

# CITY OF ESCONDIDO

## Planning Commission and Staff Seating



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

**B. FLAG SALUTE**

**C. ROLL CALL:**

**D. MINUTES:** 03/24/15

**E. SELECTION OF CHAIR AND VICE-CHAIR:**

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.**

**F. 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**

**G. 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.

**H. PUBLIC HEARINGS:**

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

**1. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 14-0020 and ENV 15-0004:**

REQUEST: A Master and Precise Development Plan for a proposed mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility. The residential component includes the construction of 48 new apartment units and preservation of six existing adobe apartment units. The 48 new units would be situated in two, three-story buildings and include 11 one-bedroom units, 32 two-bedroom units and 5 three-bedroom units. The commercial component includes a small retail ground floor space (approx. 1,500 SF). A Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project. The project would provide 84 parking spaces consisting of tuck under garage spaces (two-car tandem spaces) and uncovered open spaces. The project is requesting to use the reduced parking ratios and reduce the number of covered spaces as allowed for affordable projects in conformance with the City's Density Bonus and Residential Incentives Ordinance (Article 67, Escondido Zoning Code).

The project site is developed with historic adobe commercial and multi-family residential structures and some of these structures will be retained and incorporated into the project. Project implementation would include demolition of the four-unit apartment building and arched uncovered porch entry feature; carport; workshop/storage building; and portions of the adobe walls including the 8-foot-high wall along S. Escondido Boulevard. The pool and other landscape features also would be removed.

PROPERTY LOCATION: The approximately 1.8-acre project site is comprised of four parcels, addressed as 1556 S. Escondido Boulevard (APNs 236-460-04, -05, -09 and -59).

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration was issued for the proposed project on April 22, 2015 in conformance with the California Environmental Quality Act (CEQA). Mitigation Measures were developed to reduce potential impacts to cultural resources and hazardous materials to less than a significant level.

APPLICANT: Vietnam Veterans of San Diego

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

**2. AMENDMENT TO THE ZONING CODE – AZ 15-0001:**

REQUEST: A proposed amendment to Article 49 of the Escondido Zoning Code regarding Air Space Condominium and Community Apartment Projects, to provide an exception from the condominium permit requirement for new commercial and industrial condominium projects that otherwise comply with Subdivision Map Act and City public noticing requirements. The amendment will also increase the minimum contingency fund requirement for condominium conversion projects and eliminate the fee requirement for new construction, allow for administrative approval of minor changes to proposed condo projects on a case-by-case basis, and include other minor text revisions for clarity purposes. The proposal includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: The proposal is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Section 16061 (General Rule).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

**I. 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.

1. Discussion regarding the unauthorized changes occurring at the Escondido Sports and Fitness facility ([Case No. PHG 15-0002](#)); Located at 130 E. Lincoln Avenue.

**J. 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.

**K. PLANNING COMMISSIONERS**

**L. ADJOURNMENT**

**CITY OF ESCONDIDO**

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

**March 24, 2015**

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

**Commissioners present:** Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Gregory Johns, Commissioner; Don Romo, Commissioner; James Spann, Commissioner; and Guy Winton, Commissioner.

**Commissioners absent:** None.

**Staff present:** Bill Martin, Deputy Planning Director; Owen Tunnell, Principal Engineer; Jay Paul, Associate Planner; Homi Namdari, Assistant City Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Spann, seconded by Chairman Weber, to approve the minutes of the March 10, 2015, meeting. Motion carried. Ayes: Spann, Johns, McQuead, Weber, Hale, and Winton. Noes: None. Abstained: Romo. (6-0-1)

**WRITTEN COMMUNICATIONS** – Received.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS** – None.

**PUBLIC HEARINGS:**

1. **ANNEXATION; TENTATIVE SUBDIVISION MAP; DEVELOPMENT AGREEMENT AND FINAL MITIGATED NEGATIVE DECLARATION – SUB 14-0002; PHG 14-0006; PHG 14-0007 AND ENV 14-0003:**

REQUEST: The proposed project consists of a 43-lot Tentative Subdivision Map on approximately 13.97 acres to include 40 single-family residential lots and 3 open space lots to accommodate on-site storm water facilities. The development

also includes annexation of the development site (APNs 224-130-07, -08, -12 and -13) into the City of Escondido, along with one additional developed residential parcel (APN 224-142-20), and three street segments: Lehner between Vista and Ash; Ash between Lehner and Vista; and Vista between Lehner and the City boundary located approximately 500 feet east of Ash Street. Vacation of a portion of the unnamed roadway along the western boundary of the site and a portion of Lehner Avenue also is requested. A Development Agreement is proposed to address the construction and timing of on- and off-site infrastructure improvements along with additional fees toward future construction of priority street and drainage improvements in the North Broadway Deficiency Area. The development would require a boundary adjustment to be recorded for a 15-foot by 318-foot strip of land on the north side of the site that would remain within the County jurisdiction and benefit an adjacent property owner. The project includes the demolition of all of the on-site structures. Proposed off-site improvements include widening Lehner Avenue and installation of storm drain facilities; widening of approximately 690 feet of the northern side of Vista Avenue (including curb, gutter and sidewalk) west of the development site to existing roadway improvements; widening of the western side of Ash Street from Lehner Avenue to Vista Avenue; widening a portion of the eastern side of Ash Street along three parcels (APNs 224-142-19, -20 and -29) to the intersection of Vista Avenue; widening the northern side of Vista Avenue along the frontage of APN 224-142-20; and intersection improvements to Ash Street/Vista Avenue including signalization; and transition improvements south of Vista Avenue, which would require the acquisition of a small section of right-of-way at the southwest corner and slope easements for off-site grading improvements along APN 227-010-57 (1781 N. Ash Street). The proposal also includes the adoption of the environmental determination prepared for the project.

**LOCATION:** The proposed development site generally is located on the northwestern corner of Ash Street and Vista Avenue, and is bisected by Lehner Avenue (APNs 224-130-07, -08, -12 and -13). An additional developed parcel located on the northeastern corner of Ash Street and Vista Avenue (APN 224-142-20) also would be included in the annexation.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were the appropriateness of the project design, closure and vacation of a portion of Lehner Avenue and vacation of the unnamed street, the appropriateness of the annexation boundaries, and whether the proposed Development Agreement adequately addresses infrastructure deficiencies in the area. Staff recommended approval based on the following: 1) Staff felt the design and orientation of the proposed 40 single-family residential lots is appropriate because each lot meets the design standards of the proposed R-1-10 zone; the size of the lots would be compatible with the surrounding development patterns and lot sizes; adequate

on-site and on-street parking would be provided; appropriate utilities are available to serve the project site; all traffic related impacts would be mitigated; the project would not adversely impact any sensitive resources; and no grading exemptions are needed; 2) The annexation area was located in the city's Sphere of Influence within an 'island' of unincorporated territory surrounded by Escondido's corporate boundaries. Including this territory with the City will reduce the fragmented jurisdictional boundaries and enhance efficiencies for providing services to affected residents by consolidating public services. The subject parcels previously were rezoned to R-1-10 to correspond to their underlying Escondido General Plan land-use designation of Suburban, that allows a maximum density of up to 3.3 dwelling units per acre (du/ac) and minimum lot size of 10,000 SF. The Local Agency Formation Commission (LAFCO), which oversees all annexation activity, has reviewed the proposed annexation boundary, and indicated initial support for the proposed annexation area. The proposed annexation area is contiguous with the City boundary on the west and southwest, and all services can be provided to the site. The proposed annexation/reorganization would allow for the orderly development of the City without adversely affecting adjacent properties. Although the annexation would result in the creation of a small county island, the remaining county area would not adversely impact the ability to provide continued public and other services to the four remaining county parcels. These parcels only are separated from adjacent county parcels to the north by Lehner Avenue and the property owners do not want to be included in the annexation; and 3) Staff felt the Deficiency Fee and other terms proposed in the Development Agreement are reasonable and prudent because the agreement will allow the construction of the residential development, along with appropriate street, water and sewer line improvements in a coordinated fashion that will result in reduced costs while maximizing public and private resources to construct necessary public infrastructure at the earliest practicable time.

Commissioner McQuead and staff discussed the proposed design and location for the project's sound walls.

Commissioner McQuead and Mr. Paul discussed the pad elevations for Lots 1 and 4.

Commissioner Johns asked if the Commission would provide input during the design review phase for this project. Mr. Paul replied in the negative. Mr. Martin noted that the project before the Commission was a land subdivision. The future home designs are typically reviewed at the administrative level.

Discussion ensued regarding a clarification of the purview of the Commission with regard to its role in the design review process.

Commissioner Hale asked if there were published architectural design standards that the proposed project would be subject to. Mr. Martin replied in the negative.

Chairman Weber asked if staff confirmed that access could be provided to the off-site properties adjacent to the western boundary of the site if the proposed vacation of the unnamed street was approved. Mr. Paul replied in the affirmative.

Chairman Weber and staff discussed the proposed access to the subject property in relation to the County's 40-foot minimum street access.

**John Kaye, Irvine, Pacific Land Investors**, stated that the subject project would create a community that would provide street and offsite improvements in a more cohesive manner. He stated that the pad elevations for Lots 1 and 4 were in line with the existing grade. He indicated that the Lehner Avenue closure would create a safer traffic situation and still provided pedestrian access. He then asked that the Commission support staff's recommendation.

Commissioner McQuead suggested the developer carefully look at the elevations and homes proposed for Lots 1 and 4, noting his concern with it lending itself to having vehicle headlights spilling into the second story window as well as other issues.

**Jada Cassell, Escondido**, expressed her view that the closure of Lehner Avenue to westbound traffic would create issues with school traffic. She then asked how much of her property would be needed on the west side of Ash Street as a result of the proposed street widening. Mr. Tunnell stated that none of Ms. Cassell's property would be required.

**Henry Mason, Escondido**, questioned what would happen to the utility poles near his property on the unnamed street as well as the overhead wires that came from Vista Avenue. He stated his property had taken access from the unnamed road since 1948. He questioned whether the remaining western half of the unnamed street could be dedicated to him and his neighbors. He also asked that the project be conditioned to install a solid block wall on the north/south boundary, noting this would help provide separation from the project to his more rural neighborhood.

**Don Perish, Escondido**, expressed his concern with the closure of Lehner Avenue adding additional traffic to Stanley Avenue. He then referenced an area on the staff report that was identified as a lot line adjustment, noting his concern if this was proposed to be a road.

**Marie Escobedo, Escondido**, expressed her concern with the project potentially contaminating her well, which was located approximately 100 feet from the property. She requested that the project be conditioned to install a solid wall for Lots 34 and 35. She expressed concern with the potential closure of Lehner Avenue, noting this would impact school drop-off and pick-up activities as well as jeopardizing students walking to and from school. She felt that the uniqueness of Lehner Avenue created traffic calming for the area. She also suggested that the project be conditioned to provide open space.

**Mike Lawrence, Escondido**, asked that the western half of the unnamed street be dedicated to the homeowners from Aspero Court south to Vista Avenue and that the project be conditioned to install a perimeter block wall in order to help preserve the rural atmosphere of the area. He expressed concern with potential drainage issues occurring along the sides of the property and asked that this be mitigated. He also asked that the house heights for Lots 20-22 be limited to single story so as to preserve his views.

Commissioner McQuead asked staff if the area identified by Mr. Perish would become a road. Mr. Tunnell replied in the negative.

Commissioner McQuead asked if staff was aware of any engineering issues with regard to installing solid walls along the perimeter of the subject property. Mr. Paul stated that typically this type of detail was not required as part of tentative maps.

Commissioner McQuead asked if the unnamed street could be vacated to the existing property owners. Mr. Tunnell replied in the affirmative.

Chairman Weber referenced Page 6 of the staff report and asked if the unnamed street, as being a fee ownership, could be vacated. Mr. Tunnell replied in the affirmative.

Commissioner Hale questioned why the applicant was not being required to underground the utilities northbound of Ash on Vista. Mr. Tunnell stated that the utilities would have to be undergrounded or a waiver fee would have to be paid.

Commissioner Hale asked Mr. Kaye if he had an opportunity to meet with any homeowners in the area. Mr. Kaye stated that the only communication so far was a petition that was submitted. He noted that they would be responsible for ensuring everyone still had utilities in the area. He stated that a block wall would be provided around the perimeter of the property. He also stated that another project in the area would be improving Ash Street going south to Vista Avenue with sidewalks and street improvements.

Commissioner Hale felt it would be reasonable to condition the project to be responsible for preparing the vacation of unnamed street. He also felt the project should be conditioned to install block walls for Lots 20-23 and 34 and 35.

Commissioner Winton asked if the project was being conditioned to relinquish access along the unnamed street which would only be half of the street thus still allowing access. Mr. Tunnell replied in the affirmative.

Commissioner Winton and Mr. Namdari discussed the process for vacating the unnamed street.

Commissioner Spann suggested conditioning the project to have a masonry wall around the perimeter of the project as the applicant had agreed to. He also concurred with requiring vacating the unnamed street.

Commissioner Spann asked if the City would be in favor of vacating half of the unnamed street. Mr. Namdari replied in the affirmative. He then provided a brief description of the process for vacating the unnamed street.

#### **ACTION:**

Moved by Commissioner Winton, seconded by Commissioner Spann, to approve staff's recommendation. The motion included the project being conditioned to add masonry walls to all perimeter property lines, and conditioned to require the developer relinquish access to the western side of the unnamed street on the western boundary of the development. Motion carried unanimously. (7-0)

#### **CURRENT BUSINESS:**

##### **1. Discussion regarding duties of the Chairman.**

Bill Martin, Deputy Planning Director, noted that the selection of the Chairman and Vice-chairman would be put on the next agenda. He then referenced the role of the Chairman and Vice-chairman.

##### **2. Discussion of the Planning Commission's interest in a public workshop on SANDAG's Draft "San Diego Forward – The Regional Plan," anticipated to be released in May 2015.**

Bill Martin, Deputy Planning Director, referenced the handout and asked if the Commission was interested in a presentation of SANDAG's Draft. The Commission concurred with inviting SANDAG to provide a presentation to the Commission.

**CURRENT BUSINESS:** None.

**ORAL COMMUNATIONS:** None.

**PLANNING COMMISSIONERS:** None.

**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 8:38 p.m. The next meeting was scheduled for April 14, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

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Bill Martin, Secretary to the  
Escondido Planning Commission

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Ty Paulson, Minutes Clerk

## PLANNING COMMISSION

Agenda Item No.: H.1  
Date: May 26, 2015

**CASE NUMBER:** PHG14-0020 and ENV15-0004  
**APPLICANT:** Veterans Village of San Diego  
**LOCATION:** 1556 S. Escondido Boulevard (APNs 236-460-04, -05, -09 and -59)  
**TYPE OF PROJECT:** Master and Precise Development Plan, and Zone Change

**PROJECT DESCRIPTION:** A Master and Precise Development Plan for a proposed mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility. The residential component includes the construction of 48 new apartment units and preservation of six existing adobe apartment units. The 48 new units would be situated in two, three-story buildings and include 11 one-bedroom units, 32 two-bedroom units and 5 three-bedroom units. The commercial component includes a small retail ground floor space (approx. 1,500 SF). A Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project. The project would provide 84 parking spaces consisting of tuck under garage spaces (two-car tandem spaces) and uncovered open spaces. The project is requesting to use the reduced parking ratios and reduce the number of covered spaces as allowed for affordable projects in conformance with the City's Density Bonus and Residential Incentives Ordinance (Article 67, Escondido Zoning Code).

The project site is developed with historic adobe commercial and multi-family residential structures and some of these structures will be retained and incorporated into the project. Project implementation would include demolition of the four-unit apartment building and arched uncovered porch entry feature; carport; workshop/storage building; and portions of the adobe walls including the 8-foot-high wall along S. Escondido Boulevard. The pool and other landscape features also would be removed.

**STAFF RECOMMENDATION:**

1. Approval of the proposed Master and Precise Development Plan and Zone Change
2. Provide design input and any design recommendations on the architecture and colors of the new three-story buildings, especially the rear elevation of Buildings 1 and 2, and perimeter wall materials.
3. Adopt the Final Mitigated Negative Declaration.

**GENERAL PLAN DESIGNATION:** General Commercial (CG) and South Escondido Boulevard/Felicita Avenue Target Area

**ZONING:** Existing: GC (General Commercial) and  
South Escondido Boulevard Neighborhood Planning Area  
Proposed: PD/MU (Planned Development-Mixed Use)

**BACKGROUND:** Veterans Village of San Diego (VVSD) has served veterans and their families since 1981 providing a range of housing and services at its five locations throughout the County of San Diego. Veterans Village has been in operation at their Escondido Facility located at the project site (1556 S. Escondido Boulevard) since 1995 operating a 44-bed transitional housing facility for veterans. Prior to Veterans Village use of the site, the buildings have been used as offices for Weir Brothers Construction (who built the adobe structures) and also as a barber shop, single-family residence and apartments. VVSD is proposing the development of affordable housing for low income veteran families. The apartments will be reserved for veterans earning at or below 60% AMI, including 60% of the units targeted at 50% or below AMI. The City is not involved in the affordable aspect of the project as no funds are being disbursed or administered by the City. The project applicant is seeking federal funding in the form of U.S. Department of Housing and Urban Development

Veterans Affairs Supportive Housing (HUD-VASH) rental vouchers assistance for veterans. At the local level, the County of San Diego is the responsible agency for funding oversight as the awarding body for the Section 8 VASH vouchers. Continued affordability for the project is provided through the various loan and HUD voucher requirements that include 15 year affordability contracts that are renewed every 15 years, along with other regulatory agreements necessary for project funding. The property also was purchased with a combination of VA and HUD funding, and these agencies maintain an equity interest in the property, which further ensures the continued affordable and client service components of the project.

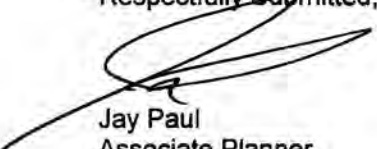
**SUMMARY OF ISSUES:** Staff has identified the following issues:

1. Whether the design of the proposed project is consistent with the General Plan Goals for the South Escondido Boulevard/Felicita Target Area and South Escondido Boulevard Objectives and Design Guidelines for mixed-use residential development.
2. Appropriateness of the demolition of historic adobe structures.

