

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 07/11/17

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.**

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. CONDITIONAL USE PERMIT – PHG 15-0013 (Continue to date uncertain):

REQUEST: A Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, to increase the total number of home sites within the park from 102 to 103. The new home site would be 70' deep by 46' wide (3,220 SF), to accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained for park residents via an existing 14'-wide gravel walkway adjacent to the new home site, as well as existing narrower walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). New amenities, including a gazebo and dog run, would be added to the greenbelt for resident use.

PROPERTY SIZE AND LOCATION: The 11.13-acre mobile home park is located west of South Hale Avenue, north of Harmony Grove Road, and east of the Escondido Creek channel. It is addressed as 1001 South Hale Avenue (APN 232-372-07).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303(a), New Construction or Conversion of Small Structures (construction of up to three single-family residences in an urbanized area).

APPLICANT: Casa Grande Mobile Home Park

STAFF RECOMMENDATION: Continue to date uncertain

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT AND VARIANCE – PHG 17-0006:

REQUEST: A modification to a previously approved Conditional Use Permit for St. Mary's Church and School to increase the number of preschool students from 45 up to 120. The request includes the installation of a new 2,130 SF (60' x 35.5') single-story manufactured preschool building; new fenced playground areas and a playground shade canopy; accessory storage building; reconfigured parking spaces; and a six-foot-high vinyl fence along a section of the eastern property boundary to provide noise attenuation and additional screening of the new playground areas. The new preschool building and playground areas would be located adjacent to the new preschool buildings in the area where the previous buildings were removed. A Variance also is requested to allow a ten-foot rear-yard setback for the new buildings and canopy where the zoning code requires a minimum 20-foot rear-yard setback. The zoning code recently was amended to limit certain structures to encroach into the rear-yard setback where the previous code provisions would allow for no rear-yard setback for detached structures that met specific building code requirements for drainage and fire safety. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 8.3-acre church and school site is located on the northeastern corner of Broadway and 13th Avenue, addressed as 130 E. 13th Avenue, 1160 S. Broadway and 211 E. 11th Avenue (APNs 233-591-09, -21, -24, -44, -45 and -46).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301 "Existing Facilities" and Section 15305 "Minor Alterations in Land Use Limitations."

APPLICANT: St. Mary's Church

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. Request for a two-year Extension of Time for [Case No. SUB 17-0012](#), a previously approved three-lot Tentative Parcel Map (TPM 2004-16), on a 1.2-acre parcel in the R-1-10 zone (Single-family Residential, 10,000 SF minimum lot size). The resulting net lot sizes would be 10,300 SF, 12,603 SF, and 13,734 SF. The project also includes an Administrative Adjustment (2005-03-AA) to reduce the required rear-yard setback on Parcel 2 by 25 percent, from 20 feet to 15 feet, for the existing single-family residence. No changes to the project are proposed in conjunction with this extension.

Location: 121 N. Tulip St.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

July 11, 2017

The meeting of the Escondido Planning Commission Meeting was called to order at 7:00 p.m. by Chairman Weber, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Don Romo, Vice-Chair; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann seconded by Commissioner Garcia, to approve the minutes of the June 27, 2017, meeting. Motion carried unanimously. (7-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. ZONING CODE AMENDMENT – AZ 17-0002:

REQUEST A proposal to modify Article 57 of the Escondido Zoning Code (Miscellaneous Use Restrictions) to add Sec. 33-1124, which would establish an expedited, cost-effective permitting process for Electric Vehicle Charging Stations to meet current State law requirements. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

Mike Strong, Assistant Planning Director, referenced the staff report and noted staff recommended approval of the proposed amendment to the Zoning Code, for the following reason: 1) The purpose of the amendment was to bring the Escondido Zoning Code into compliance with State law to promote the State's goal to achieve a more sustainable transportation network.

ACTION:

Moved by Commissioner Spann, seconded by Chairman Weber, to approve staff's recommendation. Motion carried unanimously. (7-0)

CURRENT BUSINESS:

1. **Overview of CEQA Requirements**

The California Environmental Quality Act (CEQA) is one of the most important state laws affecting local planning decisions. Mike Strong, Assistant Planning Director, referenced the staff report and provided a presentation on CEQA and Environmental Impact Report (EIR) requirements.

Discussion ensued regarding the timing and costs associated with an EIR.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:21 p.m. The next meeting was scheduled for August 8, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

August 1, 2017

TO: Planning Commission

FROM: Ann Dolmage, Associate Planner

SUBJECT: PC Agenda Item G.1 – Conditional Use Permit for New Mobile Home Site at Casa Grande Mobile Home Park (PHG15-0013)

As requested by the applicant, staff respectfully requests the Planning Commission continue this item indefinitely to allow the applicant to resolve utility issues with staff.

