



# City of Escondido Zoning Administrator

## AGENDA AND RECORD OF ACTIONS

201 North Broadway  
City Hall – Mitchell Room

**October 25, 2018**

**3:00 p.m.**

A. Call to Order:

Zoning Administrator: Mike Strong

Staff Present:

B. Public Hearing items:

1. **PHG 18-0018:** – A Precise Development Plan Modification for an approved 65-lot Tentative Subdivision Map. A new owner recently acquired the project (KB Home, Inc.) and is requesting to modify the architectural designs for the single-family homes.

Location: SW Corner of Hamilton Lane and Miller Avenue  
(APNs: 238-370-01,-04, -05, -06, -07, -08; & 238-380-01)

Applicant: KB Home, Inc.  
Planner: Darren Parker

**DECISION OF THE ZONING ADMINISTRATOR:**

- \_\_\_ Approved, as set to form
- \_\_\_ Conditionally approved with the attached modifications
- \_\_\_ Denied
- \_\_\_ Continued to: \_\_\_ Date Certain (\_\_\_\_\_) \_\_\_ Date Unknown
- \_\_\_ Referred to Planning Commission

2. **PHG 18-0024:** – A request for a Minor Conditional Use Permit for an existing car-wash facility to expand the facility to include vacuums. The project includes the installation of vacuums, canopy cover, a three-foot high block screen wall, and new landscaping.

Location: 750 N. Escondido Blvd

Applicant: Carlos Moreno  
Planner: Darren Parker

**DECISION OF THE ZONING ADMINISTRATOR:**

- \_\_\_ Approved, as set to form
- \_\_\_ Conditionally approved with the attached modifications
- \_\_\_ Denied
- \_\_\_ Continued to: \_\_\_ Date Certain (\_\_\_\_\_) \_\_\_ Date Unknown
- \_\_\_ Referred to Planning Commission

C. Adjournment:

I certify that these actions were taken at the 3:00 p.m. Zoning Administrator meeting on October 25, 2018.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Witness

## ZONING ADMINISTRATOR

**CASE NUMBER:** PHG 18-0018, related to Planning Case Nos. SUB 13-0002 and PHG 13-0017

**APPLICANT:** KB Home, Inc.

**PROJECT LOCATION:** The proposed "Oak Creek" project generally is located at the southeastern corner of Hamilton Lane and Felicita Road, west of Miller Avenue (APN 238-370-01, 04, 05, 06, 07, and 08; and 238-380-01).

**REQUEST:** A Precise Development Plan Modification for an approved 65-lot Tentative Subdivision Map to modify the architectural designs for the single-family homes.

**STAFF RECOMMENDATION:** Approve, subject to conditions

**GENERAL PLAN DESIGNATION:** Estate 2 (E2)

**ZONING:** PD-R 1.75 (Planned Development)

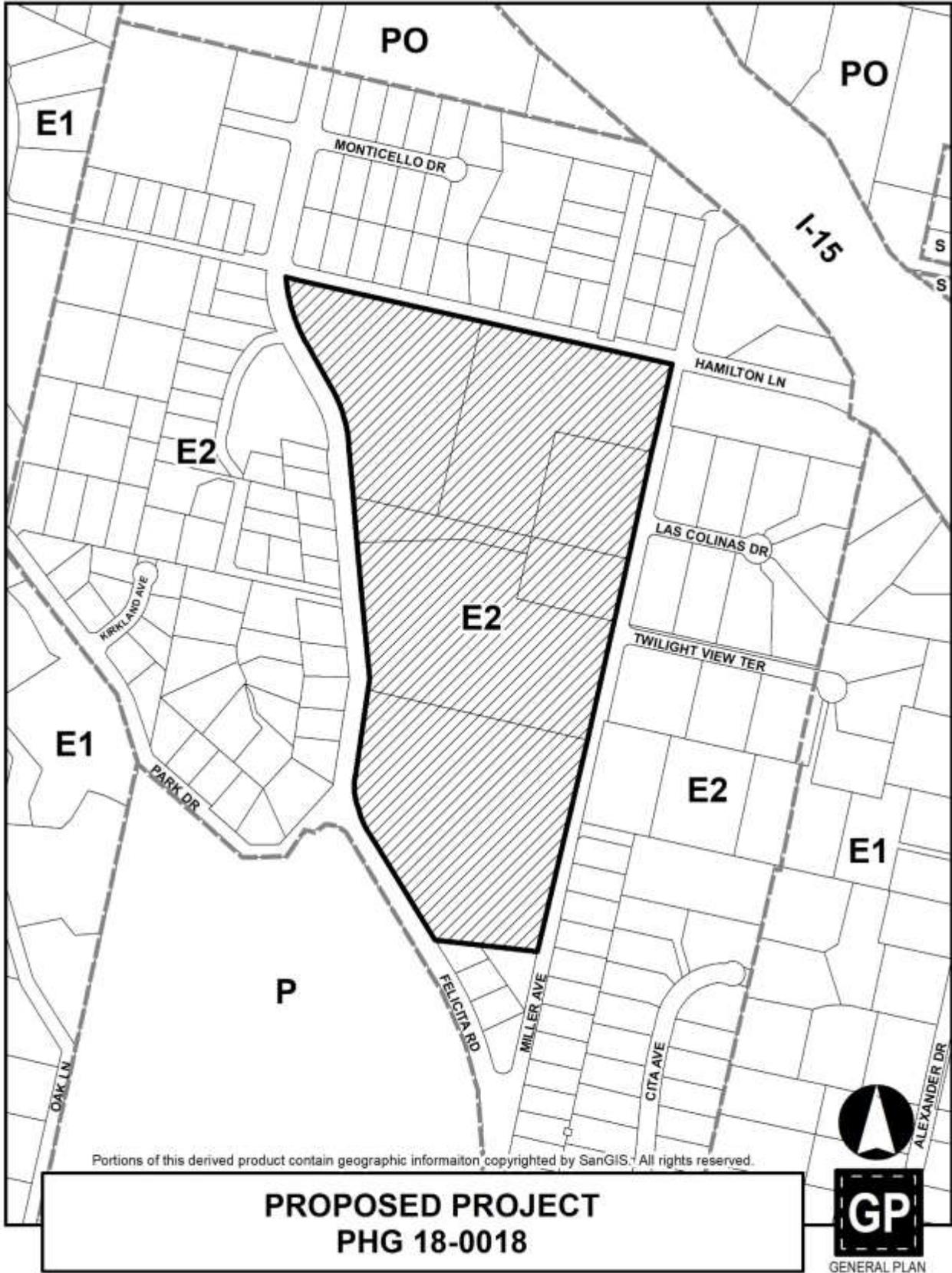
**BACKGROUND/PROJECT DESCRIPTION:** The City Council approved the proposed Oak Creek project on March 4, 2015 that includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 65 single-family residential lots on approximately 37.59-acres of land. The proposed project included annexation of the subject land to the City of Escondido and zoning of the residential development site to PD-R-1.75 (Planned Development – Residential 1.75 dwelling units/acre). Additional area on the east side of Miller Avenue was also annexed as part of the request, and is currently zoned RE-20 (Residential Estates – 20,000 SF minimum lot size). As part of the development application (SUB 13-0002 and PHG 13-0017), a Master and Precise Development Plan was approved to implement residential lot clustering and residential lot sizes ranging from approximately 10,000 SF to 22,500 SF with the average residential lot size being 12,585 SF. The project also includes Grading Exemptions for a 2:1 cut slope up to 35 feet high and a 2:1 fill slope up to 17 feet high. A Specific Alignment Plan was adopted for both Felicita Road and Hamilton Lane to establish modified pavement widths and improvements for both of these streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane.