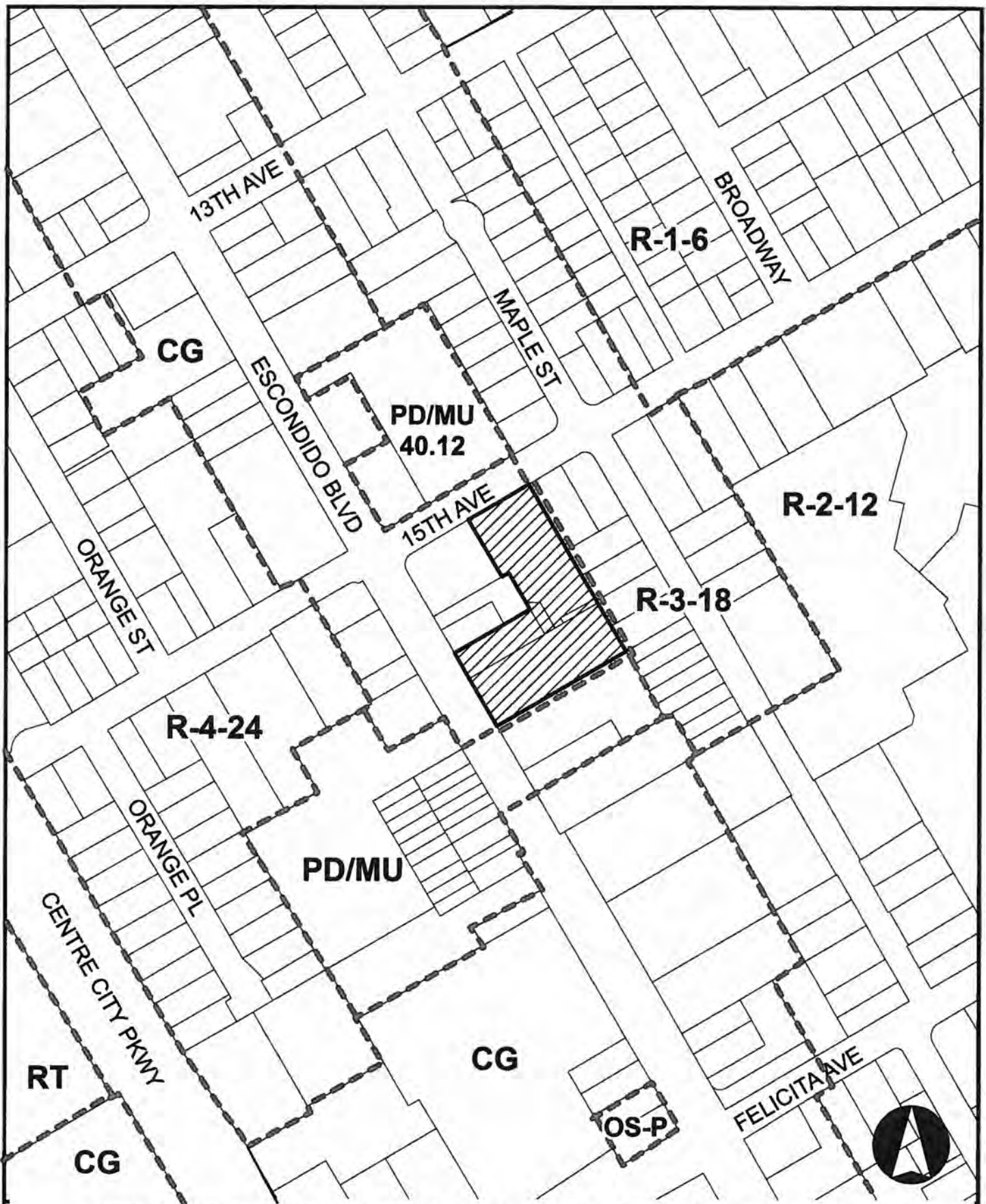
**REASONS FOR STAFF RECOMMENDATION:**

1. The proposed planned residential development would be in conformance with the General Plan which allows for mixed-use residential development within the target area of the South Escondido Boulevard Area Plan known as the "South Escondido Boulevard/Felicita Area" (page II-70). The project includes a minimum density of 30 du/ac as required in the Target Area, and also would provide a commercial component that also will serve the residents as part of the services offered by VVSD. The project would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types, and to revitalize and renew the commercial area. The project would provide additional affordable housing and support services to veterans and their families.
2. The new, three-story apartment buildings utilize an architectural design that is compatible with the existing adobe structures and incorporates similar features to provide an appropriate transition between buildings. Adequate on-site parking and circulation is provided to support the various components/features of the project, and appropriate open space amenities are services are provided to serve the residents. The project includes a variety of amenities such as common open space and gathering areas; individual patios for selected units and common balconies; enhanced walkways and paving and landscape features; and support services for the residents. A mix of architectural elements has been incorporated into the buildings to be compatible with single-story ranch style adobe structures. Although the buildings would be larger and taller than adjacent one- and two-story commercial and residential structures, the overall mass and height of the three-story units has been addressed through varied wall planes and roof lines; variety of material and color elements; appropriate setbacks perimeter walls and landscaping, and balcony features to provide a more pedestrian scale along the street.
3. Staff believes the proposed demolition of the adobe structures is appropriate because the more historically and architecturally significant Weir Bros. adobe structures (offices and circular apartment units) would be preserved on site and incorporated into the project design and facility operation. The proposed demolition/preservation plan and historic mitigation measures also were recommended for approval by the Historic Preservation Commission.

Respectfully Submitted,

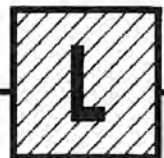


Jay Paul  
Associate Planner

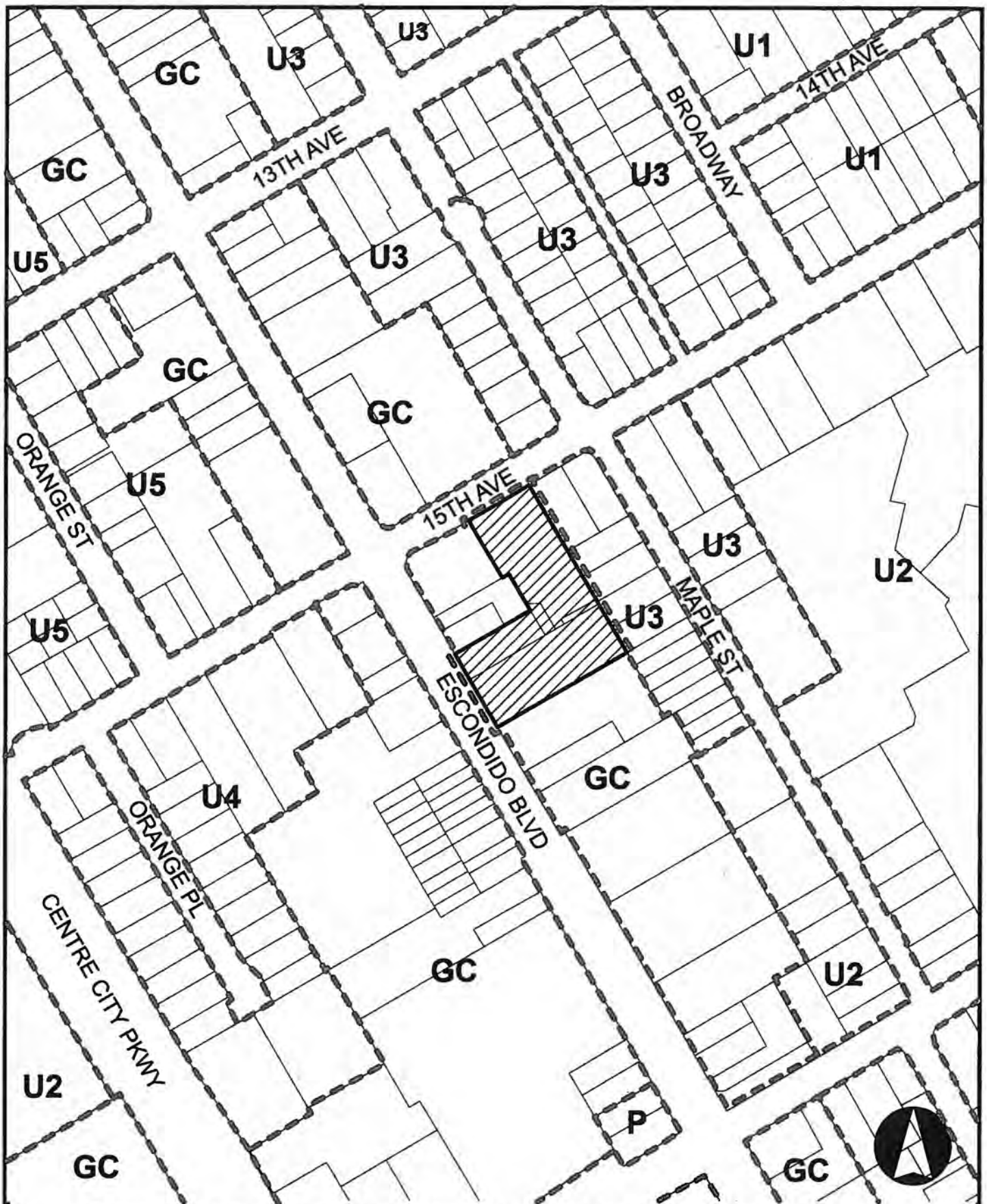


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**PROPOSED PROJECT**  
**PHG 14-0020**



LOCATION/ZONING

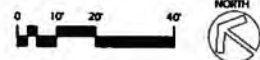


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**PROPOSED PROJECT**  
**PHG 14-0020**



W. 15TH AVE. (IDAHO)

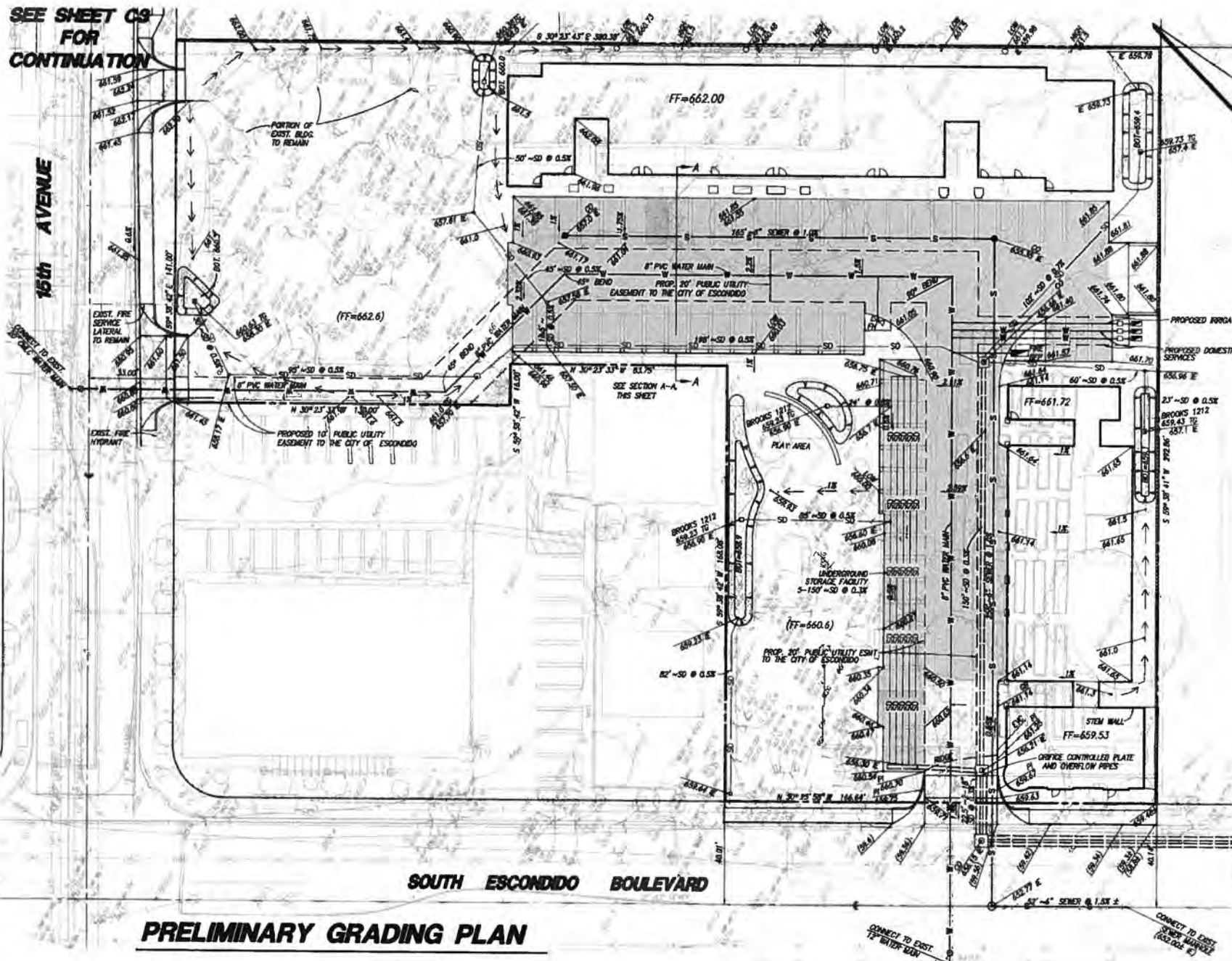


EXISTING ADOBE OFFICES

18" 30" 42" 54" 66" 78" 90" 102" 114" 126" 138" 150" 162" 174" 186" 198" 210" 222" 234" 246" 258" 270" 282" 294" 306" 318" 330" 342" 354" 366" 378" 390" 402" 414" 426" 438" 450" 462" 474" 486" 498" 510" 522" 534" 546" 558" 570" 582" 594" 606" 618" 630" 642" 654" 666" 678" 690" 702" 714" 726" 738" 750" 762" 774" 786" 798" 810" 822" 834" 846" 858" 870" 882" 894" 906" 918" 930" 942" 954" 966" 978" 990" 1002" 1014" 1026" 1038" 1050" 1062" 1074" 1086" 1098" 1110" 1122" 1134" 1146" 1158" 1170" 1182" 1194" 1206" 1218" 1230" 1242" 1254" 1266" 1278" 1290" 1302" 1314" 1326" 1338" 1350" 1362" 1374" 1386" 1398" 1410" 1422" 1434" 1446" 1458" 1470" 1482" 1494" 1506" 1518" 1530" 1542" 1554" 1566" 1578" 1590" 1602" 1614" 1626" 1638" 1650" 1662" 1674" 1686" 1698" 1710" 1722" 1734" 1746" 1758" 1770" 1782" 1794" 1806" 1818" 1830" 1842" 1854" 1866" 1878" 1890" 1902" 1914" 1926" 1938" 1950" 1962" 1974" 1986" 1998" 2010" 2022" 2034" 2046" 2058" 2070" 2082" 2094" 2106" 2118" 2130" 2142" 2154" 2166" 2178" 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SEE SHEET C3  
FOR  
CONTINUATION

15th AVENUE



SOUTH ESCONDIDO BOULEVARD

**PRELIMINARY GRADING PLAN**

SEE SHEET C3  
FOR CONTINUATION

**PROPOSED PROJECT  
PHG 14-0020**

**G**

OPEN SPACE  
AREA 7  
300 SF

OPEN SPACE  
AREA 8  
1,570 SF

OPEN SPACE  
AREA 6  
4,098 SF

OPEN SPACE  
AREA 6  
4,098 SF

OPEN SPACE  
AREA 1  
5,022 SF

SEE CALCULATIONS  
FOR PRIVATE PATIO &  
BALCONY OPEN SPACE

SEE CALCULATIONS  
FOR PRIVATE PATIO &  
BALCONY OPEN SPACE

OPEN SPACE  
AREA 5  
1,340 SF

OPEN SPACE  
AREA 4  
165 SF

OPEN SPACE  
AREA 3  
2,000 SF

OPEN SPACE  
AREA 4  
165 SF

OPEN SPACE  
AREA 3  
2,000 SF

OPEN  
SPACE  
AREA 2  
1,331SF

P/L  
DARK LINE

OPEN SPACE  
AREA 9  
291 SF

OPEN SPACE  
AREA 9  
291 SF

OPEN SPACE  
AREA 10  
1,353 SF

OPEN SPACE  
AREA 10  
1,353 SF

OPEN SPACE  
AREA 1  
5,022 SF

PROPOSED PROJECT  
PHG 14-0020

OPEN SPACE PLAN

| OPEN SPACE REQUIRED   |           |
|-----------------------|-----------|
| 11 ONE-BEDS X 200 SF  | 2,200 SF  |
| 37 TWO-BEDS X 400 SF  | 14,800 SF |
| 8 THREE-BEDS X 800 SF | 6,400 SF  |
| TOTAL REQUIRED        | 23,400 SF |

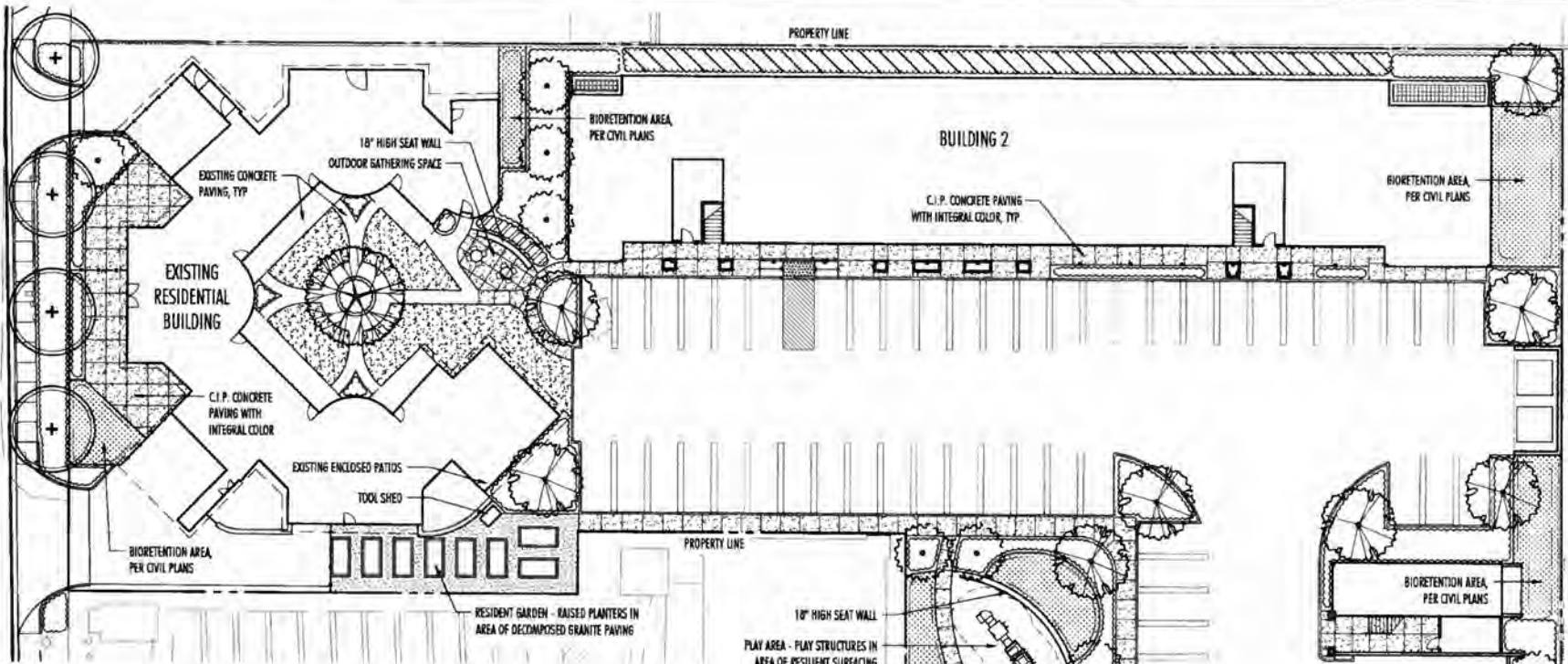
1. PER ESCONDIDO MUNICIPAL CODE 33-283

| OPEN SPACE PROVIDED      |           |
|--------------------------|-----------|
| 13 LEVEL 1 PATIOS        | 1,632     |
| 35 LEVEL 2 & 3 BALCONIES | 1,511     |
| 2 COMMON AREA BALCONIES  | 978       |
| SITE AREA 1              | 5,022     |
| SITE AREA 2              | 1,331     |
| SITE AREA 3              | 2,000     |
| SITE AREA 4              | 165       |
| SITE AREA 5              | 1,340     |
| SITE AREA 6              | 4,098     |
| SITE AREA 7              | 300       |
| SITE AREA 8              | 1,570     |
| SITE AREA 9              | 291       |
| SITE AREA 10             | 1,353     |
| SITE AREA 11             | 2,038     |
| TOTAL PROVIDED           | 23,829 SF |



OPEN SPACE PLAN

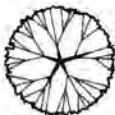
15TH AVENUE



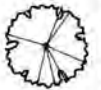
## PLANT MATERIAL LEGEND



**Street Tree (15th Ave.):**  
36" BOX SIZE,  
ABONIS FLEXUOSA (PEPPERMINT WILLOW)



**Large Shade Tree:**  
36" BOX SIZE, SUCH AS:  
PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)  
ULMUS PARVIFOLIA TRUE GREEN (CHINESE ELM)



**Evergreen Parking Lot Tree:**  
36" BOX SIZE, SUCH AS:  
ARJUTUS 'MARINA' (MADROÑE)  
LOPHOSTEMON CONFERTUS (BRISBANE BOX)  
QUERCUS ILEX (HOLLY OAK)



**Vertical Tree**  
36" BOX SIZE, SUCH AS:  
CLIPRESSUS SEMPERVIRENS (ITALIAN CYPRESS)  
STAGNARUS ROMANOFFERIANUM (QUEEN PALM)  
WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)



**Deciduous Flowering Tree**  
36" BOX SIZE, SUCH AS:  
CERCIS CANADENSIS 'FOREST PANSY' (REDBUD)  
LAGERSTROEMIA INDICA (CRAPPE MYRTLE)  
TABERNAEMONTANA (PINK TRUMPET TREE)



