



PLANNING COMMISSION

Agenda Item No.: G.1.
Date: May 22, 2007

CASE NUMBER: 2007-11-PD/SP/DA, ER 2007-08

APPLICANT: Nathan Adler / City Plaza LLC, Inc.

PROPERTY SIZE AND LOCATION: Approximately 0.80 acre located in the "Southern Gateway" District of the Downtown Specific Plan, on the eastern side of Escondido Boulevard, south of Third Avenue, addressed as 328 South Escondido Boulevard.

TYPE OF PROJECT: Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement.

PROJECT DESCRIPTION: A Specific Plan Amendment, Master and Precise Development Plan and Development Agreement on 0.80 acre to construct a mixed-use project with four stories above ground (totaling 56 feet in height), and one story below ground, to accommodate 55 market-rate apartments, 5,198 SF of commercial space, 4,158 SF of office space (9,356 SF total), and a parking garage for 126 vehicles. The residential units would involve seven 1-bedroom apartments and forty-eight 2-bedroom apartments. The parking garage would contain 42 at-grade spaces and 84 spaces in the subterranean level. The project includes a density increase from 45 du/acre to 68.75 du/acre, and demolition of all existing onsite structures.

An interior landscaped courtyard is proposed on the second level of the project for the residential occupants. A public plaza of 2,600 SF is proposed to be located at the corner of Third Avenue and Escondido Boulevard that would include a water feature and clock tower. Vehicular access to the project would be provided by a single driveway from Third Avenue with secondary access from the alley. The office and retail spaces would have exterior access points at the street level. The residential units would be accessed via stairs and/or elevators from assigned parking spaces located in the below-grade parking level, from Third Avenue, or the public plaza.

Off-site infrastructure improvements would include constructing a 12-linear-foot sewer line in the alley, a 721-linear-foot water line along Third Avenue and Maple Street, undergrounding of two existing power poles in the alley, reconnecting neighboring properties to electrical service conforming to SDG&E's approval, and dedicating two feet of alley frontage to the City of Escondido.

A temporary encroachment of seven feet into the alley during construction is proposed to shore-up underground parking and is anticipated to last approximately three months. Terms of the proposed five-year Development Agreement would include a fee credit for construction of off-site infrastructure, establishment of development fees, establishment of the duration of Development Agreement terms, and contribution for additional public infrastructure and future studies involving build-out of the Downtown area.

STAFF RECOMMENDATION: Approval

ENVIRONMENTAL STATUS: A Negative Declaration was prepared for this project in conformance with CEQA Section 15070 (City Log No. ER 2007-08) and issued on April 18, 2007. No comments were received in response to the project. In staff's opinion, no significant issues remain unresolved through compliance with code requirements. There are no sensitive or protected habitat occurs on-site or will be impacted by the proposed amendment.

GENERAL PLAN DESIGNATION/TIER: Specific Planning Area #9 (SPA 9), Tier 1 Neighborhood.

ZONING: (SP) Specific Plan, Southern Gateway District

BACKGROUND/SUMMARY OF ISSUES:

A Specific Plan for Downtown was originally adopted in the late 1980s and has since undergone several amendments and revisions. The City Council directed staff and appointed a Citizen's Committee in 2005 to evaluate the entire Downtown Plan and recommend appropriate revisions. An Interim Specific Plan was approved by the City Council on March 21, 2007, completing Phase I of a two-phase program incorporating existing and emerging trends in downtown planning and development. Building heights and density provisions of the Interim Specific Plan are consistent with the previously approved Plan, but the Interim Plan includes the following new provisions including:

- a. Revisions to the Overall Vision Statement.
- b. New Strategic Goals and Design Principals.
- c. Re-organizing and Merging 11 Land-Use Districts into Seven.
- d. A Comprehensive Amendment of the Land-Use Matrix.
- e. Delineating types of Residential Development within each District.
- f. Interim Criteria to Evaluate Projects as well as Specific Plan Modifications.
- g. Amending the Current Parking Standards to comply with citywide ordinances.
- h. Development Standards for Commercial Components in Mixed-Use Projects.
- i. Eliminating Development Incentive Bonuses.
- j. Establishing Development Standards for each District.
- k. Standardizing the Sign Standards to be Based on Building Square Footage.
- l. Storefront "Customer Zone" thresholds for businesses along Grand Avenue within the Retail Core Area.
- m. Replacing "Contemporary Building" Design Guidelines with Updated Guidelines.

Consideration of the Final Specific Plan would constitute the second phase, which requires an Environmental Impact Report because that Plan would include increased densities, intensities, and modified development standards for the downtown. Additionally, the SPA boundaries are proposed for expansion to include areas north of Washington Avenue, east of Palomar Hospital, south of Fifth Avenue, and the entire Mercado Area. The EIR has been initiated by the City Council, a consultant has been selected, and initial baseline studies are pending.

Consideration is included in the Interim Plan to allow processing of development applications in advance of the Downtown Specific Plan EIR subject to City Council initiation and compliance with "Processing Guidelines" stipulated in the Interim Plan. On November 15, 2006, the City Council initiated the applicant's proposal for processing along with two other projects; another proposal on South Escondido Boulevard, and one on East Valley Parkway. The applications require Specific Plan Amendments and Planned Developments (as well as a Development Agreement) since the projects propose land uses and densities that differ from the Interim Specific Plan.

Staff feels that the issues are as follows:

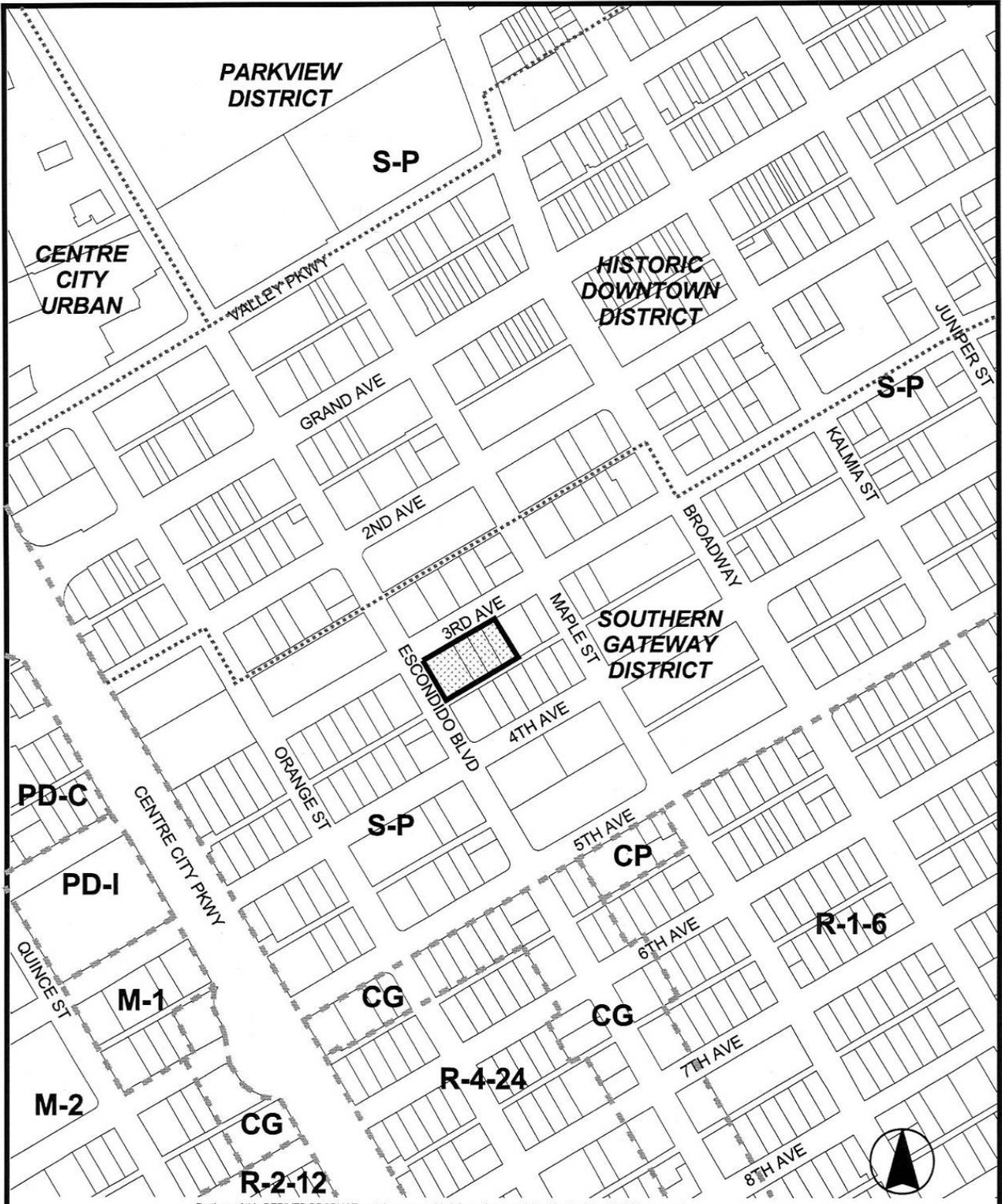
- 1) Whether the project is consistent with adopted Interim Processing Guidelines and incorporates sufficient commercial space.
- 2) Whether the project is compatible with the surrounding area.
- 3) Whether the shared parking plan is appropriate.
- 4) Whether the Development Agreement terms and conditions are appropriate.

