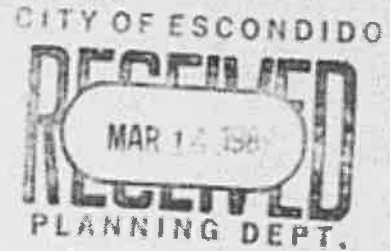


CITY OF ESCONDIDO

memorandum



DATE: March 14, 1989

TO: Jon Brindle, Planning Department

FROM: Engineering Department, Gary Manson via Samuel Cottrell *AM* *P*

FILE: 1817 Avenida Del Diablo

SUBJECT: 88-122-CUP, Revised

The Engineering Department has drafted the following comments to be included in the Public Facilities and Services section of the staff report.

TRAFFIC

The project will take access from Avenida Del Diablo which is classified as a local collector road. Existing traffic volumes on Avenida Del Diablo are approximately 1,000 ADT.

The project will also take access from Del Dios Highway which is an unclassified street. Anticipated traffic volumes are well within the capacity of this street.

UTILITIES

City sewer and water service is available from existing mains, however, certain sewer and water fees are outstanding.

DRAINAGE

There are no significant drainage courses within or adjoining the property. Runoff from the project will be directed to the adjoining public street or other improved drainage facility.

If you have any questions, please call me at 4651.

cc: Joe Stango
Stichler Design Group

ENGINEERING CONDITIONS OF APPROVAL: 1817 Avenida Del Diablo
88-122-CUP, Revised

- 1) All outstanding sewer and water connection fees and monthly sewer service fees shall be paid to the City of Escondido. In lieu of payment of the connection fees, sewer and water connection rights may be turned in to the City. The City Building Department will compute all connection fees. The Management Services Department will compute all monthly sewer service fees.

Design Review
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4. 87-1033-PPL. Storage Trailer Pacific Bell/575 North Quince

The Design Review Committee cannot support the use of temporary-type trailers as permanent facilities. The modular units are not architecturally compatible with the existing buildings. The Committee felt that an addition to the existing structures or a permanent storage facility would be more appropriate.

5. 89-02-PPL. DMV Office/Revisions

The Design Review Committee recognizes that the issue of the motor cycle testing area has been resolved by obtaining the DMV approval on the new location. However, the DRC feels that:

- a. Light standards may not obstruct the use of any parking space.
- b. Trees wells should be added in the parking area. Approximately one tree well for every four parking stalls shall be provided.
- c. The driveway adjacent to the front of the building needs to be realigned to allow for a straight through movement. Also some additional landscaping should be added along this driveway.

FILE
COPY

6. 88-~~012~~-CUP. Palomar Convalescent Center - Modular Office
122

The Design Review Committee still feels that a permanent solution to the additional office space needs to be worked out. They will only consider a temporary facility in conjunction with a master plan for the future permanent expansion. The plan must demonstrate that the location of the temporary unit will not conflict with the construction of the permanent structure. Both the temporary and permanent structures shall meet the zoning and Building codes in terms of setbacks, accessibility, landscaping, parking, structure to structure separation...etc. The DRC feels that a four year period is too long for a temporary structure, although they could not be specific until they reviewed the proposal for the permanent facility. A bond for the future removal of the temporary structure was recommended. The substantial additions to the modular unit, as presented, were deemed not appropriate for a temporary use.

7. 88-92-PPL. Carwash/15th and Escondido Boulevard

The Planning Department brought to the applicant's attention that the City Council is currently discussing the possibility of requiring a Conditional Use Permit for auto-related uses in commercial zones. As far as the Design Review Committee evaluation of the project concept, the following issues were raised:

- a. The project elements need to be rearranged within the site in order to reduce the undesirable view of the car wash/vacuum areas from the street.