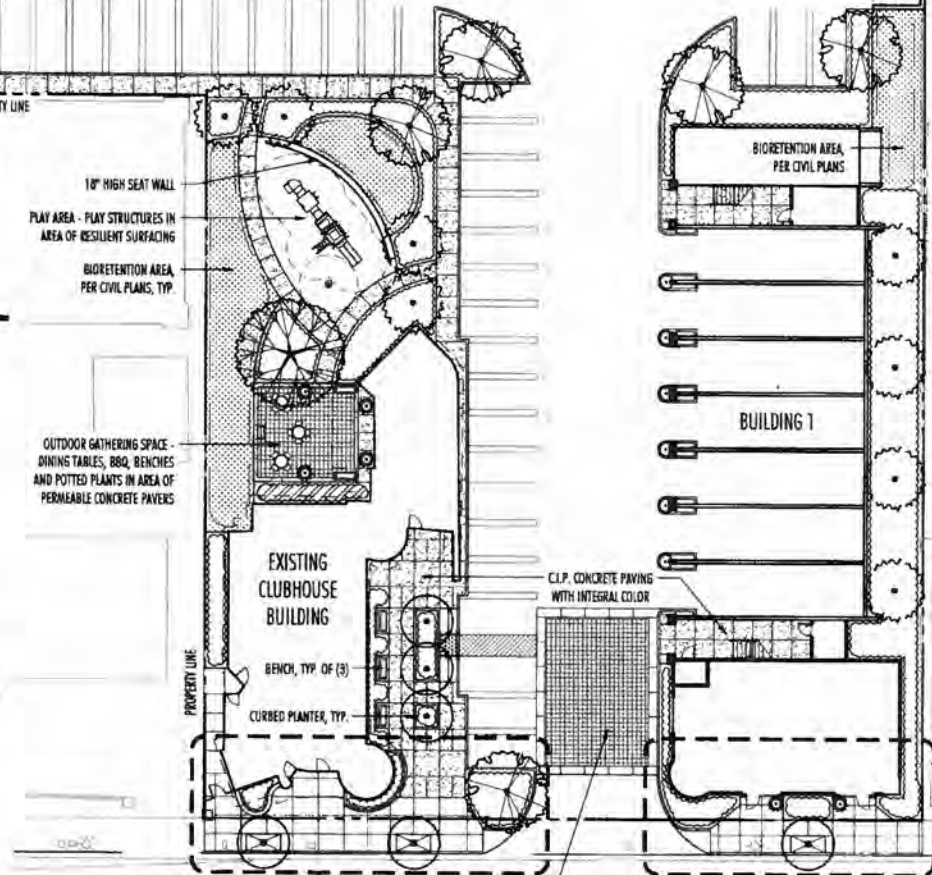
**Evergreen Shrubs, Groundcovers & Ornamental Grasses**  
5 & 1 GALLON SIZE, SUCH AS:  
AGAVE SPP.  
ANISOZANTHUS FLAVIDUS (KANGAROO PAWNS)  
CORDYLINE VARIETIES  
DIANELLA TASMANICA (TASMANIAN FLAX-LILY)  
DIETES VEGETA VARIETIES  
LOMANDRA LONGIFOLIA 'BREEZE' (DWARF MAT RUSH)  
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' (GOLF BALL KOHUIHU)  
PHORALUM SPP. (NEW ZEALAND FLAX)  
RHAPHIOLEPIS UMBELLATA 'MINOR' (YEDDO HAWTHORN)  
SENECIO MANDRAUSCAE (BLUE CHALK STICKS)  
TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)



**Turf**  
TIFGREEN BERNALDA



**Colorful Plants in Pots**  
5 & 1 GALLON SIZE, SUCH AS:  
GERANIUM PELARGONIUM (IVY GERANIUM)  
PHORALUM SPP. (NEW ZEALAND FLAX)



SEE STREETSCAPE ENLARGEMENT  
- NORTH, AT RIGHT

PERMEABLE CONCRETE PAVERS  
AT DRIVEWAY ENTRY

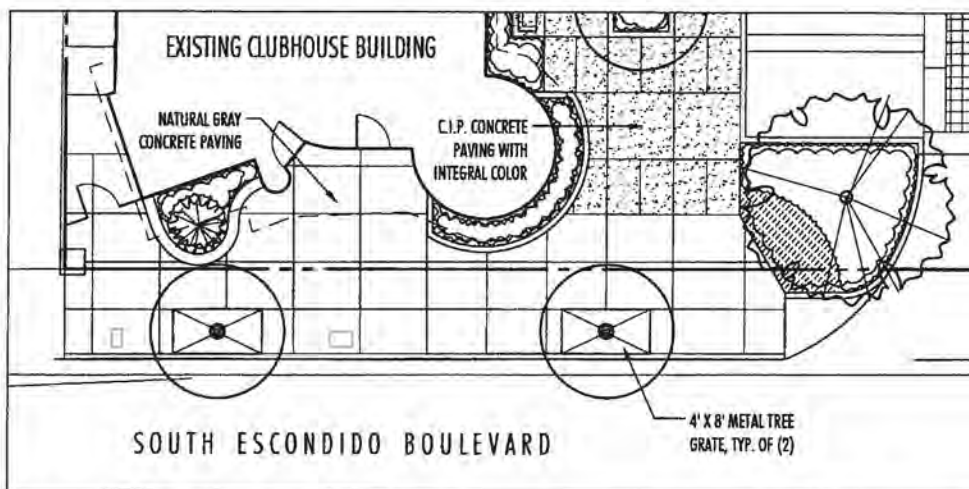
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- SOUTH, AT RIGHT

SOUTH ESCONDIDO BOULEVARD

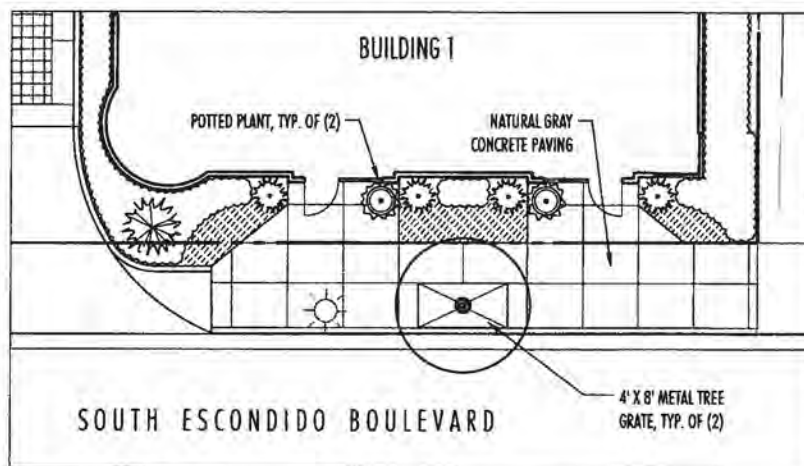
PROPOSED PROJECT  
PHG 14-0020

## LANDSCAPE NOTES

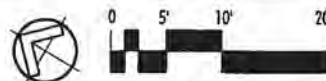
1. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24 INCHES LONG BY 24 INCHES DEEP; MANUFACTURED WITH A MINIMUM 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
2. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY LANDSCAPE REGULATIONS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
3. ALL LANDSCAPED AREAS WILL BE WATERED WITH A PERMANENT BELOW-GRADE, FULLY AUTOMATIC IRRIGATION SYSTEM. THIS SYSTEM WILL BE CONTROLLED BY A DUAL PROGRAM ELECTRONIC TIME CLOCK AND REMOTE CONTROL VALVES. POP-UP TYPE HEADS WILL BE USED ADJACENT TO WALKWAYS AND ROADWAYS. BUBBLER HEADS WILL BE USED FOR LANDSCAPED AREAS LESS THAN 8' WIDE. THE SYSTEM WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIALS. THE SYSTEM SHALL BE IN CONFORMANCE WITH CALIFORNIA'S AB 1881 MODEL WATER EFFICIENT CONSERVATION ORDINANCE.
4. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PLANT.
5. ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES.



STREETSCAPE ENLARGEMENT - NORTH



STREETSCAPE ENLARGEMENT - SOUTH

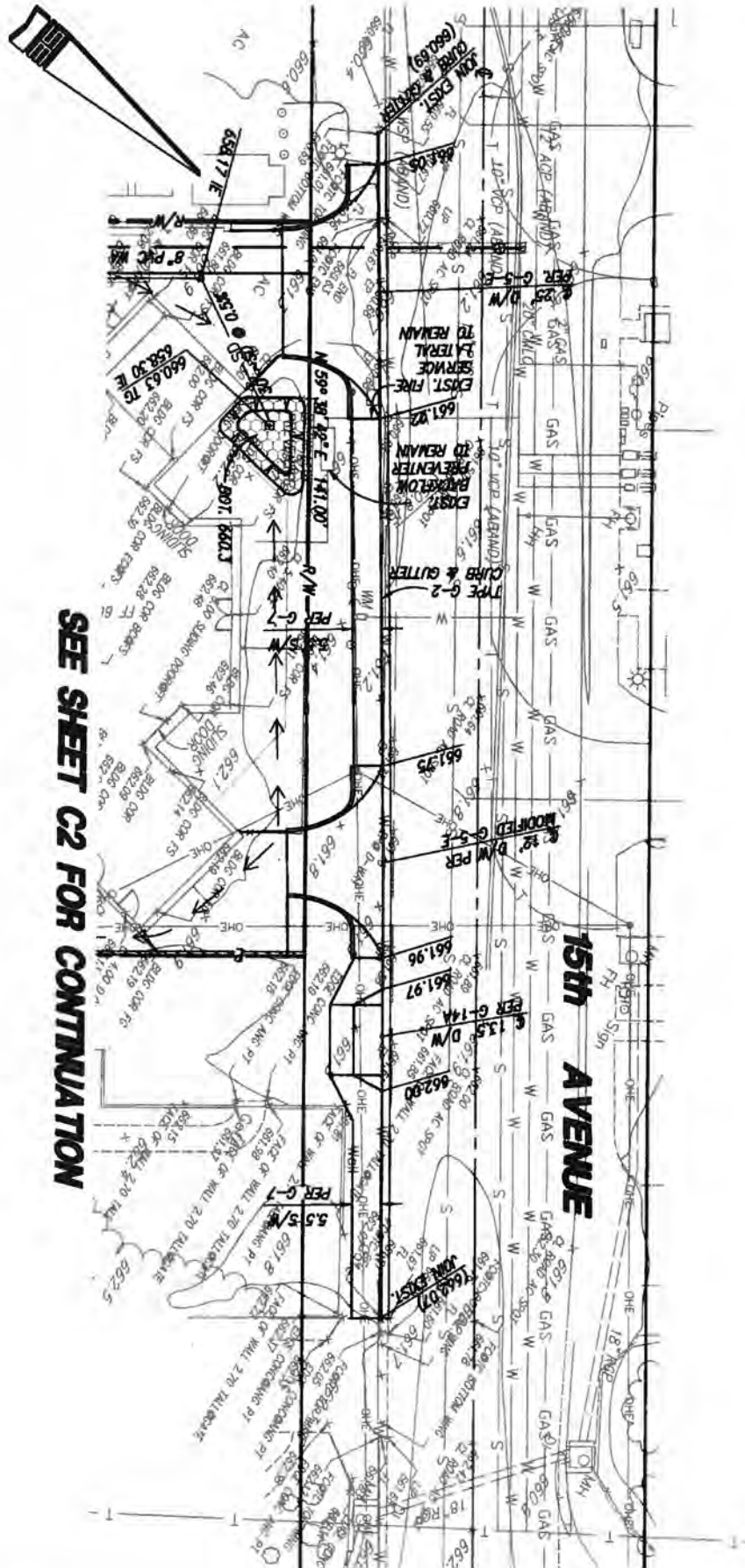


**PROPOSED PROJECT**  
**PHG 14-0020**

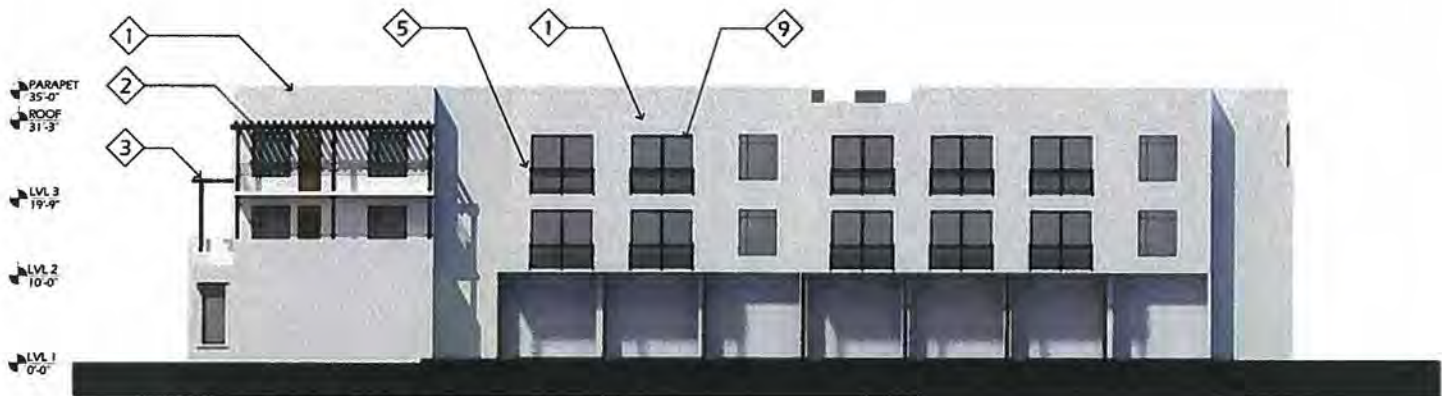
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**PROPOSED PROJECT**  
**PHG 14-0020**

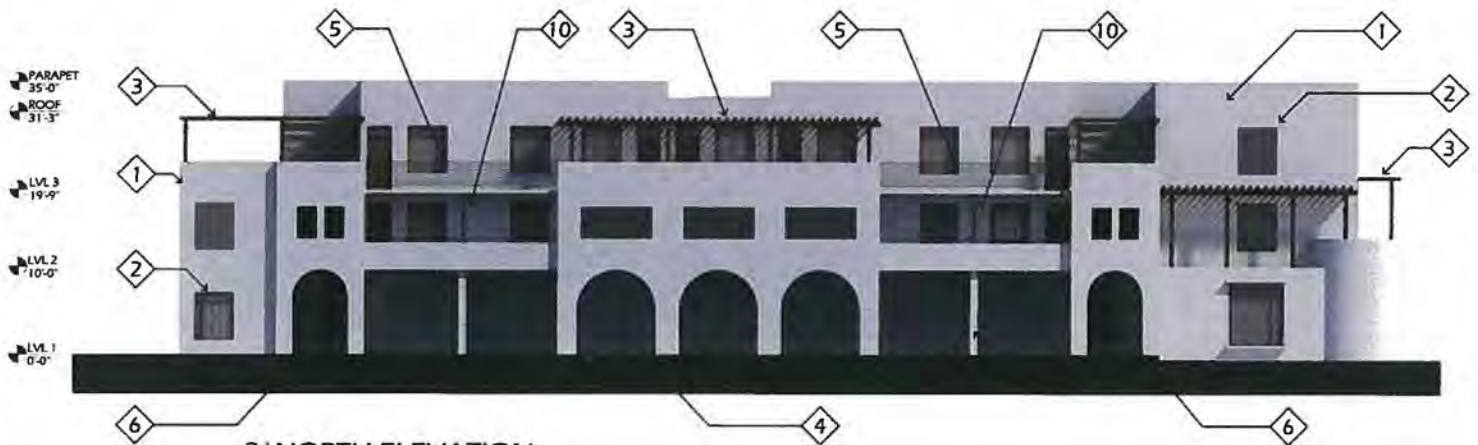
SEE SHEET C2 FOR CONTINUATION



PROPOSED PROJECT  
PHG 14-0020



1 | SOUTH ELEVATION



3 | NORTH ELEVATION

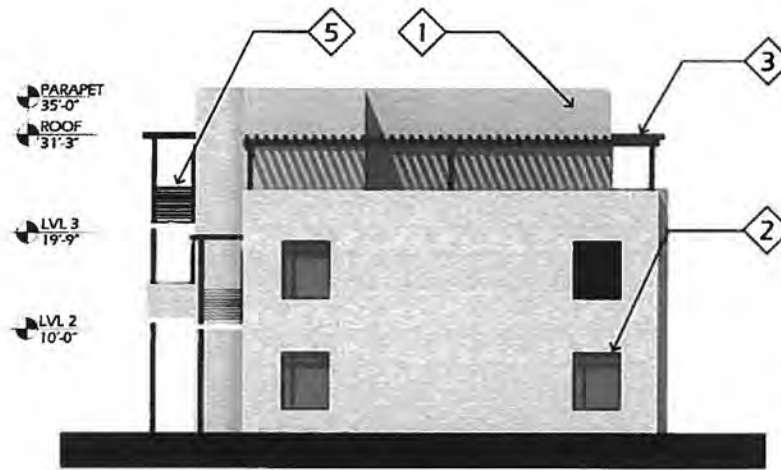
- |                                              |                                                   |                              |
|----------------------------------------------|---------------------------------------------------|------------------------------|
| 1 White Stucco                               | 5 Metal guardrail                                 | 9 8' tall sliding door       |
| 2 Operable windows w/screens and low-e glass | 6 Open wood framed stair w/ metal railings        | 10 Painted steel tube column |
| 3 Heavy timber wood trellis, stained         | 7 Not Used                                        |                              |
| 4 Covered tandem parking                     | 8 Fixed glazed aluminum storefront w/ low-e glass |                              |

EXTERIOR ELEVATIONS - BUILDING 1

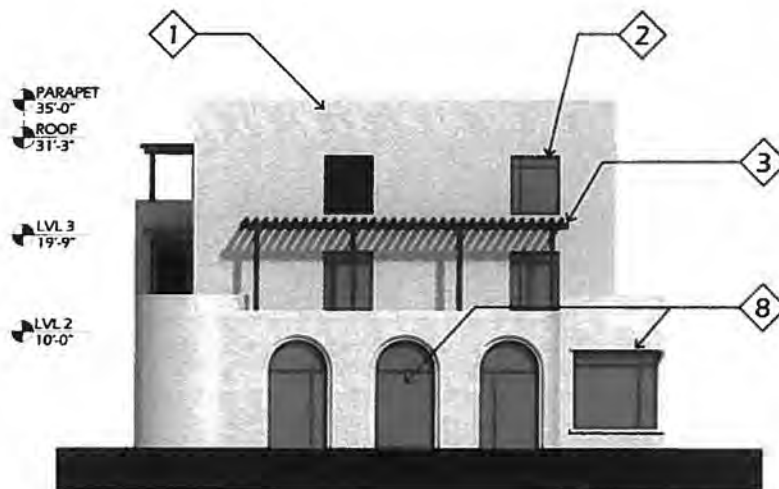
**PROPOSED PROJECT  
PHG 14-0020**

**E**

ELEVATION PLAN



2 | EAST ELEVATION



4 | WEST ELEVATION

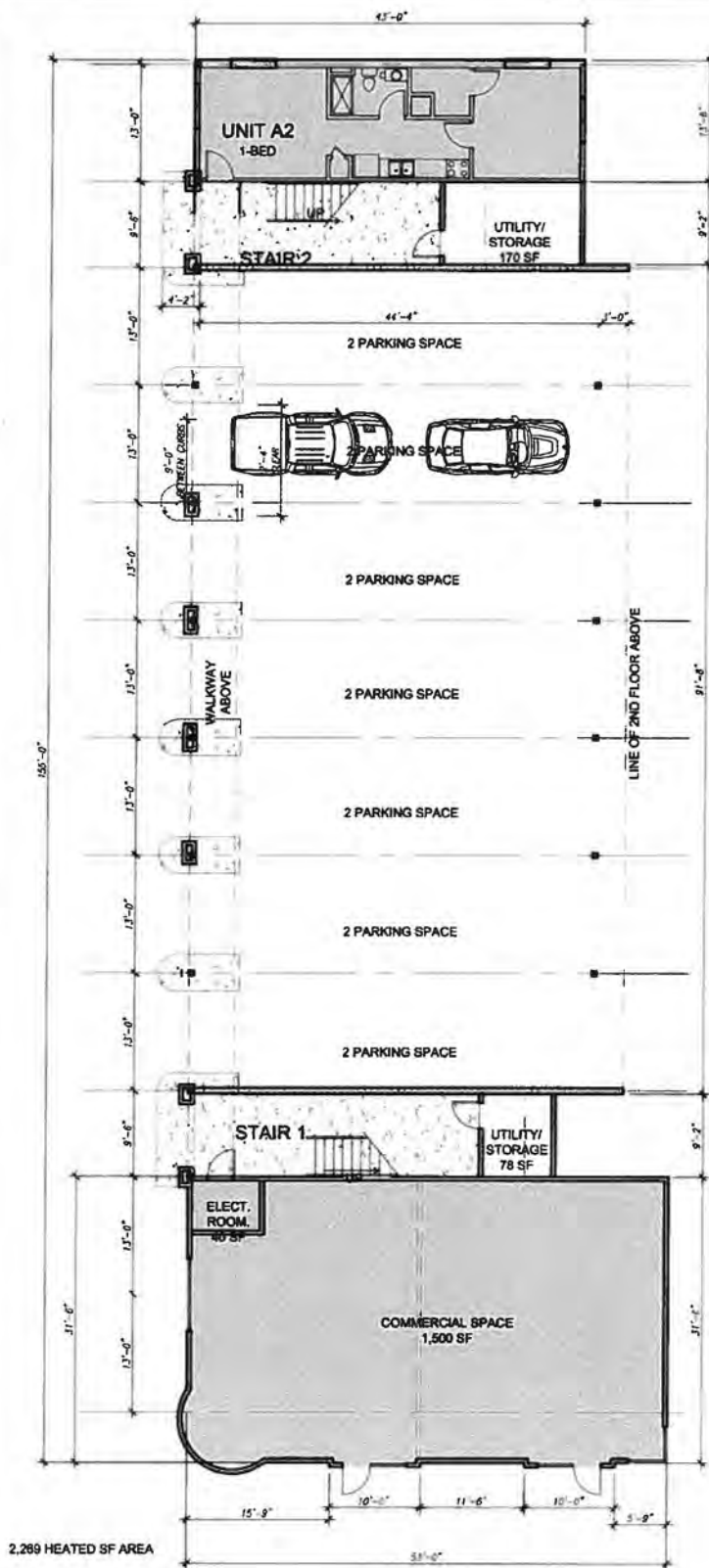
- |                                              |                                                   |                              |
|----------------------------------------------|---------------------------------------------------|------------------------------|
| 1 White Stucco                               | 5 Metal guardrail                                 | 9 8' tall sliding door       |
| 2 Operable windows w/screens and low-e glass | 6 Open wood framed stair w/ metal railings        | 10 Painted steel tube column |
| 3 Heavy timber wood trellis, stained         | 7 Not Used                                        |                              |
| 4 Covered tandem parking                     | 8 Fixed glazed aluminum storefront w/ low-e glass |                              |

