

CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 08/25/15

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. VARIANCE – PHG 15-0020:

REQUEST: A request for a Variance to reduce the wall setback requirement for portions of the slump block perimeter walls that will be constructed along Stanley Avenue and Lehner Avenue as part of the 70-lot Pradera project now under construction. The proposal would reduce the street side yard setback for the perimeter walls on eight lots along Stanley Avenue from 10 feet down to a minimum of 0 feet, and for one lot on Lehner Avenue from 10 feet down to five feet. The Variance is being requested to allow the walls to be located at the top of slopes and avoid having to construct the perimeter walls in mid-slope locations. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 70-lot Pradera development is comprised of five separate subdivisions being constructed as a single project on 21.58 acres located on the eastern side of Ash Street, between Stanley Avenue and Lehner Avenue.

ENVIRONMENTAL STATUS: The proposal is exempt from the California Environmental Quality Act in accordance with CEQA Section 15303 (New Construction or Conversion of Small Structures).

APPLICANT: Lennar Homes

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**

August 25, 2015

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; Don Romo, Commissioner; and James Spann, Commissioner.

Commissioners absent: (One position vacant)

Staff present: Bill Martin, Deputy Planning Director; Rozanne Cherry, Principal Planner; Owen Tunnell, Principal Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Vice-chairman McQuead, to approve the minutes of the August 11, 2015 meeting. Motion carried. Ayes: Spann, Johns, McQuead, and Weber. Noes: None. Abstained: Romo. (4-0-1) Commissioner Hale was absent from the vote.

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 15-0010:

REQUEST: The project is a modification of a Conditional Use Permit for a master planned expansion of the existing Escondido Disposal, Inc. (EDI) solid waste Transfer Station (TS) and Materials Recovery facility (MRF) on W. Washington Avenue into the adjacent northerly parcel fronting on W. Mission Avenue to accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as

required by state regulations. The proposed project would provide for a total of 216,476 square feet (SF) of TS/MRF building area. The project does not propose any increase in permitted daily and annual throughput allowances. The project includes demolition and modifications to structures over 50 years old located on the W. Mission Avenue parcel that formerly housed the Golfcraft manufacturing plant. The master plan improvements include both renovation of existing buildings as well as demolition and reconstruction of buildings, off-site storm drain improvements and construction of an anaerobic digester that would produce biogas to generate electricity for the facilities and/or provide CNG fuel for collection vehicles. The existing Household Hazardous Waste (HHW) canopy would remain unchanged. The proposal also includes the adoption of the environmental determination prepared for the project. The project would be constructed in 4 phases:

Phase 1 would include the demolition of approximately 40,520 SF of existing warehouse/manufacturing building area; the renovation and reconfiguration of other existing manufacturing space into an area for materials baling and bale storage; new construction of 74,436 SF to house a single stream MRF line, a commercial and recyclable tipping area, and a self-haul/construction and demolition (C&D) materials receiving area; construction of a new 4,615 SF maintenance canopy; changes to the internal on-site traffic circulation; and construction of the off-site storm drain improvements in W. Washington Avenue from the project site to Metcalf Street.

Phase 2 would renovate the existing transfer station tipping floor to 36,798 SF; the mixed MRF line area would be expanded to 43,150 SF and an employee break room and visitor center would be constructed inside the existing transfer station.

Phase 3 would renovate the former Golfcraft office building and reconfigure part of the manufacturing plant on Mission Avenue to provide 10,372 SF of office space. The existing EDI offices would then be relocated to the renovated offices.

Phase 4 would demolish the existing baling and bale storage area and EDI office building on Washington Avenue and construct a 30,037-square-foot anaerobic digester (AD) facility that would produce biogas from green and food wastes to generate electricity for the facilities and/or provide CNG fuel for collection vehicles.

PROPERTY SIZE AND LOCATION: Four parcels, totaling 11.1 acres, fronting on W. Washington Avenue and W. Mission Avenue, between Metcalf Street and Rock Springs Road, addressed as 1044 W. Washington Avenue (APNs 228-250-16, -17, -77) and 1021 W. Mission Avenue (APN 228-250-78). The proposed off-

site storm drain improvements would be constructed within the W. Washington Avenue right-of-way from the project site to a connection at Metcalf Street.