Reasons for Staff Recommendation:

- 1) The project's design and mixed-use nature are consistent with the Interim Processing Guidelines and "vision" for downtown. A variety of pedestrian-oriented features are incorporated including attractive design, a public plaza, a blend of ground-floor commercial, office space totaling over 9,300 SF, and upper-floor residential uses that are consistent with the Downtown vision that will foster an active streetscape.
- 2) The project proposes four stories in an area predominately developed with single and two story structures. However, the façade incorporates features that soften the height including architectural projections, a tiered balcony over the plaza and a varied roofline. Additionally, the long-term vision for Escondido Boulevard is for higher structures that reflect a more urban atmosphere.
- 3) The Interim Specific Plan requires that projects comply with the City's standard (Article 39) Parking requirements. Provisions are included in the Plan to allow shared parking in recognition of the high cost of developing structured parking and to maximize parking opportunities. The project incorporates 22 parking spaces fewer than the City's standard Ordinance requirements. However, a shared parking study that evaluates hourly usage on a week-by-week basis has determined that adequate parking will exist.
- 4) The Development Agreement includes provisions for ensuring that the project contributes toward future infrastructure and EIR preparation costs. Staff has identified these major obligations for the EIR Preparation, Sewer, Traffic, Water and Parks and incorporated an appropriate contribution in the Development Agreement terms in keeping with City Council policy and direction.

Respectfully Submitted,

Jay Petrek
Principal Planner

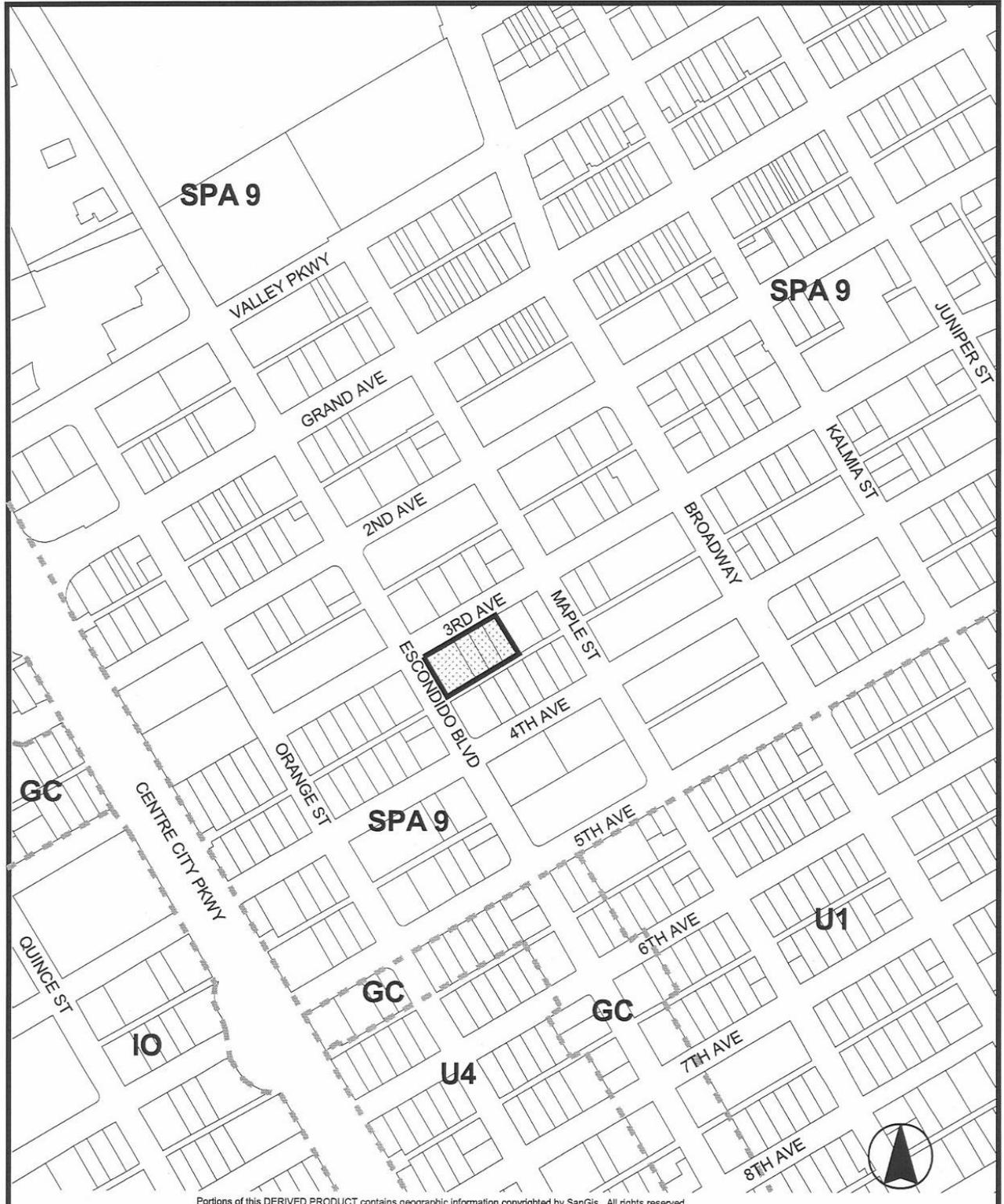


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**PROPOSED PLANNED DEVELOPMENT
& DEVELOPMENT AGREEMENT
2007-11-PD/DA**