EXTERIOR ELEVATIONS - BUILDING 1

**PROPOSED PROJECT  
PHG 14-0020**

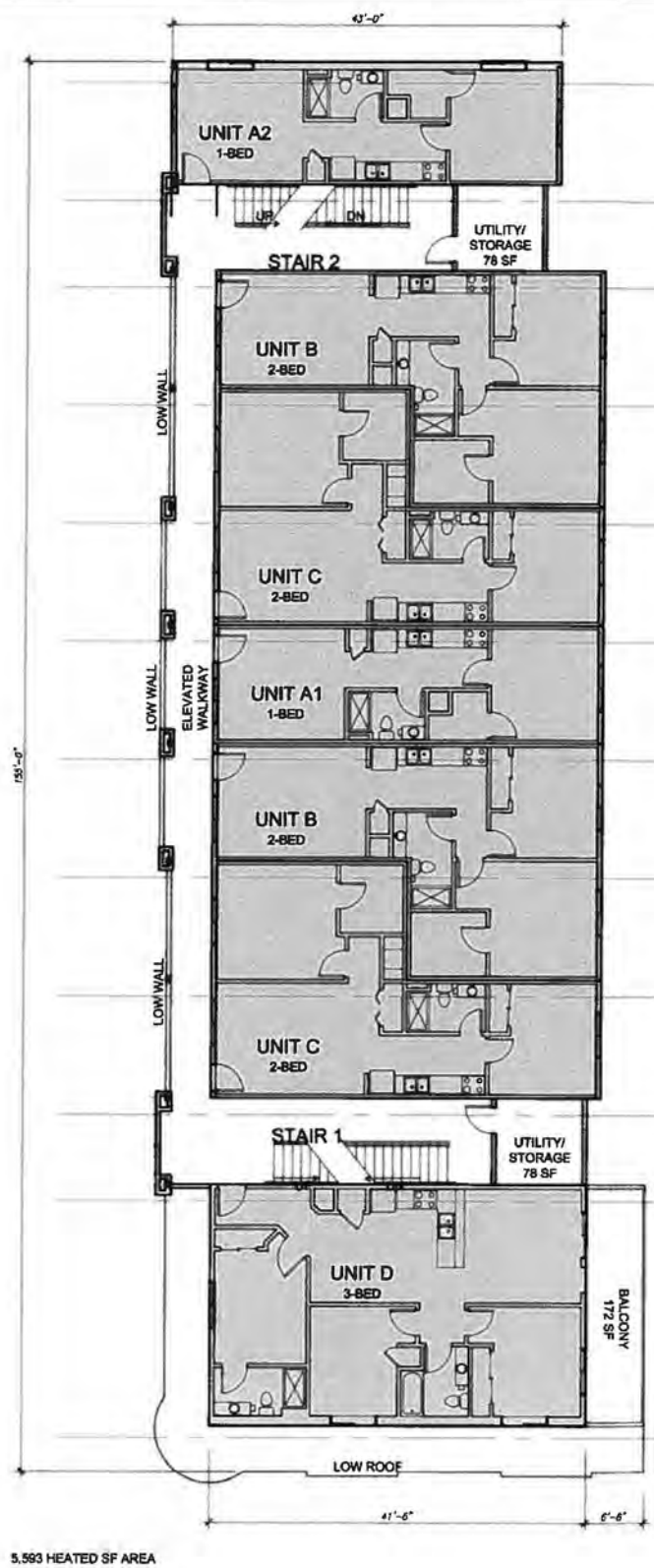
**E**

ELEVATION PLAN



**LEVEL 1**

**BUILDING 1 - FLOOR PLANS**



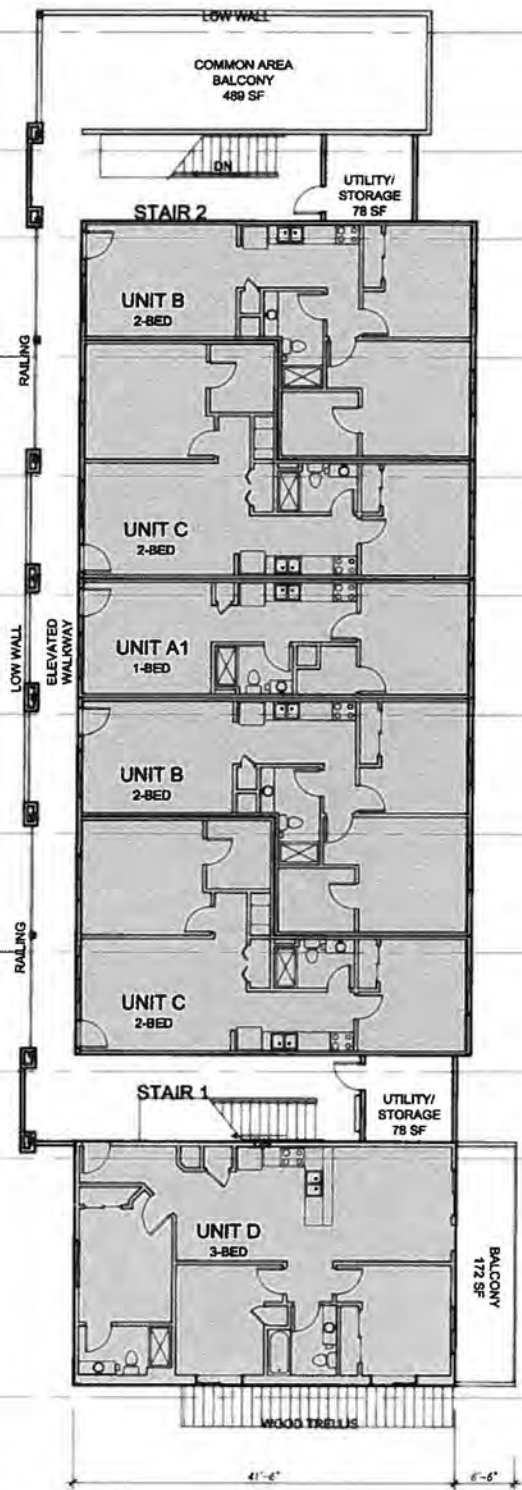
**LEVEL 2**



**PROPOSED PROJECT  
PHG 14-0020**

**F**

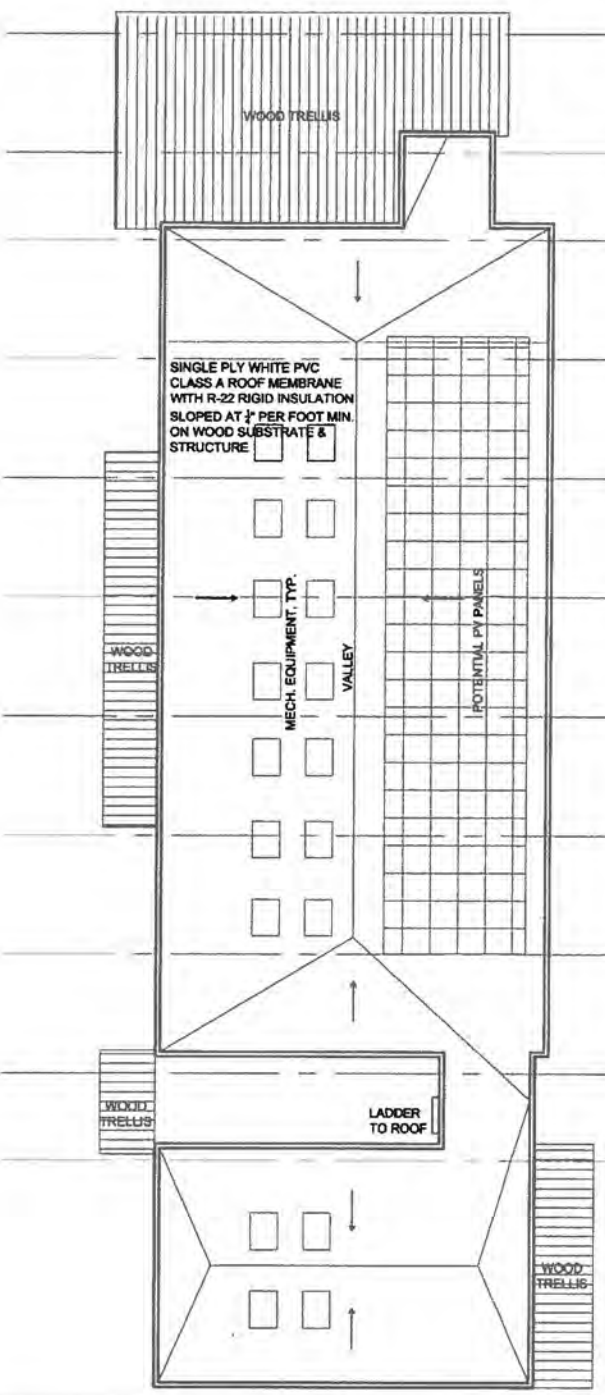
FLOOR PLAN



5,013 HEATED SF AREA

# LEVEL 3

## BUILDING 1 - FLOOR PLANS



5,216 SF ROOF MEMBRANE

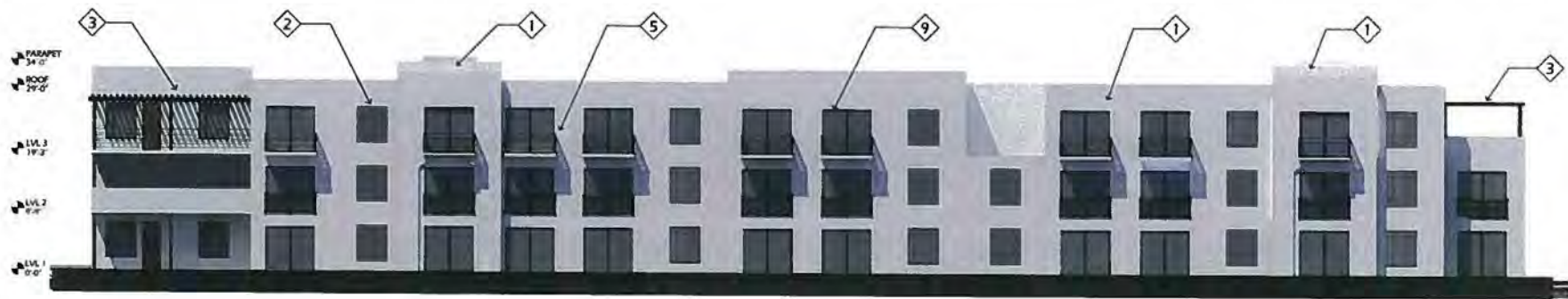
# ROOF



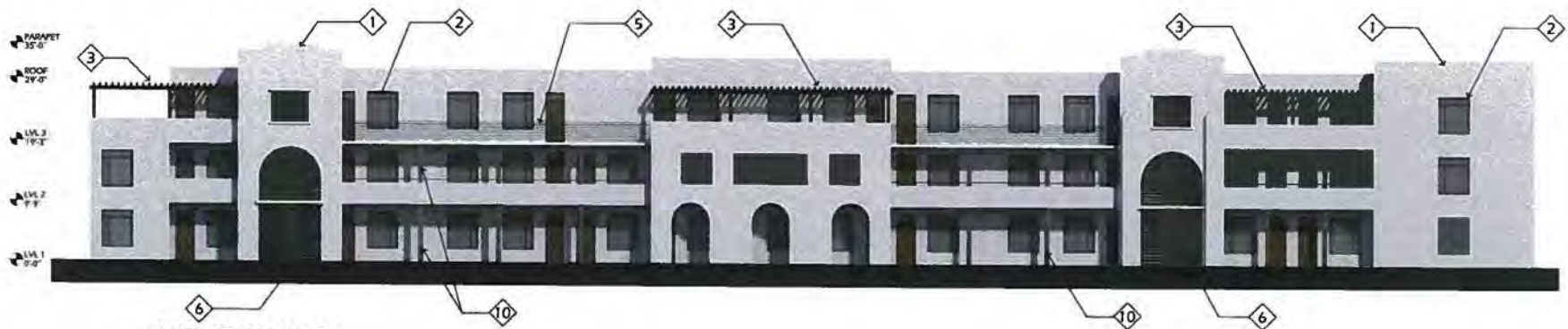
PROPOSED PROJECT  
PHG 14-0020

**F**

FLOOR PLAN



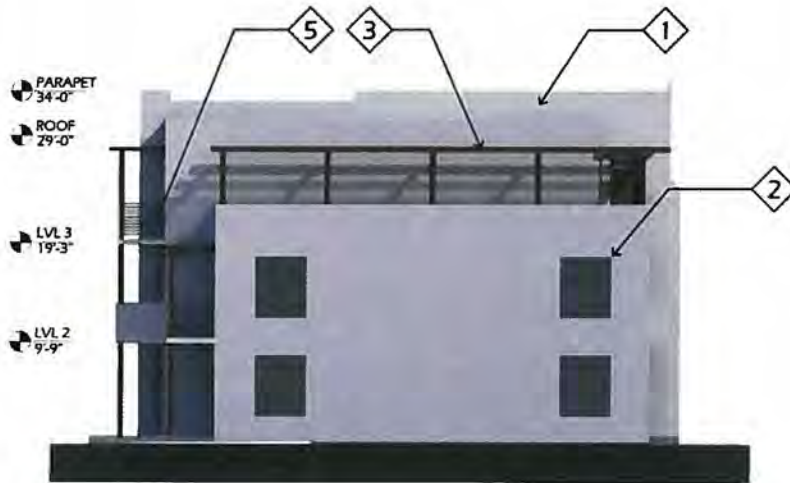
1 | EAST ELEVATION



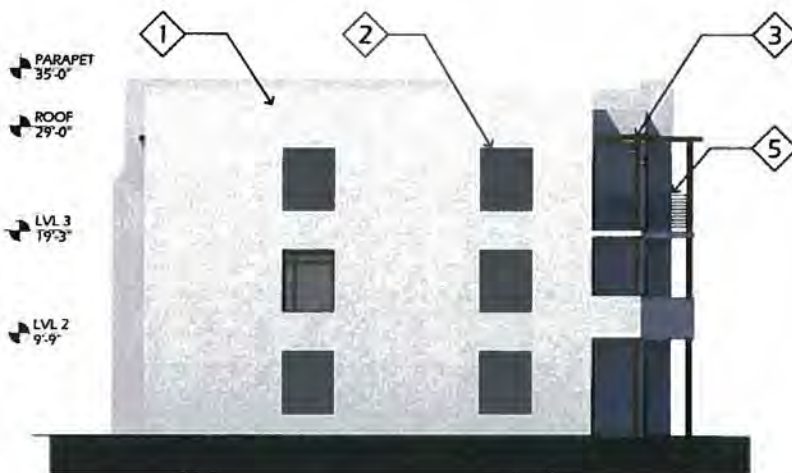
3 | WEST ELEVATION

- |                                              |                                                   |                              |
|----------------------------------------------|---------------------------------------------------|------------------------------|
| 1 White Stucco                               | 5 Metal guardrail                                 | 9 8' tall sliding door       |
| 2 Operable windows w/screens and low-e glass | 6 Open wood framed stair w/ metal railings        | 10 Painted steel tube column |
| 3 Heavy timber wood trellis, stained         | 7                                                 |                              |
| 4 Covered tandem parking                     | 8 Fixed glazed aluminum storefront w/ low-e glass |                              |

EXTERIOR ELEVATIONS - BUILDING 2



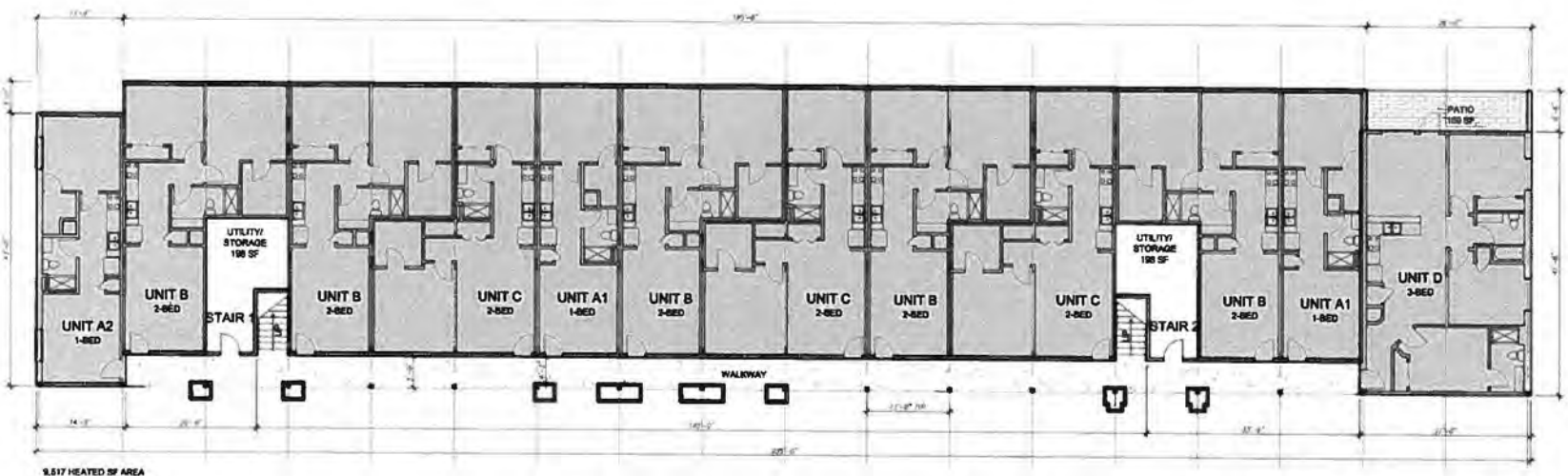
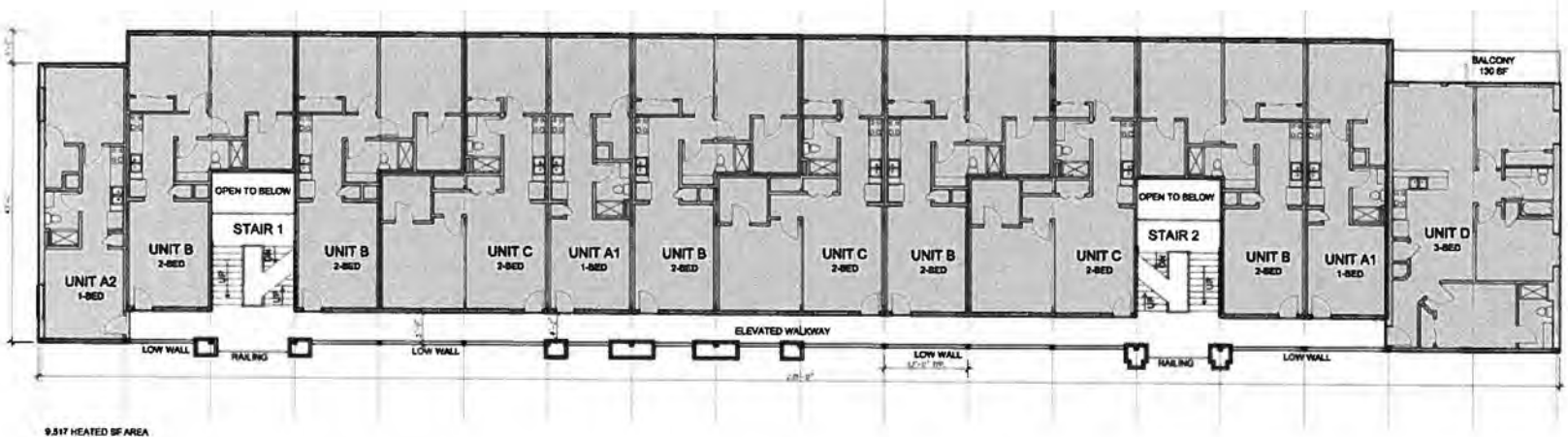
2 | NORTH ELEVATION