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff issues were whether the proposed phased project would result in potentially significant noise, odor or visual impacts to adjacent properties. Staff recommended approval based on the following: 1) No significant visual impacts would occur as the proposed project was located in an urbanized industrial area of the city and would maintain the existing historic office and plant buildings on Mission Avenue frontage, and the new buildings to be constructed would be similar to the existing buildings on site and in the surrounding industrial area; 2) Potential noise impacts would be reduced since the project would maintain the current maximum throughput volume which would not result in a significant increase in traffic; the majority of equipment noise would be attenuated by being enclosed in a building; and any noise from the proposed exterior equipment would be reduced to acceptable levels by a CMU screen wall, the surrounding on-site buildings and the distance to the property lines; 3) Potential odors would be managed by enclosing the tipping and processing areas in buildings, continuing the odor-control systems within the buildings, moving materials and waste off-site within 48 hours or less, and adhering to the Odor Minimization Plan for the AD facilities and production of CNG fuel; 4) The proposed project would reorganize the site to achieve greater efficiencies, accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations; and 5) The AD facility would support the state's efforts to reduce Green House Gas emissions by producing a compressed natural gas to be used in the generation of power or for fueling vehicles, and diverting food and green waste from landfills. Ms. Cherry noted the commission had been provided with a handout that included recommended modifications to several proposed conditions of approval.

Discussion ensued regarding a clarification of the visibility of the lean gas combustion flare as referenced on Page 30 of the staff report.

Rebecca Lafreniere, County of San Diego Solid Waste Local Enforcement Agency, noted that she and her team were available for questions about the solid waste facility permitting process or specifications.

Chairman Weber asked Ms. Lafreniere if biomass issues fell within her jurisdiction. Ms. Lafreniere replied in the affirmative. She also noted that this was the first anaerobic digester facility in the county.

Chairman Weber asked if there were any pending applications for increasing the throughput levels. Ms. Lafreniere replied in the negative.

Vice-chairman McQuead asked if hazardous materials could be treated at the subject facility. Ms. Lafreniere replied in the negative.

Commissioner Romo requested information regarding the timing for the four phases of the subject project.

Commissioner Romo asked if the exits for the self-haulers would be right-turn only onto Mission Avenue. Mr. Tunnell replied in the negative and noted that Mission Avenue was slated to have medians in most sections with the exception of the intersections. He also stated that it was expected that most self-hauling activities would occur on Saturdays when peak traffic was lower.

Commissioner Romo asked if a condition could be added to require right-turn only movements from the site onto Mission Avenue. Mr. Tunnell replied in the affirmative.

Commissioner Romo requested clarification of the activities occurring at the vehicle maintenance facility across the street from the subject facility, noting his concern for potential odors from the material on the conveyors. Mrs. Cherry noted this facility was for collection of construction and debris, noting there would be no food waste in this area.

Discussion ensued regarding a clarification of the building height restrictions for proposed metal buildings.

Commissioner Hale and staff discussed the proposed storm water treatment facilities for the site.

Commissioner Hale questioned whether there were any requirements to test the runoff downstream from the site. Mr. Tunnell replied in the negative, noting that the project's bio-retention basins were one of the best systems for removing pollutants.

Steve South, CEO of EDI, noted that they would be installing very sophisticated systems and upgrades to the storm water system. He stated that as part of the Storm Water Information Tracker (SWIFT) they would be testing the water twice every quarter.

Commissioner Hale asked if water testing would occur perennially. Mr. South replied in the affirmative.

Commissioner Romo asked how long the four phases would take to complete. Mr. South estimated approximately 5 years.

Chairman Weber asked Mr. South if they planned on increasing the throughput amount. Mr. South replied in the negative, noting that their main goal was to reduce the amount of waste going to the landfill as well as needing better onsite circulation. He also noted that their plan would eliminate the need for reweighing vehicles, improve aesthetics and storm water conditions, provide facility upgrades and preserve the historic nature of the Golfcraft facility.

Commissioner Spann supported the plans for preserving the Golfcraft structure as well as the circulation plan.

MOTION:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve staff's recommendation including the modified conditions distributed in the handout.

Commissioner Romo asked that the motion include a condition to require right-turn only movements onto Mission Avenue, feeling it would help alleviate stacking and confusion for self-haulers. Commissioner Hale was opposed to adding this condition, noting the City engineers had not identified this as an issue.

ACTION ON MOTION:

Motion carried. Ayes: Weber, McQuead, Spann, Johns, and Hale. Noes: Romo. (5-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:36 p.m. The next meeting was scheduled for September 8, 2015, 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: September 8, 2015

TO: Planning Commission
FROM: Planning Staff
SUBJECT: PHG 15-0020 – Variance to Reduce Setbacks for Perimeter Walls

APPLICANT: Lennar Homes of California

STAFF RECOMMENDATION:

Approve the proposed Variance.