LOCATION/ZONING

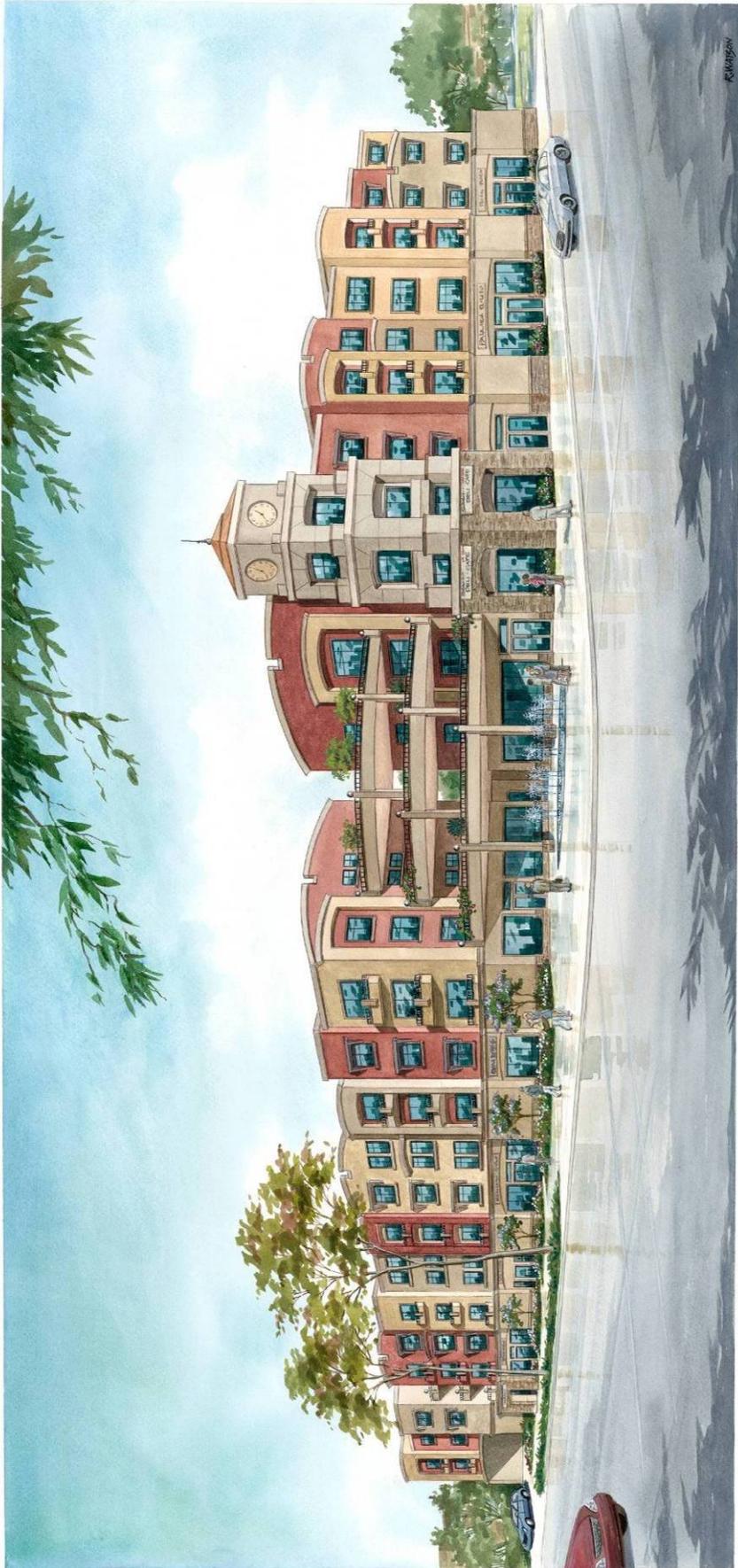


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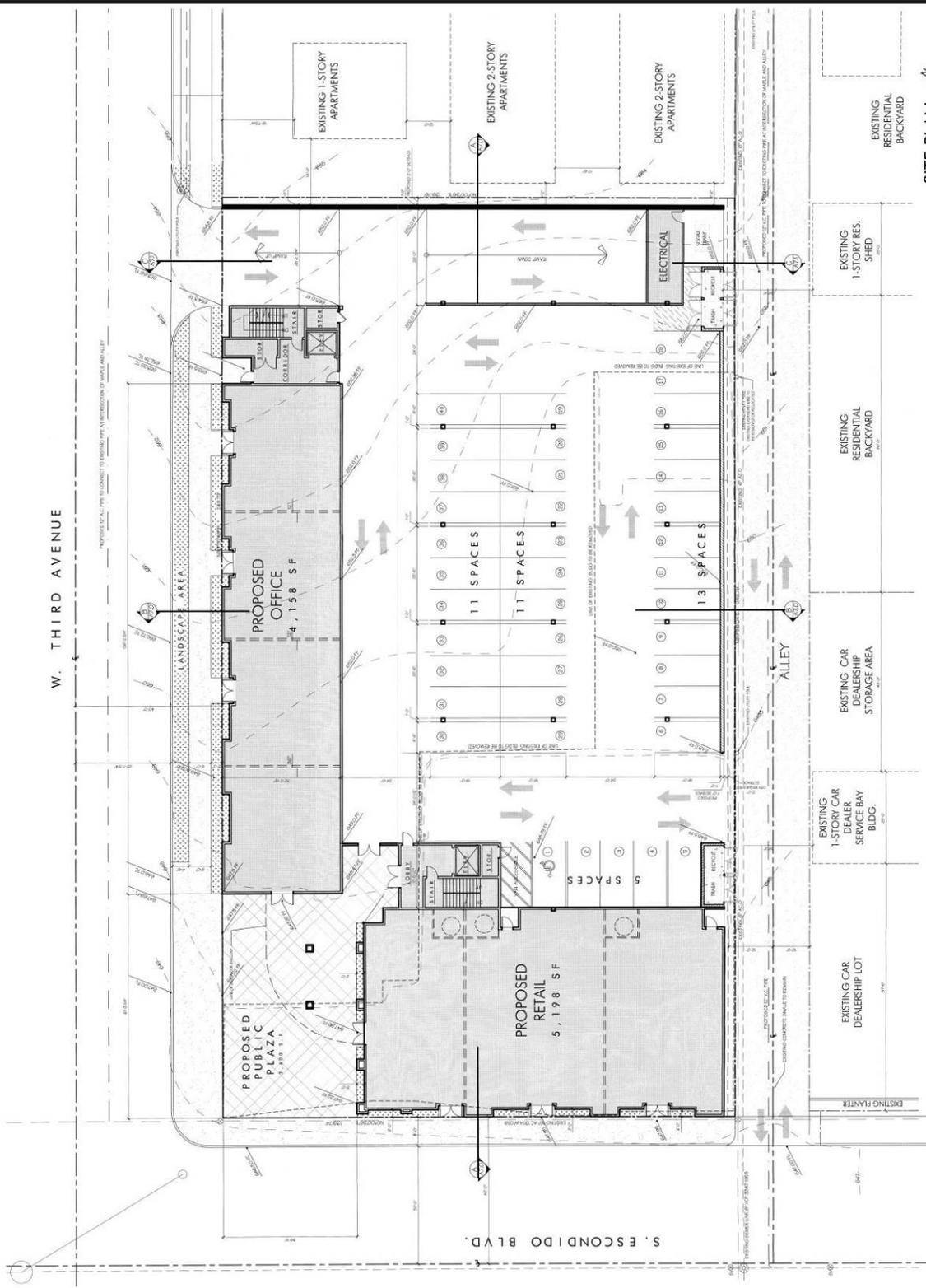
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GENERAL PLAN





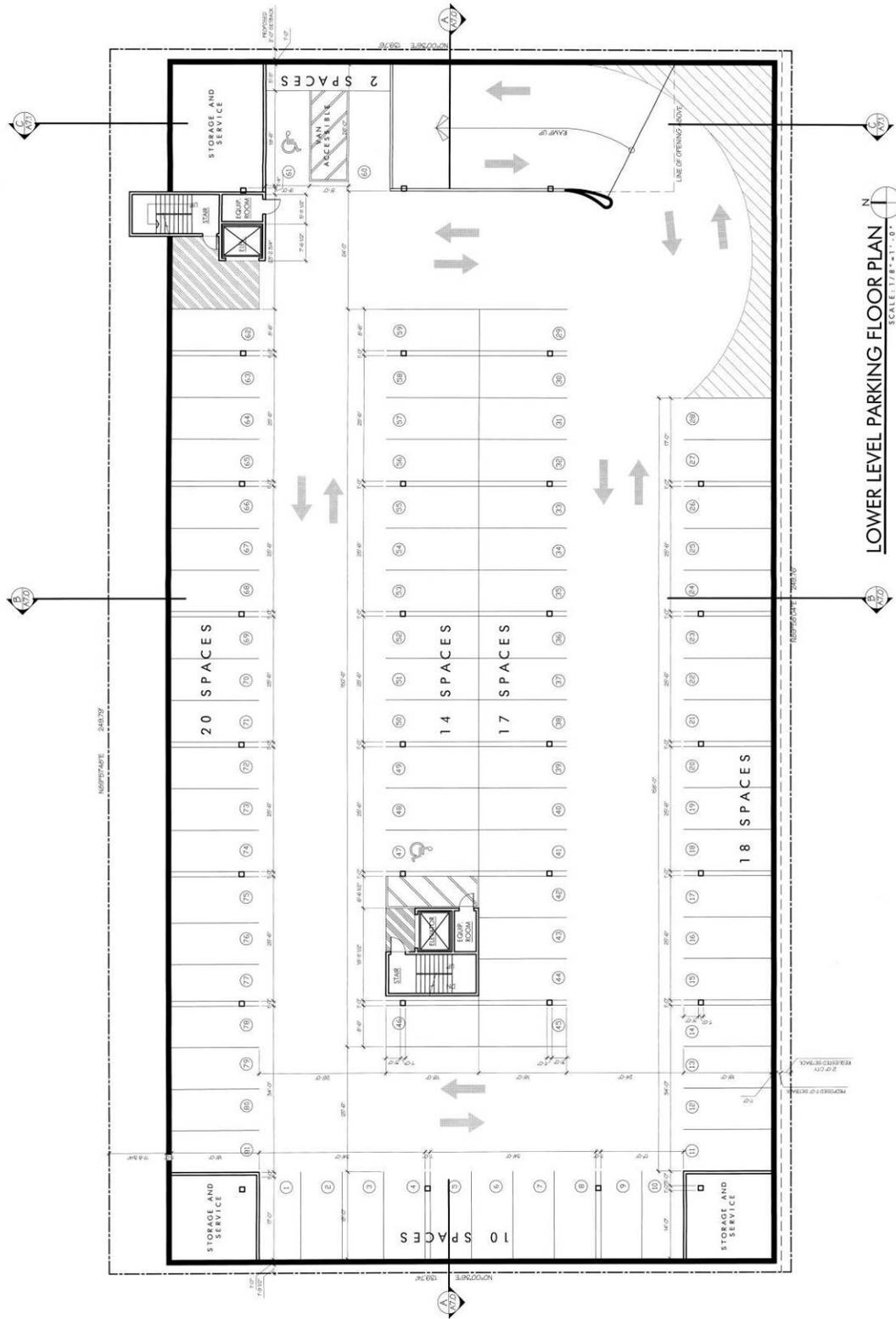


SITE PLAN
SCALE: 1" = 10' - 0"

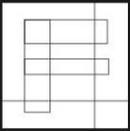
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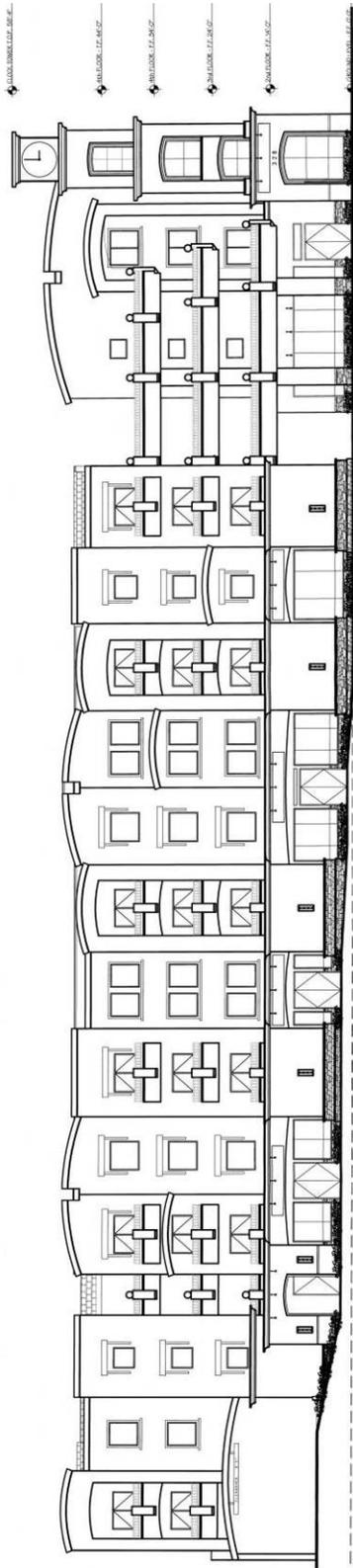
SITE PLAN



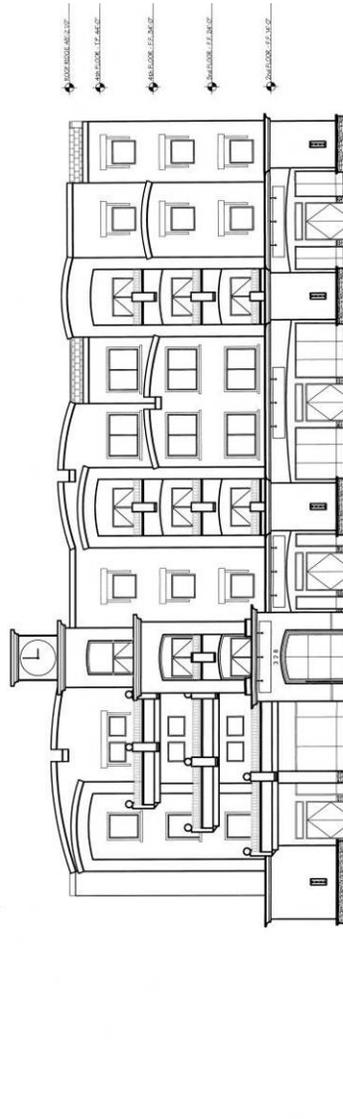
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FLOOR PLAN



NORTH



WEST

**PROPOSED PLANNED DEVELOPMENT &
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ELEVATIONS

LEGEND

LANDSCAPE CONCEPT DESIGN STATEMENT
 This plan shows the proposed landscape design for the development. It includes the location of all proposed trees, shrubs, and other plants. The design is based on the site conditions and the needs of the development. The design is intended to provide a high-quality landscape environment for the development.