A new home builder, KB Home, Inc., has acquired the project, and is requesting a modification to the previously approved Precise Development Plan to revise the architectural designs for the single-family homes to better accommodate present and near-future homebuyer market preferences. The average size of the home is proposed to be reduced from 3,334 SF to 2,066 SF. The architectural design package modifies the project's façade treatments, materials, and fenestration, as well as roofline form and materials. The architectural design package consists of a "standard" option and an "enhanced" option, which would be used in high profile areas (internal views) or when viewed from key observation areas (public views). A modification to the Precise Development Plan is required because significant changes are being requested for the home designs. The Zoning Administrator is the authorized decision-maker for reviewing and granting discretionary approvals related to Precise Development Plan permit modifications.

**REASON FOR STAFF RECOMMENDATION:** Staff believes the revised design would more likely reflect local industry/market trends and homebuyer preferences. The proposed modifications to the architectural designs for the single-family homes would be appropriate because there would be no adverse impact on the surrounding properties, while still producing an efficient and stable environment for living. In addition to the conditions of approval recommended in this staff report, the project is still subject to the previous conditions of approval (SUB 13-0002 and PHG 13-0017). Staff has not received any comments from the public regarding the request.

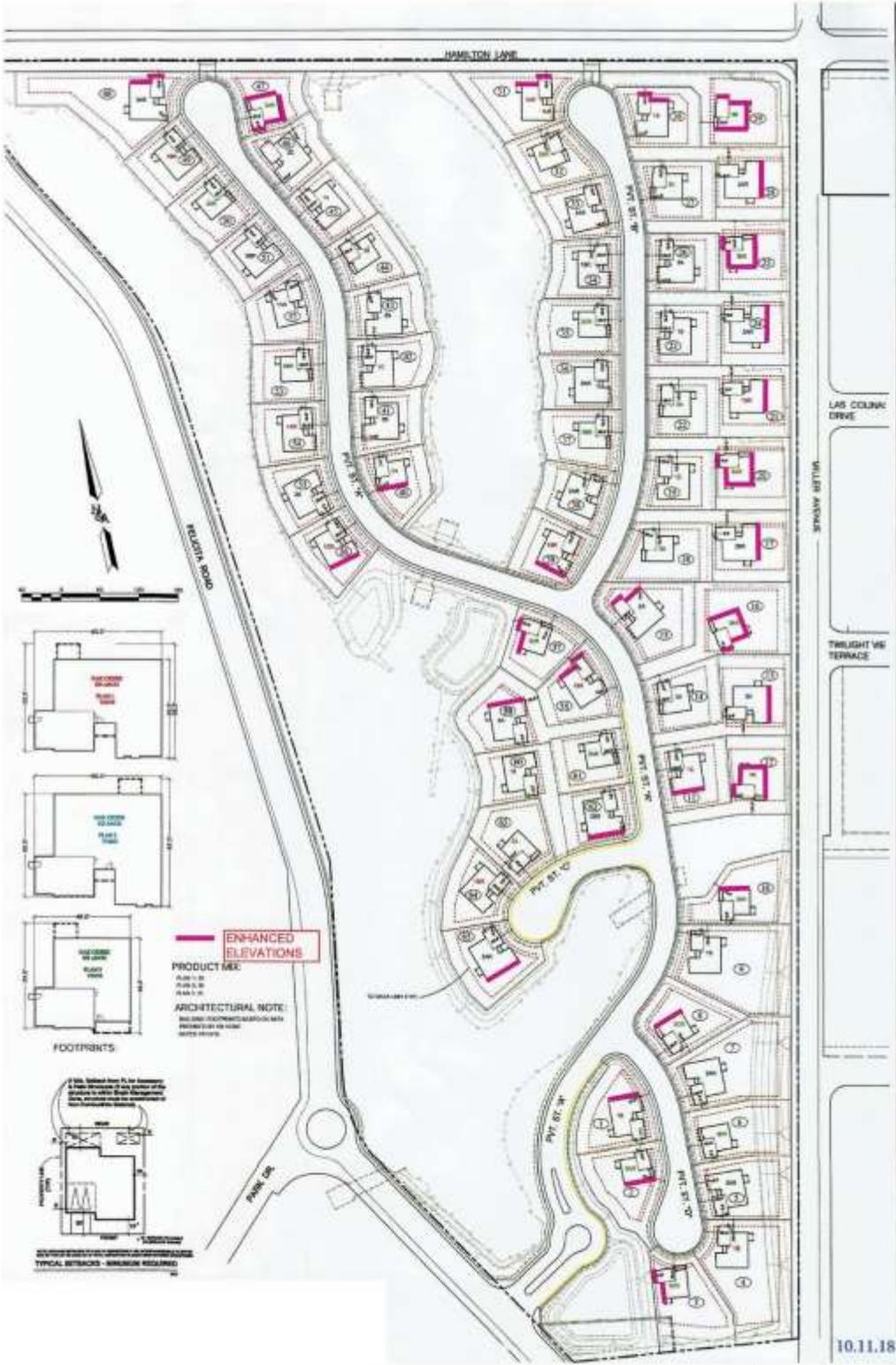
Respectfully submitted,

Darren Parker  
Associate Planner



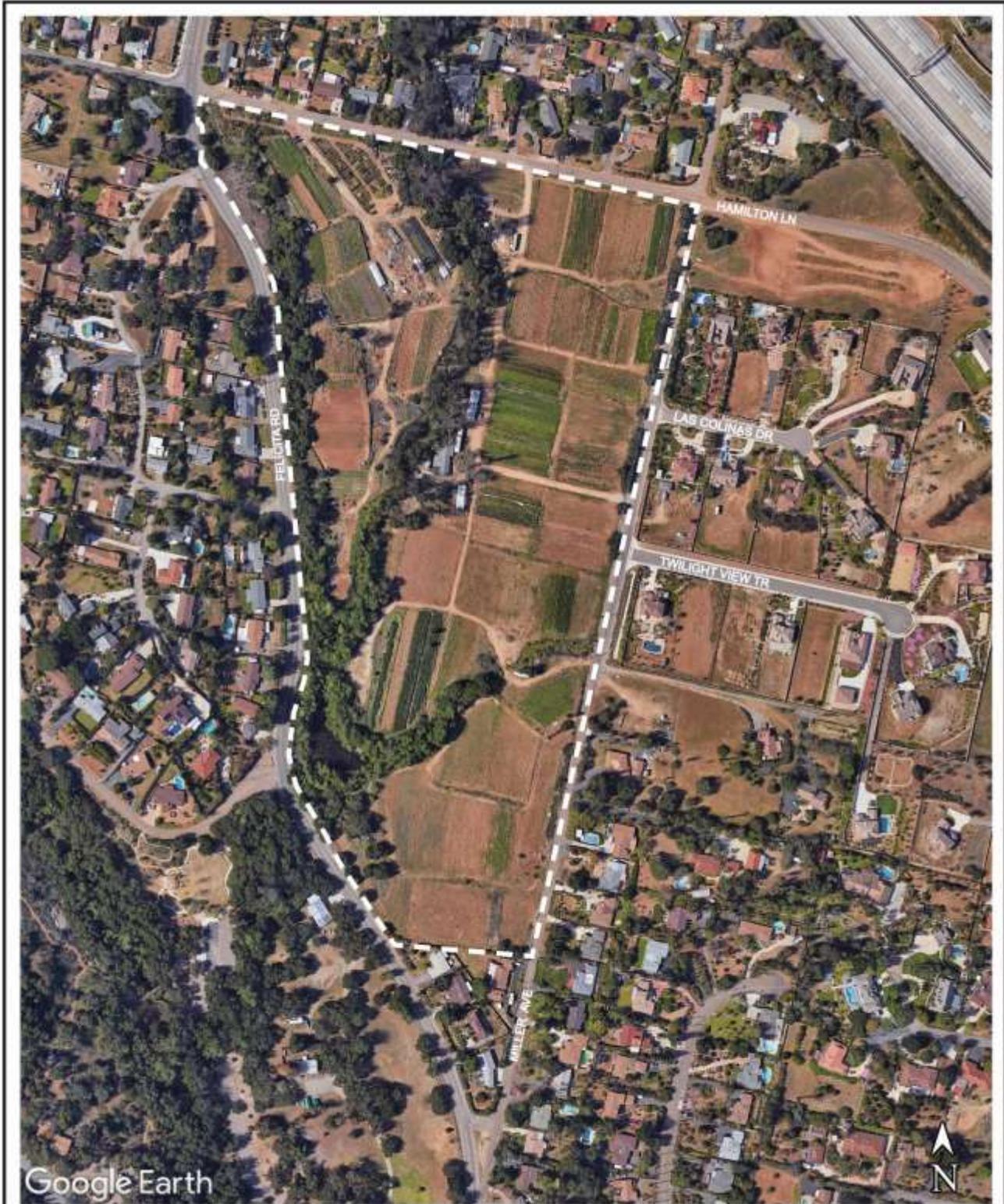
**PROPOSED PROJECT  
PHG 18-0018**





**PROPOSED PROJECT  
 PHG 18-0018**

**SP**  
 SITE PLAN



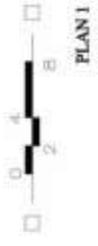
**PROPOSED PROJECT  
PHG 18-0018**

