palomar Observatory, home of the 200-inch Hale Telescope. This amendment preserves the existing lighting standards that are "night-sky friendly" and add standards for the new technology of energy efficient LED lamps. While most of the changes address standards for the use of LEDs, the proposed revisions would also extend the exemption for holiday lighting, and include a general standard for outdoor lighting for residential properties of six-units or less and single-family parcels.

Definitions

Correlated Color Temperature (CCT) means the color temperature measured in kelvins (K) that describes the overall color tone of a white light source.

Glare means difficulty seeing in the presence of bright light such as direct or reflected artificial lights.

Kelvin (K) means the unit of measure of the color temperature of light sources.

LED means Light Emitting Diode, which is a semiconductor device that converts electricity into light.

Light trespass means light falling across property boundaries, onto property not containing the originating light source.

Lumen means a quantitative unit measuring the actual amount of visible light produced by a lamp.

Shielding means a combination of techniques or methods of construction, mounting and focusing, which causes all light emitted from an outdoor light fixture, either directly from the lamp or indirectly from the fixture, to be projected below an imaginary horizontal plane passing through the lowest light-emitting point of the fixture (zero (0) up-light rating.)

Sky glow means visible light in the sky resulting from light that is reflected and/or refracted by water vapor, dust and other gas molecules in the atmosphere.

Watt means the unit of measure of the electrical power consumption of a lamp (not the light output).

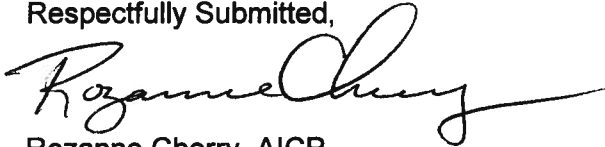
Staff feels that the issues are as follow:

1. Whether the proposed changes are appropriate.

REASONS FOR STAFF RECOMMENDATION:

1. The code changes would provide more flexibility for lighting systems to address energy conservation while maintaining compatibility with astronomical studies.
2. The proposed Correlated Color Temperature (CCT) standard for LED lamps would be consistent with the standard for street lights, acceptable to Palomar Observatory, and provide more options in the design of outdoor lighting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Rozanne Cherry', with a long, sweeping horizontal stroke extending to the right.

Rozanne Cherry, AICP
Principal Planner

ANALYSIS

A. ENVIRONMENTAL STATUS

1. A Notice of Exemption was issued on October 20, 2014, in accordance with CEQA Section 15061(b)(3), "General Rule."
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements.
3. The project will have no impact on fish and wildlife resources since no sensitive or protected habitat would be impacted by the proposed Zoning Code Amendment since no physical improvements are involved.

B. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The proposed code amendment is consistent with the General Plan Community Character Policy 1.10 to reduce light pollution and preserve views of the night sky through the design and siting of light fixtures to minimize light spill-over onto adjacent properties. The revised code requires the use of shielded light fixtures to prevent up-light and light crossing property lines, and includes provisions for different lamp types, lumen levels, maximum CCT and timing devices that reduce sky glow for better views of the night sky.

2013-2014 City Council Action Plan

The code amendment completes the Council's work item under "Neighborhood Improvement" to revise the "Dark Skies" outdoor lighting ordinance to allow the use of LEDs.

Proposed Changes and LED Lamps

Escondido is located about 20-miles from Caltech's observatory located on Palomar Mountain. Outdoor lighting of urban and suburban communities contribute to artificial sky glow from street lights, parking lot lighting, athletic field lighting and other outdoor illumination. In the 1980's, researchers at Palomar Observatory worked with surrounding communities to develop codes for outdoor lighting that would address the communities needs with the least impact to astronomical studies. This resulted in the current outdoor lighting code that requires either Low Pressure Sodium (LPS) lamps or automatic timers to turn off other types of lamps between the hours of 11:00 PM and sunrise, the period of time when most astronomical research is conducted. The code includes exemptions for temporary lighting, and shielded outdoor light fixtures that produce 4,050 lumens or less. LPS is an energy efficient lamp type, so the revised code would maintain these requirements and add standards for LED lamps and identify Narrow-Spectrum Amber LEDs as an alternative to LPS lamps.

White color LED lamps contain more blue light than LPS or Narrow-Spectrum LED lamps. Blue light produces greater sky glow than redder light, as the shorter wavelength of blue light scatters over longer distances in the atmosphere. The Correlated Color Temperature (CCT) of lamps is a shorthand way of describing the color of a light source. As the CCT increases, the dominant colors in the light source move away from reds toward blues. Information from Palomar Observatory indicates that lamps with a CCT of 3000 K or less are acceptable. The Engineering Standards and Standard Drawings that were updated in April revised the standards for street lamps to this CCT 3000 K standard. The subject code amendment

will add this standard as another acceptable lamp type for use in commercial, industrial and multi-family zones, consistent with the engineering street light standard and the information from the observatory.

Section 33-712 would be expanded to add definitions clarifying technical terms used in the code.

Section 33-713 is proposed to be added to clarify that even though outdoor lighting for single-family residences and small multi-family developments is not required to use the specific lamp standards of the amended code, these properties will need to minimize glare, light trespass and artificial sky glow.

Section 33-714(d) currently exempts from the general requirements, temporary lighting for special events and holiday lighting that does not exceed 30 consecutive days during a 1-year period. The amended code would expand the timeframe for holiday lighting to 45 consecutive days to provide more flexibility during the holiday season.

Staff feels that the proposed code changes provide more flexibility for lighting systems to address energy conservation while maintaining compatibility with astronomical studies and recommends approval.

**FACTORS TO BE CONSIDERED
AZ 14-0002
EXHIBIT "A"**

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code amendment since the revised code would promote outdoor lighting design that provides for public safety, utility and productivity while conserving energy and resources by adopting standards for additional energy efficient lamp types. In addition, no physical improvements are proposed.
2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties, since it is a citywide code that implements Community Character Policy 1.10 to reduce light pollution and preserve the night sky through the design and siting of light fixture to minimize light spill-over onto adjacent properties, and reduce glare and sky glow for the benefit of all citizens and astronomical research at Palomar Observatory.
3. The proposed amendment would be consistent with the General Plan, since no land uses or policies would be amended or impacted, and it would implement the General Plan Community Character Policy 1.10 regarding reducing light pollution. The code amendment would also complete a "Neighborhood Improvement" item in the 2013-2014 City Council Work Program.

EXHIBIT "B"

PROPOSED CODE CHANGES
DRAFT 10-22-14
~~Deleted text~~ / Added text

ARTICLE 35. OUTDOOR LIGHTING

Sec. 33-710. Citation.

This article may be cited as the City of Escondido outdoor lighting ordinance. (Zoning Code, Ch. 107, § 1072.10)

Sec. 33-711. Purpose and intent.

It is the purpose and intent of this article to minimize unnecessary glare, light trespass, and artificial sky glow for the benefit of the citizens of the city and astronomical research at Palomar Observatory, and to promote lighting design that provides for public safety, utility and productivity while conserving energy and resources by:

(a) Using outdoor light fixtures with good optical control to distribute the light in the most effective and efficient manner;

(b) Using the minimum amount of light to meet the lighting criteria;

(c) Using shielded outdoor light fixtures;

(d) Using low-pressure sodium, narrow-spectrum amber light emitting diodes (LEDs,) or other equivalent energy efficient outdoor light fixtures with a correlated color temperature (CCT) of 3,000 kelvin (K) or less where required;

(e) Energizing outdoor light fixtures only when necessary, by means of automatic timing devices;
and

(f) Requiring that certain outdoor light fixtures and lamps be turned off between 11:00 p.m. and sunrise. (Zoning Code, Ch. 107, § 1072.11)

Sec. 33-712. Definitions.

Automatic timing device means a clock device which automatically activates and deactivates outdoor light fixtures or circuits. Photosensitive controls are not considered automatic timing devices for the purposes of this article.

Correlated Color Temperature (CCT) means the color temperature measured in kelvins (K) that describes the overall color tone of a white light source.

Glare means difficulty seeing in the presence of bright light such as direct or reflected artificial lights.

Kelvin means the unit of measure of the color temperature of light sources.

Lamp means a device that produces light.

LED means Light Emitting Diode, which is a semiconductor device that converts electricity into light.

Light trespass means light falling across property boundaries, onto property not containing the originating light source.

Lumen means a quantitative unit measuring light output, the actual amount of visible light produced by a lamp.

Luminaire: see "Outdoor light fixture."

Luminous tube lighting means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

Neon lighting: see "Luminous tube."

Outdoor light fixture means an artificial illuminating device, lighting assembly (including lamp, housing, reflectors, lenses and shields) which is permanently installed outdoors including but not limited to lights for roadways, walkways, parking lots, open canopies, product display areas, landscape and architectural accents, security, recreational facilities, billboards, advertising and decorative effects.

Person means any individual, partnership, venture, corporation or entity, the singular of which becomes plural.

Shielding means a combination of techniques or methods of construction, mounting and focusing, which causes all light emitted from an outdoor light fixture, either directly from the lamp or indirectly from the fixture, to be projected below an imaginary horizontal plane passing through the lowest light-emitting point of the fixture (zero (0) up-light rating.)

Sky glow means visible light in the sky resulting from light that is reflected and/or refracted by water vapor, dust and other gas molecules in the atmosphere.

Watt means the unit of measure of the electrical power consumption of a lamp (not the light output).

Sec. 33-713. General requirements.

(a) Outdoor light fixtures installed after the effective date of this article* and thereafter maintained upon private commercial, industrial or multi-family (over six (6) dwelling units) and other nonresidential uses (including churches, day care, convalescent use, schools, etc.) shall comply with the following:

(1) Only shielded low-pressure sodium, narrow-spectrum amber LEDs, or other energy efficient outdoor light fixtures with a CCT of 3,000 K or less shall be utilized except as listed under subsection (b) of this section and section 33-714 of this article;

(2) ~~Low-pressure sodium~~All light fixtures within one hundred (100) feet of any signalized intersection shall be shielded and/or directed in such a manner so that the lighting from such fixtures does not interfere with established traffic signals.

(b) Time controls: all outdoor light fixtures which are not low-pressure sodium or narrow-spectrum amber LEDs, or do not have a CCT of 3,000 K or less, installed and maintained after the effective date of this article* upon new commercial, industrial or multi-family (over six (6) units) developments and other nonresidential uses shall be equipped with automatic timing devices so that such lighting is turned off between the hours of 11:00 p.m. and sunrise except when used for:

(1) Industrial and commercial uses where color rendition is required, such as in assembly, ~~and repair~~ and outdoor display areas, where such use continues after 11:00 p.m. but only for so long as such use continues in operation;

(2) Recreational uses that are in progress at 11:00 p.m. but only for so long as such uses continue;

(3) Signs and ~~billboards~~ electronic displays and screens of business facilities which are open to the public between the hours of 11:00 p.m. and sunrise but only for so long as the facility is open.

(c) In addition to the provisions of this article, all outdoor light fixtures shall be installed in conformity with all other applicable provisions of the Escondido Municipal Code, this chapter, ~~and applicable the Uniform California Building Code, and the National Electrical Codes, the California Energy Code and the California Green Building Code.~~

(d) Standards for street lighting installed on public rights-of-way and private roads are found in the City of Escondido Engineering Design Standards & Standard Drawings.

(e) The types, locations and controlling devices of outdoor light fixtures for multi- family (six (6) units or less) and single-family homes shall minimize glare, light trespass and artificial sky glow. (Zoning Code, Ch. 107, § 1072.20)

* Editor's Note: The effective date of the ordinance codified in this article is February 6, 1987.

Sec. 33-714. Exemptions.

(a) All outdoor light fixtures existing and legally installed prior to the effective date of this article* are exempt from the requirements of this article, unless work is proposed in any one (1) year period so as to replace fifty (50) percent or more of the existing outdoor light fixtures or lamps, or to increase to the extent of fifty (50) percent or more the number of outdoor light fixtures on the premises. In such a case, both the proposed and the existing outdoor light fixtures shall conform to the provisions of this article and detailed on lighting plans prior to the issuance of applicable building permits.

(b) All outdoor light fixtures producing light directly by combustion of fossil fuels, such as kerosene lanterns or gas lamps, are exempt from the requirements of this article.

(c) All outdoor light fixtures on facilities or lands owned, operated or controlled by the United States Government, the State of California, the County of San Diego or other public entity or public agency not subject to ordinances of this city are exempt from the requirements of this article. Voluntary compliance with the intent of the article at those facilities is encouraged.

(d) Temporary uses and holiday lighting not exceeding ~~thirty-fourty-five~~ (4530) consecutive days during any one (1) year period as determined by the staff development committee are exempt from the requirements of this article.

(e) All shielded ~~luminous-outdoor light~~ fixtures and other types of lighting producing four thousand fifty (4,050) lumens or less are exempt from the requirements of this article. Examples of lamp types of four thousand fifty (4,050) lumens and below generally include:

200 watt standard incandescent and less;

150 watt tungsten-halogen (quartz) and less;

75 watt mercury vapor and less;

50 watt high pressure sodium and less;

50 watt metal halide and less;

40 watt fluorescent and less.

Note: ~~Since~~ Because lumen output determines this exemption instead of wattage, manufacturer's specifications with the lumen information must be included with proposals applicable under this article. (Zoning Code, Ch. 107, § 1072.30)

* **Editor's Note:** The effective date of the ordinance codified in this article is February 6, 1987.

Sec. 33-715. Conflicts.

Where any provision of the statutes, codes or laws of the United States of America or the State of California conflict with any provision of this article, the most restrictive shall apply unless otherwise required by law. (Zoning Code, Ch. 107, § 1072.40)

Sec. 33-716. Violation.

Any person who willfully violates any provision of this article shall be guilty of an infraction punishable under the provisions of section 1-17 of Chapter 1 of the Escondido Municipal Code. (Zoning Code, Ch. 107, § 1072.50)

Secs. 33-717—33-719. Reserved.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: Amendment to the Zoning Code / AZ 14-0002

Project Location - Specific: Citywide

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project:

Amendment to Article 35 of the Escondido Zoning code related to outdoor lighting to add standards for LED lights, expand the definitions section, add a general standard for residential properties of six-units or less, including single-family parcels, and other minor revisions.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: City of Escondido, Planning Division

Telephone: (760) 839-4671

Address: 201 N. Broadway, Escondido, CA 92025

☐ Private entity ☐ School district ☒ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption. CEQA Section 15061(b)(3), "General Rule".