CONCEPTUAL LANDSCAPE
 This plan shows the proposed landscape design for the development. It includes the location of all proposed trees, shrubs, and other plants. The design is based on the site conditions and the needs of the development. The design is intended to provide a high-quality landscape environment for the development.

SITE
 Standing Tree: 15' x 15' (Min. 15' dia.)

Aspen Shrub: 3' x 3' (Min. 3' dia.)

Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Plantings:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Features:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Materials:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Colors:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

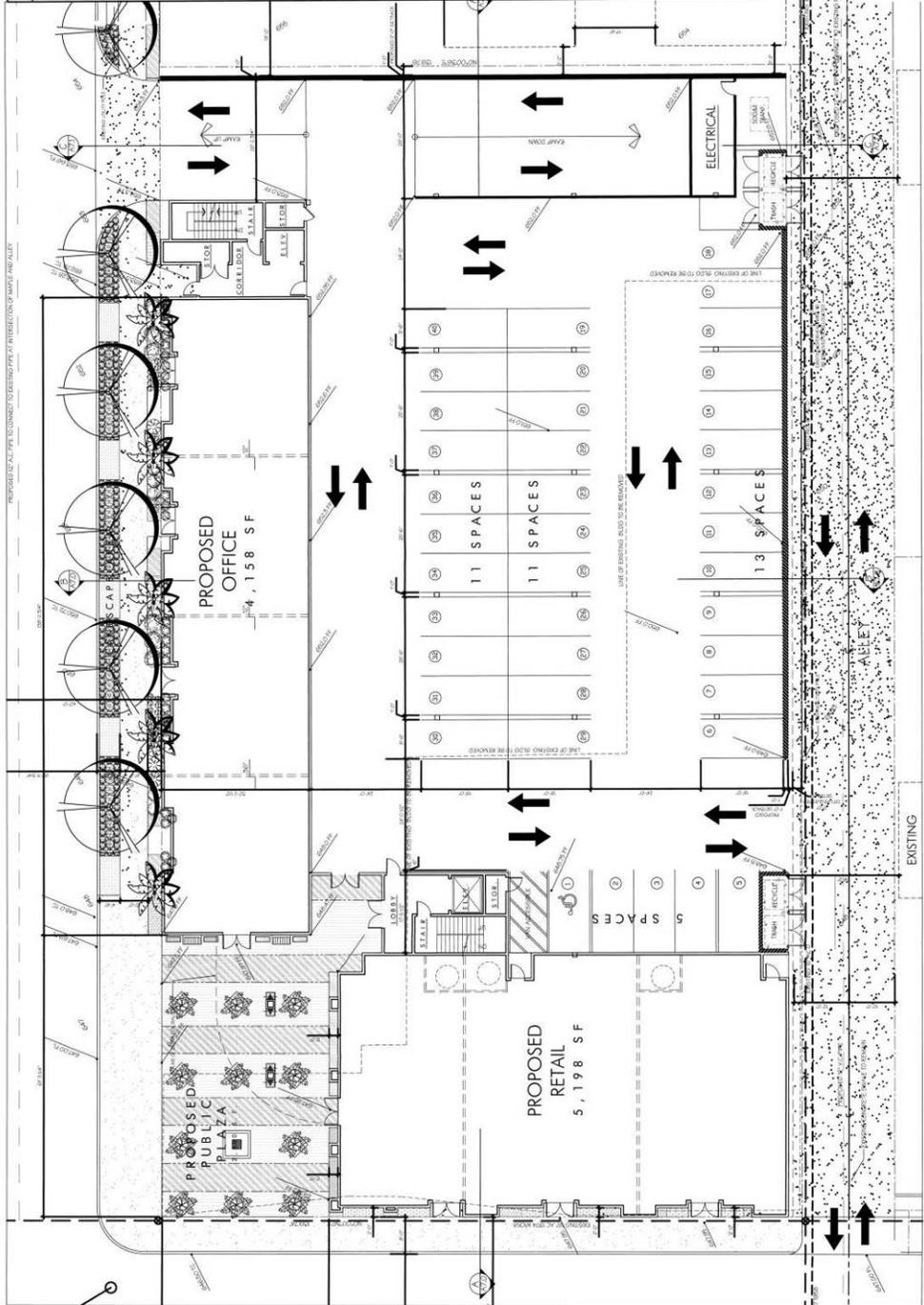
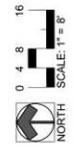
Proposed Textures:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Patterns:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Symbols:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Dimensions:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)

Proposed Notes:
 Tree: 15' x 15' (Min. 15' dia.)
 Shrub: 3' x 3' (Min. 3' dia.)
 Groundcover: 1' x 1' (Min. 1' dia.)



PROPOSED PLANNED DEVELOPMENT & DEVELOPMENT AGREEMENT 2007-11-PD/DA



LANDSCAPE PLAN

ANALYSIS

A. SURROUNDING ZONING/ LAND USE

North: Across W. Third Avenue; Specific Plan zoning / An auto sales lot.

South: Across the alley and along Fourth Ave; Specific Plan zoning / An auto sales lot

East: Specific Plan zoning / multifamily fronting on W Third Ave and Maple St

West: Across Escondido Blvd, Specific Plan zoning / A gas station on Escondido Blvd.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. The site is served by Fire Station No. 1 located at 310 Quince Street.
3. Traffic – The proposed project would have primary access for the site from W. Third Avenue similar to the existing commercial uses. The traffic analysis determined that the daily traffic generated by the project ranged from 4 daily trips on South Broadway to a high of 51 daily trips heading north and east of the 2nd Avenue and Broadway intersection. The project generated 26 ADT on north-bound Escondido Boulevard and 41 ADT south-bound. From the peak hour viewpoint, the volumes to or from the project are all less than 10 per hour. These very low volumes, whether the 132 ADT increase by the project, or the peak hour volume increases, have been determined to not constitute a degradation of existing service levels.
4. Utilities –The project conditions require that the existing waterline be relocated from the alley to Third Avenue. This will necessitate the construction of a new “looped” waterline from the intersection of Escondido Boulevard and Third Avenue to the intersection of Third Avenue and Maple Street to connect with the existing service one-half block south at the intersection of Maple Street and the alley. The existing aging sewer line in the alley extending from 12 feet east of the project to the center of Escondido Boulevard will be reconstructed in place. Overhead utility lines along the alley frontage will be under grounded. The Engineering Department indicated the project would not result in a significant impact to public services or utilities; adequate water supply and pressure as well as sewer capacity are available to serve the site. Trash from each unit will be taken by each resident to an enclosed receptacle where Escondido Disposal Inc. will service the facility.
5. Drainage – There are no significant drainage courses within or adjoining the property. Runoff from the project would be directed to the central open space feature for treatment. The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities.

6. Schools - The proposed overlay area is within the Escondido Union School District and the Escondido Union High District. The elementary district serves Kindergarten-8th grade. The closest facilities to the site are Central Elementary School and Del Dios Middle School. The District uses a student generation rate of .4309 students per multi-family dwelling unit. A total of 24 elementary and middle school students are projected from the proposed project.

The area of the proposed project is within the 2004-2005 attendance boundaries of Escondido High School, serving grades 9-12. The boundaries may need to be adjusted to meet school housing needs in future school years. Mitigation of this project's impact on high school facilities will be accomplished through the payment of school fees prior to the issuance of building permits. No further mitigation may be required of this project as part of the City's CEQA compliance process, pursuant to California Government Code Section 65995. Both the EUSD and EUHSD have noted the fees, which are set by State law; do not fully mitigate the impact of new residential development on the District. The City's Growth Management provisions require a will-serve letter from the school district prior to issuance of building permits.

C. ENVIRONMENTAL STATUS

1. A Negative Declaration (ER 2007-08) was issued for the proposed project on April 18, 2007. The findings of the analysis identified no impacts that might potentially be significant.
2. In staff's opinion, no significant environmental issues remain unresolved through compliance with mitigation measures, project design, code requirements and the recommended conditions of approval.

D. CONFORMANCE WITH CITY POLICIES

1. General Plan Discussion

The General Plan designation for the entire Downtown Specific Plan Area is Specific Plan Area #9. SPA #9 provides for office, hotel, restaurant, and specialty retail development and encourages very-high residential densities. The General Plan is not specific as to where residential uses may locate within the Downtown Specific Planning Area.

Approximately 400 units were initially anticipated in the Downtown Specific Plan area. An additional 475 additional residential units (875 total units) were approved north of the Downtown multi-plex theater, some of which were recently destroyed while partially built, others which are currently under construction. The residential overlay for the Southern Gateway district allows up to 45 units per acre on the subject site and the proposal would increase the density to 68.75 units per acre (an increase of 19 units).

No General Plan amendments are necessary to increase the residential density because the General Plan text for Specific Plan Area #9 already calls for "very-high density residential uses" without prescribing a density. Accordingly, Proposition "S" requirements related to General Plan increases in residential density would not be triggered because the General Plan already calls for very-high density in the Downtown area and leaves implementation to the Downtown Specific Plan.

The Growth Management Element of the General Plan provides minimum standards for a variety of public facilities and services. The Downtown is characterized as an urbanized area largely developed but with limited in-fill opportunities, urban level public facilities and services with areas that are likely to redevelop in the future. An analysis of public services and utilities indicates that the additional residential density proposed by this project can be accommodated in the Southern Gateway District.

2. Whether the project is consistent with adopted Interim Processing Guidelines and incorporates sufficient commercial space.