**A**

AERIAL VIEW

**ELEVATION LEGEND**

- 1 CONCRETE W/ TIE RODS
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD PANEL BOARD
- 4 BECCO FORME LUGS SAND
- 5 BECCO FORME PLANK TRIM
- 6 BECCO FORME PLANK COMBES/SHAPED PLANK TRIM WITH SAND FINISH
- 7 DECORATIVE BECCO FORME TRIM WITH SAND FINISH
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL RECTANGULAR GARAGE DOOR
- 11 DECORATIVE POLAR SHUTTERS
- 12 FIBRE CEMENT SIDING WITH VERTICAL SUTTERS AT 1/2" x 4" x 1/2" x 4"
- 13 CONCRETE LIGHTS
- 14 WOOD POST
- 15 DECORATIVE CERAMIC TILE SUBROOFING
- 16 BECK VENEER
- 17 FIBRE CEMENT TRIM
- 18 FIBRE CEMENT SHALE SIDING
- 19 FIBRE CEMENT LAM SIDING
- 20 DECORATIVE EXPOSED RAFTER TILES
- 21 WALNUT BROWN PORCH PAUL
- 22 DECORATIVE SILL COURSE WITH KICKER
- 23 ILLUMINATED ADDRESS SIGN
- 24 GARAGE FINISH REFAL
- 25 RECESSED GARAGE FINISH REFAL
- 26 DECORATIVE GARAGE FINISH VENT
- 27 BRICK VENEER



Elevation 'A' (Spanish)



Elevation 'B' (Italianate)

**PROPOSED PROJECT  
PHG 18-0018**

**E**  
ELEVATIONS

## ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 FIBER CEMENT SIDING WITH VERTICAL BATTENS AT 16" O.C., U.N.O.
- 13 COACH LIGHTS
- 14 WOOD POST
- 15 DECORATIVE CERAMIC TILE SURROUND
- 16 STONE VENEER
- 17 FIBER CEMENT TRIM
- 18 FIBER CEMENT SHAKE SIDING
- 19 FIBER CEMENT LAP SIDING
- 20 DECORATIVE EXPOSED RAFTER TAILS
- 21 WROUGHT IRON PORCH RAIL
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 ILLUMINATED ADDRESS SIGN
- 24 GABLE END DETAIL
- 25 RECESSED GABLE END DETAIL
- 26 DECORATIVE GABLE END VENT
- 27 BRICK VENEER



PLAN 1



Elevation 'C' (Tuscan)

**PROPOSED PROJECT  
PHG 18-0018**



Left Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



PLAN 1

PROPOSED PROJECT  
PHG 18-0018

E

ELEVATIONS



Left Elevation 'B' (Italianate)



Right Elevation 'B' (Italianate)



PLAN 1

PROPOSED PROJECT  
PHG 18-0018

**E**  
ELEVATIONS



Enhanced Left Elevation 'A' (Spanish)



Enhanced Left Elevation 'B' (Italianate)