Reasons why project is exempt:

1. The proposed code amendment is consistent with the Escondido General Plan and Community Character Policy 1.10 to reduce light pollution and preserve views of the night sky.
2. The proposed Zoning Code Amendment does not involve any physical modifications or lead to any physical improvements beyond those typically exempt. The Amendment involves only modifications to the outdoor lighting section of the Zoning Code, adding definitions and provisions for LED lamps. A separate environmental review would be required for any future development projects, and they would be conditioned to comply with the development standards.
3. There is no possibility that the proposed Zoning Code Amendment would have a significant effect on the environment, since it will not increase the current maximum lumen standard or the types of exemptions. No physical modifications are proposed.
4. In staff's opinion the proposed amendment would have no impact on fish and wildlife resources, since no sensitive species or habitat would be impacted by the proposed code provisions. The amendment involves language modifications to the outdoor lighting sections of the Zoning Code only and no property zone changes.

Lead Agency Contact Person:

Area Code/Telephone/Extension (760) 839-4536

Signature: _____

Rozanne Cherry, AICP – Principal Planner

10-20-14

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.3
Date: October 28, 2014

CASE NUMBER: PHG 14-0022

APPLICANT: McArdle Associates Architects

LOCATION: On the eastern side of La Terraza Boulevard, between Ninth Avenue and West Valley Parkway, addressed as 300 La Terraza Boulevard.

TYPE OF PROJECT: Modification to Master and Precise Development Plan

PROJECT DESCRIPTION: A modification to a Master and Precise Development Plan (2007-25-PD) to change the previously approved office building, known as "The Point," from an approximately 43,107 SF structure to an approximately 36,614 SF structure. The maximum building height is proposed to remain at 56'-2" and the building will still include three stories of Class A office space. The proposed development includes a decrease in the number of parking spaces from 156 spaces to 146 spaces. Off-site improvements for maintenance of line of sight will include the re-striping of La Terraza Boulevard to remove one of the two existing northbound traffic lanes (and to shift traffic toward the center of the street) and the signalization of the northern driveway.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: PC (Planned Commercial)
Tier 1 – Central Subarea

ZONING: PD-C (Planned Development – Commercial)

BACKGROUND/SUMMARY OF ISSUES: In April of 1988, the City Council approved a Master Development Plan (88-16-PD) for a 438,000 SF mixed-use project, including a full-service hotel and office and commercial buildings, on a 33± acre site east of Interstate 15, between West Valley Parkway and Ninth Avenue. The Master Plan site, referred to as "La Terraza," was composed of eight separate subareas numbered from north to south, each with a conceptual building and site design and specified land use, and each requiring future approval of a Precise Development Plan. Only two buildings were constructed in accordance with the original Master Plan: the Arco AM/PM on Subarea 1 and the AAA building on Subarea 6.

In December of 1991, the City Council approved a modification to the La Terraza Master Plan (91-20-PD) for Subareas 3, 4, 5 and 8. The modification involved combining Subareas 3 and 4 for the construction of 200-room, full-service hotel with a 7,500 SF restaurant and two additional restaurants with a maximum area of up to 20,000 SF. Subarea 8 was approved at the Preliminary Development Plan level for a maximum of 51,000 SF of office space, subject to future Master and Precise Plan approval. None of the buildings proposed as part of this modification were ever constructed.

In 1999, two additional modifications to the La Terraza Master Plan were approved. In June, Subareas 3, 4 and 5 were modified (under 99-14-PD) to create the La Terraza Corporate Center, consisting of a 154-room hotel on Subarea 3, an athletic club on Subarea 4, and 144,000 SF of office space and a 7,500 SF restaurant on Subarea 5. The 24-Hour Fitness building was constructed on Subarea 4 as a result of that approval. The following August, the City Council approved a modification to Subarea 8 (99-25-PD) to change the previous approval for office space to an Infiniti automobile dealership. The dealership was constructed later that year.

A modification to Subarea 5 (2002-16-PD) was approved in June of 2002 to delete the 7,500 SF restaurant and build a 23,500 SF office building that is now occupied by Century 21 Award. Subsequent modifications to Subarea 5 were approved by the City Council in September of 2005 to allow a 35,871 SF, three-story office building occupied by Realty Income (2004-15-PD) and in May of 2006 to replace two 45,000 SF office buildings with one 81,519 SF, four-story office building (2005-70-PD).

Michael Crews Development received approval in March of 2005 for an amendment to the original La Terraza Master Plan on Lot 2 on Subarea 1 to increase the office building size from 6,000 SF to 12,139 SF and utilize the more recent architectural guidelines now in effect on Subareas 3, 4 and 5. That building was completed in 2007.

In October of 2005, Subarea 3, which is located on the north side of the 24 Hour Fitness building, obtained Master and Precise Plan approvals (under 2005-20-PD) for a four-story, 100-room business-class hotel and an approximately 44,000 SF three-story office building that included up to 3,460 SF of food service and specialty retail use. Subarea 3 consists of two lots, and each building was proposed for a separate lot. Both properties changed ownership after 2005-20-PD was approved. The owner of the hotel property proposed several modifications to the hotel, which included an increase in capacity from 100 to 105 rooms, an increase in height from 49'-6" to 58', an alteration in the building design to accommodate the Springhill Suites floor plan, and a modification to a previously-granted Business Enhancement Zone (BEZ) incentive to increase the parking reduction from 15 spaces to 25 spaces. These hotel changes were approved under 2007-18-PD. The new owner of the office building property also proposed several modifications to facilitate the construction of that building. These modifications, covered under 2007-25-PD (The Point), included eliminating the parking garage to create three floors of office space within a smaller footprint, increasing the maximum height of the office building from 45'-3" to 56'-2", and eliminating the previously approved 3,460 SF of food service/specialty retail use. This modification slightly reduced the amount of floor area in the building (44,000 SF to 43,107 SF) and added three more parking spaces than provided under 2005-20-PD, resulting in the elimination of a BEZ incentive that had reduced the amount of required parking by two spaces.

The current proposal involves a Master Plan modification to adjust the property size for the planned development to match a recent boundary adjustment and another Precise Plan modification to reduce the size of the office structure, from 43,107 SF to 36,614 SF (a reduction of 6,493 SF). The building will retain a maximum height of 56'-2", and will still contain three stories of office space. The applicant is proposing to reduce the parking from 156 spaces to 146 (109 standard spaces, 32 compact spaces, and five accessible spaces) in conjunction with the decrease in building size. Since off-street parking standards call for one parking space for every 300 SF of office space, the minimum requirement for this proposal is 122 spaces, and there would be a surplus of 24 spaces. The parking lot would be served by two driveways, and staff has determined that off-site improvements will be necessary to maintain line of sight for drivers exiting the project site from either driveway (particularly the northern driveway, since it will be located in the middle of a curve). Re-striping of La Terraza Boulevard will be required to remove one of the two existing northbound traffic lanes and shift vehicle traffic toward the center of the street and away from the driveway entrances. This re-striping will also provide a bicycle lane and buffer zone on either side of the street, as well as two-way middle turn lane. The other required off-street improvement will be a new traffic signal at the project site's northern driveway. The applicant is proposing to complete construction of the project in two phases: Phase 1 would involve installation/construction of site improvements, parking, and underground drainage with storm water treatment, and Phase 2 would involve construction of the office building itself. The applicant will be required to submit a signing and striping plan for re-striping of La Terraza Boulevard during Phase 1. Submittal of a design for the traffic signal may be deferred until Phase 2 (if the applicant intends to construct and utilize the northern driveway at that time), or until the hotel project is ready to begin, since the northern driveway is intended to be a shared responsibility between the office building and hotel.

Staff feels that the issues are as follow:

1. Appropriateness of modifying the Master and Precise Plan for the office building to allow a smaller structure and a corresponding decrease in parking.
2. Whether the proposed architecture conforms to the La Terraza Corporate Center Design Guidelines.

3. Whether off-site improvements on La Terraza Boulevard are necessary to protect line of sight for vehicles exiting the property, especially at the northern driveway (shared between this site and the hotel site).

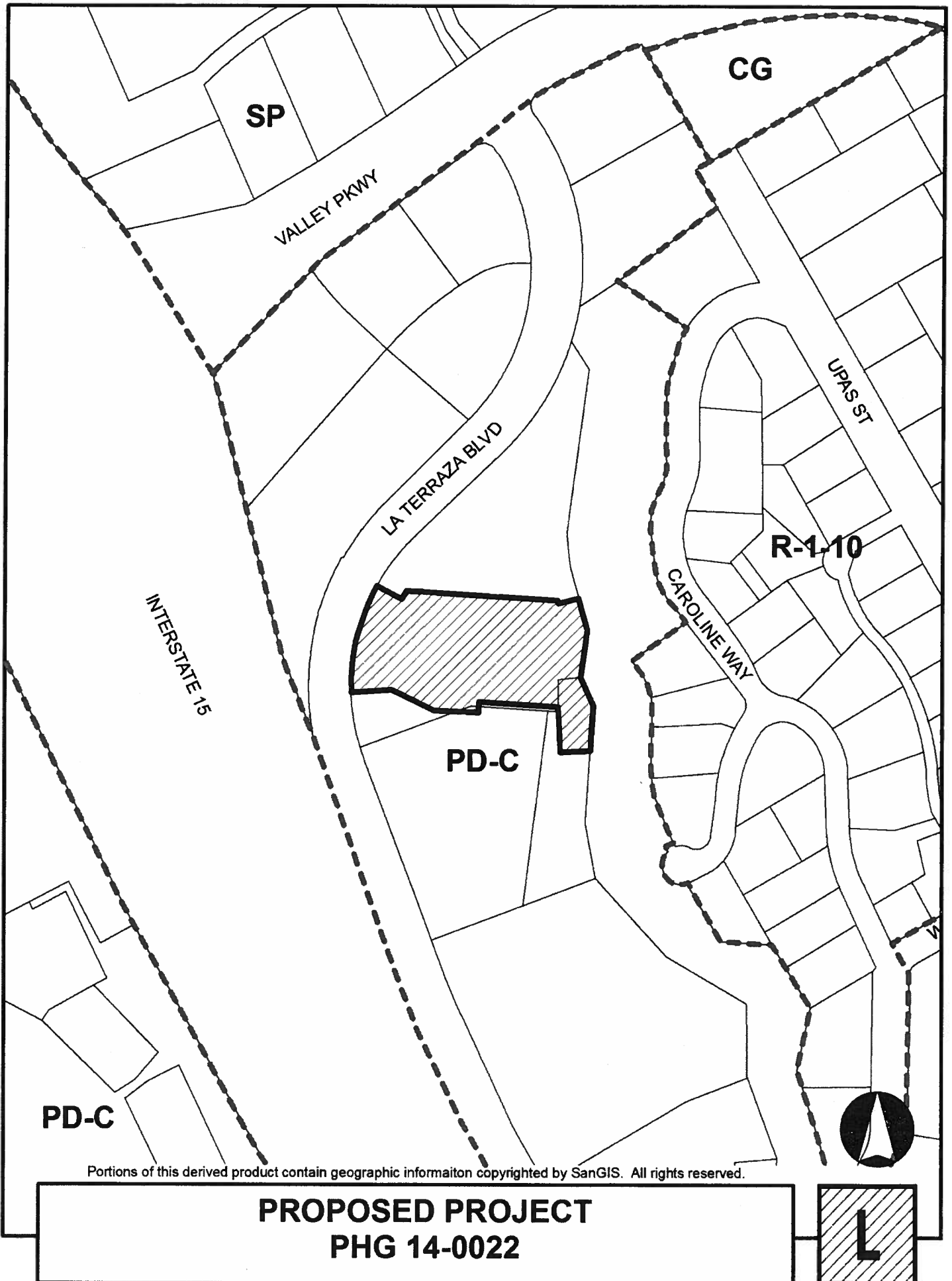
REASONS FOR STAFF RECOMMENDATION:

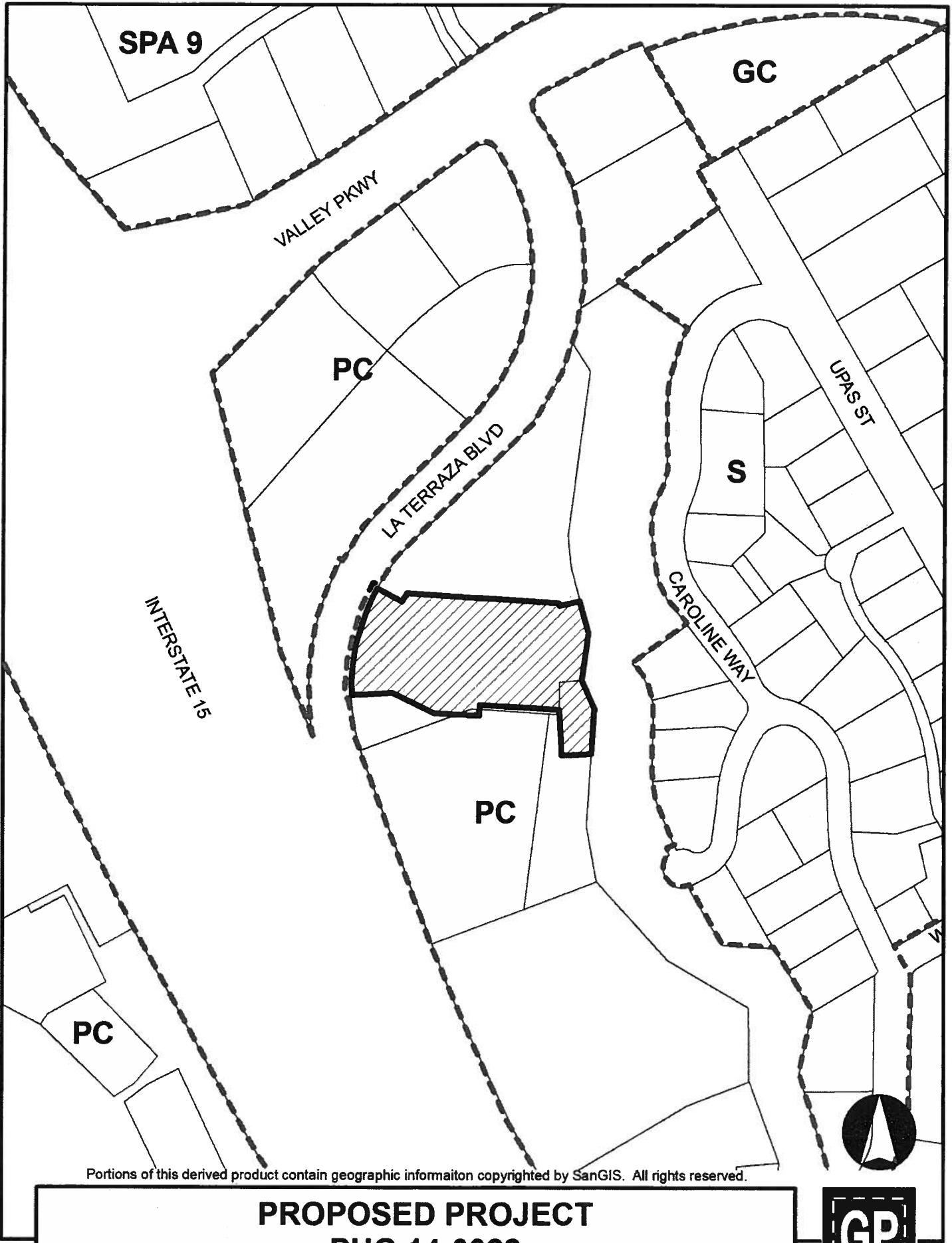
1. Staff feels the proposed modification to the building design is appropriate since it utilizes materials that are similar to those approved under 2007-25-PD. It also provides a smaller amount of floor area within a smaller footprint. While the number of parking spaces provided will be reduced from 156 to 146, the smaller floor area will reduce the number of required spaces to 122, resulting in a surplus of 24 spaces. This eliminates the need for a BEZ parking reduction that was previously granted for the office building site. The building will contain three stories as previously approved and no additional building height is proposed.
2. Staff feels the proposed architectural design and building materials are consistent with the La Terraza Corporate Center Design Guidelines since the building was designed by the author of the guidelines and includes exterior materials such as a stone veneer, low-reflective colored glass, and metal accents, as specified in the guidelines. The project underwent design review by Planning staff on August 28, 2014 and again on October 2, 2014. Several recommendations were made during these reviews, and the applicant incorporated these recommendations into the final project design.
3. The northern driveway that serves the project is shared with the future hotel property. A previous modification to earlier designs shifted the driveway to the south to provide better access to the hotel property, which is elevated above the street. The curving nature of La Terraza Boulevard in this area restricts the ability of drivers exiting the project driveway to adequately see oncoming cars in the street. Staff has conditioned the project to require off-site improvements to maintain line of sight for drivers exiting the property, especially at the northern driveway. These improvements will include re-striping La Terraza Boulevard to shift traffic toward the center of the street and away from the driveways, as well as signaling the northern driveway when that driveway is constructed and utilized (either during the construction of the office building, or construction of the hotel, which will be sharing the northern driveway with the office building).

Respectfully Submitted,



Ann Dolmage
Associate Planner



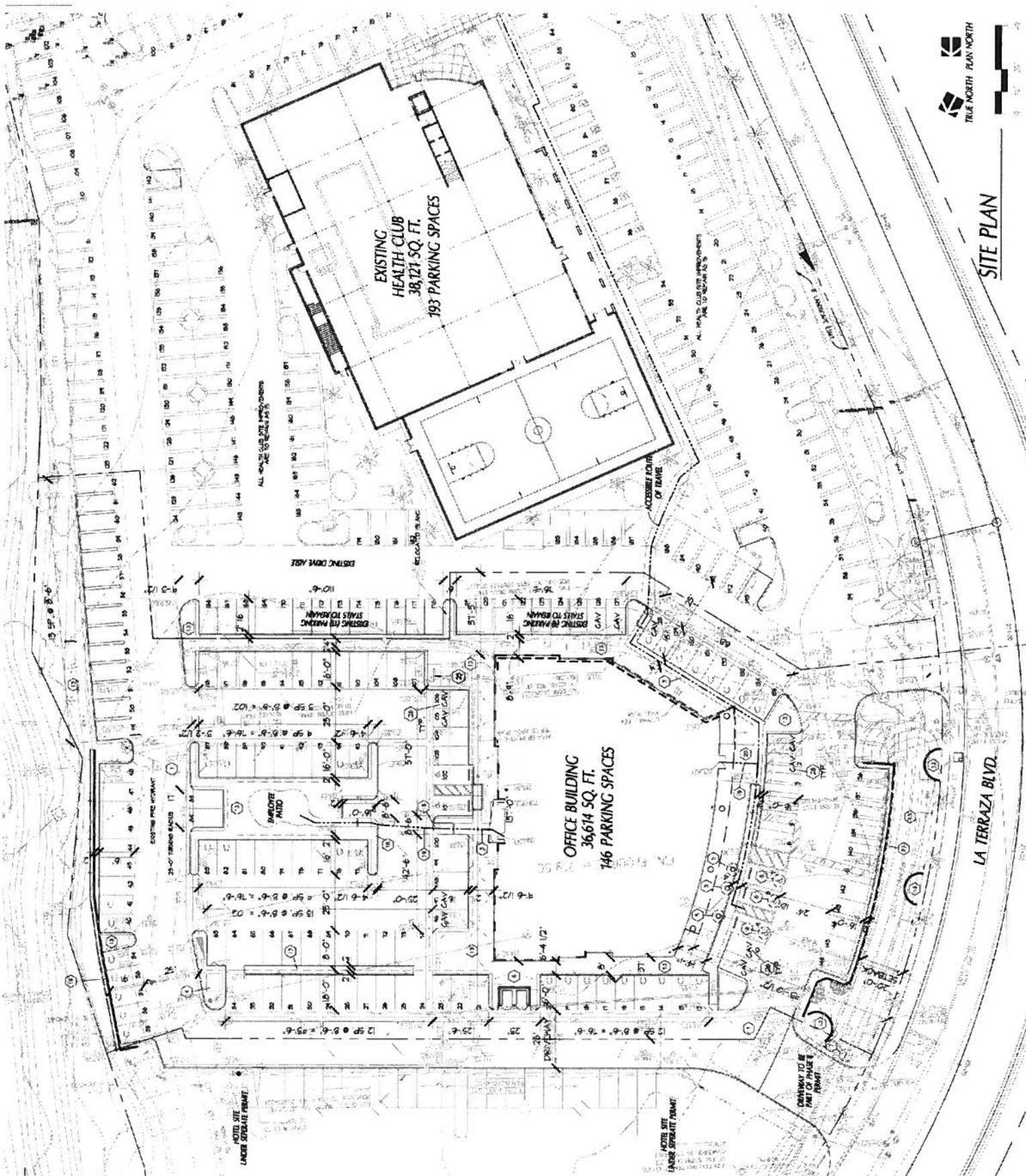


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**PROPOSED PROJECT
PHG 14-0022**



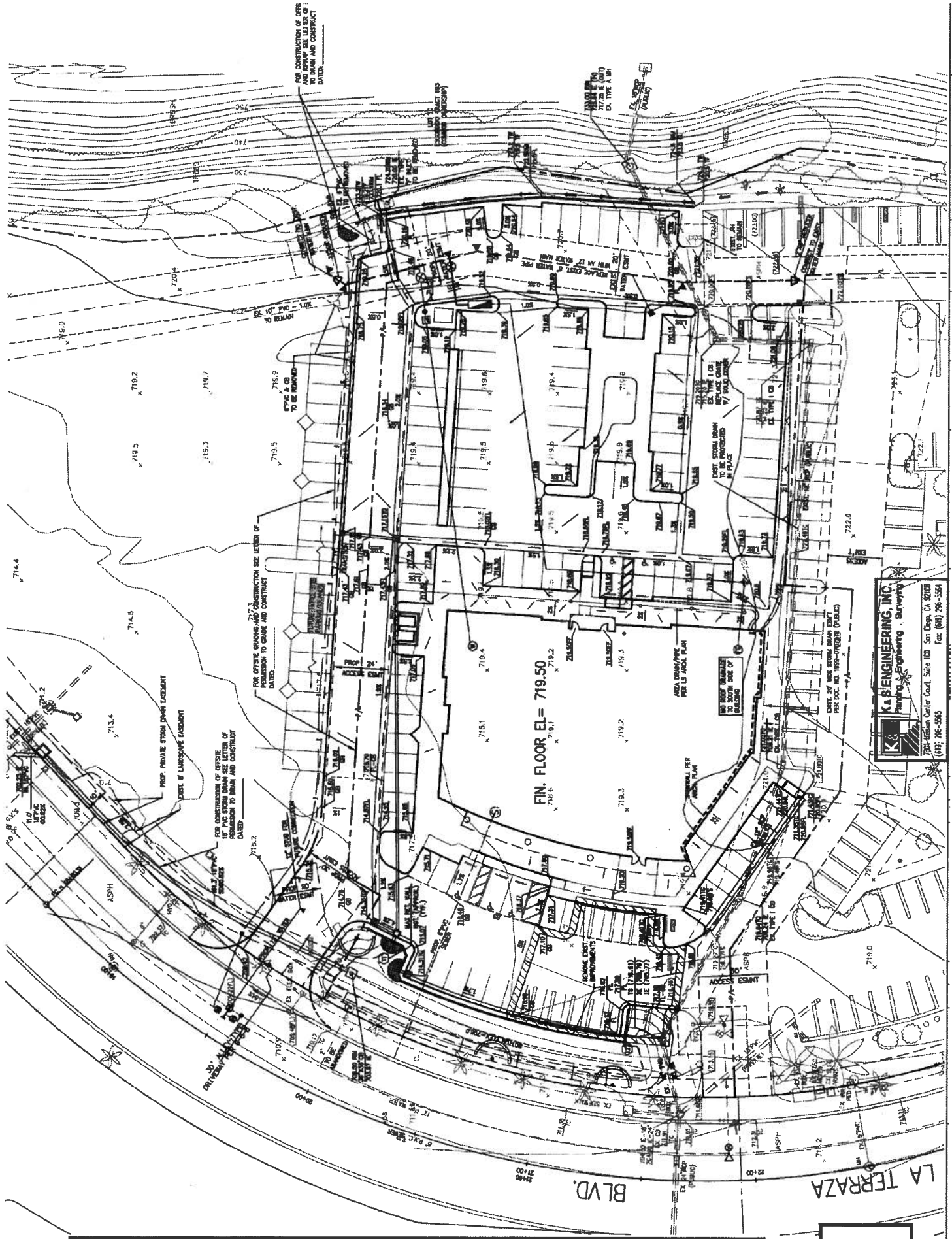
GENERAL PLAN



PROPOSED PROJECT PHG 14-0022



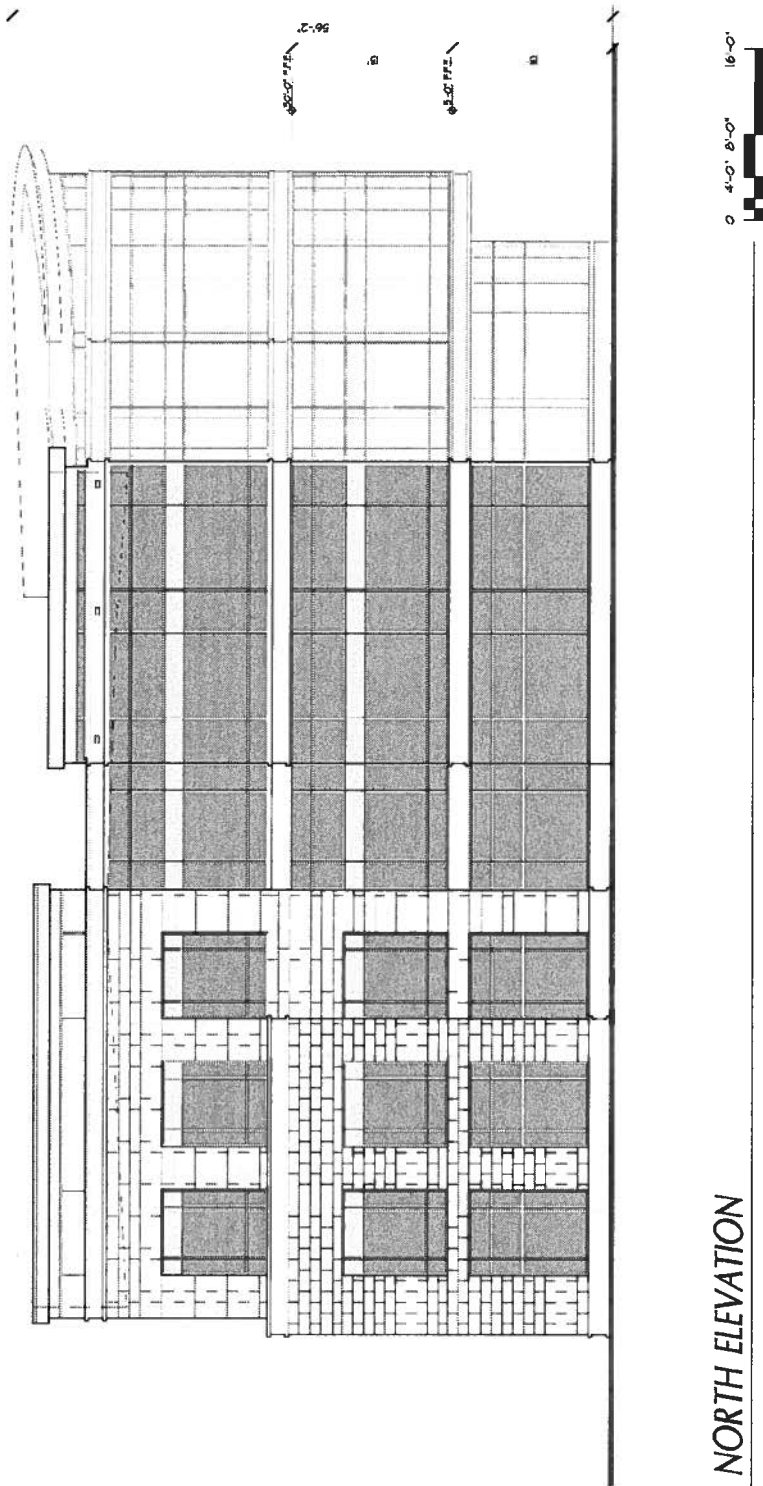
SITE PLAN



**PROPOSED PROJECT
PHG 14-0022**



K&S ENGINEERING, INC.
Grading Engineering - Surveying
720 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 796-5565 Fax: (619) 796-5564

