

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 09/08/15

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

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

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

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

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

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

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

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

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

E. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

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

1. MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP – PHG 15-0009; SUB 15-0008:

REQUEST: A Master and Precise Development Plan, in conjunction with a two-lot Tentative Parcel Map, for the development of a mixed-use project consisting of 33 affordable residential rental units and 1,175 SF of commercial space on a 1-acre site in the PD/MU (Planned Development, Mixed-Use) zone. The residential use involves (22) 2-BR, 800 SF units and (11) 3-BR, 1,010 SF units in a three story structure, a lot lot, and community room for residents. The project would consist of units affordable to households with incomes of less than 60% of the Area Median Income (AMI) and includes a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and the provision of tandem and uncovered spaces. The project also includes demolition of two older structures on the site that have been determined not to be significant historic structures. Access to the project would be from Escondido Boulevard. Seventy-one (71) on-site parking spaces would be provided, including 5 spaces for the commercial tenant space. The proposed Tentative Parcel Map would be a two-lot map that includes an air space component to delineate separate ownership of the commercial space from the remainder of the project for financing purposes.

PROPERTY SIZE AND LOCATION: Approximately 1.0 acre located on the eastern side of Escondido Boulevard, south of Fifteenth Avenue, addressed as 1560-1576 South Escondido Boulevard

ENVIRONMENTAL STATUS: The proposed project is exempt from the California Environmental Quality Act in accordance with CEQA Section 15301, "Existing Facilities."

APPLICANT: Solutions for Change

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

1. **A modification to the Precise Development Plan for BMW of Escondido to remodel the facade of the dealership/showroom building with an increase of approximately 1,630 SF of enclosed display area. (Case No. PHG 15-0030).**

Location: 1557 Auto Park Way

Applicant: BMW of Escondido

2. **A request for design review of a modification of an existing freestanding sign up to 15' high with an area of 64 SF proposed for the Arco gas station (Case No. ADM 15-0163).**

Location: East of Auto Park Way/Nordahl and south of the EB on-ramp to Hwy 78, addressed as 2838 Auto Park Way (APN 228-360-14 & -38)

Applicant: Dave Bartl, TRAC

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

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

September 8, 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; Ed Hale, Commissioner; Gregory Johns, Commissioner; Don Romo, Commissioner and James Spann, Commissioner; (One position vacant).

Commissioners absent: Bob McQuead, Vice-chairman.

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

MINUTES:

Moved by Commissioner Romo, seconded by Commissioner Hale, to approve the minutes of the August 25, 2015, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. VARIANCE – PHG 15-0020:

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

locations. The proposal also includes the adoption of the environmental determination prepared for the project.

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

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff recommended approval of the variance, feeling adequate landscaping could be provided with the revised setbacks. He also made reference to an email from Kelly Crews that was provided to the Commission.

Commissioner Hale questioned whether the project could have had an allowable zero-setback if the project had east/west streets, noting this would create a similar situation with the block wall. Mr. Martin replied in the affirmative, noting that this would be for rear yards.

Commissioner Johns expressed his concern with reducing the setback, noting his concern for root damage to the sidewalk. Mr. Martin noted that root barriers would be required for any trees installed next to sidewalks. He also noted that all of the street trees came from the City's Street Tree list.

George Hogan, Escondido, stated that he was opposed to the variance. He stated that he was concerned that the variance would create more of an encroached atmosphere on the roads due to the reduction in setbacks.

Miguel Gaoma, Escondido, was opposed to the proposed variance, noting that the new setback would create a condition where pedestrians were walking closer to Stanley Avenue. He was opposed to the block wall being installed right next to his property. He questioned whether the project would provide access routes for the Rincon Middle School students.

Chairman Weber asked if access would be provided at the end of each cul-de-sac. Mr. Martin replied in the affirmative and noted that the variance had no bearing on the location of the sidewalk on Stanley Avenue.

Brian White, Escondido, asked if Stanley Avenue was slated to be widened. Mr. Tunnell noted that Stanley Avenue would be widened on the development side.

Mr. White expressed his concern with the proposed setback creating visibility issues from his driveway onto Stanley Avenue, noting his concern for the high

speeds of vehicles on Stanley Avenue. Mr. Tunnell noted that the wall location would be approximately 24 feet further south from the current edge of pavement and would not pose a sight distance problem for any drivers.

Mr. White and Mr. Tunnell discussed the location for the proposed widening on Stanley Avenue. Mr. White asked that staff consider that in order to access Stanley Avenue he had to drive at an incline and then look down Stanley Avenue. Mr. Tunnell noted that the Pradera project would improve the view corridor along Stanley Avenue.

Chairman Weber noted that the wall would be approximately 24 feet south of the existing pavement, which would create a better view corridor.

Mr. White and staff discussed the undergrounding of the power poles.

Patricia Gaoma, Escondido, expressed her concern for the safety of the children walking along Stanley Avenue. She also felt pedestrian access should be provided through the development from Stanley to Lehner Avenue.

Frank Buckley, Escondido, asked if the sidewalk would be included in front of his residence just east of the project site on Stanley Avenue. Mr. Tunnell replied in the negative.

Commissioner Johns and staff discussed the difficulties associated with maintaining the original setbacks.

Commissioner Spann concurred with staff's recommendation.

Commissioner Hale noted that the variance was mainly for aesthetics, noting that visibility, safety, and pedestrian sidewalks would not be impacted. Chairman Weber concurred and felt the variance would create a better streetscape.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Hale, to approve staff's recommendation. Motion carried unanimously. (5-0)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS:

Mr. White, Mr. Hogan, and Mr. Gaoma, noted that the dust from the Pradera development was excessive and asked staff to look into it.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:26 p.m. The next meeting was scheduled for October 13, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: October 13, 2015

CASE NUMBER: PHG 15-0009, SUB 15-0008

APPLICANT: Hitzke Development for Solutions for Change

LOCATION: Approximately one acre on the eastern side of South Escondido Boulevard, south of Fifteenth Avenue, addressed as 1560-1576 South Escondido Boulevard (APNs 236-460-70 and -71)

TYPE OF PROJECT: Master and Precise Development Plan and Tentative Parcel Map

PROJECT DESCRIPTION: A Master and Precise Development Plan, in conjunction with a two-lot Tentative Parcel Map, for the development of a mixed-use project consisting of 33 affordable residential rental units and 1,175 SF of commercial space on a 1-acre site in the PD/MU (Planned Development, Mixed-Use) zone. The residential use involves (22) 2-BR, 800 SF units and (11) 3-BR, 1,010 SF units in a three story structure, a tot lot, and community room for residents. The project would consist of units affordable to households with incomes of less than 60% of the Area Median Income (AMI) and includes a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and the provision of tandem and uncovered spaces. The project also includes demolition of two older structures on the site that have been determined not to be significant historic structures. Access to the project would be from Escondido Boulevard. Seventy-one (71) on-site parking spaces would be provided, including 5 spaces for the commercial tenant space. The proposed Tentative Parcel Map would be a two-lot map that includes an air space component to delineate separate ownership of the commercial space from the remainder of the project for financing purposes.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: General Commercial (GC), South Escondido Boulevard/Felicita Avenue Target Area

ZONING: PD-MU (Planned Development, Mixed-Use) and South Escondido Boulevard Corridor Area

BACKGROUND/SUMMARY OF ISSUES: A Master and Precise Development Plan, in conjunction with a one-lot Tentative Subdivision Map (2005-80-PD, Tr 942), was approved by the City Council in 2006 on the subject site for development of a 24-unit mixed-use project. The project included 22 two- and three-bedroom condominium units and two shopkeeper units with 970 SF of commercial space each. The zoning designation on the site was changed to PD-MU (Planned Development, Mixed-Use). The Planned Development approval expired in 2009, while the Tentative Subdivision Map was extended several times by automatic State extensions. The approved Map was still valid in 2010 when the Master and Precise Planned Development project was resubmitted (PHG10-0002). The project design did not change from the original approval. The City Council approved the project, including a term that coincided with any further State extensions for the associated Tentative Subdivision Map, which had been extended to May, 2016.

On August 22, 2013, the Housing Division released a Request for Proposals (RFP) to solicit requests for funding for the provision of affordable housing in the city. Solutions for Change (Solutions) received a conditional commitment of \$2,100,000 in federal HOME (Home Investment Partnership Program) and HOME/CHDO (Community Housing Development Organization) funds to develop the previously approved 24-unit mixed-use residential/commercial project. Over the following year Solutions was unable to leverage their funding to continue development of the project, although discussions with the City continued. A new RFP for affordable housing projects was released by the Housing Division on August 7, 2014, and along with funding other affordable projects, the City conditionally committed non-federal, future affordable housing funds for development of the South Escondido Boulevard project.

While evaluating the best design for the project and the site, the applicant modified the project proposal from 24 to 33 units and redesigned the site layout, which involves re-entitling the project. The site is located in the South Escondido Boulevard/Felicita Avenue Target area and has a General Plan designation of General Commercial with a Mixed-Use Overlay. Since the previous project was approved, the General Plan was updated in 2012 and now requires a minimum density of 30 dwelling units per acre for mixed-use projects, as opposed to the previous requirement of a maximum of 24 units per acre. The previously approved project had a density of 24 units per acre. Revitalization and redevelopment are overall objectives for the City of Escondido within the South Escondido Boulevard Corridor area and the South Escondido Boulevard/Felicita Avenue Target Area. The City has received a grant from the Strategic Growth Council to update the Area Plan focusing on smart growth principles, including promoting increased density and intensity near transit, encouraging façade improvements, property revitalization, opportunities for increasing employment densities and improving the jobs/housing balance. The re-design and re-entitlement of this site for 33 units would align the development with the future plans for the area. The site currently is in need of revitalization. It contains two single-story, older structures including a vacant, dilapidated commercial building, and a concrete foundation from a previous commercial building, all of which would be removed. The site is partially paved with the remaining vegetation consisting of weeds, palm and pepper trees and some ornamental landscaping.

The proposed project would be similar to the previously approved project. The tenants would have access to a community room, a tot lot, an outdoor community plaza and a laundry room. Each residential unit would have two parking spaces for residential or guest use. Some parking will remain available on Escondido Boulevard, although it is subject to removal in the future when Escondido Boulevard is improved.

A Tentative Parcel Map is proposed in order to create two fee simple parcels, one including air-space, to separate the commercial space from the residential remainder of the project. Due to the unique financing mechanisms of affordable residential projects, the residential and commercial portions of the project need to be on separate parcels. Parcel 2 would include the commercial tenant space, while Parcel 1 would include the remainder of the site, including the residential units, parking spaces, landscaping and driveways. Agreements would be in place to ensure reciprocal access and maintenance.

The residential units in the project would be affordable to households earning between 30 percent of the Area Median Income (AMI) (extremely low-income) and 60 percent AMI (very low-income). Continued affordability would be ensured through 55-year affordability contracts. The applicant proposes using development incentives available through State Density Bonus provisions for projects providing affordable housing. Density Bonus Ordinances encourage development of affordable and senior housing by allowing additional units above the maximum allowable density under the zoning or General Plan, or by allowing concessions from the Zoning Code standards. No increase in density beyond that permitted by the Zoning Code and General Plan is proposed for this project. However, a density bonus is proposed in accordance with California Government Code Section 69515, to grant a development incentive for the proposed project to reduce the number of parking spaces and to allow uncovered and tandem parking spaces to be utilized. The City has not yet adopted the most recent State density bonus requirements, but must comply with its provisions.

Staff feels that the issues are as follow:

1. Whether the proposed project design is consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for mixed use developments.
2. Appropriateness of the proposed Tentative Parcel Map and whether maintenance and access between the residential uses and the commercial ownership would be maintained.

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

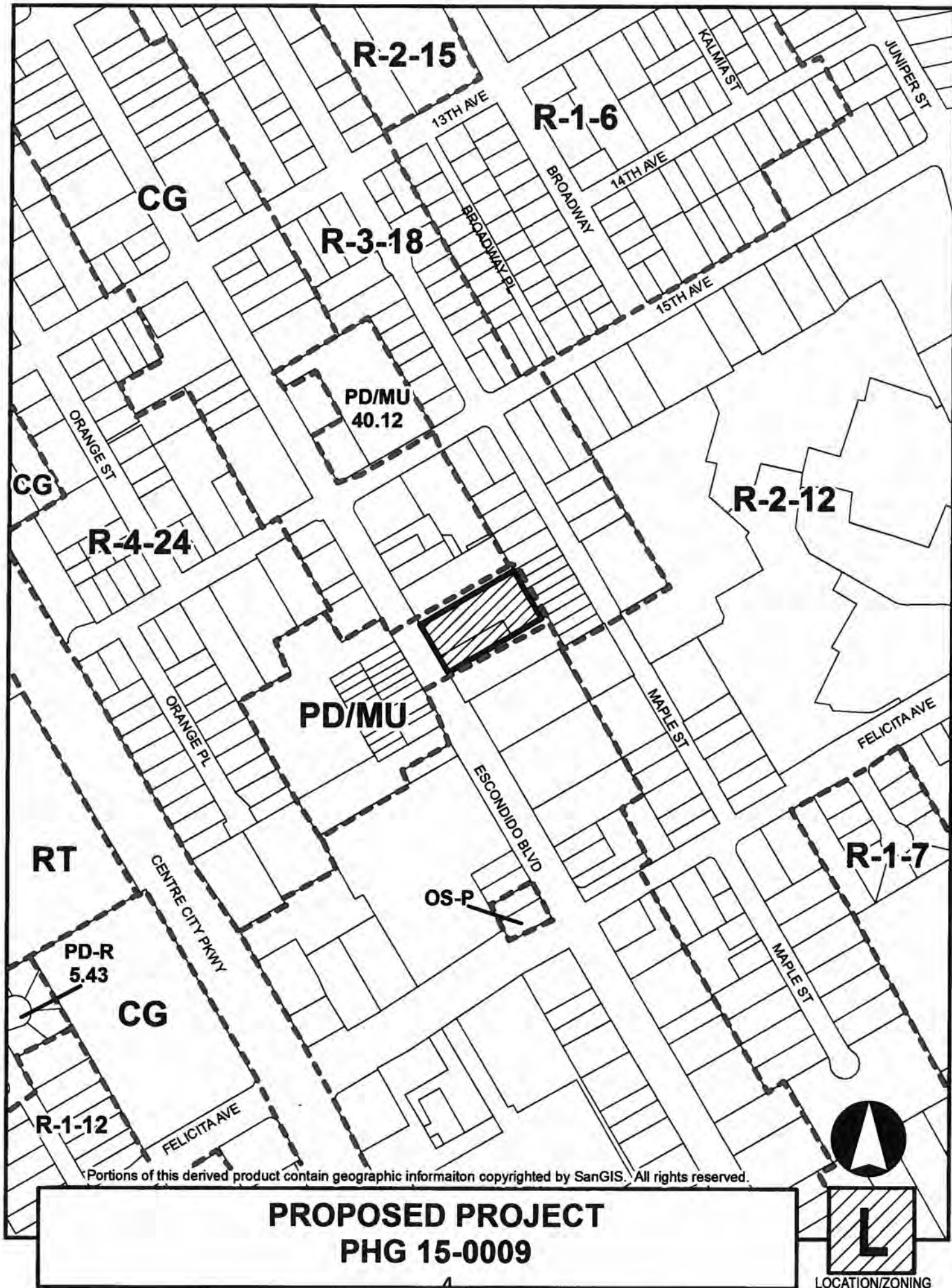
Escondido Boulevard/Felicita Avenue Target Area." The project includes a minimum density of 30 du/ac as required in the Target Area, and also would provide a commercial component that could serve the residents as part of the services offered by Solutions for Change. The project would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types in a transit corridor, and to revitalize and renew the commercial area.

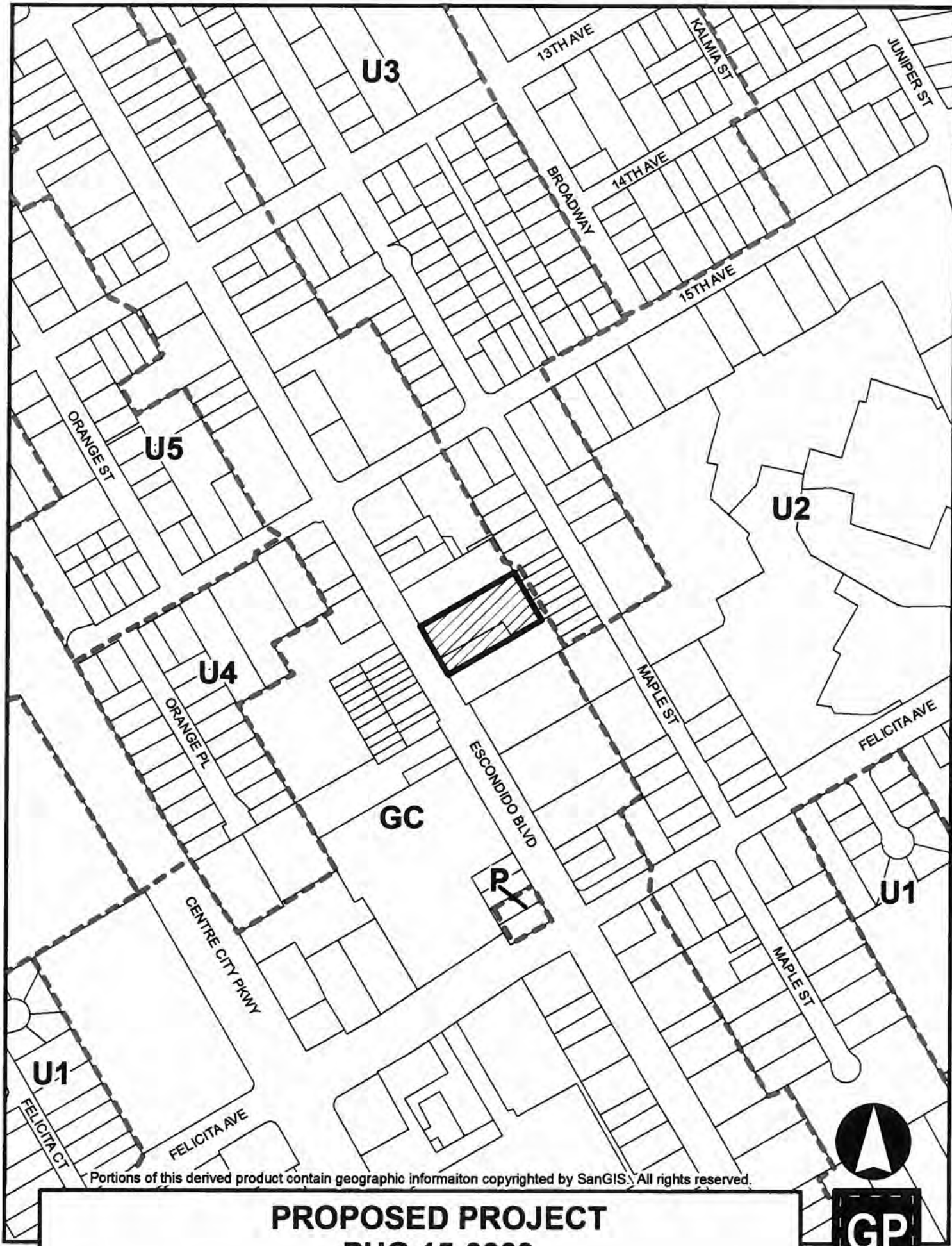
2. The Tentative Parcel Map is proposed in order to separate ownership of commercial uses from the remainder of the residential project for financial and tax purposes. Maintenance and use of all driveways, parking spaces, landscaping and drainage facilities will be assured for both commercial and residential users through maintenance easements and agreements.

Respectfully submitted,



Kristina Owens
Associate Planner



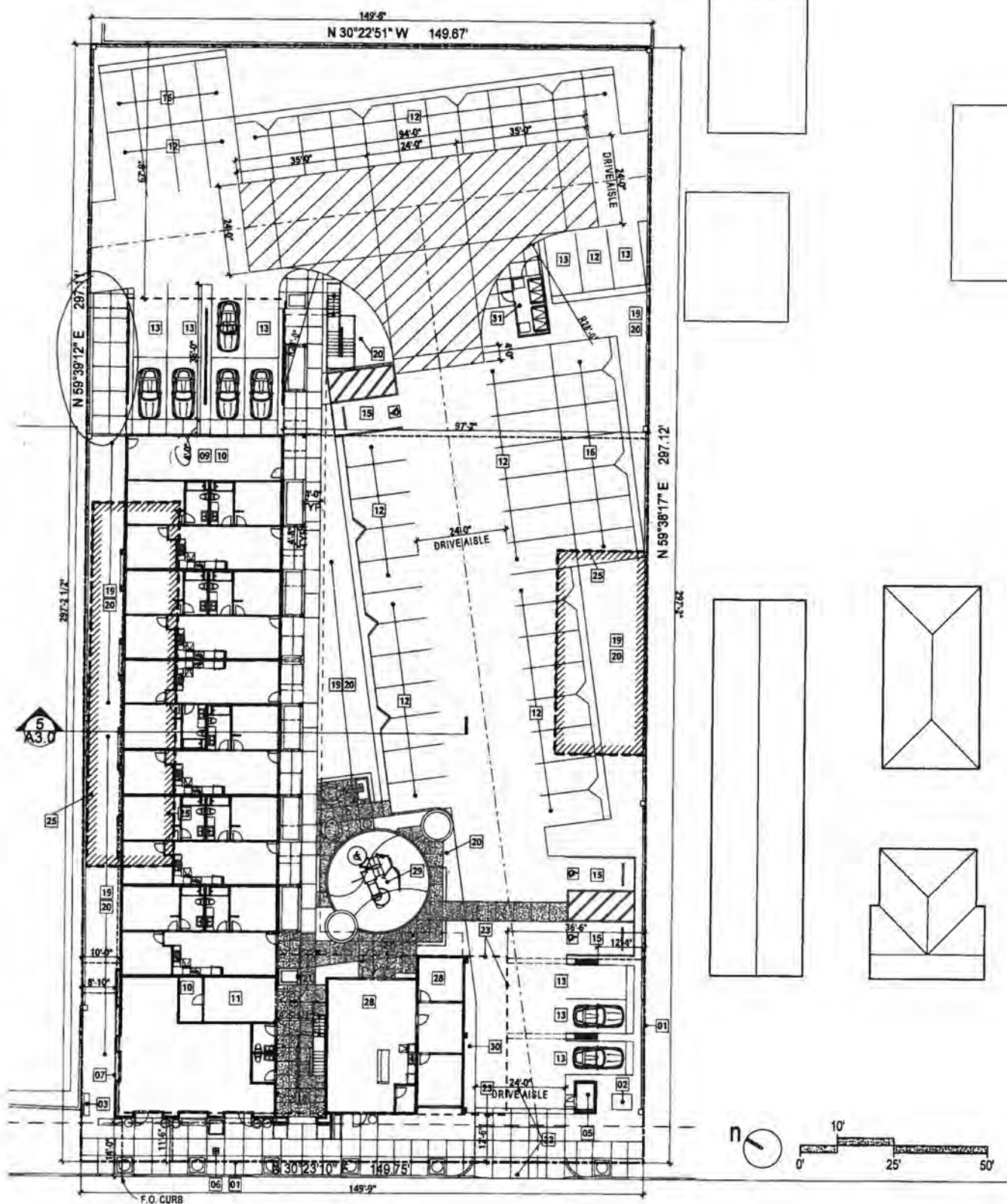


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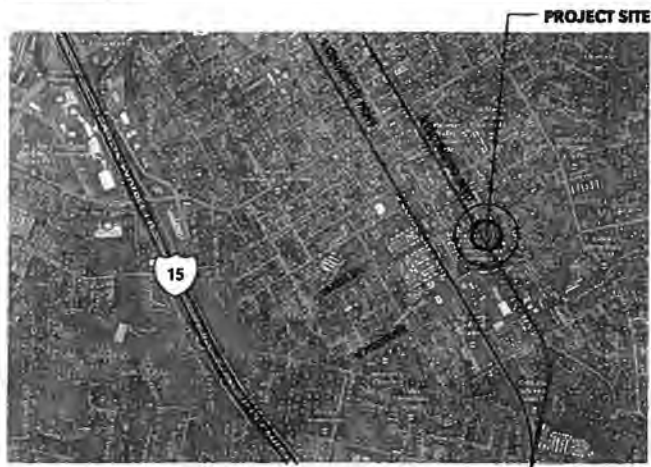
PROPOSED PROJECT
PHG 15-0009