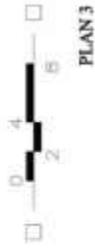


PLAN I

PROPOSED PROJECT  
PHG 18-0018

**ELEVATION LEGEND**

- 1 CONCRETE 9" TILE ROOFING
- 2 CONCRETE PLAT TILE ROOFING
- 3 WOOD PANDA BOARD
- 4 STUCCO FINISH (NOV BAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CEILING/SHAWRED FOAM TRIM WITH SAND FINISH
- 7 STUCCO OVER WOOD FRAMING WITH SAND FINISH
- 8 STUCCO OVER WOOD FRAMING WITH SAND FINISH
- 9 VERTICAL WINDOW SYSTEM
- 10 COMPOSITE ENTRY DOOR
- 11 METAL SECTIONAL GARAGE DOOR
- 12 DECORATIVE FOAM BRICKS
- 13 FIBRE CEMENT SIDING WITH VERTICAL BATTERS AT TOP CORNER
- 14 CHALK LIGHTS
- 15 WOOD POST
- 16 DECORATIVE CERAMIC TILE SURROUND
- 17 STONE VENEER
- 18 FIBRE CEMENT TRIM
- 19 FIBRE CEMENT BRAKE BENT
- 20 FIBRE CEMENT LAP SIDING
- 21 DECORATIVE ROTONDE RAFTER TAIL
- 22 WINDOUST BROW PORCH FINE
- 23 DECORATIVE OUTLOOKER WITH EXTERNAE
- 24 ILLUMINATED ADDRESS SIGN
- 25 GABLE END DETAIL
- 26 RECESSED GABLE END DETAIL
- 27 DECORATIVE GABLE END VENT
- 28 BRICK VENEER



PLAN 3



Elevation 'A' (Spanish)



Elevation 'B' (Italianate)

**PROPOSED PROJECT  
PHG 18-0018**

**E**

ELEVATIONS



**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (1620 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 FIBER CEMENT SIDING WITH VERTICAL BATTENS AT 16" O.C., U.R.O.
- 13 COACH LIGHTS
- 14 WOOD POST
- 15 DECORATIVE CERAMIC TILE SURROUND
- 16 STONE VENEER
- 17 FIBER CEMENT TRIM
- 18 FIBER CEMENT SHAKE SIDING
- 19 FIBER CEMENT LAP SIDING
- 20 DECORATIVE EXPOSED RAFTER TAILS
- 21 WROUGHT IRON PORCH RAIL
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 ILLUMINATED ADDRESS SIGN
- 24 GABLE END DETAIL
- 25 RECESSED GABLE END DETAIL
- 26 DECORATIVE GABLE END VENT
- 27 BRICK VENEER



Left Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



PLAN 3

**PROPOSED PROJECT  
PHG 18-0018**

**E**

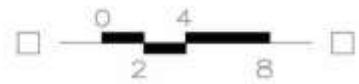
ELEVATIONS



Left Elevation 'B' (Italianate)



Right Elevation 'B' (Italianate)



PLAN 3

**PROPOSED PROJECT  
PHG 18-0018**

**E**

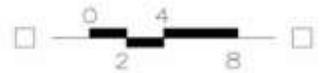
ELEVATIONS



Enhanced Right Elevation 'A' (Spanish)



Enhanced Right Elevation 'B' (Italianate)



PLAN 3

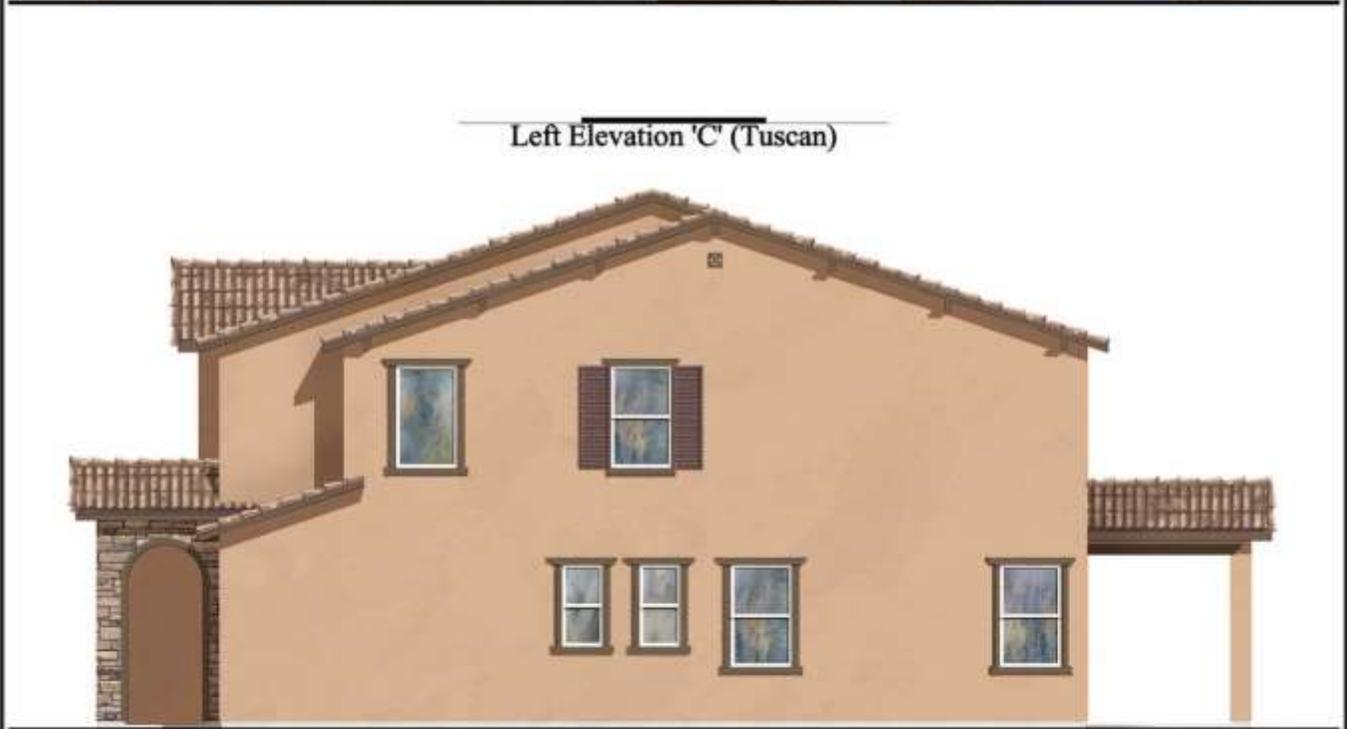
**PROPOSED PROJECT  
PHG 18-0018**

**E**

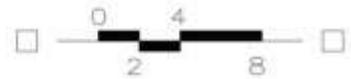
ELEVATIONS



Left Elevation 'C' (Tuscan)



Right Elevation 'C' (Tuscan)



PLAN 3

**PROPOSED PROJECT  
PHG 18-0018**

**E**

ELEVATIONS



Enhanced Left Elevation 'C' (Tuscan)



Enhanced Right Elevation 'C' (Tuscan)



PLAN 3

**PROPOSED PROJECT  
PHG 18-0018**

**E**

ELEVATIONS



## **FINDINGS OF FACT**

**PHG 18-0018**

**EXHIBIT "A"**

### **Environmental Review Determination:**

1. A Final Environmental Impact Report (FEIR) (SCH No. ENV 13-0006) relative to the "Oak Creek" project (Planning Case Nos. SUB 13-0002 and PHG 13-0017) has been prepared and approved in conformance with the California Environmental Quality Act (CEQA). Mitigation Measures were adopted to address impacts related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, hydrology and water quality. A Notice of Determination was filed with the County Clerk on March 4, 2015.