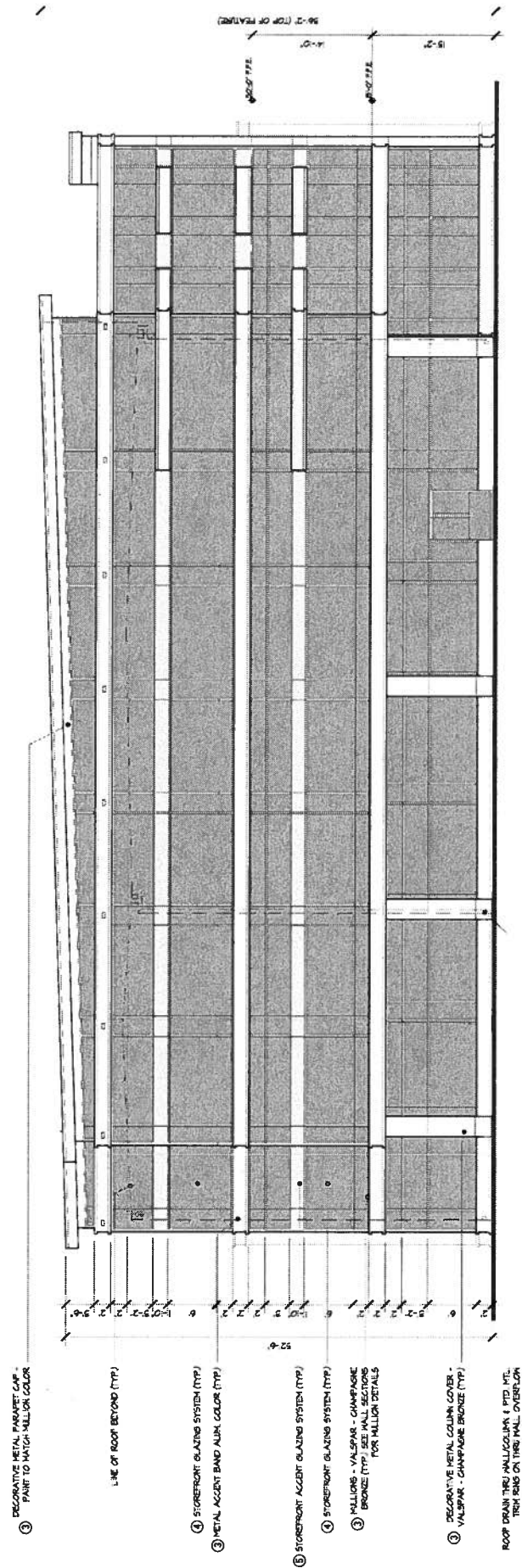


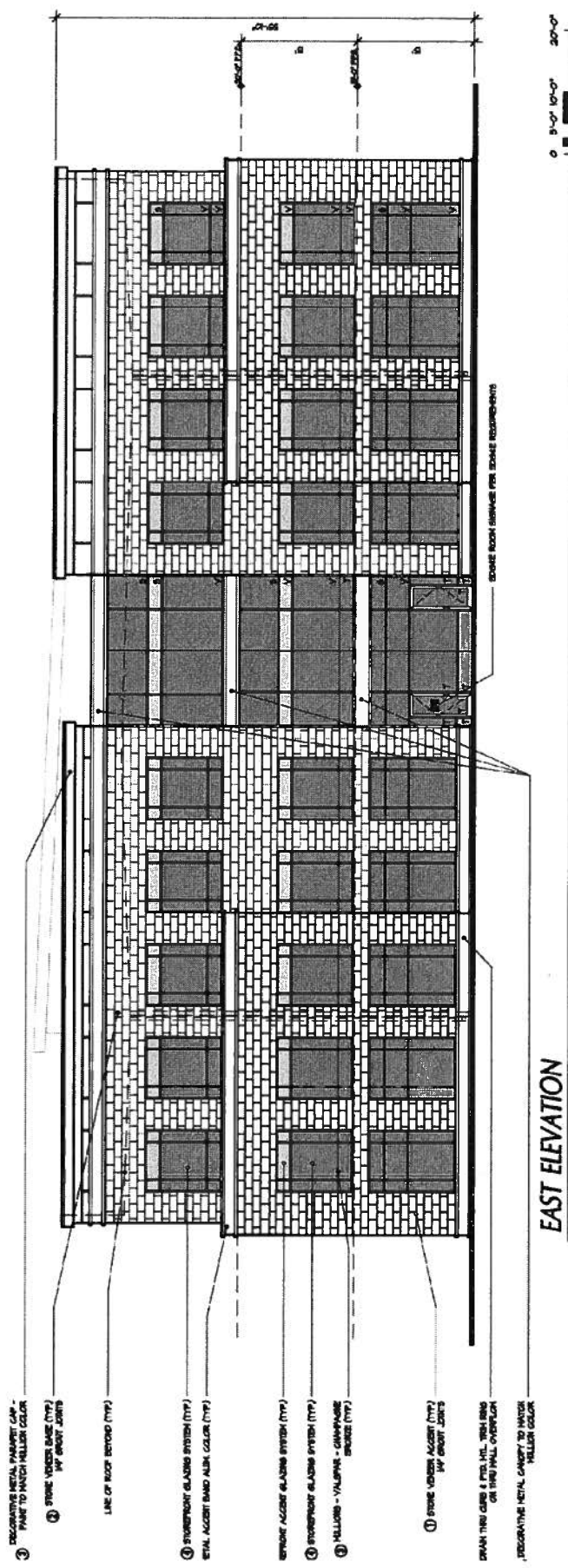
NORTH ELEVATION

**PROPOSED PROJECT
PHG 14-0022**



9



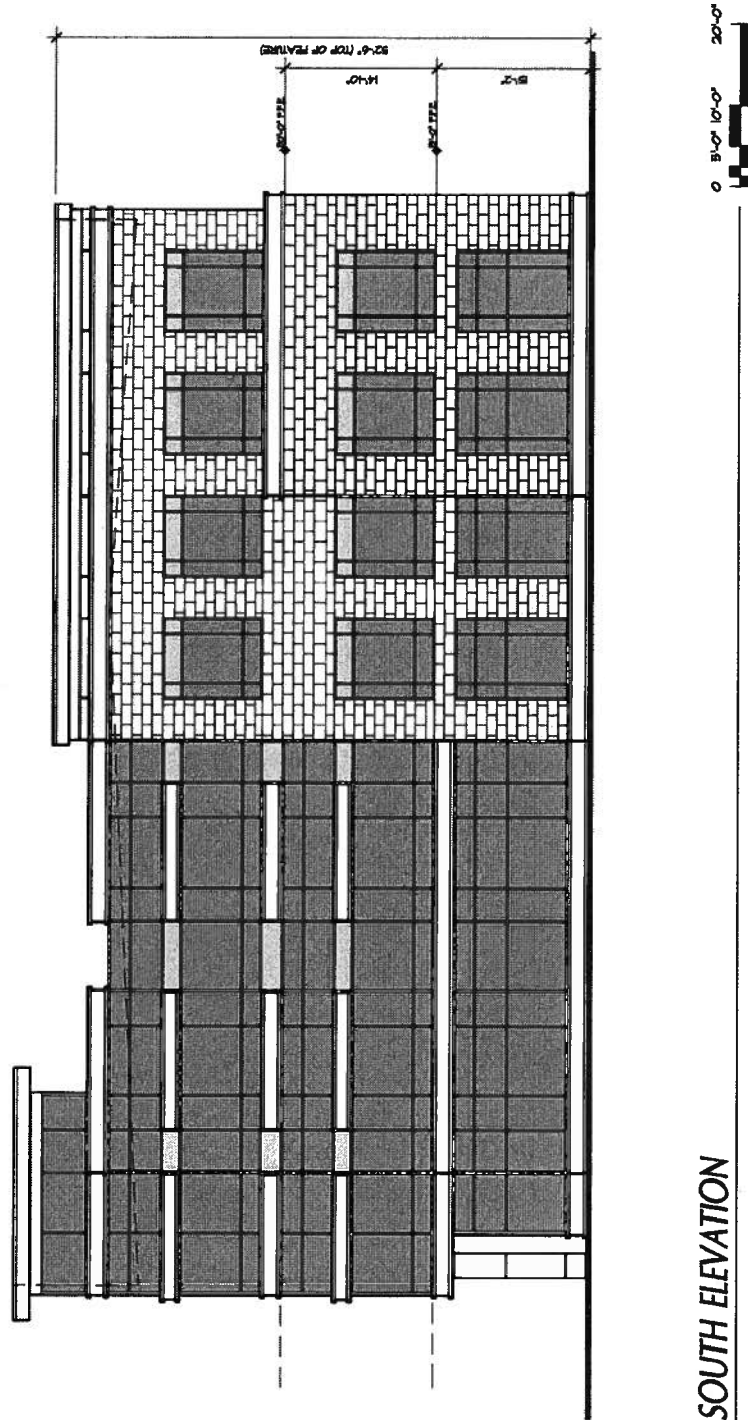


EAST ELEVATION



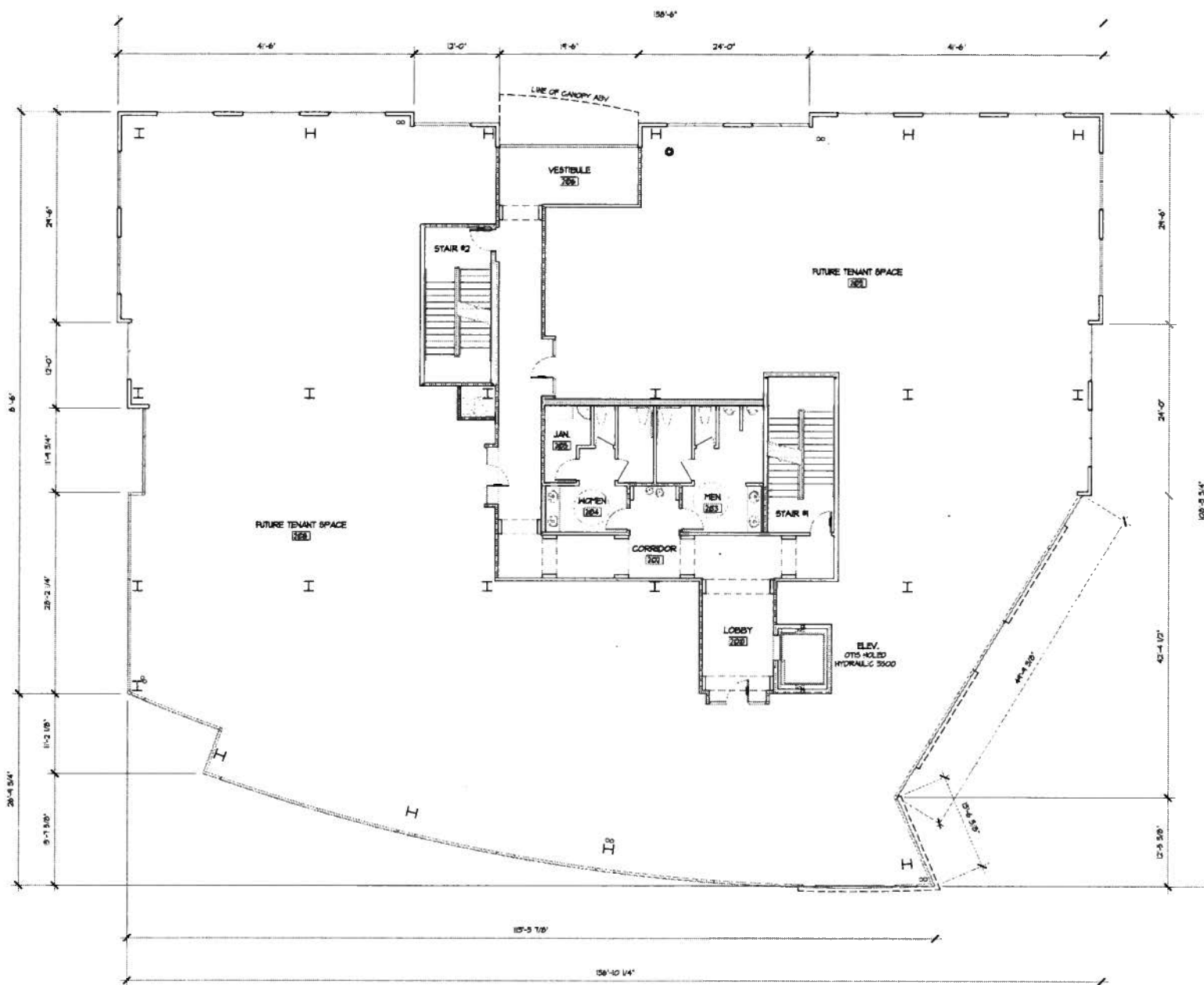
PROPOSED PROJECT
PHG 14-0022



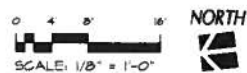


**PROPOSED PROJECT
PHG 14-0022**

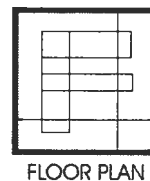


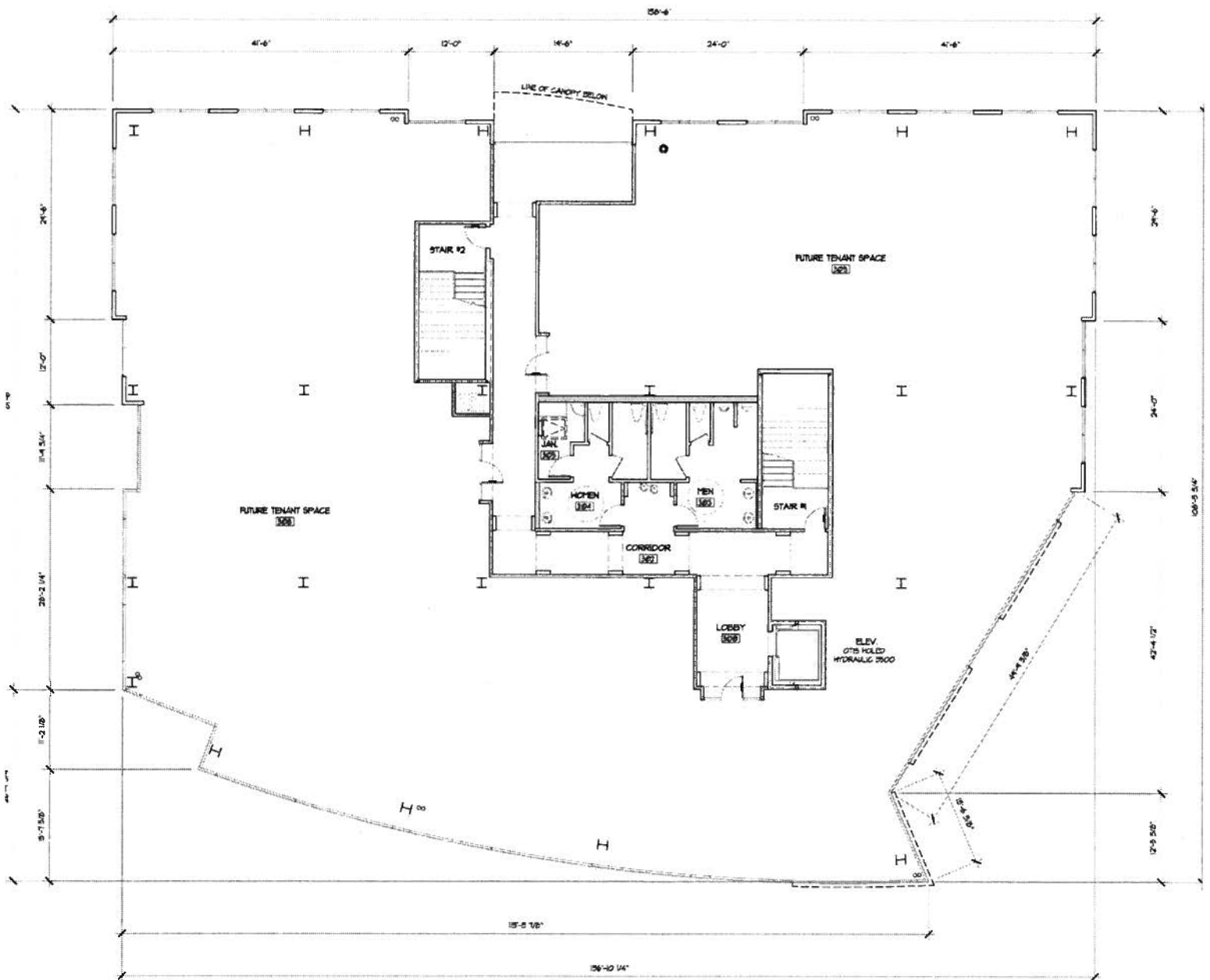


SECOND FLOOR PLAN

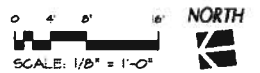


**PROPOSED PROJECT
PHG 14-0022**

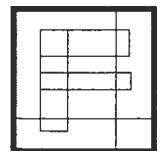




THIRD FLOOR PLAN

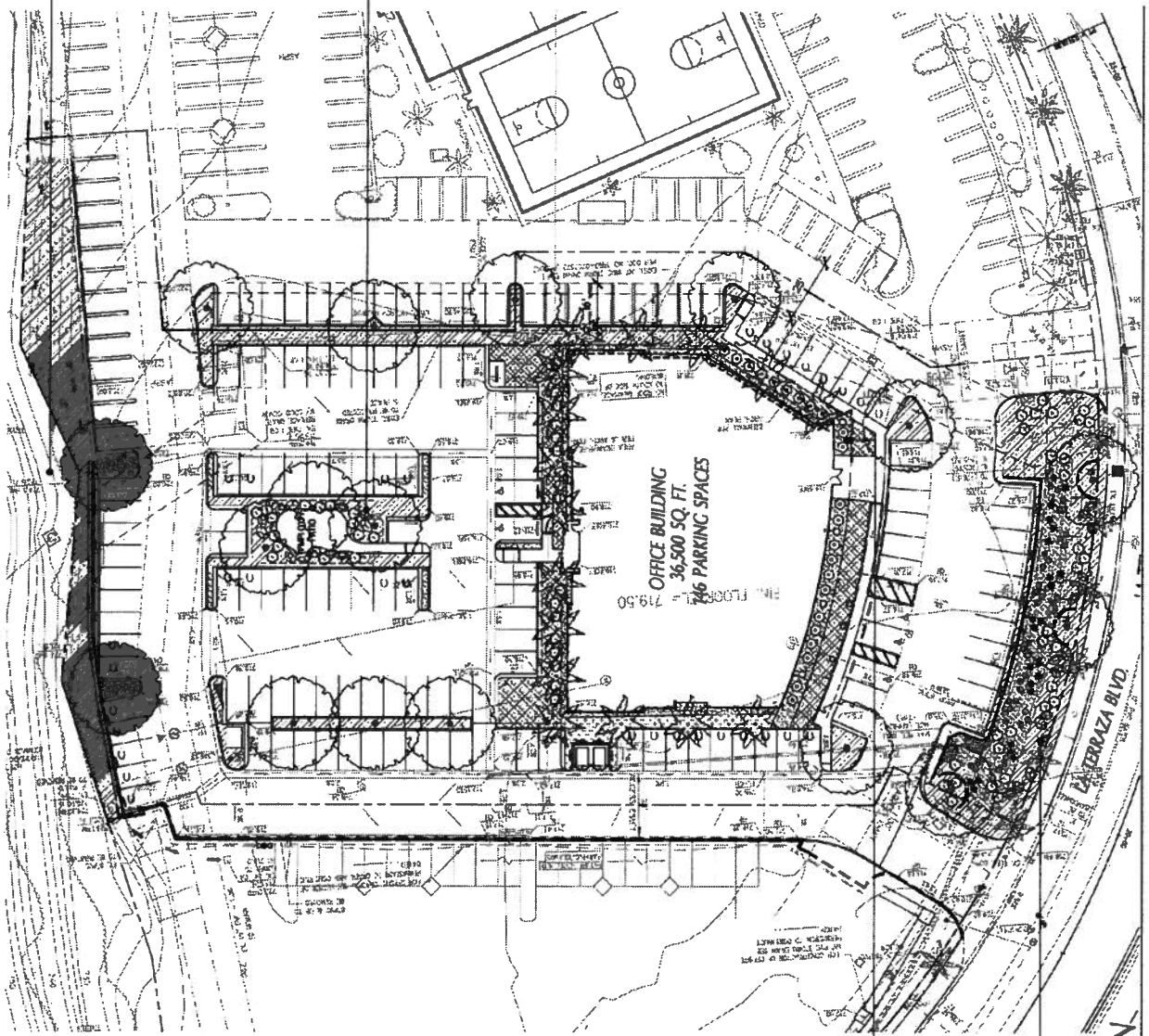


**PROPOSED PROJECT
PHG 14-0022**



FLOOR PLAN

PROPOSED PROJECT PHG 14-0022



E SLOPE

- EXISTING BUSHES WITH UNIFORM AND EXISTING EUCALYPTUS TREES

D PARKING LOT

- GRANITE SCULPTURE GARDEN, STONEMORE TREES, AND TALL ORNAMENTAL GRASSES TO PROVIDE SCREENING FOR THE EMPLOYEE PATIO

C BUILDING FACADE

- VERTICAL GARDENS AND SPECIMEN TREES TO PROVIDE A VISUAL SCREEN AND TO ACCENTUATE THE ARCHITECTURE
- THE UNDERSTORY IS A MINIMALIST LANDSCAPE CONSISTING OF LOW-GROWING TREES AND DARK FOLIAGE AND/OR SHADE

B BUILDING FRONTAGE

- LUSH MINIMALIST LANDSCAPE WITH COBBLE AND ACCENT LIGHTING TO ACCENTUATE THE ARCHITECTURE AND ENTRY

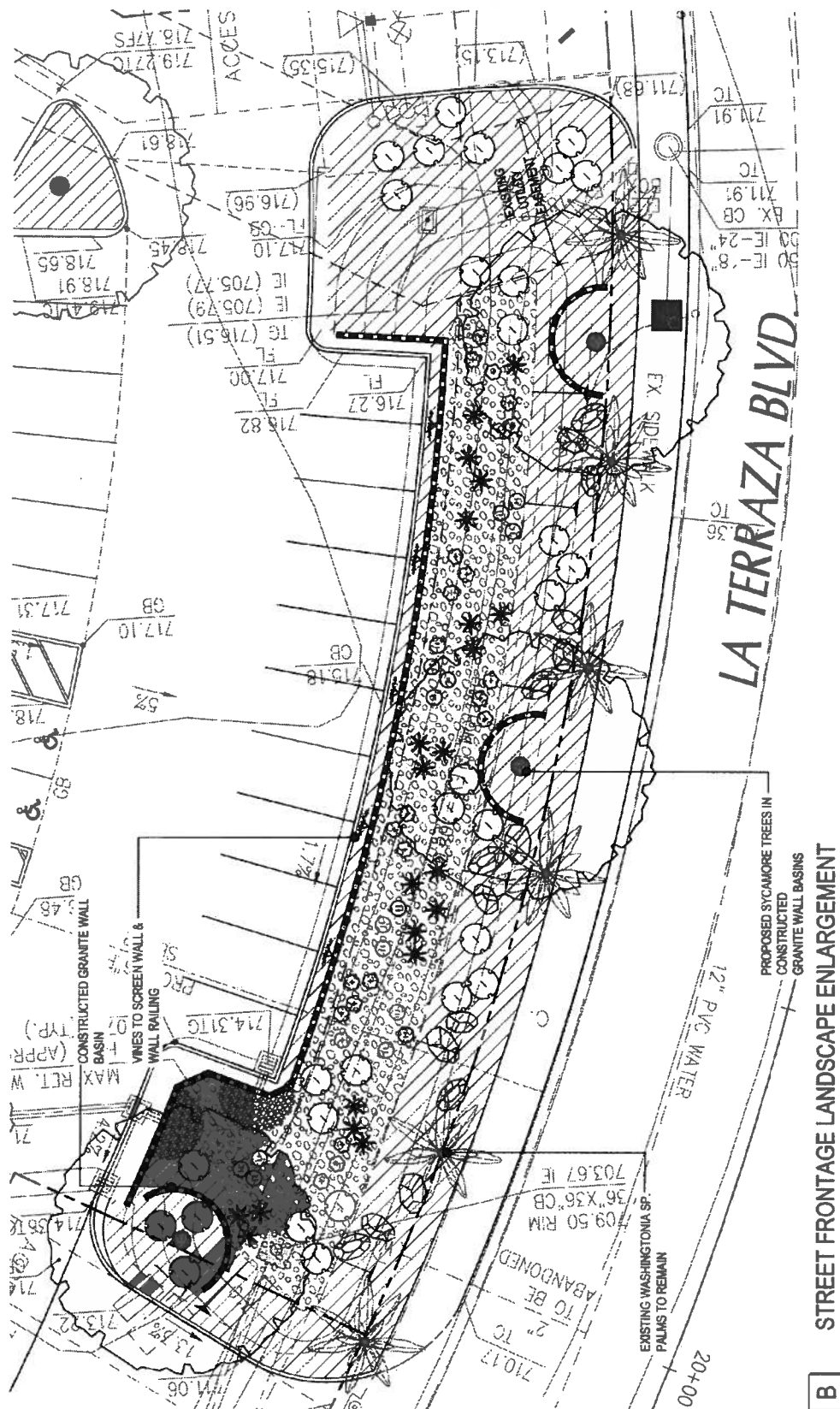
A STREETSCAPE

- ALONG THE STREET FRONTAGE IS A ROW OF EVASCATIVE TREES WHICH PROVIDE A VISUAL SCREEN AND TO ACCENTUATE THE ARCHITECTURE