PROJECT DESCRIPTION:

A request for a Variance to reduce the wall setback requirement for portions of the slump block perimeter walls that will be constructed along Stanley Avenue and Lehner Avenue as part of the 70-lot "Pradera" project now under construction. The proposal would reduce the R-1 street side yard setback for the perimeter walls on eight lots along Stanley Avenue from 10 feet down to a minimum of 0 feet, and for one lot on Lehner Avenue from 10 feet down to five feet. The Variance is being requested to allow the walls to be located at the top of slopes and avoid having to construct the perimeter walls in mid-slope locations.

LOCATION:

The 70-lot Pradera development is comprised of five separate subdivisions being constructed as a single project on 21.58 acres located on the eastern side of Ash Street, between Stanley Avenue and Lehner Avenue.

ENVIRONMENTAL REVIEW:

The proposal is exempt from the California Environmental Quality Act in accordance with CEQA Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND:

The project site and the other properties within this block were annexed into the city on September 11, 2006. The 70-lot Pradera project now under construction

is a compilation of five approved subdivisions being graded and constructed as a single project. Each approved subdivision is served by a single cul-de-sac street, resulting in five cul-de-sacs within the development.

Tract 889 and Tract 894 were originally approved by the City Council in 2006. These subdivisions remained undeveloped until they were purchased by Pacific Land Investors who then secured approval for three adjacent subdivisions (SUB 13-003, SUB 13-0010 and SUB 13-0011) last year. All five subdivisions were packaged together and sold to Lennar Homes of California with the intent that the property would be developed as a single project. Grading the project in a comprehensive manner eliminates a number of previously approved grading exemptions, allows the implementation of a comprehensive drainage plan and eliminates mid-slope property lines between the tracts.

The applicant is proposing to construct a six-foot-high masonry block wall around the perimeter of the development. The wall will be located in the rear yard for the lots adjacent to Ash Street and most of Lehner Avenue and in the side yard for the corner lots adjacent to Stanley Avenue. In the R-1 zone, fences and walls up to six-feet in height are permitted to be located adjacent to the property line for rear yards. A 10-foot setback from property line is required for the street side yard on corner lots. The applicant is proposing to locate the wall at or near the property line in most areas. Nine of the 10 corner lots in the development would require a Variance to reduce the 10-foot street side yard setback requirement to allow the walls to be constructed at the top of slope and avoid constructing walls in mid-slope locations.

DISCUSSION:

The project site is surrounded by streets on three sides and generally slopes down from Stanley Avenue to Lehner Avenue. Proposed residences adjacent to Stanley Avenue will have pad elevations approximately 40-50 feet higher than homes on the same cul-de-sac that are adjacent to Lehner Avenue. Although all lots in the development are a minimum of 10,000 square feet in size, building pad sizes tend to be smaller due to the topography and the graded slopes necessary to create the pads.

In most areas of the site, the perimeter wall will be located at the rear lot line for the residential lots. There is no rear yard setback requirement for a wall or fence and the wall can be located next to the property line. A ten-foot setback for walls is required on the street side yard for corner lots. This can cause a hardship for smaller lots with graded slopes and some developers avoid this by modifying setback requirements through the planned development process. That option is not available in this case as the development is made up of a series of previously approved standard subdivisions.

Most of the corner lots in the development are located along Stanley Avenue and all of those corner lots and one corner lot on Lehner Avenue are subject to the proposed Variance. Half of the eight lot lots along Stanley Avenue have cut slopes adjacent to the street and the other half have fill slopes adjacent to the street. Requiring the walls to be set at the 10-foot setback line would place the walls down the slope on all four lots with cut slopes. The proposed Variance allows these walls to be placed in a more optimal location at the top of slope to enhance privacy and security. Similarly the proposed Variance for fill slope lots allows those walls to be placed at the top of slope as well instead of being pushed back onto the residential pad. Reducing the setbacks as proposed still allows an adequate vehicle sight distance to be maintained for drivers exiting the project streets.

