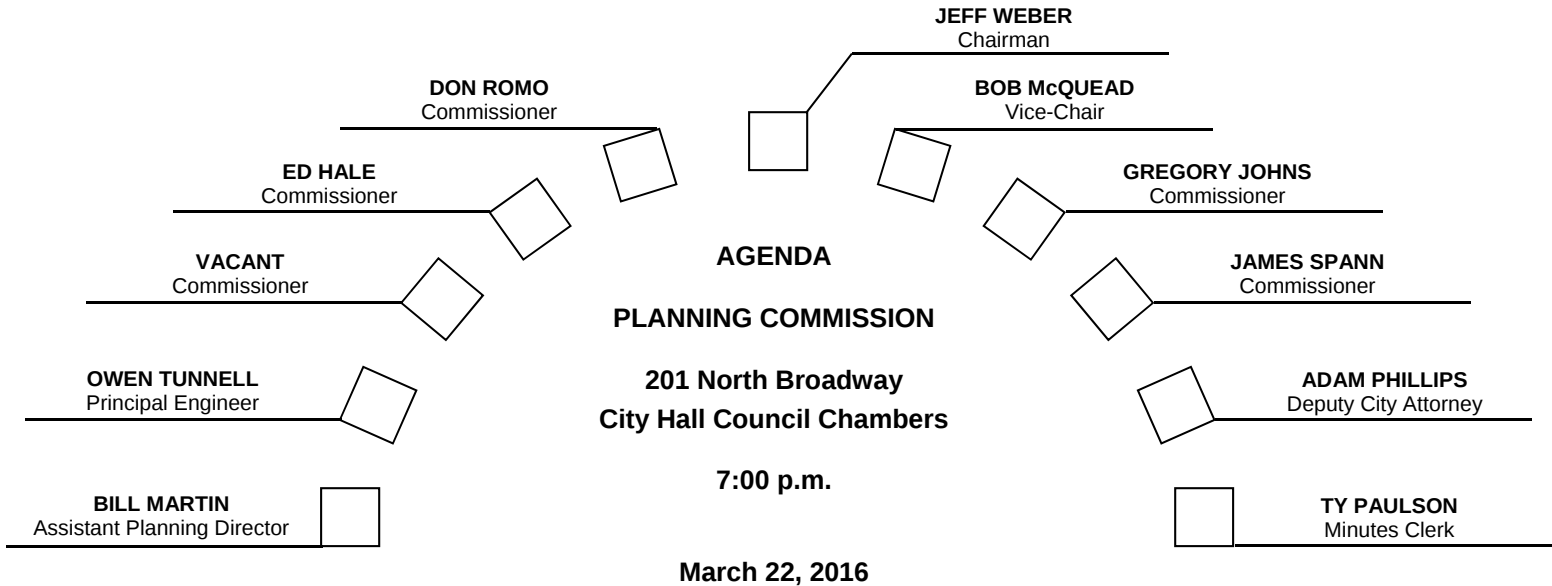


CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 02/09/16

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. TENTATIVE MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE, AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD AREA PLAN – SUB 14-0018; AZ 14-0006:

REQUEST: A request for a Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre), in conjunction with a Master and Precise Development Plan and a one-lot Tentative Subdivision Map to construct 65 attached, three-story condominium units. The residential units would be grouped in 11 residential buildings with five to seven units each. Each approximately 1,600 SF townhome unit would include a two-car garage and up to three bedrooms. Three recreational open space areas for residents are proposed on the site. An amendment to the South Escondido Boulevard Area Plan also is proposed to allow residential development without a mixed-use commercial component within the South Escondido Boulevard commercial corridor. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 2.29-acre project site is located within the South Escondido Boulevard Area Plan on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued on February 16, 2016 and the public review period closes on March 8, 2016. Mitigation measures have been developed to reduce potential impacts to biological resources, cultural resources, noise and paleontological resources to a less than significant level.

APPLICANT: OBR 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**

February 9, 2016

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. (One position vacant).

Commissioners absent: None.

Staff present: Bill Martin, Assistant Planning Director; Adam Phillips, Deputy City Attorney; Owen Tunnell, Principal Engineer; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Hale, to approve the minutes of the December 8, 2015 meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS:

Dennis Shepard, General Manager of the North County Cemetery District, provided the background history and services being provided by North County Cemetery District. He noted that they planned on serving the community for over 250 years into the future. He stated that they had up to 600 visitors during Memorial Day at Oak Hill Cemetery. He also stated that he was available to provide a formal presentation, if the Commission desired.

PRESENTATIONS:

- 1. IMPLEMENTING SAN DIEGO FORWARD: THE REGIONAL PLAN**
SANDAG recently approved San Diego Forward: The Regional Plan after three years of extensive public engagement. This plan is a path forward for San Diego County that will build on and add more choices to our region's transportation system. SANDAG is considering a ballot measure that would implement the Regional Plan. The measure would ask voters in San Diego County to increase our local sales tax by up to one-half cent.

Carolina Ilic, SANDAG, provided an overview of *San Diego Forward* and the related regional transportation infrastructure improvements anticipated in the plan and requested input.

PUBLIC HEARINGS:

- 1. CONDITIONAL USE PERMIT – PHG 15-0022:**

REQUEST: A proposed Conditional Use Permit for the reestablishment of outdoor storage on an 18,521 SF +/- area within an existing 1.35-acre industrial complex for the storage of vehicles. An office area along with warehouse for the towing facility would be provided in an existing 6,000 SF building on-site. The property consists of two lots in the M-1 zone (Light Industrial). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.35-acres, on the easterly side of North Quince Street, west of Centre City Parkway and South of Washington Avenue, addressed as 516-534 North Quince Street (APN 229-271-23 and 07).

Bill Martin, Assistant Planning Director, referenced the staff report and noted staff's main issue was the appropriateness of the proposed outdoor vehicle storage use. Staff recommended approval based on the following: 1) The facility would be located within a light industrial zone and is surrounded by a variety of industrial uses. The outdoor storage of material and equipment was generally permitted in the M-1 zone provided the performance standards for storage height, screening and materials could be met. The existing six-foot-high fencing with slats and masonry wall, along with the setback from Quince Street would provide appropriate screening from adjacent street views.

Vice-chairman McQuead and staff discussed Page 12, Item 18 in the staff report.

Chairman Weber and staff discussed the landscaping plan.

ACTION:

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

CURRENT BUSINESS:

1. **Design Review for Case No. ADM 16-0018** (92-20-PPL) for a 20 SF freestanding sign for a structure listed on the Local Register and located in the Southern Gateway District of the Downtown Specific Plan.

Location: 239 S. Maple St.

Vice-chairman McQuead recused himself from this item and left the meeting at this time.

Bill Martin, Assistant Planning Director, referenced the staff report and noted that the Commission had the following options with respect to this sign design proposal: 1) approve the sign design as proposed; 2) Recommend specific design changes that would make the sign more compatible with the Downtown Specific Plan's Sign Guidelines; or 3) Deny the sign if it is determined no amount of modification could render the sign acceptable. Staff recommended approving the proposed freestanding sign based on the following: 1) The design, materials and colors appropriately match the 1910 styling of the existing historic wooden building; 2) The scale and massing of the proposed sign are proportional to the existing building, the neighborhood and passing pedestrians; 3) The sign area was within the range of 20 SF allowable with Planning Commission review; and 4) The sign height was six feet, consistent with the monument sign height allowable without Planning Commission review.

Commissioner Spann and Mr. Bresnik discussed the materials and color scheme for the sign.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (5-0) Vice-chairman McQuead was absent from the vote.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:37 p.m. The next meeting was scheduled for February 23, 2016, 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

DRAFT

PLANNING COMMISSION

Agenda Item No.: G.1
Date: **March 22, 2016**

CASE NUMBERS: SUB 14-0018, AZ 14-0006

APPLICANT: Edward Kaen for ETP, LLC

LOCATION: The approximately 2.29-acre project site is located within the South Escondido Boulevard Neighborhood Plan on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard

TYPE OF PROJECT: Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan

PROJECT DESCRIPTION: A request for a Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre), in conjunction with a Master and Precise Development Plan and a one-lot Tentative Subdivision Map to construct 65 attached, three-story condominium units. The residential units would be grouped in 11 residential buildings with five to seven units each. Each approximately 1,600 SF townhome unit would include a two-car garage and up to three bedrooms. Three recreational open space areas for residents are proposed on the site. An amendment to the South Escondido Boulevard Neighborhood Plan also is proposed to allow residential development without a mixed-use commercial component within the South Escondido Boulevard commercial corridor.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: General Commercial (Centre City Parkway/Brotherton Road Target Area)

ZONING: Existing: CG (General Commercial)
Proposed: PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre)

BACKGROUND/SUMMARY OF ISSUES: The applicant acquired the property in May of 2004 when it was developed with the Hidden Vale Motel and trailer park containing 11 motel units in four buildings and a 19-space trailer park that had been constructed in the 1940's and 1950's. Both uses were closed in early 2005 and demolition of the motel and trailer park was completed by mid-2006. The property has remained vacant since.

In March of 2005, Centex Homes filed a zone change and mixed-use planned development application (Tract 918) to construct 53 three-story, attached condominium townhomes and an 8,900 SF two-story commercial building on the site. Centex had previously partnered with the project applicant to construct the residential portion of the Urbana mixed-use project on the adjacent property to the north. The proposal included a request to reduce the commercial parking by 25% coupled with a request to provide 21 street parking spaces for the commercial building. On November 8, 2005, the Planning Commission voted unanimously to recommend denial of the proposed development. The City Council was scheduled to conduct a hearing on the proposal on November 16, 2005. Prior to the City Council hearing, the item was pulled from the agenda and continued indefinitely at the request of Centex Homes. On May 8, 2006, Centex Homes notified the Planning Division they were no longer pursuing the application. The property owner (Mr. Kaen) notified Planning staff that he would be revising the plans and continuing with the application. A revised application was later submitted, but remained incomplete and later became inactive as economic conditions deteriorated. The project files for Tract 918 were closed in April of 2009.

The property owner/applicant has put together a new development team and has been diligently pursuing the current proposal for residential condominium townhomes on the site. The mixed-use commercial component in the previous project has been eliminated with staff's consent given the site location and the difficulty the applicant had leasing the adjacent commercial space to the north. The General Plan now allows both mixed-use and exclusively residential projects within the Centre City Parkway/Brotherton Road Target Area. Mixed-use projects require a minimum density of 30 dwelling units per

acre as opposed to the previous requirement that only allowed a maximum density of 24 dwelling units per acre. Density standards for exclusively residential projects will be specified when the South Escondido Boulevard Neighborhood Plan is updated to correspond with the new General Plan vision for the corridor. That update is currently underway, but in the interim, the residential nature of the proposed development will require approval of an amendment to the South Escondido Boulevard Neighborhood Plan to allow residential development on the site without a commercial component.

Staff feels that the issues are as follow:

1. Appropriateness of the project design elements and whether adequate setbacks, parking and open space have been provided for the proposed development.
2. Appropriateness of the proposed amendment to the South Escondido Boulevard Neighborhood Plan to eliminate the commercial requirement on the site.
3. Whether a residential use without a commercial component is appropriate for the project site.

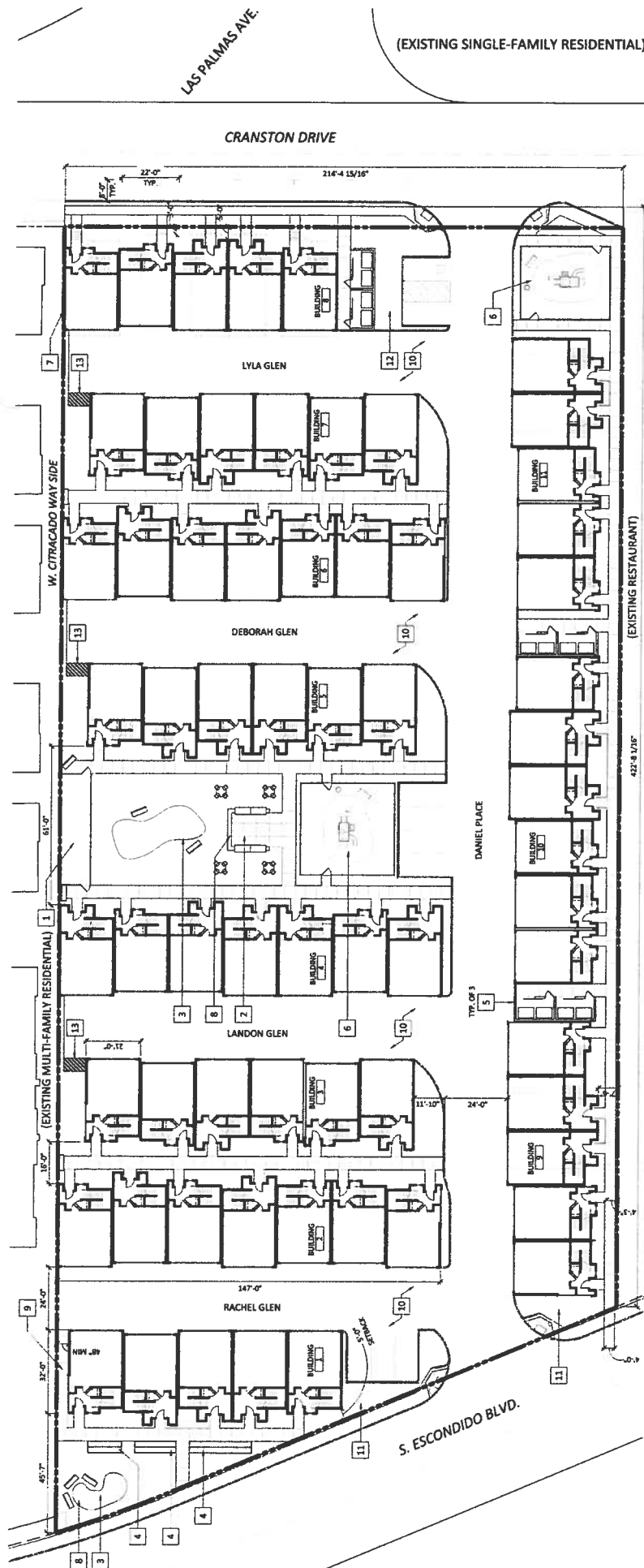
REASONS FOR STAFF RECOMMENDATION:

1. The overall mass, scale and design of the proposed residential buildings are comparable to the residential development existing on the adjacent property to the north. The project has been designed to function almost as a second phase to that adjacent residential project by incorporating a similar building style with the buildings located in a manner that allows view corridors to remain through the site. Staff believes the development provides an appropriate amount of parking to suit the needs of residents and guests, and that a quality living environment will be ensured by the level of amenities provided in the recreation areas and the even distribution of outdoor recreation areas throughout the development.
2. Staff feels the proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial uses to the north and south, and residential uses to the north and east. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. Staff feels that an exclusively residential development on this site could provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

Respectfully Submitted,



Bill Martin
Assistant Planning Director



KEY NOTES

- 1 PRIVATE DOG RUN WITH 4' HIGH METAL FENCING
- 2 PRIVATE BBQ & DINING AREA
- 3 TURF LANDSCAPING W/ BENCHES AROUND PRIVATE ABOVE-GROUND GARDEN BEDS, RESERVEABLE BY TENANTS
- 4 TRASH & RECYCLING ENCLOSURE
- 5 PRIVATE TOT LOT PLAYGROUND
- 6 ZERO SETBACK AT NORTH PROPERTY LINE