GENERAL PLAN



VICINITY MAP



PROJECT INFORMATION

LOCATION:	S ESCONDIDO BLVD, ESCONDIDO, CA 92025	
ASSESSOR'S PARCEL NUMBER:	APN 236-460-70-00 236-460-71-00	ADDRESS 1560 S ESCONDIDO BLVD 1576 S ESCONDIDO BLVD
SITE AREA:	1.02 ACRES [44,493 SF], 1.00 [43,566 SF] AFTER DEDICATION	
PROPOSED BUILDING FOOTPRINT: (GROUND FLOOR)	9,290 SF	
LOT COVERAGE	20.8%	
ZONING:	PD-MU	
NUMBER OF RESIDENTIAL UNITS:	33 UNITS	
NUMBER OF STORIES:	3	
CONSTRUCTION TYPE:	VA/VB	
OCCUPANCY:	A2/B/R2	
PROPOSED SETBACKS:	PER SITE PLAN	
BUILDING HEIGHT:	SEE ELEVATIONS AND SECTIONS	

PROPOSED RESIDENTIAL AREA:	29,300 SF
PROPOSED MIXED-USE:	3,125 SF
PROPOSED TOTAL BUILDING AREA:	32,425 SF
PROPOSED F.A.R.:	.74

NOT INCLUDED IN F.A.R. & COVERAGE:

PROPOSED EXTERIOR CIRCULATION: (BALCONY)	3,855 SF
PROPOSED ROOF AREA:	11,665 SF
PROPOSED COVERED PARKING: (NOT INCLUDED IN F.A.R. OR COVERAGE)	1,520 SF

PERMEABLE SITE AREA	9,253 SF
NON-PERMEABLE SITE AREA	34,313 SF

USABLE OPEN SPACE REQUIREMENT:	(22) TWO BEDROOM UNITS @ 400 SF / UNIT (11) THREE BEDROOM UNITS @ 600 SF / UNIT 15,400 SF
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COMMON OPEN SPACE:

GROUND LEVEL	
LANDSCAPE:	9,253 SF
TOT LOT:	530 SF
ENTRY CIRCULATION:	2,197 SF
FRONT SIDEWALK:	1,284 SF
COMMUNITY ROOM:	870 SF

SECOND LEVEL	
CIRCULATION BALCONY:	1,315 SF
THIRD LEVEL	
CIRCULATION BALCONY:	1,300 SF
SUBTOTAL:	16,749 SF

PRIVATE OPEN SPACE:

GROUND LEVEL	
ENTRY PATIO:	598 SF
SECOND LEVEL	
ENTRY PATIO:	644 SF
THIRD LEVEL	
ENTRY PATIO:	593 SF
SUBTOTAL:	1,835 SF

USABLE OPEN SPACE PROVIDED:	TOTAL: 18,584 SF
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✓ 18,584 SF > 15,400 SF

PROJECT DATA

RESIDENTIAL	(22) TWO BEDROOM UNITS @ 800 SF (11) THREE BEDROOM UNITS @ 1010 SF 33 TOTAL RESIDENTIAL UNITS
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COMMON USE	510 SF MANAGER OFFICE 870 SF COMMUNITY ROOM 55 SF COMMUNITY RESTROOMS 325 SF RESIDENT LAUNDRY
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COMMERCIAL	1,175 SF COMMERCIAL
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LANDSCAPE	PER LANDSCAPE PLANS
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PARKING (SEC.33-765/PARKING SPACES REQUIRED)

TWO BEDROOM: 1.75 SPACES x 22 UNITS	= 38.5 SPACES
THREE BEDROOM: 2.00 SPACES x 11 UNITS	= 22.0 SPACES
	= 60.5 SPACES
GUEST: (1 SPACE / 4 UNITS) x 33 UNITS	= 8.25 SPACES
RETAIL: (1 SPACE / 250 GROSS SF) x 1175 SF	= 5.0 SPACES

TOTAL: 74.0 SPACES

LOW INCOME PARKING (CA GOVERNMENT CODE SECTION 65915)

TWO BEDROOM: 2.00 SPACES x 22 UNITS	= 44.0 SPACES
THREE BEDROOM: 2.00 SPACES x 11 UNITS	= 22.0 SPACES
	= 66.0 SPACES
RETAIL: (1 SPACE / 250 GROSS SF) x 1175 SF	= 5.0 SPACES

* OF WHICH: 3 ADA SPACES & 16 TANDEM SPACES

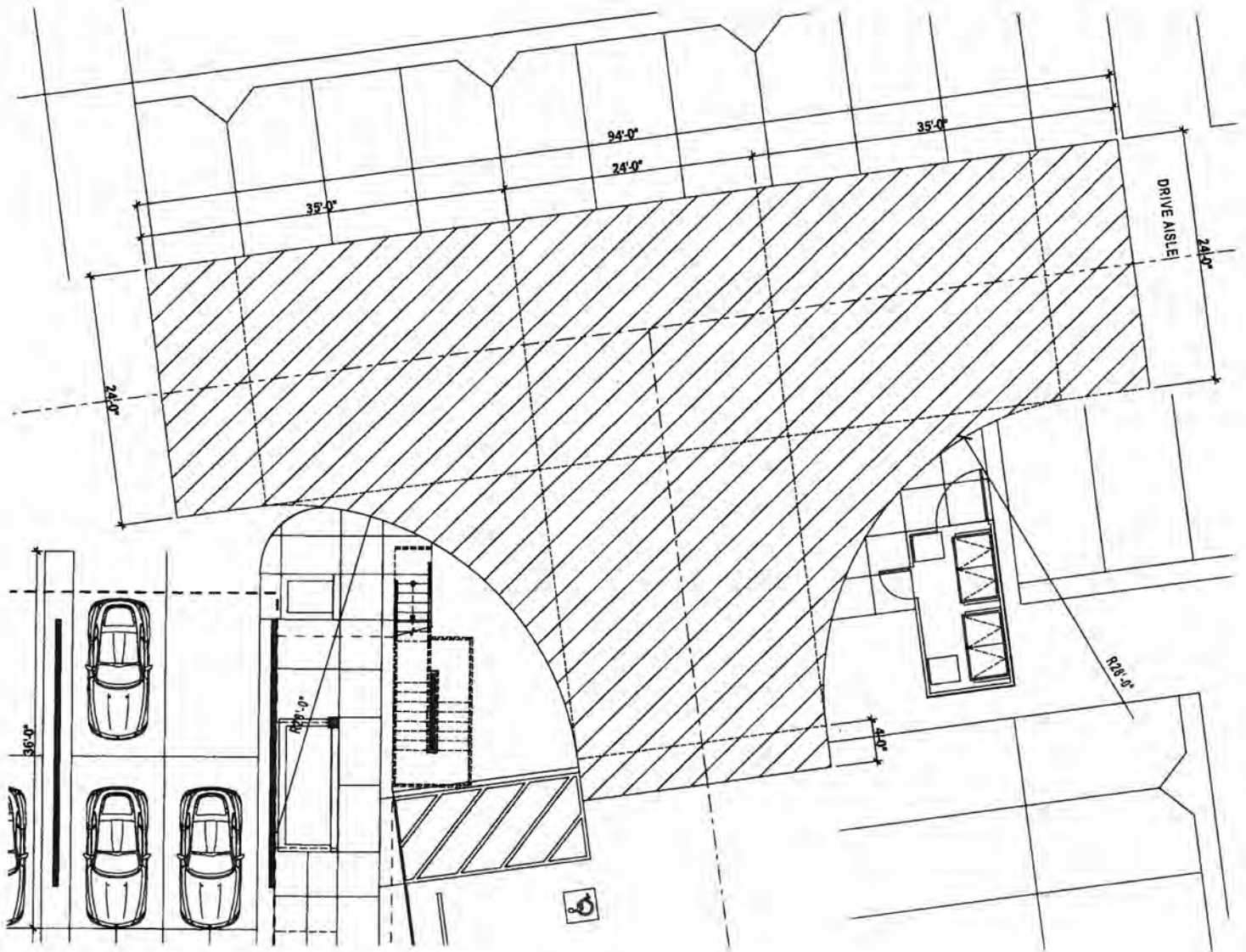
TOTAL: 71.0 SPACES

PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

TS

TITLE SHEET

OPEN SPACE DIAGRAMS



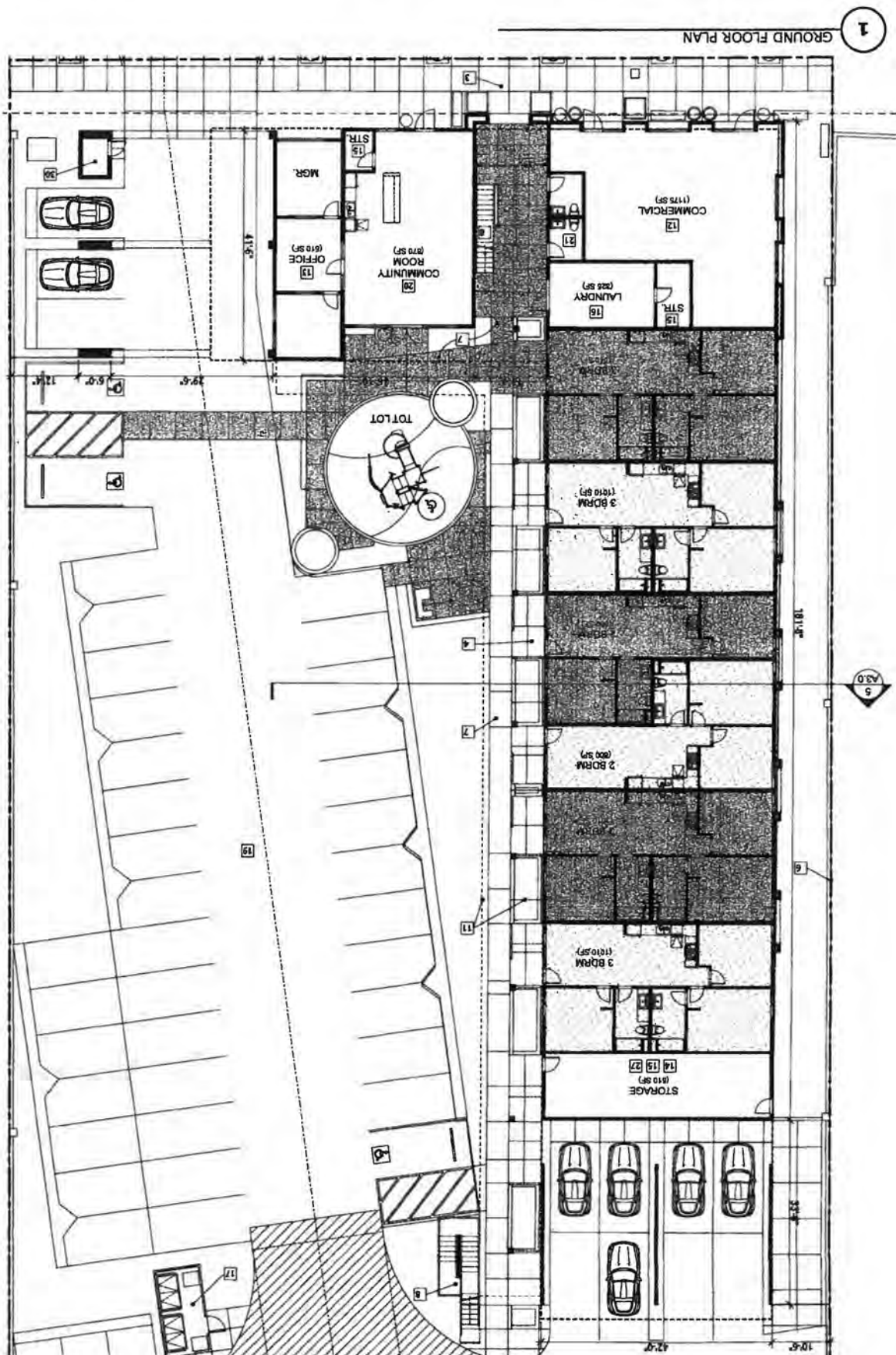
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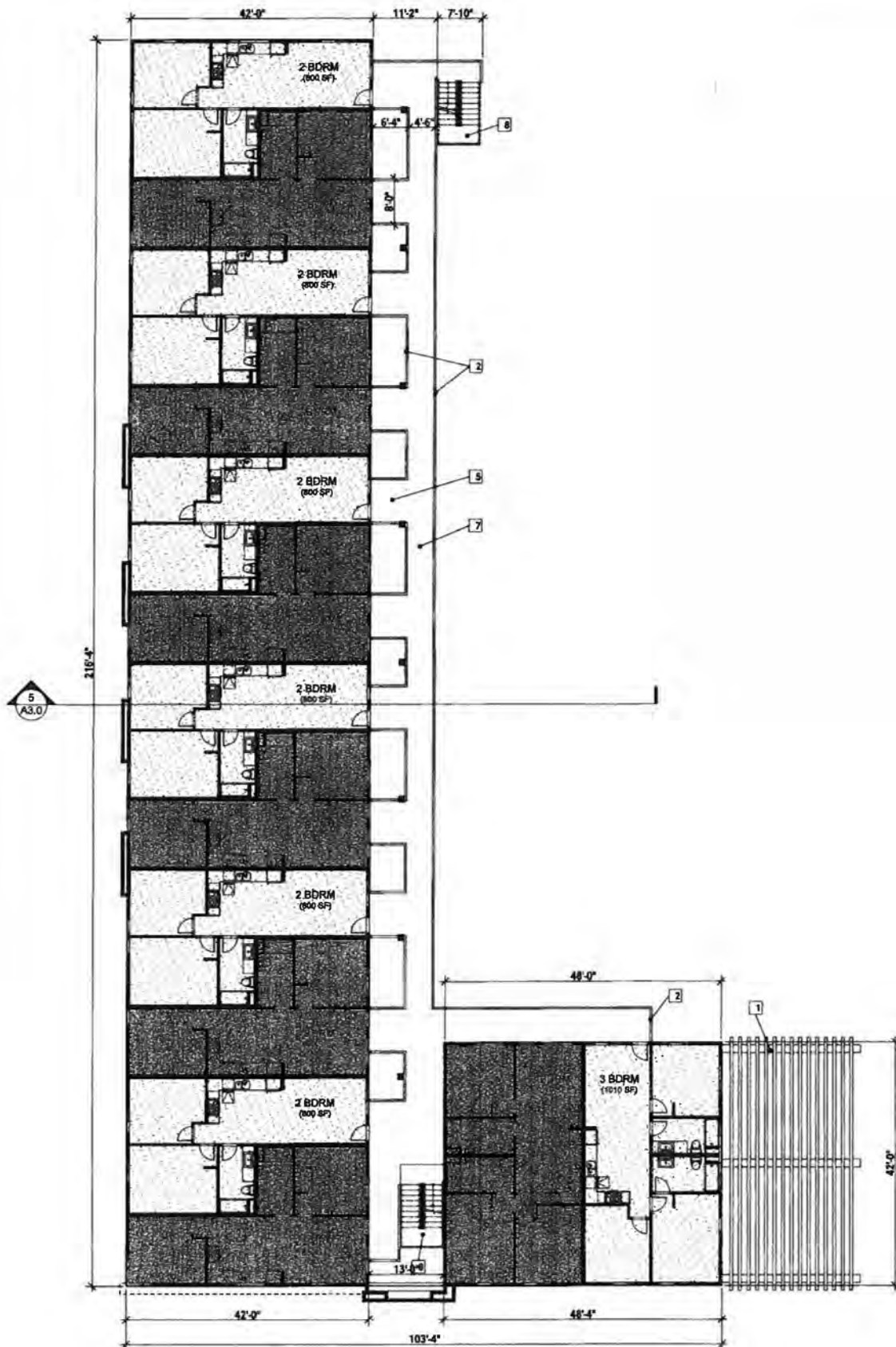
FIRE ACCESS PLAN

PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

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FIRE ACCESS PLAN

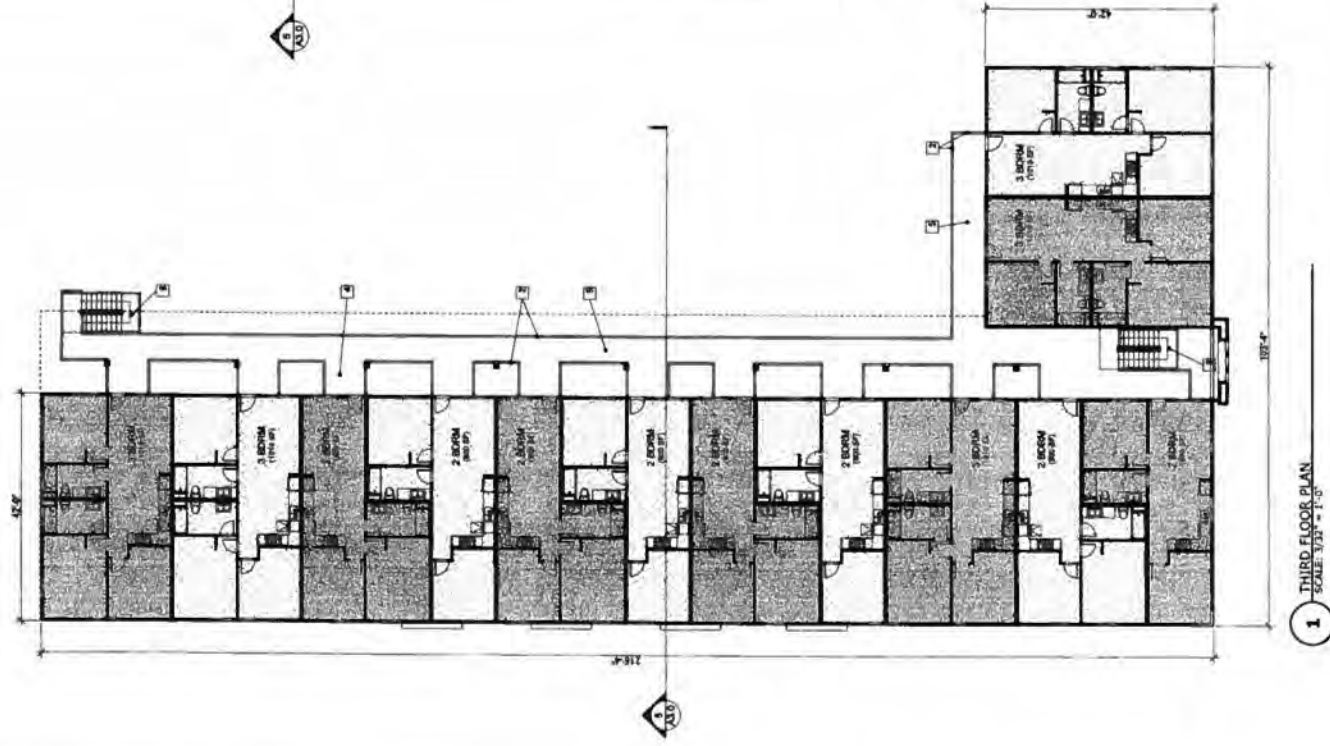
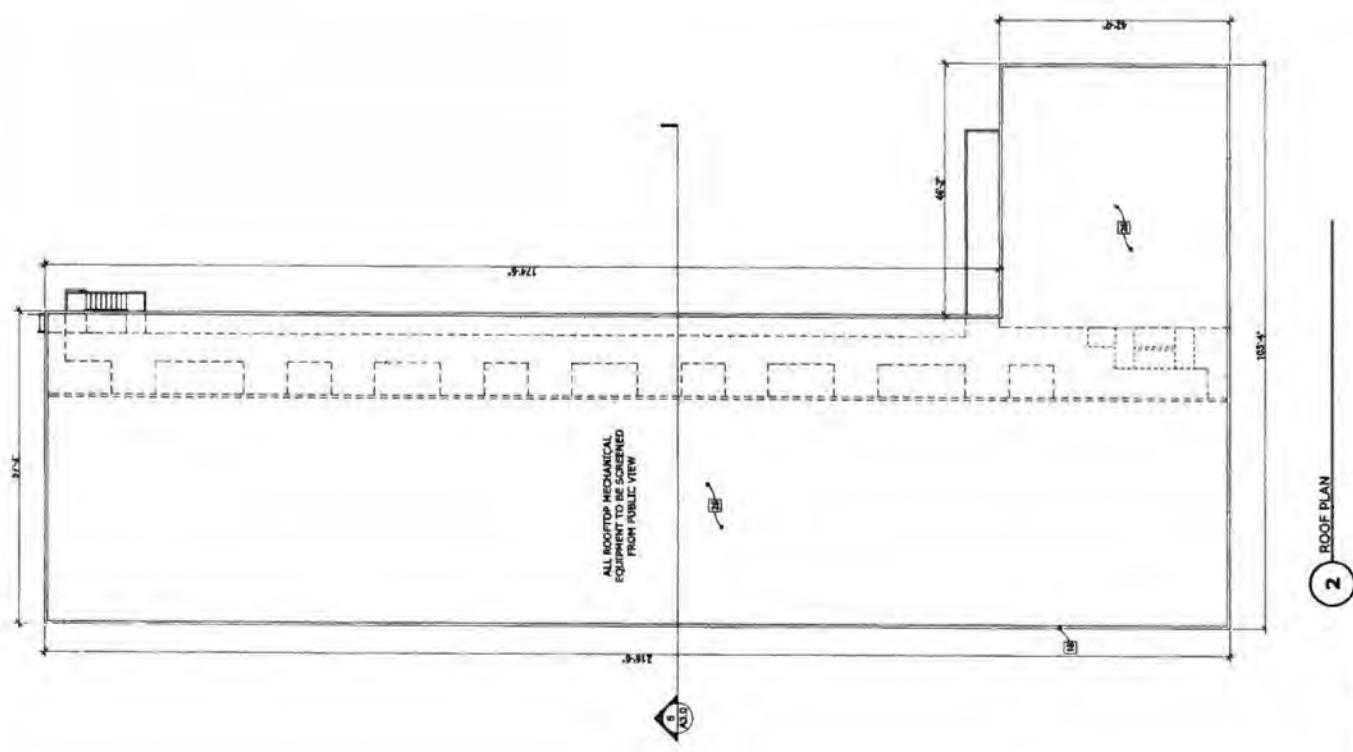