Staff notified the applicant early in the process that staff support for the proposed Variance would be contingent on providing a minimum five-foot wide landscape area between the proposed walls and the public sidewalk. This is critical to maintain the aesthetic appeal of the neighborhood. The plans show at least five feet of landscaping in all areas with most areas having 6.5 feet of width or more. The applicant is building the ultimate improvements on Stanley and Lehner so no further street widening is anticipated and this right-of-way area will remain landscaped with water efficient landscaping. The landscape width in the proposed Variance areas is consistent with what could reasonably be supported as part of a similar residential planned development proposal and staff supports the proposed Variance.

PUBLIC INPUT:

Staff mailed 110 public notices to all property owners within 500 feet of the project site; and large signs have been posted on the three street frontages notifying local residents of the applicant's proposal and the hearing date. No letters or emails have been received from any neighbors. One neighbor called seeking clarification of what was being proposed, but offered no opinion on the proposal.

Respectfully Submitted,



Bill Martin
Deputy Planning Director

LOT 12 - SUB 13-0011
PL TO WALL =
VARIES 3.49' TO 10.60'
PL TO SIDEWALK = 6.50'

LOT 1 - SUB 13-0011
PL TO WALL = 0'
PL TO SIDEWALK = 6.50'

LOT 16 - TRACT 889
PL TO WALL =
VARIES 2.11' TO 13.50'
PL TO SIDEWALK = 6.50'

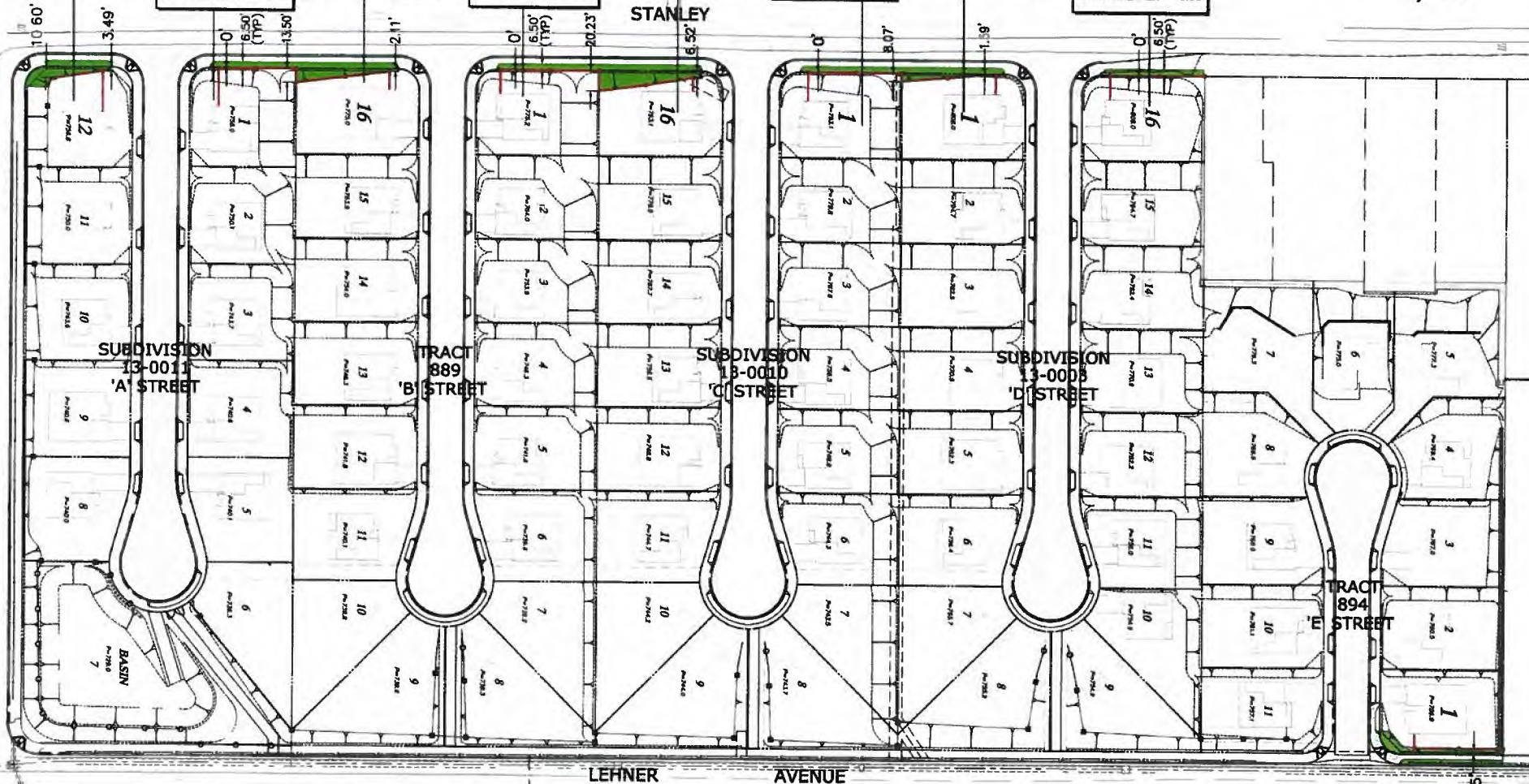
LOT 1 - TRACT 889
PL TO WALL = 0'
PL TO SIDEWALK = 6.50'