The action before the Zoning Administrator is directly related to the project considered in the FEIR. The changes to the project, which have occurred since City Council approval of Resolution No. 2015-27 on March 4, 2015, are "substantial modifications" requiring review and approval. Pursuant to Section 33-411 of the Escondido Zoning Code, the Zoning Administrator has the authority to approve changes to a Precise Development Plan.

The overall setting for the project has not significantly changed since the adoption of the environmental documents. Surrounding properties have either remained undeveloped or have developed in accordance with the land use plan which was anticipated as part of the original project. The proposed project modifications do not involve any adverse physical changes in the environment and, hence, does not have the potential for causing a significant effect on the environment. Therefore, the previously-adopted environmental documents are sufficient and, pursuant to State CEQA Guidelines Section 15162 which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

### **Precise Development Plan Modification:**

1. The changes to the Precise Development Plan are consistent with the purpose, character, and established development standards of the Master Development Plan, approved on March 4, 2015 by the City Council.
2. Said changes to the Precise Development Plan have been reviewed and the Zoning Administrator concludes and finds, based on the analysis of the project described therein the October 25, 2018 Zoning Administrator staff report, that:
  - a. The location, design and density of the proposed residential development is consistent with the goals and polices of the Escondido General Plan. The proposed design modification would not diminish the Quality-Of-Life Standards of the General Plan as the project would not materially degrade the level of service on the adjacent street or public facilities, or create excessive noise. Adequate on-site parking, circulation and public services would be provided to the site.
  - b. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.
  - c. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Oak Creek Project Final Impact Report, the traffic impacts analysis for the project prepared by Linscott, Law and Greenspan on July 31, 2014, and the Engineering Services Department.

- d. All public facilities, sewer and water services are existing or will be available to the subject site, with proposed and anticipated improvements.
- e. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing within walking distance of Felicita Park and close to schools, retail, commercial, and office uses, consistent with the area's growing demand for high quality homes.
- f. The proposed development would be well integrated into its surroundings, because excessive grading would not be required, 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 restore and maintain the existing seasonal pond which is accessible to the public.
- g. The approval of the Precise Plan Modification would be based on sound principles of land use because adequate parking, circulation, quality design, utilities and access would be provided for the development of the project.

## CONDITIONS OF APPROVAL

PHG 18-0018

EXHIBIT "B"

### Planning Division Conditions

1. Approval of this Precise Plan Modification does not supersede any previous approval or conditions of the site. All previous conditions for those cases still apply and are incorporated herein by this reference as though fully set forth. Unless a condition is modified herein, all previous conditions of SUB 13-0002, PHG 13-0017, ENV 13-0006, and SUB 17-0038 shall remain in full force and effect.
2. As approved by the City Staff Design Review on September 10, 2018 and revised October 11, 2018, the elevations, design, colors, and materials for the project shall be as shown on the color elevations dated October 12, 2018 and as modified by these conditions. The design shown on all construction drawings should clearly match virtually exactly the design shown herein.
3. The proposed changes include two architectural packages, attached to the October 25, 2018 Zoning Administrator staff report, which is incorporated herein by this reference as though fully set forth herein. Exhibit "SP" annotates enhanced elevation locations, which includes Lot Nos: 1, 2, 3, 8, 10, 11, 12, 13, 15, 16, 17, 20, 21, 24, 25, 28, 29, 30, 31, 39, 40, 47, 48, 56, 57, 58, 59, 62, and 65.
4. The final design of construction drawings should reflect the approved Precise Development Plan location for different unit prototypes (i.e. floor plans, story height, and architecture design), as well as "enhanced" elevations. The city plan checker will review the construction drawings and building permit plans against the approved Precise Development Plan, as modified herein, as part of their plan check review. The plan checker will flag any differences. The Director of Community Development will take the lead role in determining substantial conformance with the approved Precise Development Plan as to whether the design shown on the plans can be found to substantially conform to the approved Precise Development Plan, or does not substantially conform. To conform, the construction drawings must not represent a change in the character of the subdivision or the total number of units designated for "enhanced" architecture. The project shall also offer a commensurate ratio of floor plans, story height, and architecture design for the project.
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. 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 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.

## ZONING ADMINISTRATOR

<b>CASE NUMBER:</b>	PHG 18-0024
<b>APPLICANT:</b>	Carlos Moreno
<b>PROJECT LOCATION:</b>	On the southeastern corner of N. Escondido Blvd and Mission Ave, addressed as 750 N. Escondido Blvd (APN 229-180-90).
<b>REQUEST:</b>	A Minor Conditional Use Permit for an existing car-wash facility to expand the use to include vacuum stations. The project includes the installation of vacuums stations, a canopy cover, three-foot high block screen wall, and new landscaping.
<b>STAFF RECOMMENDATION:</b>	Approve, subject to conditions
<b>GENERAL PLAN DESIGNATION:</b>	GC (General Commercial)
<b>ZONING:</b>	CG (Commercial General)

### **BACKGROUND/PROJECT DESCRIPTION:**

In September, 1987 the existing car-wash, repair center and convenient store was established and approved through the administrative Plot Plan process (Planning Case No. 87-289-PPL) on approximately 2-acres of land located at 750 N. Escondido Blvd. The facility included a 2,016 SF convenience store, 5,236 SF gas station, 11,245 SF car-wash, and 6,810 SF auto repair building. In September, 1995, the Planning Commission approved a Conditional Use Permit (Planning Case No. 95-40-CUP) to permit off-site sale of liquor in conjunction with a gas station and convenience store.

In June 6, 2018 the City Council adopted Ordinance No. 2018-13R to amend the Zoning Code to limit car-wash facilities and maximize the City's ability to exercise discretionary review of car-wash facility applications. Among other things, this changed the use allowance in the CG zone (Commercial General) to require a conditional use permit for any new car-wash facility or expansion of an existing facility. The City also added criteria to the development regulations (Article 57, Section 33-1126) to ensure that new development does not negatively impact surrounding residences or business. These regulations include orientation of bays and openings away from residential uses, required screening to minimize visual impact, and appropriate designs to minimize the creation of carry off of airborne particle control, dust and chemicals. Potential noise issues are addressed through conformance with the City's Noise Ordinance.