- THE STREET FRONTAGE IS A LUSH GREEN MINIMALIST LANDSCAPE WITH THE HILATION BUSH, WHICH CONSISTS OF ORNAMENTAL GRASSES AND ACCENT BOLLERS

LANDSCAPE CONCEPT PLAN



LANDSCAPE PLAN



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD-C (Planned Development – Commercial)/ Subarea 3 of La Terraza Master Plan consisting of a vacant parcel currently approved for a 100-room, four-story hotel.

SOUTH - PD-C/ Subarea 4 of La Terraza Corporate Center Master Plan consisting of a 24 Hour Fitness building and associated parking.

EAST - R-1-10 (Single-family Residential – 10,000 SF minimum lot sizes)/ Single-family residences elevated above the project site.

WEST - Interstate 15, beyond which is the PD-C-zoned Escondido Promenade Commercial Center.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.

2. Effect on Fire Service – The Fire Department has expressed no concern relative to its ability to provide service to the site provided standard fire protection measures are installed as part of the project. The Fire Department will require fire hydrants on the site, fire sprinklers in the buildings and a fire alarm system. A radio reception booster may be required. All elevators shall be appropriately sized for medical gurneys. The site will be served by Fire Station No. 1 (Quince Street) which is within the five minute response time mandated by the General Plan.