LOT 16 - SUB 13-0010
PL TO WALL =
VARIES 6.52' TO 20.23'
PL TO SIDEWALK = 6.50'

LOT 1 - SUB 13-0010
PL TO WALL = 0'
PL TO SIDEWALK = 6.50'

LOT 1 - SUB 13-0003
PL TO WALL =
VARIES 1.59' TO 8.07'
PL TO SIDEWALK = 6.50'

LOT 16 - SUB 13-0003
PL TO WALL = 0'
PL TO SIDEWALK = 6.50'



LEGEND:

- INDICATES PROPERTY LINE
- RED-BLOCK PERIMETER WALL
- GREEN—INDICATES WIDTH OF LANDSCAPE SUPERIOR TO BE MAINTAINED BY THE HOA

NOTE: ALL DIMENSIONS TO FACE OF WALL

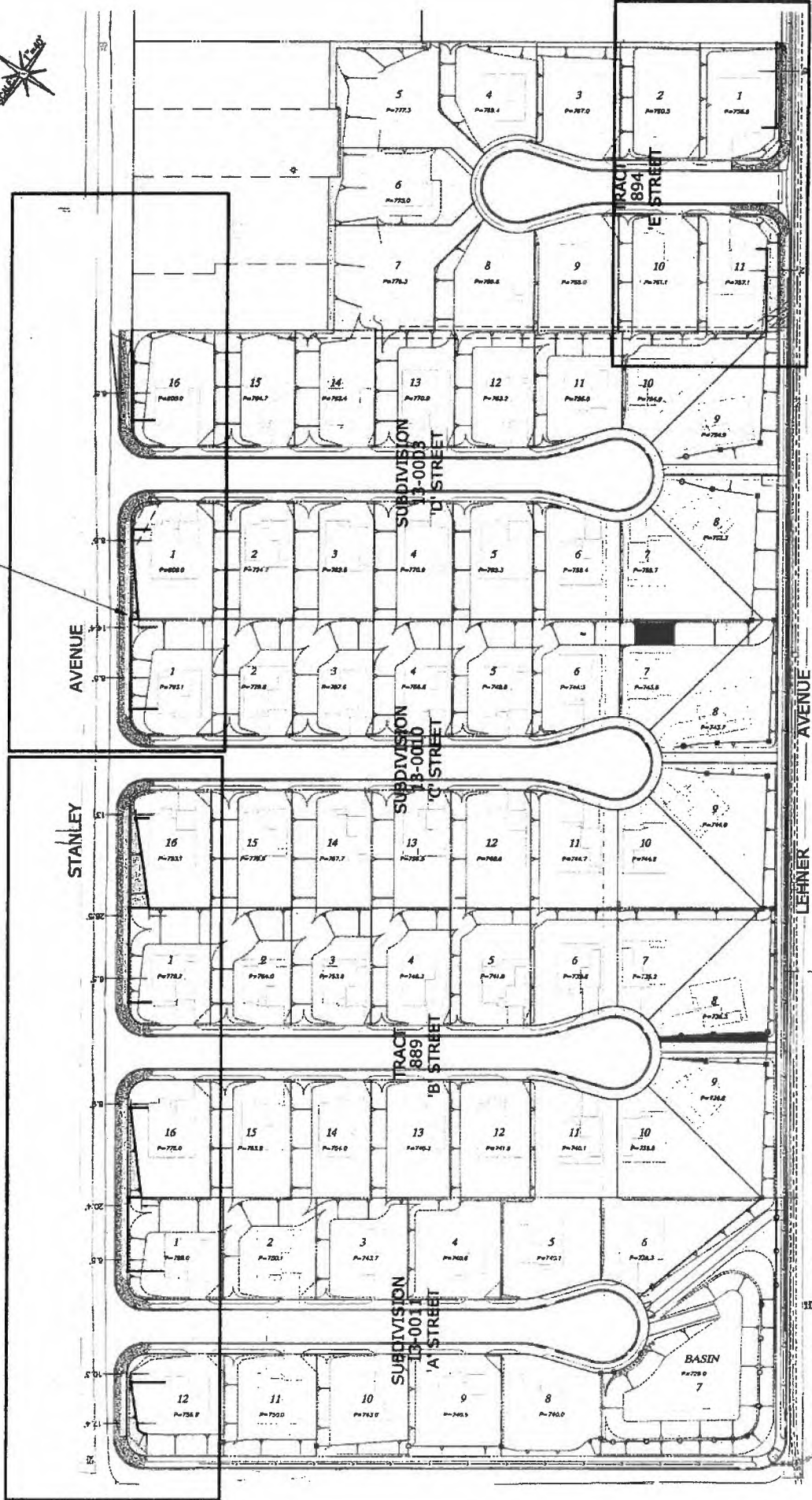
LOT 1 - TRACT 894
PL TO WALL = 5.00'
PL TO SIDEWALK = 0'