The Interim Specific Plan includes guidelines for applicants who are initiated by the City Council to “break away” from the EIR process and be evaluated separately. The applicant met with staff on several occasions to incorporate features that reflected the Interim Plan. These guidelines include:

1. Amendments should not constitute a major change to the Interim Plan nor prejudice decisions under study in the Final Specific Plan.
2. Projects should not rely on on-street parking; all required parking, including guest spaces shall be provided on-site.
3. Project conforms to applicable design principles and guidelines.
4. Residential projects should provide a minimum of 300 SF of usable open space per unit, of which, half must be on site. In-lieu fees shall be based on appraised costs of providing developed parkland in the Downtown Area. In-lieu funds will be used to expand Grape Day Park.
5. Require 80 cubic feet of private storage for each residential unit.
6. Retail components of mixed-use projects should have sufficient area and dimensions.
7. No new residential development should be allowed in areas being studied in the draft plan as commercial or office only.
8. Projects that propose amendments to the existing plan must obtain authorization from the City Council and may only proceed in accordance with a Development Agreement.
9. Projects involving an amendment to the existing plan should only be processed if they do not impede the preparation of the pending Downtown EIR.
10. Projects shall contribute to the preparation of the pending EIR that assesses its cumulative impacts as well as appropriate contributions toward required infrastructure needed to support the build-out of the Downtown. The project design and mixed-use nature are consistent with the Interim Processing Guidelines and “vision” for downtown since it incorporates pedestrian-oriented features, and attractive design with a blend of ground-floor commercial, office, and upper-floor residential uses that are consistent with the Downtown and will ensure an active streetscape.

Previous “mixed-use” applications have raised questions regarding the amount of commercial square footage being constructed with concerns that too little commercial development is being included. The proposal incorporates 9,365 SF of retail and office space; a significant increase above the existing approximately 6,000 SF commercial building. It should also be noted that the existing establishment contains only four employees; substantially fewer than anticipated by the proposed uses.

The Interim Downtown Specific Plan qualifies “mixed-use” development as a walkable, multi-level, live-work-play, master-planned project involving single or multiple parcels and single or multiple structures with stimulating and engaging pedestrian-level detail that creates a pleasant “experience.” A strong commercial presence is required along the street, particularly along major thoroughfares and street corners that experience heavy pedestrian and vehicular traffic. The project features include: a strong pedestrian connection with non-residential uses on the ground floor, increased height and mass along Escondido Boulevard, an attractive corner design incorporating a public plaza with a water feature, clock tower, benches and shade, residential units that orient toward the street, parking located behind or below street level commercial uses and increased density along a transit corridor. Staff has evaluated the application with the processing guidelines identified in the Interim Specific Plan and feels that the development is consistent and will enhance the Downtown.

3. Whether the project is compatible with the surrounding area.

As a four-story development (56 feet high), with building setbacks at the property line, the project represents a significantly more intense plan than what exists currently on the site, and in the area. While the proposal involves more height and mass than surrounding properties, the design incorporates features to establish compatibility. The corner plaza with upper-level connecting balconies provides relief to the building’s scale by reducing the overall mass at the intersection, effectively creating the appearance of two buildings rather than a single structure. The taller clock tower provides added height at the intersection allowing the remaining structure to step down to four stories. The proposal is in concert with other developments that are either pending, approved, or under construction along Escondido Boulevard. One block south on Escondido Boulevard, between Fourth and Fifth Avenues, staff is processing an application for a mixed-use development with five stories (10,000 SF commercial, 137 units). Further south, at Escondido Boulevard and 15th Avenue a three-story, mixed-use development (7,500 SF commercial, 80 units) is under construction.

The list of permitted and conditional uses proposed by the applicant for the project (see attached) would be compatible with the surrounding community and attract pedestrian-oriented customers living/working within the development, or in close proximity. Parking has been incorporated into the development to accommodate a specialty retail use (coffee, donut, ice cream shop) in the commercial suite adjacent to the public plaza (other commercial suites would allow general retail uses). The project is within one-half block of North County Transit’s Route 350 bus stop that offers increased service between the Transit Center and Westfield Shoppingtown.

4. Whether the shared parking plan is appropriate.

The Interim Downtown Specific Plan requires that on-site parking shall be provided according to Article 39 of the Escondido Zoning Code, except that all required parking (including residential guest spaces) shall be provided on-site. For mixed-use developments, the number of spaces shall be calculated by totaling the gross floor area (GFA) of commercial space at a ratio of one space per 250 square feet GFA (or other appropriate ratio, depending on the uses proposed), plus standard parking ratios for residential uses and required guest spaces.

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The Interim Specific Plan allows parking to be modified through the Planned Development application process provided that justification for any parking modification request is based on a peak-hour parking demand utilizing a pre-approved methodology. A Parking Study was prepared by Federhart and Associates dated March 23, 2007, using the Urban Land Institute Guidelines (see attached). The analysis evaluated 40 spaces in the at-grade lot and 81 spaces underground (that included 55 assigned residential spaces), for a total of 121 parking spaces (66 shared spaces). Based on the analysis, which evaluated the hourly shared parking on a weekly basis, the project was determined to have adequate capacity throughout the year.

The applicant revised the parking layout to add 5 additional spaces immediately prior to Planning Commission in order to accommodate one specialty retail use in the commercial suite adjacent to the public plaza. Staff confirmed with Federhart and Associates that such a use (i.e. coffee shop, ice cream parlor, donut shop, bakery, etc) would be accommodated by the addition of five spaces, since the increase in parking proportionately conforms to the higher ratio required for Specialty Retail uses.

The project proposes 126 vehicle parking spaces within a two-level garage (42 at-grade spaces, 84 below-grade spaces). The Downtown Specific Plan allows a maximum of 25% of residential units to be provided with tandem spaces. Two below-grade spaces are proposed as tandem parking that would serve two residential units, representing 3.6% of the overall number of residential units; which is well below the maximum number of permitted tandem parking allowed by the Specific Plan. Staff also feels that the location of the tandem spaces, adjacent to an elevator, will allow more convenient access for the residents of the two units who may more frequently need to access their vehicles.

If standard parking ratios were applied to the entire project an additional 22 spaces would be required totaling 148 spaces as follows:

1 bedroom:	7 units x 1.50 spaces	= 10.50 spaces
2 bedroom:	48 units x 1.75 spaces	= 84.00 spaces
Guest parking:	55 units / 4.00 spaces	= 13.75 spaces
Specialty Retail:	1950 SF @ 1 space per 150 SF	= 13.00 spaces
General Retail:	3255 SF @ 1 space per 250 SF	= 13.00 spaces
General Office:	4160 SF @ 1 space per 300 SF	= 14.00 spaces
Total Parking required:		=148.25 spaces

The project proposes to accommodate each residential unit with one dedicated parking space, with two units allocated tandem spaces (57 spaces). The remaining 27 below-grade parking spaces will be reserved for employees of the retail and office area, as well as overflow parking for the residential units and commercial customers. The 42 at-grade spaces will be shared by retail and office customers as well as residential guest spaces. Parking is conditioned to be will be monitored to ensure appropriate usage.

Although street parking could be counted toward a project's guest space requirements in areas outside the Downtown Specific Planning Area (on non-circulation element streets), guest parking must be provided on-site for all residential developments within the Downtown SPA. Seven public street parking spaces will be available on Third Avenue along the project's frontage (the proposal will increase the number street parking spaces since an existing curb cut will be closed). Street parking will be limited to two-hour time frames to discourage long-term use.

5. Whether the Development Agreement terms and conditions are appropriate.

Proposals that vary from adopted Specific Plan standards shall be processed on a case-by-case basis with a Specific Plan Amendment, Planned Development and Development Agreement application. The Interim processing criteria call for Development Agreements to include contributions for the preparation of the pending EIR that assesses the project's cumulative impacts, as well as appropriate contributions toward required infrastructure needed to support the build-out of the Downtown. Staff has analyzed downtown traffic, water, sewer, and parks infrastructure requirements, as well as costs for completing the Downtown Specific Plan EIR. A detailed "term" sheet will be provided at the Planning Commission meeting. The Development Agreement terms include:

- Payment of \$570,000 for pro-rata share EIR fees and to offset proportionate infrastructure improvements attributed to the increased density of 19 units. A credit of \$89,000 is provided for constructing off-site water and sewer improvements that benefit the area.
- Paying prevailing building permit fees at the time of construction (certain fees will be delayed until occupancy).
- Receiving a five-year protection against any future land use changes.
- Issuing construction permit in two stages; one permit for the excavation, grading infrastructure, and garage development, one permit for the commercial, office and residential "vertical" portion of the project.
- Issuing a temporary encroachment permit to close a portion of the alley adjacent to the site to facilitate foundation construction.

Given the scale and nature of the proposal, the financial contributions to help offset costs for future construction of infrastructure, the opportunity for the project to serve as a catalyst for other developments in the area, the project's positive features that address the downtown's design guidelines and vision, staff feels that the Development Agreement terms are appropriate.

6. Design Review Board Consideration

The project was reviewed by the Design Review Board (DRB) on two separate occasions, once at a very preliminary conceptual level (April 12, 2007) and a second time (April 26, 2007) after more detail was included in the design. The DRB unanimously supported the proposal and felt it was appropriate in size and scale for the area. Final DRB review of the landscaping plan and pedestrian plaza would occur subject to City Council approval.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is located on approximately 0.80 acre bounded by Third Avenue to the north, Escondido Boulevard to the west, and the alley to the south. Currently, access is available to the site from Third Avenue. The site is fairly level, lying at an average of approximately 652 feet above mean sea level (msl), and is comprised of several separate parcels. The majority of the site is paved and developed. There is an approximately 4,000 SF commercial building adjacent to Escondido Boulevard and a paved parking and storage area on the northern portion of the site. On-site vegetation consists of ornamental landscaping associated with the commercial business and the single-family residences, and several mature trees.

