

CITY OF ESCONDIDO



PLANNING DEPARTMENT
CIVIC CENTER PLAZA
201 North Broadway, Escondido
California 92025-2798
(619) 741-4671

RECEIVED

FEB 19 1991

FACILITIES PLANNING

CHARLES D. GRIMM
Director of Planning & Building

February 12, 1991

Scott Osterhage
215 South Hickory Street, #206
Escondido, CA 92025

REFERENCE: Plot Plan Review at 1817 Avenida del Diablo
90-78-PPL

The Plot Plan Review procedure is the initial development step intended only to advise the applicant of the principle zoning and development conditions that will be required by the City at the time of application for building permits. This plot plan procedure does not take the place of specific requests such as building or grading permits, review of public improvements, or compliance with fire code requirements.

On January 3, 1991, the Design Review Committee and the Staff Development Committee reviewed the proposed addition to Palomar Convalescent Hospital at 1817 Avenida del Diablo to determine if the project, as submitted, complies with the development requirements of the City of Escondido. This review, referred to as the PLOT PLAN REVIEW procedure, determines the adequacy of the proposed building, open space, parking and driveway layout, and other related facilities for proposed projects. It also advises the applicant of most other ordinances and conditions that would apply or be required at the time of application for building permits. This does not mean that all of the requirements and conditions will be listed, but the majority will be in order to make the preparation of building plans easier.

Any substantial delay between the date of this Plot Plan Review and a request for any other required permits to start development, may require plan modifications to conform to any new ordinances. If you have any questions regarding this matter, please call Mary Vivanco at 741-4671.

CONDITIONS OF APPROVAL AND DEVELOPMENT COMMENTS

I. Development Standards/Parking:

1. Sixty^{five}~~six~~ parking spaces shall be provided ^(with turn-around space revised) as shown on the ~~proposed~~ site plan. Pursuant to Article 1077, a minimum of fifty-five (55) parking spaces are required in conjunction with this proposed office addition (Net 975 square feet at a parking ratio of 1:300). All parking spaces shall be double-striped to a minimum dimension of eight and one-half (8 1/2) feet wide and eighteen (18) feet deep. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards. A minimum of two (2) parking spaces in an off-street parking area shall be fourteen (14) feet wide and eighteen (18) feet deep, level, and marked "Reserved For Handicapped," per Chapter 2-71, Part 2 of Title 24 of the State Building Code for handicap parking.

2. All parking stalls shall be provided with 6" curbing or concrete wheel stops.

II. Development Standards/Landscaping:

1. A landscaping plan shall be submitted to the Planning Department prior to the issuance of building permits. Please contact the Planning Department for landscaping guidelines.
2. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. The required landscape areas shall be free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
3. All slopes in excess of three vertical feet shall be landscaped with suitable material to control erosion. All slopes in excess of five vertical feet shall be landscaped with a combination of trees, shrubs and groundcover. There shall be a minimum of three trees and six shrubs for every 1,000 square feet of slope area. All slopes over 5 vertical feet shall be irrigated with an individual lot irrigation system approved by the Community Development Director and the Director of Building.
4. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading as determined by the City Engineer. If, for whatever reason it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material and the method of application shall be to the satisfaction of the Community Development Director and City Engineer.
5. All areas in this proposed development which are not used for structures, parking, driveways, storage, or walkways, shall be landscaped.
6. All landscaping shall be permanently maintained in a flourishing manner.
7. The revised site plan and/or landscape plan shall incorporate measures to the satisfaction of the Planning Department, which screen peripheral views of parking areas. Possible screening measures may include a combination of screen walls, fencing, or significant amounts of landscaping in connection with berming.
8. Existing, mature trees displaced for the proposed parking area are to be relocated elsewhere on-site.

III. Development Standards/Other:

1. All outside storage shall be screened from public view, in a manner satisfactory to the Planning Department.
2. All lighting shall be arranged so as not to reflect upon adjoining property or streets. Exterior lighting shall conform with Article 1072 of the Escondido Zoning Code.