PROPOSED PROJECT
PHG 15-0020

PF

PERIMETER FENCING

SEE SHEET LP-02 FOR LANDSCAPE
PLAN ENLARGEMENTS AND LEGEND



LEGEND:

- RED-BLOCK PERIMETER WALL
- GREEN-OF LANDSCAPE BUFFER

PROPOSED PROJECT
PHG 15-0020

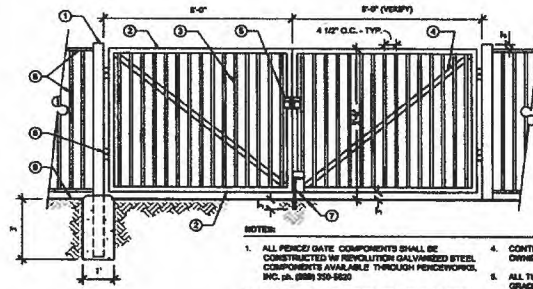
WP

OVERALL WALL PLAN



PHG 15-0020

7

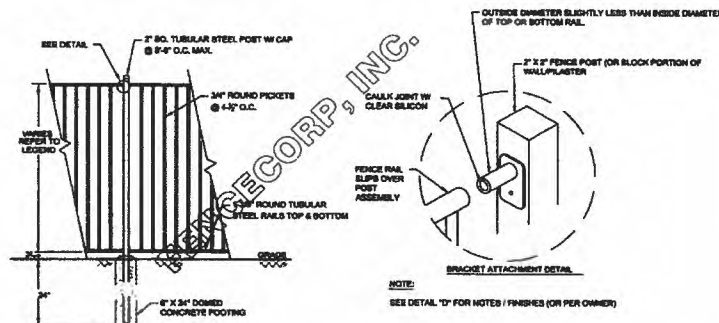


- LEGEND**
- 1" X 4" SOL. STEEL POST W/ FLAT CAP.
 - 1 5/8" ROUND STEEL GATE FRAME
 - 3/4" ROUND STEEL PICKETS AT 4'-0" O.C.
 - 1" - 1/2" ROUND SUPPORT ARM
 - PAD LOCK LATCH MECHANISM PER DEVELOPER/ CONTRACTOR - PAINT TO MATCH GATE COLOR.
 - HEAVY DUTY GALV. WINCHES - PER GATE COMPANY/ CONTRACTOR.
 - 5/8" STEEL CABLE BOLT: 3/4" X 3" INTO FINISHED SURFACE WITH 1" STEEL SLEEVE
 - TUBULAR STEEL FENCE, PER SEPARATE DETAIL - TYP.
 - FINISH SURFACE/ GRADE WHERE OCCURS - SEE PLANS.