B. SUPPLEMENTAL DETAILS

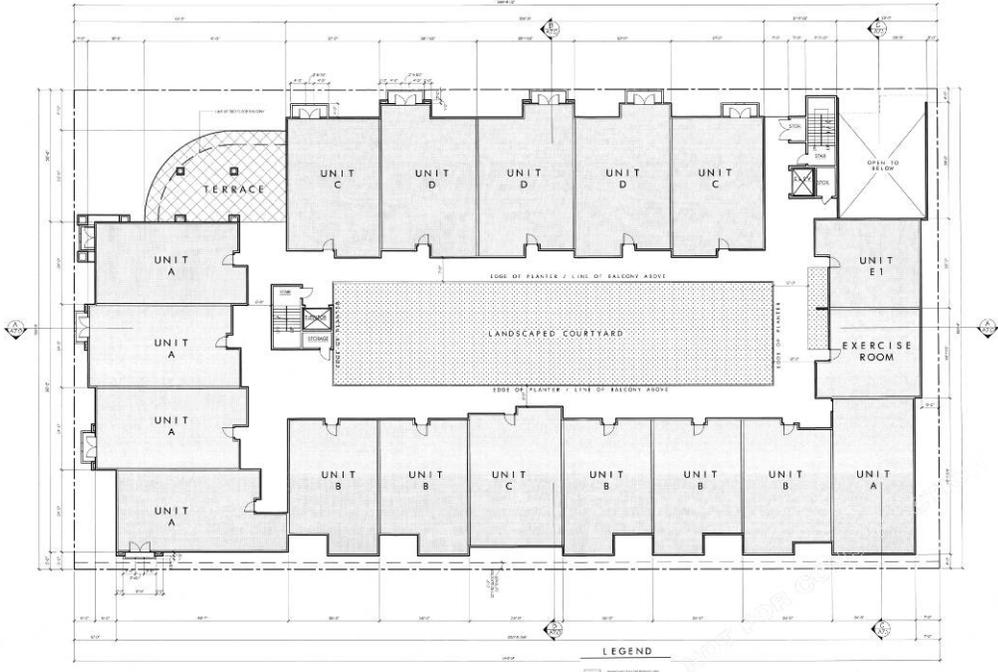
1. Property Size: 0.80 acre
2. Number of Units: 55
3. Number of Lots: 4 (conditioned to be "lot tied")
4. Lot Area: 35,000 Square Feet
5. Unit Mix: 7 - 1 Bedroom Units (700 – 769 SF)
48 – 2 Bedroom Units (968 – 1,110 SF)
6. Grading: Export 13,000 Cubic Yards
7. Landscaping: A landscaped public plaza would be sited at the southeastern corner of Third Avenue and Escondido Boulevard including seating areas, ornamental paving, focal and accent landscaping, a water feature and clock tower.
8. Amenities: Each unit would have a private deck, interior laundry rooms, an assigned parking stall and use of an on-site fitness room. Residents are provided elevator access to the parking garage and plaza level. Landscaping is included in a central common area and on balconies overlooking a public plaza.
9. Color/Materials: Contemporary, architecture. Stucco and synthetic stone veneer, parapets concealing sloped roofs, metal shade canopies and tubular steel railings, deep earth tone colors.

C. CODE COMPLIANCE ANALYSIS

	<u>Required in SG District</u>	<u>Provided</u>
1. Setbacks:		
Front (Escondido Blvd):	None	None
Side:	None	None
Street Side:	None	None
Rear:	None	None
2. Parking		
1 bedroom	7 units = 10.50 spaces	
2 bedroom:	48 units = 84.00 spaces	
Guest parking:	55 units = 13.75 spaces	
Specialty Retail:	1,950 SF = 13.00 spaces	
General Retail:	3,255 SF = 13.00 spaces	
General Office:	4,160 SF = 14.00 spaces	
Total Parking required:	= 148.25 spaces (148)	126 spaces (57 assigned & 69 shared)
3. Building Height:		
	57 feet	56 feet
4. Usable Open Space:		
300 SF per unit = 16,500 SF		2,600 SF public plaza
		700 SF private exercise room
		<u>13,750 SF</u> private outdoor
areas		17,050 SF total
5. Density:		
	45 du/acre	68.75 du/acre
6. Retail Area:		
	Not Specified	1,950 SF Specialty Retail
		<u>3,255 SF</u> General Commercial
		5,205 SF total
7. Office Area:		
	Not Specified	4,160 SF General Office
8. Storefront Widths:		
	25-30' widths	25-38' widths
9. Storefront Depths:		
	42-45'+ depths	52-55' depths
10. Storefront Ceiling:		
	12-13' high	13' high minimum

PROPOSED PLANNED DEVELOPMENT & DEVELOPMENT AGREEMENT 2007-11-PD/DA

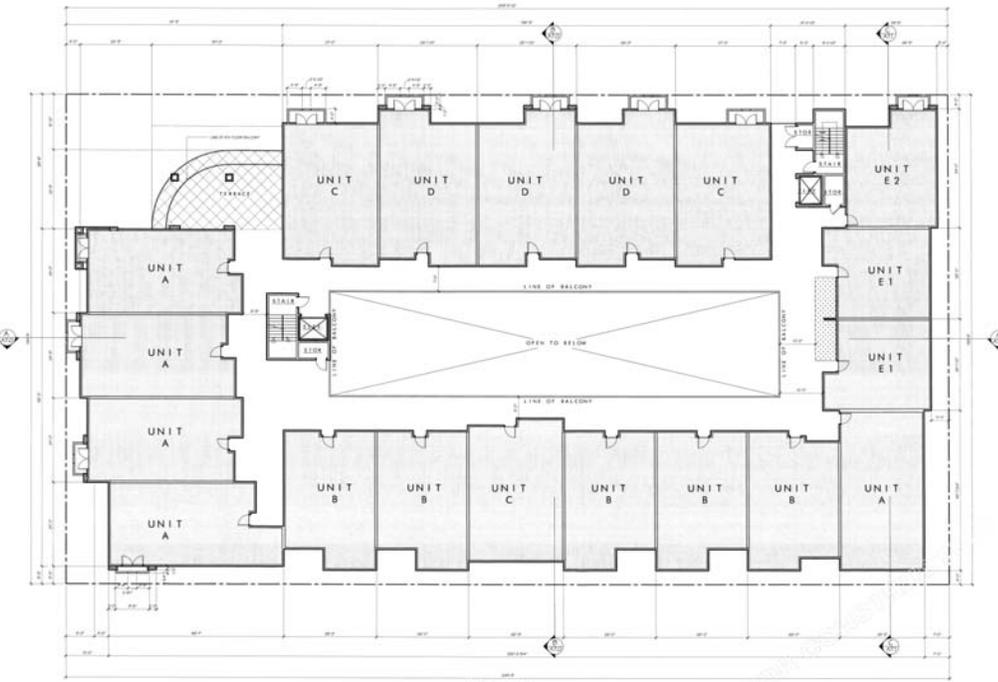
FLOOR PLAN



2ND LEVEL FLOOR PLAN

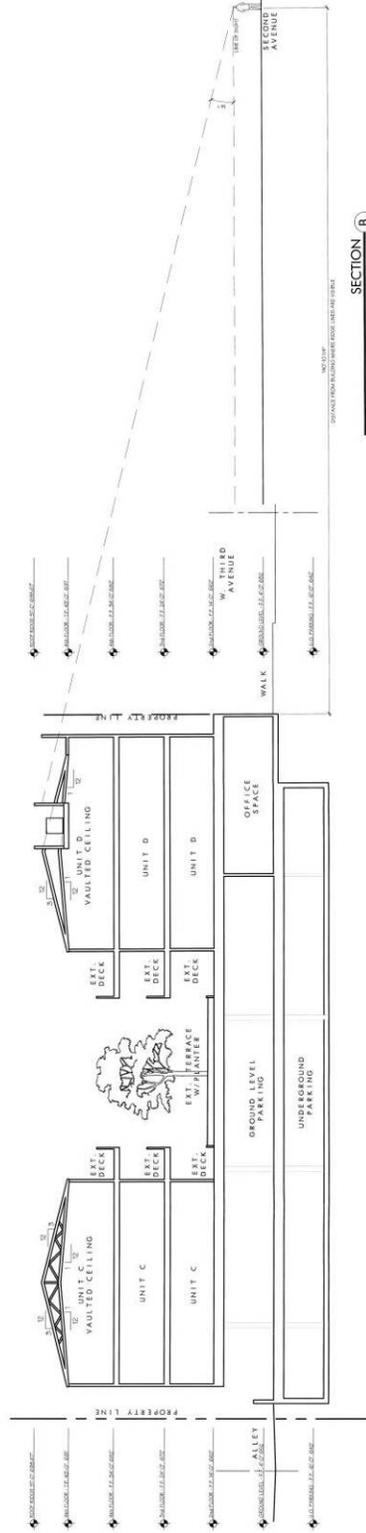
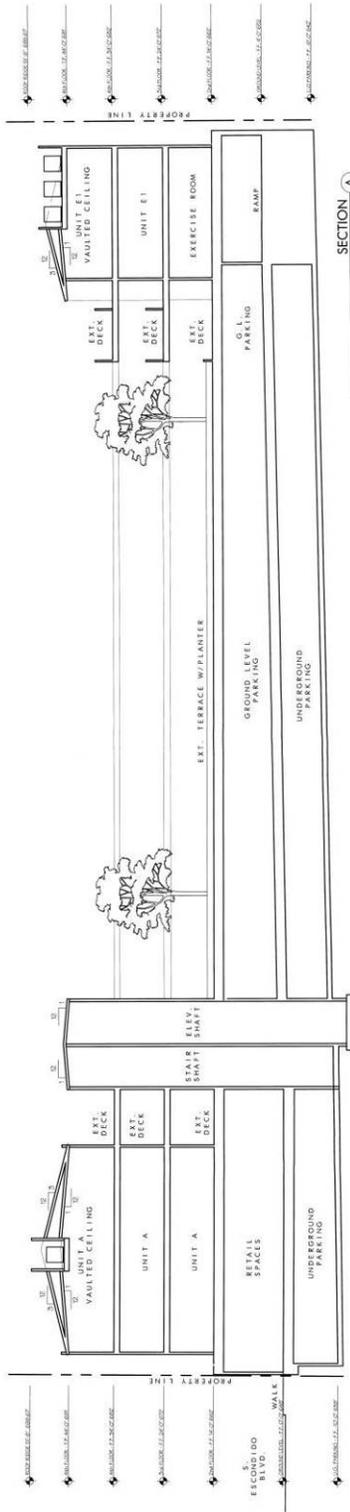
PROPOSED PLANNED DEVELOPMENT & DEVELOPMENT AGREEMENT 2007-11-PD/DA