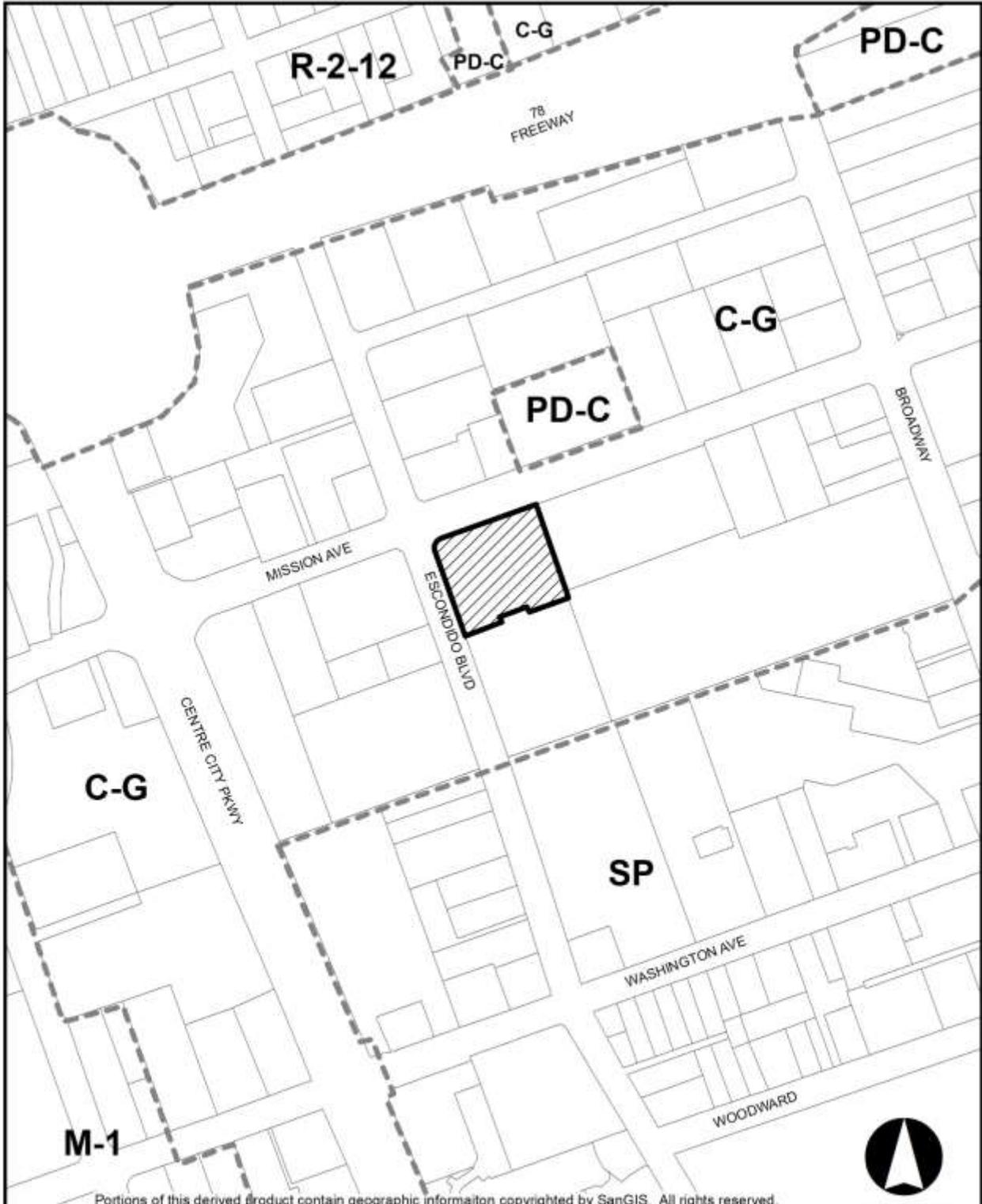
A minor Conditional Use Permit is required to expand the existing car-wash facility. The expansion would allow for the facility to add vacuum stations to better serve its customers. Because of the location of the proposed expansion and use, adjacent to the public right-away, there may be noise and view impacts associated with the vacuums. Conditions of approval have been added to this project to minimize the impacts to the public in conformance with the provisions of Article 57, Section 33-1126 (d). The Zoning Administrator is the authorized decision-maker for reviewing and granting discretionary approvals related to the Minor Conditional Use Permit

**REASON FOR STAFF RECOMMENDATION:**

As conditioned, City staff believes the proposed expansion to the existing car-wash facility to include vacuum stations would not create any adverse impact on the surrounding properties or the public right-of-way. The subject site is surrounded by commercial uses on two sides, and fronts onto two Circulation Elements streets on the north and west. The project is still subject to the previous conditions of approval (95-40-CUP & 87-289-PPL). Staff has not received any comments from the public regarding the request.