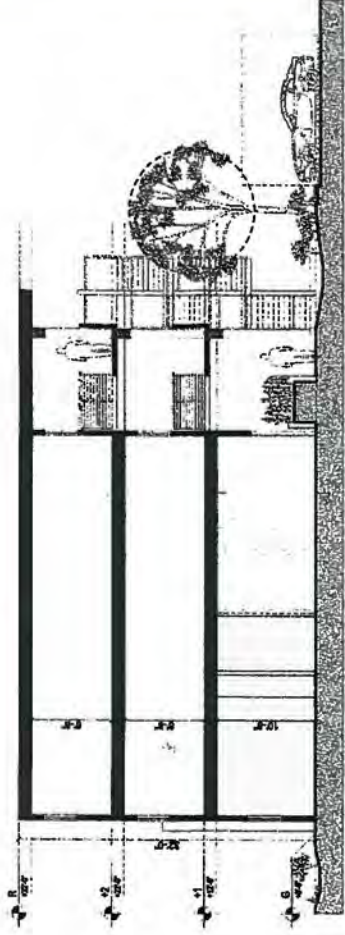
2 SECOND FLOOR PLAN

PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

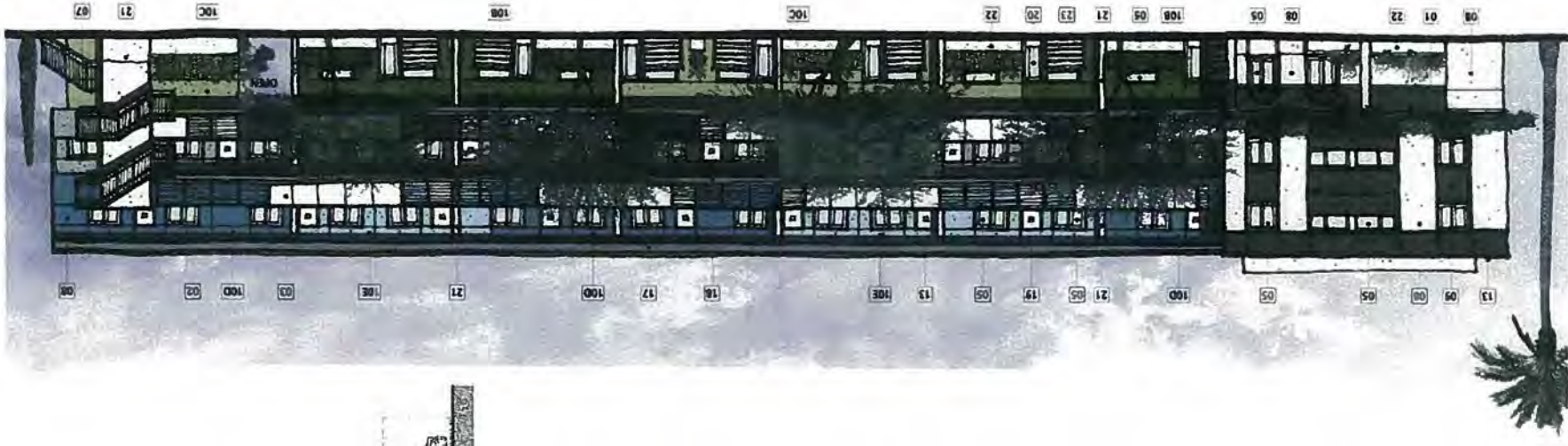
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PROPOSED PROJECT
PHG 15-0009/SUB 15-0008



5 SECTION
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION

PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

E

ELEVATIONS

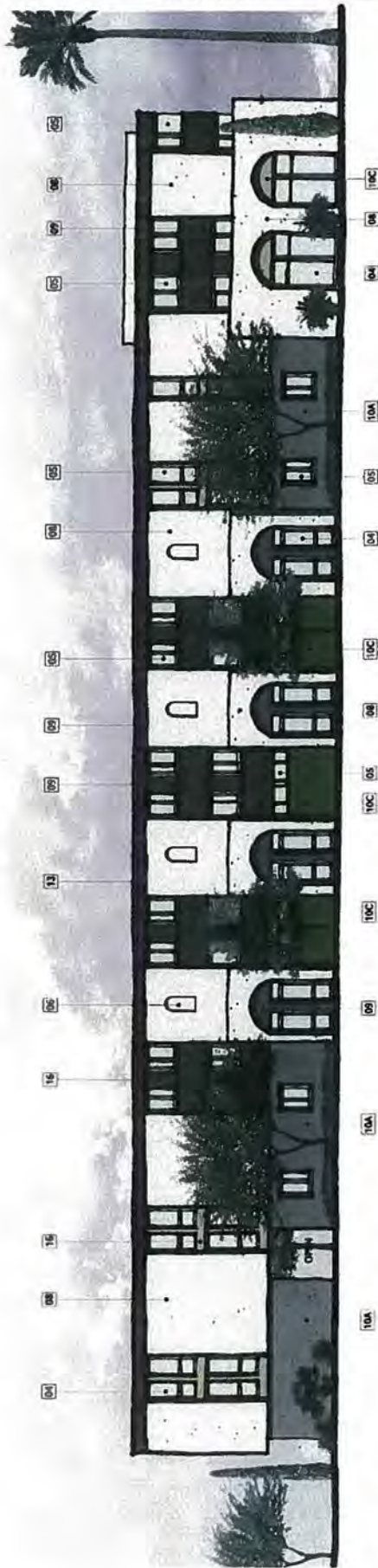


2 SOUTH ELEVATION



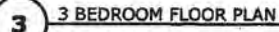
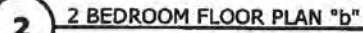
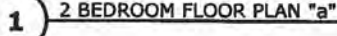
3 NORTH ELEVATION

PROPOSED PROJECT
PHG 15-0009/SUB 15-0008



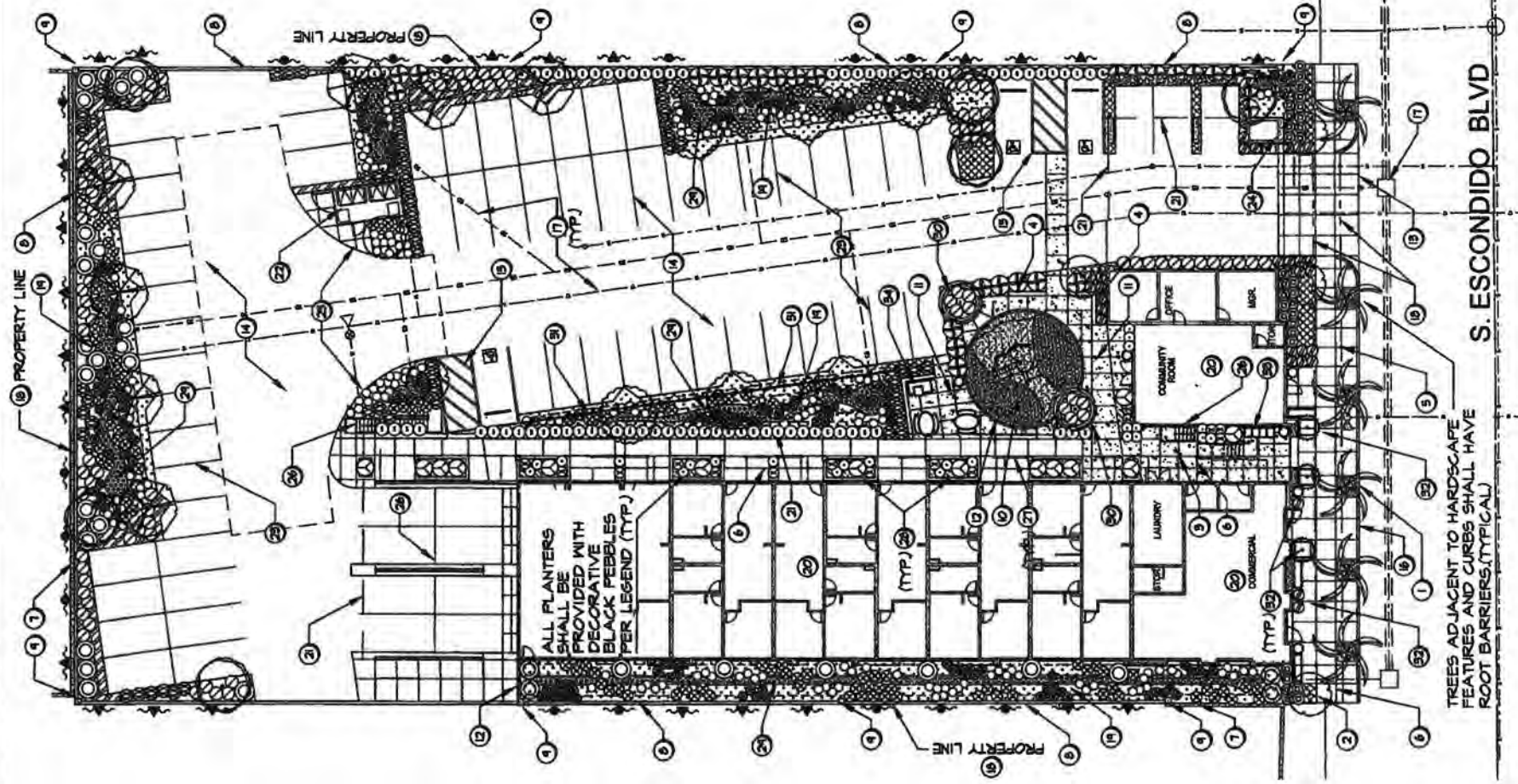
1 WEST ELEVATION

PROPOSED PROJECT
PHG 15-0009/SUB 15-0008



16

BEDROOM FLOOR PLANS



PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

LCP

PLANTING LEGEND

Symbol	Botanical Name	Common Name	Size	Notes	Quantity
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PALMS



SYASRUS ROMANZOFFIANUM

QUEEN PALM

18-20' BTH

6

NOTE: PALMS SHALL BE BOX-GROWN, MINIMUM 48" BOX, UPRIGHT WITH MIN. 12" CLEARED TRUNK DIAMETER. TRUNK HEIGHT SHALL BE 18-20' BROWN TRUNK HEIGHT (BTH). THE TRUNK IS MEASURED FROM THE GROUND LINE TO THE BASE OF THE HEART LEAF.

TREES



CUPRESSUS SEMPERVIRENS 'SLAUGA'

ITALIAN CYPRESS

36" BOA

STANDARD

3



LAGERSTROEMIA INDICA 'KAURIE' MUSKOGEE

GRAPE MYRTLE

24" BOX

STANDARD

6



LOPHOSTEMON CONFERTUS (TRISTANIA)

BRISBANE BOX

24" BOX

STANDARD

7



MAGNOLIA GRANDIFLORA 'LITTLE GEM'

DWARF SOUTHERN MAGNOLIA

24" BOX

STANDARD

6

NOTE: GRAPE MYRTLE, MAGNOLIA AND TRISTANIA TREES SHALL BE STANDARD, FULL, SYMMETRIC, UPRIGHT, FIRST BRANCH 6 FEET ABOVE FINISH GRADE ELEVATION



PRUNUS C. KRAUTER VESUVIUS

FLOWERING PLUM

24" BOX

MULTI-LOW BRANCHES B

SHRUBS



ANISOZANTHOS HYBRIDS 'BUSH TANGO'

ORANGE KANGAROO PAW

5 GAL.

—

54



ASPIDISTRA ELATIOR

CAST IRON PLANT

5 GAL.

—

15



BUXUS JAPONICA 'GREEN BEAUTY'

JAPANESE BOXWOOD

5 GAL.

—

74



CORDYLINE x 'JUREL' P.P.14.224

CORDYLINE FESTIVAL GRASS

5 GAL.

—

24



FATSIA JAPONICA

JAPANESE ARLIA

5 GAL.

—

14



LAVANDULA STOECHAS 'OTTO QUAST'

SPANISH LAVENDER

5 GAL.

—

31



LOMANDRA LONGIFOLIA 'BREEZE'

DWARF MAT RUSH

5 GAL.

—

44



PITTOSPORUM TENUIF 'SILVER SHEEN'

SILVER SHEEN KIHUNUI

5 GAL.

—

27



PHORMIUM HYBRIDS 'MAORI QUEEN'

NEW ZEALAND FLAX

5 GAL.

—

31



SANSEVIERIA TRIFASCIATA

MOTHER-IN-LAW TONGUE

5 GAL.

—

24

GROUND COVER



LIRIOPE MUSCARI

BIG BLUE LILY TURF

1 GAL.

15' O.C.

AS REQ'D (*)



OPHIOPOGON PLANISCAPUS 'NIGRESCENS'

BLACK MONDO GRASS

FLATS

6" O.C.

AS REQ'D (*)



ROSMARINUS OFF. 'HUNTINGTON CARPET'

ROSEMARY

1 GAL.

24" O.C.

AS REQ'D (*)



TRACHELOSPERMUM JASMINOIDES

STAR JASMINE

1 GAL.

24" O.C.

AS REQ'D (*)

BIO-SWALE / BIORETENTION PLANTS



CAREX SUBRUSCA

RUSTY SEDGE

1 GAL.

12" O.C.

AS REQ'D (*)



DIANELLA CAERULEA 'CASSA BLUE'

BLUE FLAX LILY

1 GAL.

24" O.C.

100



IRIS DOUGLASIANA

DOUGLAS IRIS

1 GAL.

30" O.C.

102



JUNCUS PATENS

CALIFORNIA GRAY RUSH

1 GAL.

24" O.C.

170

VINES



FICUS REPENS

CREEPING FIG

5 GAL.

15' O.C.

16



PARTHENOCESSUS TRICUSPIDATA

BOSTON IVY

5 GAL.

15' O.C.

23

POT PLANTING LEGEND



SQUARE CARDIFF PLANTER POT - CF4236F (TOTAL: THREE POTS)
TOP LENGTH x WIDTH = 42"x42", BASE LENGTH x WIDTH = 34"x34", HEIGHT = 36"
PLANTS: (1) 24" BOX ITALIAN CYPRESS AND (6) 1-GALLON BLUE FLAX LILY WITH DECORATIVE BLACK PEBBLES.



PONTO CONE PLANTER POT - PCL3242 (TOTAL: THREE POTS)
OUTSIDE DIAM. TOP 32", INSIDE DIAM. TOP 28", BASE 20" x HEIGHT 42"
PLANTS: (1) 5- GALLON CORDYLINE FESTIVAL GRASS WITH DECORATIVE BLACK PEBBLES.

POTS SHALL BE LIGHT FIBERGLASS AS MANUFACTURED BY OLD TOWN FIBERGLASS OF ORANGE, CA (714)633-5732 OR APPROVED EQUAL. ALL POTS SHALL BE PROVIDED WITH MATCHING BUILT-IN INTERNAL RESERVOIR SELF WATERING IRRIGATION SYSTEM AS RECOMMENDED BY THE MANUFACTURER.

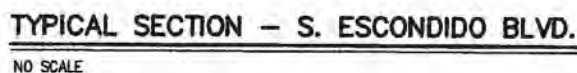
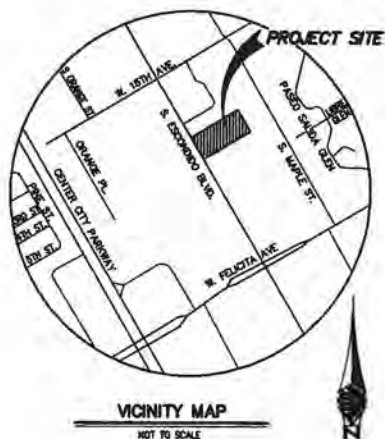
PEBBLES SHALL BE "BLACK MEXICAN BEACH PEBBLES", SIZE MIN. 1" TO MAX. 3" IN DIAMETER AS SUPPLIED BY KRC ROCK OR EQUAL.

PLAN KEYNOTES:

- STREET PALM IN PLANTING AREA OR STABILIZED DECOMPOSED GRANITE (DG) PAVING, OR TREE GRATE.
- ORNAMENTAL TREES IN PLANTING AREA.
- ENHANCED CONCRETE PAVEMENT.
- 16-18" HIGH MASONRY SEAT WALL.
- GRAY CONCRETE SIDEWALK PER CIVIL DRGSS.
- CONCRETE PAVEMENT SCORING.
- EXISTING PERIMETER WALL TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION.
- NEW 6-FEET HIGH MASONRY BLOCK PERIMETER WALL.
- NEW 7-FEET HIGH MASONRY BLOCK PILASTER.
- TOT-LOT AREA POURED-IN-PLACE RUBBERIZED SURFACE (THREE COLORS).
- COMMUNITY PLAZA WITH PICNIC TABLES, SEAT WALLS, BBQ AND ENHANCED PAVEMENT.
- CONCRETE MOW CURB.
- DRIVEWAY ENTRY & CURB RAMP PER CIVIL DRGSS.
- ASPHALT PAVEMENT PER CIVIL DRAWINGS.
- ADA PARKING PER ARCH. AND CIVIL DRAWINGS.
- CURB OR CURB AND GUTTER PER CIVIL DRAWINGS.
- EXISTING / PROPOSED UTILITIES PER CIVIL DRGSS.
- PUBLIC R.O.M OR PROPERTY LINE PER CIVIL DRGSS.
- BIO-SWALE OR RETENTION BASIN PER CIVIL DRGSS.
- NEW BUILDING PER ARCHITECTURAL DRAWINGS.
- BUILDING ABOVE PER ARCHITECTURAL DRAWINGS.
- TRASH ENCLOSURE PER ARCH. DRAWINGS.
- PARKING STRIPING PER ARCH. & CIVIL DRAWINGS.
- PROJECT ENTRY MONUMENT PER ARCH. DRAWINGS.
- FIRE TRUCK TURNING RADIUS PER ARCH. DRAWINGS.
- BUILDING STAIR AND WALL PER ARCH. DRAWINGS.
- PATIO WALL PER ARCH. DRAWINGS.
- BUILT-IN PLANTER PER ARCHITECTURAL DRAWINGS.
- 3-3" ROCK COBBLE OVER NEED BARRIER AT THE BOTTOM OF BIO-SWALES AND BASINS.
- 16-18" HIGH CONCRETE CIRCULAR PLANTER / SEAT WALL.
- 36-42" HIGH THREE WIRE GABLE FENCE.
- PLANTER POTS, BENCHES AND TRASH RECEPTACLES IN FRONT OF COMMERCIAL AND COMMUNITY SPACE.
- BIKE RACK.
- BBQ TO BE PROVIDED BY THE DEVELOPER.

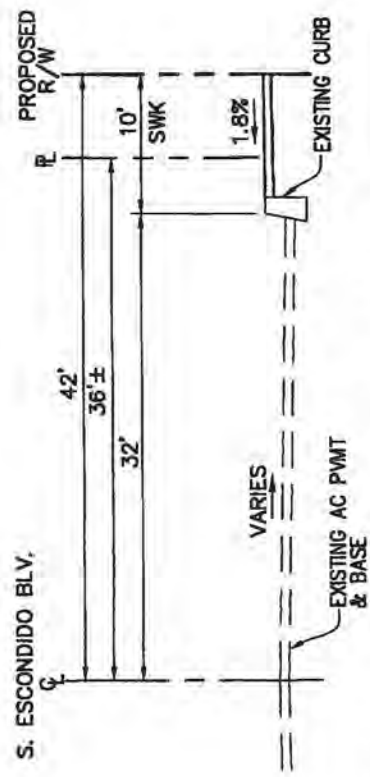
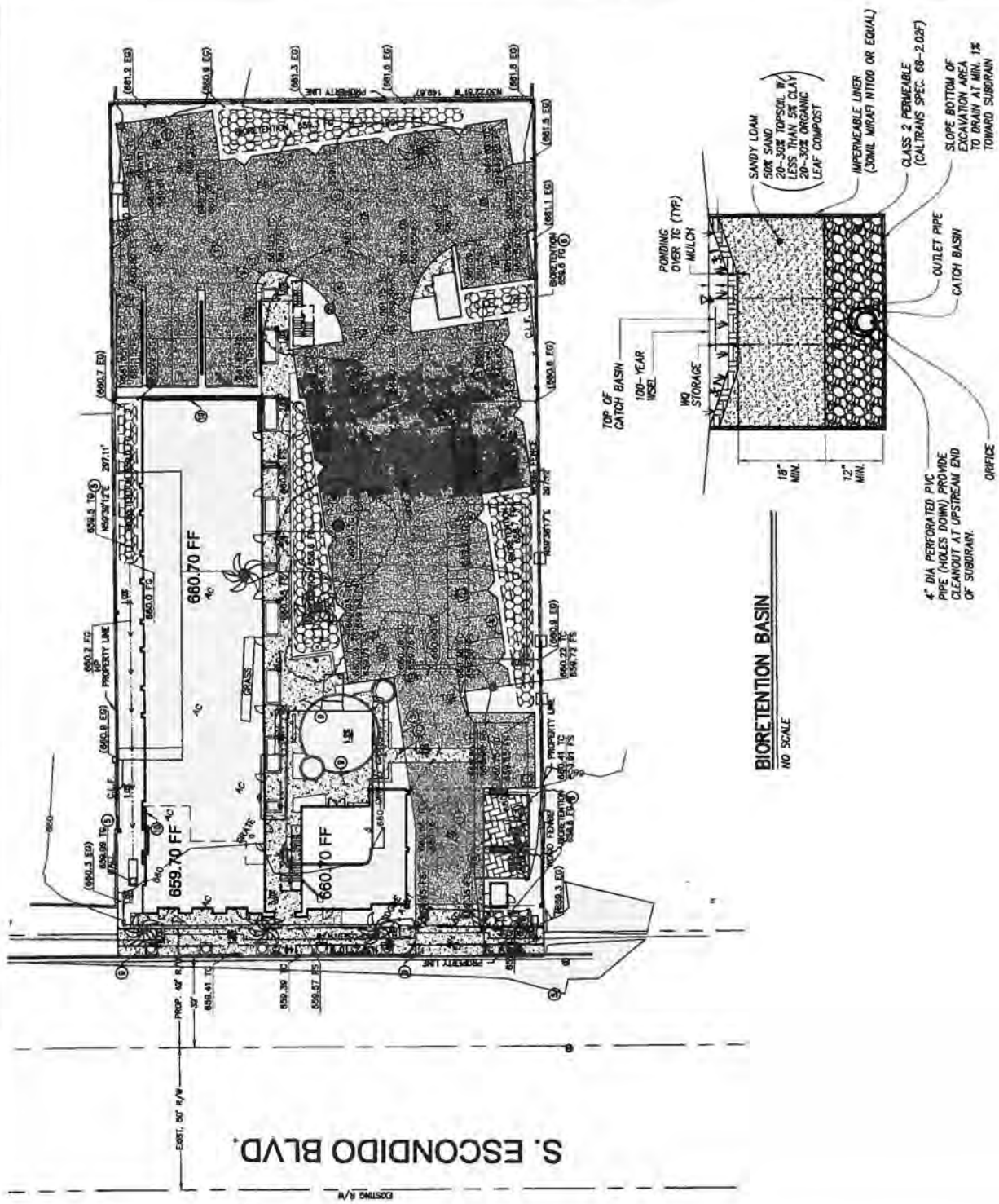
PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

LPn



TPM

TENTATIVE PARCEL MAP



TYPICAL SECTION - S. ESCONDIDO BLVD.