- NOTES**
1. ALL FENCE/ GATE COMPONENTS SHALL BE CONSTRUCTED W/ REVOLUTION GALVANIZED STEEL COMPONENTS AVAILABLE THROUGH FENCEWORKS, INC. (A. 888) 325-5522
 2. INSTALL ALL COMPONENTS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
 3. ALL MATERIALS SHALL BE FULLY GALVANIZED BEFORE INSTALLATION IN THE FIELD. FIELD WELDING OF FENCE / GATE MATERIAL IS PROHIBITED
 4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO OWNER PRIOR TO CONSTRUCTION
 5. ALL TUBULAR STEEL TO RECEIVE (1) COAT EXTERIOR GRADE PRIMER AND (1) COAT EXTERIOR GRADE BEAM-GLOSS ENAMEL PAINT, COLOR TO BE BROWN (OR PER OWNER)
 6. CONTRACTOR TO FIELD VERIFY FINAL GATE LOCATIONS W/ LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

D TUBULAR STEEL MAINTENANCE GATE

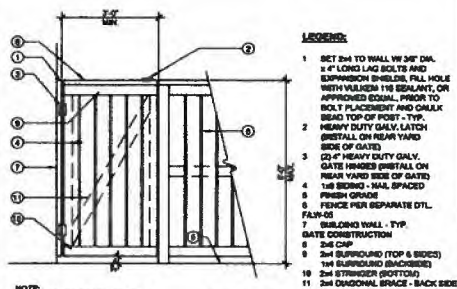
1/2"=1'-0"



- NOTE:**
SEE DETAIL "D" FOR NOTES / FINISHES (OR PER OWNER)

E TUBULAR STEEL FENCE

1/2"=1'-0"

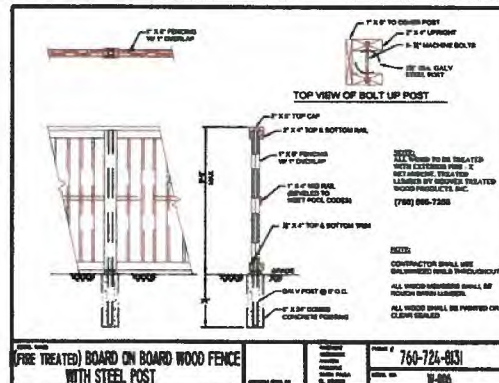


NOTE:
ALL WOOD TO BE TREATED WITH EXTERIOR FIRE-RETARDANT TREATED WOOD BY HOSCHER TREATED WOOD PRODUCTS, INC. (760) 888-7388

- NOTES**
1. ALL WOOD TO BE CROWN
 2. ALL POST TO BE GALVANIZED

G FIRE RETARDANT WOOD GATE

1/2"=1'-0"



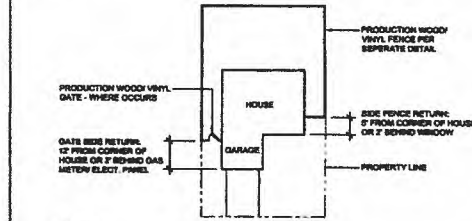
(FIRE TREATED) BOARD ON BOARD WOOD FENCE WITH STEEL POST

760-724-8131

F FIRE RETARDANT WOOD FENCE

B SLUMP BLOCK WALL

1/2"=1'-0"



- NOTES**
1. COORDINATE ALL GATE/FENCE RETURN WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION
 2. GATE RETURNS SHALL BE LOCATED MINIMUM OF 2' IN FRONT OF SIDE WALK-DOOR @ GARAGE
 3. AT NO TIME SHALL THE FENCE RETURN BE LOCATED AT A WINDOW OR VENT LOCATION
 4. ALL RETURNS AND GATE INSTALLATIONS SHALL BE LOCATED THE SAME FOR EACH PRODUCT TYPE

C FENCE RETURN LOCATIONS

N.T.S.

**PROPOSED PROJECT
PHG 15-0020**

WF

WALL FENCE DETAILS

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 21.58 acres that includes five approved subdivisions being developed as a single project.
2. Perimeter Wall: Six-foot-high tan slump block located at the top of slope with pilasters approximately every 40 feet.
3. Setback Variance: All requested setback reductions are to reduce the R-1-10 street side yard setback for perimeter walls (10 feet required). Each residence will meet all R-1-10 setback requirements. Variances are requested for nine lots in the project including all lots numbered 1 and 16 as well as Lot 12 of SUB 13-0011.

(Subdivisions from West to East)

SUB 13-0011	Lot 1 from 10 feet to 0 feet Lot 12 from 10 feet to 3.4 feet
Tract 889	Lot 1 from 10 feet to 0 feet Lot 16 from 10 feet to 2 feet
SUB 13-0010	Lot 1 from 10 feet to 0 feet Lot 16 from 10 feet to 6.5 feet
SUB 13-0003	Lot 1 from 10 feet to 1.5 feet Lot 16 from 10 feet to 0 feet
Tract 894	Lot 1 from 10 feet to 5 feet

4. Landscaping: A minimum five-foot-wide landscape area on the street side of the wall will be provided for all walls subject to the setback variance. This landscaping will be maintained by the HOA and will generally vary in width from five feet to 20 feet, with a width of 6.5 feet being most typical.