FLOOR PLAN

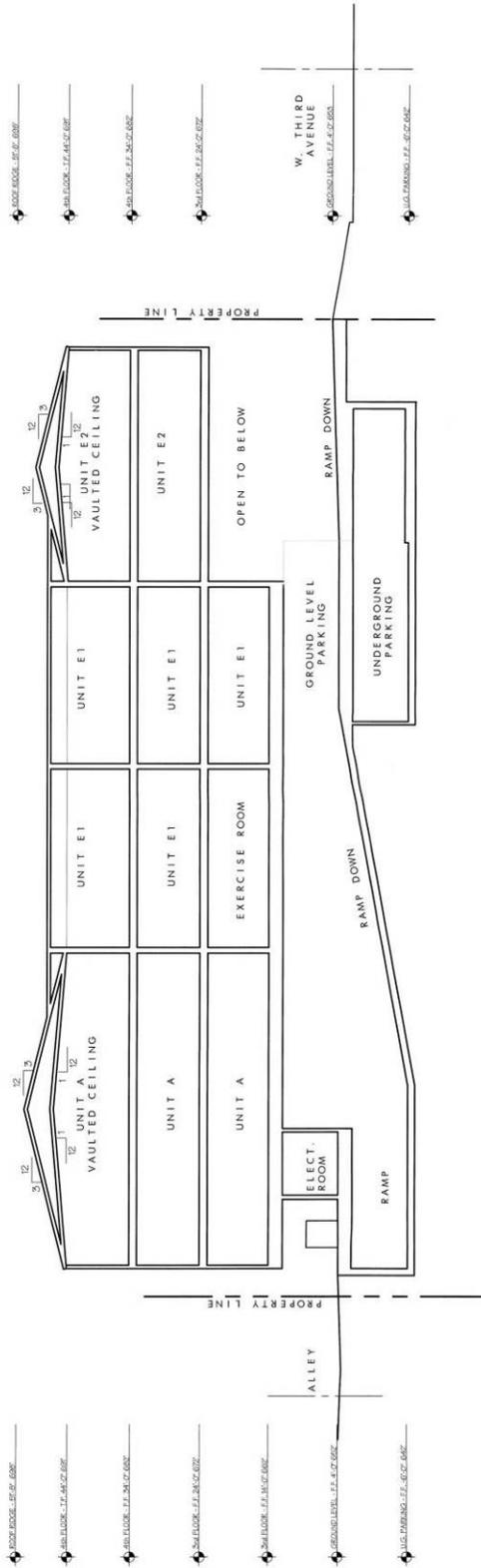


3RD & 4TH LEVEL FLOOR PLAN

PROPOSED PLANNED DEVELOPMENT & DEVELOPMENT AGREEMENT 2007-11-PD/DA



**PROPOSED PLANNED DEVELOPMENT &
DEVELOPMENT AGREEMENT
2007-11-PD/DA**



SECTION C

EXHIBIT “A”
FACTORS TO BE CONSIDERED
2007-11-SPA/PD

Specific Plan Amendment – 2007-11-SPA

1. The public health, safety and welfare will not be adversely affected by approval of the proposed amendment to permit 61 units per acre on the site since the area already permits densities of up to 45 units per acre and the vision established for Downtown and Escondido Boulevard call for more density and intensity. Public services and utilities are already provided to the site.
2. The proposed amendment would not be detrimental to surrounding properties since the multi-family residential and mixed-uses permitted in the overlay area would result in a vibrant urban community that would sustain and support the adjacent commercial, civic and entertainment uses.
3. The proposed amendment would be consistent with the objectives of the General Plan which encourage high and very-high density residential uses in the Downtown Specific Plan area.
4. The proposed amendment would only affect the subject site within the Southern Gateway area of the Downtown Specific Plan by incrementally increasing the residential density by 19 dwelling units. All other districts and properties within the specific plan area would remain unchanged.

Master and Precise Development Plan – 2007-11-PD

1. The proposed project is located within the Southern Gateway District of the Downtown Specific Plan and is subject to the property development standards and design guidelines contained in the plan. Through the Planned Development process, the project may depart from the underlying zoning standards and design guidelines to encourage creative approaches to the use of land. Although the four-story project would be larger and taller than buildings on adjacent properties the overall mass and scale of the building has been mitigated through varied recesses for each story/element of the building, varied wall planes and roof lines, variety of material and color elements, balconies, and trim features to provide a more pedestrian scale along the street. The height of the ridgeline of the roofs are a maximum of 56 feet in height and do not exceed the district’s 57 foot height limit. There is no floor area ratio limitation in this district of the Downtown Specific Plan.

The overall density of the project is 68.75 units per acre. Staff feels that the density is appropriate given the location and surrounding land uses. The Specific Plan directs development to incorporate pedestrian oriented plazas, utilize landscaping as a tool for enhancing the microclimate and to reinforce architectural character. Staff feels that the pedestrian plaza and clock tower will immediately benefit the project and the surrounding area. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.

2. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities and access would be provided for the development of the project (as detailed in the staff report). The design of the project would be in conformance with the Downtown Specific Plan Design Guidelines since the project incorporates building height, bulk and design that is sensitive to existing developments in the area by articulating large building masses, retaining scale of components, maintaining smaller proportions, using compatible textures, varying roof lines and encouraging pedestrian activity.
3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses since the site is zoned for mixed-use development and is developed as a commercial use. The Engineering Department indicated that the traffic generated by the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections.
4. The proposed development is well-integrated with the surrounding properties since the design would be compatible with surrounding commercial and planned multi-story residential structures as described in the sections above. Adequate parking is provided for the development as demonstrated by the shared use parking analysis. A variety of open space amenities are provided and pedestrian circulation is provided throughout the project including various amenities such as patios, courtyards, and landscape features.

The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas since the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features or biological habitat. 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, as discussed in the land-use compatibility and analysis sections of the staff report.

5. The overall design of the proposed planned development would produce an attractive residential project since the project contains an appropriate mix of units. The design of the project was recommended for approval by the City's Design Review Board on April 12 and 26, 2007. The project is located in close proximity to other amenities such as public transit, employment, recreation, and shopping.
6. The development will not require excessive grading since the site has been previously developed and is primarily level.
7. The proposal has a beneficial effect not obtainable under existing zoning regulations since a mixed-use development that exceeds 45 units per acre must be processed through the Planned Development process in accordance with the Downtown Specific Plan. The project would provide residential opportunities and integrated into a comprehensive and self contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.

EXHIBIT "B"

PROPOSED SPECIFIC PLAN TEXT ADDITION (Southern Gateway District G.3. – page 96) 2007-11-SPA

Note: underlined italicized text indicates additions

3. LAND USES

Business, professional, and medical offices and services are the primary uses in this area. Retail and service uses that support office uses are permitted within an office building, but may not occupy more than 30% of the gross floor area. Uses along South Escondido Boulevard shall incorporate a significant retail or office presence at the street level to maintain a strong



connection between Grand Avenue businesses and the South Escondido Boulevard Commercial Area Plan that extends south of Downtown. Property totaling 0.8 acre located at the southeastern corner of Third Avenue and Escondido Boulevard is approved as a Mixed-Use commercial/office/residential development with 55 units and a density of 68.75 units per acre (Case: 2007-11-SPA/PD/DA). Residential uses are allowed on upper floors along Escondido Boulevard and on ground-floor levels elsewhere in the district with an approved Conditional Use Permit.

A variety of low-profile office uses currently exists in this district between Broadway, Third and Fifth Avenues and Ivy Street. The dominant building types are older, single-family residences, many of which have been converted to office uses. Adaptive reuse of historic structures in this area is encouraged. Suitable alternative uses for this area would be artist studios, photography studios, and art galleries. Residential uses in this area shall be limited to single-family units. Refer to Permitted Use Matrix, Figure II-2 for a detailed list of permitted and conditionally permitted uses within the Southern Gateway District.

EXHIBIT "C"

COMMERCIAL / OFFICE PERMITTED AND CONDITIONAL LAND USES 2007-11-PD

Permitted uses:

Department stores, drugstores, pharmacies, and retail establishments selling toys, flowers, antiques, collectibles, gifts, stationery, jewelry, leather, apparel, shoes (including repair), china, glassware, pottery, crafts, cigars, yardage goods, pets, hobbies, art supplies, video sales and rental, music (including incidental recording, instruction and instrument repair), coins/stamps, sporting goods, books/magazines/newspapers, bicycles/cameras/electronics/office business/small household appliance sales and service, picture framing shops, watch, clock and small appliance repair, locksmiths. and other similar retail goods and incidental services NEC

Furniture and large appliance sales (including incidental service)

Hardware, paint, glass, tools, curtains, home improvement

Medical equipment sales/rentals and health supplies

Product Specialty Uses that generate one parking space per 150 square feet of gross floor area shall be permitted for up to 1,950 square feet of ground floor retail area. Such uses include but are not limited to coffee and donut shops, ice cream parlors, baked goods, etc. Up to 300 square feet of out door dining are permitted.

Specialty foods, including imported and/or unique food products, produce, candy, baked goods, meat, etc., specialty liquor sales involving off-sale unique brands of beer, wine, and distilled spirits (establishments exceeding 7,000 SF of sales area require a Conditional Use Permit).