3. Traffic – The project will take access from La Terraza Boulevard, which is classified as a Local Collector Road on the City's Circulation Element. Existing traffic volumes on La Terraza Boulevard are approximately 5,200 ADT, which operates at a Level of Service A under existing improvement conditions. Based on the San Diego Association of Government's (SANDAG) traffic generation rates for the San Diego region, the proposed office building will generate approximately 732 ADTs (20 ADT per 1,000 SF/office) where the previously approved office building would have generated 862 ADTs. This decrease of 130 ADTs results from the downsizing of the proposed building from 43,107 SF to 36,614 SF. As a whole, Subarea 3 will experience a net decrease of 95 ADTs, since the capacity of the hotel increased from 100 rooms to 105 rooms under 2007-18-PD (which was approved shortly after 2007-25-PD). This increase in hotel capacity increased the ADTs for that building from 700 to 735. Ultimate build-out traffic volumes on La Terraza Boulevard are well within the capacity of the street.

The proposed changes to the Master Plan will not change the level of service on nearby streets from the levels anticipated by the previous project since the total ADTs (Average Daily Trips) generated by the development will be slightly reduced from the cap of 13,950 ADTs established in the Environmental Impact Report for La Terraza.

The revised ADT calculations for the entire development by each subarea are shown below:

<u>Subarea</u>	<u>Proposed or Existing Use</u>	<u>ADTs per Previous Master Plan (2007-25-PD)</u>	<u>ADTs Proposed for Revised Master Plan</u>
Subarea 1	Gas Station/Office	1,583	1,583
Subarea 2	Restaurant/Retail	3,050	3,050

Subarea 3	Hotel/Office	1,562 (700 hotel; 862 office)	1,467 (735 hotel; 732 office)
Subarea 4	Health Club	1,138	1,138
Subarea 5	Office	2,982	2,982
Subarea 6	Office	980	980
Subarea 7	Office	360	360
<u>Subarea 8</u>	<u>Auto Dealer</u>	<u>700</u>	<u>700</u>
TOTALS		12,355 ADTs	12,260 ADTs

The proposed modification would result in 1,690 unallocated ADTs from the overall cap of 13,950 ADTs that could potentially be used by one or more subareas without exceeding the EIR threshold for traffic generation by the development.

4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system.
5. Drainage – There are no significant drainage courses within or adjoining the property. The project is conditioned to provide a drainage study, which will determine the extent of drainage facilities necessary to control runoff. Runoff from the project will be directed to the adjoining public street or other approved drainage facility. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Final Environmental Impact Report, City Log No. ER 86-43, was certified for the La Terraza Master Development Plan and Tract 693 on December 23, 1987. The EIR concluded that visual and traffic impacts would be significant and not mitigable. Pursuant to Section 15091 of the California Environmental Quality Act (CEQA), the City Council adopted a written Statement of Overriding Considerations that the economic, social, and aesthetic benefits of the project outweighed the unavoidable adverse impacts.
2. Pursuant to CEQA Section 15162, no additional EIR need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Implementation of all mitigation measures identified in the EIR has been completed or will be required by the conditions of approval to reduce all impacts to a level of insignificance, with the exception of the visual and traffic impacts.
3. Since the proposed modifications still result in unmitigated traffic and visual impacts, approval of the project will necessitate a restatement of the Overriding Considerations.
4. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
5. The project will have a de minimis impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY

Appropriateness of Modifying the Master Plan to Allow a Reduction in Building Square Footage and an Increase in Parking

In October of 2005, Subarea 3, located on the north side of the 24 Hour Fitness building, obtained Master and Precise Plan approvals for a four-story, 100-room business-class hotel, as well as an approximately 44,000 SF

three-story office building that included up to 3,460 SF of food service/specialty retail use. A BEZ incentive to reduce the amount of required parking by 17 spaces was also approved, with a reduction of 15 spaces on the hotel site and two spaces on the office site, based on the opportunity for shared parking between the two uses. The property was formally split after the approval and each lot (one for the office building, and one for the hotel) was sold to a separate new owner.

In October of 2007, the City Council approved a modification to reduce the size of the proposed office building to 43,107 SF, remove the 3,460 SF of food and retail space, and increase parking from 153 spaces to 156 (eliminating the need for a BEZ incentive for the office building). Additionally, this modification removed the parking garage from the ground floor of the building (replacing it with office space) and increased the maximum height of the building from 45'3" to 52'6". The following month, the City Council approved a modification to the hotel site that increased the number of rooms to 105. The hotel's BEZ incentive was also modified to allow a reduction of 25 parking spaces instead of 15. Parking easements and CC&Rs had been recorded earlier that year to allow the hotel to use up to 25 of the office building's parking spaces during the hours of 7:00 p.m. to 8:00 a.m., which factored into the decision to approve this change to the BEZ agreement.

For this current modification, the office building has been redesigned by the same architect. Materials would be similar to those approved under the previous design, though a stone veneer is now proposed for the walls, instead of a combination of stucco and stone. The modification would reduce the size of the building to 36,614 SF, and would decrease the number of parking spaces to 146. Since off-street parking standards require one parking space per 300 SF of office space, this smaller building would require only 122 parking spaces, resulting in a surplus of 24 spaces. Medical and dental offices still would be prohibited because the overall 1:250 parking ratio proposed for the site would be less than the 1:200 required for medical uses. The maximum height of the building would remain the same (56'-2") and all three floors would continue to be occupied by office space. The shared parking situation will remain in effect and the BEZ parking reduction incentive granted for the hotel will be needed once that building develops.

The residences to the east are generally located at least 62 feet above the project site and have expansive views to the west. The previous modification to the office building increased the building height from 45'-3" to 56'-2". This increase of approximately 11 feet still placed the top of the building at least five feet below the lowest floor level for the adjacent residences, limiting any potential view blockage to foreground freeway views. It should also be noted that the maximum height for the building is only attained in the southwestern corner of the structure due to the sweeping parapet element on the front elevation. The majority of the parapet heights are slightly lower at 52'-6" (the northwestern and southeastern corners) and 53'-10" (the northeastern corner).

Whether the Proposed Architecture for the Hotel and Office Buildings Conforms to the La Terraza Corporate Center Design Guidelines

The La Terraza Corporate Center Building Design Guidelines were developed in 1999 as part of the previous Master Plan modification for Subareas 3, 4 and 5. The intent of the guidelines is to ensure quality design and architectural harmony within the development. The guidelines promote a fresh and contemporary look for La Terraza through the use of parapet roof forms, flat roofs, standing seam metal roofs, tinted glass, low reflective glass, stone veneers, aluminum window mullions, and exterior cement plaster with muted earth-tone colors. The 24-Hour Fitness building and the Century 21 Award building were the first buildings in the development to be designed and constructed in accordance with the new design guidelines. The Michael Crews Development office building south of the ARCO gas station and the Realty Income building on the northern side of the Century 21 building were also designed in conformance with these guidelines.

Staff feels the proposed architectural design and building materials are consistent with the La Terraza Corporate Center Design Guidelines since the building exterior utilizes a stone veneer, low-reflective colored glass, and champagne bronze mullions as specified in the guidelines. The architecture is enhanced by cantilevered floors and a curving wall in the front that mimics the radius of the adjacent street. Additionally, the building has been designed by the same architect who wrote the design guidelines and designed all the other buildings approved for Subareas 3, 4 and 5, with the exception of the Realty Income building. On August 28, 2014, the project

underwent design review by Planning staff, who made several recommendations regarding size and location of parking spaces, and design of landscaping along the property frontage and within the parking lot. These recommendations have been incorporated into the final project design.

Whether Off-Site Improvements are Necessary for Line of Sight at the Driveways to the Project

When the Master Plan for the hotel and office buildings was approved in 2005, two driveway entries from La Terraza Boulevard were provided with one in front of each building. In the 2007 modification, both driveways were shifted to the south, with the southern driveway shifted about 70 feet south where it could be more efficiently shared with 24 Hour Fitness, and the northern driveway shifted about 100 feet south to be shared between the hotel and office building. The northern driveway has not yet been constructed, and its location in this current modification is the same as what was approved in 2007 (2007-25-PD). The southern driveway currently exists, in the location shown on the 2005 plans (2005-20-PD). On May 22, 2014, a property line adjustment was approved for the property line between the subject parcel and the 24 Hour Fitness properties. As a result of this adjustment, the southern driveway now straddles the line between these two properties. The northern driveway is located in the middle of the horizontal curve as well as within the vertical curve of the street; these conditions, combined with fairly high traffic speeds, provide a situation where sight distance for vehicles exiting the driveway is very limited.

Clearing an adequate easement length for sight distance would require a significant amount of retaining walls and would likely result in the loss of all the parking in the front of the office building. This would remain the case even if access to the driveway was limited to right-in/right-out. Elimination of the northern driveway is not an adequate solution to this problem, since it would severely hinder access to the future hotel. Therefore, staff is conditioning the project to require the re-striping of La Terraza Boulevard to shift vehicle traffic toward the center of the street and away from the driveways. One of the two existing northbound traffic lanes would be removed, leaving a single lane in each direction, and a bicycle lane and buffer zone would be added to each side of La Terraza Boulevard. A two-way middle turn lane would be maintained in the center of the street. Additionally, the applicant will be required to install a traffic signal at the northern driveway to the project site. The applicant for this project has requested permission to phase construction so that site improvements and parking will be installed in Phase 1 and the office building will be constructed in Phase 2. Submittal of a signing and striping plan for La Terraza Boulevard will be required as a part of Phase 1. Submittal of plans for the traffic signal may be deferred until Phase 2 (if the applicant wishes to construct and utilize the northern driveway during that phase), or until hotel construction is ready to begin. If the applicant wishes to defer the signal plan until the hotel is built, northern access to this project site will remain closed until that occurs.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site has been rough-graded for several years. Additional finish grading will be necessary to develop a pad for the office building. No native vegetation remains on the project site.

B. SUPPLEMENTAL DETAILS OF REQUEST

	<u>Previous Master Plan</u>	<u>Proposed Master and Precise Plan</u>
1. Site Area:	1.84 acres	1.75 acres (Boundary adjusted under SUB 14-0001)
2. Building Size:	43,107 SF	36,614 SF
3. Parking:	144 spaces required (1 space per 300 SF) 156 spaces provided (Excess of 12 spaces available for joint-use with adjacent hotel)	122 spaces required (1 space per 300 SF) 146 spaces provided (Excess of 24 spaces available for joint-use with adjacent hotel)
4. Building Height:	56'-2"/ three stories	56'-2"/ three stories
5. Setbacks:		
<u>Subarea 3</u>		
Front:	20 feet (building and parking)	No Change
Side:	10 feet (parking not subject to side-yard setback requirement)	No Change
Rear:	10 feet (parking may encroach within 5 feet of rear prop. line)	No Change
6. Landscaping:	Large Canary Island date palm at project entries. Brisbane box in parking areas with Canary Island pines adjacent to building. La Terraza street frontage to have unified theme with other buildings in the corporate center	Mexican fan palms and sycamore trees surrounding building. Bird of paradise along front of building. Other understory to include star jasmine, California meadow sedge, majestic lily turf, Katrina African iris, and cobbles. Sycamore trees in planters throughout parking lot, with sedges or flax lily in some planters. Coyote brush and rosemary on slope along rear property line. Sycamore trees, ornamental grasses, and boulders along street frontage. Employee patio area to be located within parking lot, and to be screened by granite sculpture garden, sycamore trees, and grasses/sedges.

- | | | |
|-----------------------------------|---|--|
| 7. Building Materials and Colors: | Stone veneer accented by aluminum-colored mullions and low-reflective colored glass | Stone veneer (two shades of tan); champagne bronze mullions, accent bands, columns, canopy, and parapet cover; low-reflective colored glass (two shades: green and silver) |
| 8. Signage: | Per existing sign guidelines
Wall signs per Sign Ordinance standards. | Same |

C. GENERAL PLAN COMPLIANCE

1. General Plan:

- | | |
|----------------------------------|---|
| a. Land Use Element Designation: | The proposed development is consistent with the existing Planned Commercial designation of the General Plan. |
| b. Circulation Element: | La Terraza Boulevard is classified as a Local Collector on the City's Circulation Element. The anticipated levels of traffic from the proposed development are well within the capacity of this street. |
| c. Noise Element: | The site is located within a projected Year 2000 noise contour with an anticipated CNEL of 60 dB or greater. |
| d. Ridgeline: | The site is not located on or near any intermediate or skyline ridgelines. |
| e. Trails: | There are no trail dedications required at this site. |

**FINDINGS OF FACT
PHG 14-0022
EXHIBIT "A"**

Master and Precise Development Plan

1. The proximity and orientation of the site to the I-15 corridor in conjunction with the office use proposed for the site is consistent with the goals and policies of the Escondido General Plan which specifically states that the La Terraza development is to be utilized for the development of office, hotel, restaurant, and commercial land uses.
2. Extensive off-site and on-site circulation improvements, including the widening of Valley Parkway and Ninth Avenue and the alignment and signalization of intersections, have been completed and will help to accommodate the traffic generated by this project. However, the Final EIR for the La Terraza development (ER 86-43) found traffic to be a significant and non-mitigable impact. A Statement of Overriding Considerations was adopted to address this impact. Although the proposed development results in a decrease in traffic, the Statement of Overriding Consideration has been restated to account for the proposed modification to the Master Plan and Precise Plan. In accordance with CEQA Section 15162, it has been determined that there are no substantial changes to the project that require major revisions to the EIR due to any new significant environmental effects.
3. The proposed location will allow the future office uses to be adequately serviced by existing or proposed public facilities or services since La Terraza Boulevard has already been constructed and all utilities are in close proximity to the pad sites.
4. The overall design of the proposed Planned Development will produce an attractive, efficient development that utilizes complementary building materials with adequate parking and pedestrian linkages through the site.
5. As proposed, the Planned Development will be well integrated with its setting and the surrounding area since the property has already been graded in anticipation of this type of development and the height of the buildings will allow the preservation of views from the adjacent residences to the east.
6. The proposed Master Plan modification and Precise Plan shall have a beneficial effect by providing services needed by city residents and the business community.
7. Each individual unit of the development is capable of existing as an independent unit with a desirable environment and stability since an appropriate amount of parking will be provided within each phase.