NO SCALE

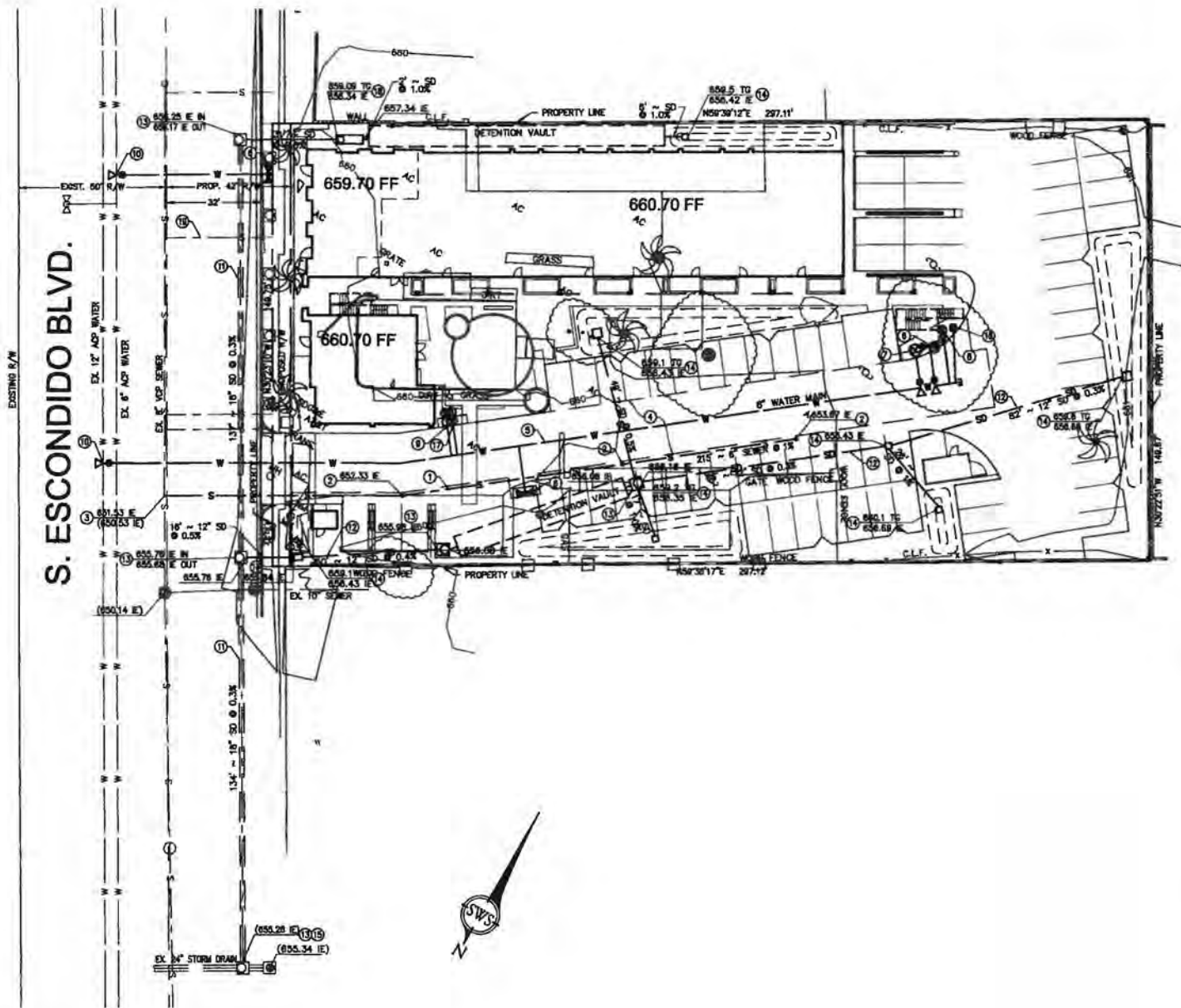
LEGEND

- AC PAVEMENT AND BASE
- PERVIOUS PAVEMENT
- BIORETENTION BASIN
- CONCRETE PAVEMENT



PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

GCP



PROPOSED PROJECT
PHG 15-0009/SUB 15-0008

21

UC

UTILITY CONCEPT PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - CG (General Commercial) zoning and PD-MU (Planned Development, Mixed Use) – Immediately to the north of the site are residential units operated by the Vietnam Veterans of San Diego in the PD-MU zone. The site is in the process of being redeveloped into a larger residential facility for VVSD. Further to the north is a small commercial development.

SOUTH - CG zoning – A small, nonconforming residential project and commercial uses are located to the south of the site along Escondido Boulevard.

EAST - R-3-18 (Multi-family residential, 18 du/acre maximum) zoning – Single-family and multi-family residences on small parcels are located to the east of the site.

WEST - PD-MU (Planned Development, Mixed-Use) zoning– To the west across Escondido Boulevard are a mixed-use residential/commercial development with live-work units, row homes and multi-family units; low-scale commercial development; and existing medium density residential uses.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding the proposed development and their ability to provide service to the site.
2. **Effect on Fire Service** – The Fire Department has expressed no concerns relative to its ability to provide service to the site. The site is served by Fire Station No. 1 (310 North Quince Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service, as conditioned. Project conditions include sprinklers and fire alarms in all buildings, installation of a new hydrant, and providing required building clearances.
3. **Traffic** – Access to the site would be provided by a single driveway from South Escondido Boulevard, which is classified as a Collector Road (84' R-O-W) in the City's Circulation Element. This section of Escondido Boulevard operates as a two-lane undivided roadway north of 15th Avenue with a continuous center turn lane. At the project site, South Escondido Boulevard transitions from a 2-lane roadway to a 4-lane roadway travelling southbound. The 4-lane portion is divided with a striped centerline and includes on-street parking. Bus stops are located on both sides of Escondido Boulevard at the intersection with 15th Avenue. Traffic would enter the site via a new two-way access driveway from Escondido Boulevard. The 24-foot-wide driveway would provide access to all parking spaces with a hammerhead turn around at the eastern end of the site. A total of 71 parking spaces would be provided on-site. On street parking is currently permitted along South Escondido Boulevard. At this time, parking would continue to be permitted, but could be removed in the future.

Based on the San Diego Association of Governments (SANDAG) traffic generation rates for the San Diego region, constructing 33 multi-family residential units and a 1,175 SF commercial space would result in the generation of approximately 245 average daily trips (ADTs) to surrounding streets with 17 trips during the AM peak hour, and 22 trips during the PM peak hour. 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. A Traffic Impact Analysis (TIA) was prepared recently in conjunction with a neighboring project. The TIA concluded the adjacent signalized intersection would continue to operate at LOS B or better with the addition of that 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 that project. The Engineering Division has agreed that with the additional trips added with the

current proposed project the intersections and street segments would continue to operate at the same LOS 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 Escondido Boulevard (curb, gutter and sidewalk) already exist along the project frontage and continue off-site. No further street improvements would be required.

4. **Utilities** – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. Water and sewer service are provided by the City of Escondido. 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 or degrade the levels of service of the public sewer and water systems.
5. **Drainage** – The project would incrementally increase the amount of surface runoff as a result of additional pavement and hardscape surfaces created by the development and driveway improvements. The project will include several bioretention basins throughout the site to treat on-site stormwater runoff. Construction BMPs will be in place during the grading.

A Major Stormwater Management Plan (MSMP) was prepared by SWS Engineering, Inc. on May 11, 2015, to address the design of drainage and water quality features in accordance with SUSMP requirements. In addition, SWS Engineering, Inc. prepared a Drainage Study on April 3, 2015. Project construction would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01, NPDES), the project-specific Storm Water Pollution Prevention Plan (SWPPP), and with the City of Escondido erosion control ordinances and policies. The proposed design will comply with the storm water quality standards that are required by the San Diego Regional Water Quality Control Board and the City of Escondido, in effect at the time of permit issuance. The Engineering Division has determined the project would not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Notice of Exemption was issued on September 14, 2015, in accordance with CEQA Section 15332 (In-Fill Development Projects).
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the subject site is GC, General Commercial, with a Mixed-Use Overlay. The General Commercial designation allows for a variety of commercial, retail and service uses along the South Escondido Boulevard corridor. The mixed-use designation allows a mixed-use development of residential and commercial uses with approval of a Planned Development, subject to the provisions and standards of Zoning Code Article 19 (Planned Development Zone). The site is also located within the South Escondido Boulevard Neighborhood Plan and the project is subject to the provisions of this overlay.

The subject site is also located within the South Escondido Boulevard/Felicita Avenue Target Area. Section II.J of the 2012 General Plan update establishes opportunity areas where land use changes are anticipated and encouraged to implement core themes and incorporate smart growth principles. The guiding principles of the South Escondido Boulevard/Felicita Avenue Target Area include using smart growth principles, strong connections to transit, considering exclusively residential development on some sites, and establishing a mixed use overlay in close proximity to transit and

services while ensuring compatibility with adjacent structures. Mixed-use areas are generally transit oriented and pedestrian friendly by nature. The Mixed Use Overlay requires a minimum density of 30 units per acre in conformance with Smart Growth Principles. The proposed project is consistent with the General Plan since the proposed density is 33 dwelling units per acre. The project will provide a connection to transit for the residents, revitalize an aging property, provide compatibility with existing, adjacent development, and support nearby commercial establishments. Additionally, the Housing Element of the General Plan expresses a need for residential units affordable to lower income households. Both the Regional Housing Needs Assessment (RHNA) and the Housing Element programs indicate that both rental and ownership units affordable to lower income households are needed in Escondido. The project would result in 33 units available to lower income households and families, expanding the stock of affordable housing. 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.

Whether the Proposed Project Design is Consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for Mixed Use Developments

The South Escondido Boulevard Neighborhood Plan extends on both sides of Escondido Boulevard from Fifth Avenue to Citracado Parkway. The Plan allows a mixed-use project subject to approval of a Planned Development. 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 zoning on the subject site was previously changed to PD (Planned Development) in conjunction with development of a previously approved project. The subject site is located within the South Escondido Boulevard Neighborhood Plan and is subject to the development standards and design guidelines in the plan. The Area Plan promotes quality infill development when compatible with surrounding development. The plan states that building height, bulk and design should be sensitive to existing residential developments through the use of stepping back upper stories, enhanced architectural features, and landscaping. Structures should also be limited to three stories in height. The Neighborhood Plan was adopted in 1996 and updated in 2007. The City has received a grant from the Strategic Growth Council to update the area plan, focusing on smart growth principles, including promoting increased density and intensity near transit, encouraging façade improvements and property revitalization, and improving the jobs/housing balance.

The Mixed-Use Residential Overlay calls for buildings to be located along street frontages promoting pedestrian interest through architectural articulation and attractive landscaping, with parking provided in the rear. The South Escondido Boulevard/Felicita Avenue Target Area incorporates smart growth principles to promote walkable development in close proximity to transit, and promote redevelopment. The project site is located within a few hundred feet of bus stops north- and southbound, and along the Rapid Bus route connecting to San Diego.

All proposed mixed-use developments are evaluated for compatibility with adjacent projects, including building heights, intensities and buffers. The proposed building would be three stories and approximately 35 feet in height. The South Escondido Boulevard Area Plan design guidelines allow a maximum height of three stories and 35 feet. The recently approved Veteran's Village development immediately to the north will be approximately 35 feet high, three stories. In addition, both existing nearby mixed-use developments are three stories in height. The overall mass and scale of the proposed building would be mitigated through the quality of design, varied wall planes and roof lines, and the separation between structures. The Guidelines note that buildings should be oriented toward Escondido Boulevard, and the proposed building would be oriented on the site toward Escondido Boulevard on the northwestern portion of the property. The design incorporates varied wall planes, and details to enhance the appearance of the three story building. The proposed building would be located ten feet from the northern (side) property line, adjacent to Veteran's Village, and a minimum of 48 feet from the southern side property line. It would be set back approximately 67 feet from the rear property line, adjacent to existing single family residences. The project's parking spaces would be located along the southern and eastern property lines, behind the building, where the landscape buffer would range from three to twenty feet wide. A 6-foot-high solid masonry wall with pilasters and landscaping, including vines, along the perimeter of the site would separate

the project from adjacent uses. Staff feels the height of the development would be compatible with the surrounding area because other recently developed mixed-use projects to the north and west of the site are also three stories.

The South Escondido Boulevard Area Plan does not contain a minimum or maximum amount of commercial space to be provided in a mixed use development. Each project is evaluated on a case by case basis. The proposed development would contain a single 1,175 SF commercial tenant space. Solutions for Change would retain ownership of the project, including the residential component and the commercial component. Staff feels the commercial space would be large enough to support small retail, service and professional office uses. It is also likely that Solutions for Change would use the space for training or another commercial use related to their mission. The applicant has provided a proposed list of permitted uses for the commercial component of the project, which include a variety of retail, office, professional and educational uses. Solutions for Change has not proposed a specific use(s) for the 1,175 SF tenant space, but the list will provide the flexibility of a variety of uses appropriate for the location and size of the commercial space and consistent with the amount of parking provided.

The proposed project features a contemporary architecture with off-white and brown stucco exteriors, light and deeper blue and green accents, steel and wood guardrails/privacy screens, and a stucco and wood shade structure/entry canopy. The Staff Design Review Committee reviewed the elevations and site design and agreed that they were appropriate for the project and the site. All existing building on the site would be demolished. They have all been determined not to be historically significant.

Staff feels the design of the project is consistent with the goals of the South Escondido Boulevard Area Plan and Mixed-Use developments, including the architecture, site layout, compatibility with surrounding properties and enhanced pedestrian entrance at the commercial space on Escondido Boulevard.

Open Space

There is no specific open space requirement 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 residential projects. The R-4 zone requires a minimum of 200 SF of open space per unit plus 200 SF for each bedroom over one in each unit. The open space requirement for mixed-use and residential-only projects within the Downtown Revitalization Area Specific Plan is 300 SF per unit. Proposed projects along the South Escondido Boulevard Area have typically provided open space in the range between these two standards on a case-by-case basis through the Planned Development process. Using the R-4 standard, the project would require a total of 15,400 SF of open space. Using the Downtown standard would require 9,900 SF. The proposed project would provide a total of 18,584 SF of open space, including private balconies, public walkways, landscaping, a tot lot and community area and a community room. The semi-public open space of the community area/tot lot is consistent with the desirable features of a mixed-use project. The proposed open space exceeds the requirements of either zoning designation and staff feels it is appropriate for the proposed development.

Parking

Density Bonus Ordinances encourage development of affordable and senior housing by allowing additional units above the maximum allowable residential density under the applicable zoning or General Plan designation for affordable housing projects, and by allowing deviations from development standards. Escondido's current Density Bonus Ordinance (Zoning Code Article 67) allows a minimum density bonus of 25 percent and deviations from the Zoning Code for qualifying affordable developments. Escondido's Ordinance is not in compliance with current State Density Bonus law, which has a sliding scale for the density bonus and number of incentives allowed. If a city has not modified their requirements to implement state law, a city must comply with state law provisions. State law requires that each of the projects that qualify for a density bonus is entitled to concessions or incentives. Density bonuses and incentives must be provided to all developers proposing affordable housing who request them.

The City is in the process of adopting a Density Bonus and Residential Incentive Ordinance that is consistent with the State Density Bonus requirements (Government Code Sections 65915-65918). Until that is completed the City defers to

the State requirements when reviewing requests for a density bonus for affordable projects. State Density Bonus law requires allowance of a density increase and the provision of certain incentives for residential development projects that set aside a percentage of their total units to be affordable to lower and moderate income households. All of the proposed units in the subject project would be affordable to lower income households, which would qualify the developer for a density increase and three concessions, in addition to a reduced parking ratio. The applicant is not proposing a density increase beyond that permitted by the General Plan and Zoning designation. However, they are proposing to utilize one concession: a reduced onsite parking ratio of two parking spaces per unit for two- and three-bedroom units, which may be provided by tandem or uncovered parking.

Article 39 of the Zoning Code (Parking Ordinance) requires 1.75 spaces per unit for two-bedroom units and two parking spaces per unit for three-bedroom units, plus one additional space per four units for guests. This includes a minimum of one covered parking space per unit. Utilizing this standard, the parking requirement for this project would be 60 spaces, plus an additional eight spaces for guests, for the residential component. However, State Density Bonus Law allows an applicant providing a percentage of affordable housing units to incorporate a reduced amount of parking, consisting of two onsite parking spaces per two- or three-bedroom unit, inclusive of handicapped and guest spaces, with no specific requirement for covered parking. The Density Bonus parking requirement results in a requirement of 66 parking spaces for the residential use. No covered spaces are required and tandem spaces are allowed. The Density Bonus requirement for two-bedroom units is actually greater than the Zoning Code requirement, resulting in an additional six parking spaces for the units, which would help make up the difference in the loss of guest spaces. Thirty tandem spaces and 36 single spaces are proposed on the site for residential uses, including 8 covered spaces. The applicant will be required to submit a Parking Management Plan detailing parking space use and assignment, which will include use of parking spaces by guests. Tandem spaces will be required to be assigned to the same unit to prevent issues with moving vehicles. It is anticipated that two spaces would be assigned to each unit allowing each tenant to provide parking for their guests when needed.

The mixed-use project includes 1175 SF of commercial space, which requires an additional four parking spaces (at the more restrictive retail parking ratio), for a total requirement of 70 on-site parking spaces. The applicant is proposing to provide a total of 71 on-site spaces, including five spaces for the commercial use. These five parking spaces would be located in the front of the site convenient to the commercial space. Some parking will continue to be available on Escondido Boulevard, although they will not be counted toward the parking requirement since Escondido Boulevard is a circulation element street and the spaces may be eliminated at some time. Staff is satisfied that there would be adequate parking for the development, since there would only be a reduction of three spaces from the Zoning Code requirement, there would be at least two parking spaces per unit, and there would be parking for the commercial use.

Parcel Map

A Tentative Parcel Map is proposed for the project to separate ownership of the commercial tenant space from the residential uses for financing and tax purposes. Because residential uses are proposed on floors above the ground floor commercial space, an air-space parcel is required. Two fee simple lots with an air-space component are proposed. Although the project owner intends to maintain ownership of both portions at this time, the owner will have the flexibility to sell or lease the commercial space.

Parcel 2 would include the commercial tenant space while Parcel 1 would include the remainder of the site, including residential units, parking spaces, driveway, and landscaping. The Parcel Map will be three-dimensional because a portion of Parcel 1 will extend over the top of Parcel 2 (the commercial area) in order to retain the upper two floors of residential apartments within Parcel 1. Because the proposed map is three-dimensional, a 10'8" vertical height limit would be established for Parcel 2. The commercial air space portion would be the ground floor air space within the walls of the building situated on Parcel 2, and would consist of 1,175 SF of commercial floor area. Parcel 2 would have no direct frontage on Escondido Boulevard, so an access easement/agreement would be provided. The air space would end at the 10'8" height, which is the height of the finished ceiling of the commercial space.

Because Parcel 2 contains only the commercial floor area, a Reciprocal Easement Agreement is required as a condition of approval to establish maintenance and repair responsibilities between the owner(s) of Parcels 1 and 2, with respect to walls, landscaping, bioretention areas, parking areas, common drainage facilities, building exteriors, signage, driveway access etc. The agreement also will include use of parking spaces that are required by the use of Parcel 2.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The one-acre project site consists of two level parcels fronting on Escondido Boulevard, which is classified as a Collector Road (84' ROW). The adjacent street frontage is fully improved with curbs, gutters and sidewalks. The site currently contains two single-story, older structures including a three unit residential structure and a vacant, dilapidated commercial building. None of the structures are historic. There also is a concrete foundation from a previous commercial building. The site is partially paved with the remaining vegetation consisting of weeds, palm and pepper trees and some ornamental landscaping. The site is surrounded by a mix of older commercial uses, low to medium density multi-family and single-family uses, and two newer mixed-use projects.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|---------------------|--|
| 1. Property Size: | One acre (two parcels) |
| 2. Number of Units: | 33 |
| 3. Number of Lots: | Two lots: Parcel 1: 42,094 SF, Parcel 2: Approx. 1,175 SF
One commercial air space unit (Parcel 2) |
| 4. Project Density: | 33 dwelling units/acre |
| 5. Building Info: | One 3-story Residential/Commercial Building:
870 SF Community Room
1,080 SF Manager's Office/storage/laundry
1,175 SF Commercial Space
<u>29,300 SF Residential Units</u>
32,425 SF Total |
| 6. Unit Type/Size: | (22) 2-BR, 1-BA, 800 SF Units
(11) 3-BR, 2 BA, 1,010 SF Units |
| 7. Lot Coverage: | 21% 9,290 SF Ground Floor/1 acre site |
| 8. Building Height: | 35 feet maximum (3 stories) |
| 9. Floor Area Ratio | 0.74 32,425 SF Building Area/43,560 SF Site Area |
| 10. Signage: | No specific signage is proposed at this time. Future signage will be in conformance with Zoning Code Article 66 (Signage) for residential and commercial uses. |
| 11. Grading: | Cut: 1,500 cubic yards
<u>Fill: 0 cubic yards</u>
Net: 1,500 CY Export
All proposed grading is in conformance with the Grading Ordinance. No grading exemptions are requested or approved. |
| 12. Landscaping: | The site design contains several bio-swale/retention basins. The area surrounding the basins will contain a combination of trees, shrubs and groundcover. The basins will |

include rock cobble and plant material approved for use in retention basins by the Engineering Division.

The area in front of the building, around the parking areas, and around the perimeter of the site will be landscaped with a combination of trees, shrubs and groundcover. Ornamental landscaping would include some 36"-box trees, 24"-box trees, 5-gallon shrubs, and vines on the inside of the perimeter wall. Landscaping along Escondido Boulevard would include Queen Palms, potted Italian Cypress and potted Festival Grass in front of the commercial space, and a combination of trees, shrubs and groundcover in the remaining area. There would also be benches and trash receptacles in the space in front of the commercial unit.

A Community Plaza in the center of site behind the community room includes tot lot playground equipment, picnic tables, garden seat walls, BBQ, landscaping and enhanced pavement.

13. Building Color/Materials: Contemporary architecture. Off-white and brown (Sand) stucco exteriors. Steel and wood guardrails/privacy screens at balconies/patios and upper walkways. Light and deeper blue and green accents. Arched stucco detailing around some windows and entries and arched accents. Stucco and wood shade structure/entry canopy.
14. Project Fencing: A decorative 6'-high block wall with block pilasters is proposed along the property's northern, southern and eastern boundaries. A solid masonry wall is required adjacent to all commercial zones.

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Setbacks:		
Front:	11.5 feet to building	0' (required in CG)
Side:	10 feet to building min.	0' (required in CG)
Rear:	Approx. 67' to building	15' (required in CG zone adjacent to residential zone)
	Required by Density Bonus Law :	Zoning Code:
2. Parking:	33 units at 2 spaces each = 66 <u>1175 SF commercial @ 1/250 = 4.7</u> total spaces required = 70 total spaces provided = 71	22 units x 1.75 = 38.5 (2 BR) 11 units x 2 = 22 spaces (3 BR) 33 units/4 = 8.25 guest spaces <u>1175 SF commercial @ 1/250 = 4.7</u> total spaces = 73
3. Usable Open Space:	One-half open space may be private patio or balcony <u>Total: 18,584 SF</u> Common: 16,749 SF Private: 1,835 SF	R-4 Multi-family zone used for comparison: 200 SF per unit plus 200 Sf for each BR over 1X 33 units x 200 Sf = 6,600 SF <u>44 BR over 1 x 200 = 8,800 SF</u> Total: 15,400 SF

Note: Planned development zoning establishes its own zoning standards, including setbacks.