General grocery stores exceeding 7,000 SF of sales area with, or without, alcohol sales.

Administrative, business and professional offices, employment agencies, secretarial services, travel and ticket agencies, realtors/real estate offices and counseling services, excluding call centers.

Barber, beauty shops including cosmetology involving ear piercing, permanent eye and lip lining, excluding other body piercing, body art, and inking parlors.

Music recording/practice studios, broadcasting (radio and/or television stations),

Cleaning and laundering services without on-site cleaning, tailors and dressmakers and alterations

Galleries and studios pertaining to artists, craft workers and photographers (including incidental developing and printing), photographic developing and photocopy services, libraries, museums, etc., including incidental sale of merchandise pertaining to the primary use

Conditional Uses:

Wine- and beer-tasting establishments (only with retail sales involving related merchandise that includes a significant portion of the sales area)

EXHIBIT "D"
CONDITIONS OF APPROVAL
2007- 11- PD

PLANNING CONDITIONS OF APPROVAL

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Director, Director of Building, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. 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.
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. Unless otherwise stipulated in the Development Agreement, prior to, or concurrent with, the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
7. All habitable buildings shall be constructed to maintain interior noise levels not to exceed 45 dBA.
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
9. Prior to final plan approval, a note shall be included on the final plan, or other documents provided, stating that grading shall be in conformance to the submitted conceptual design.

10. Three (3) copies of a revised development plan reflecting all modification and any required changes shall be submitted to the Planning Division and Engineering Department for certification prior to submittal of grading and landscape plans.
11. Prior to the issuance of occupancy, a parking management plan which details the monitoring of assigned spaces, overflow, on-site vehicular maintenance, guest parking shall be submitted and approved by the Planning Division.
12. As proposed, the development details, including but not limited to, buildings, architecture, color and materials, shall be in accordance with the Design Review Board recommendations, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
13. Specialty Retail uses (coffee shop, ice cream parlor, bakery, donut shop, etc) shall be limited to 1,950 square feet of retail area. All other retail and office areas shall be limited to General Retail and General Office land uses as prescribed in Exhibit C.
14. Details of the landscaping, pedestrian plaza, paving, and comprehensive sign program which includes number, size, location, color, type, and design of signs for the commercial suites shall be subject to Design Review Board. Said improvements shall not be installed unless and until final approval is granted.
15. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). Separate sign permits will be required for project signage.
16. All trash enclosures must be designed and installed per City standards and in coordination with Engineering Department storm water control requirements.
17. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment.
18. A minimum of 126 parking spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. The spaces shall be striped in accordance with the Zoning Code. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
19. All project generated noise shall conform to the City's Noise Ordinance (Ord.: 90-08).

20. Any decorative pavement, driveways and sidewalks shall be indicated on the grading 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.
21. Prior to Building Permit Issuance a lot-tie agreement shall be approved by the City to the satisfaction of the Planning Division.
22. Elevators shall be provided for the apartment units and coordinated with the Fire Department.
23. Commercial activities shall be restricted to the first floor as identified on the plans and details of request. Outdoor storage shall not be allowed. The commercial uses shall be limited to the uses listed in Attachment "A."
27. Loading zones shall be provided in convenient locations, to the satisfaction of the Planning Department and Engineering Department.
28. 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 lease agreement.
29. All new utilities shall be underground to the satisfaction of the City.
30. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping, identification of handicap parking stalls and required signage, perimeter walls and landscaping, trash enclosure, as well as any other conditions of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the Planning Department at (760) 839-4671 to arrange a final inspection.
31. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division and Engineering Department.
32. Parking for the facility shall comply with all local, state and federal requirements pertaining to dimensions, aisles, ramps, signage, etc. for regular and handicap spaces. Portions of the garage that may be reconfigured to provide private or common storage shall not impede accessibility to any parking space.
33. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.

34. As proposed, the building colors shall be reviewed and approved by the Planning Division prior to application in accordance with the Design Review Board recommendations, staff report, exhibits and the project's Details of Request.
35. All trash enclosures must be designed and installed per City standards and to the satisfaction of the City's Trash Disposal contractor as well as in coordination with Engineering Department storm water control requirements.
36. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Units also shall be located and appropriate measures incorporated to avoid potential noise conflict with residential uses.
37. Prior to the issuance of building/demolition permits for any existing structures, the applicant shall retain a State-licensed contractor qualified to handle and remove asbestos materials (ACM) and lead-based paint (LBP) for abatement activities. In addition, ACM and LBP should be disposed of in accordance with applicable local, state and federal regulatory guidelines. The applicant/ developer shall show evidence of a contract with an appropriate contractor with the submittal of the demolition permits.
38. In accordance with State Law (SB 1533) effective January 1, 2007, certain projects are required to pay fees for purposes of funding the California Department of Fish and Game (DFG). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, a fee of \$1,850.00 is required to be submitted along with the necessary Notice of Determination posted with the County Clerk. The applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$1,850.00 for a project with a Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid, and any local permits issued for the project will be invalid. The fee is not required if a completed form issued by the Department of Fish and Game documenting the DFG's determination that the project will have "no effect on fish and wildlife" is submitted with the Notice of Determination.
39. Approval of the Specific Plan Amendment and Planned Development is contingent upon the applicant and City signing the Development Agreement associated with the project.
40. Any decorative pavement, driveways and sidewalks shall be indicated on the grading 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 throughout the project.

41. The developer shall install matching window coverings in all windows that orient toward a public view to the satisfaction of the City. The Lease Agreements shall stipulate that the window coverings shall remain as part of the tenant's decorating scheme and that replacement coverings shall match the original in color and material as viewed from off-site.
42. Five copies of a detailed landscape and irrigation plan(s) with the appropriate plan check fee shall be submitted 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 plans shall be prepared by, or under the supervision of a licensed landscape architect.
43. The landscaping plan shall include specimen sized trees, to the satisfaction of the Planning Division. Root barriers shall be provided in accordance with the Landscape Ordinance.
44. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
45. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
46. 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.

ENGINEERING CONDITIONS OF APPROVAL

STREET IMPROVEMENTS AND TRAFFIC

1. The developer shall remove and reconstruct frontage improvements (sidewalk and curb returns and ramps) on Escondido Boulevard in accordance with design principals of South Escondido Boulevard Neighborhood (6th Avenue to 15th Avenue). Improvements shall include but not limited to construction of enhanced sidewalk, street trees, pedestrian lighting and modification of curb return to the satisfaction of the City Engineer and Planning Director.
2. The developer shall remove and reconstruct the existing curb return and drainage structure at the southeast corner of Escondido Boulevard and 3rd Avenue in accordance with the South Escondido Boulevard (6th Avenue to 15th Avenue) curb return design.

3. The developer shall remove the existing curb along project frontage on 3rd Avenue and replace with a standard 6 inch curb & gutter 3rd Avenue to the satisfaction of the City Engineer. The developer may also be required to remove the existing sidewalk and landscaping along project frontage on 3rd Avenue and replace with new sidewalk and landscaping consistent with the requirements of the Downtown Specific Plan guidelines, Design Review Board and Planning Director.
4. The developer shall be responsible for any damaged sections of curb & gutter and street improvements along project frontage on Escondido Boulevard to the satisfaction of the City Engineer.
5. The developer may be responsible for grind and overlay half width of 3rd Avenue along project frontage due to condition of existing pavement, many utility trenches necessary to serve this project or construction damage. The City Engineer shall determine the extent of overlay improvements prior to completion of the project.
6. The developer shall install two street lights along project frontage on 3rd Avenue and may be required to install pedestrian lighting on 3rd Avenue if required by the guidelines for the Downtown Specific Plan and as determined by the Design Review Board and Planning Director.
7. The existing alley shall be widened by 2 feet along project frontage. The developer shall be responsible to reconstruct any sections of the alley damaged by construction of sewer and dry utilities improvements to current condition (Alley Standards), including Alley approach on Escondido Boulevard, to the satisfaction of the City Engineer.
8. Project driveway shall be alley-type in accordance with Escondido Standard Drawing No. 3, with a minimum throat width of 24 feet.
9. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. A private contractor shall do any removal of existing striping and all new signing and striping.
11. 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.
12. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.
13. All gated entrances shall be designed and improved to the satisfaction of the City Engineer.

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

GRADING

1. A site and frontage grading and erosion control plan shall be approved by the Engineering Department prior to issuance of grading or building permits.
2. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

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

DRAINAGE

1. Final drainage improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Drainage Report and a Water Quality Technical report to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards and Storm Water management Requirements.
2. A Water Quality Technical Report shall be prepared for the project in accordance with the City's Storm Water Management Requirements. Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements.

WATER SUPPLY

1. The developer shall be required to design and construct a 12 inch water main looped between the existing 16 inch water main in Escondido Boulevard and 6 inch water main at the intersection of Alley and Maple Street. All water improvements shall be designed and constructed to the satisfaction of the Utilities Manager and City Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

SEWER

1. The developer shall replace the existing 10 inch sewer line in the Alley, from project's easterly boundary to Escondido Boulevard, with a 12 inch P.V.C. designed and constructed to the satisfaction of the Utilities Manager and City Engineer.

EASEMENTS AND DEDICATIONS

1. The developer shall dedicate to the public a 20-foot radius corner rounding at Escondido Boulevard and 3rd Street.
2. The developer shall dedicate 2 feet of right-of-way along project frontage on the Alley.

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.

REPAYMENTS AND FEES

1. A cash security or other security satisfactory to the City Engineer shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading work up to a maximum of \$30,000, unless a higher amount is deemed necessary by the City Engineer. The balance of the grading work shall be secured by performance bonds, an instrument of credit, a letter of credit or such other security as may be approved by the City Engineer and City Attorney.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the project boundary and along frontages on the Alley and 3rd Street shall be relocated underground.
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 undergrounding. All new utilities shall be constructed underground.

SURVEYING AND MONUMENTATION

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