- 8 FIRE PIT
- 9 48" EGRESS WALKWAY
- 10 IMPERVIOUS PAVERS
- 11 COMMUNITY GARDEN
- 12 PET LAWN
- 13 STRIPPED BACKUP DRIVEWAY

SITE SUMMARY

SITE AREA: 2.29 ACRES
 1 LOT
 TOTAL DWELLING UNITS: 65
 DENSITY: 28 D.U./ACRE

BUILDING SUMMARY

CARRIAGE UNITS (12 STORIES LIVING ABOVE GARAGE): 65 UNITS
 - SEE FLOOR PLANS FOR UNIT LAYOUTS
 3 BEDROOMS, 3 BATH

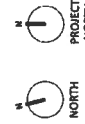
PARKING SUMMARY

PARKING PROVIDED
 PRIVATE GARAGES: 65 (2 CARS/UNIT)
 OFF STREET OPEN: 9 SPACES
 ON STREET: 7 SPACES

OPEN SPACE SUMMARY

DESCRIPTION	SF	PERCENTAGE
COMMON OPEN SPACE	25,961	26.2%
PRIVATE OPEN SPACE (BALCONIES)	1,755	1.7%
BUILDING COVERAGE	43,398	43.8%
DRIVE/PARKING COVERAGE	28,027	28.3%
TOTAL	99,141	100 %

PRELIMINARY SITE PLAN

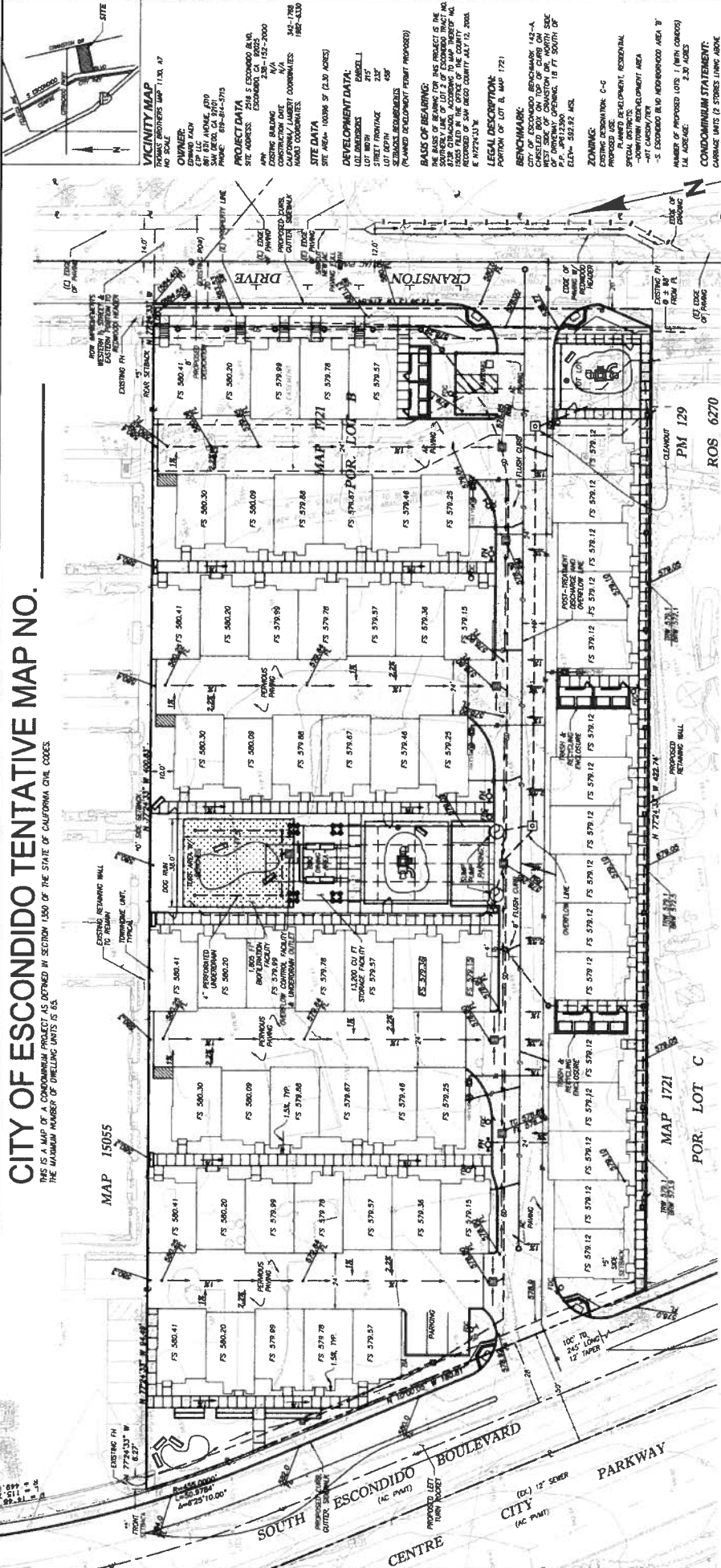


PROPOSED PROJECT SUB 14-0018

SP
SITE PLAN

CITY OF ESCONDIDO TENTATIVE MAP NO.

THE MAXIMUM NUMBER OF DWELLING UNITS IS 65.

**SEWER NOTE:**

FIRE NOTE:
ALL DRIVERS SHALL SUPPORT A MAXIMUM LOAD OF 75,000 LBS.

P. NO. _____

ESCONDIDO, CALIFORNIA

10 SOUTH
CONDIDO BLVD
CA 92025

PARCEL MAP	C-1
SHEET	1 OF

SHEET 1 OF

TM
TENTATIVE MAP

**PROPOSED PROJECT
SUB 14-0018**

ABBREVIATIONS:
AC ASPHALTIC CONCRETE

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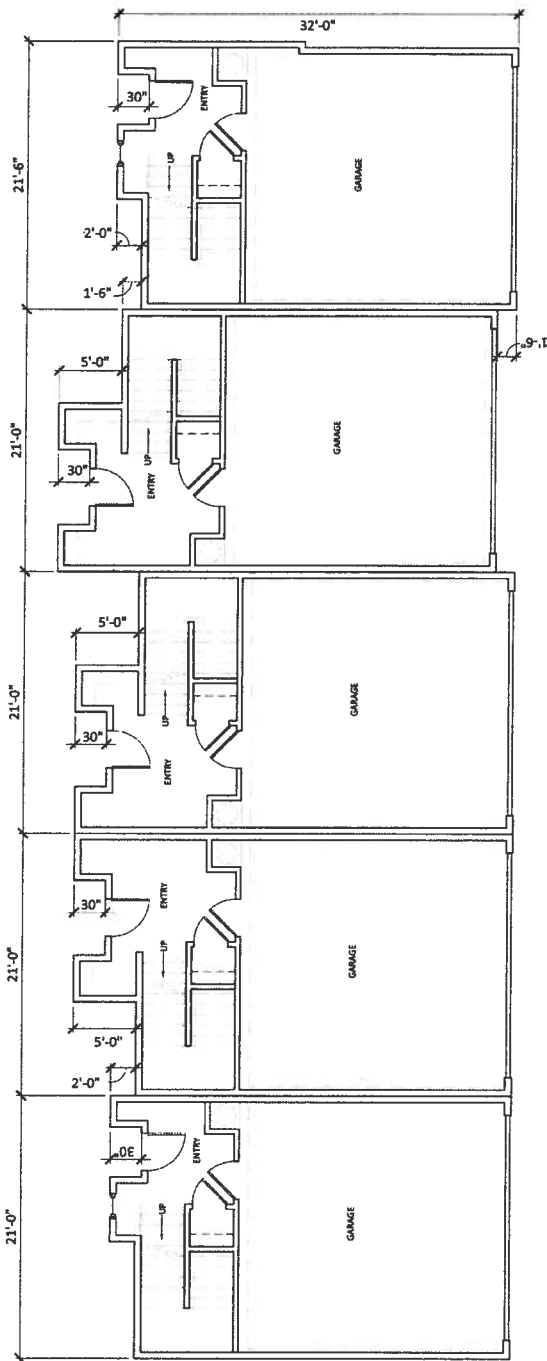
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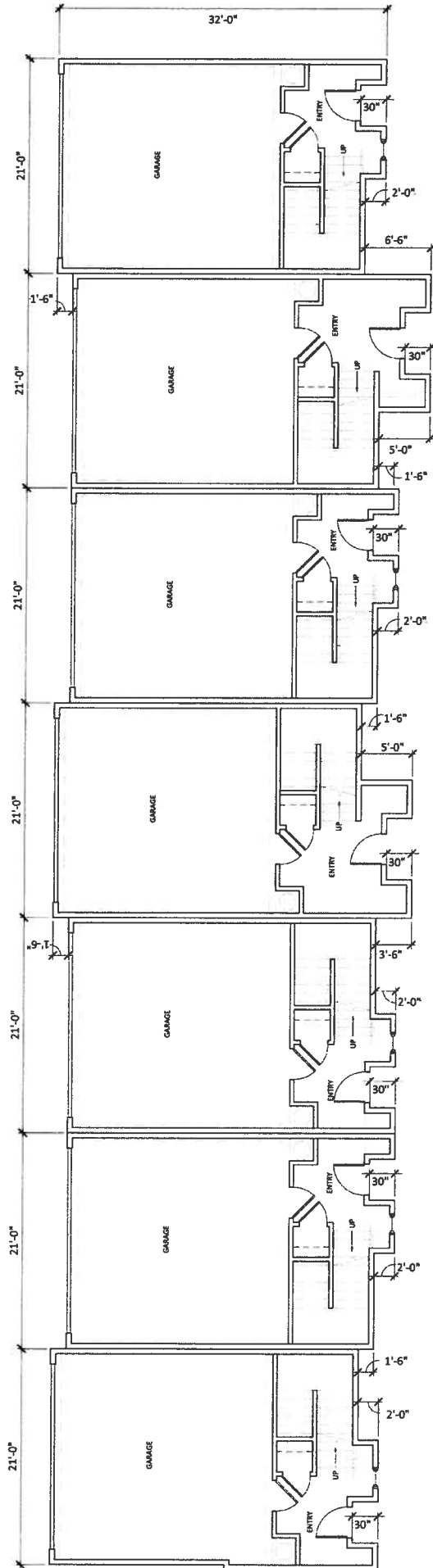
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1000