**FINDINGS OF FACT
PHG 15-0009, SUB 15-0008
EXHIBIT "A"**

Tentative Parcel Map

1. The proposed two-lot Tentative Parcel Map for the creation of two fee simple parcels, including an air-space component, is in conformance with the General Plan designation of CG (Commercial General) with Mixed-Use Overlay and the South Escondido Boulevard/Felicita Target Area, since the development is consistent with the requirements for a mixed-use development and consistent with the Target Area and the Escondido Boulevard Neighborhood Plan, including a minimum density of 30 du/acre.
2. The design and improvements of the proposed two lot tentative parcel map to create two fee simple parcels, including an air-space component, is consistent with all requirements of the existing PD/MU zone (Planned Development-Mixed use), including setbacks, parking and open space, based on the applicant's proposal, the existing conditions, and the conditions of approval.
3. The site is physically suitable for this type of development as the site is zoned for a multi-family and commercial mixed-use project, the site is surrounded by similar residential and commercial development, and the proposed development is consistent with the Zoning and General Plan designations.
4. The design of the two lot tentative parcel map and the creation of one air space unit are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife occurs on the property.
5. The design of the tentative parcel map is not likely to cause serious public health problems since City water and sewer service exist in the area and are available to the site, vehicle traffic generated by the project would not materially degrade the level of service on adjoining streets, and the project is conditioned to provide necessary street and site improvements and reciprocal access, maintenance and use.
6. The design of the two-lot tentative parcel map will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed tentative parcel map, based on review of available maps, a preliminary title report for the property and the proposed project plans.
7. The requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Notice of Exemption, issued on September 14, 2015, in accordance with CEQA Section 15332 (In-Fill Development Projects).
8. The design of the two lot tentative parcel map has provided, to the extent feasible, for passive or natural heating and cooling opportunities. Unit size and lot configuration provide opportunities for passive/solar heating and landscaping provides passive cooling opportunities.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

Master and Precise Development Plan

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan and with the South Escondido Boulevard Neighborhood Plan. The proposed project is within the General Commercial General Plan designation with a mixed-use overlay, and the South Escondido Boulevard/Felicita Avenue Target Area, which both allow and encourage mixed-use developments in close proximity

to transit and compatible with surrounding structures. A mixed use development is subject to approval of a Planned Development with a minimum density of 30 dwelling units per acre. The proposed density would be 33 du/acre. The project is also consistent with the General Plan Housing Goals and Policies to expand the stock of all housing.

2. The proposed development would be well integrated with its surroundings, since it surrounded by a mix of residential and commercial uses and three similar three-story mixed-use developments on Escondido Boulevard. The size and location of the site allow adequate parking, circulation, utilities and access to be provided for the development of the project, as detailed in the staff report. The overall mass and scale of the building has been mitigated through the quality of the design, the use of a variety of building materials; exterior colors; varied wall planes; perimeter walls and landscaping; and the location of the building on the site. Commercial storefront elements orient towards Escondido Boulevard to maintain the commercial character of the area.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to a Traffic Impact Analysis recently prepared for an adjacent project, the SANDAG trip generation rates for the proposed development, and a review by the City of Escondido Engineering Division.
4. The proposed project would be adequately serviced by all appropriate public facilities and City services. Nearby connections to City of Escondido sewer and water are available, and existing transit stops are located nearby. In addition, adequate police and fire service is nearby and local schools are available.
5. The overall design of the proposed development would produce an attractive and efficient residential and commercial project since it is located in close proximity to transit and shopping, and appropriate on-site amenities would be provided to support the proposed residents, including a community room, tot lot and community plaza. More than likely the commercial component will be related to the residential services provided by Solutions for Change and additional resident services will be provided on- and off-site by Solutions related to their program model. The commercial storefront will be oriented towards Escondido Boulevard with a design consistent with the pedestrian orientation promoted in the Area Plan, and adequate on-site parking is provided for all uses.
6. The proposed development would be well integrated into its surroundings, since the new structures would incorporate compatible and integrated architecture, materials and colors; the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties; and the development would provide an attractive pedestrian access through the site allowing convenient access for residents to nearby commercial services. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
7. Utilizing the Planned Development process allows flexibility from the underlying zoning requirements of the previous General Commercial zone to achieve a mixed-use project with affordable units. The project would provide affordable housing opportunities and resident services in a self-contained development, available through the Planned Development process, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process. City services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

**CONDITIONS OF APPROVAL
PHG15-0009, SUB 15-0008
EXHIBIT "B"**

Planning Division Conditions

1. This approval terminates the previous Tentative Map (Tract 942) and Planned Development (PHG10-0002) approvals for the project site.
2. Prior to or concurrent with the issuance of building permits, the appropriate development fees and City-Wide Facilities 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.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
4. 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 Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. Three copies of the revised Tentative Map reflecting all modifications and any changes required by the approval shall be submitted to the Planning Division for certification prior to approval of the Final Map.
8. Minimum 6-foot-high, solid masonry screen walls shall be constructed along the perimeter of the project boundaries, to the satisfaction of the Planning Division. Appropriate sight distance shall be maintained at driveways and intersections, to the satisfaction of the Engineering Division. Any walls (retaining and screen) shall be constructed of decorative materials, to the satisfaction of the Planning Division and the design and materials shall be indicated on the appropriate plans (building/grading) and final landscape plans. Walls should incorporate pilasters at appropriate intervals, along with a decorative cap. Stucco finished walls should be avoided due to long-term maintenance issues.
9. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less, with measures incorporated into the building plans with appropriate notes/specifications.
10. Prior to the issuance of grading and/or building permits, a parking management plan which details tandem and assigned spaces, overflow, on-site vehicular maintenance, guest parking and on-street parking shall be submitted and approved by the Planning Division. Joined tandem spaces shall be assigned to the same unit.
11. On-site parking spaces and the on-street spaces fronting the site shall not be used for fleet vehicles, commercial type vehicles or large construction vehicles. These restrictions also shall be included in the Parking Management Plan.
12. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A lighting plan shall be included as part of the building plans. All outdoor lighting shall be arranged so as to prevent light from reflecting upon adjacent properties or streets.
13. A minimum of 71 striped parking spaces shall be provided and maintained in conjunction with this development, as indicated in the details of Request and site plan. All uncovered parking spaces shall be double-striped and

dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.

14. Permitted animals/pets in residential units shall be allowed in conformance with the R-4 standards, unless project rules are more restrictive.
15. An inspection by the Planning Division will be required prior to issuance of and certificates of occupancy. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
16. Trash enclosures must be designed and installed per City standards, and permanently maintained and in coordination with Engineering Division storm water control requirements. The enclosure shall be constructed of decorative materials compatible with the design of the buildings/walls. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance, including shrubs and/or vines. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc. Trash enclosure location, dimensions and design shall be included on the building and landscaping plans.
17. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan, 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 colors, 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.
18. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code). A separate sign permit shall be required prior to the installation of any signs.
19. All new utilities shall be underground.
20. 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 Community Development. The final building plans shall indicate how any proposed roof top equipment is screened.
21. This Tentative Parcel Map (SUB15-0008) shall expire three years after the date of final approval unless a final map has been approved or an extension of time has been granted. The term of the Master and Precise Development Plan shall be concurrent with the corresponding Tentative Parcel Map, and shall expire according to the same schedule and procedure as the Tentative Parcel Map.
22. Prior to recordation of the final map, two copies of a Reciprocal Easement Agreement for Reciprocal Use and Maintenance shall be submitted to the Planning and Engineering Divisions for review and approval. The document shall contain provisions for the maintenance and use of any common landscaping, open space, walls, common drainage facilities, utilities, building exteriors, signage, parking spaces, driveways, etc. to the satisfaction of the Planning and Engineering Divisions. It shall also contain provisions for use and maintenance of the laundry room and restrooms within Parcel 2 by the tenants of Parcel 1. A review fee established in the current fee schedule shall be collected at the time of submittal.
23. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order

to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

24. If any gated entrances are proposed in the future, they shall be approved by the Planning Division, Engineering Division, and Fire Department, and shall incorporate appropriate vehicle stacking, turn around areas, electrical switches and strobe detectors as approved by the Fire Department. Decorative materials shall be used in the design of the gate.
25. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
26. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading plan.
27. Any decorative pavement, driveways and sidewalks shall be indicated on the grading, 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, along with appropriate landscaping.
28. Commercial activities shall be restricted to the 1,175 SF commercial space, as identified on the plans and details of request. Outdoor storage shall not be allowed. The commercial uses shall be limited to the attached list of "Permitted Uses."
29. Any construction, contractor services, or similar type operations shall be used for business offices only, and shall not be used for the storage, warehousing or distribution of construction materials, or parking of construction vehicles, commercial vehicles, work trucks, etc.
30. Uses involving hazardous chemicals or waste shall not be permitted, unless limited to Class M, B and A3 occupancies, per the Building Code.
31. Commercial activities shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. on week days and 11:00 p.m. on Fridays and Saturdays, and deliveries also shall be restricted to these hours.
32. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the project/tenant rules.
33. In conjunction with issuance of a grading permit and prior to issuance of a building permit, the abandoned water well on the site shall be capped/destroyed to the satisfaction of the San Diego County Health Department.
34. Should artifacts be discovered during excavation or construction, work is to stop and the City and a qualified archaeologist be consulted to determine the importance of the find and its management (in compliance with CA H&S 7050.5 and Public Resources Code Section 5097.98).
35. Prior to obtaining grading permits the applicant shall work with the Viejas Tribal Government to allow a cultural monitor (at Viejas expense) to be present during excavation in order to keep informed of any new developments.

36. No buildings or structures shall abut or touch the existing adobe wall located on the front of 1538 S. Escondido Boulevard.
37. An Asbestos and Lead-Based Paint (LBP) Survey Report was completed on the structures remaining on the site. The report concluded that there was no asbestos or LBP above threshold levels found in the remaining structures. During demolition activities if any suspect asbestos or lead-based paint materials are uncovered that were not previously sampled, the representative samples shall be collected, analyzed and potentially abated by licensed contractors as follows: Any asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. Any lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor.
38. In order to reduce the health risk to an acceptable level for future residential development, the mitigation of the site, as detailed in the Phase II site assessment by SCS Engineers, dated February 24, 2014, shall take place prior to any construction/grading on the site. Excavation, waste characterization and disposal at an appropriate landfill of approximately 100 cubic yards of soil impacted with elevated concentrations of chlordane shall be conducted to render the site suitable for residential development. The excavation area will encompass the areas adjacent to the eastern portion of 1560 S Escondido Boulevard (warehouse), extending to boring B5 at the south and B6 at the east, as referenced in Figure 3 of the report. The excavation shall go to a depth of 2 feet, totaling approximately 100 cubic yards. All soil excavated at the site would be deemed a waste and require characterization, classification and appropriate disposal. A soil management plan (prepared by an environmental professional and reviewed and signed by a California certified Professional Geologist) shall be prepared for the site prior to issuance of a grading permit that describes the means and methods of soil removal, address appropriate health and safety plans, as well as ensuring that confirmation samples demonstrate the removal of chlordane impacted soil to render the site suitable for residential development.
39. Prior to Certification of the Tentative Parcel Map and recordation of a Final Parcel Map, the map shall be revised to remove the laundry room from the commercial lot, Parcel 2.

Landscaping Conditions

1. Prior to occupancy of any units, all required landscape improvements shall be installed. All vegetation shall be maintained in a flourishing manner and kept free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
2. Seven copies of the detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division 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 appropriate plan check fee will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards of the City's Water Efficient Landscape Requirements (Article 62). The plans shall be prepared by, or under the supervision of a licensed landscape architect.
3. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then installation of the erosion control plan and suitable BMPs may be acceptable.
4. The streetscape along Escondido Boulevard shall include appropriate decorative paving (i.e. colored concrete, decorative pavers, etc.) and landscape planters, as shown on the concept landscape plan.
5. The streetscape along Escondido Boulevard shall include appropriate sidewalks 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.

7. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.

Building Division Conditions

Building plans for future building permits shall incorporate the following, to the satisfaction of the Building Official:

1. Allowable area calculations in CBC Table 503 are required. Show from buildings to the property lines.
2. Fire sprinklers may be required. Show construction type for each type of occupancy.
3. Show separation of occupancies per CBC Section 508.
4. All ground floor units shall be adaptable and accessible. Ground floor is the first floor above grade with dwelling unit. All first floor units and the units above the commercial use.
5. 2 exits required where the occupant load exceeds 49. See the community room. Doors to swing out with panic hardware.
6. Accessible, separate sex restroom facilities are required to be available for the community room.
7. Complying accessible resident and visitor parking shall be provided.
8. Accessible route from the public way and accessible parking spaces to the commercial entrances, community room and dwelling entrances shall be shown on building plans.
9. Compliance with the California Green Building Code for indoor water use, outdoor water use, construction waste recycling, reduction and disposal, building maintenance and operation, pollution control, interior moisture control, indoor air quality, bicycle parking, designated parking, light pollution control and water reduction shall be shown on plans.

Fire Department Conditions

1. NFPA 13D **automatic fire sprinkler system** will be required.
2. Sprinklers will be required on all overhangs exceeding four feet.
3. An approved fire alarm system is required.
4. A fire hydrant is required to be located within 50 feet of the fire department connection. 1 FDC and 1 PIV is required per building.
5. Fire hydrants capable of delivering 1500 GPM at 20 PSI residual pressure are required every 500 feet.
6. Extinguisher(s) will be provided at locations indicated with a minimum rating of 2A-10B:C in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet.
7. Roadways shall be improved to 24' width. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas.

8. Speed humps/bumps will not be allowed.
9. Dead-end access roads and driveways over 150' require a Fire Department turn-around.
10. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
11. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements **must** be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.
12. Knox box shall be required.
13. A 28' inside turning radius is required on all corners.
14. Roof access to structures must be provided from stairwells.
15. Elevators must be capable of accommodating a fire department gurney.
16. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
17. 13'6" vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed.
18. Show 3ft clearance around fire protection equipment on landscape plans.
19. Minimum 10ft clearance required to the rear of the building. No trip hazards and vertical clearance for ground ladders required. Show rescue windows (if any) to confirm access is adequate.

ENGINEERING CONDITIONS OF APPROVAL
Solutions Housing – 1560 & 1576 S. Escondido Blvd.
PHG15-0009 and TPM SUB15-0008

GENERAL

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
3. 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 recordation of the Final Parcel Map and/or approval of grading and improvement plans and the issuance of Building Permits.
4. 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.
5. 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.
6. 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 be required to landscape and irrigate the parkway areas along the Escondido Blvd. project frontage to the satisfaction of the Planning Director.
2. All driveways shall be alley-type in accordance with Escondido Standard Drawing G-5-E, with a minimum throat width of minimum 24 feet.
3. The developer shall install a public street lights per Escondido Standard Drawing E-1-E at the project entrance as required by the City Engineer.

4. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards. Any existing raised or damaged curb & gutter or sidewalk along the project's Escondido Blvd frontage shall be identified on the grading plans and/or improvement plan for removal and replacement.
5. 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.
6. 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 developer will be required to extend the offsite 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 hydrant(s) together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, and designed and constructed to the satisfaction of the Utilities Director. This new 8" public water main shall be connected to the 12" water main in Escondido Blvd.
2. 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. This wording shall be included in the grant of the public waterline easement.

SEWER

1. The proposed 6" sewer main serving the project 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. and at its terminus within the project.
2. 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 the public water main within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage facilities 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 parcel map, 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.

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.

PHG 15-0009, SUB 15-0008 1560-1576 South Escondido Boulevard
Planned Development Permitted and Conditionally Permitted Principal Uses

Use Title	P or C
Manufacturing, Wholesale Trade, and Storage	
Mini-warehouse storage facilities* (section 33-339)	C
Newspaper printing and publishing	P
Food and liquor	
Food stores (grocery, produce, candy, baked goods, meat, delicatessen, etc.), off-sale beer and wine, off-sale general license excluding concurrent sale	P
Liquor stores, packaged (off-sale)	P
General retail	
Building materials and supplies including lumber, heating, plumbing, and electrical equipment, etc. (No outdoor storage or sale)	P
Drugstores	P
Pharmacies	P
Florists, gifts, cards, newspapers and magazines	P
Furniture, home and office furnishing and equipment, electrical appliances, and office machines and supplies	P
General retail, NEC (as determined by the director of community development, based on conformance with the purpose of the specific zone, interaction with customers, the appearance of the building, the general operating characteristics, and the type of vehicles and equipment associated with the use, and including incidental assembling of customized items)	P
Hospital/medical equipment sales	P
Nurseries and garden supply stores	P
Sporting goods (includes ammunition and firearms, fishing, hunting, golf, playground equipment, etc.)	P
Restaurants, cafés, delicatessens, sandwich shops, etc.	
Without alcoholic beverages	P
With on-sale beer and wine and on-sale general licenses	P
Specialized food sales from pushcart facilities* (section 33-342)	P
Services	
Animal care (excluding kennels)	P
Educational services	
Day nurseries, child care centers* (Article 57)	P
Schools, including kindergarten, elementary, junior, and senior high schools* (Article 57)	P
University, college, junior college, and professional schools	P
Vocational and trade schools	P
Other special training (including art, music, drama, dance, language, etc.)	P
Special needs education	P
Government services	
Administrative centers and courts	P
Financial services and institutions (including banks, securities brokers, credit offices, real estate services)	P
Insurance	P
Hospital and medical service organizations (including Blue Cross, Blue Shield, etc.)	P

Medical, dental and related health services	
Massage establishments* (Article 38)	P/C
Medical, dental and optical laboratories	P
Medical clinics and blood banks	P
Medical, dental, optical, and other health care offices	P
Other medical and health services NEC	P
Offices and business services, except medical	
General business services (including advertising, credit reporting, building services, news syndicate, employment services, computer services, drafting, detective/protective services, etc.)	P
General office use (includes professional offices)	P
Mailing, accounting and office services	P
Travel agencies and services	P
Repair services, except automotive	
Apparel and shoe repair and alteration	P
Bicycle repair	P
Locksmiths and key shops	P
Miscellaneous repair services (excluding machine shops and welding services)	P
Small appliance repair and services (including TV, radio, small electronics, computers, household appliances, etc.)	P
Watch, clock, and jewelry repair	P
Social, professional, and religious organizations and services	
Churches, synagogues, temples, missions, religious reading rooms, and other religious activities* including columbariums and mausoleums* as an incidental use (Article 57)	P
Social and professional organizations (political membership, veterans, civic, labor, charitable and similar organizations, etc.)	P
Youth organizations* (Article 57)	P
Other services	
Barber, beauty, nail, and tanning services	P
Equipment rental and leasing service* (Article 57 and Council Resolution #73-264-R) (includes airplanes, business equipment, furniture, construction equipment, sanitation units, sports equipment, etc.)	P
Laundry and dry cleaning services	
Self-service, coin-operated	P
Pick-up service only	P
Dry cleaning, laundering, pressing and dying for on-site retail customers only	P
Personal services, NEC (including clothing and costume rental, tattooing, marriage bureaus, baby-sitting services, etc.)	P
Photographic and duplicating services:	
Blueprinting	P
Photocopying	P
Studios, developing, printing, and similar services, except commercial photography	P
Commercial photography, including aerial photographs and mapping services	P
Picture framing, assembly only	P
Recycling services* (Article 33):	
Reverse vending machines occupying a total of 50 square feet or less	P
Cultural Entertainment and Recreation	
Cultural, including museums, art galleries, etc.	P

Health and fitness facilities, including gymnasiums, athletic clubs, body building studios, dance studios, martial arts schools, etc.	P
Communications (telephone, telegraph, radio, TV, etc.)	
Broadcasting (radio and/or television), recording, and/or sound studios	P
Personal wireless service facilities* (subject to Article 34)	
Roof-mounted or building-mounted facilities incorporating stealthy designs and/or screened from public ways or significant views	P
Pole-mounted or ground-mounted facilities that incorporate stealthy designs and do not exceed 35' in height	P
Pole-mounted or ground-mounted facilities that exceed 35' in height or roof-mounted or building-mounted designs which project above the roofline and are not completely screened or considered stealthy	C
Other communications, NEC	C
Telephone exchange stations and telegraph message centers	P

P= Permitted Use

C= Conditionally Permitted Use (Subject to a Conditional Use Permit, pursuant to Section 33-1200)

* Subject to special regulations - see Article in parentheses



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway Room 260
San Diego, CA 92101

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

Project Title/Case No.: PHG 15-0009, SUB 15-0008

Project Location - Specific: On the eastern side of Escondido Boulevard, south of Fifteenth Avenue, addressed as 1560-1574 South Escondido Boulevard (APNs 236-460-70 and -71)

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

Description of Project:

A Master and Precise Development Plan, in conjunction with a two-lot Tentative Parcel Map, for the development of a mixed-use project consisting of 33 affordable residential rental units and 1,175 SF of commercial space on a 1-acre site in the PD/MU (Planned Development, Mixed-Use) zone. The residential use would consist of (22) 2-BR, 800 SF units and (11) 3-BR, 1,010 SF units in a three story structure, and a tot lot and community room for residents. Access to the project would be via a two-way drive aisle from Escondido Boulevard. 71 on-site parking spaces would be provided, including 5 spaces for the commercial tenant space. The proposed Tentative Parcel Map would be a two-lot map with an air-space component, which would provide separate ownership of the commercial space from the remainder of the project for financing purposes. The project would consist of units affordable to households with incomes of less than 60% of the Area Median Income (AMI) and includes a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and the provision of tandem and uncovered spaces. The project also includes demolition of two older structures on the site that have been determined not to be significant historic structures.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Hitzke Development/Consulting, Michael VanBuskirk
Address: 251 Autumn Drive, Ste 100, San Marcos, CA 92069

Telephone: (619) 846-3532

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

Exempt Status:

Categorical Exemption. Type and section number: 15332, "In-Fill Development Projects"

Reasons why project is exempt:

1. The proposed project is consistent with the General Plan designation of GC (General Commercial), the South Escondido Boulevard/Felicita Avenue Target Area, all applicable General Plan policies and the PD/MU (Planned development/Mixed Use) Zoning designation and Zoning Code.
2. Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality or water quality.
3. The project site has no value as habitat for endangered, rare or threatened species, as the site has been previously cleared and developed with commercial and low intensity residential development, is surrounded by urban uses and does not contain any sensitive habitat or species.
4. The project site is within the City limits, on a one-acre site (no more than five acres), and is substantially surrounded by urban uses.
5. The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Kristina Owens Area Code/Telephone/Extension (760) 839-4519

Signature: _____

Kristina Owens, Associate Planner

9/14/15

Date

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR:

PLANNING COMMISSION

Agenda Item No.: H.1

Date: October 13, 2015

CASE NUMBER: PHG 15-0030

APPLICANT: BMW of Escondido

LOCATION: 1557 Auto Park Way (APN 232-541-05)

TYPE OF PROJECT: Modification to a Precise Development Plan

PROJECT DESCRIPTION: A modification to the Precise Development Plan for BMW of Escondido to remodel the facade of the dealership/showroom building with an increase of approximately 1,630 SF of enclosed display area.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: PC (Planned Commercial)

ZONING: PD-C (Planned Development-Commercial)

BACKGROUND/SUMMARY OF ISSUES:

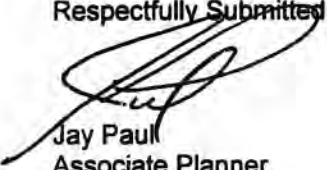
The project site is located within the Escondido Auto Park and a Precise Development Plan was approved for the construction of a used auto dealership in 1994 (City File No. 94-38-PD). The building has been used by several auto dealerships over the years. The building also has been modified from its previous Southern California/Mediterranean influenced architectural style to its current contemporary design. BMW has submitted a request to modify the facade of the building to include a glass storefront design along the main entry to the building to provide a more visible interior showroom area. The interior showroom area also would be expanded approximately 1,630 SF. A modification to the Precise Plan is required when a dealership proposes a significant modification to the exterior of the building or increase in square footage.

Staff has not identified any issues related to this proposal.