4 | SOUTH ELEVATION

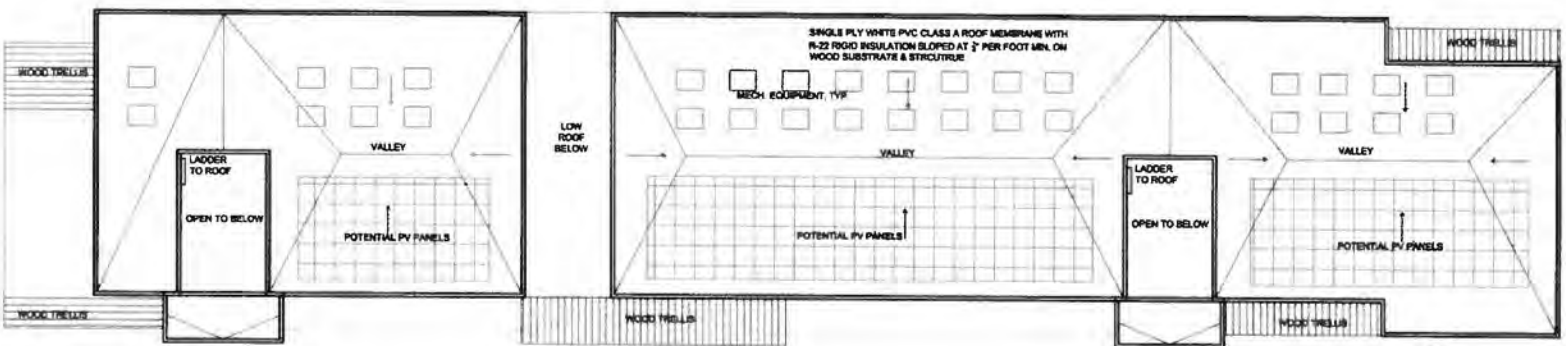
EXTERIOR ELEVATIONS - BUILDING 2

- 1 White Stucco
- 2 Operable windows w/screens and low-e glass
- 3 Heavy timber wood trellis, stained
- 4 Covered tandem parking
- 5 Metal guardrail
- 6 Open wood framed stair w/ metal railings
- 7
- 8 Fixed glazed aluminum storefront w/ low-e glass
- 9 8' tall sliding door
- 10 Painted steel tube column

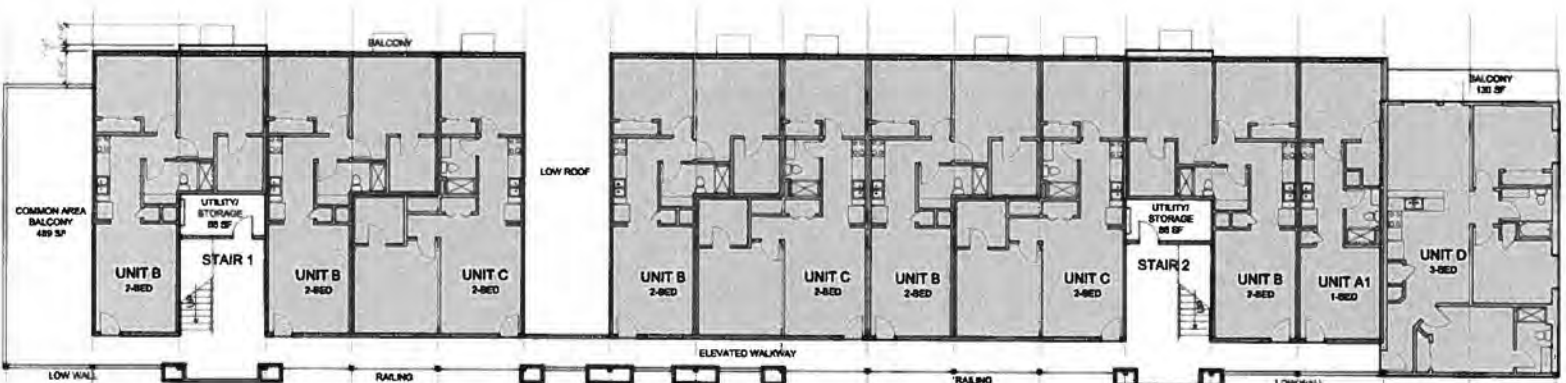


# PROPOSED PROJECT PHG 14-0020

F



9,180 SF ROOF MEMBRANE AREA



8,372 HEATED SF AREA

ROOF

LEVEL 3

BUILDING 2 - FLOOR PLANS



PROPOSED PROJECT

PHG 14-0020

F



**UNIT A1**  
1 BEDROOM  
515 SF

## UNIT PLANS



**UNIT A2**  
1 BEDROOM  
515 SF

ALT. 1/, 2 & 3  
BEDROOM UNITS  
WITH ADA  
BATHROOM

**PROPOSED PROJECT**  
**PHG 14-0020**

**F**

FLOOR PLAN



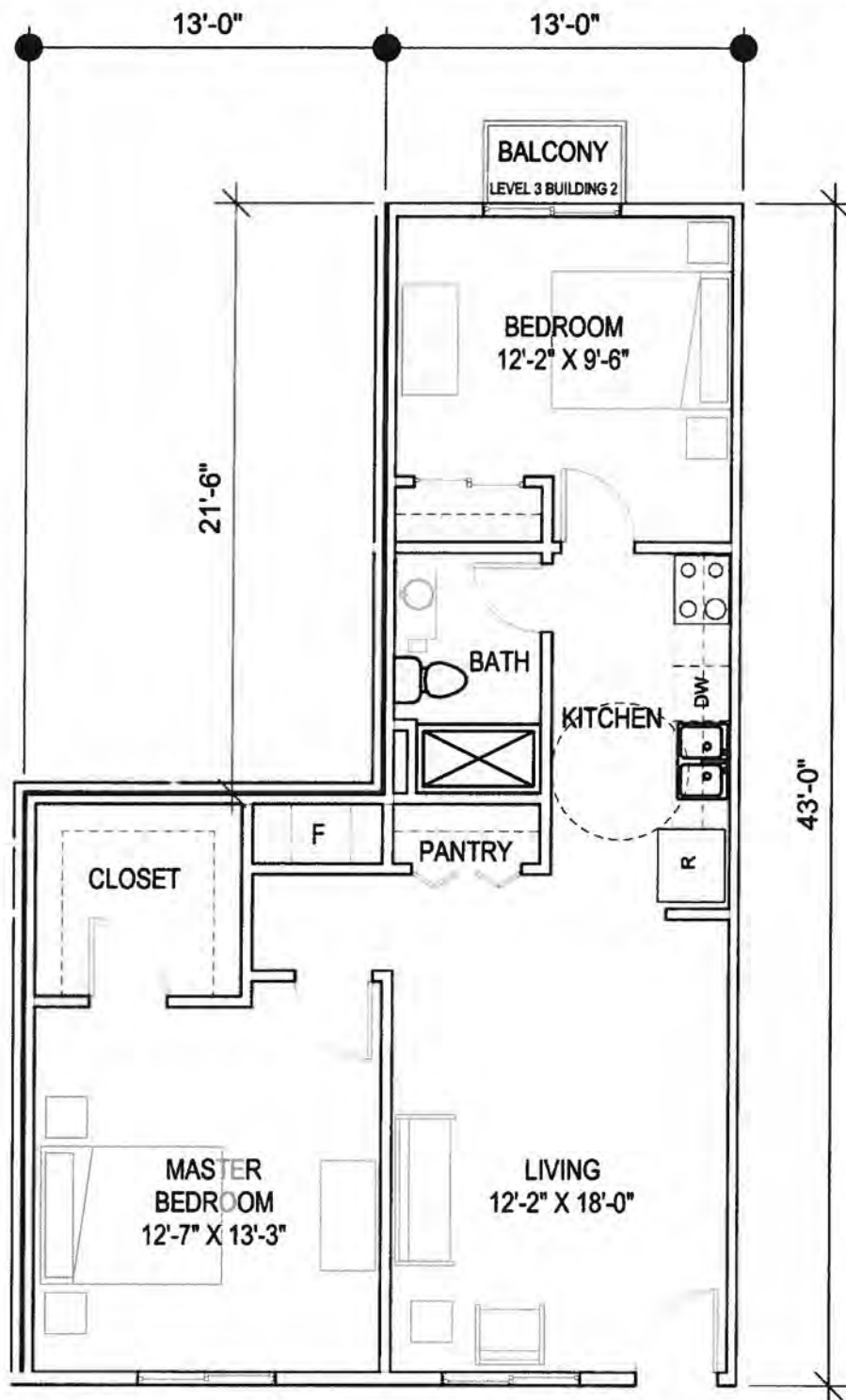
UNIT B  
2 BEDROOM  
780 SF

## UNIT PLANS

PROPOSED PROJECT  
PHG 14-0020

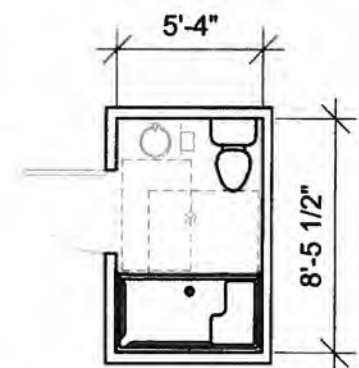
F

FLOOR PLAN



WALKWAY

UNIT C  
2 BEDROOM  
780 SF



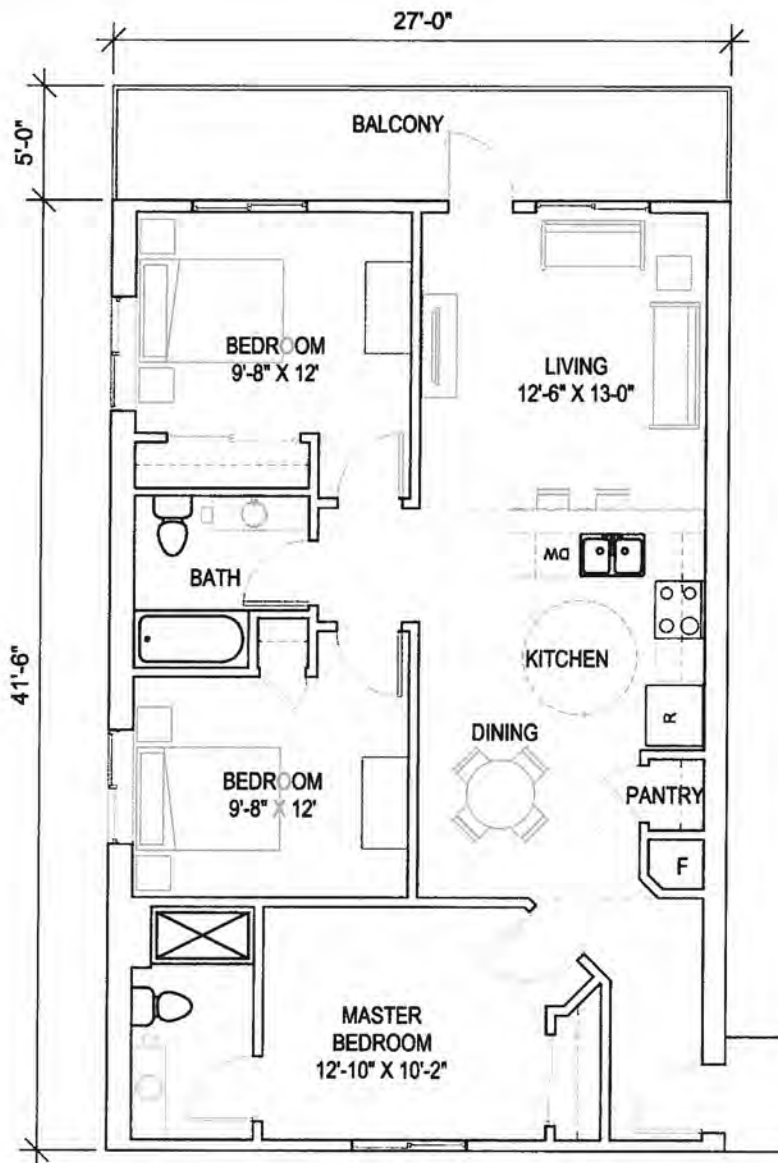
WHEELCHAIR BARRIER  
FREE SHOWER STALL

ALT. 1/, 2 & 3  
BEDROOM UNITS  
WITH ADA  
BATHROOM

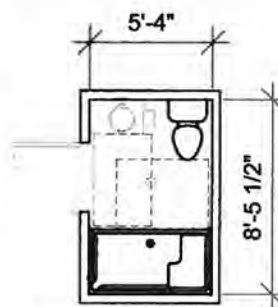
PROPOSED PROJECT  
PHG 14-0020

F

FLOOR PLAN



UNIT D  
3 BEDROOM  
1,080 SF



WHEELCHAIR BARRIER  
FREE SHOWER STALL

## UNIT PLANS

ALT. 1/, 2 & 3  
BEDROOM UNITS  
WITH ADA  
BATHROOM

PROPOSED PROJECT  
PHG 14-0020

F

FLOOR PLAN



**PROPOSED PROJECT**  
**PHG 14-0020**



**PROPOSED PROJECT**  
**PHG 14-0020**



B NORTH SECTION

A WEST SECTION

BUILDING SECTIONS

PROPOSED PROJECT  
PHG 14-0020

## **ANALYSIS**

### **A. LAND USE COMPATIBILITY/SURROUNDING ZONING**

**NORTH:** CG and PD-MU zoning (General Commercial and Planned Development-Mixed Use) General Commercial zoning and uses are located north of the project site. A retail market and office building are located immediately adjacent to the project site on the southeastern corner of 15<sup>th</sup> Avenue and South Escondido Boulevard. The proposed project would be separated from the adjacent commercial uses by the existing adobe perimeter wall and new masonry wall. A three-story mixed use apartment development (Las Ventanas) is located north of the site across 15<sup>th</sup> Avenue, with a ground-floor commercial component.

**SOUTH:** PD-MU zoning (Planned Development-Mixed Use) / The commercial lot immediately south of the site is currently unoccupied and contains an older auto repair/storage building. A mixed-use residential project previously was approved on the site (City File Nos. TR 942 and PHG10-0002) for two, two-story shopkeeper/condominium units fronting onto South Escondido Boulevard, and 22, three-story residential/condominium type units. A proposed masonry block wall would separate the project site from the adjacent lot.

**EAST:** R-3-18 zoning (Multi-Family Residential, up to 18 du/ac). A two-story apartment development is located adjacent to the site on the east. The rear of the apartment buildings orient towards the project site. Two-story single-family residential units are located southeast of the project site. A proposed masonry block wall would separate the project site from the adjacent apartment units. One- and two-story single-family residential structures are located northeast of the project site at the southwestern corner of 15<sup>th</sup> Avenue and Maple Street.

**WEST:** CG and PD/MU zoning (General Commercial and Planned Development-Mixed Use) A variety of one- and two-story commercial/retail/office uses are located west of the site across South Escondido Boulevard. A three-story mixed use development (Escondido Park Row) is located southwest of the site. The mixed-use development consists of ground-floor commercial suites along South Escondido Boulevard and single-family residential units above. The project also contains two-story townhome units and three-story apartment units.

### **B. AVAILABILITY OF PUBLIC SERVICES**

1. **Effect on Police Service** – The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. **Effect on Fire Service** – The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. The site is served by Fire Station No. 1 located at 310 Quince Street.
3. **Traffic** – Primary access to the project (office, new apartment units and parking area) would be provided by a single driveway from South Escondido Boulevard, which is classified as a Collector Road (84' R-O-W) on the City Circulation Element. Access to the six existing adobe apartment units and associated parking spaces still would be provided along 15th Avenue, but through access to Escondido Boulevard would not be provided. In the immediate project vicinity, Escondido Boulevard operates and is striped as a two-lane undivided roadway north of W. 15th Avenue with a continuous center transition/turn-lane. On-street parking currently is permitted along South Escondido Boulevard. South Escondido Boulevard transitions from a 2-lane roadway to a 4-lane roadway south of the project's driveway. This 4-lane portion is divided with a striped centerline, and also provides for on-street parking. Bus stops are provided in both directions, just south of W. 15th Avenue. 15th Avenue is classified as a Local Collector and is constructed as a two-lane undivided roadway. On-street parking is restricted along the 15th Avenue project frontage. Two existing adobe carports fronting onto 15<sup>th</sup> Avenue currently provide two parking spaces within each carport space for the adobe apartment units that would be retained. The use of these spaces require backing out onto 15<sup>th</sup> Avenue, which is allowed for single-family and duplex type units. An additional two open tandem parking spaces also would be provided along the 15<sup>th</sup> Avenue frontage (within the area currently used as a one-way driveway) to provide additional on-site parking opportunities for the residents.

A Traffic Impact Analysis (TIA) was prepared by LLG Engineers to assess the projects impacts on the circulation system. There currently are approximately 14,400 average daily vehicle trips (ADT) along South

Escondido Boulevard north of 15th Avenue and 15,300 ADT south of 15th Avenue. The net increase of 44 units and the small commercial component is anticipated to generate approximately 416 weekday average daily trips with 74 inbound/73 outbound trips during the AM peak hour, and 78 inbound/78 outbound trips during the PM peak hour. The TIA concluded the adjacent signalized intersection and unsignalized driveways would continue to operate at LOS B or better with the addition of the project and cumulative project traffic volumes. Adjacent segments of South Escondido Boulevard currently operate at LOS E and F, and would continue to do so with or without the project, and would not result in a significant impact because the volume to capacity ratio along South Escondido Boulevard would not exceed 0.02 as a result of the project. The Engineering Department indicated the anticipated daily and peak hour trips would not result in any significant adverse direct or cumulative impacts to the circulation system, and no mitigation would be required. Full street improvements along 15<sup>th</sup> Avenue (curb, gutter and sidewalk) would be provided along the project frontage and continue off-site to finish a missing section along the parcel immediately east of the project site.

4. **Utilities** – Water and sewer is available from existing mains in the adjoining street or easements. Water and sewer service is provided by the City of Escondido. A looped water line would be provided through the site connecting lines in South Escondido Boulevard to facilities within 15<sup>th</sup> Avenue. These systems have adequate capacity to accommodate the project's needs. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. The on-site water and sewer system would be located within appropriate easements. Existing overhead utilities across the project frontage would be undergrounded.
5. **Solid Waste** – Trash service is provided by Escondido Disposal. A new trash enclosure would be provided to serve the project. The final design would be required to meet current water quality requirements for storm-water runoff, which includes a solid roof structure over the trash enclosure to prevent rain from entering the enclosure area. The Homeowners' Association will need to coordinate with Escondido Disposal on the number of pickups per week to accommodate the volume of trash generated by the site.
6. **Drainage** – The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities. A Water Quality Technical Report has been prepared to address the design of drainage and water quality features in accordance with SUSMP requirements. The existing storm drain located within South Escondido Boulevard is proposed to be extended to the project site.