Respectfully submitted,

Darren Parker  
Associate Planner

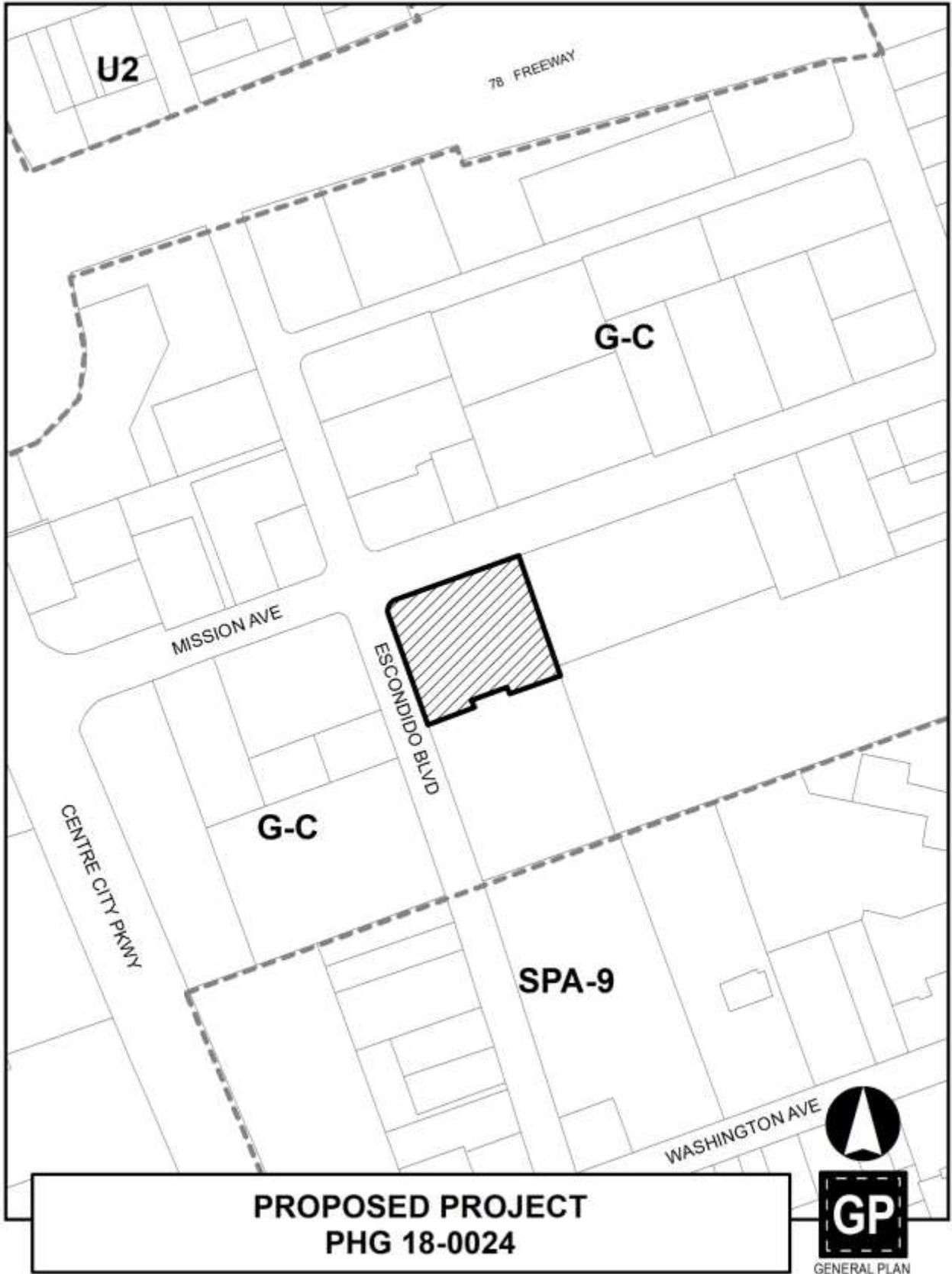


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**PROPOSED PROJECT  
PHG 18-0024**