**CONDITIONS OF APPROVAL
PHG 14-0022
EXHIBIT "B"**

Landscaping

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting) of the zoning code, all manufactured slopes over three feet high shall be irrigated and planted with landscape materials as follows: Each one thousand (1,000) SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten (10) shrubs, five gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation. Each one thousand (1,000) SF of cut slope shall contain a minimum of six (6) trees, five gallon in size; ten (10) shrubs, one gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation.
3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee of \$1,040.00 will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
6. Street trees shall be provided and/or maintained along every frontage within, or adjacent to this subdivision in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.
7. Planting themes at the entrances to each of the individual projects shall be emphasized by significant accent plantings to the satisfaction of the Planning Division.
8. Prior to issuance of a grading permit, the applicant shall provide evidence to the Planning Division that the owner of Subarea 3 has been included in the owner's association and will share responsibility for maintaining the common area and slope landscaping.
9. Prior to issuance of a building permit, the applicant shall present a plan for the repair and refurbishment of the common area slope landscaping that is located just east of the subject property. All new landscaping on the common area slope shall be installed prior to occupancy of the building.

General

1. This Master Plan modification shall only apply to Subarea 3 of the La Terraza development and all conditions of the previously approved Master Plan 2007-25-PD shall apply except where modified herein.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido. All blasting shall be performed in accordance with Uniform Fire Code and Blasting Ordinance requirements to include, but not limited to pre-blast notification and pre-blast inspections of all structures from Fifth and Vine to the north including Howell Heights and Caroline Drive and all structures west of Upas from Second Street to the north. In addition, monitoring of all blasting operations shall be performed by an approved seismograph located at the nearest manmade structure.
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). All lighting shall be placed and/or shielded so as not to be hazardous to vehicles traveling on I-15.
8. As proposed, 146 striped parking spaces shall be provided in conjunction with this development and shall be maintained at all times. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards.
9. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Title 24 of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths. An accessible path of travel shall be provided from the public way and shall include an accessible path of travel between buildings.
10. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
11. Trash enclosures must be designed and built per City standards. Views into trash enclosures from the residences to the east shall be screened by a trellis with a solid roof cover or other method of screening satisfactory to the Planning Division.
12. Colors, materials and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.

13. All proposed signage associated with the project must comply with the approved Master Plan standards and exhibits and the City of Escondido Sign Ordinance (Ord. 92-47). The standards and exhibits of the Master Plan shall take precedence if there is a conflict with the provisions of the Sign Ordinance.
14. All new utilities shall be underground.
15. All rooftop equipment must be fully screened from all public view, particularly from the residences to the east, utilizing materials and colors which match the building. Mechanical equipment shall be grouped into one or more areas where covered screen elements can eliminate views of the equipment. No reflective equipment or materials will be permitted on rooftops.
16. All proposed grading shall conform to the conceptual grading as shown on the Master Plan.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. All businesses in the building shall be limited to office uses. All office uses proposed for the development shall be restricted to those uses which require a 1:300 parking ratio pursuant to Article 39 of the Zoning Code. No medical or dental uses shall be permitted.
19. All vehicular entrances from La Terraza Boulevard shall be enhanced with decorative stamped concrete to the satisfaction of the Planning Division.
20. All monument signs for Subareas 3, 4, and 5 shall be limited to entry monuments at the driveway locations to be designed to the satisfaction of the Planning Division.
21. One freeway-oriented pole sign shall be permitted in the area of Subareas 3 and 4. The pole sign shall display a maximum of two tenants and shall be limited to a maximum height of 30 feet. The design, copy size, and materials shall be subject to review and approval by the Design Review Board.
22. All retaining walls shall be constructed of decorative masonry materials to the satisfaction of the Planning Division.
23. All buildings and landscaping on Subareas 3, 4 and 5 shall be consistent with the La Terraza Corporate Center Building Design Guidelines, prepared by McArdle Associates Architects, Inc., dated April 20, 1999.
24. During the construction of each building in the development, the pedestrian linkages through the site shall be provided as shown on the Master Plan.
25. Prior to issuance of a building permit for the office building, an acoustical report shall be prepared to identify the necessary noise attenuation materials and techniques needed to reduce interior noise levels to a CNEL of 45 dBA.
26. Prior to issuance of a grading permit, the applicant shall receive approval from the La Terraza Owner's Association for any off-site grading in the common slope area east of the property.
27. Prior to issuance of a building permit, the applicant shall contribute an in-lieu fee to the North County Transit District to help fund transit infrastructure improvements at the closest possible bus stop location that is on Routes 308 and 353. This stop is located on eastbound West Valley Parkway at 390 feet west of La Terraza Boulevard. Specific improvements that the in-lieu fee would fund at this existing bus stop include an ADA-compliant boarding pad, a passenger waiting shelter bus bench, and a trash can to keep the bus stop area free of litter and debris. The in-lieu fee shall be in the amount of \$5,000.00 and shall be sent to NCTD's Finance/Controller, along with a letter specifying that the funds are for the improvement of the above mentioned bus stop.

28. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay user fees for the purposes of funding the California Department of Fish and Game. These fees were reinstated January 31, 1996, by the State Superior Court in Sacramento. In order to comply with the state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a check payable to "County Clerk", in the amount of \$2,231.25 for a project with a Negative Declaration, or \$3,079.75 for a project with an Environmental Impact Report (these figures include a \$50 County Clerk processing fee). These fees, minus the \$50 processing fee, may be waived for projects which are found by the California Department of Fish and Game to have no effect on fish and wildlife resources. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment; 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project; or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid. (Section 711.4(c)(3) of the Fish and Game Code)

Fire

1. One or more fire hydrants will be required in locations approved by the Fire Department. The Fire Department also has the following requirements:
 - a. NFPA 13 automatic fire sprinkler systems will be required in the office building. Sprinkler plans shall be submitted to the Fire Department for approval
 - b. An approved fire alarm system is required.
 - c. Smoke detectors are required above all stairwell landings.
 - d. A radio reception band booster may be required.
 - e. All fire hydrants shall be shown on the plans. A fire hydrant is required to be located within 50 feet of the Fire Department connection. Fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure are required every 300 feet. Additional fire hydrants may be required near intersections or other locations.
 - f. Speed humps/bumps will not be allowed.
 - g. All weather paved access, capable of supporting the weight of a fire engine (50,000 lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
 - h. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements must be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.
 - i. A 28' inside turning radius is required on all corners.
 - j. Roof access to structures must be provided from stairwells.
 - k. Elevators must be capable of accommodating a Fire Department gurney.

- l. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
- m. Plans shall indicate applicability with the 2013 California Fire Code.
- n. An additional hydrant will be required to meet fire pull.
- o. A vertical clearance of 13'6" shall be maintained for trees along driveways and access roads.

Building

- 1. Verify allowable area (CBC Section 506, 508.4.2).
- 2. All site plan keynotes on Sheet A1.1 shall be referenced on the site plan. Clearly identify and dimension all property lines. Show an accessible path of travel to the employee patio area.
- 3. Show on the plans compliance with the 2013 California Green Building Code. Show the location of the required bicycle parking and low-emitting, fuel efficient and car pool/van pool vehicles.
- 4. A Construction Waste Management Plan and a Commissioning Plan will be required for this project.
- 5. Verify complying restroom fixtures (CPC Table 422.1).

Engineering

Street Improvements and Traffic:

- 1. All driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-3-E, with a minimum throat width of thirty two (32) feet.
- 2. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
- 3. The developer shall construct phased traffic improvements as follows:
 - a) Phase 1: Parking lot expansion only:
 - 1. The developer's engineer shall submit a signing and striping plan for La Terraza Boulevard (9th Avenue to Valley parkway) to include one lane of traffic in each direction with bike lanes and buffers on both sides and a two way middle turn lane. The extent of signing and striping shall be in accordance with the conceptual signing and striping plan prepared by the project engineer. Striping and striping plan shall be designed in accordance with the MUTCD standards and to the requirements of the City Engineer and approval of the Transportation Commission. The existing driveway to the south of the project shall be signed for No-Left-Turns.
 - 2. The developer shall install all required signing and striping, including removal of the existing striping by method of grinding, crack fill, place type II slurry seal over the entire roadway and restripe and sign in accordance with the approved striping plan by the City Engineer.
 - 3. The proposed northerly driveway shall be constructed at a later time with the Office Building project or constructed and closed off to ingress and egress until such time that a traffic signal has been installed at the driveway.

b) Phase II: Office Building:

1. The developer shall be responsible to construct all required improvements under Item #1.
2. Northerly driveway will continue to remain closed. If the developer chooses to utilize the driveway, the developer shall submit a traffic signal and striping plan design for review and approval by the City Engineer. The developer shall construct a traffic signal and striping in accordance with the approved plan and to the satisfaction of the City Engineer.

C) Phase III, Hotel project:

1. The developer shall be responsible to construct all required improvements under Item #1.
2. The developer shall submit a traffic signal and striping plan design for review and approval by the City Engineer. The developer shall construct a traffic signal and striping in accordance with the approved plan and to the satisfaction of the City Engineer. The signal shall be designed with No-Right-Turn on red at the northerly driveway exit.

An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

Grading:

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project.
2. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
5. The on-site trash enclosure shall drain toward the landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. The developer shall obtain a letter of permission to enter and construct improvements from the owner of adjacent property prior to issuance of Grading Permit.
8. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. One copy of the Storm Water Pollution Prevention Plan shall be submitted to the City.

*All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.*

Drainage:

1. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
2. All storm water treatment and retention facilities and their drains including the bio-retention basins, shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner.
3. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City prior to approval final plans.
4. All storm drain systems not within public easements and not specifically noted as public on the project grading and improvement plans shall be considered private. The responsibility for maintenance of these storm drains shall be that of the property owner.

Water Supply:

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. A 12 inch looped water main shall be proposed within the project site. The proposed water system shall be designed and constructed to the satisfaction of the Utilities Engineer.

Wastewater Supply:

1. Wastewater service to each building shall be provided in accordance to Utilities Department requirements and to the satisfaction of the Utilities Engineer.

Easements and Dedications:

1. Necessary public utility easements (for water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
2. The developer, through his engineer, shall verify the location of all public utility easements within this project and shall verify that public utilities are within these easements.

Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

Surveying and Monumentation:

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

I. IMPACTS WHICH ARE SIGNIFICANT AND NOT MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Traffic	1. Cumulative traffic volumes will result in Level of Service "E" operation on Valley Parkway, east I-15, even with implementation of recommended mitigation.	1. a. Widening and restriping of Valley Parkway to eight lanes between I-15 and Spruce Street. b. A concept plan for eight through lanes and double left turn lanes from Street A to Tulip Street has been approved by the City of Escondido, Engineering Department. Implementation of this design will be a condition of the tentative map approval. c. A detailed study of left-turn storage capacities and the future needs for these turning movements at the intersections of Street A/Valley Parkway and Tulip Street/Valley Parkway has been prepared as mitigation. This study reveals that adequate storage capacity required for both intersections can be provided by the applicant's design.
		d. One additional access point on Valley Parkway is proposed to be located just east of Street A, as a right turn in and out only facility to serve Sub-area 1. An additional access point for Sub-area 1 shall need to be evaluated once a specific site plan and land uses are fixed for that parcel. Also, efforts to consolidate access with development to the east will be explored. Approval of the access on Valley Parkway to Sub-area 1 is subject to completion of this detailed study and the review and approval of the City Engineer.

1. IMPACTS WHICH ARE SIGNIFICANT AND NOT MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Traffic (continued)		e. A reduced scope alternative would reduce the projects contribution to cumulative traffic impacts. f. The level of service on 9th Avenue between Street A and Centre City Parkway declines from level of service C to D.
Visual	1. Proposed grading on-site and off site will create slopes which exceed the City's Grading Ordinance Guidelines. The character of the terrain will be altered from a natural hillside to that of steep slopes and level commercial building areas.	1. Areas of rock exist where the grading exemption slopes are proposed. In order to mitigate the visual impact created by these slopes the following measures shall be taken: a. All slopes shall be contour graded to form a more natural appearance. b. All slopes shall be serrated at one-foot intervals to help prevent erosion and contribute to the rapid establishment of landscape materials. c. Landscaping of slopes shall be as follows: - o The quantity of plant materials for any given slope area shall contain: 66%-75% trees; 25%-35% shrubs; and 100% of groundcover planted a minimum of 12" on center.

I. IMPACTS WHICH ARE SIGNIFICANT AND NOT MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Visual (continued)		- o Parkway landscape shall consist of bermed lawn on the east side in order to provide a natural screen towards the parking areas. Regularly spaced parkway trees shall be provided on both sides of the parkway (Street A). - o The maintaining of views from residential lots on the northeast side of the project shall be achieved by concentrating taller plant materials more towards the center and bottom of the slope which shall screen the slope from parking area.
	b)	The Master Development Plan shall incorporate the following concepts. - o Building perimeter planting themes shall complement the style of architecture of each of the structures proposed within the project. The scale of plantings shall relate to overall size of the building. - o Planting along the northeast perimeter shall act not only as transitional planting, but also as a buffer from parking lot areas. - o Parking lot tree planting shall be in a canopy form, in order to maximize shade in those areas with large expanses of hardscape. - o Planting themes at the entrances to each of the individual projects shall be emphasized by significant accent plantings. A minimum of 50%

I. IMPACTS WHICH ARE SIGNIFICANT AND NOT MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Visual (continued)	2. The placement of large commercial structures on the site will create a significant visual impact as viewed from the north, west and south. Additionally, the placement of large commercial buildings on the site will alter the views from residences located east of the site and as viewed from the I-15 corridor, from that of a hillside terrain covered with natural vegetation to that of commercial development with a maximum building height of 70 feet above grade.	- Where existing rocks preclude planting on manufactured slopes, it is the intent to over-excavate the rock at the top of the slope, fill the over-excavated area with top soil, and plant a mass of tall trees which will eventually screen the rock hillside. In areas of expansive rock faces, specific recommendations of the soils engineer may be necessary to mitigate the impacts. - Drought tolerant plantings shall be encouraged throughout the project. The lower area of slopes may be planted with more refined plantings which shall transition into "Native" plantings towards the center and tops of slopes.
	2. The impact of development of commercial and professional buildings on the site can be reduced through the implementation of a comprehensive landscape plan for the entire 33 acres.	Specifically, the following measures shall be incorporated into the preliminary plan: The project entries shall be emphasized with significant accent plantings.