### **C. ENVIRONMENTAL STATUS**

1. A Draft Negative Declaration was prepared and issued for the proposed project for 20-day public review on April 22, 2015. Staff did not receive any comments on the Draft MND. The findings of this review are that the Initial Study identified impacts related to cultural resources and hazardous materials that may be potentially significant. However mitigation measures and project design features would reduce these potential impacts to less-than-significant levels. All other project impacts studied were found to be less than significant. The Final MND can be viewed at the City of Escondido Planning Division and also is available in the Planning Division section of the City's website at the following link:

<https://www.escondido.org/zenner-development-and-annexation.aspx>

2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, recommended mitigation measures and the recommended conditions of approval.
3. Due to federal funding involvement, a separate Environmental Assessment (EA) would be required in order to satisfy HUD's Federal NEPA environmental compliance obligations as the federal funding agency. The National Environmental Policy Act (NEPA) is similar to the California CEQA analysis/process, but is required for projects that need approval by federal agencies. The County of San Diego will be the lead agency for processing the EA in its role in overseeing the Section 8 VASH vouchers.

## **D. CONFORMANCE WITH CITY POLICY**

### **General Plan**

The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service type uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan that was 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. The proposed combined mix of land uses and variation of building setbacks and parking options generally is not obtainable under existing zoning regulations. The purpose of the Planned Development (PD) Zone is to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido General Plan and the Escondido Zoning Code may be accomplished. The Planned Development Zone also encourages creative approaches to the use of land through variation in the siting of buildings and the appropriate mix of several land uses, activities and dwelling types (General Plan Housing Element, page IV-74).

The site also is located with South Escondido Boulevard/Felicita Avenue General Plan Target Area (page II-69) that allows for mixed-use projects. The Target Area requires a minimum density of 30 dwelling units per acre in conformance with Smart Growth Principles by creating new neighborhoods that are attractive, convenient, safe, and healthy, and also increase densities along transit nodes, and offer a range of housing opportunities within existing neighborhoods that are in closer proximity of a range of jobs, services and transit. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area with a proposed density of 30 du/ac (54 units/1.8 acres). The proposed mixed-use affordable project would be in conformance with General Plan Housing Goals and Policies (pages IV-120 – 121) that seek to expand the stock of all housing and provide a range of housing opportunities for all income groups and households with special needs; encourage a compact, efficient urban form; encourages creative residential development; and incorporate smart growth principles in new multi-family and mixed-use overlay areas.

**Historical Resource Ordinance:** The existing adobe structures located on the site are over 50 year old, which would classify them as potential historic resources. The City's Historic Resources Ordinance requires discretionary projects that involve impacts to historic resources to be reviewed by the Historic Preservation Commission prior to Planning Commission/City Council determination regarding demolition of any significant historic resources. Demolition of a significant historic resource requires the City Council to make certain findings in accordance with Article 40, Section 33-803 (Historical Resources) of the Escondido Zoning Code to support the proposed demolition of the resource. Staff believes the proposed project would be in conformance with the following findings:

1. That the City of Escondido's inventory of significant historical resources will not be diminished by the demolition because the most noteworthy structures/resources associated with Weir Bros Construction would be preserved on-site and incorporated into the project design.
2. The Historical Society and/or other appropriate historic agencies will have access to the building(s) to retrieve any historic materials. The project also will be required, as a condition of project approval and require CEQA mitigation measures, to provide appropriate photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications.
3. The Planning Commission and City Council will consider the proposed project at noticed public hearings prior to issuance of a demolition permit. Appropriate CEQA review and public notice has been conducted.
4. Due to the project description to provide additional affordable housing opportunities in conformance with the goals of Veterans Village and in conformance with the density provisions of the Escondido General Plan, as well as the nature of adobe construction, it is cost prohibitive and therefore not feasible to relocate the type of adobe structures proposed for demolition on the site.

The applicant prepared a Historic Evaluation Report (included in Mitigated Negative Declaration Appendices) to determine the level of historic significance for the existing structures and to assess potential eligibility for national, state or local historic registers. The results of the Historic Evaluation Report Significance/Resource Evaluation concluded the adobe structures are considered significant historic resources and eligible for potential listing on the historic registers based on certain State and Federal criteria due to their association with Weir Bros. Construction, which represent some of their most accomplished work throughout San Diego County. It is

the only commercial office buildings associated with the company as most of their work was custom residential homes. The Adobe Villa Apartment represents their only known apartment complex designed and constructed by the firm. The property also is noteworthy at the local level of significance. The structures also retain a high level of integrity for their architectural style. Because the project would result in potential adverse effects to historic resources, the Historic Evaluation Report recommends the following measures that need to be implemented to reduce potential impacts to less than a significant level that have been included in the project mitigation measures and conditions of approval.

1. Prior to submittal of construction documents for building permit purposes (demolition), the developer/owner shall provide verification of a Secretary of the Interior's Standards Qualified Historic Architect familiar with adobe construction be retained to implement an on-site historic structures monitoring program and provide periodic reports documenting compliance and protection. These reports will be submitted to the City of Escondido.
2. Existing Buildings - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the Area of Potential Effect (APE), the Weir Brothers Construction Company building and the 1961 Adobe Villa Apartment.
  - a.) Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.
  - b.) On-Site Construction Observation. A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.
3. Proposed Demolition - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.
  - a. Historic American Building Survey (HABS) Documentation Prior to demolition, the entire site shall be documented according to the National Park Service's (NPS) Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.
  - b. Salvage Materials. Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided for in The Standards. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.
  - c. Interpretive Signage or Display Panels. Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed

during construction. Historic images, if available or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.

## **E. PROJECT ANALYSIS**

### **Conformance with South Escondido Boulevard Design Guidelines and the Requirements for a Proposed PD-R Zone.**

The proposed project is located within the South Escondido Boulevard Neighborhood Plan (SEB), and is subject to the property development standards and design guidelines contained in the plan. The SEB Design Guidelines state that building height, bulk and design should be sensitive to existing residential developments through the use of stepping back of upper stories, enhanced architectural features, and landscaping; and limit structures to three stories in height. Additional landscaping and setbacks adjacent to the residential zones should be utilized to achieve appropriate transition between zones. The project would retain the existing single-story ranch style adobe offices and six-unit circular apartment structure, and construct two new three-story apartment buildings with flat roofs. A southwestern style of architecture was chosen to be compatible with the more California ranch style of the existing adobe structures. Although the new building incorporates different forms, several design elements from the existing structures have been incorporated into the new buildings such as heavy wooden beams and trellis features, rounded building corners on the commercial building fronting South Escondido Boulevard; and similar window elements. The Historic Preservation Commission supported the new architectural design and common features between the buildings. The Commissioners discussed the proposed colors for the new buildings and whether some additional color elements should be incorporated into the new apartment buildings rather than using an all-white palate. The applicant indicated the proposed all white exterior color was intended to provide a clean look to the buildings and not compete with the existing adobe structures. They also indicated the existing color for the adobe structures was not the original adobe color and felt that softening the color of the adobe structures might be more appropriate. Staff believes that some additional color elements should be incorporated into certain elements of the new buildings to further break up the massing of the three-story structures and define the varied walls planes, and also to provide some additional transition and common theme between the new units and existing adobe structures. Therefore, staff is seeking design input from the Planning Commission regarding recommendation on the final color scheme for the new buildings and adobe structures.

The proposed three-story buildings generally would be larger and taller than adjacent buildings, but the overall mass and scale of the buildings has been mitigated through the quality of the design, use of a variety of building materials; varied wall planes and roof lines; upper story balconies and decks with a variety of wooded trellis features. Staff believes the project would be compatible with the surrounding area because there are two other three-story mixed-use projects located north and southwest of the project site (Las Ventanas and Escondido Park Row), and an approved, but not yet constructed three-story mixed-use project immediately to the south. A six-foot high masonry wall with pilasters would be constructed around the perimeter of the project to provide appropriate buffer from adjacent commercial activities, and existing multi-family residential open space areas on the east. Portions of the existing adobe wall would be removed, but a small section would be retained. The applicant proposes an exterior stucco finish for the new section of the wall to match the new buildings, but staff believes that a tan slump stone wall with decorative cap and pilaster would be more appropriate for the site in order to complement the existing adobe structures. Staff also believes the slump stone finish also would result in less maintenance over the years. Therefore, staff is seeking input from the Planning Commission regarding the final materials/colors for the exterior wall.

The proposed three-story Building 2 would be setback approximately ten feet from the eastern property boundary with two-story apartment buildings located immediately to the east. The rear of the adjacent apartment units and associated open space/patios areas and second story balconies orient towards the project site. The proposed building would include a varied wall plane and roof line along this elevation, but the setback requirement limits elements that also might be incorporated into the design in order to maintain the appropriate separation and buffer from the adjacent residential development. The project has been conditioned to provide additional landscaping (tall upright growing trees) along the rear of Building 2 to provide appropriate visual buffers and soften the building exterior from the adjacent two-story multi-family project. However, staff would recommend that some additional elements (such as various color enhancement, heavy wooden accents over windows, juliet type balconies, stucco window accents, etc.) be incorporated into the rear elevation of Buildings 1 and also Building 2 (which will be visible from South Escondido Boulevard) to further address potential mass and scale issues along these elevations. Therefore, staff is seeking additional design input from the Planning Commission to the applicant for the final designs when the building plans are submitted for permits.

**Open Space** - There are no specific open space requirements for mixed-use or residential developments within the General Commercial zone or the South Escondido Boulevard Area Plan. The R-4 zone typically has been used as a benchmark for similar type projects and requires a minimum of 200 SF per bedroom plus an additional 200 SF for each sleeping unit above one. The open space requirements for mixed-use and exclusively residential projects within the Downtown Revitalization Area Specific Plan is 90 SF per unit. Existing projects along the corridor have provided a ratio between these two standards on a case-by-case basis through the Planned Development process, which allows for such flexibility. The R-4 standard would require a minimum of 20,600 SF and the project would provide 23,829 SF which exceeds the requirement. Proposed open space consists of a combination of active recreational areas, landscape planter areas, resident garden space, landscaped storm water quality features, common patio areas with decorative paving, benches and BBQ, and play structure. The project also includes along with private balconies for certain upper floor units in Building 1 and Building 2, along with common area upper floor covered patios.

**Parking** - The project is requesting to use the reduced parking ratios as allowed for affordable projects in conformance with the City's Density Bonus and Residential Incentives Ordinance (Article 67, Escondido Zoning Code). The Ordinance requires the City to grant certain incentives to assist in the development of affordable projects. Based on the parking ratios for affordable units, a minimum of 84 parking spaces would be required, which also includes parking for the small commercial component. A similar market rate mixed-use project would require 112 parking spaces based on the standard multi-family parking ratios. In accordance with the affordable parking incentives, the project would provide 84 parking spaces that includes a combination of two-car, tuck under tandem spaces located within the lower floor of Building 1, and open and guest spaces situated throughout the site. Two, two-car adobe carports also would be retained that currently serve the existing adobe apartment complex. These carport spaces and two additional open tandem spaces would take access from 15<sup>th</sup> Avenue. On-street parking along the project frontages (SEB and 15<sup>th</sup> Avenue) also currently is allowed, but does not count towards meeting the project's parking requirements. The applicant indicated that based on the existing low parking demand at their existing facilities throughout San Diego and the residents use of public transportation, the proposed 84 parking spaces would more than sufficient to accommodate the anticipated parking demand for the facility. Two NCTD bus stops are located at the corner South Escondido Boulevard/15<sup>th</sup> Avenue.

A typical market rate project also requires a certain percentage of parking to be covered (1 per unit), but the affordable parking incentives would allow for covered parking to be eliminated. The project would provide 14 covered spaces within Building 1, and four others within the two existing adobe carports. All other spaces would be uncovered. A parking management plan would need to be implemented to ensure adequate parking is maintained, and details the location and use of any assigned spaces, operation of tandem spaces, overflow parking, on-site vehicular maintenance, and commercial and guest parking. Staff believes the project would provide sufficient parking for the type of affordable residential development proposed in accordance with the City's parking requirements for affordable projects, and the project would not create any adverse parking impacts throughout the surrounding neighborhood.

**Historic Preservation Commission Recommendation:** The Historic Preservation Commission considered the applicant's request to remove several of the historic adobe structures on the site on August 5, 2014 and April 7, 2015. During the initial review of the proposed project at the August 5<sup>th</sup> meeting, the Commission felt that in addition to preserving the adobe office structures, the six older circular adobe apartment structures also should be preserved and integrated into the overall project design. The Commission also felt the architecture of the new buildings should be more compatible with the existing buildings as opposed to the modern architectural style initially proposed by the applicant. Based on the Commission's input, the applicant revised the project plans to retain the six circular apartment units as well as utilizing a style of architecture that would be more compatible with the existing adobe structures. The Commission unanimously recommended approval of the proposed demolition/preservation plan; overall design of the project and architecture of the new buildings; and mitigation measures at the April 7, 2015 meeting.

## SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

### A. PHYSICAL CHARACTERISTICS

The approximately 1.8-acre, L-shaped project site is comprised of four parcels (APNs 236-460-04, -05, -09 and -59) and fronts onto and takes access from South Escondido Boulevard on the west and 15th Avenue on the north. The site is located within an urban area of the City within the South Escondido Boulevard Neighborhood Planning Area and is surrounded by a mix of residential and commercial zoning and land uses. The site is relatively flat and generally slopes and drains to the west. Existing development includes single-story apartment and commercial buildings (adobe construction), swimming pool, paved parking and ornamental landscaping. A community garden also is towards the southern portion of the site. Vegetation generally includes turf grass/lawn, palm and other ornamental trees, cacti and small shrubs. The site does not contain any native vegetation, sensitive vegetation or habitat areas, or significant drainage features.

### B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:** 1.8 acres (4 parcels)
2. **Proposed Lots:** 1 Lot (lots to be consolidated into one lot – Boundary Adjustment)
3. **Number of Units:** 54 total apartment units  

**New Units:** 44 units – within two new, three-story buildings  
**Existing Units:** 6 units – existing adobe apartment complex to be preserved
4. **Density:** 30 du/ac (54 units / 1.8 gross acres)
5. **Commercial Space:** 1,500 SF located on first floor of Building 1, fronting onto SEB
6. **Site Data:**  

Total Bldg. SF      57,060 SF      0.73 Floor Area Ratio (FAR)
7. **Building Data:**  

**New Buildings:** 2, three-story buildings  
Bldg. 1: 18,675 SF (14 residential units and 1,500 SF commercial space)  
Bldg. 2: 27,974 SF (34 residential units)  
Total: 46,649 SF

Height: 3 stories with flat roofs and parapets ranging from approx. 35' for Bldg. 1 and 33'-6" Bldg. 2.  
Mechanical units would be situated on the roofs and screened by the parapets.

|               | <u>Plan</u>  | <u># Units</u> | <u>Total SF</u> |
|---------------|--------------|----------------|-----------------|
| New Unit Mix: | 1 bed 1 bath | 11             | 515 SF          |
|               | 2 bed 1 bath | 32             | 780 SF          |
|               | 3 bed 2 bath | 5              | 1,080 SF        |

|                                  |                                                                             |
|----------------------------------|-----------------------------------------------------------------------------|
| Existing Buildings<br>to Remain: | Adobe Offices - 3,740 SF                                                    |
|                                  | <u>Adobe Apartment Units – 6,671 SF (5 two bedroom and 1 three bedroom)</u> |
|                                  | Total: 10,441 SF                                                            |

**Material/Colors:** White stucco exterior walls, heavy wooden trellis features, metal guardrails and, painted tube steel columns, aluminum framed storefront windows for commercial building, flat roof with varying parapet heights.

**9. Setbacks:**

|                                                  | <b><u>Proposed PD Zone</u></b>                                            | <b><u>CG Zone</u></b>                                                                 |
|--------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Front: Northern P/L<br>(15 <sup>th</sup> Avenue) | 13' to existing adobe structure                                           | 0' typ. (15' when adjacent to R-3 zone)                                               |
| Street-Side/West P/L<br>(South Escondido Blvd.)  | Approx. 14' from face<br>of curb to new Building 1                        | 0' typ. (14' from face of curb along SEB)                                             |
| Rear/Southern P/L                                | Approx. 10' Bldg. 1<br>5' to commercial component<br>15'-to Bldg. 2       | 0' (Adjacent to PD-MU zone)                                                           |
| Side/Eastern P/L                                 | Approx. 10' to Building 2<br>with upper balconies project<br>up to 5 feet | 0' (10' for first 2 stories and 5' for additional<br>story when adjacent to R-3 zone) |

Note: Planned Development zoning establishes its own zoning standards, including setbacks. The Density Bonus/Residential Incentives Ordinance also allows deviations from setbacks for affordable projects. The min. design setback along South Escondido Boulevard for new buildings is 14 feet from face of curb.

**10. Parking:** 84 total on-site spaces provided

Tuck Under: 14 covered tandem spaces Bldg. 1 (approx. 44'-4" deep x 9' wide)  
 Carport: 4 existing carport (2 existing adobe carport spaces to remain)  
 Open: 66 open spaces

Required: 84 based on number of bedrooms and commercial space. Parking requirements based on City's Density Bonus and Residential Incentives Ordinance (Article 67) for affordable housing (General Plan Housing Element, page IV-80).

**Residential Incentive Ratio**

1 bed – 11 x 1.0 per unit = 11  
 2 bed - 37 x 1.2 per unit = 44.4  
3 bed – 6 x 1.5 per unit = 9  
 64.4 spaces

Guest spaces at 1 per each 4 units  $54/4 = 13.5$

Commercial 1,500 SF at 1:250 SF = 6

Total Required: **84 spaces**

**Standard Parking Ratio**

1 bed – 11 x 1.5 per unit = 16.5  
 2 bed – 37 x 1.75 per unit = 64.75  
3 bed – 6 x 2.0 per unit = 12.0  
 93.25 spaces

Total Required: **112 spaces**

Street Parking: Street parking is limited along the project frontages and various sections of South Escondido Boulevard.

**11. Open Space:****Provided**

23,829 SF Total

22,508 SF Common areas  
 3,343 SF Private Patios/Balconies  
 978 SF, Two Common Balconies

**Required**

R-4 multi-family req. used for comparison  
 200 SF per each unit plus 200 SF each bed  
 over 1  
 54 units x 200 SF = 10,800 SF  
49 beds over 1 x 200 SF = 9,800 SF  
 Total 20,600 SF

- 12. Landscaping:** New ornamental landscaping to be provided around the project perimeter and throughout the project, where available. Enhanced pedestrian concrete paving to be provided within selected areas throughout project. Use of recycled adobe block materials also to be used, where applicable.
- 13. Walls/Fencing:** New decorative solid masonry wall with pilasters proposed around along northern and southern perimeter of the site. Existing masonry wall along eastern boundary to remain. Vehicle entrance security gates are not proposed.
- 14. Signage:** No signage proposed at this time. A separate sign permit would be required for any project identification in conformance with the City's Sign Ordinance.
- 15. Trash:** One, 12' x 24' trash enclosure would be provided to accommodate trash and recycle bins). The enclosure would be constructed of decorative masonry block with a solid roof per water quality/storm water requirements. The final design is conditioned to complement the materials and architecture of the buildings. The number of trash pick ups per week and types of bins would be coordinated with Escondido Disposal.

## **EXHIBIT "A"**

### **FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG14-0020**

#### Master and Precise Development Plan

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service type uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan that was 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 minimum density of 30 dwelling units per acre. 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 30 du/ac (54 residential units/1.8 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 approval of the proposed Master and Precise Development Plan would be based on sound principles of land use is well-integrated with the surrounding properties because adequate parking, circulation, utilities and access would be provided for the development of the mixed-use residential project (as detailed in the staff report and Final Mitigated Negative Declaration). The project also would not be out of character for the area which contains other existing and approved multi-story residential mixed-use developments to the north, southwest and south. Appropriate separation and orientation between the proposed commercial and residential elements has been provided to avoid conflicts between the uses, and adjacent uses. The design of the project would be in conformance with the South Escondido Design Guidelines because the project would provide affordable residential units with varying number of rooms and sizes to accommodate a wide range of needs. The project includes a variety of amenities, open space areas and landscape features for the residents. A mix of architectural elements has been incorporated into the buildings to be compatible with the existing historic adobe structures that would be retained. Commercial storefront elements orient towards Escondido Boulevard to maintain the commercial character of the area.
3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses because the site is zoned for commercial development, and also would allow for high-density residential mixed-use development. The project site currently is developed with office and multi-family residential development, and is adjacent to a mix of commercial and multi-story residential uses/development. The Engineering Department indicated the project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections. No mitigation would be required. Proposed grading is minimal to support the project and drainage design. 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.
4. The overall design of the proposed planned development would produce an attractive residential and commercial project because it incorporates existing historic adobe structures into the overall design and facility operation, while utilizing a compatible architectural design for the new buildings. The project is located in close proximity to other amenities such as public transit and shopping. Appropriate on-site amenities and facilities would be available to support the residents/clients. The proposed development is well-integrated with the surrounding properties because the design would be compatible with surrounding commercial and multi-story residential structures as described in the sections above and in the staff report. Commercial storefront elements orient towards Escondido Boulevard to maintain the commercial character along the corridor and provides a pedestrian orientation along the street/sidewalk. Appropriate separation and orientation between the proposed commercial and residential elements has been provided to avoid conflicts between the uses. Adequate on-site parking is provided for each of the uses. Pedestrian circulation is provided throughout the project including various amenities such as patios, enhanced walkways and landscape features.