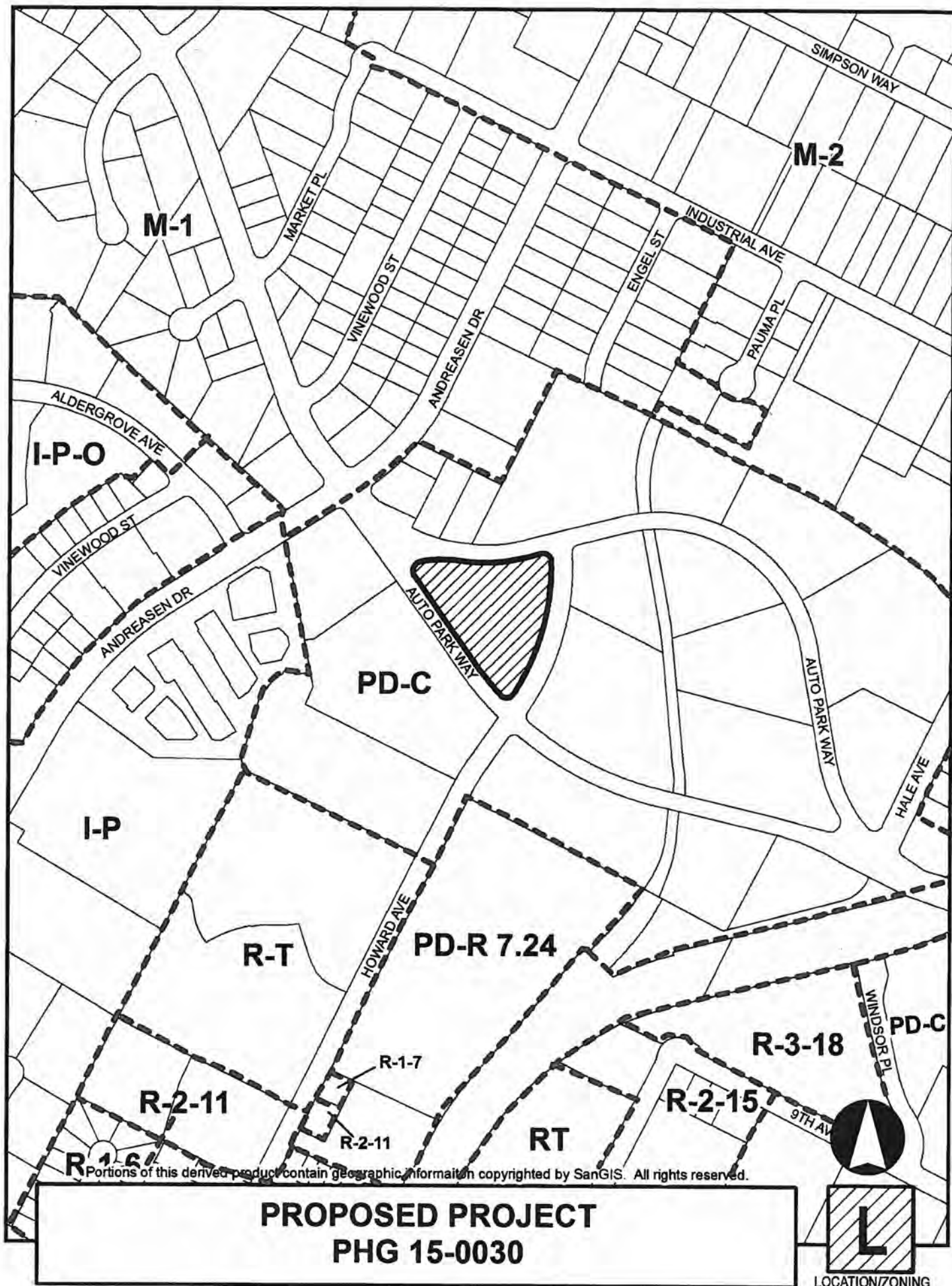
REASONS FOR STAFF RECOMMENDATION:

Staff supports the proposed architectural modifications because the improvements would reflect a high quality of design and materials, and would be in conformance with the contemporary design of the other auto dealerships throughout the Escondido Auto Park. Appropriate on-site parking and circulation would be maintained.

Respectfully Submitted,

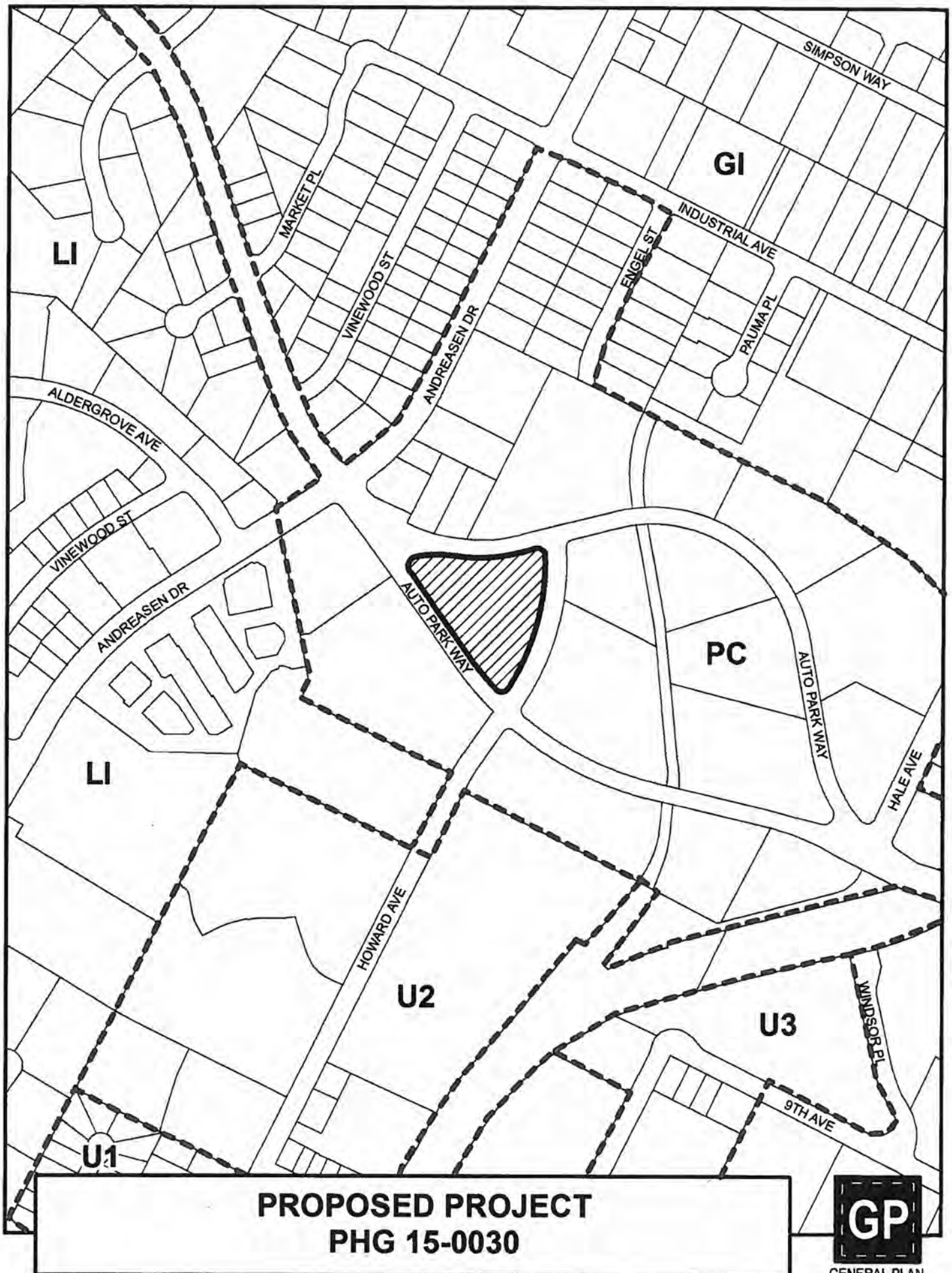


Jay Paul
Associate Planner



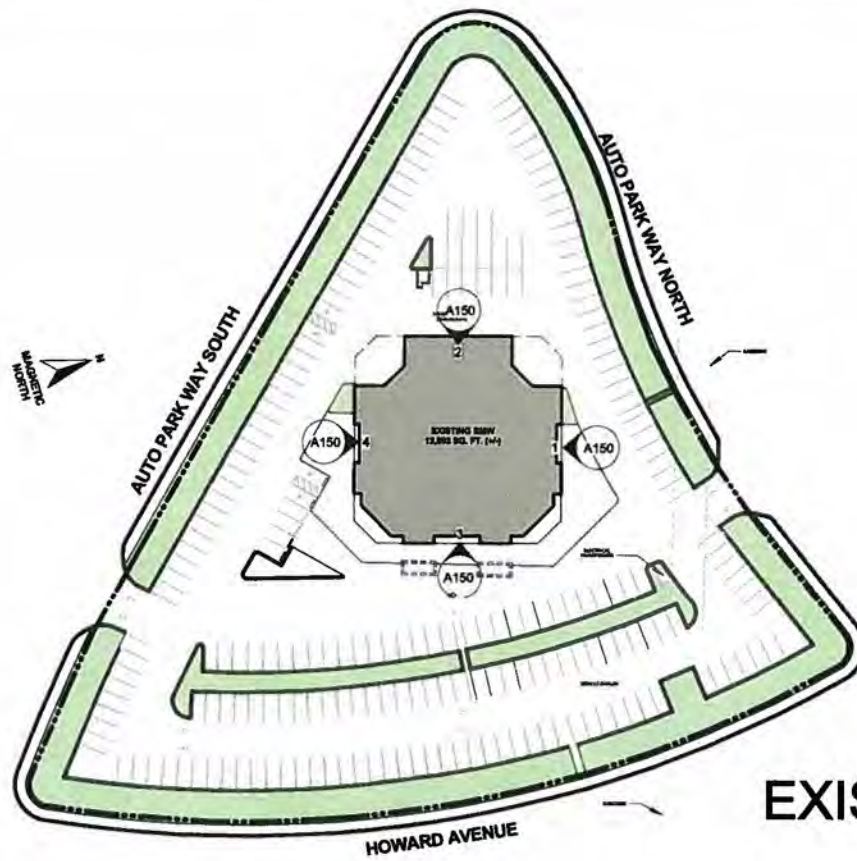
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PROPOSED PROJECT
PHG 15-0030