I. IMPACTS WHICH ARE SIGNIFICANT AND NOT MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Visual (continued)		of the plantings used in these areas shall be 15-gallon in size. - o Irrigation systems shall be installed as soon as practical after grading and prior to plant material installation and hydroseeding. c. The design and materials of all buildings in the project area shall contain the following features: - o The design and materials of all buildings in the project area shall contain the following features: - o Building rooftops shall be designed to enclose all rooftop equipment and to make roof designs attractive to residences located east of the project. - o Building materials used for separate structures shall be compatible. Large or extensive surfaces of reflective glass shall not be permitted. No reflective materials will be allowed on rooftops. - o A comprehensive sign program shall be developed for the entire development prior to the approval of the first precise plan on the property. This program shall include specifications for color, size, letter type, and illumination specifications. - o Buildings shall be designed to avoid expansive blank walls.

I. IMPACTS WHICH ARE SIGNIFICANT AND NOT MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Visual (continued)		d. The precise plan shall indicate building design details including the following: color; building height and terracing; enhanced parapet treatment; rooftop equipment screening; uniform roof treatment; and miscellaneous site features to achieve a harmonious and compatible design to the satisfaction of the Planning Commission. e. In conjunction with the precise plan, the applicant shall submit detailed plans for the landscaping of the slope and off-site grading area, parking areas, Street A and around buildings, in conformance with a Master Plan Landscape. Plans shall be drawn to the satisfaction of the Community Development Director and the City Engineer. f. The detailed landscape plan to be submitted with the precise plan shall show off-site landscaping in the I-15 right-of-way. The applicant shall coordinate with Caltrans regarding the installation and maintenance of this landscaping. g. The precise plan shall include a plan providing for the complete screening of all mechanical equipment as viewed from motorists on I-15 as well as surrounding properties. h. The applicant shall be responsible for the maintenance of all landscaping within the Street A right-of-way and that property between Street A and I-15.

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Land Use	1. The proposed project has the potential to conflict with the existing residential use located east of the site.	1. Design features have been incorporated into the project to help to reduce any potential incompatibility of the proposed development with the adjacent residential development. These design features include: a. A 60-foot average grade separation shall separate the adjacent residences to the east from the building pad levels of the proposed commercial development. b. The adjacent residences fronting on Vine Street, Howell Heights Drive and Caroline Way shall be buffered from the proposed site development by the extensively landscaped graded slope. c. Building rooftops shall be designed to enclose all rooftop equipment and to make roof designs attractive to residences located east of the project. d. The entire site shall be extensively landscaped. e. Access to the site shall be oriented away from the residential area and shall be provided at Valley Parkway and Ninth Avenue with a new frontage road constructed through the western margin of the site.

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Land Use (continued)	2. Nineteen single-family residences located on-site would be eliminated with project implementation. All of these residences must be acquired by the applicant prior to recordation of the Final Map.	2. The applicant shall negotiate with property owners of the residences not under their control, to acquire these properties as a condition of the Final Map approval.
Traffic	1. The proposed project would generate 13,950 daily trips. 2. The same near-term intersection Level of Service as currently exists cannot be maintained with project implementation at four of the seven locations analyzed without requiring signalization and other modifications.	1. In order to limit traffic generation to the level analyzed in the EIR, total ADT's shall not exceed 13,950. Building areas within individual sub-areas may vary but the total number of trips using the generation rates assumed in the traffic study shall not be exceeded without requiring further environmental review. 2. To maintain the present level of service in the near term, the following measures must be accomplished: a. Modification of existing traffic signal - Valley Parkway at Street A (Plaza Las Palmas). b. Installation of new traffic signal - Ninth Avenue/Street A/ Canterbury. c. Installation of new traffic signal - I-15 at Ninth Avenue northbound ramps. d. Installation of new traffic signal - I-15 at Ninth Avenue southbound ramps.

Environmental Impact Conclusions

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Traffic (continued)		
		e. Restriping and/or improvements of Ninth Avenue to lanes six between I-15 and Street A. f. Align Street A to oppose Canterbury at its intersection with Ninth Avenue. 3. a. Redesignate Ninth Avenue in the Circulation Element as a Major Road and improve to six lanes between I-15 and Street A. On a daily basis, as a six-lane Major Road with no parking, the v/c ratio would be 0.64 which would represent LOS C. b. The need to acquire off-site right-of-way along Ninth Avenue should be addressed as a condition of approval of the tentative map. With the alignment of Street A opposite Canterbury Place, the adjacent single-family residence located just north of the current alignment of Street A at Ninth Avenue would have to be acquired by the applicant as a condition of the project approval. 4. a. Add Street A as a Local Collector to the City's Circulation Element. b. Improve Street A as a 4-lane Commercial Street.
	3. Cumulative traffic volumes on Ninth Avenue exceed maximum allowable volumes for the road based on its current Collector designation in the Circulation Element.	
	4. The forecasted traffic volume on Street A falls within the vehicle per day range for a Local Collector.	

Environmental Impact Conclusions

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Noise (continued)		acoustical attenuation is advisable for those subject buildings also. Similar treatment for the office professional buildings - air conditioning and double-pane windows - is advised but is not a requirement of the State Noise Insulation Standards. c. The Precise Development Plan for the hotel structure should consider siting the outdoor recreation area toward the back of the hotel, away from the freeway. d. An accoustical report shall be submitted with the precise plan to show how interior noise levels in the hotel, commercial and office buildings will be attenuated.
Public Services	1. Project implementation has the potential to reduce water pressure service to the Howell Heights residential area to such an extent as to drop below the minimum pressure needed for fire protection service.	1. a. A hydraulic analysis will be required as a condition of the tentative map to determine the extent of on-site and off-site water improvements and interconnections necessary to provide adequate water service to the project and surrounding area. This study should include a hydraulic network analysis with particular attention given to the potential change in water pressure to the Howell Heights area. All findings of the water study must be approved by the City and incorporated into the project. b. The City requires extension of lines and replacement of undersized lines as a condition of project approvals. The precise size and alignment of lines shall be determined when improvement plans are submitted to the City for review.

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Traffic (continued)		c. An analysis of build-out traffic flow conditions and the reconfiguration of the intersection of Ninth Avenue/Street A was prepared as mitigation. If all traffic flows were increased by 150 percent and the intersection was realigned to Canterbury Place, the intersection would operate at level of Service C.
Air Quality	1. On a cumulative basis the proposed project would contribute incrementally to the degradation of the region's air quality.	1. Features incorporated into the project to reduce air pollutant emissions include: the site location is close to the freeway, encourage transit use (future transit center to be located ½ mile east of site), provide bike racks, encourage flex-time and staggered work hours for employees, provide preferred parking for carpools and van pools, and provide adequate internal circulation and parking. Precise plans shall show the location of preferred parking for carpool vehicles and bike racks.
Noise	1. Due to the site's proximity to I-15 and the site's sloping elevation above that of the freeway, the projected noise conditions on-site fall within a range of 72.9 to 76.5 dB(A) CNEL. (It should be noted that the project's contribution to the dB(A) increase projected to occur is not significant, but the increase is directly related to expected traffic increases on I-15.	1. a. Projected noise conditions at the hotel structure shall require that the rooms be air conditioned and treated with double-pane windows in order to reduce the interior noise levels to an annual CNEL of 45 dB(A), in accordance with the State Noise Insulation Regulation. Implementation of these recommendations shall effectively reduce the interior noise levels at the hotel to a level consistent with the State Noise Insulation Standard. b. Due to the nature of office professional/contractual needs, some

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
	2. Project implementation has the potential to generate a sufficient peak sewage demand to require up-grading of the 8-inch sewer line located in Tulip Street,	2. As a condition of approval of the Tentative Map, an evaluation of both future development along the Valley Park/N. Tulip Street line, and a check of actual existing pipe flow will be performed as part of the project sewer study. The project shall be required to implement all recommendations of the sewer study.
	3. Project implementation has the potential to eliminate access Pacific Bell's existing underground telephone trunk facility located in Del Dios Road if a building is to be constructed on top of the trunk facilities.	3. In conjunction with the precise plan, the applicant must provide written approval from Pacific Bell verifying that the plan shall not adversely affect access to the existing trunk facilities. Any required modification shall be coordinated and approved by both Pacific Bell and the City Engineer.
	1. Project implementation is anticipated to generate an increase in runoff that could not be adequately accommodated into the existing drainage facilities.	1. During the engineering phase, a detailed study is required to determine the system capacities of existing culverts and the runoff coefficients for areas of development such as paved areas, landscaped areas, buildings and slopes, before a determination can be made whether additional culverts or enlargement of existing facilities may be required as a result of the project. Based on the results of the study, additional drainage improvements may be required.

Drainage

Environmental Impact Conclusions

II. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Geology and Soils	1. Specific soils and geologic conditions affecting site development include: a. The soil derived from excavations within the granitic rocks are expected to consist of low expansive, silty sands and should provide excellent foundation support in either their natural or properly compacted state. Where deep excavations are planned, it should be anticipated that hard-rock and/or large boulders are likely to be encountered and that blasting techniques may be required to facilitate the excavation and handling of the rock. In addition, the oversized material generated will require special handling and placement as recommended by the soils engineer. b. Colluvium/slopewash sediments are generally poorly consolidated and susceptible to settlement when subjected to an increase in vertical loads as will result from the placement of fill or structures. A potential settlement problem could result unless remedial grading is accomplished.	1. The geotechnical investigation recommends various design and construction measures in the areas of: rock rippability, grading, slope stability, foundations, concrete slabs-on-grade, retaining walls and lateral loads, drainage; in addition to detailed grading specifications. Project development must adhere to these recommendations, as stated in the geotechnical investigation contained in Appendix C, as a requirement of the City's Grading Ordinance. With adherence to these recommendations the on-site soil and geologic conditions shall be completely mitigated.

I. IMPACTS WHICH ARE SIGNIFICANT AND MITIGABLE

Summary of Mitigation Measures

Summary of Impacts

Environmental Category

Geology and Soils
(continued)

- c. Due to the unconsolidated nature of the topsoils on-site, they are not suitable for direct support of settlement-sensitive structures.
- d. Due to the susceptibility of water seepage, the potential exists for future groundwater buildup.
- e. Although the site could be subject to moderate to severe ground shaking in the event of a major earthquake along any of the three nearest active/potentially active faults, the seismic risk at the site is not considered to be significantly greater than that of the surrounding developments and the Escondido area in general.

Table III.1 (continued)

Environmental Impact Conclusions

III. IMPACTS WHICH ARE NOT SIGNIFICANT

Environmental Category	Summary of Impacts	Summary of Mitigation Measures
Land Use	1. The proposed project will be compatible with the commercial and manufacturing/industrial uses located north, south and west of the site.	1. None required.
Law Enforcement	1. Project implementation will increase the number of assistance calls to the police. This direct impact is not regarded as significant; however, cumulatively future development in general will require increased law enforcement services.	1. None required.
Fire Protection/Emergency Medical Services	1. The City Fire Department can adequately serve the proposed site development with existing facilities, manpower and equipment.	1. None required.
Biological Resources	1. No significant biological resources or natural open space are contained on the site.	1. None required.
Cultural Resources	1. No previously recorded or physically sited cultural resources are located on the site.	1. None required.

LA TERRAZA

Findings of overriding Considerations

- (1) A change in the general plan designation represents a more logical land use configuration than the present general plan designation. This finding is made apparent by the following:
 - (a) Project is bordered on three sides (south, west, and north) by existing high-intensity commercial land uses;
 - (b) Project is bordered on the south by a major road (Ninth Avenue) on the west by a freeway (Interstate - 15) and on the north by a prime arterial (Valley Parkway);
 - (c) Project is separated from existing residential uses to the east by a 60 foot vertical separation and thus does not related topographically with that land use;
 - (d) Project constitutes the most visible "gateway to the City." To be developed as modest single-family or multifamily dwellings consistent with the location would not constitute the highest or best land use.

For these reasons, the desirability of the land for residential uses is dramatically reduced and the desirability of an attractive, well-planned, freeway-oriented commercial center is significantly enhanced. The traffic impacts of commercial development are thus outweighed by the land use considerations. The visual impacts are entirely outweighed since it visually represents a use that conveys an image of the City which is superior to the existing land use.

- (2) It has been a long-awaited goal of the City to have a full-service hotel facility. Such a hotel would significantly enhance the image of the City and the overall economic marketability of the City, from the standpoint of lodging, and also would reinforce Escondido's attractiveness as the center for corporate and commercial activity in North San Diego County. A very significant increase in Transient Occupancy Tax dollars would result from the location of such a hotel within the City limits, and any delay in approving such a facility might result in the development of the property with another land use and the permanent loss of this opportunity. A city-authorized feasibility analysis commissioned by the Escondido Convention and Visitors' Bureau shows this site location, but also because of the visibility of the site (in terms of topography) and its proximity to Interstate 15. The commitment to and need for a full-service hotel is long-standing and social and economic benefits of such a project considerably outweigh the additional traffic and visual impacts that would result from the land use change.

- (3) The restaurant and office park uses are supporting uses to the hotel and provide a synergism that make the overall project more attractive. The presence of offices and restaurants adjacent to the hotel and freeway provides a site for such facilities that is attractive enough for regional users to locate in Escondido, which will prevent the flight of tax dollars that is now occurring to expanding cities on Escondido's periphery, specifically Carlsbad and San Marcos. These users can only be attracted by areas of high visibility and high traffic volumes. Therefore, the traffic and visual impacts are not only outweighed by the economic benefits of these new businesses, but are essential to attracting and retaining them. Considerable social enjoyment will result from the use of these facilities by our own citizenry.
- (4) The removal of existing residences on the site and the addition of extraordinary amounts of attractive landscaping and signage will be particularly useful in meeting the goals of the General Plan, particularly the "City Entrance Objectives" listed on page 74 of the Land Use Element Text. This area is intended to "leave a favorable impression upon tourists, visitors, and citizens entering the community." As such, the aesthetic benefits will significantly outweigh the visual impacts.