5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations because a mixed-use 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. The project would provide affordable housing opportunities, along with a range of services 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.
6. In accordance with Article 40, Section 33-803 (Historical Resources) of the Escondido Zoning Code, the proposed demolition of the historic adobe structures is appropriate for the following reasons:
  - a. That the City of Escondido's inventory of significant historical resources will not be diminished by the demolition because the most noteworthy structures/resources associated with Weir Bros Construction would be preserved on-site and incorporated into the project design.
  - b. The Historical Society and/or other appropriate historic agencies will have access to the building(s) to retrieve any historic materials. The project also will be required, as a condition of project approval and require CEQA mitigation measures, to provide appropriate photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications.
  - c. The Planning Commission and City Council will consider the proposed project at noticed public hearings prior to issuance of a demolition permit. Appropriate CEQA review and public notice has been conducted.
  - d. Due to the project description to provide additional affordable housing opportunities in conformance with the goals of Veterans Village and in conformance with the density provisions of the Escondido General Plan, it is cost prohibitive and therefore not feasible to relocate the type of adobe structures located on the site proposed for demolition.
7. All of the requirements of the California Environmental Quality Act (CEQA) have been met. A Draft Negative Declaration was prepared and issued for the proposed project for 20-day public review on April 22, 2015. The findings of this review are that the Initial Study identified impacts related to cultural resources and hazardous materials that may be potentially significant. However mitigation measures and project design features would reduce these potential impacts to less-than-significant levels. All other project impacts studied were found to be less than significant.

#### 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/MU (Planned Development Mixed Use) because the proposed density of the project is 30 du/ac, which is consistent with 2012 General Plan that allows for mixed-use development within a target area of the South Escondido Boulevard Area Plan. The proposed project would provide an appropriate transition from commercial development on the north and west with medium and lower density development on the east. 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) because potential significant impacts would be reduced below a level of significance.
2. The property involved is suitable for the uses permitted by the proposed Planned Development-Mixed Use zone and would not be detrimental to surrounding properties because the site currently is zoned for commercial development and is currently is used for residential uses by Veterans Village of San Diego. Multi-story mixed-use residential development is allowed on the subject site subject to the Planned Development Zone and provisions of the Escondido Zoning Code. The project has been designed to be compatible with the mix of surrounding commercial, single- and multi-family residential development through the use of appropriate building design and orientation, setbacks, walls/fencing and perimeter landscaping.
3. The uses permitted by the proposed Planned Development-Mixed Use zone would not be detrimental to surrounding properties because a mix of commercial and residential uses surround the project site and the proposed the PD/MU zone would be consistent with the General Plan Target Area Goals. 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 because the project uses, density and design would be in conformance with the overall goals of the South Escondido Boulevard neighborhood Plan and General Plan Target Area to encourage revitalization and redevelopment of the commercial corridor. The General Plan Target Area requires a minimum density of 30 dwelling units per acre in conformance with Smart Growth Principles by creating new neighborhoods that are attractive, convenient, safe, and healthy, and also increase densities along transit nodes, and offer a range of housing opportunities within existing neighborhoods that are in closer proximity of a range of jobs, services and transit. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area with a proposed density of 30 du/ac (54 units/1.8 acres). The Planned Residential-Mixed Use zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements.

**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**SUB13-0009**

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. Appropriate fire access and ADA compliant paths of travel shall be provided from the public way, parking areas and to all accessible areas of the lower floor and outdoor spaces, as may be required by the Fire Department and Building Division.
3. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
6. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
7. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
8. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis (Interior Noise Assessment) shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
9. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
10. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the 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.

11. No signage is approved as part of this Master and Precise Development Plan. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). The Commercial/Office component may utilize CG sign criteria and the Residential Component the multifamily residential component to compute the amount and size of allowed signage for each project component. A separate sign permits will be required for project signage. The main project entry sign should be located in front of the existing adobe offices to tie the two project components together. An interpretive type display also should be located along the South Escondido Boulevard frontage in order to be visible to the public and engage the larger community rather than locating it within the center of the project.
12. In accordance with the Master and Precise Development Plan, solid masonry screen walls (min. six feet in height) shall be constructed along the northern, eastern, southern, and portions of the western perimeter of the site. Decorative pilasters shall be incorporated into the design at appropriate intervals. A decorative cap shall be used (rolled mortar cap not allowed). The materials and color of the walls shall compliment the architectural design of the existing and proposed buildings, to the satisfaction of the Planning Division. The design and materials shall be indicated on the appropriate plans (building/grading) and final landscape plans.
13. All trash enclosures must be designed and installed per City standards and in coordination with Engineering Department storm water control requirements. The enclosure shall be constructed of decorative materials to be compatible with the design of the buildings/walls. An appropriate decorative roof structure shall be incorporated into the design for storm water control. Landscaping shall be provided around the enclosure to provide appropriate screening.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. Additional architectural screens may be required. 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 or additional screening is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Units also shall be located and appropriate measures incorporated to avoid potential noise conflict with residential uses.
15. A minimum of 84 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and Master and Precise Development Plan. The spaces shall be striped in accordance with the Zoning Code, and shall clearly identify compact vs. standard spaces, along with any restricted spaces (such as guest or commercial). Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
16. All project generated noise shall conform with the City's Noise Ordinance (Ordinance 90-08).
17. Any decorative pavement, driveways and sidewalks shall be indicated on the grading, architectural/building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated into the sidewalk and hardscape features along Escondido Boulevard and the project entry drive, along with appropriate landscaping. If pavers are used, the grading plan shall include a structural cross section and be designed to accommodate a min. 75,000 lb. vehicle weight, to the satisfaction of the Engineering Division.

18. Balconies and patios shall be kept in a neat and orderly manner, especially along South Escondido Boulevard. 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 as towels, clothing, etc.).
19. All new utilities shall be underground.
20. Appropriate backup/kicker areas shall be provided at the terminus of drive isles. These areas shall be identified on the grading and site plans.
21. In accordance with the Master and Precise Development Plan, the project shall maintain the affordability components of the units. Should the affordability components of the project cease and the project is rented or sold as market rate units, then the appropriate number of parking spaces shall be required for standard multi-family units as required by Article 38 of the Escondido Zoning Code (Off-Street Parking) in addition to parking for all commercial, retail and office components.
22. A parking management plan shall be submitted to the Planning Division for review and approval prior to issuance of building permits for the project. The plan shall include provisions for assigned and open spaces, guest and commercial spaces, vehicle maintenance and overflow parking to address any parking conflicts throughout the neighborhood.
23. 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 for a project with a 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).
24. The project shall be in compliance with all of the following mitigation measures:

**Historic Resources Mitigation:**

**CUL-1: Existing Buildings** - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the area of potential effect (APE), the Weir Brothers Construction Company building and the 1961 Adobe Villa Apartment.

- a. **Historic Structure Report.** Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and

reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.

- b. **On-Site Construction Observation.** A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.

**Proposed Demolition** - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.

- a. **Historic American Building Survey (HABS) Documentation** Prior to demolition, the entire site shall be documented according to the NPS Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.
- b. **Salvage Materials.** Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided for in The Standards. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.
- c. **Interpretive Signage or Display Panels.** Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed during construction. Historic images, if available or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.

**CUL-2:** Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

- A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

- In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
- A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

#### **Hazardous Materials Mitigation:**

**HAZ-1:** Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.

**HAZ-2:** Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services certified lead inspector/risk assessor to determine the presence or absence of lead-based paint located in all building to be demolished or renovated under the applicable permit. All lead containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

#### **Landscaping**

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division along with the appropriate plan check fee prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as exhibit(s) to the satisfaction of the Planning Department. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized evergreen trees, to the satisfaction of the Planning Division. The plan shall include appropriate trees within the landscape planter areas along the southern and eastern boundaries of the project. These landscape areas also shall allow for appropriate Fire Department access. Root barriers shall be provided in accordance with the Landscape Ordinance.

3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. The streetscape along Escondido Boulevard shall include appropriate decorative paving (i.e., colored concrete, decorative pavers, etc) and landscape planters, along with the required number of street trees, to the satisfaction of the Planning Division.
6. 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.

### **Fire Department**

1. Approved numbers and/or address shall be placed on all new and existing buildings, and at appropriate locations as to be plainly visible and legible from the street or roadway fronting the property from each direction of approach, as approved by the Fire Marshall.
2. Speed bumps, speed humps, and control dips that may interfere with emergency apparatus shall not be installed on fire access roadways.
3. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadway or similar features shall be required to provide map updates shall be provided to the Fire Department in a format (PDF and/or CAD as approved by the FAHJ) or compatible with current department mapping services, and shall be charged a reasonable fee for updating all response maps.
4. Approved automatic Fire sprinkler systems and fire/life safety systems (such as alarms) are required in all new structures. For the purpose of fire-sprinkler systems, buildings separated by less than ten feet from adjacent buildings shall be considered as one building.
5. Fire hydrants capable of delivering 2,500 GPM at 20-PSI residual pressure are required every 300 feet. All hydrants must be within 50 feet of FDC. Additional on-site hydrants may be required, as determined by the Fire Department.
6. Appropriate fire access shall be provided along the rear of Buildings, 1 and 2. Any patio walls must have appropriate emergency access.

**ENGINEERING CONDITIONS OF APPROVAL**  
**Veterans Village – 1556 S. Escondido Blvd.**  
**PHG14-0020**

**GENERAL**

1. As surety for the construction of required off-site and/or 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 plans and the issuance of Building Permits.
2. 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 Director of Engineering Services.
3. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.
4. The project engineer will be required to locate and pothole all existing utilities along project frontages to verify connection locations and depths and to design new facilities to standard required utility clearances at crossings.

**STREET IMPROVEMENTS AND TRAFFIC**

1. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets adjoining the project boundary:

**STREET**

Fifteenth Ave.

**CLASSIFICATION**

Local Collector  
(42' min. curb to curb)

See appropriate typical sections in the current Escondido Design Standards for additional details.

2. The developer shall be required to landscape and irrigate the parkway areas along project frontage on Escondido Blvd. and 15<sup>th</sup> Ave. to the satisfaction of the Planning Director.
3. All driveways shall be alley-type in accordance with Escondido Standard Drawing G-5-E, with a minimum throat width of minimum 24 feet.
4. The developer shall install a public street lights per Escondido Standard Drawing E-1-E at each project entrance/exit driveway as required by the City Engineer.
5. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
6. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Restrictions on landscaping may be required at the discretion of the City Engineer.

7. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Developer's contractor shall do any removal of existing striping and all new signing and striping.
8. The developer 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. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Utility, Fire and Engineering Departments prior to issuance of a Grading Permit.
2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. Any 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 retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
4. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
5. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.

### **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The offsite extension of storm drain including clean-outs in Escondido Blvd. required to convey the storm water stored subsurface onsite shall be public. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The on-site trash enclosure area shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Engineering Services.
6. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.
7. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved WQTR for City acceptance and recordation. A signed copy of the agreement shall be provided to the City prior to approval of the grading plan.

### **WATER SUPPLY**

1. Fire hydrants together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, designed and constructed to the satisfaction of the Utilities Director.
2. The onsite required public water main system shall be looped through the project site from 15<sup>th</sup> Ave. to Escondido Blvd.
3. Where the onsite required looped waterline passes adjacent to the existing buildings at the Northwest corner of the project, it shall be sleeved within a 16" PVC sleeve to the satisfaction of the Utilities Engineer.
4. The project owner is solely responsible for replacing any stamped concrete, pavers, or pervious pavements in kind if the City has to trench the project driveways for repair or replacement of any waterline.

### **SEWER**

1. The proposed 6" sewer main serving multiple building shall be considered private. The responsibility for maintenance of this private sewer system all the way to the public main in Escondido Blvd. shall be that of the property owner. A 5' diameter sewer manhole per Escondido Standard Drawing S-1-E shall be constructed where this private sewer main connects to the existing sewer main in Escondido Blvd.
2. Separate sewer laterals shall be installed from this private sewer main to each building.
3. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.

### **EASEMENTS AND DEDICATIONS**

1. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for all public water mains within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage pipes shall run parallel within this proposed public waterline easement.

2. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading and improvement plans.
3. The developer shall dedicate all necessary dedications of public rights-of-way on the following streets contiguous to the project to bring the roadway to the indicated classification and required alignment.

**STREET**  
**Escondido Blvd.**

**CLASSIFICATION**  
**Collector (82' R/W)**

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

### **CASH SECURITY AND FEES**

1. 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 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

### **SURVEYING AND MONUMENTATION**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.
2. A current preliminary title report shall be submitted with the grading plans.

### **UTILITY UNDERGROUNDING AND RELOCATION**

1. All existing overhead utilities within the project boundary or along fronting streets shall be relocated underground in accordance with the City's Utilities Under-grounding Ordinance.
2. The developer 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 under-grounding. All new utilities shall be constructed underground.

## PLANNING COMMISSION

Agenda Item No.: H.2

Date: May 26, 2015

**CASE NUMBER:** AZ 15-0001

**APPLICANT:** City of Escondido

**LOCATION:** Citywide

**TYPE OF PROJECT:** Amendment to the Zoning Code

**PROJECT DESCRIPTION:** A proposed amendment to Article 49 of the Escondido Zoning Code regarding Air Space Condominium and Community Apartment Projects, to provide an exception from the condominium permit requirement for new commercial and industrial condominium projects that otherwise comply with Subdivision Map Act and City public noticing requirements. The amendment will also increase the minimum contingency fund requirement for condominium conversion projects and eliminate the fee requirement for new construction, allow for administrative approval of minor changes to proposed condo projects on a case-by-case basis, and include other minor text revisions for clarity purposes. The proposal includes the adoption of the environmental determination prepared for the project.

**STAFF RECOMMENDATION:** Approval

### BACKGROUND/SUMMARY OF ISSUES:

The Air Space Condominium and Community Apartment Projects Ordinance is codified within Article 49 of the Zoning Code, and has been amended several times since its initial adoption. Per the current ordinance, the city council has the authority to approve a condominium permit application with the findings that the project complies with applicable codes and regulations (zoning, building, fire, seismic, etc.), contains architectural and site-planning features commonly found in developments with a majority of owner-occupied units, provides sufficient parking and well-designed open space, includes an adequate and sustainable maintenance and repair program, and involves tenant notification as required by law. To assist the council in making these findings, the ordinance requires an applicant for a condominium conversion project to provide a physical element report describing the current condition of the property, as well as the estimated useful life and replacement cost for structural and mechanical features. It also requires applicants for new and converted projects to set up a contingency fund with an owners' association to cover emergency repairs and restoration to common areas, and for residential projects, it designates specific design standards for unit size and amenities.

Section 66426 of the Subdivision Map Act requires a tentative map and final map for all subdivisions creating five or more lots or condominium units. An exception is allowed for industrial or commercial developments having access to a public street with an approved street alignment and width. In those cases, a parcel map is required. Most condominium proposals in Escondido are related to residential development and therefore would not qualify for this exception. However, commercial and industrial condominium projects have been approved in the past through the standard process that includes approval of a tentative map and a condominium permit.

While the Subdivision Map Act streamlines the review process for commercial and industrial condominium proposals by allowing administrative approval of a tentative parcel map, the Zoning Code still requires a condominium permit which keeps the review process in the public hearing realm and negates any potential time savings. The proposed amendment would eliminate the condominium permit requirement for new commercial and industrial condominium projects. This would enhance the city's ability to streamline processing for these projects as allowed by state law and would be consistent with the City Council's Action Plan goals of making Escondido more competitive in part by streamlining the development review process.

Staff feels that the issues are as follow:

1. Whether the proposed changes are appropriate.

**REASONS FOR STAFF RECOMMENDATION:**

1. The elimination of the condominium permit requirement for new industrial and commercial condominium projects will streamline the approval process, which will help to promote the establishment of businesses in Escondido. The requirement to obtain parcel map approval will remain in place, as mandated by the Subdivision Map Act.
2. Allowing for administrative approval of minor changes to proposed condominium projects will also help to streamline the permit process, since it will eliminate the need for a hearing in some cases. The decision to approve a change administratively will be made on a case-by-case basis, which will give staff the discretion to seek planning commission approval when warranted.
3. The increase in the minimum contingency fund requirement from \$500 to \$1000 per unit will ensure that a condominium conversion project has sufficient reserves to pay for any emergencies or repairs that may arise within common areas of the development. This will enable Escondido to retain a supply of high-quality, well-maintained condominium projects. Staff has concluded the fee is not warranted for new condominium construction where there is no deferred maintenance and the establishment of a reserve fund is already mandated by the California Bureau of Real Estate.

Respectfully Submitted,



Ann Dolmage  
Associate Planner

## **ANALYSIS**

### **A. ENVIRONMENTAL STATUS**

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

### **B. CONFORMANCE WITH CITY POLICY/ANALYSIS**

#### General Plan

The proposed code amendment is consistent with the General Plan Small Business and Entrepreneurialship Policy 3.2, to identify and remove obstacles to the formation and expansion of local businesses, where appropriate. Eliminating the requirement for new non-residential condominium projects to obtain a condominium permit will streamline the approval process and reduce costs for the applicant, making it faster and easier for these developments to be completed and occupied by local businesses.

#### 2013-2014 City Council Action Plan

The 2013-2014 City Council Action Plan includes a goal to make Escondido more competitive in the marketplace, and lists several strategies to achieve this goal, including the identification of process developments to further streamline the development review process. The "Working Together to Get to Yes" program was developed to implement this strategy. Revision of the condominium permit ordinance is an element of the "Get to Yes" program. Therefore, this code amendment is consistent with the goals of the Action Plan.

#### Proposed Changes

This code amendment would provide an exception from the condominium permit requirement for new construction of non-residential condominium projects that otherwise comply with the Subdivision Map Act. Eligible projects include those that can demonstrate that no building permits have been issued; the project is not a mixed-use development that includes residential units; a contingency fund and maintenance/replacement program have been set up for required improvements to the satisfaction of the director of community development; the developer files a declaration of codes, covenants, and restrictions pursuant to Section 33-1108; and public notice of the project complies with Section 33-1300(b) and (c)). Additionally, this amendment will increase the contingency fund requirement from \$500 per unit to \$1000 per unit (with flexibility to adjust the amount if appropriate) for condominium conversion projects only, while eliminating the contingency fund fee for new condominium projects, and will allow for administrative approval of minor changes to a proposed condominium project on a case-by-case basis (currently, planning commission approval is required). Finally, the amendment will make minor text changes to update code references and organization titles, fix usage and punctuation issues, and clarify terms.

Staff has determined that the proposed code changes will support the City's goals to streamline the development permit process and remove roadblocks for local businesses. Each proposed commercial or industrial condominium project could still be conditioned to provide appropriate improvements through the tentative parcel map process. The proposed amendment will also boost the effectiveness of contingency funds for condominium conversion projects during the initial conversion period when new homebuyers may be faced with unexpected common area maintenance expenses before the HOA controls the funds, and will not affect state-mandated map requirements or City public noticing requirements. Therefore, staff recommends approval.

**FACTORS TO BE CONSIDERED**  
**AZ 15-0001**  
**EXHIBIT "A"**

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code amendment. The revised code would eliminate the requirement for new commercial and industrial condominium projects to obtain a condominium permit, but these projects would still be subject to the provisions of the Subdivision Map Act and City public noticing requirements. No physical improvements are proposed as part of this code amendment.
2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties, since it is a citywide code that implements Small Business and Entrepreneurialship Policy 3.2 to identify and remove obstacles to the formation and expansion of local businesses, where appropriate. Commercial and industrial condominium projects would still be subject to the relevant building and fire codes, as well as to the development standards of the underlying zoning district (setbacks, floor area ratios, etc.)
3. The proposed amendment would be consistent with the General Plan, since no land uses or policies would be amended or impacted, and it would implement the Small Business and Entrepreneurialship Policy regarding removing obstacles to the formation and expansion of local businesses. The code amendment would also achieve a goal in the City's "Working Together to Get to Yes" program, which was developed to address one of the "Economic Development" items in the 2013-2014 City Council Work Program.