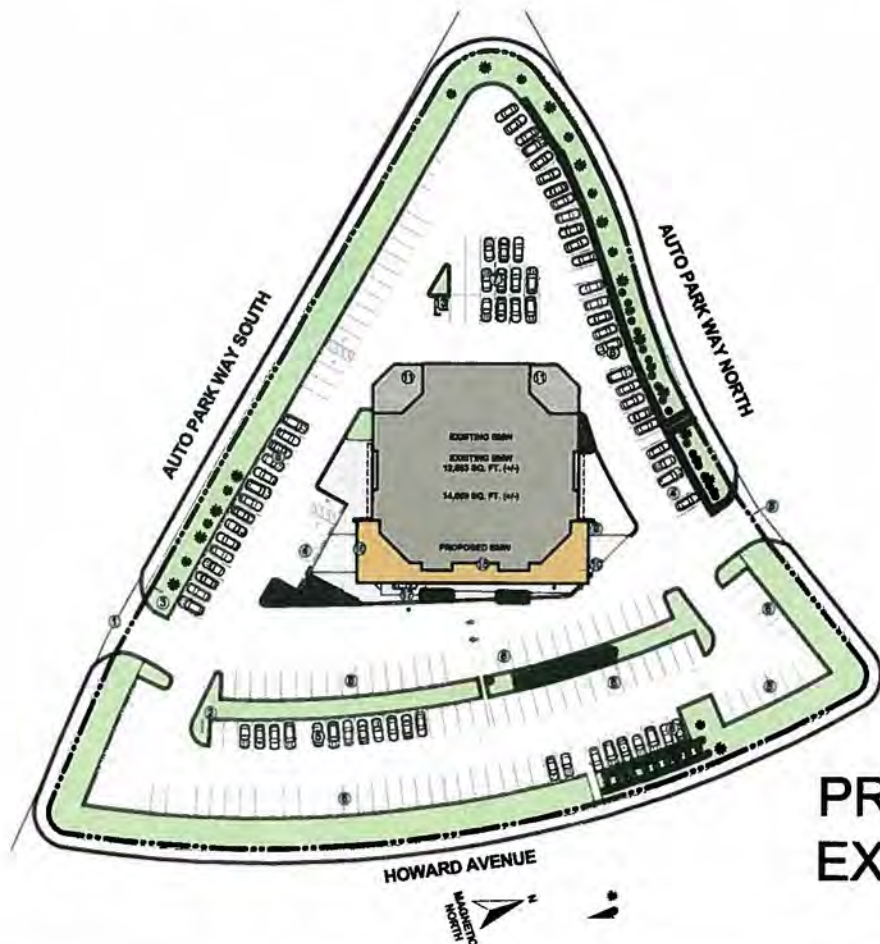


**PROPOSED PROJECT
PHG 15-0030**





EXISTING

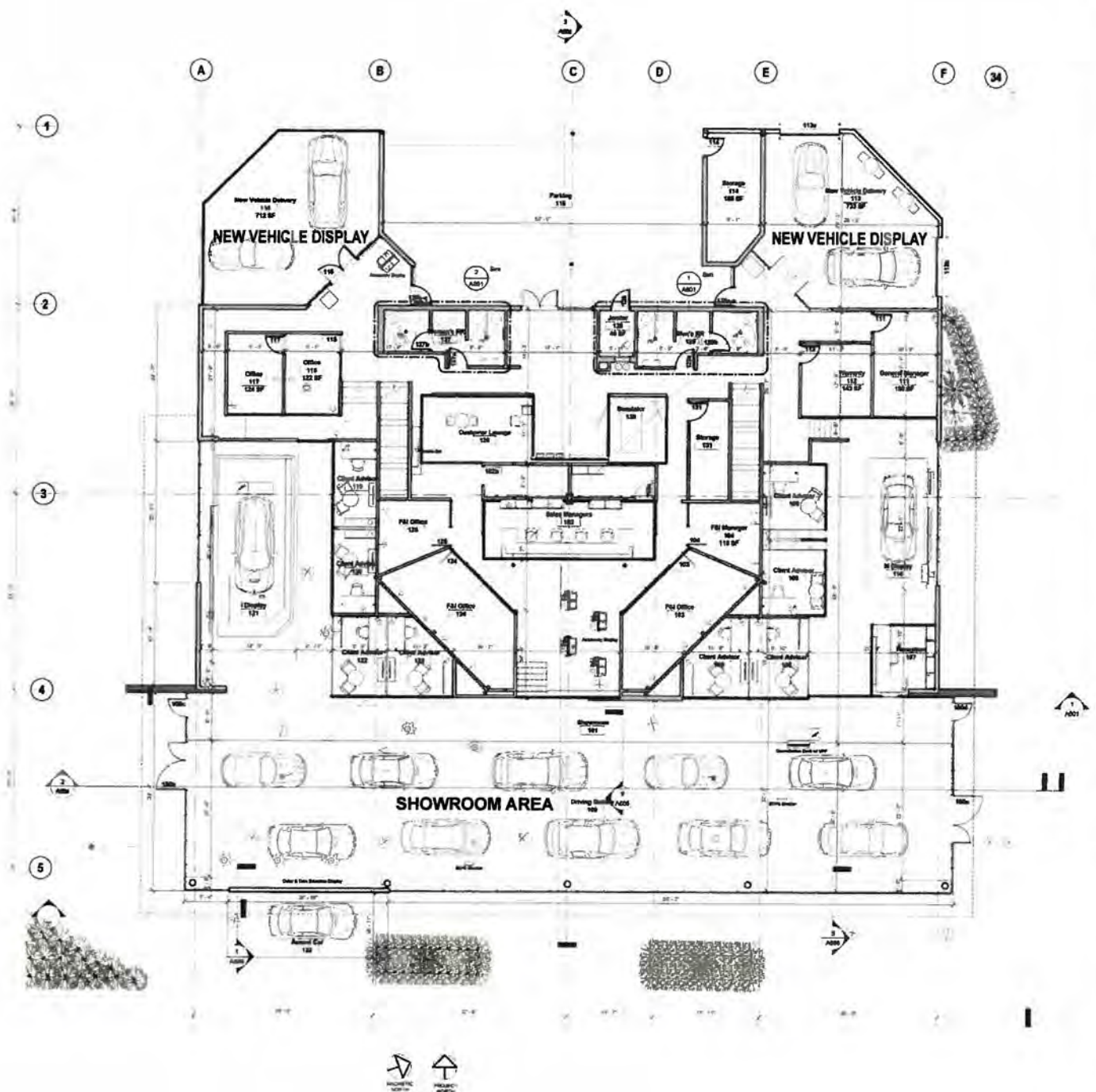


**PROPOSED
EXPANSION**

**PROPOSED PROJECT
PHG 15-0030**

S

SITE PLAN

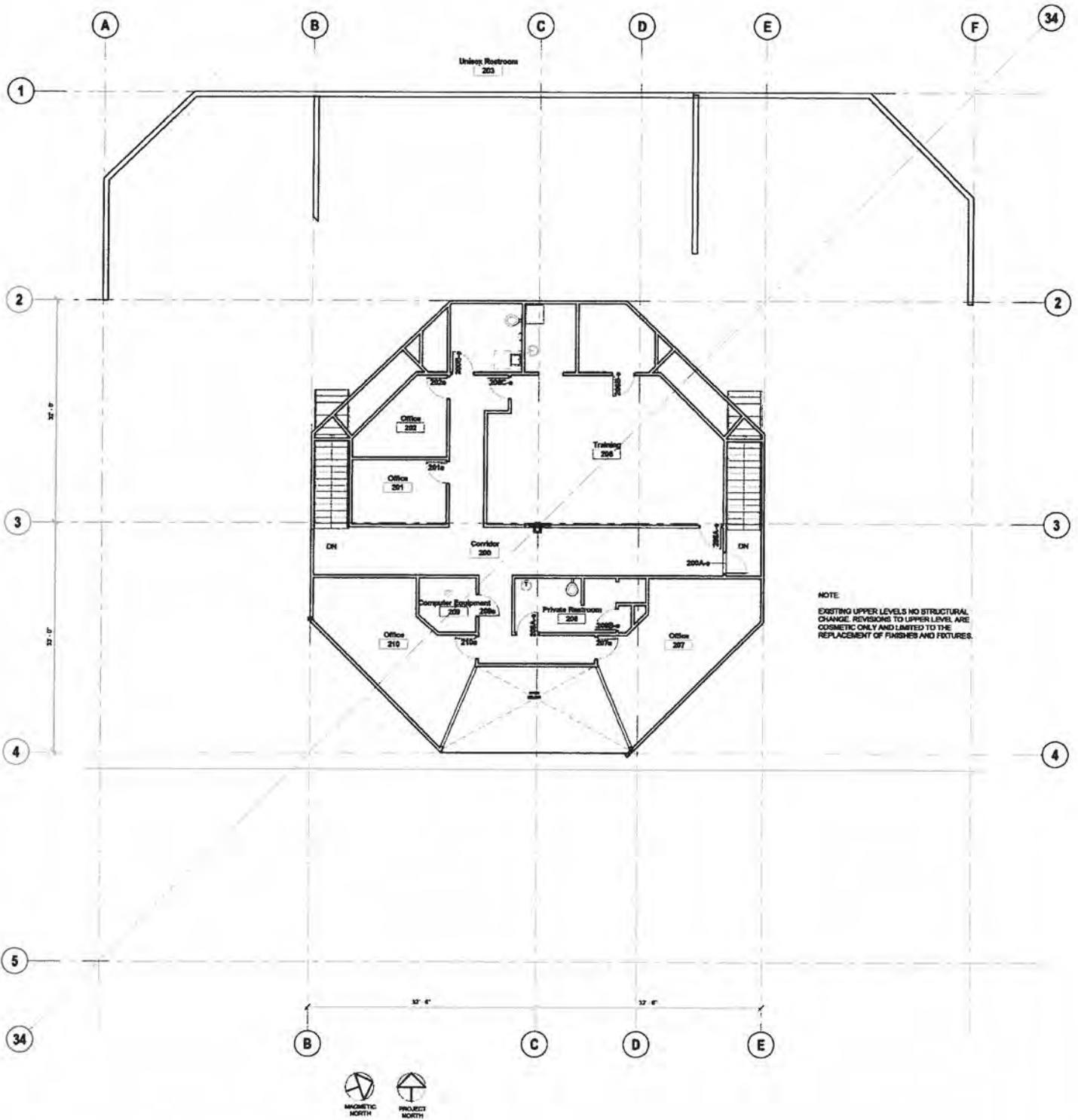


PROPOSED- FIRST FLOOR PLAN

PROPOSED PROJECT
PHG 15-0030

F

FLOOR PLAN

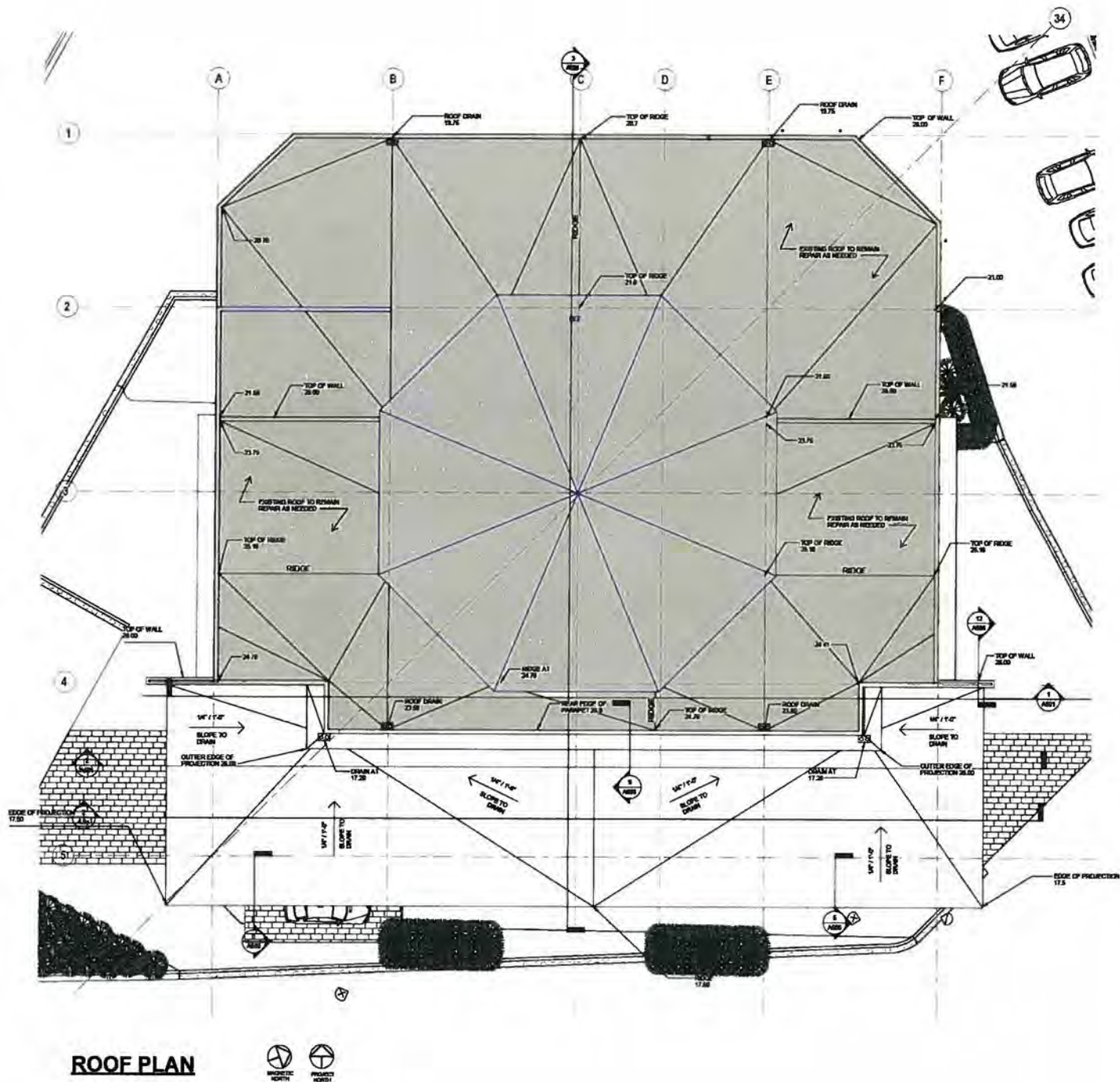


PROPOSED- SECOND FLOOR PLAN

PROPOSED PROJECT
PHG 15-0030

F

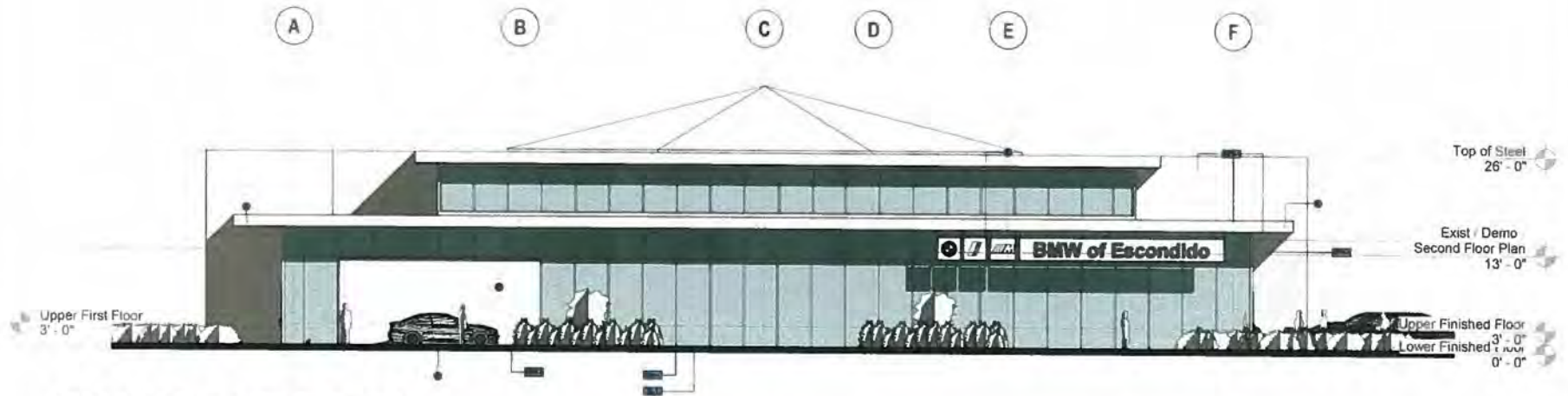
FLOOR PLAN



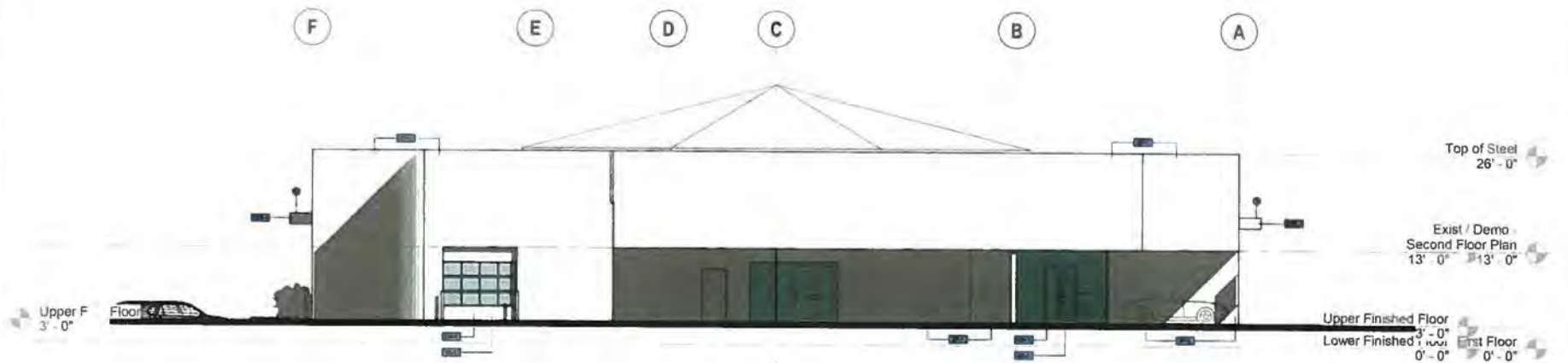
PROPOSED PROJECT
PHG 15-0030

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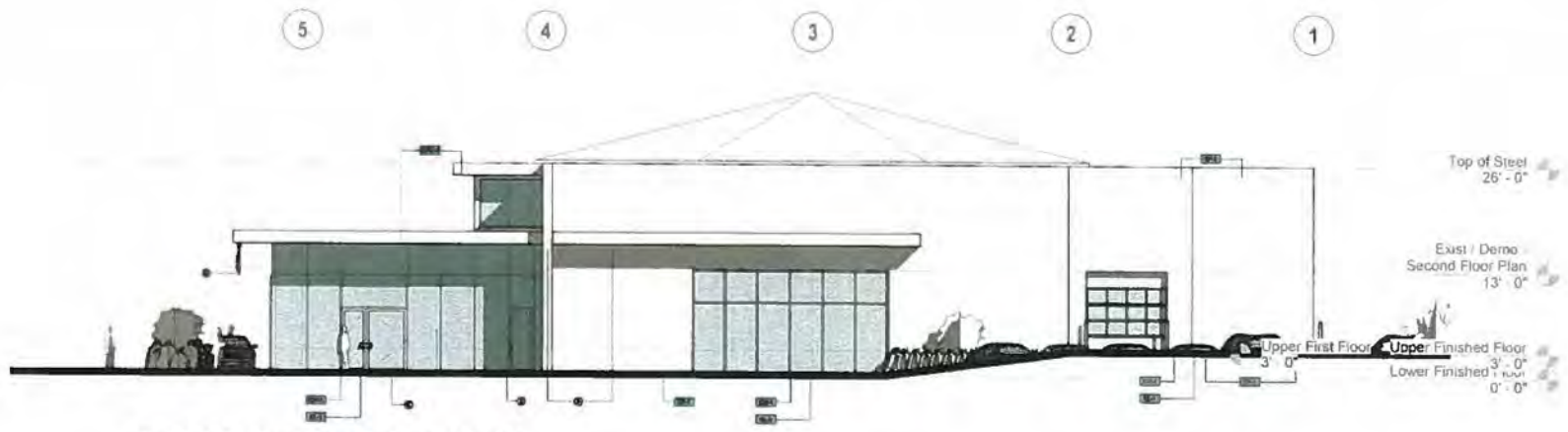
PROPOSED PROJECT
PHG 15-0030



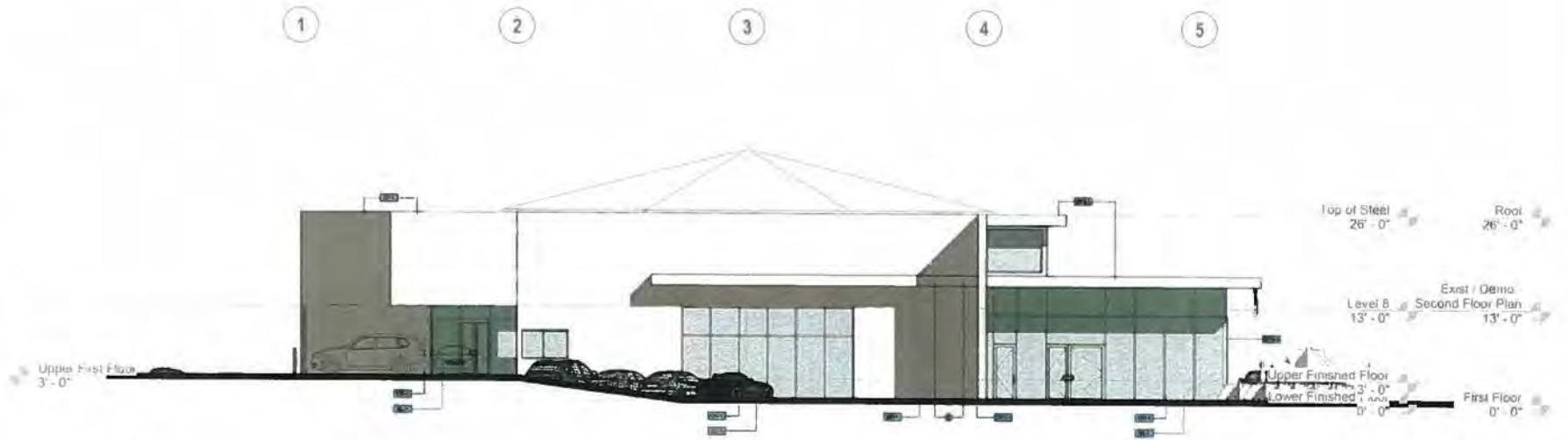
PROPOSED- SOUTH ELEVATION



PROPOSED- NORTH ELEVATION



PROPOSED- EAST ELEVATION



PROPOSED- WEST ELEVATION

PROPOSED PROJECT

PHG 15-0030

10

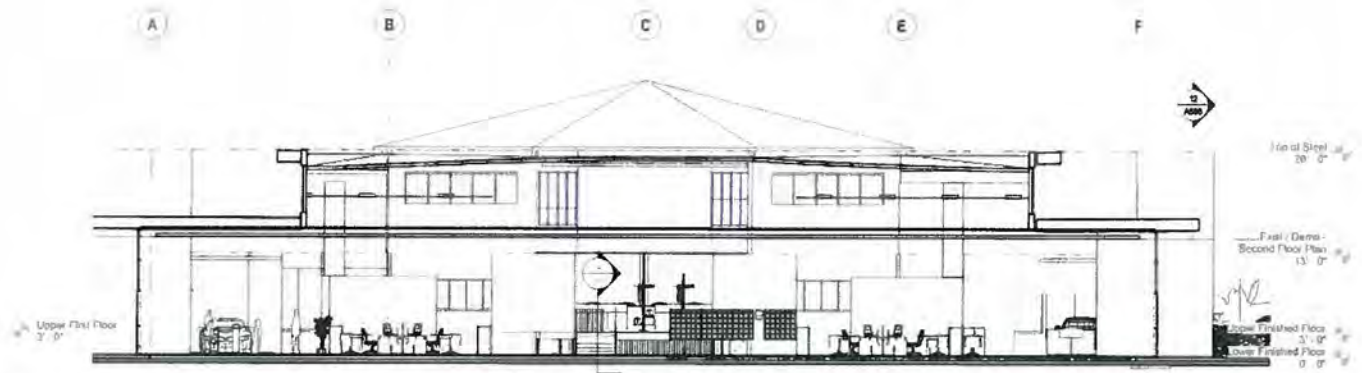
ELEVATIONS

E

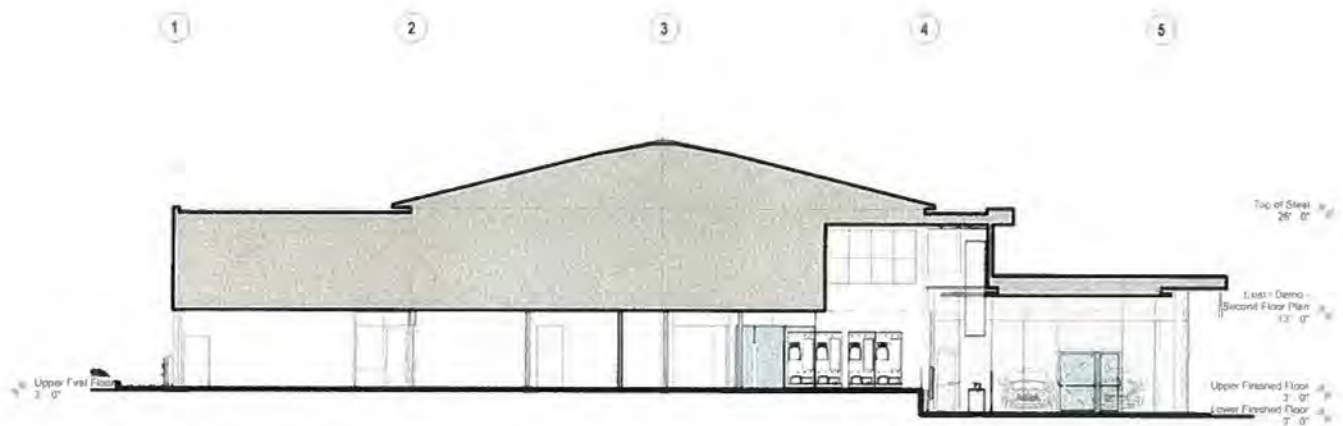


PROPOSED PROJECT
PHG 15-0030

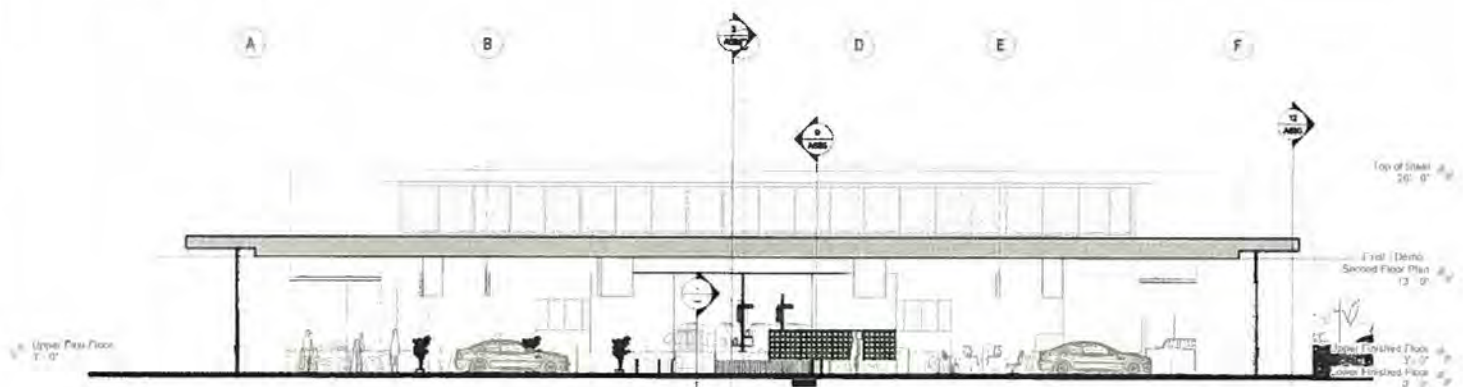
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SECTION - 9



SECTION - A



SECTION - B

**PROPOSED PROJECT
PHG 15-0030**

S

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD-C zoning (Planned Development Commercial) / A mix of auto-related uses are located north across Auto Park Way North, including the Volvo and Honda dealerships.

SOUTH - PD-C zoning (Planned Development Commercial) / The Ford/Hyundai dealership is located south across Auto Park Way South.

EAST - PD-C and M-1 zoning (Planned Development-Commercial and Light Industrial) / A variety of auto related uses are located east across Howard Avenue, including the BMW Mini and Volkswagen dealerships.

WEST - PD-C (Planned Development-Commercial) / Auto related uses are located west and northwest of the site.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department expressed no concern regarding the proposed project 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, and appropriate on-site circulation for emergency vehicles would be provided.
3. **Traffic** – The project site fronts onto and takes access from Auto Park Way North and South (one-way collector streets). The site also fronts onto Howard Avenue (non-classified) but does not have driveway access to this street. On street parking is allowed along Howard Avenue, but is restricted along Auto Park Way. The Engineering Division indicated that due to the nature of the project, the relatively small increase in dealership square footage is not anticipated to generate any significant additional vehicle trips. The Engineering Department indicated the project would not have any adverse impacts to existing traffic or circulation within the area, and no mitigation or improvements would be required.
4. **Utilities** – Water service currently is provided by the Rincon del Diablo Municipal Water District. Escondido provides sewer service, which is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities. The applicant will need to coordinate any additional water upgrades/improvements to the existing infrastructure to support the project, as may be required by the Rincon District.
5. **Drainage** – The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities" and 15303, "New Construction." In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.

D. GENERAL PLAN ANALYSIS:

The General Plan land use designation for the site is Planned Commercial, which allows a variety of commercial activities within a self-contained, comprehensively planned commercial center. The Auto Park Master Plan established specific development standards, architectural features and permitted uses for the properties within the Auto Park. The permitted uses include auto-related sales and services. The proposed modifications to the site would be in conformance with the Auto Park Master Plan.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Building Modifications

The existing architecture of the showroom building reflects a contemporary design similar to the majority of the dealerships throughout the Escondido Auto Park. The other dealerships have been remodeled over the years to incorporate a more contemporary architectural theme and individual corporate branding/signage. The octagon-shaped BMW building is visible from all sides, but offers limited visibility into the showroom area. The exterior of the dealership is being modified to reflect the current design theme used at other BMW dealerships nationwide. The plan would remove the southern building elevation and replace it with a glass storefront design, which would enhance the exterior appearance of the building and functionality of the interior spaces. Windows also would be added to the second story office areas facing south. The all-white exterior color of the building would be retained, which is a standard theme for other BMW dealerships. The other exterior entrances also would be modified with new glass elements.

Staff supports the proposed facade changes and building expansions, and believes they would be in substantial conformance with the Auto Park Master Plan because the design and materials would be compatible with the contemporary designs of the other dealerships throughout the Escondido Auto Park. The facility would require a minimum of 74 parking spaces and the site has sufficient parking to provide for customers and employees. Vehicle storage/display areas and employee parking can be configured/used on-site as demand requires. On-street parking also is allowed along Howard Avenue, but restricted along Auto Parkway. Unlike the other dealerships, the 2.97-acre site is not large enough to provide on-site vehicle service areas/bays. Service of BMW vehicles is done on an off-site location within the industrial area of the City.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The triangular-shaped property is developed as an auto dealership and contains a mix of office, indoor display, storage, paved parking/auto display areas. The site is surrounded by streets on all three sides (Auto Parkway North and South, and Howard Avenue). There is no native vegetation or sensitive resources located on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 2.97 acres
2. Existing Building:

1 st Floor:	3,545 SF
2 nd Floor:	<u>2,855 SF</u>
Total	6,400 SF
3. New Building Area: 1,630 SF
4. Material/Colors: Exterior insulated finish system-Parex (white tone) clear storefront glass-curtain wall (sterling grey). Prefinished metal coping and trim (aluminum bone white)
5. Building Height: 35' top of roof peak, 17' top of first floor roof and 26' second floor roof.
6. Parking: 74 spaces required (based on various building uses and vehicle display areas)
A minimum of 74 spaces would be available for employees and customers.
All unenumerated spaces on the site plans are used for vehicle display.
7. Landscaping: The project site is currently landscaped. The on-site landscaping will remain the same.
8. Signage: Signage indicated on the plans is conceptual only. Each dealership is proposing their own separate signage. Any new signage is subject to conformance with the Auto Park signage criteria and City's sign regulations

Project History:

- | | |
|------------|---|
| 80-173-PD | Master Development Plan that established the Escondido Auto Park |
| 94-38-PD | Precise Development Plan approved in 1995 to construct a two-story, 6,400 SF used-car dealership on the 2.97 acre site for Chevrolet. The property later was occupied by Classic Volkswagen. |
| 2002-11-PD | Precise Development Plan to remodel the facade to accommodate a new entry portal for Classic Volkswagen. Volkswagen moved across the street to the former Buick property and the site was occupied by the BMW dealership. |

EXHIBIT "A"

FINDINGS OF FACT PHG 15-0030

Precise Plan Modification

1. The location and design of the proposed development is consistent with the goals and policies of the Escondido General Plan relating to Planned Developments, which states the Auto Park area is to be developed with comprehensively planned automobile dealerships, automotive/commercial related uses and a variety of commercial and office facilities. The new contemporary design would be compatible with other more modern dealership buildings located throughout the Auto Park and adjacent industrial developments. Appropriate on-site parking would be maintained.
2. The proposed development will be well integrated with its surrounding because the project site is surrounded by auto dealerships on all sides, and the proposed building modifications would be compatible with the other auto dealerships located throughout the Escondido Auto Park. The site is suitable for the proposed uses because the project would not require any extensive grading or result in any adverse impacts to surrounding uses or environmental resources. The project will not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties.
3. All vehicular traffic generated by the development would be accommodated safely and without causing undue congestion upon the adjoining streets, as indicated by the Engineering Department.
4. The proposed location and design allows the project site to continue to be adequately serviced by existing public facilities since City sewer and water service currently is provided to the site and will not be adversely affected by this project.
5. The overall design of the proposed addition produces an attractive and efficient business environment that utilizes quality building materials, sufficient perimeter landscaping and adequate on-site parking.
6. The proposed Precise Plan modification shall have a beneficial effect by providing services needed/requested by city residents and the business community.
7. In accordance with CEQA Sections 15301, "Existing Facilities" and 15303, "New Construction," the proposed project is exempt from environmental review. The project would not result in any adverse impacts to the environmental. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

EXHIBIT "B"

CONDITIONS OF APPROVAL BMW Dealership Remodel PHG 15-0030

General

1. This development shall be subject to all conditions of the Auto Park Master Plan (80-173-PD) and any previous Master and Precise Development Plans approved for the project/site, except as modified herein.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Division, and Fire Department. Fire sprinklers may be required, as determined by the Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. A minimum of 74 striped parking spaces shall be provided for customers and employees in conjunction with this commercial development. Said parking spaces shall be striped and dimensioned per City standards, and this requirement shall be noted on the final building/site plans.
8. Parking for disabled persons shall be provided/maintained (including "Van Accessible" spaces) in full compliance with chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. Access for use of heavy fire fighting equipment, as required by the Fire Marshal, 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 no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
10. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Planning Division.
11. A separate sign permit and building permit shall be required prior to the installation of any signs. All proposed signage shall be consistent with the Auto Park design criteria and the City of Escondido Sign Ordinance (Ord. 92-47).
12. All new utilities shall be underground.
13. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. This shall be clearly indicated on the building plans. Additional rooftop screening may be required, if determined during review of the construction documents.

14. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
15. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
16. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 15-0030 (BMW of Escondido)

Project Location - Specific: 1557 Auto Park Way (APN 232-541-05)

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

Description of Project: A modification to a Precise Development Plan for BMW of Escondido to remodel the facade of the dealership/showroom building with an increase of approximately 1,630 SF of enclosed display area.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name BMW of Escondido (Tim Brecht) Telephone (760) 291-2801

Address 1557 Auto Park Way, Escondido, CA 92029

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

Exempt Status: Categorical Exemption. Section 15301(e) "Existing Facilities" and 15303(c) "New Construction or Conversion of Small Structures."