BUILDING 1 - FIRST FLOOR



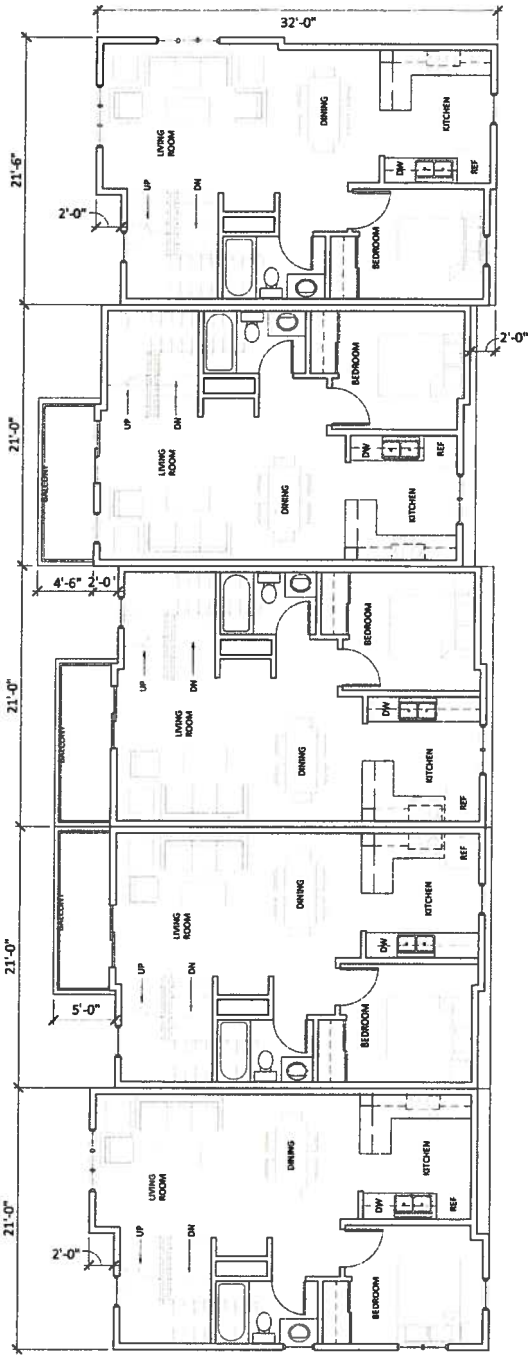
BUILDING 2 - FIRST FLOOR



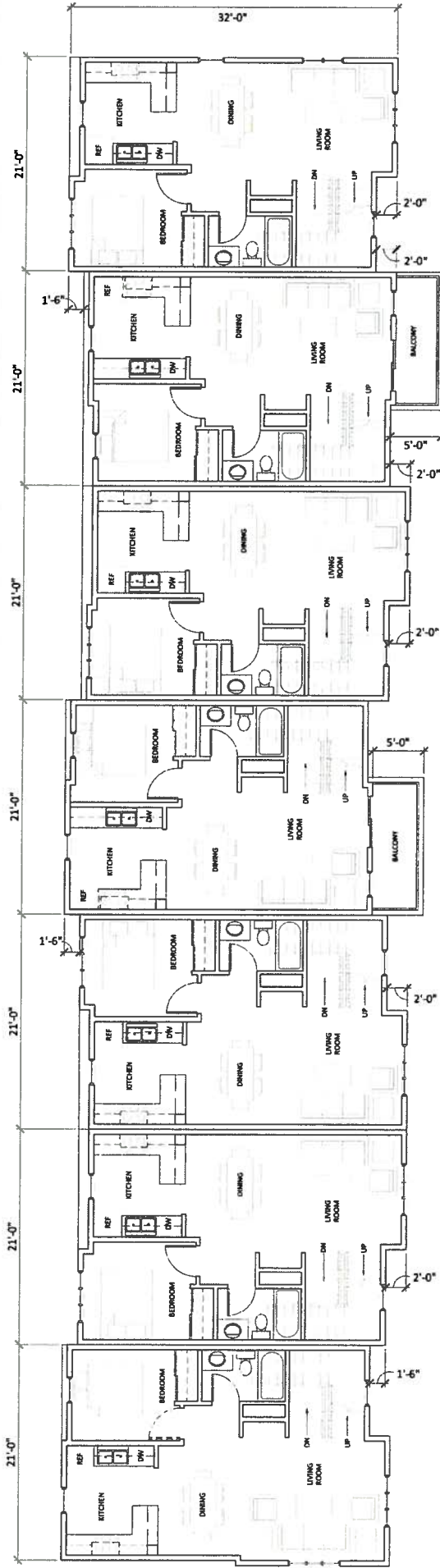
**PROPOSED PROJECT
SUB 14-0018**

F

FLOOR PLAN



BUILDING 1 - SECOND FLOOR



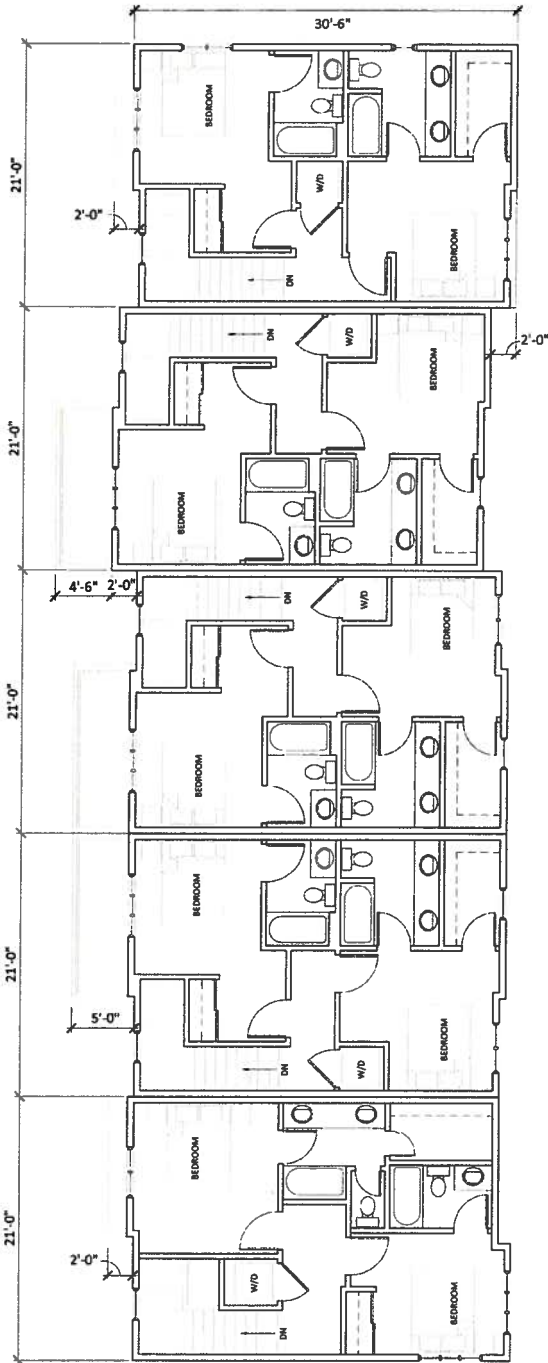
BUILDING 2 - SECOND FLOOR



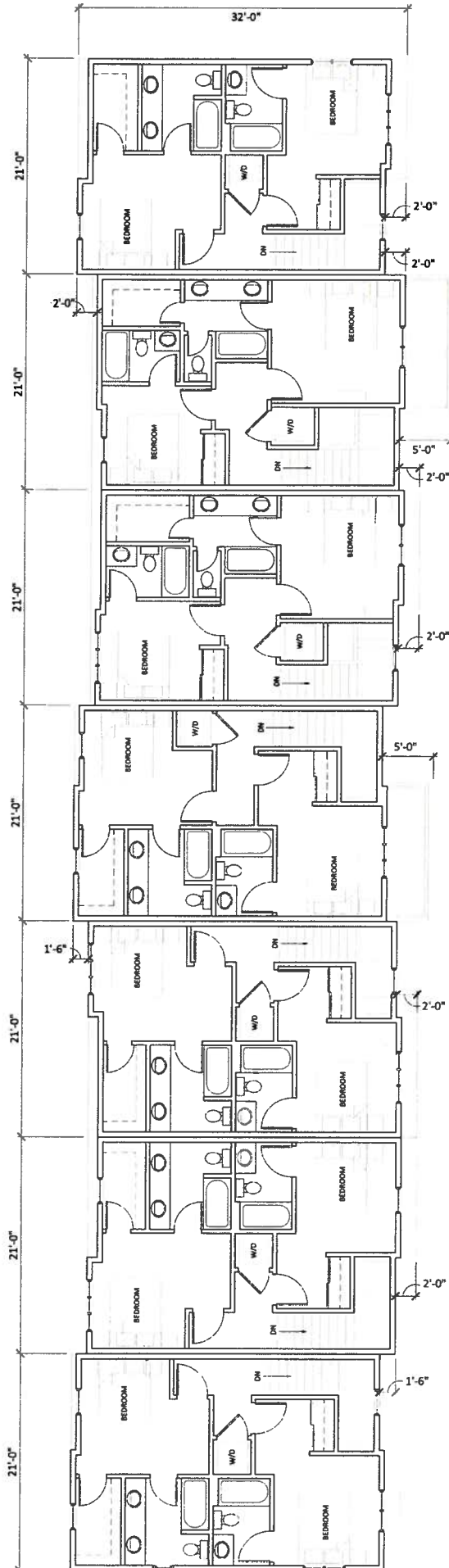
PROPOSED PROJECT
SUB 14-0018

F

FLOOR PLAN



BUILDING 1 - THIRD FLOOR



**PROPOSED PROJECT
SUB 14-0018**

F

FLOOR PLAN



FRONT ELEVATION



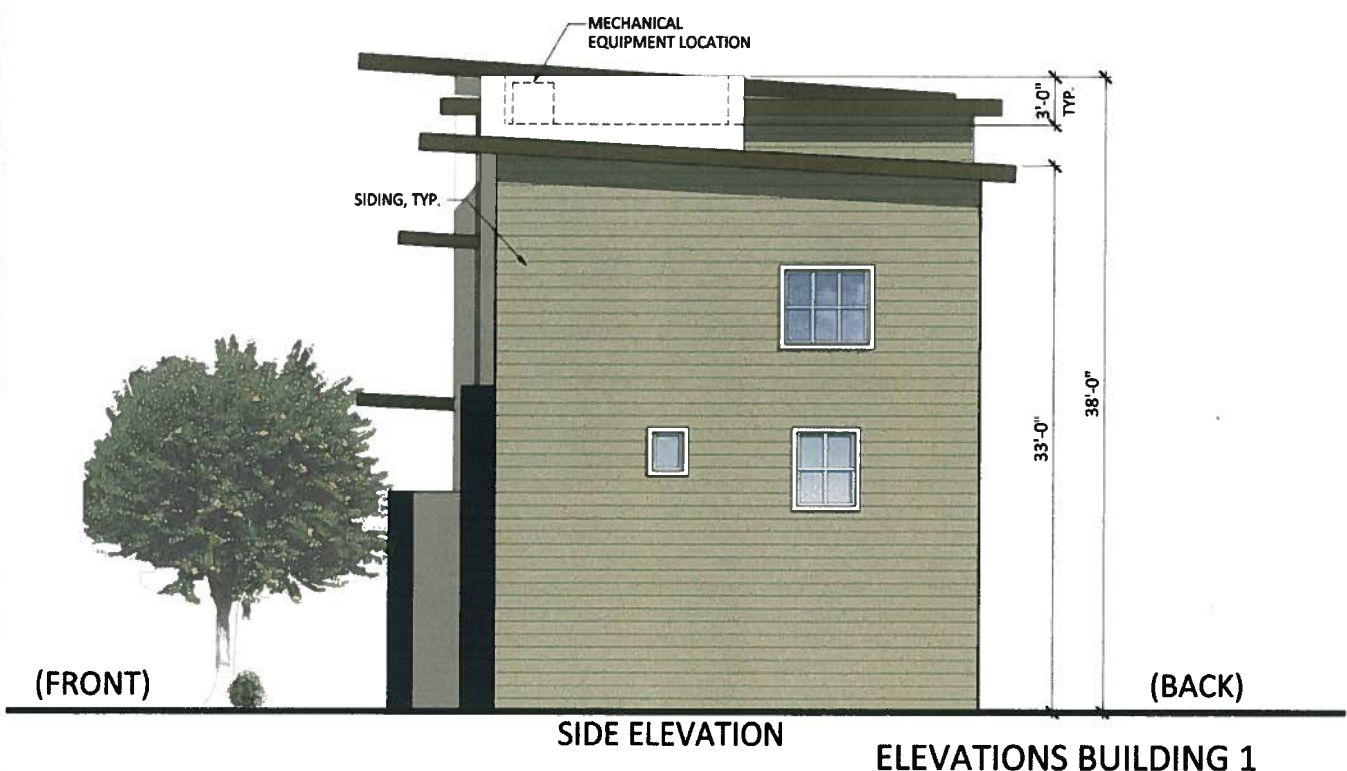
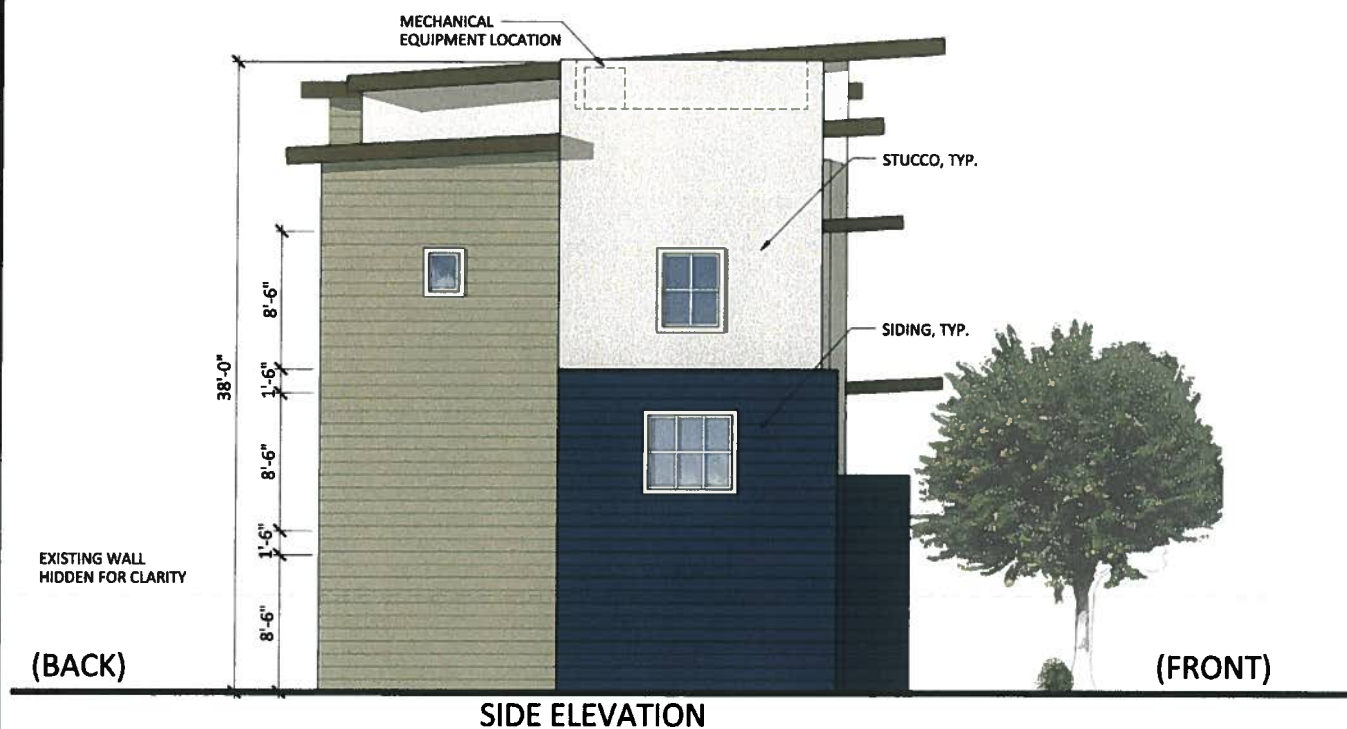
BACK ELEVATION

PRELIMINARY ELEVATIONS BUILDING 1

PROPOSED PROJECT
SUB 14-0018

E

ELEVATIONS

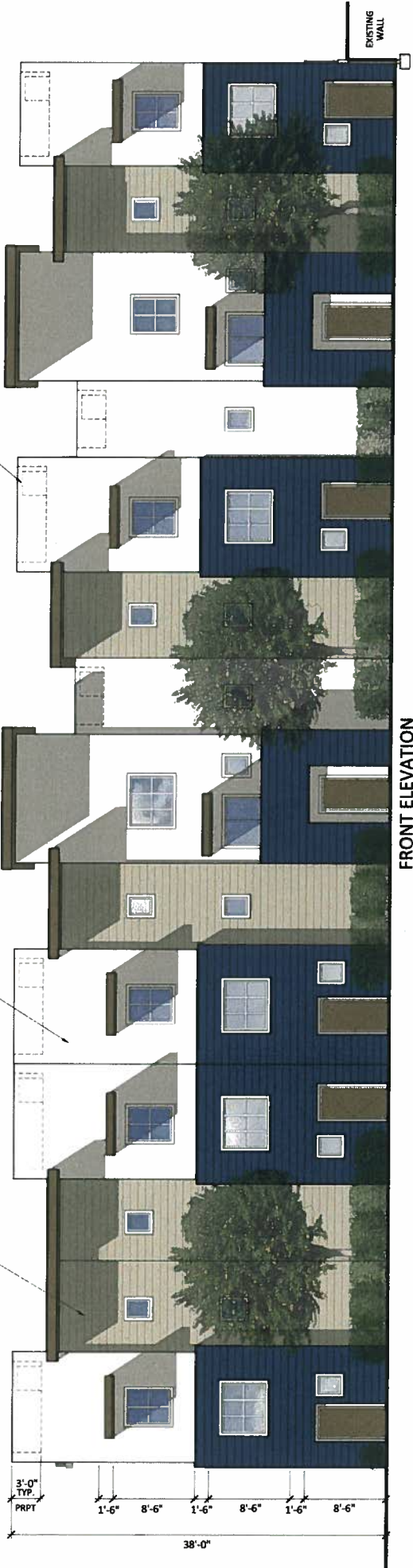


ELEVATIONS BUILDING 1

MECHANICAL
EQUIPMENT LOCATION

STUCCO, TYP.

SIDING, TYP.



FRONT ELEVATION

STUCCO, TYP.

SIDING, TYP.