## ARTICLE 49. AIR SPACE CONDOMINIUM AND COMMUNITY APARTMENT PROJECTS

### Note

\* Prior history: Zoning Code, Ch. 109, §§ 1097.01—1097.05 and 1097.10—1097.21 as amended by Ord. No. 93-14.

### Sec. 33-950. Applicability.

The procedures set forth in this article shall be utilized for all new condominium projects in residential, commercial and industrial zones within the City of Escondido. The conversion of residential units into condominium ownership shall be subject to supplemental standards as applicable. It shall apply to condominiums as defined in Section 783 of the Civil Code, community apartment projects and stock cooperatives as defined in Sections 1003.211003.2 and 11004 of the Business and Professions Code, and to the conversion of existing structures to condominiums, community apartment projects or stock cooperatives. ~~Projects approved in conjunction with Article 19, planned development, and resident purchase of mobilehome parks pursuant to section 32-80(e) of Article 5 of Chapter 32, subdivisions, shall not be required to be processed through this article.~~ For the purpose of this article, community apartment projects and stock cooperatives shall be synonymous with the term condominium or condominium conversion, as appropriate. The requirements of this chapter are in addition to subdivision ordinance requirements contained in Chapter 9432. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

### Sec. 33-951. Condominium or condominium conversion application.

(a) Permit required for new condominium projects and conversions to condominium ownership.

A condominium permit and design review shall be required for all condominiums to be constructed or for existing buildings to be converted to condominiums in the City of Escondido. Application for a condominium permit shall be made to the city council, through the planning division and planning commission in accordance with procedures set forth in this chapter. The director of community development shall prescribe the form and content of applications. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

(b) Exceptions to required permits. The following projects are not required to process a condominium permit through this article:

- (1) Condominiums requested concurrently with a planned development application pursuant to Article 19.
- (2) Condominiums requested concurrently with resident purchase of mobilehome parks pursuant to section 32-401 of Article 4 of Chapter 32, subdivisions.
- (3) Condominiums requested concurrently with a non-residential development entitlement application in conformance with the California Subdivision Map Act, and subject to the following provisions:
  - (A) Building permits have not been issued.

- (B) The project is not a mixed-use development that includes residential units.
- (C) A maintenance and replacement program, as well as a contingency fund is provided to adequately address required improvements to the satisfaction of the director of community development.
- (D) The developer files with the city, a declaration of covenants, conditions and restrictions pursuant to section 33-1108.
- (E) Public notice of the condominium project complies with section 33-1300(b) and (c).

For the purpose of this article, new construction shall mean the entire structure included within the condominium project and shall not apply to the remodel of existing floor area.

#### **Sec. 33-952. Commission action.**

The planning commission shall review the application for a condominium permit and recommendation of the planning division. A public hearing on the application shall be held in accordance with Division 6 of Article 61 of this chapter, and a recommendation shall be forwarded to the city council. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05; Ord. No. 2011-19R, § 5, 1-11-12)

#### **Sec. 33-953. Findings of commission and council.**

In order to grant a condominium permit, the city council shall find that:

(a) Except as specifically addressed in section 33-955 of this article, the project meets current zoning, design review, drainage, engineering, fire protection, seismic and building code requirements as if the project were newly constructed. However, the conversion of existing legal nonconforming multifamily residential developments to condominium units is exempt from current density requirements providing no increased density is proposed. Conversion requests may also utilize the same administrative adjustment procedures available to new construction as specified in the underlying zone;

(b) Required upgrades or modifications correcting a nonconforming condition may be permitted notwithstanding the provisions of section 33-1243 of this code, if the project otherwise conforms to applicable criteria;

(c) Residential projects will contain architectural and site-planning features commonly found in projects that maintain a majority of owner-occupied units;

(d) The project provides sufficient parking commensurate with its location and design;

(e) The project's open space is well-designed, properly distributed, and does not unreasonably restrict disabled access;

(f) The project conforms ~~with~~to the general plan and applicable zoning provisions. However, a conversion to residential condominiums may occur notwithstanding the fact that existing densities exceed currently permitted general plan densities provided no additional units are proposed;

(g) The project's maintenance and replacement program adequately addresses required improvements and appears to be sustainable;

(h) That all tenant notification and information, as required by the California Subdivision Map Act, this chapter, and the City of Escondido subdivision ordinance has been, or will be provided; and

(i) That provisions have been made for the timely release of security deposits and provision of rental payment history reports if requested by existing residential tenants. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-954. City council action.**

After the submission of a formal recommendation by the planning commission, the city council shall review the application and recommendation during a public hearing held in accordance with Division 6 of Article 61 of this chapter, and shall approve, modify or disapprove the action of the planning commission. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-955. Development standards.**

Condominiums approved and authorized by the city council shall be developed or upgraded to comply with the city's current design review, building, seismic, drainage, engineering, zoning and fire protection standards for new construction. Limited departures, in accordance with applicable building code provisions, may be granted for condominium conversions providing that proposed conditions will substantially conform to current requirements, feasible upgrades have been provided, and no health and safety issues will exist.

Condominium permit approvals shall comply with the findings outlined in section 33-953 of this article. Additionally, minimum standards for residential condominium units include the following:

|                                         |                                             |
|-----------------------------------------|---------------------------------------------|
| (a) Minimum square footages as follows: |                                             |
| Studio                                  | 600 square feet                             |
| One-bedroom units                       | 700 square feet                             |
| Two-bedroom units                       | 800 square feet                             |
| Three-bedroom units                     | 1000 square feet                            |
| Additional bedrooms                     | 150 square feet for each additional bedroom |

(b) Washer and dryer hook-ups in each unit.

(c) Minimum of eighty (80) cubic feet of private storage area for each unit with minimum dimensions of at least two feet. Said storage shall be in addition to normally expected cabinets and closets. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-956. Physical element report.**

As part of the application submittal for any requested conversion to condominium ownership, a building and site evaluation report shall be submitted to the ~~community development department~~ planning division, detailing compliance with current zoning, building, engineering, seismic, drainage and fire codes, the condition of existing improvements, and a schedule for recommended replacement and upgrades. Each report shall evaluate approved project plans as well as as-built conditions. It shall identify and assess any exceptions from current codes and recommend remedial measures. The report shall include estimated remaining useful life and replacement cost of roofs, driveways, foundations, plumbing, electrical, heating, air conditioning, and other mechanical and structural systems. The report shall also document the presence or absence of lead-based paint and asbestos and outline mitigation as appropriate. It shall also evaluate the potential for incorporating arc-fault circuit interrupters, GFCI outlets per the current California Electrical Code, and sleeping room egress door or window openings that conform to current code requirements. Each component of the report shall be prepared by a professional engineer or qualified professional licensed in each subject area they address.

Requests for condominium conversions shall not be deemed complete until the following has been completed:

- (a) A copy of the completed physical inventory report has been distributed to existing tenants.
- (b) A minimum two (2) week comment period has been provided.
- (c) All copies of resident responses have been submitted to the city. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-957. Contingency fund deposit.**

The applicant is hereby required to establish a fund and deposit with the ~~homeowners'~~ association, a minimum sum of one thousand dollars ~~five hundred dollars (\$500.00)~~ \$1,000.00 per unit in any condominium conversion project. Higher per unit deposits may be required based on the condition of the facility, ~~and the nature of the required improvements, and the number of condominium units.~~ Said deposit shall be used solely and exclusively as a contingency fund for emergencies which may arise relating to open space areas, exterior portions of ~~dwelling~~ units, and such other restoration or repairs as may be assumed by the ~~homeowners'~~ association or management corporation. Said funds shall be administered by the city until the ~~home~~ unit owners take majority control of the association. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-958. Improvement security.**

All required modifications and upgrades required of the condominium permit shall be secured and bonded or completed prior to recordation of the final subdivision map, to the satisfaction of the director of community development and city attorney. All necessary improvements shall be installed to the satisfaction of the director of community development prior to granting occupancy. The installation of improvements and grant of occupancy may be phased on a building-building-by-by-building basis consistent with the associated final subdivision map. Required security may be released incrementally as building occupancies are granted. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-959. Covenants, conditions and restrictions.**

The developer shall be required to file with the city, a declaration of covenants, conditions and restrictions, ~~as provided for in Escondido Municipal Code~~ pursuant to section 33-1108. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-960. Expiration and extensions.**

The expiration or extension of a condominium permit shall be concurrent with the accompanying tentative map and in accordance with Chapter 94-~~32~~ 32 of this code. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-961. Modifications.**

Minor changes to a proposed condominium project may be approved administratively on a case-by-case basis based on the nature and scope of the proposed changes, or subject to by the planning commission approval, provided changes are consistent with the intent and purpose of the condominium permit approval. The director of community development shall determine the appropriate application type and fee. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-962. Filing fee.**

The filing fee for a condominium permit shall be in the amount established by resolution of the city council. Fees shall also include copying and distribution costs associated with providing copies of the project staff report to existing tenants. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-963. Reporting to planning commission and city council.**

The ~~community development department~~ planning division will include in its staff report on all condominium conversion applications, statistical information regarding the number of apartment units converted to condominiums, and the percentage of multiple residential housing unit stock that has been converted. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Sec. 33-964. Required notices to tenants.**

Condominium permits for the conversion of existing units are subject to all state-mandated notice requirements including: ~~A summary of notice requirements is as follows:~~

(a) Current tenants of the apartments to be converted must be notified through mail, a minimum of sixty (60) days prior to the filing of the application;

(b) Written notice of the proposed conversion, has been, and will continue to be given to all subsequent tenants;

(c) Each tenant has received ten (10) days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate;

(d) Written notice of intent to convert has been, or will be provided to current residents for a minimum duration of one hundred eighty (180) days prior to terminating tenancy;

(e) Notice must be provided to each tenant a minimum of ten (10) days prior to any public hearing on the conversion;

(f) A copy of the staff report must be provided to each tenant a minimum of three (3) days prior to any scheduled public hearing involving the proposed conversion. The applicant shall pay all copying, mailing, and handling costs in an amount adopted by resolution of the city council;

(g) Notice of the city council's decision must be provided to each tenant ten (10) days after the approval of a final map;

(h) A ninety (90) day notice of exclusive right to purchase from date of issuance of the subdivision public report per Section 11018.2 of the Business and Professions Code.

In addition to the notice requirements listed in this section, tenants shall be given notice of preferential opportunities to purchase an alternate unit on a first-come, first-serve basis. Additionally, the notice of intent to convert may not be provided until after city council approval of the tentative subdivision map and condominium permit.

All notices must be personally delivered or sent via certified U.S. mail. (Ord. No. 2005-21 (RRR), § 1 Exh. 1, 8-24-05)

**Secs. 33-965—33-969 Reserved.**



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

### Notice of Exemption

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

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

**Project Title/Case No.:** AZ 15-0001

**Project Location - Specific:** Citywide

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

**Description of Project:** Request for approval of an Amendment to Article 49 of the Escondido Zoning Code regarding Air Space Condominium and Community Apartment Projects, to provide an exception from the condominium permit requirement for new commercial and industrial condominium projects that otherwise comply with Subdivision Map Act and City public noticing requirements. The amendment will also increase the minimum contingency fund requirement for condominium conversions, eliminate the contingency fund requirement for new condominium projects, allow for administrative approval of minor changes to proposed condo projects on a case-by-case basis, and include other minor text revisions for clarity purposes.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: City of Escondido

Telephone: (760) 839-4548

Address: 201 N. Broadway, Escondido, CA 92025

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

**Exempt Status:** Categorical Exemption. CEQA Section 15361(b)(3), "General Rule".

**Reasons why project is exempt:**

1. The proposed amendment is limited to modifying the types of projects that require condominium permits in the City of Escondido as well as the minimum required contingency fund fee, and will include some minor text clarifications. No physical changes are proposed to any existing structures, and no new development is proposed in conjunction with this amendment.
2. Individual condominium projects would still be subject to review for impacts to traffic, noise, air quality, water quality, and other environmental factors, as mandated by CEQA.
3. In staff's opinion, the proposal would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

**Lead Agency Contact Person:** Ann Dolmage

Area Code/Telephone/Extension (760) 839-4548

Signature: Ann Dolmage  
Ann Dolmage, Associate Planner

5-21-15  
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

## PLANNING COMMISSION

Agenda Item No.: I.1  
Date: May 26, 2015

TO: Planning Commissioners

FROM: Bill Martin, Deputy Planning Director 

SUBJECT: Unauthorized Land Use Changes Occurring at 130 E. Lincoln Avenue  
(Reference Case No. - PHG 15-0002)

The Escondido Sport and Fitness facility located at 130 E. Lincoln Avenue was originally approved by conditional use permit in the mid-1970's as a membership athletic club with indoor fitness facilities, racquetball courts, locker rooms, and an outdoor pool and tennis courts. Several modifications to the conditional use permit have been processed over the years with the two most recent modifications involving the conversion of two tennis courts to outdoor basketball and soccer courts.

It appears that a new owner has acquired the property within the past year and that substantial modifications have occurred since that time. No changes to the land use entitlements have been granted to the new ownership. A demolition permit was issued for the pool in July of last year and a building permit was issued last September to remove interior concrete walls for several racquetball courts and install new beams and roofing. Following these renovations it appears the owner has steadily transformed the facility into a multi-use facility that still retains some fitness elements, but is primarily intended to be a banquet hall and ballroom. A code enforcement inspection on February 27, 2015 revealed that the indoor basketball court had been converted into a banquet hall complete with chandeliers, wall sconces, and a fully carpeted floor. There was no gym equipment, and no remnants of a basketball court in the room. According to the code enforcement officer, only one room on the bottom floor retained the appearance of a gym. The rest of the bottom floor more closely resembled a banquet hall including a new lobby with a grand piano and office area. Code Enforcement issued a Notice of Violation regarding the unauthorized change of use when the change was confirmed by a website search and Facebook page advertising the new banquet, wedding and ballroom facility. A subsequent inspection by Fire Department and Building Division staff discovered a number of code violations including a stairway exit from the second floor that had been removed and improper installation of a fire sprinkler system.

In response to the Notice of Violation, the owner has now filed a proposed modification to the conditional use permit "to operate a 5,046 square foot multi-use hall in an existing 24,360 square foot sports club building..." although the changes already appear more

substantial than that. The Planning Division is faced with a difficult situation where a property owner has substantially converted a large building to an unauthorized alternative land use that ultimately may not be compatible with the neighborhood in which it is located. This clearly is evident when considering the amount of parking that would be needed for the 1,200 guests their website said could be accommodated in three separate ballrooms.

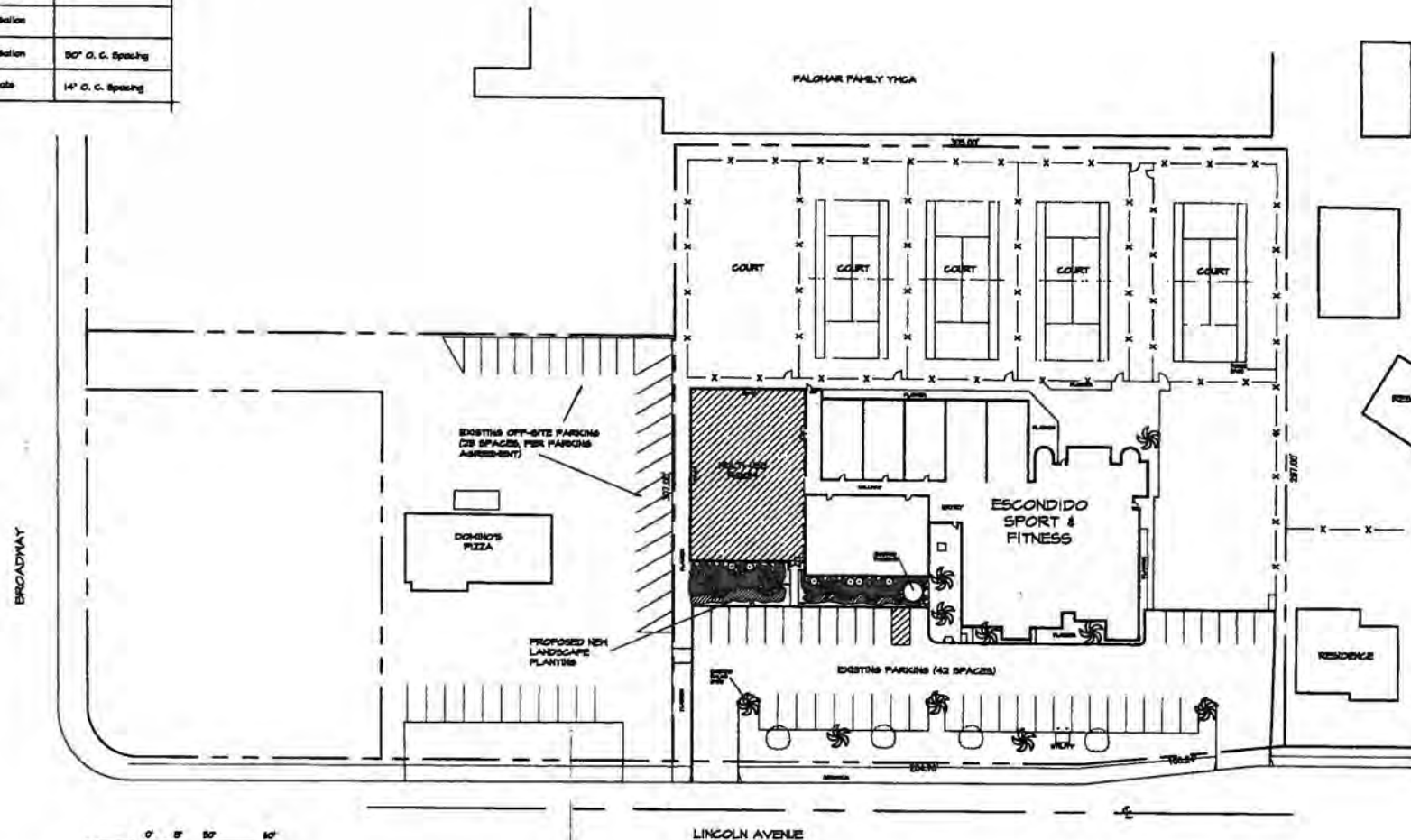
The purpose of this memo is to initiate a conversation with the Planning Commission regarding options for resolving this situation. Planning staff could continue processing the applicant's CUP modification by requesting expensive traffic and noise studies and design modifications for a use that may not be supportable. Another option could involve revoking the current CUP for a fitness facility given that 24 off-site parking spaces previously authorized at the adjacent Domino's property are no longer available and current on-site parking does not meet the requirements for a fitness facility. This could lead to some other change in use that generates less traffic and parking demand, such as a self-storage facility. The applicant could also reestablish the fitness club use in effect at the time he acquired the property and potentially bring the facility back into compliance by building new parking spaces where the pool was located. The property is located in the CG (General Commercial) zone which allows the greatest range of commercial uses so potential opportunities for the site appear to exist. Staff looks forward to receiving input from the commission on this issue.

# PLANTING LEGEND:

| SYM # | BOTANICAL NAME        | COMMON NAME            | SIZE      | REMARKS          |
|-------|-----------------------|------------------------|-----------|------------------|
| ○     | Streitzia nicalai     | Giant Bird of Paradise | 15 gallon |                  |
| ⊙     | Phormium tenax        | New Zealand Flax       | 5 gallon  |                  |
| ⊙     | Agave attenuata       | Agave                  | 5 gallon  |                  |
| ■     | Kniphofia spp.        | Red-hot Poker          | 1 gallon  |                  |
| ■     | Antigonanthos hybrids | Kangaroo Plan          | 1 gallon  | 50" O.C. Spacing |
| ■     | Festuca glauca        | Blue Fescue            | Plant     | 14" O.C. Spacing |

## LANDSCAPE NOTES:

1. All landscape improvements shall be in accordance with the City of Escondido's Landscape Design Guidelines.
2. All landscape areas shall be maintained by the property Owner.
3. The existing irrigation system shall be upgraded to meet local goals and ordinances for water conservation.
4. Drip or sub-surface irrigation shall be utilized where possible.
5. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.
6. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off, except in areas where Decomposed Granite, (DG), is the finish grade surface material.



## SITE NOTES:

1. NO NEW CONSTRUCTION IS PROPOSED THAT WILL ALTER THE EXISTING BUILDING FOOTPRINT OR THE AMOUNT OF USABLE INDOOR AREA.
2. NO GRADING IS PROPOSED AND THE SITE IS FLAT.



# SITE PLAN ESCONDIDO SPORT AND FITNESS