EXHIBIT "A"
FINDINGS OF FACT
PHG 15-0020

Variance

1. There are unusual circumstances applicable to the property, which do not generally apply to other properties in the R-1-10 zone. The project is a unique compilation of five separate subdivisions approved at various times over the last ten years. Grading the project in a comprehensive manner eliminates a number of previously approved grading exemptions, allows the implementation of a comprehensive drainage plan and eliminates mid-slope property lines between the tracts. Granting the Variance would be appropriate because the proposed wall locations are not out of character when compared to other single-family residential neighborhoods and adequate landscaping can still be provided.
2. Granting the proposed Variance would not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the area. The Variance to reduce perimeter wall setbacks for nine of the 70 lots within the development is appropriate because adequate sight distance can be maintained for vehicles exiting the development's streets. Additionally, an appropriate amount of landscaping can be maintained along the perimeter of the development between the proposed walls and the public sidewalk to maintain the aesthetic appeal of the neighborhood. The plans show at least five feet of landscaping in all areas with most areas having 6.5 feet of landscape width or more.
3. Granting the Variance will not constitute a special privilege for the subject site as it will allow for privacy and security for the project residents in a manner consistent with the surrounding neighborhood.
4. Granting the proposed Variance would not adversely affect the General Plan, since the development currently under construction is consistent with General Plan standards and policies and no additional residences are being proposed.
5. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303 (New Construction or Conversion of Small Structures) and a Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

EXHIBIT "B"
CONDITIONS OF APPROVAL
PHG 15-0020

Planning Division Conditions

1. All conditions of the previously approved Tentative Maps (TR 889, TR 894, SUB13-003, SUB13-0010 and SUB13-0011) for the Pradera project shall remain in full force and effect unless specifically modified herein.
2. All perimeter walls shall have a maximum height of six feet and be constructed of slump block or other decorative masonry material satisfactory to the Planning Division. Pilasters may extend slightly higher than the wall height as shown on the plans. An anti-graffiti coating must be applied to the exterior (street side) surface of the walls.
3. The HOA shall be responsible for maintaining the walls as well as all landscape and irrigation outside the walls and in the public right-of-way.
4. 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.
5. 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 certified 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.



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: Chief Deputy Recorder Clerk
1600 Pacific Coast Highway, Room 260
San Diego, CA 92101

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

Project Title/Case No.: PHG 15-0020 (Variance to Reduce Setbacks for Perimeter Walls)

Project Location - Specific: The 70-lot Pradera development is comprised of five separate subdivisions being constructed as a single project on 21.58 acres located on the eastern side of Ash Street, between Stanley Avenue and Lehner Avenue.

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

Description of Project: A request for a Variance to reduce the wall setback requirement for portions of the slump block perimeter walls that will be constructed along Stanley Avenue and Lehner Avenue as part of the 70-lot "Pradera" project now under construction. The proposal would reduce the R-1 street side yard setback for the perimeter walls on eight lots along Stanley Avenue from 10 feet down to a minimum of 0 feet, and for one lot on Lehner Avenue from 10 feet down to five feet. The Variance is being requested to allow the walls to be located at the top of slopes and avoid having to construct the perimeter walls in mid-slope locations.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Moses Kim, Lennar Homes of California

Telephone: (949) 349-8051

Address: 25 Enterprise, Suite 300, Aliso Viejo, Ca. 92656

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

Exempt Status:

Categorical Exemption. CEQA Section 15303 "New Construction or Conversion of Small Structures."

Reasons why project is exempt:

1. The proposed project is limited to modifying the location of perimeter site walls that have previously been anticipated by existing project entitlements.
2. The project site currently is under construction and has been completely disturbed and has no value as habitat for endangered, threatened or rare species. The project site is adequately served by all required utilities and public services.
3. Previously adopted environmental documents for the residential development included mitigation measures to reduce potential effects to a less than significant level. The proposed project has no effect on the implementation of the previously adopted mitigation measures for the project and creates no new impacts.
4. In staff's opinion the proposed development would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

Lead Agency Contact Person: Bill Martin

Area Code/Telephone/Extension (760) 839-4557

Signature: _____

Bill Martin, Deputy Planning Director

☒ Signed by Lead Agency

Date received for filing at OPR: _____

9/3/15
Date