MECHANICAL
EQUIPMENT LOCATION



BACK ELEVATION

ELEVATIONS BUILDING 2

**PROPOSED PROJECT
SUB 14-0018**

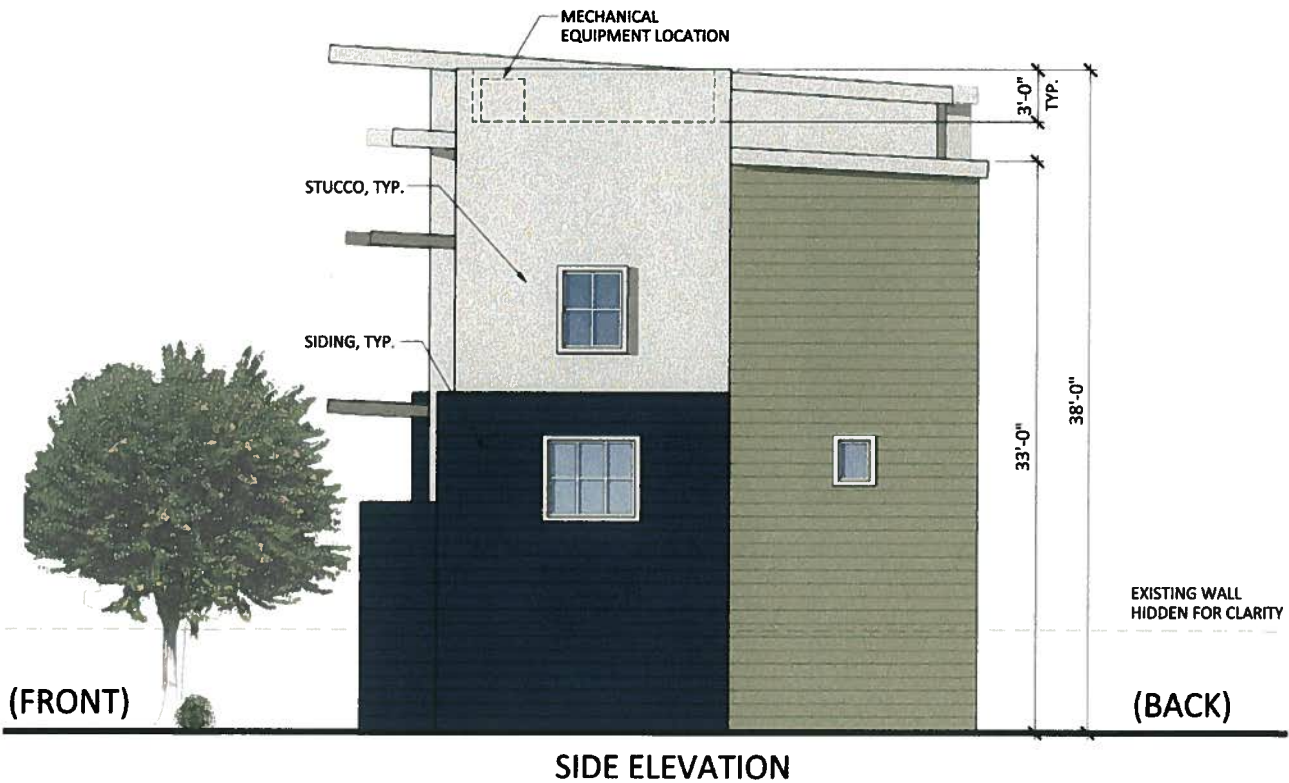
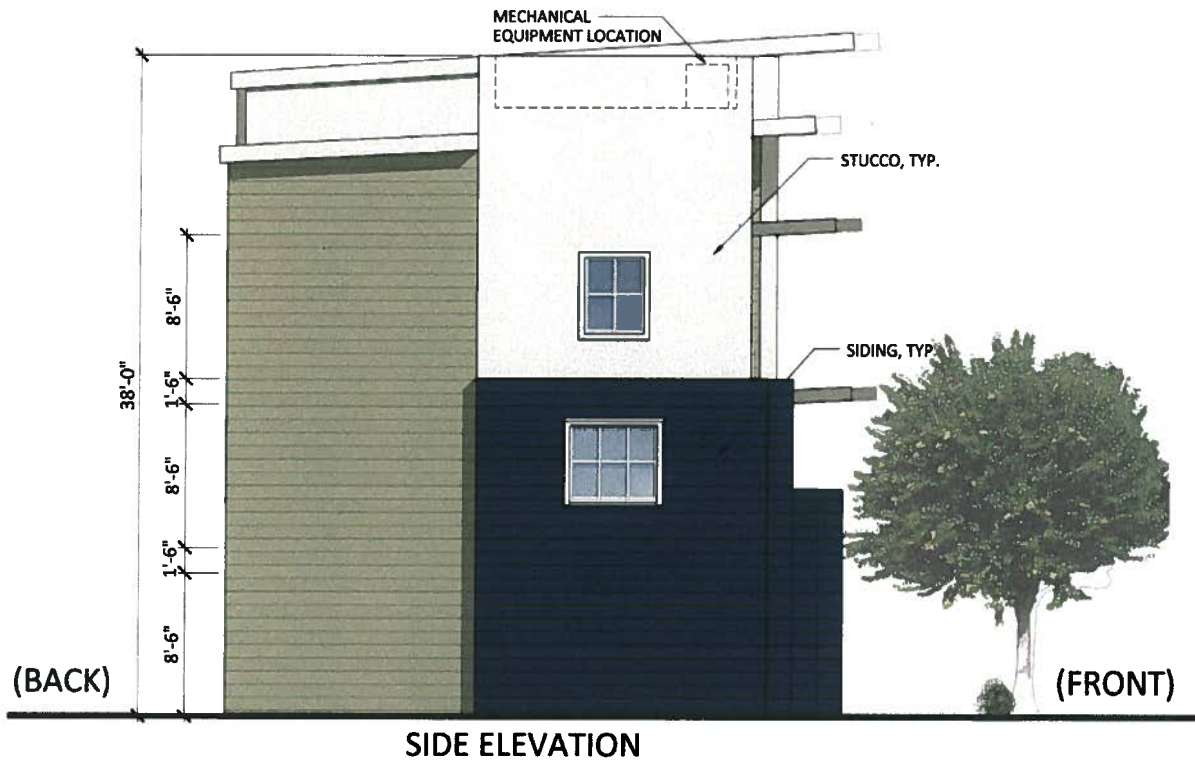
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ELEVATIONS

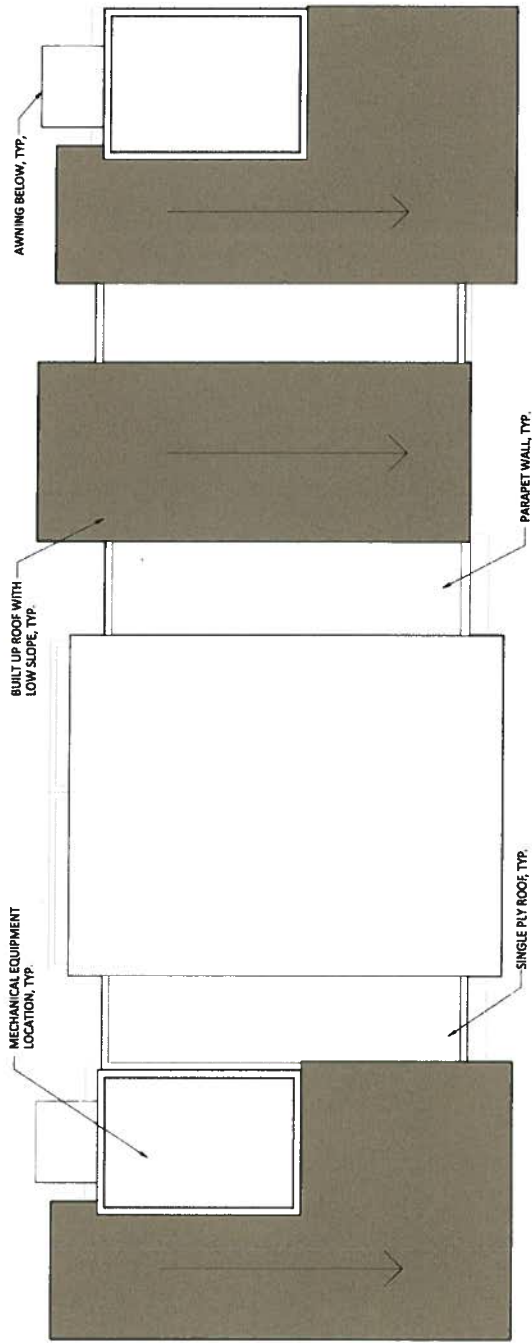
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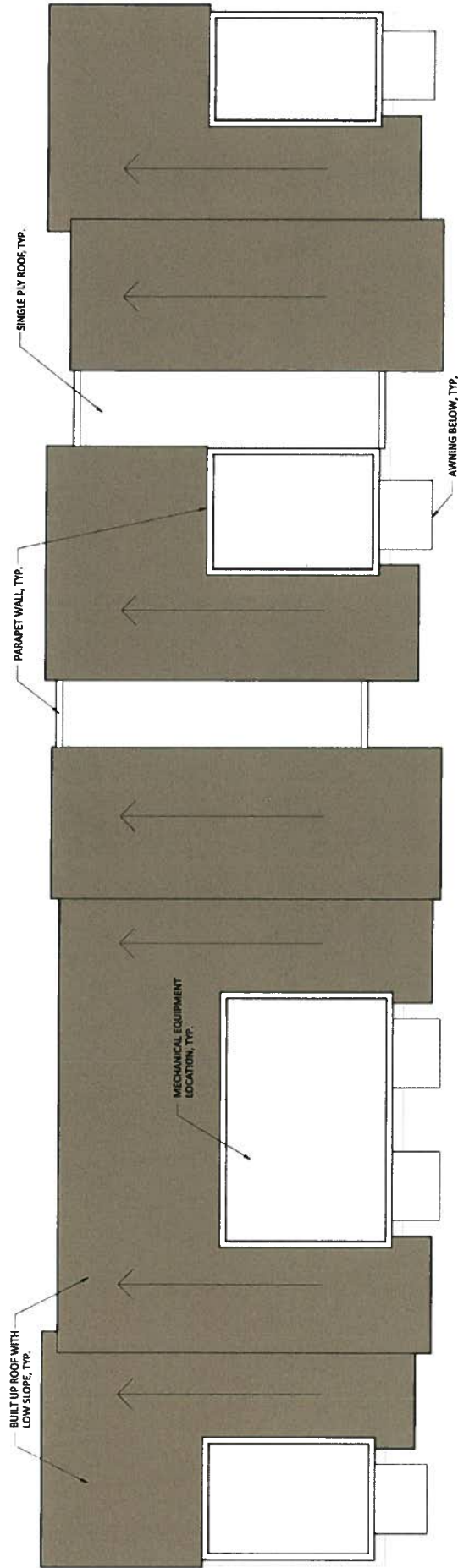
PROPOSED PROJECT
SUB 14-0018



ELEVATIONS BUILDING 2



BUILDING 1 - ROOF PLAN



BUILDING 2 - ROOF PLAN



PROPOSED PROJECT
SUB 14-0018

RP
ROOF PLAN

CONCEPTUAL LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WULCO VALUE
MEDIUM SIZED CANOPY TREES:				
	STRAWBERRY TREE	STRAWBERRY TREE	24" BOX	LOW
	MAGNOLIA G. LITTLE GEM	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PITTOSPORUM UNDO	VICTORIAN BOX	24" BOX	MEDIUM
FORMAL SHEERED HEDGES:				
	BURBERRY'S GOLDEN ABUNDANCE	GOLDEN ABUNDANCE OREGON GRAPE	5 GAL	MED
	ILIX ORENATA 'HELLER'	DWARF JAPANESE HOLLY	5 GAL	MEDIUM
	PITTOSPORUM TORIBA VARIEGATA	VARIATED MOCK ORANGE	5 GAL	MEDIUM
	RHAPHIOLEPS INDICA 'PINK LADY'	INDIAN HAWTHORN	5 GAL	MEDIUM
TALL & MEDIUM HIGH SHRUB MASSING:				
	AGAVE ATTENUATA 'BOUTIN BLUE'	RED ACONIUM	5 GAL	LOW
	ALOE ABORESCENS	BLUE FOX TAIL AGAVE	5 GAL	LOW
	BURBERRY'S GOLDEN ABUNDANCE	TORCH ALOE	5 GAL	LOW
	CORREA 'IVORY BELLS' OR 'PINK FLAMINGO'	GOLD. ABUND. OREGON GRAPE	5 GAL	LOW
	PHORNIUM 'AMAZING RED'	AUSTRALIAN FUCHSIA	5 GAL	LOW
	PITTOSPORUM T. 'VARIEGATA'	NEW ZEALAND FLAX	5 GAL	MEDIUM
	RHAPHIOLEPS I. 'BALLERINA'	MOCK ORANGE	5 GAL	MEDIUM
	LOW SHRUB MASSING:	INDIAN HAWTHORN	5 GAL	MEDIUM
	ACONIUM CYCLOS	PURPLE PINWHEEL ACONIUM	1 GAL	LOW
	COTYLEDON ORBICULATA VAR. 'OBLONGA'	GIANT RED ACONIUM	1 GAL	LOW
	CORYLIUS GRISSEUS HORIZONTALIS	FLAVIDA 'FINGER ALOE	1 GAL	LOW
	COROSMA REPTENS VARIEGATA	CARMEL CREEPER	1 GAL	LOW
	PITTOSPORUM T. 'WHEELERS DWARF'	VARIATED MIRROR PLANT	5 GAL	MEDIUM
	RHAPHIOLEPS INDICA 'BALLERINA'	WHEELERS DWARF MOCK ORANGE	5 GAL	MEDIUM
	WESTRINGIA 'WYNABBIE HIGHLIGHT'	INDIAN HAWTHORN	5 GAL	MEDIUM
	LOW STRAP LEAF ACCENT SHRUB CLUSTERS:	AUSTRALIAN ROSEMARY	5 GAL	LOW
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GAL	MEDIUM
	CHLOROPHYTUM COMOSUM	METERS ASPARAGUS	1 GAL	MEDIUM
	TULBAGHIA VIOLACEA VARIEGATA	SPIDER PLANT	1 GAL	LOW
	SANSEVIERIA TRIPASCATA 'MOONSHINE'	SOCIETY GARLIC	1 GAL	LOW
	LOW ORNAMENTAL GRASSES:	SILVER SNAKEPLANT	1 GAL	LOW
	DIANELLA CAERULEA KING ALFRED	NOTE: NONE OF THE ORNAMENTAL GRASSES ARE INVASIVE	1 GAL	LOW
	LOMANDRA FLUFORMIS SAVANNAH BLUE	BLUE FLAX LILY	1 GAL	LOW
		BLUE WATTLE NAT RUSH	1 GAL	LOW
	GROUND COVER:			
	ECHIVERIA AGAVIDES 'PROLIFERA'	PURPLE ICE PLANT	FLATS @ 9" O.C.	LOW
	GREVILLEA LANIGERA 'PROSTRATE'	CARPET ECHIVERIA SUCULENT	4" POT @ 12" O.C.	LOW
	GERANIUM INCANUM	PROSTRATE WOOLLY GREVILLEA	1 GAL @ 3" O.C.	LOW
		CARPET GERANIUM	1 GAL @ 1" O.C.	LOW

