

SCOPING MEETING

855 Brotherton Road
Alexan Project
10.11.23

4 pm – 5:30 pm virtual meeting (Microsoft Teams)

Attendance:

Jay Paul, Senior Planner

15 members of the public signed onto the meeting, including the project applicant

PowerPoint presentation and scoping meeting comments available at:

<https://www.escondido.org/alexan-escondido-project>

Issues/Comments:

- The Palm Terrace neighbors have discussed the proposal and expressed concerns with the project, and do not support the project
- Project will decrease property values as the neighborhood is estate residential and not zoned for multi-family residential
- Existing noise issues from Interstate 15
- Project will result in construction noise, dust, debris affecting adjacent properties over an extended period of time
- Noted concerns with potential impacts to wildlife on the property
- Noted potential to impact cultural resources, Native American/Tribal resources
- Existing and proposed traffic issues with the increase in density and access to streets during peak traffic times. Will traffic studies be prepared. What type of roadway improvements will be required (along frontage and offsite)? Noted lack of full-width improvements along certain sections of Brotherton Road.
- Neighbor on the south noted existing trees along the property line that provide screening/privacy. Concerned the project would impact these trees
- Potential overlooking from parking lot and privacy issues from new parking lot along the southern property boundary
- Concerned with increased crime resulting from multi-family residential development
- Questions regarding timing of development (how long does entitlement and construction phases last)
- Questions regarding how noticing was done and the notice radius should be expanded. Was Miller School included in the notice?
- Noted lack of completed sidewalks along Brotherton Road leading to Miller School
- Noted lack of park/recreation facilities to support the neighborhood area
- Recommended the project include more opportunities for families, senior housing and increase on-site open space/recreational amenities. Project should include single-story units to support seniors/disabled

- Discussion regarding whether sufficient on-site parking would be provided and potential impacts to surrounding neighborhood from overflow parking onto streets
- Noted grading/topo and carport location along street frontage may result in security/safety issues
- Noted drainage pattern in the area, on-site drainage pattern and questioned the drainage plan for the project.
- Noted existing wireless facility within the church tower and will this be replaced, and will this affect service in the area?
- Noted potential safety issues with southern parking lot and light spillover from cars facing south
- Noted concerns with mass and scale of proposed 3 and 4-story units and compatibility/visual impact with adjacent single-family residence to the north across Brotherton Road. Referenced similar type multi-family/multi-story project at Citracado Pkwy. and Center City Parkway.