3. All mechanical equipment and appurtenances not entirely enclosed within the structure if placed on the roof structure, shall be screened from public view. The method used to accomplish the screening shall be indicated on the building plans and approved by the Planning Department prior to issuance of building permits.
4. All utility service shall be underground.
5. No utilities or occupancy shall be released for any purpose until all requirements of the Planning & Engineering, and ~~Building~~ Departments have been completed. *(Review for Building by OSTPD @ State level.)
Revised per telecon w/ Poizanne Cherry on 15 Feb 91. - SP.*
6. This project shall conform to the Public Art Partnership Program, Article 1074 of the Escondido Zoning Code.

IV. Development Standards/Engineering:

1. Any required street and alley improvements shall be to the satisfaction of the Engineering Department.
2. All ^{new} private driveways and parking areas shall be paved with a minimum of 2" A.C. over 6" A.B. or 5 1/2" P.C.C. over native material. Upon recommendation of a soils engineer, D.G. may be substituted for A.B. if native soils have a minimum "R" value of 73 and a minimum S.E. of 30. This requirement may be reduced to 2" A.C. over 4" D.G. or 3 1/2" P.C.C. over native for single family residences only. All paved areas exceeding 15% slope or between 0.5% to 1.0% slope shall be paved with P.C.C.
3. A site grading or drainage plan shall be approved by the Engineering Department.
4. Evidence shall be provided to the Engineering Department that all applicable development fees have been paid to the Escondido Building Department for the project.

V. Development Standards/Fire:

1. Fire protection facilities and improvements shall be subject to the approval of the Fire Department.
2. An adequate water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. In addition, access for use of heavy fire fighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is completed.
3. If any blasting within the City of Escondido is planned, verification of a San Diego County Explosives Permit and a Policy or Certificate of Public Liability Insurance shall be filed with the Fire Department prior to doing so.

VI. Development Standards/Building:

1. Approval and subsequent development is subject to all conditions and requirements of the Uniform Building Code and Building Department.

VII. Signage:

1. Approval of this plot plan in no way implies approval of any sign or sign location. A separate permit is required.

VIII. Plan Processing Requirements:

*Accompanying
This Letter*

1. Seven (7) revised copies of the plot plan reflecting all the above conditions and modifications shall be submitted to the Planning Department and approved prior to issuance of grading or building permits. In addition, the owner or agent shall sign this letter where indicated on the last page and return a copy of the signed document with the revised plans.
2. Two (2) copies of a detailed landscape and irrigation plan shall be submitted to the Planning Department prior to issuance of a building permit. These plans shall show any existing trees or landscaping that is to remain, as well as, the new landscape areas.
3. This Plot Plan approval will expire one year from the date of this letter. If no building permit is obtained during this period, this approval shall be considered null and void. An extension of the Plot Plan approval may be granted after consideration of the Community Development Director. This review determines consistency with current City ordinances and policies and in no way vests any rights to the developer to construct to these standards in the future, should the City ordinances and policies change.

NOTE: Review of this plot plan is based on the condition that the applicant has indicated all easements, covenants, conditions, and other such encumbering restrictions against the subject property, which could prevent development from occurring as denoted on the officially reviewed plot plan.

The legal description attached to this application has been provided by the property owner, and neither the City of Escondido nor any of its officers or employees assume responsibility for the accuracy of said description.

Please feel free to contact this office if you have any questions.

Sincerely,

Rozanne Cherry
for

MARY VIVANCO
Planner II

AS REVISED/CLARIFIED

The above conditions and requirements have been read and understood, and I understand that development shall occur in accordance with these and other applicable regulations of the City of Escondido.

3-1-91

(Date)

Joseph [Signature]

(Applicant's Signature)

*PATRIAL / GENERAL HEALTH SYSTEM
215 S. MILCROW ST. (SF 206)
ESCONDIDO, CA 92025*

PL\W0122-21.9-9

Revisions to Items I, 1. & IV, 2. were made per telecon w/ Rozanne Cherry on 20 Feb 91 @ 10:00am. - [Signature]. Revision to Item III. 5 made per telecon w/ [Signature]