CONCEPTUAL LANDSCAPE PLAN

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WULCO VALUE
BROAD HEADED ACCENT TREES:				
	TABERNA (PANDORANTHUS) IMPETIGINOSUS	TRUMPET TREE	24" BOX	MEDIUM
	ROBINIA PSUDOCACIA	'PURPLE ROBE LOCUST'	24" BOX	LOW
MEDIUM SIZED CANOPY TREES:				
	ARJUTUS UNDO	STRAWBERRY TREE	24" BOX	LOW
	'ERIOBOTRIA DEFLIDA	BRONZE LOCUST	24" BOX	MEDIUM
	'LAGERSTROMIA INDICA 'XX'	CRANE MYRTLE	24" BOX	MEDIUM
	'MAGNOLIA G. LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
PALMS:				
	'ARCHONTOPHORUS CUNNINGHAMIANA	KING PALM	6 FT BTH	MEDIUM
	'PHOENIX CANARIENSIS	DATZ PALM	6 FT BTH	LOW
	SYAGRUS (ARCASTRUM) ROMANOFZIANUM	QUEEN PALM	6 FT BTH	MEDIUM
VERTICAL ACCENT SHRUBS:				
	BAMBUA ODHAMI	CLUMPING GIANT BAMBOO	15 GAL	MEDIUM
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	LOW
FORMAL SHEERED HEDGES:				
	LEUCOPHYLLUM LAEGEATUM	TEXAS RANGER	5 GAL	LOW
	LEGISTRUM J. TANANUM	PRIVET	5 GAL	MEDIUM
	BURBERRY'S THUMB ATROPURPUREA	'CHERRY BOMB' BARBERRY	5 GALLON	MEDIUM
TALL & MEDIUM HIGH SHRUB MASSING:				
	ALOE ABORESCENS	TREE ALOE	15 GAL	LOW
	CAULOTHEUS GRISSEUS HORIZONTALIS	TRINIDAD FLAME BUSH	5 GAL	LOW
	PHOMIUM T. 'TUBERUM'	NEW ZEALAND FLAX	5 GAL	LOW
	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	5 GAL	MEDIUM
	RHAPHIOLEPS I. 'BALLERINA'	INDIAN HAWTHORN	5 GAL	MEDIUM
	ROSA 'ICEBURG'	WHITE BUSH ROSE	3 GAL	MEDIUM
LOW SHRUB MASSING:				
	BOUGAINVILLEA	BOUGAINVILLEA	5 GAL	LOW
	CAULOTHEUS GRISSEUS HORIZONTALIS	LITTLE JOHN BOTTLEBRUSH	5 GAL	LOW
	CESTIS PURPUREUS	ORCHID ROCK ROSE	5 GAL	LOW
	COROSMA REPTENS VARIEGATA	VARIATED MIRROR PLANT	5 GAL	MEDIUM
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	LOW
	LAVANDULA ANGLUSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW
	ROSEMARY	ROSEMARY	5 GAL	VERY LOW
	SALVIA LEUCANTHUSALVALEICANTHIA	MEXICAN SAGE	5 GAL	LOW
LOW STRAP LEAF ACCENT SHRUB CLUSTERS:				
	AGAPANTHUS AFRICANUS 'ELANE'	LILY-OF-THE-NILE	1 GAL	MEDIUM
	ANGONANTHUS RUPIS	RED KANGAROO PAW	1 GAL	LOW
	ASPARAGUS METERI	METERS ASPARAGUS	1 GAL	MEDIUM
	HEMEROCALLIS ITROBIS	DAILY	1 GAL	MEDIUM
	TULBAGHIA VIOLACEA VARIEGATA	SOCIETY GARLIC	1 GAL	LOW
LOW ORNAMENTAL GRASSES:				
	PENNISETUM ORIENTAL	CHINESE FOUNTAIN GRASS	1 GAL	INVASIVE
	ARISTIDA PURPUREA	PURPLE THREEAWN	1 GAL	LOW
	HAKONCHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL	MEDIUM
VINES:				
	BOUGAINVILLEA 'LA JOLLA RED'	BOUGAINVILLEA	5 GAL (STAKED)	LOW
	MACFADYENIA UNGUIS-CATI (B. THREEDIAN)	CATS CLAW	5 GAL (STAKED)	LOW
GROUND COVER:				
	ATENA CORDIFOLIA	RED APPLE ICE PLANT	FLATS @ 9" O.C.	LOW
	MYOPORIUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL @ 18" O.C.	LOW
	PELAGONIUM PETALUM	BALTICAN PINK IVY GERANIUM	4" POTS @ 12" O.C.	MEDIUM
	TURF (ARAS 2 TOTAL) - 425 SF	LAWN	500	(ASSUMED) HIGH
	BERMUDA 'TIFWAY II'	BERMUDA OVER-SEEDING WHEN DORMANT)		
	(W/ PERENNIAL RYE & BLUEGRASS			

SITE ITEM CALL OUTS:

- ITEM NUMBERS:
- DOG RUN WITH FENCING AND SHADE FROM TREES & SHELTER (475 S.F.)
 - PAVED B.B.Q. RECREATION AREA (312 S.F.)
 - D.G. PATHWAYS
 - BERMUDA TURF & OVER-SEEDING. THERE ARE ONLY (2) PROPOSED TURF AREAS ON THE SITE (603 S.F.)
 - RAISED GARDEN BEDS
 - 15 FT MINIMUM SIGHT DISTANCE FROM DRIVE TO TREE TRUNK OFF STREET.
 - TRASH ENCLOSURES (TYPICAL) TO BE SCREENED WITH SHRUB AND VINE PLANTING.
 - SHADE TREE AND TREE WELL WITH PLAY SAFE POROUS GRATE OR D.G. IN PLAY GROUND
 - PLAYGROUND TO BE FENCED AND INCLUDE PLAY STRUCTURES, BENCHES ON SAFE PLAY SURFACING.
 - EXISTING RETAINING WALL & FENCING AT PROPERTY LINE
 - BENCHES &/or BENCHES W/ TABLES
 - NEW FENCING AT PROPERTY LINE

GENERAL NOTES

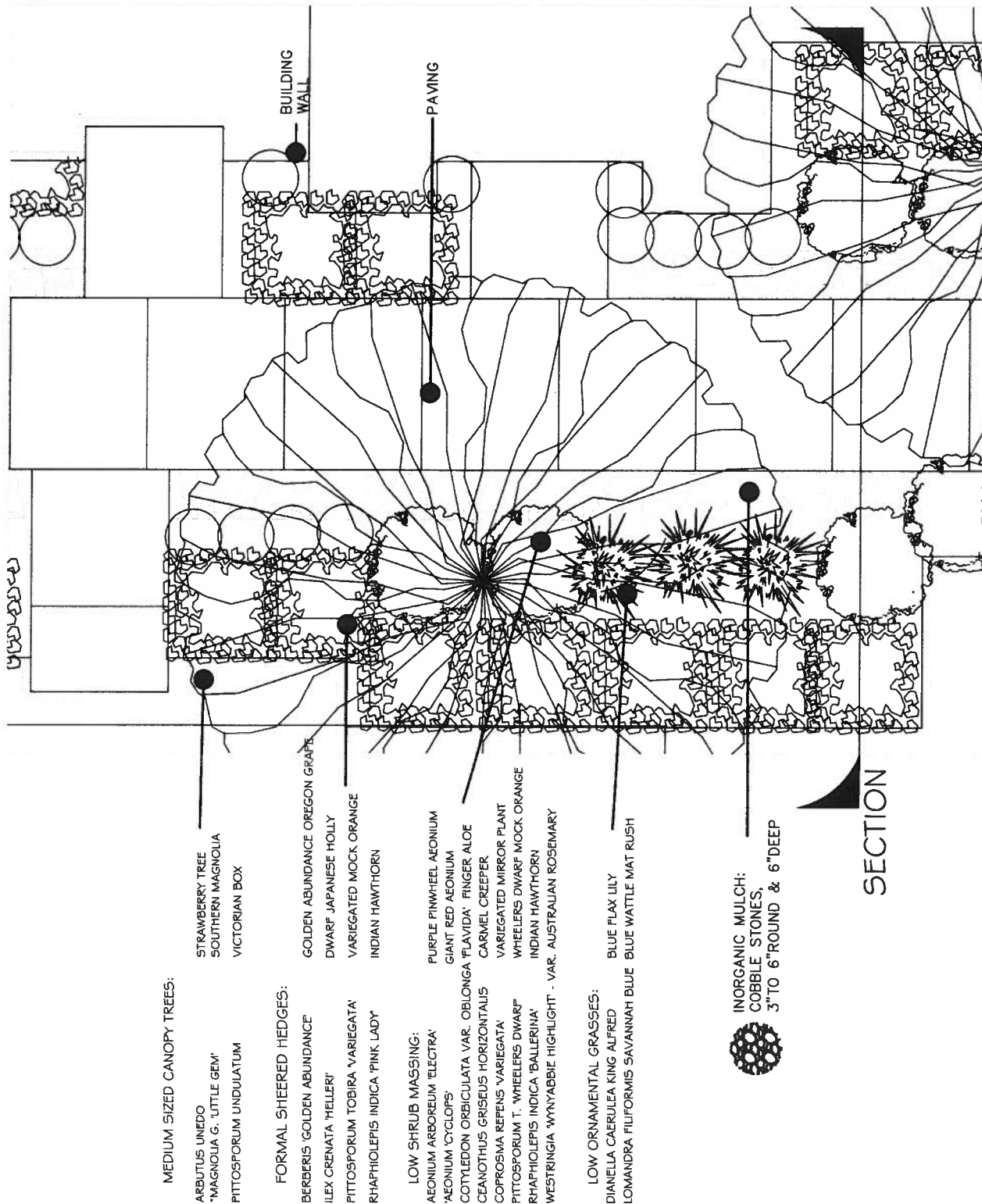
- A) THE SELECTION OF PLANTS ARE ALL MODERATE OR LOW WATER USE THE WULCO PLANT FACTOR VALUES. THE EXCEPTION IS THE 425 S.F. C AT THE MODEST SIZED PUTTING GREEN. THE PLANTS ARE ARRANGED IF APPROPRIATE HYDROZONES. THE IRRIGATION SYSTEM WILL BE HIGH EFF UTILIZE DUBBLERS, ROTARS (HIGH EFFICIENT ROTOR HEADS) AND LOW HEADS. THE PLANTING AND IRRIGATION PLANS WILL MEET THE CITY OF MUNICIPAL CODE REQUIREMENTS, CHAPTER 33 (ZONING) & THE "TESCO" CODE WATER EFFICIENT LANDSCAPE REQUIREMENTS.
- B) THE STREET TREES ARE SELECTED FROM THE CITY OF ESCONDIDO A TREE LIST (TREE DENOTED BY **), THEY EXCEED THE SPACING OF 30 FE GROUPED. THEY EXCEED THE REQUIRED (1) TREE PER 30 LINEAR FEET (
- C) ALL TREES WITHIN 5 FT FROM PAVING OR STRUCTURES (EXCEPT PAL "DEEP ROOT CONTROL" ROOT BARRIERS 2X THE DIAMETER OF THE RO 24" DEEP
- D) ALL EFFECTED SHRUB AND TREE PLANTED AREAS TO RECEIVE DARK 1 DEEP. THERE ARE NO EXISTING PLANTS OF NOTE TO BE REMOVED, NELL SAVED.
- E) ALL OF THE SITE THAT IS NOT PAVED OR BUILT UPON SHALL BE PLAN WITH INORGANIC MULCHES FOR THE ENTIRE LANDSCAPED AREAS.

INORGANIC MULCH:

- ARIZONA OR MIXED BEACH CORBEL STONES, 3" TO 6" ROUND & 6 FLUSH HEIGHT TO ADJACENT PAVING
- ARIZONA DECOMPOSED GRANITE 4" DEEP WITH ALUMINUM EDGIN