Ann F. Dolmage

From: Kent Johns
Sent: Tuesday, August 01, 2017 3:48 PM
To: Ann F. Dolmage
Subject: Casa Grande Estates - Delay

Importance: High
Sensitivity: Personal

Expires: Wednesday, August 01, 2018 12:00 AM

Hi Ann,

Based on our phone conversation, I respectfully ask for a continuation of going before the planning commission, in order to address the issue(s?) that engineering still has with the storm drain.

In addition, can you set up a meeting with you, myself and engineering so that I can clear up the concerns they still have. I will try and leave my schedule as clear as I can, for this project is a top priority of mine. Thank you.
Sincerely,

Kent Johns
General Manager
Casa Grande Estates

PLANNING COMMISSION

Agenda Item No.: G.2
Date: August 8, 2017

CASE NUMBER: PHG17-0006

APPLICANT: St. Mary's Church

LOCATION: The approximately 8.3-acre church and school site is located on the northeastern corner of Broadway and 13th Avenue, addressed as 130 E. 13th Avenue, 1160 S. Broadway and 211 E. 11th Avenue (APNs 233-591-09, -21, -24, -44, -45 and -46).

TYPE OF PROJECT: Modification to Conditional Use Permit and Variance

PROJECT DESCRIPTION: A modification to a previously approved Conditional Use Permit (PHG10-0023) to increase the number of preschool students from 45 up to 120. The request includes the installation of a new 2,130 SF (60' x 35.5') single-story manufactured preschool building; new fenced playground areas and a playground shade canopy; accessory storage building; reconfigured parking spaces; and a six-foot-high vinyl fence along a section of the eastern property boundary to provide noise attenuation and additional screening of the new playground areas. The new preschool building and playground areas would be located adjacent to the new preschool buildings in the area where the previous buildings were removed. A Variance also is requested to allow a ten-foot rear-yard setback for the new buildings and canopy where the zoning code requires a minimum 20-foot rear-yard setback.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban 1

ZONING: R-1-6, Single-Family Residential, 6,000 SF min. lot size.

BACKGROUND/SUMMARY OF ISSUES: The majority of the St. Mary's Church complex was built in the 1950's when the zoning code did not require a use permit for religious facilities. A formal Conditional Use Permit (85-06-CUP) was approved in 1985 for the existing church and structures located on the site, including all church and school related services. Several modifications to the Conditional Use Permit have been approved over the years. The preschool has been in operation at the site since 2001, and a Conditional Use Permit was approved in 2008 to operate with an entitlement for up to 45 children within four existing older portable classroom structures. Due to the age and deterioration of the portable classroom structures, they were recently replaced with three new portable classroom structures and fenced playground areas in 2017. For more background information regarding previous approved Conditional Use Permit modifications, please refer to the Conditional Use Permits identified in the Related Cases Section D of this report.

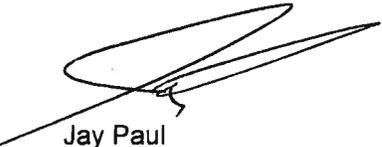
Representatives from the Church have indicated there is a lot of demand for the preschool and year-to-year enrollment fills up quickly with a large waiting list and demand for additional space. Therefore, the Church is requesting to amend the previously approved Conditional Use Permit to increase the number of daycare/preschool children from 45 up to 120. The proposal also includes the placement of one additional 2,130 SF classroom building, storage building, shade structure and additional fenced playground areas. The existing paved parking area would be used for playground space and additional parking would be provided to off-set the loss of these spaces. The applicant indicated the maximum enrollment would not be achieved in the near term, but would allow for continued and steady expansion under a normal growth scenario until the maximum capacity is achieved.

1. Appropriateness of the proposed expansion to the preschool and whether the building and operation will be compatible with adjacent residential uses.
2. Whether sufficient on-site circulation and parking can be provided.
3. Appropriateness of the requested Variance for a reduction in the rear-yard setback