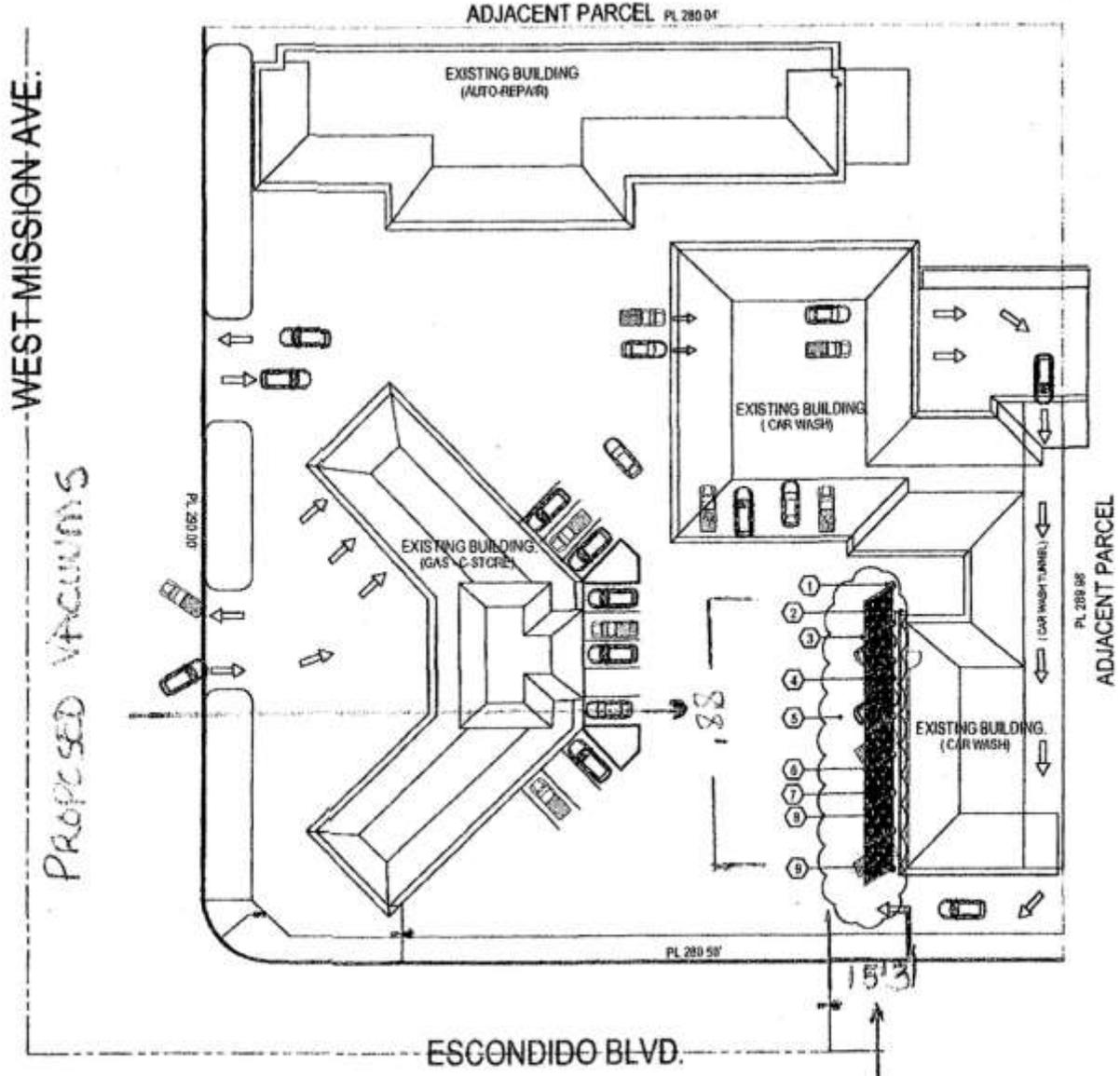
LOCATION/ZONING



**PROPOSED PROJECT  
PHG 18-0024**



# WASH AND MART SELF VACUUM IMPROVEMENTS

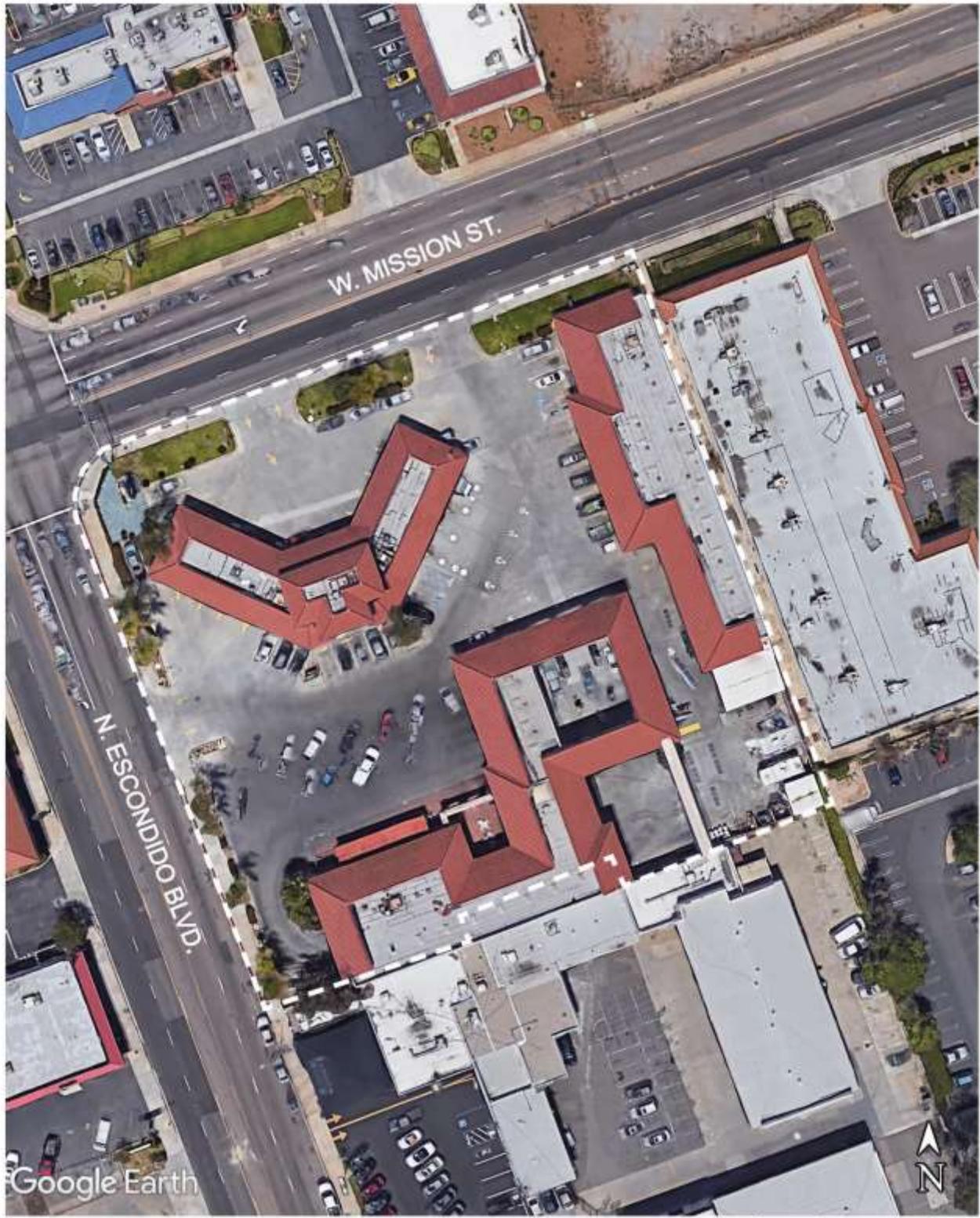


**PROPOSED PROJECT  
PHG 18-0024**



TENTATIVE MAP





Google Earth

**PROPOSED PROJECT  
PHG 18-0024**

**A**

AERIAL VIEW

## FINDINGS OF FACT

PHG 18-0024

EXHIBIT "A"

### Environmental Determination:

1. The proposed project is categorically exempt from the environmental review in conformance with CEQA Section 15301 (a), Class 1, "Existing Facilities." The project involves an expansion to an existing car-wash to add vacuum stations. The approved project description, with Conditions of Approval, and compliance with Article 12 of the Escondido Municipal Code (Noise Abatement and Control) with their corresponding permit monitoring requirements, would reduce any visual impacts and ensure compliance with noise during project implementation and business operation.

### Conditional Use Permit:

1. All decisions granting or denying Conditional Use Permits shall be made in accordance with Section 33-1203 of the Escondido Zoning Code (Findings for Conditional Use Permits). Said changes to existing car-wash facility have been reviewed and the Zoning Administrator concludes and finds, based on the analysis of the project described therein the October 25, 2018 Zoning Administrator staff report, that:
  - a. Granting the proposed Minor Conditional Use Permit would be based upon sound principles of land use and response to services required by the community. The car-wash facility is existing and is an important asset to the community in providing commercial automobile services. The Conditional Use Permit consists of expanding the existing car-wash facility to add vacuums stations. Additional Conditions of Approval have been incorporated to minimize any potential land-use compatibility and perceived intensity of use issues associated with the of the vacuum stations and car-wash. Any activities on the site would be subject to the Noise Ordinance and Article 57 of the Zoning Code. Therefore, the proposed use would be compatible with and would not impair the use and enjoyment of other property within the immediate vicinity.
  - b. The proposed use would not cause a deterioration of bordering land uses or create special problems in the area in which it is located, because the car-wash facility at the site has been in existence for approximately 10 plus years with no nuisance complaints or code violation reports received or processed by the City. The site is surrounded by other commercial land uses and activities.
  - c. The proposed Minor Conditional Use Permit has been considered in relationship to its effect on the neighborhood and it has been determined to be compatible with the surrounding properties. The facility has existed since approximately year 2000 and there have been no nuisance complaints on record. The Minor Conditional Use Permit consists only of a small expansion to the car-wash facility to add vacuums stations. Previous Conditions of Approval would remain in effect, except as modified by this Minor Conditional Use Permit.

## CONDITIONS OF APPROVAL

PHG 18-0024

EXHIBIT "B"

### Planning Division Conditions

1. Approval of this Minor Conditional Use Permit does not supersede any previous approval or conditions of the site. All previous conditions for those cases still apply and are incorporated herein by this reference as though fully set forth. Unless a condition is modified herein, all previous conditions of 95-40-CUP and 87-289-PPL and shall remain in full force and effect.
2. The elevations, design, walls, canopy, landscaping, colors, and materials for the project shall be the same as shown herein this October 25, 2018 Zoning Administrator staff report, which is incorporated herein by this reference as though fully set forth, and as modified by these conditions.
3. Any proposed construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Building Division, Fire Department and Engineering Division.
4. The 3 ½ ft. screen wall along N. Escondido shall extend the entire length (approximately 135 ft.) and shall be constructed of decorative material to the satisfaction of the Planning Division.
5. Additional landscaping consisting of a dense mix of trees, shrubs and groundcover shall be added to the existing landscape areas and to the satisfaction of the Planning Division.
6. All detailing or waxing shall be conducted inside a building enclosed on no less than three sides, to the satisfaction of the Planning Division.
7. 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
8. 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 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.
9. Parking for disabled persons shall be provided (including "Van Accessible" spaces and access aisle) in full compliance with chapter 2-71, part 2 of Title 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.
10. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
11. This CUP shall become null and void unless utilized within twelve months of the effective date of approval.

12. All existing vegetation required as part of previous approvals, 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. All existing irrigation shall be maintained in a fully operational condition.
13. The holder of the Conditional Use Permit shall make the premises available for inspection by City staff during operating hours, and shall provide such business records, licenses, and other materials necessary to evidence compliance with the conditions of approval.
14. This item may be referred to the Zoning Administrator for review and possible revocation or modification of the Minor Conditional Use Permit at a noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.