PROPOSED PROJECT SUB 14-0018

LANDSCAPE LEGEND



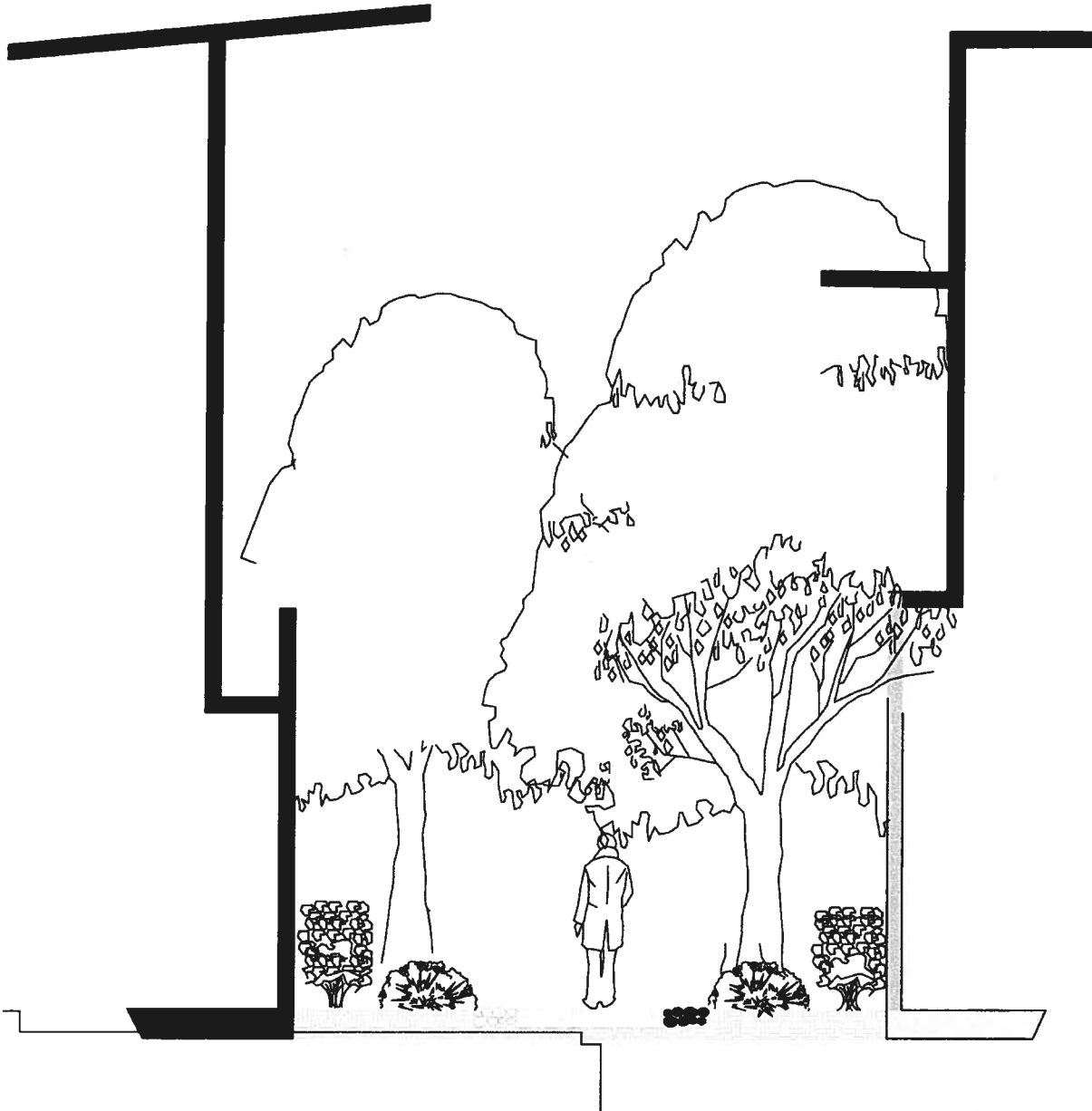
PROPOSED PROJECT
SUB 14-0018

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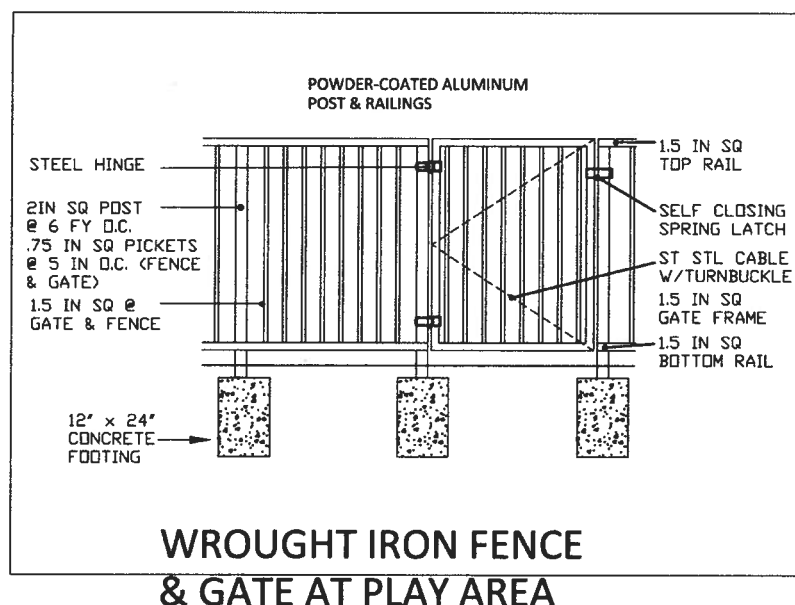
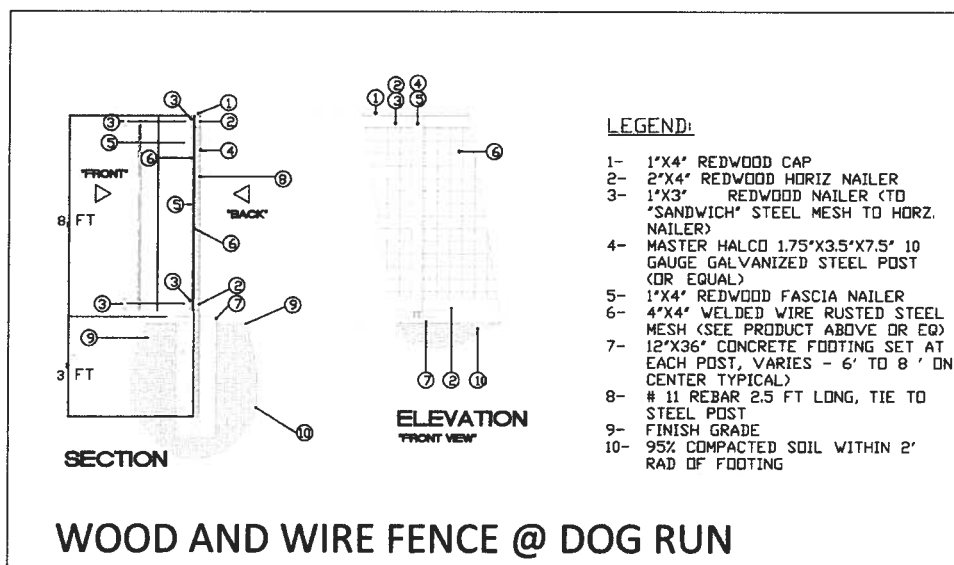
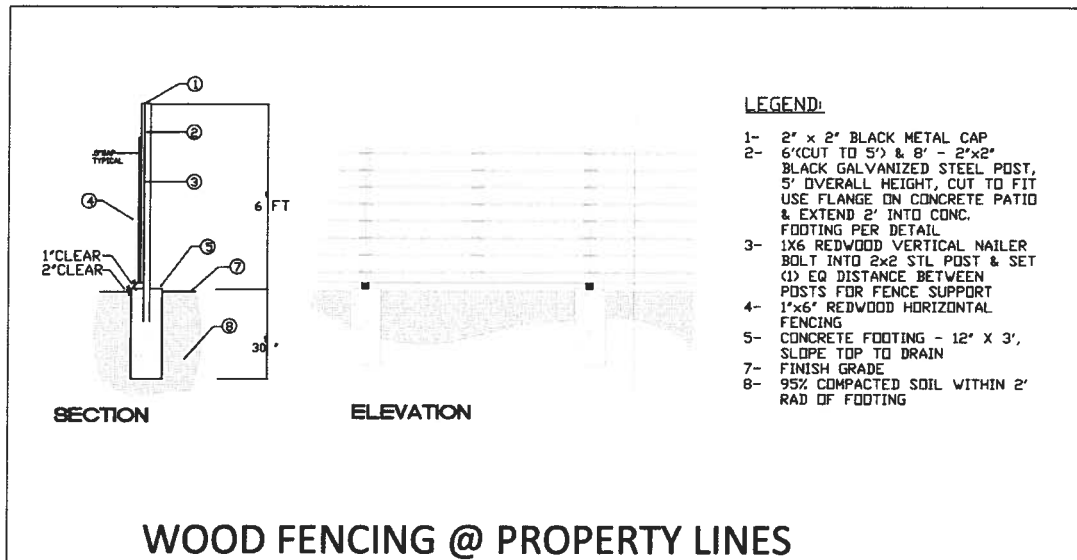
LANDSCAPE DETAIL

L

PROPOSED PROJECT
SUB 14-0018



TYPICAL COURTYARD ENLARGEMENT SECTION

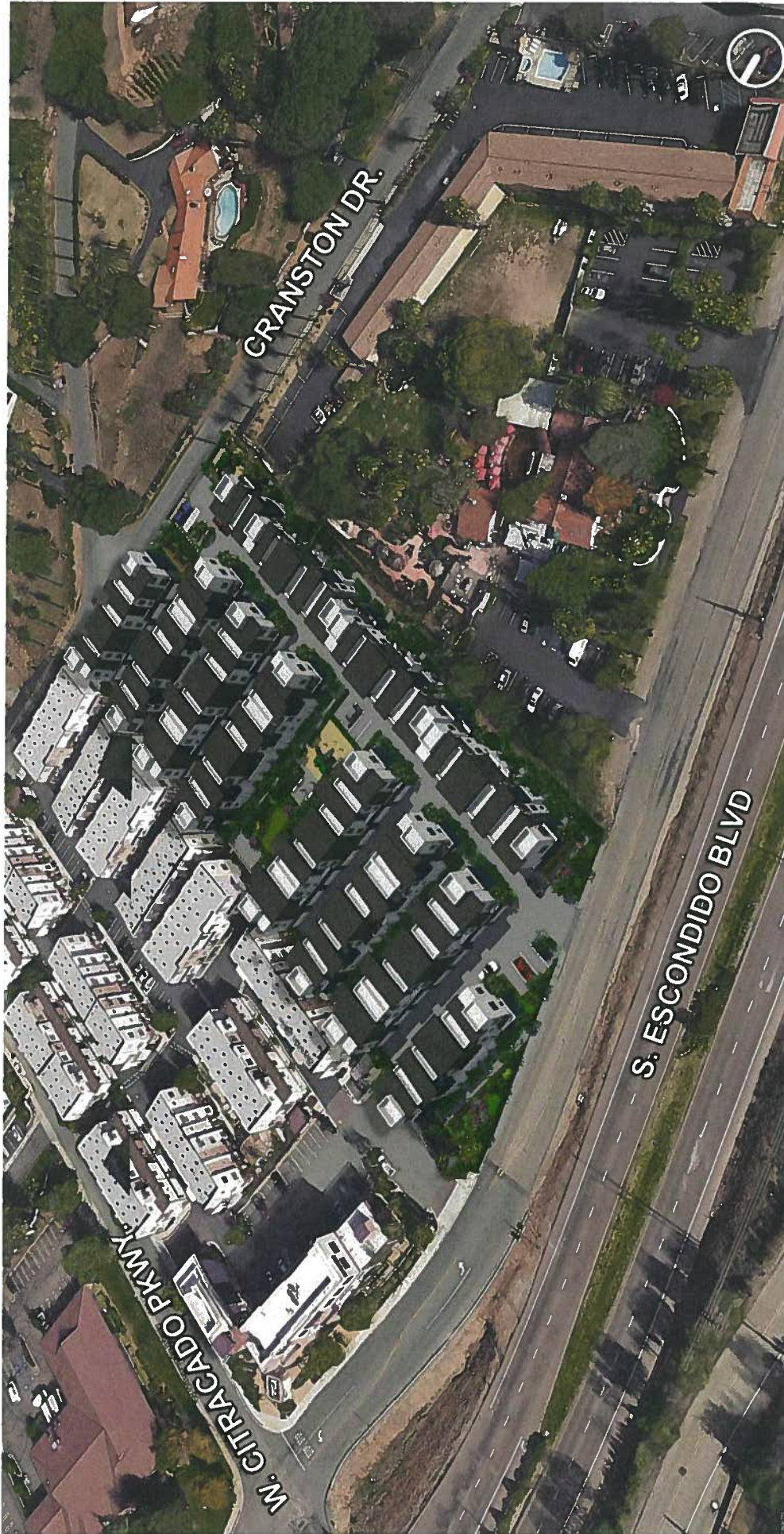


D

DETAIL - FENCE

PROPOSED PROJECT

SUB 14-0018



PROPOSED - AERIAL VIEW

PROPOSED PROJECT
SUB 14-0018

AP

AERIAL (PROPOSED)



S. ESCONDIDO BLVD - SOUTH CORNER



S. ESCONDIDO BLVD - FRONT

PROPOSED PROJECT
SUB 14-0018

R

RENDERINGS



CRANSTON DR - PLAYGROUND



CRANSTON DR - NORTH CORNER

PROPOSED PROJECT
SUB 14-0018

R

RENDERINGS



EXISTING CONDITIONS

**PROPOSED PROJECT
SUB 14-0018**

EC

EXISTING CONDITIONS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD/MU (Planned Development/Mixed-Use) zoning/ The Urbana/Citracado Village mixed-use 3-story townhome condominium development (developed by the project applicant) is located on top of a retaining wall that extends the entire length of the northern property line. Townhomes within the Urbana project are located approximately eight feet from the property line. The proposed townhome units would extend perpendicularly from the retaining wall and would be located 0 feet to 10 feet from the property line.

SOUTH - CG (General Commercial) zoning/ The project would construct a five to seven-foot high retaining wall along the entire southern property line adjacent to the Hacienda de Vega restaurant and the Escondido Lodge motel. A concrete walkway at the top of the retaining wall would provide front door access to 16 proposed townhome units located 7.5 feet or more from the property line.

EAST - RE-30 (Residential Estates – 30,000 SF min. lot size) zoning/ Low-density single-family residential development on lots approximately one acre in size are located across Cranston Drive from the project site.

WEST - RE-20 (Residential Estates – 20,000 SF min. lot size) and County zoning/ Three roadways are located west of the site. A low-density single-family residential neighborhood with some grove agriculture is located across South Escondido Boulevard, the divided Centre City Parkway, and the frontage road of South Centre Parkway.

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 site is served by Fire Station No. 5 (2319 Felicita Road), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that fire sprinklers will be required for all buildings; and Post Indicator Valves will need to be provided adjacent to all Fire Detector Checks to isolate the buildings. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project takes access from South Escondido Boulevard and Cranston Drive. South Escondido Boulevard is designated as a Local Collector in the Circulation Element of the Escondido General Plan and nearby intersections operate at a Level of Service “B” or better under existing improvement conditions. Cranston Drive is an unclassified residential street. Based on SANDAG’s traffic generation rates for the San Diego region, the project would generate approximately 8 trips per condominium unit, or approximately 520 ADT, which is well within the capacity of the surrounding streets. A Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015 indicated all intersections in the study area would continue to operate at an acceptable level of service with the addition of the project and no mitigation is necessary. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project will be conditioned to relocate an existing sewer lateral in the southeastern corner of the site that serves an off-site commercial property. The project does not materially degrade the levels of service of the public sewer and water system.
5. Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. 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. According to the Water Quality Technical Report prepared for the project, runoff from the site will be collected in an underground storage facility and then pumped

to a 1,800 SF bio-filtration area near the center of the site. Underdrains in this area will help transport treated drainage water to the storm drain system allowing it to exit the site. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration was issued on February 16, 2016 and the public review period closed on March 8, 2016. Mitigation measures were developed to reduce potential impacts to biological resources, cultural resources, noise and paleontological resources to a less than significant level. One letter from the San Luis Rey Band of Luiseno Indians was received during public review indicating satisfaction with the proposed mitigation measures for cultural resources.

The Mitigated Negative Declaration may be viewed at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/stellapark/dmnd.pdf>

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/ANALYSIS

General Plan

The General Plan land use designation on the site is General Commercial with a Mixed-Use Overlay. The General Commercial designation accommodates a wide variety of retail and service activities intended to serve a broad customer base. The Mixed-Use Overlay allows a combination of commercial or office activities that include a residential component within a self-contained comprehensively planned development in specified locations. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. The proposed amendment contemplated as part of this project would allow an exclusively residential project as proposed advance prior to completion of the new neighborhood plan (to be renamed the South Centre City Area Plan).

Appropriateness of the Project Design Elements and Whether Adequate Parking and Open Space has been provided for the Proposed Development

The proposed development includes three building types for the 11 residential buildings. All buildings have been designed in a contemporary manner to be three-stories with assorted parapet and shed roof elements. Access to the units is provided by recessed doorways in landscaped courtyards between the buildings with driveway alley access for garages. The overall mass, scale and design of the proposed residential buildings are comparable to the residential development existing on the property to the north. The building design utilizes a variety of building materials and exterior colors; varied wall planes and roof lines with some units having second story balconies that extend into the courtyard areas to enhance the living environment and visual appearance.

Setbacks -

The site currently is zoned General Commercial which has no minimum setback requirements for new construction. The proposed zone change would change the zoning to Planned Development-Residential which similarly has no minimum standard for setbacks. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community.

The proposed development proposes a variety of setbacks on all four sides of the property. The property is essentially double-fronted on the eastern and western sides with the northern and southern sides being specified as side yards for setback purposes. Proposed front setbacks on Escondido Boulevard vary from five feet to 45 feet based on building placement and the wall plane variations in the front elevations of buildings. Front setbacks on Cranston Drive vary from five feet to ten feet with a minimum landscape width of 9.5 feet to the public sidewalk when landscaped right-of-way is included. Both fronts allow for a suitable amount of landscaping between the buildings and the back of the public sidewalk.

Eight of the 11 proposed buildings on the site have been designed to be perpendicular to northern property line. Proposed setbacks from the northern property line range from 0 feet to 10 feet. An existing seven to eight-foot high retaining wall is located along the entire length of the northern property line. The wall was constructed as part of the mixed-use development to the north and three-story townhomes on that site are located approximately eight to 10 feet from the top of the wall. Only four of the eight proposed buildings in this area would have a 0-foot setback placing those buildings adjacent to the retaining wall. However, the proposed buildings would be located seven-eight feet lower than the adjacent residential development and only side elevations would adjoin the property line. This would allow view corridors from the adjacent development to remain between the rows of proposed buildings.

The project would construct a five to seven-foot high retaining wall along the entire southern property line adjacent to the Hacienda de Vega restaurant and the Escondido Lodge motel. A four-foot wide concrete walkway at the top of the retaining wall would provide front door access to 16 proposed townhome units located approximately 7.5 feet to 10 feet from the property line. Hacienda de Vega has both parking lot and outdoor bar area seating adjacent to this property line while the Escondido Lodge has parking in this area. Some overlooking from the proposed units into the restaurant seating area is likely to occur but will be minimized by existing landscaping on the restaurant property and a proposed condition requiring the applicant to install vertical plantings in this area of the project site.

Parking -

Each proposed townhome unit would have an attached two-car garage on the ground floor with direct access from the garage into the residence. The Escondido Zoning Code requires two parking spaces for a three-bedroom unit so the proposed garages would meet the city standard for resident parking. The code requires additional parking for guests at a ratio of one guest parking space per four units. That standard would require 16 guest parking spaces for the proposed 65-unit project.

The applicant is proposing to provide nine guest parking spaces on the project site and utilize the project's street frontage on Cranston Drive for an additional six parallel parking spaces. Section 33-765 of the Zoning Code allows guest parking to be provided on non-Circulation Element streets which limits the opportunity for guest parking to Cranston Drive and not Escondido Boulevard. The applicant's proposal would provide a total of 15 guest parking spaces where 16 guest spaces are typically required. Although the project would technically be one parking space short, the proposed planned development allows flexibility for all development standards including parking. In this case, multiple street parking spaces on Cranston Drive are located just south of the project site along the adjacent Escondido Lodge street frontage. The lodge has about 250 feet of frontage on Cranston Drive adjacent to their parking lot which appears to leave much of that street parking available for use. Staff has determined that adequate guest parking will be available for the proposed development.

Open Space -

Three separate open space and recreation areas have been provided where adult residents can gather and children can play. The largest recreation area is approximately 8,000 SF and located in the center of the development where a fenced dog run, paved barbecue area with benches and tables adjoin a children's playground area. Two other smaller recreation areas are proposed adjacent to South Escondido Boulevard and Cranston Drive, which allows recreational areas to be evenly spaced throughout the community. The western recreation area along Escondido Boulevard is approximately 2,600 SF and intended for passive use where residents can converse on benches in a landscaped setting. Several raised garden beds are provided for residents in this area as well. The eastern recreation area is a fenced, approximately 1,000 SF active playground/tot lot for children.