Reasons why project is exempt:

1. The 2.97 acre site is zoned Planned Development-Commercial and is developed with an auto dealership. The project only involves the remodel of the facade of the existing dealership building and an approximately 1,630 SF expansion of the building within a previously developed area.
2. The site is located within the Escondido Auto Park in an area where all public services and facilities are available to allow for the proposed use. The BMW dealership fronts onto and takes access from two Circulation Element roadways (Auto Park Way North and South). The site also fronts onto Howard Avenue, but does not take access from the nonclassified street. The Engineering Division indicated that traffic is not anticipated to significantly increase, and all vehicular traffic generated by the project would be accommodated safely and without causing undue congestion upon the adjoining streets and intersections.
3. The proposed project area currently is developed and is not in an area that is environmentally sensitive and the project would not have any direct impacts to any sensitive or protected resources since there are no resources located on the site.
4. Staff has not identified any direct or cumulative impacts to the environmental resources that would result from the project.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature: 

Jay Paul, Associate Planner

October 5, 2015

Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

PLANNING COMMISSION

Agenda Item No.: G.2
Date: October 13, 2015

CASE NUMBER: ADM 15-0163

APPLICANT: Dave Bartl, TRAC

LOCATION: East of Auto Park Way/Nordahl and south of the EB on-ramp to Hwy. 78, addressed as 2838 Auto Park Way (APN 228-360-14 & -38)

TYPE OF PROJECT: Design Review for Freestanding Sign

PROJECT DESCRIPTION: A request for design review of a modification of an existing freestanding sign up to 15' high with an area of 64 SF proposed for the Arco gas station.

ZONING: Planned Development-Commercial (PD-C)

STAFF RECOMMENDATION: Approval

BACKGROUND: Previously, the Sign Ordinance required freestanding signs in excess of six-feet high to be reviewed by the Design Review Board. As part of the restructuring that streamlined the development review process and eliminated the Design Review Board, some of the responsibilities for design review have been shifted to the Planning Commission. The Sign Ordinance has been amended to now require Planning Commission review of freestanding signs in commercial zones that exceed six-feet in height or 30 square feet in size.

In 1996, the Planning Commission considered a modification of the Arco station Planned Development (Case No. 96-39-PD) to allow additional signage consistent with the standards of the CG (General Commercial) zone. The request approved adding sign area to the existing 8-foot tall monument sign for a total of 64 SF of sign area. The height of the monument sign was not changed. No revisions to the existing sign area of the adjacent 30' tall freeway-oriented pole sign were proposed. Both signs are located in the northwest corner of the site.

The City participated in the recent Caltrans project to widen the Nordahl overpass on Hwy 78. The improvements associated with this project required widening of the street along the frontage of the subject site and elevating the road and East-Bound on-ramp at the northwest corner of the site, which reduced the visibility of the existing monument sign for the Arco station. The City agreed to pay the owner the cost to cure the "diminished visibility" of the monument sign. This request is the proposed reconfiguration of the monument sign increasing the height from 8' to 15'. The Sign Ordinance allows freestanding signs up to 15' in height and up to 100 SF with Planning Commission review.

DISCUSSION: The proposed sign will be have the same area of 64 SF as the current sign, but the new cabinet design, taller base and the raised landscape planter will allow the price sign to be visible from Auto Park Way/Nordahl Road. The sign is proposed to be located in a raised landscape planter, the top of which would be level with the adjacent sidewalk. The sign will be setback 10' from the property line, and the sign base and the planter will be stuccoed to match the building. Approval of this request would keep the monument sign in the general location of the existing sign, would make the fuel prices visible from the adjacent street, and would modernize the price sign to current industry standards.

An alternative site for the monument sign in an area closer to the elevation of the sidewalk near the driveway was evaluated as well. This location was found to be infeasible due to the narrow site area available between the property line and the existing on-site curb/paving and the many utility lines located in the landscape area along the frontage.

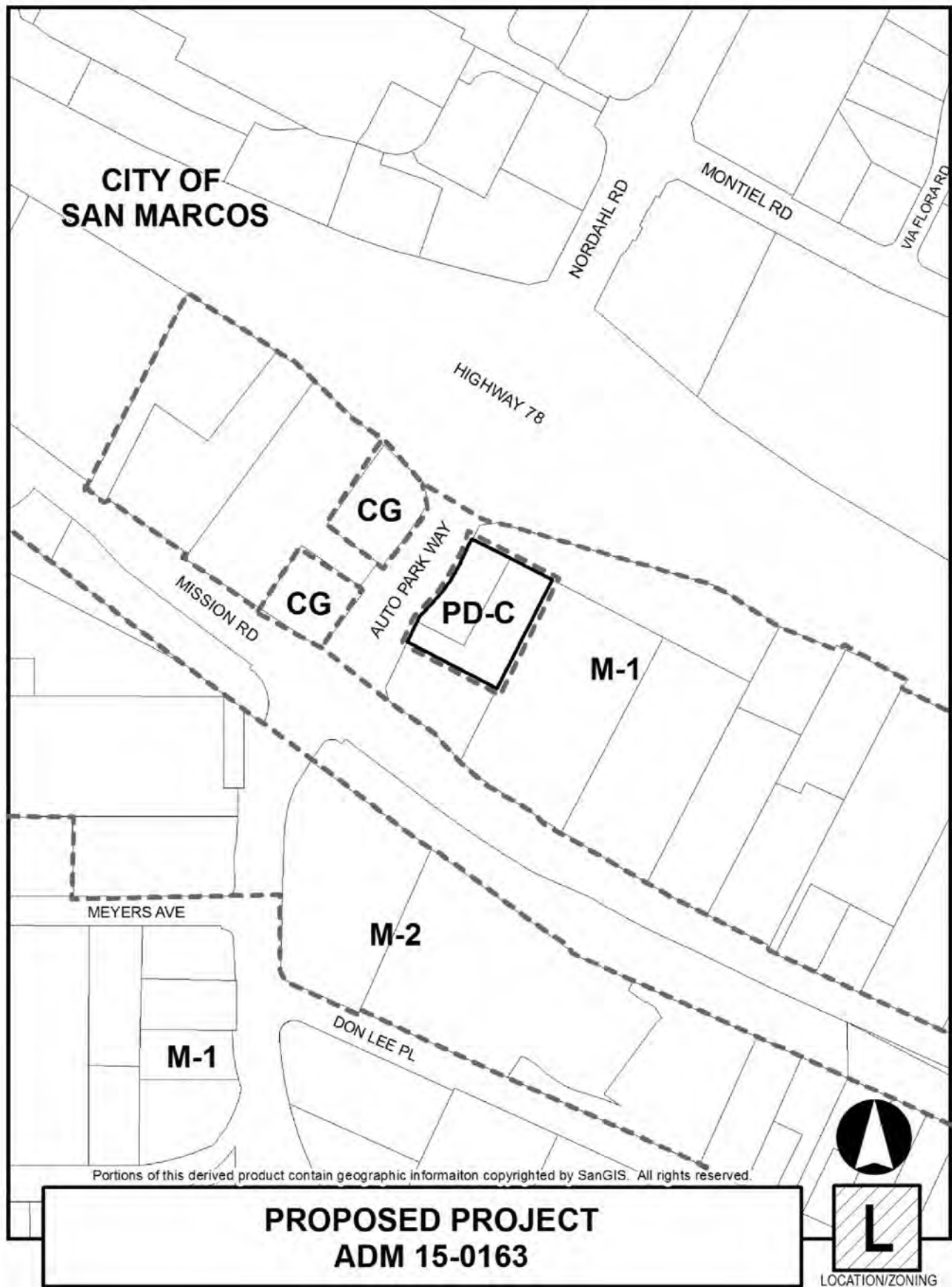
The Planning Commission has the following options with respect to this signage proposal.

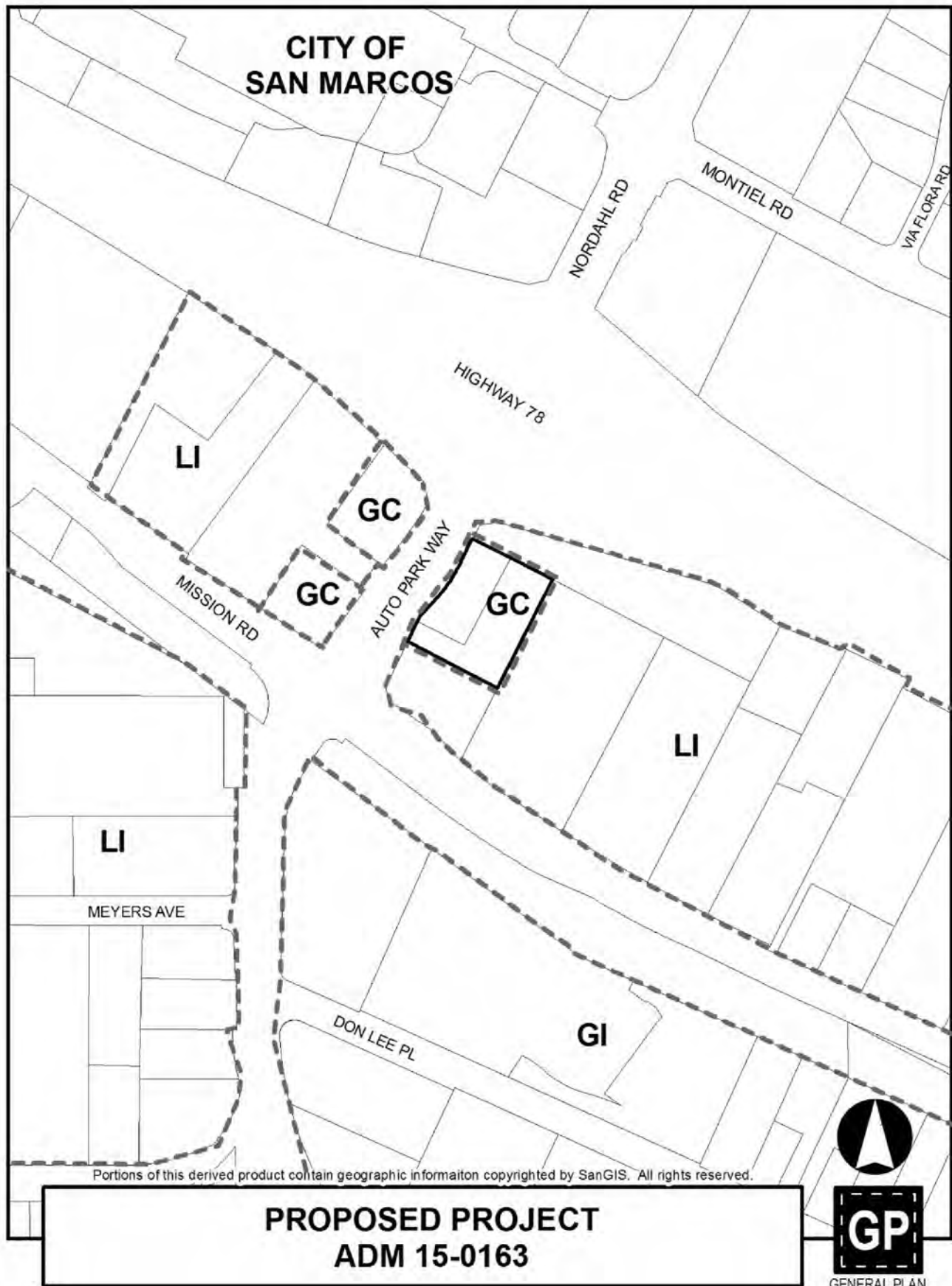
1. Approve the monument sign as proposed.
2. Recommend specific design changes that would enhance the sign's appearance and compatibility with the facility.
3. Deny the sign if it is determined no amount of modification could render the sign acceptable.

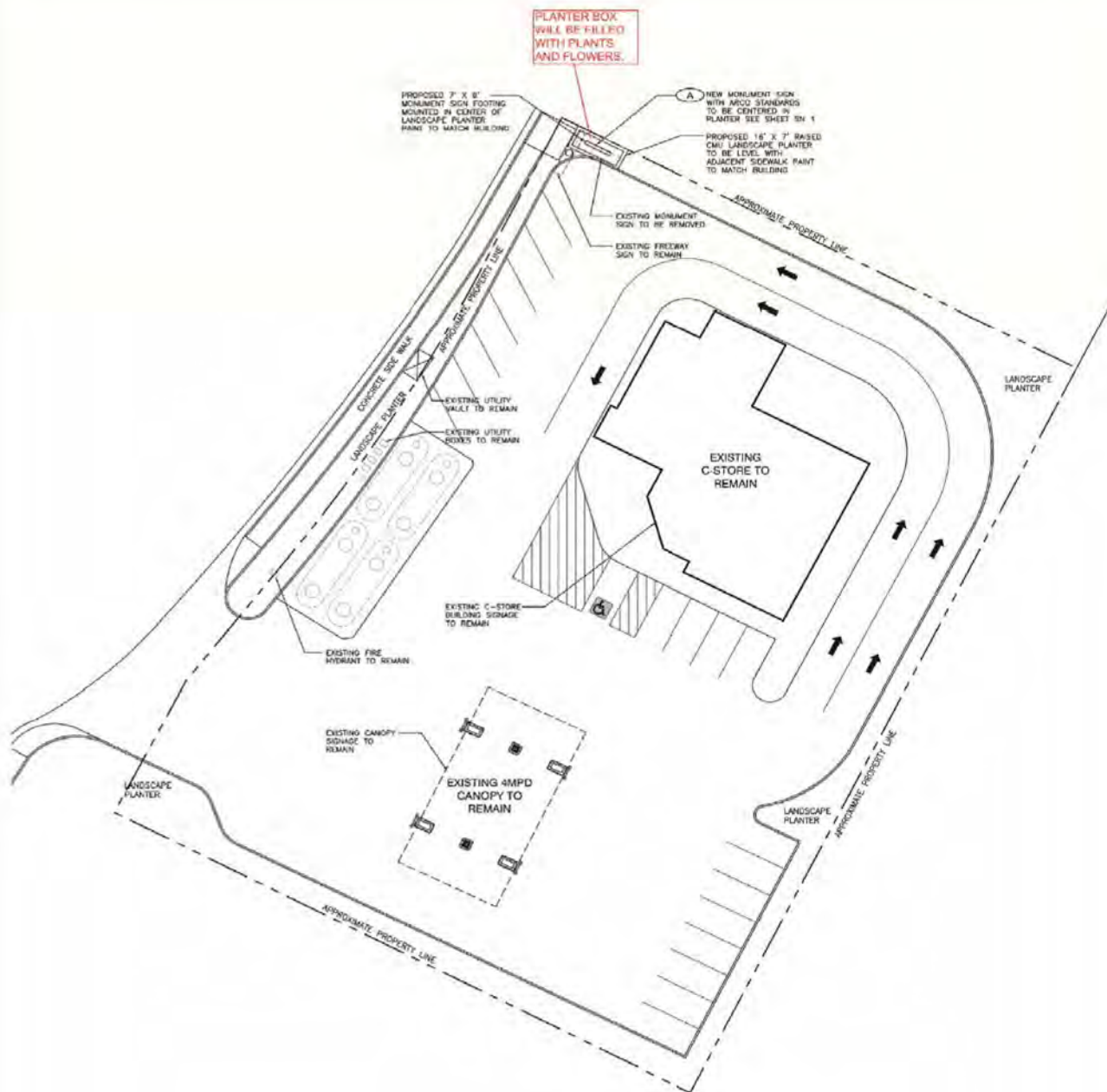
Staff recommends approval of the monument sign as proposed.

Respectfully Submitted,

Rozanne Cherry
Principal Planner







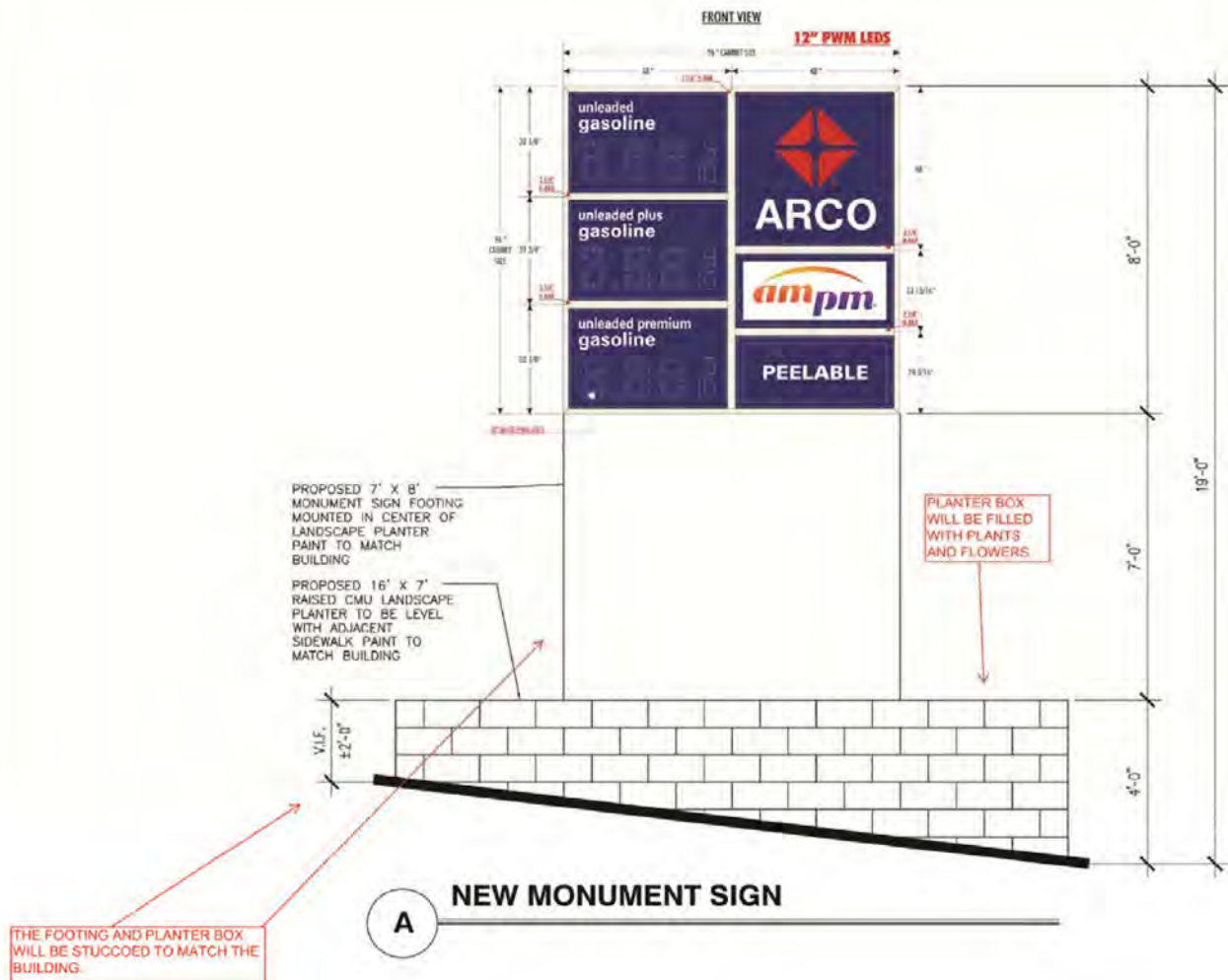
PROPOSED SIGNAGE SITE PLAN



**PROPOSED PROJECT
ADM15-0163**

SP

SITE PLAN



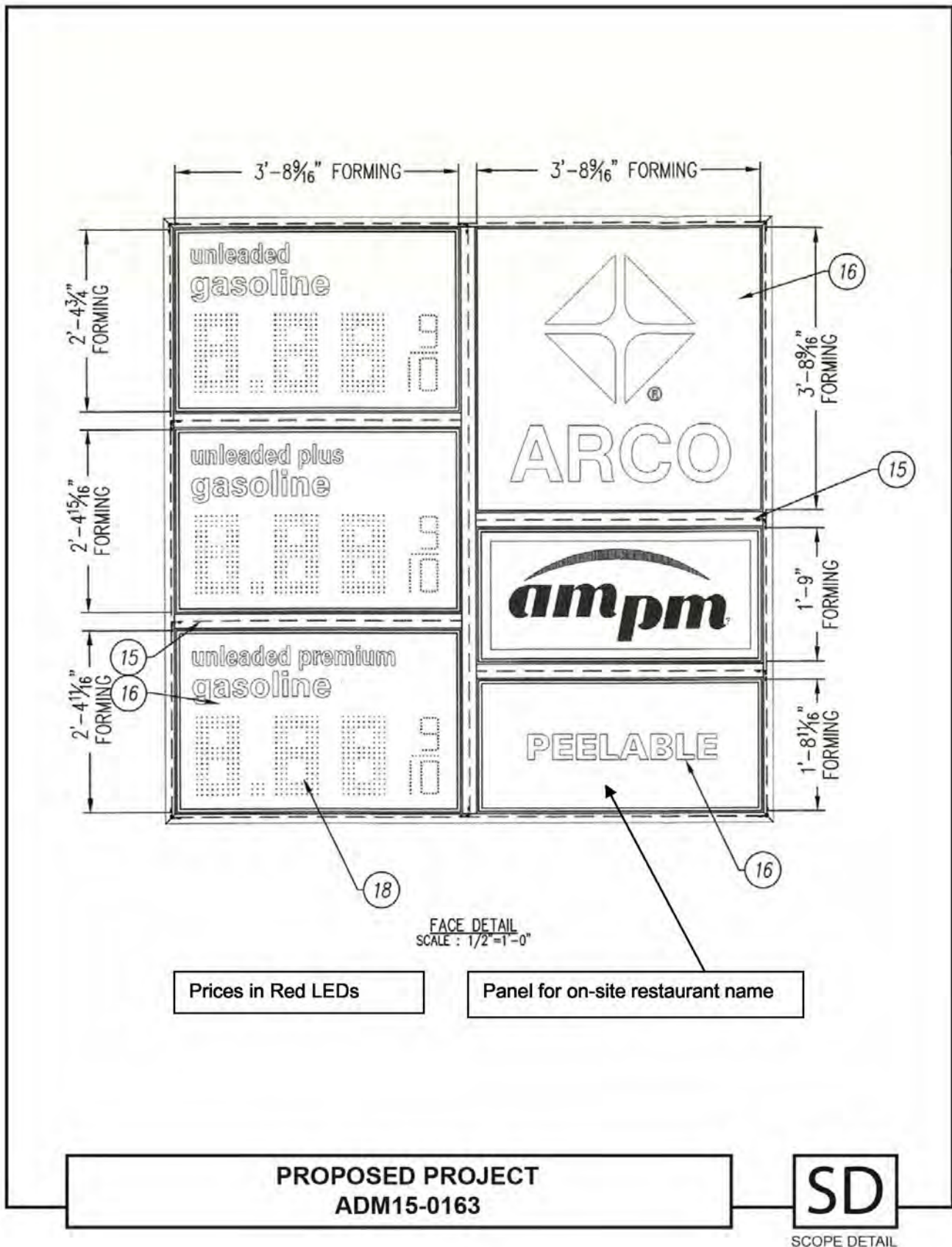
SIGNAGE SUMMARY				
SIGN	ILLUMINATION	EX. S.F.	NEW S.F.*	DIFFERENCE
(A) (1) MONUMENT PRICE SIGN	ILLUMINATED	±64 S.F.	64 S.F.	+ 0 S.F.
TOTAL		±64 S.F.	64 S.F.	+ 0 S.F.

Sign Height: 15' from adjacent grade in planter box

PROPOSED PROJECT
 ADM15-0163

PS

PROPOSED SIGN





FACING NORTH





Top of proposed planter even with sidewalk elevation.
4' wide, 15' tall sign including base 10.5' from r.o.w. line