As with other development standards, the planned development process allows flexibility regarding the amount of open space that must be provided for residents. Open space includes all the recreation areas as well as walkways, landscaped areas and private balconies. The existing commercial zoning on the site has no requirement for any open space because open space is generally associated with residential use. In situations like this where no underlying standard exists, Planning staff generally compares the proposed development to the most comparable residential zone, which in this case would be the R-4 zone (Multi-family, up to 24 units per acre). The R-4 zone open space standard is based on the number of bedrooms per unit and would require 600 SF per unit for three bedroom units. This would equate to a total of 39,000 SF of open space for the 65 proposed units. The proposed development provides 27,716 SF of open space which is less than the R-4 standard. However, the project is not subject to the R-4 standard and it is only used in this case for comparison purposes. The R-4 standard also does not have a requirement for any amenities or distribution of open space throughout a development. Staff believes the level of amenities provided in the recreation areas and the even distribution of outdoor recreation areas throughout the development compensate for the lesser total area of open space when comparing the project to another non-binding residential standard.

Appropriateness of the Proposed Amendment to the South Escondido Boulevard Neighborhood Plan to Eliminate the Commercial Requirement on the Site

The City Council approved an update to the General Plan in 2012 to allow for both mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Because the South Escondido Boulevard Neighborhood Plan has not yet been updated to correspond to the new General Plan language for the corridor, the project includes a proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project on the subject site in conformance with the 2012 General Plan. This type of amendment has been approved twice before as noted in Paragraph 6(c and d) (page 6) of the South Escondido Boulevard Neighborhood Plan, that allowed for exclusively residential developments in the commercial zone. The proposed project includes the following amendment to the neighborhood plan to include paragraph 6(e) for the project site as follows:

Section 6. Uses and Structures. (e)

Residential development without a commercial component may be permitted on the 2.29-acre property located on the eastern side South Escondido Boulevard and the western side of Cranston Drive between Citracado Parkway and Verda Avenue (APN 238-152-20), and shall be processed in accordance with the planned development process specified in Article 19 of the Escondido Zoning Code. The density of any project on APN 238-152-20 shall be a minimum of 28 dwelling units per acre and the maximum height shall be three stories.

The proposed project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. Revitalization and redevelopment are overall objectives for the City of Escondido within the South Escondido Boulevard area.

Whether an Exclusively Residential Project is Appropriate for the Project Site

Staff feels the proposal to develop an exclusively residential project at this 'mid-block' location is appropriate because the General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. It should be noted that at least two exclusively residential projects have been previously approved and within this Target Area, including 22 affordable units at the former Penny Lodge site and the 76-unit, three-story condo project Lyon is currently constructing next to the Elk's Lodge. Those projects were approved through the Planned Development process that also included an amendment to the South Escondido Boulevard Neighborhood Plan. Based on previous challenges encountered by mixed-use projects along the Corridor in attracting and/or retaining commercial-service-office type uses, staff feels that an exclusively residential

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March 22, 2016

development on this site would provide a helpful catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site is currently a vacant lot that was formerly developed with a small mobile home park containing 19 spaces and an 11-unit motel that were demolished approximately 10 years ago. Some foundational concrete pads remain on the site. The site has been completely disturbed by the previous uses and there are no areas of native vegetation remaining on the property. Vegetation within the project site includes various invasive grasses and ornamental trees such as the Washington palm, tree of heaven, Peruvian pepper, jacaranda, and oleander. These are present along the southern fence line and scattered throughout the site. The site is relatively flat and would require minimal grading. A retaining wall ranging in height from approximately five feet to seven feet would be constructed along the entire southern property line. In addition, there is an existing seven to eight foot high retaining wall constructed along the northern property boundary of the site that would remain and is included in the project site plans.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 2.29 acres
2. Number of Lots: One
3. Number of Residential Units: 65
4. Proposed Residential Density: 28.4 dwelling units per acre
5. Lot Coverage:

Building:	43.8%	(43,398 SF)
Streets/Parking:	28.3%	(28,027 SF)
Open Space:	<u>27.9%</u>	<u>(27,716 SF)</u>
	100%	
6. Number of Residential Buildings: 11 residential buildings with five to seven units each. All buildings are designed as attached three-story townhomes with a 2-car garage on the ground floor of each unit.
7. Unit Type/Size:

<u>Plan</u>	<u># Units</u>	<u>Total SF</u>	<u>Condo Ord. Req.</u>
3 bedroom	65 (100%)	Approx. 1,600 SF	1,000 SF min.
8. Building Colors/Materials: Stucco exterior walls (off-white) with sand finish. Fiber cement lap siding with cedar mill finish provided in light gray and dark blue colors where noted. Parapets and angled built-up roofs provided. Built up roof fascia, entry doors and projecting horizontal shade/accent features painted in taupe color.
9. Landscaping: New ornamental, low-water landscaping to be provided in common areas, along building frontages and the northern side of the main driveway. All proposed trees provided at 24"-box size with palms at minimum 8' brown trunk height. Extensive shrub palette provided in one and five gallon sizes. Turf area limited to two small sitting areas and less than 500 SF throughout the project.

C. CODE COMPLIANCE ANALYSIS

Note: Planned Development zoning establishes its own zoning standards including setbacks, building height, parking and open space.

1.	Setbacks:	<u>Proposed</u>	<u>Current CG Zone</u>
	Front (West/ S. Esc. Blvd.):	5 feet to building (min.) 2 feet to parking (min.)	0 feet
	Front (East/ Cranston):	5 feet to building (min.) 11 feet to parking (min.)	0 feet
	Side (North):	0 feet	0 feet
	Side (South):	7.5 feet	0 feet
2.	Parking:		<u>(Zoning Code Standard)</u>
	65 3-bedroom units @ 2 spaces/unit	130 spaces	130 spaces
	Guest Spaces @0.25/unit	15 spaces (on-site and street)	16 spaces (on-site or street)
	TOTAL PARKING:	145 provided	146 required
	Covered Parking:	130 garage spaces (2 per unit)	65 covered spaces (one per unit)
3.	Building Height:		<u>(SEB Standard)</u>
		3-story; 39'-2" max.	3-story
4.	Open Space:		<u>(Comparable R-4 Standard)</u>
	Common:	25,961 SF	600 SF per unit for 65 units
	Private (patios/balconies):	1,755 SF	
	TOTAL	27,716 SF provided 426 SF per unit provided 11,284 SF deficit (28%)	39,000 SF
5.	Signage:	No signage proposed. All signs shall be consistent With Sign Ord. Sec.33-1395.9	EZC Section 33-1395.9 (Sign Standards-Residential Uses)

**FINDINGS OF FACT/FACTORS TO BE CONSIDERED
SUB 14-0018, AZ 14-0006
EXHIBIT "A"**

Tentative Subdivision Map

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan which is an overlay zone established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a maximum density of 24 dwelling units per acre. The City updated its General Plan in 2012 to allow for both mixed-use and residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Mixed-Use development within the Target Area is required to provide a minimum density of 30 dwelling units per acre. While a density standard has not been adopted in the General Plan for exclusively residential development, it is expected the forthcoming update to the South Escondido Boulevard Neighborhood Plan now underway will establish a lower density for exclusively residential development. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area because the overall density of the project would be approximately 28.4 du/ac (65 residential units/2.29 net acres). The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the South Escondido Boulevard Neighborhood Plan since the proposed residential land use is permitted in Centre City Parkway/Brotherton Road Target Area and the development is consistent with the development standards established for the South Escondido Boulevard Neighborhood Plan, except where noted and analyzed in this staff report.
3. The site is suitable for this residential type of development because the project site already is zoned for a multi-story high density residential development. The project would be compatible with the surrounding uses because the subject site is adjacent to a variety of commercial and residential developments of similar densities. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor block any significant views, as discussed in the land-use compatibility and analysis sections of the staff report and environmental analysis. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
4. The site is physically suitable for the proposed development because the site is relatively flat and extensive grading is not proposed. The design of the project would be compatible with the variety of residential and commercial zoning and development surrounding the site. The proposed project also would not result in a significant impact to biological resources and all vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
5. The design of the map and type of improvements are not likely to cause substantial environmental problems or substantially and avoidably injure fish or wildlife or their habitat since no stream courses or endangered wildlife occurs on the property as determined during Environmental Review, City Log No. SUB 14-0018.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system and city sewer and water is available or can be provided with minor extension of nearby facilities.
7. The design of the map and type of improvements will not conflict with easements of record, or easements established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed

map based on a review of all available maps and a preliminary title report submitted by the applicant. Neither the City of Escondido, nor its employees assume any responsibility for the completeness or accuracy of these documents.

8. All of the requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Mitigated Negative Declaration issued on February 16, 2016, for the proposed Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan. Mitigation measures were developed to reduce potential impacts related to biological resources, cultural resources, noise and paleontological resources to a less than significant level.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The subdivision configuration provides opportunities for passive/solar heating and landscaping will provide opportunities for the shading of each unit.

Master and Precise Development Plan

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in the General Commercial designation when located within a Mixed-Use Overlay. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The proposed location of the development allows the development to be well integrated with its surroundings near residentially and commercially developed properties because adequate parking, circulation, utilities and access would be provided for the development of the residential project (as detailed in the staff report). The residential project also would not be out of character for the area which contains other multi-story residential developments. The overall mass and scale of the buildings has been mitigated through the quality of the design, use of a variety of building materials and exterior colors; varied wall planes, roof lines; as well as perimeter landscaping.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued February 16, 2016 (City File No. SUB 14-0018), the Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015, and the Engineering Division.
4. The overall design of the proposed planned development would produce a quality and attractive residential development with ownership opportunities in the South Escondido Boulevard area. The project would be consistent with the Vision and Goals of the Neighborhood Plan and Target Area by creating new a compact urban project that is safe, healthy, attractive and sustainable that is located in close proximity to other amenities such as public transit and shopping.
5. The proposed development would be well integrated into its surroundings, since the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, and the development would provide convenient access for residents to nearby commercial services. The residential project also would not be out of character for the area which contains other multi-story residential developments. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.

6. The uses proposed have a beneficial effect not obtainable under existing zoning regulations since an exclusively residential development within the South Escondido Boulevard Neighborhood Plan must be processed through the Planned Development process in accordance with the South Escondido Boulevard Neighborhood Plan (Ord. 92-01). The project would provide residential ownership opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.

Amendment to South Escondido Boulevard Neighborhood Plan and Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from CG (General Commercial) to PD-R (Planned Development-Residential) because the General Plan allows for mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). While mixed-Use residential development within the Target Area is required to provide a minimum density of 30 dwelling units per acre, the project provides a density of 28.4 dwelling units per acre and there is no minimum density requirement for exclusively residential development. The proposed project would provide an appropriate transition to similar residential development to the north and low intensity commercial development to the south. Adequate public services and access can be provided to the site. The project would not result in any significant impacts to the environment, as demonstrated in adopted Final Mitigated Negative Declaration (MND).
2. The property involved is suitable for the uses permitted by the proposed PD-R zone because the site currently is zoned for mixed-use/residential development and multi-story residential development already is permitted on the subject site. The General Plan allows for exclusively residential development within the South Escondido Boulevard corridor subject to the Planned Development Zone. The project has been designed to be compatible with the mix of surrounding commercial and residential development through the use of appropriate building design and orientation, fencing and perimeter landscaping.
3. The uses permitted by the proposed PD-R zone would not be detrimental to surrounding properties since a mix of commercial and residential uses surround the project site and the proposed the PD-R zone and amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project would be in conformance with the Escondido General Plan. Commercial development is located to the north and south, and single- and multi-family type residential development is located to the north, east and west. The scale of the project would be in substantial conformance with the general pattern of commercial and residential development within the area. The proposed change of zone would not result in a significant impact to the environment, nor impact existing services or degrade levels of-service to adjacent streets.
4. The proposed zone change would not conflict with any specific plans for the area since the project would be in conformance with and Escondido General Plan which allows for exclusively residential development. The proposed amendment to the South Escondido Boulevard Neighborhood Plan is necessary to implement to provisions of the Escondido General Plan, as indicated in the staff report and above. The Planned Residential Development zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements. The proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial and residential uses. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. An exclusively residential development on this site would provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

**CONDITIONS OF APPROVAL
SUB 14-0018
EXHIBIT "B"**

Project Mitigation Measures

1. **BIO-1** - To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the Project Boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.
2. **CR-1** - The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
3. **CR-2** - Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
4. **CR-3** - The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
5. **CR-4** - During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
6. **CR-5** - In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and

clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

7. **CR- 6** - If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
8. **CR-7** - The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
9. **CR-8** - As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
10. **CR-9** - If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
11. **CR-10** - Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.
12. **N-1** - Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as

possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas.

13. **N-2** - The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 45 feet of existing nearby residential structures to the north during construction of the proposed project. Instead, small bulldozers not exceeding 310 horsepower shall be used within this area during grading and excavation operations.
14. **N-3** - The project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.
15. **N-4** - Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.
16. **N-5** - The Applicant shall locate stationary construction noise sources away from adjacent receptors to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
17. **N-6** - The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall be posted at the project site that include permitted construction days and hours.
18. **N-7** - Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM from Monday through Friday, and between the hours of 9:00 AM and 5:00 PM on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).
19. **N-8** - Prior to the issuance of a certificate of occupancy, the Applicant shall ensure that all exterior windows associated with the proposed residential uses at the project site shall be constructed to provide a sufficient amount of sound insulation to ensure that interior noise levels would be below an Ldn or CNEL of 45 dB in any room.
20. **PR-1** - If paleontological resources are encountered during construction or land modification, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the Community Development Department immediately and arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils. If such fossils are determined to be significant, appropriate actions to mitigate impacts to the fossils shall be identified in consultation with a qualified paleontologist. Depending upon the nature of the find, actions could involve avoidance, documentation, or other appropriate actions, to be determined by the qualified paleontologist.

Planning Division Conditions

1. 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.
2. 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.
3. 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.
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. 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 Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
7. As proposed, 130 garage spaces and nine striped guest parking spaces shall be provided on-site in conjunction with this development. Frontage improvements on Cranston Drive shall accommodate another six parallel guest parking spaces north of the project driveway. On-site outdoor 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
8. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) 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.
9. 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.
10. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
11. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan for SUB 14-0018, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the exterior design shall require approval by the Director of Community Development, and or the Planning Commission as may be recommended by the Director.
12. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code), and more specifically Section 33-1395.9 (Sign Standards-Residential Uses).
13. All new utilities shall be underground.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment.
15. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with 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 certified check payable to "County Clerk", in the

amount of \$2,260.25 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. 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).

16. A Final Map shall be recorded prior to the issuance of building permits for the site.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
19. The project has not been designed to allow for the installation of vehicular access gates for residential use. Any future proposal to install vehicular access gates will require sufficient site modifications to provide on-site stacking and turnaround capabilities to the satisfaction of the Planning and Engineering Divisions and the Fire Department.
20. No street names are part of this approval. A separate request shall be submitted prior to final map if new street names are proposed.
21. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.
22. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, recreation areas, walls, common drainage facilities, etc. to the satisfaction of the Planning and Engineering Divisions. A review fee established in the current fee schedule shall be collected at the time of submittal.
23. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map. The CC&Rs shall detail the responsibility for the maintenance of any parkway landscaping, landscape easements, bio-retention basins, exterior walls/fencing, slopes/landscaping, utility easements, driveways, roads, parking areas, structures, and any common drainage facilities. Any storage shall not restrict the parking of vehicles within the garage. A homeowners' association shall be established in accordance with Department of Real Estate requirements.
24. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
25. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the CC&Rs.
26. The proposed garages for each unit shall provide clear interior dimensions of at least 19.5-feet wide by 20-feet deep. Storage shall not impede the ability to park two vehicles within each garage and the CC&Rs shall contain a provision indicating the garages shall be maintained to accommodate two vehicles.
27. A minimum of 80 cubic feet of private storage shall be provided in each residential unit or garage. Said storage shall be in addition to typical cabinets and closets and shall be clearly depicted on the building plans.

28. This Tentative Subdivision Map shall expire three years after the date of final approval if a final map has not been approved or an extension of time has not been granted. All other entitlements granted in conjunction with the Tentative Map shall have expiration dates consistent with that of the Tentative Map.

Landscaping Conditions

1. Prior to occupancy, all perimeter, common area 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. Seven 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 based on the current fee schedule 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 Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
3. 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.
4. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.
6. Landscaping along the southern property line shall incorporate vertical planting materials capable of quick growth (such as bamboo) to assist in providing screening of overlooking from the second and third floor of the units in Buildings 9-11 into the outdoor seating and events area of the adjacent restaurant to the south.

Fire Department Conditions

The following conditions shall be completed to the satisfaction of the Fire Department.

1. Identify all fencing and gates on the landscape plans.
2. Firefighter/emergency egress shall be provided from the end of each alley driveway as shown on the Master Plan.
3. Show all rescue windows on the landscape plans. Rescue windows shall not be obstructed by landscaping.
4. Identify walkways on the landscape plans.
5. Landscaping shall not obstruct fire access roadway clearances to include 24ft horizontal clearance and 13'6" vertical clearance.
6. Landscaping shall not obstruct fire protection equipment at maturity. Provide clearance to the roadway and a three-foot circumference around all fire protection equipment. Show this on the landscape plan.
7. Impervious pavers and fire access roadway shall be rated to 75,000lbs. Provide a note on the grading plans.
8. Provide Post Indicator Valves adjacent to all FDC to isolate the buildings.
9. Provide sprinkler systems for all buildings in accordance with NFPA13 or 13R.

10. All fencing within five feet of buildings shall be constructed of non-flammable materials.
11. Several FDC's shown on the plans need to be relocated to meet operation requirements of the Fire Department. A redline plan for FDC and PIV placement has been provided to the applicant.

**ENGINEERING CONDITIONS OF APPROVAL
SUB 14-0018**

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee and warrantee bonds for all public improvements and a Grading bond for all grading, landscaping and private improvements (Not including the buildings) prior to approval of the Grading/Private Improvement plan, Final Map, and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.
2. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.
3. No construction permits will be issued prior to recordation of Final Map, unless Final Map review has been completed, Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
4. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
6. The project owner shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be certified by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Planning Director and shall be shown on the Grading/Private Improvement Plans.
2. The project owner shall construct public and private street improvements for the following streets:

STREET

CLASSIFICATION

Escondido Boulevard
Cranston Drive

Local Collector
Residential

3. The project owner shall be responsible for construction of frontage improvements along Escondido Blvd to provide for frontage improvements to Local Collector Street standards with minimum 38 feet of paved roadway (Half width plus accommodate for one lane of traffic in each direction and a left-turn pocket for the project entrance). A curb shall be installed along the westerly edge of the roadway. Pavement and striping transition along centerline and east side of the roadway shall be designed to City standards. The project owner is required to stabilize all disturbed areas along westerly side of Escondido Boulevard to the requirements of City Engineer.
4. The project owner shall be responsible to construct frontage improvements along Cranston Drive to provide for frontage improvements to Residential Street Standards with 30 feet of roadway (Half width plus 12'). A.C. berm or redwood header shall be installed along the easterly edge of pavement. The required improvements along the east side of Cranston is planned to be constructed within the existing right-of-way, with potential impact to existing front yard landscaping of APN 236-160-20. The project owner is required to coordinate improvements with the easterly property owner and replace landscaping to Planning requirements and stabilize all disturbed areas to the requirements of City Engineer.
5. City standard Street Lights shall be installed at project entrances on Escondido Boulevard and Cranston Drive.
6. The project owner's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for Escondido Boulevard. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.
7. All onsite streets are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. Home owners association will be responsible for the maintenance of all onsite streets.
8. The project owner shall be required to design an onsite signing and striping plan that includes signage and striping at the project accesses on Escondido Boulevard and Cranston Drive.
9. The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.

4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity 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 (1) or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Prior to approval of final plans, the project owner will be required to obtain permission from adjoining property owners for any off-site improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements. All onsite cistern or other hydro-modification facilities for treatment facilities shall be located outside public easements.
2. All proposed onsite drainage system, storm water treatment and hydro-modification facilities and their drains shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.
3. All frontages landscaping along Escondido Boulevard and Cranston shall be maintained by home owners association. Provisions stating this shall be included in the CC&Rs.
4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

WATER SUPPLY

1. The project owner is required to design and construct an eight (8) inch public water main within project's main access drive between Escondido Boulevard and Cranston Drive. The proposed 8 inch water line shall be connected to the existing main water lines with a tees, gate valves, blow off valves and air release valves to the requirements of Utilities Engineer. The final location of onsite proposed water main location will be determined by the Utilities Engineer based on the maintaining adequate separation between water main and buildings foundations.
2. All onsite public and private water facilities such as valves, meters, detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and Utilities Engineer.

SEWER

1. The project owner is required to design and construct an onsite public sewer system in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer. An onsite sewer shall be designed with sewer manholes at Cranston Drive and at the end of the onsite sewer main.
2. The project owner shall be required to protect in place and secure access to existing active public sewer line along southerly property line that currently serves a property to the south. Prior to approval of the final plans or final map, the developer shall obtain Utilities Engineer's approval for relocation of the sewer line with new easement or protection in

place by granting adequate easement width. All surface improvements over the sewer line and future easement shall accommodate for future access for maintenance to the requirements of Utilities Engineer.

3. All sewer laterals within the project are private and shall be maintained by the home owners association.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The project owner shall make provisions in the CC&R's for maintenance by the home owners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement area and emergency access road and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. CC&R shall make provisions for maintenance of frontage landscaping, irrigation, fencing, retaining walls along project frontages on Escondido Boulevard and Cranston Drive by the home owners' association.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
5. The CC&R's must state that the home owners association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
6. The CC&R's must state that (if stamped concrete or pavers are used in the private street) the home owners' association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street or within public utilities easements for repair or replacement of an existing utilities.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The project owner shall make all necessary dedications for public rights-of-way for public streets or public utilities and emergency access easements for the private streets according to the following street classifications.

STREET

CLASSIFICATION

Escondido Boulevard

Local Collector

Cranston Drive

Residential

All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

2. The project owner is required to dedicate 6 feet of combination of right-of-way or public utilities easement along Escondido Boulevard and dedicate 8 feet of right-of-way or combination of right-of-way and public utilities easement along Cranston Drive. Additional right-of-way shall be provided at the project entrance to include the curb ramps along Escondido Boulevard and Cranston Drive.
3. Necessary public utilities easements (for sewer, 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.
4. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

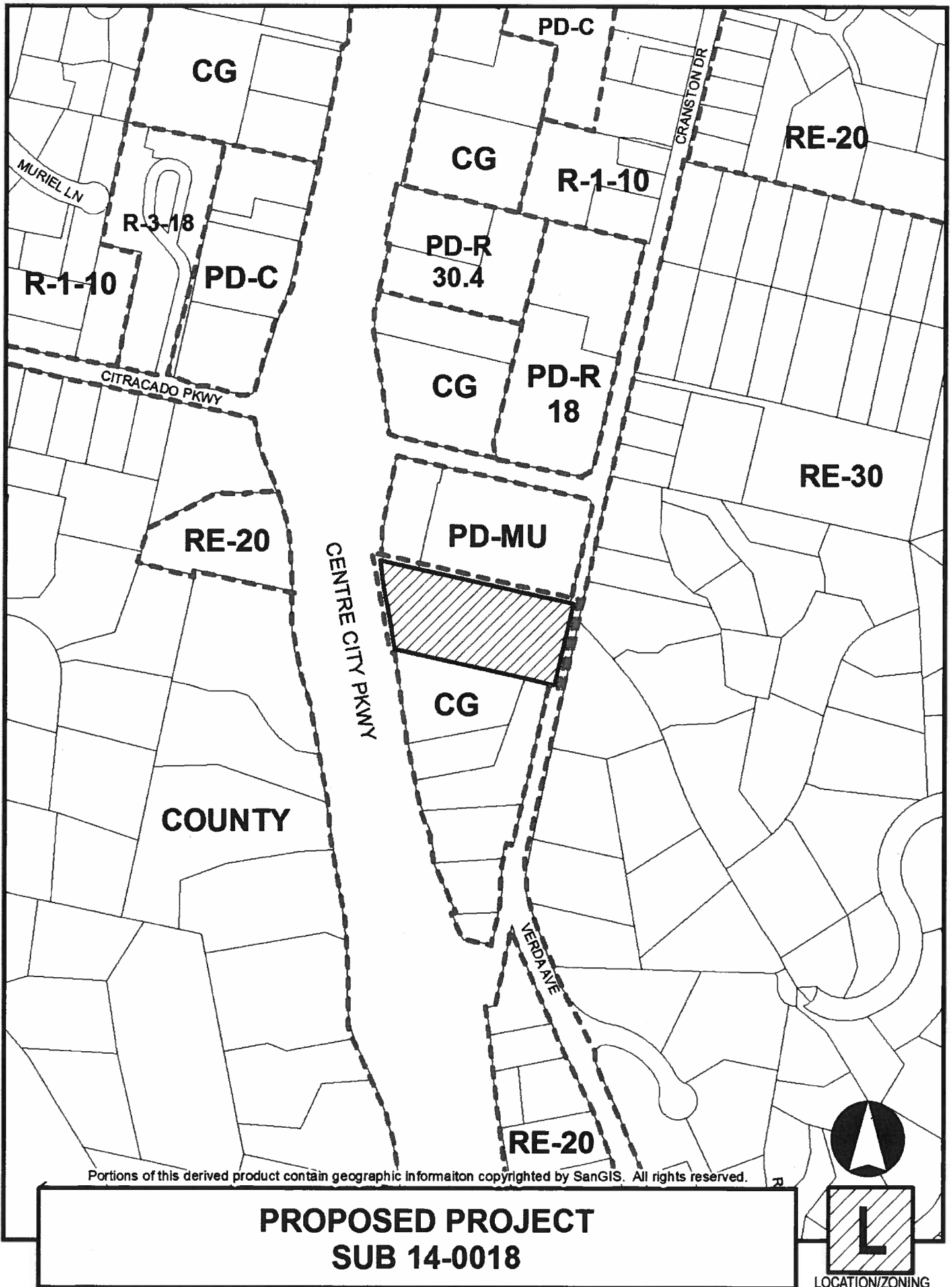
5. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map.
6. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.
2. The Developer shall pay the existing South Escondido Sewer Repayment per Resolution 85-28 (File no. 113) in the amount of \$3,302.93 prior to Final Map recordation.
3. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be \$50,000.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. The project owner will be required to pay In Lieu fee if chooses not to underground the overhead utilities along Cranston Drive. The developer shall underground the existing overhead lines within the project site and along frontage on Escondido Boulevard.
2. All new dry utilities to serve the project shall be constructed underground.
3. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

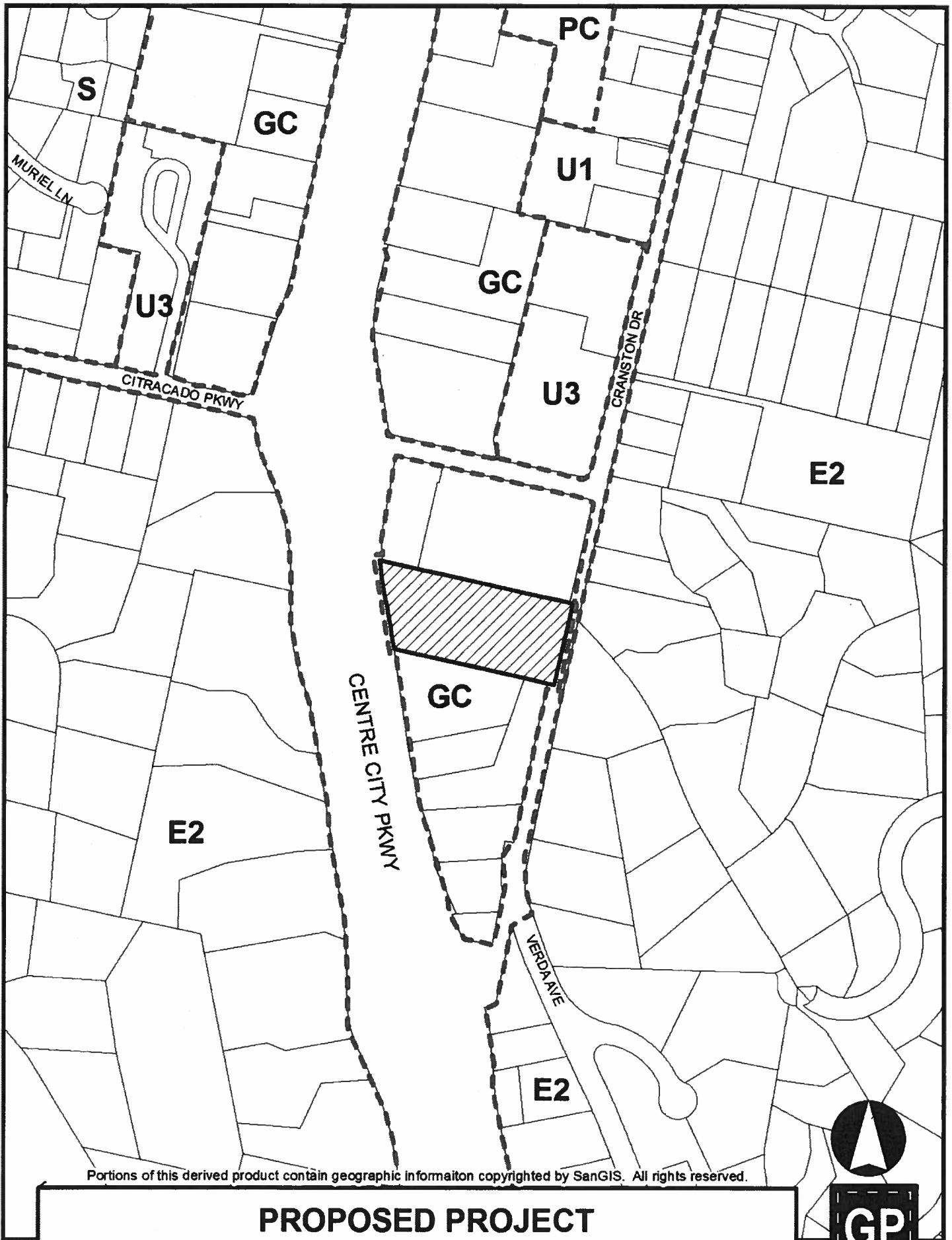


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**PROPOSED PROJECT
SUB 14-0018**



LOCATION/ZONING



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GENERAL PLAN