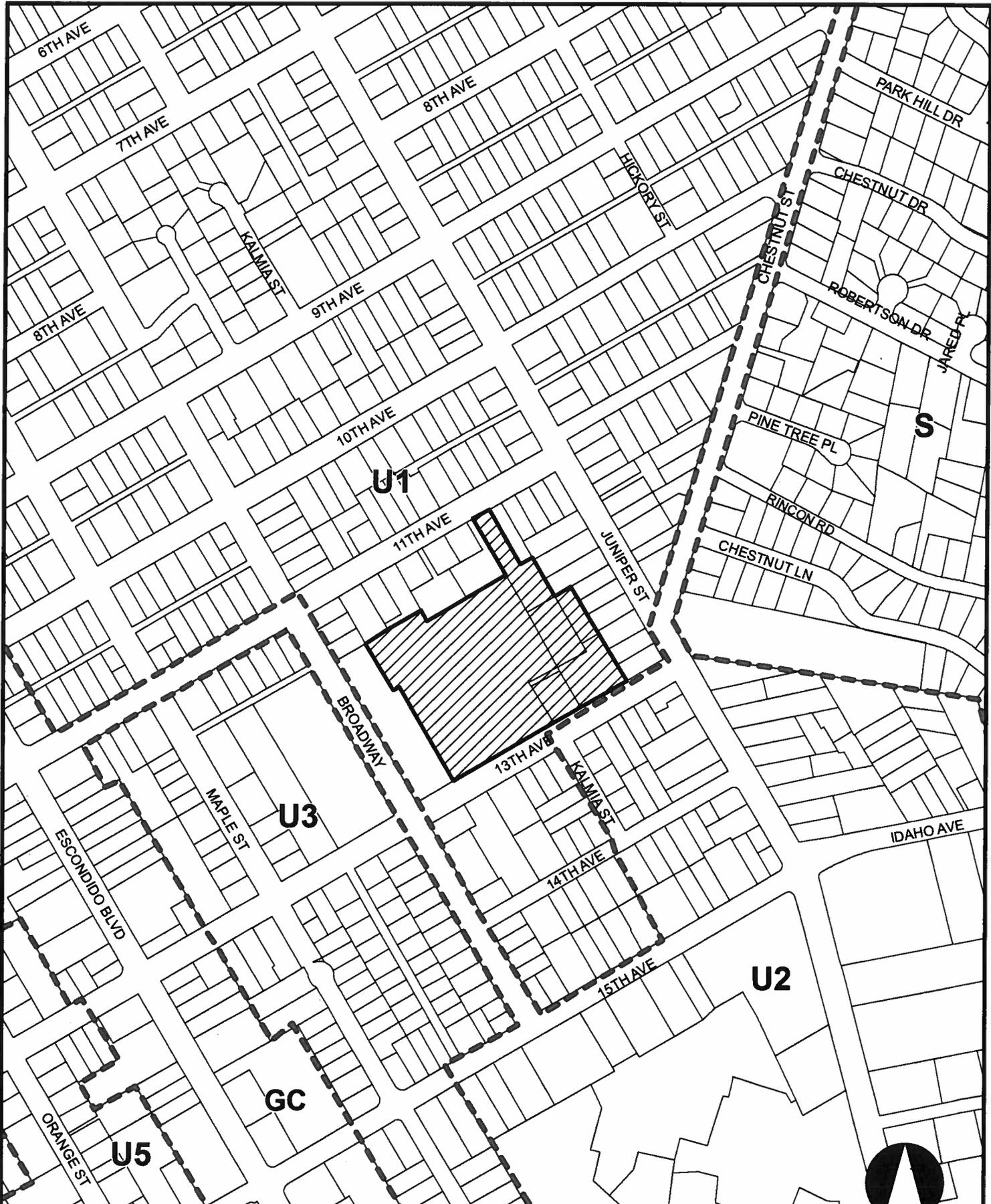
REASON FOR STAFF RECOMMENDATION:

1. Staff believes the existing 8.3-acre site can adequately accommodate the continued church, primary and secondary school-related services, as well as the requested increase in preschool students and new associated structures because appropriate setbacks, and all visual and noise attenuation measures have already been incorporated and/or would be provided to address potential impacts to adjacent residents. Adequate on-site circulation and parking would be provided to accommodate all of existing and proposed uses of the site. The design and scale of the proposed buildings would be similar to other building located on the church site, and would not conflict with the existing school/church setting, and would not obstruct any existing scenic views. More than sufficient outdoor area would be provided to satisfy the California Department of Social Services Community Care Licensing Division with the implementation of a staggered recreation schedule that would limit the amount of children that would use the playground areas at any one time. Appropriate perimeter landscaping also would be provided.
2. There is a sufficient amount of parking spaces to accommodate all of the uses on the site, and an appropriate number of spaces in close proximity to serve the preschool use. Joint-use of parking by all the uses on the site is appropriate because the hours of operation for the school, preschool and peak church hours do not conflict. The number of overall parking spaces would exceed code requirements for the most intensive use. The proposed looped on-site circulation pattern provides for adequate and efficient vehicular and emergency access to support the preschool operation, and also is designed to avoid potential conflicts with other areas/uses on the campus.
3. Staff believes the proposed Variance to allow three structures to encroach up to 10 feet into the rear-yard setback is warranted in this instance because the requested encroachment would not result in any adverse impacts to adjacent properties. The reduced setback would be similar to the setback of other classroom buildings and structures located on the church site, as well as accessory buildings located on residential properties adjacent to the church property and throughout the surrounding neighborhood.

Respectfully Submitted,



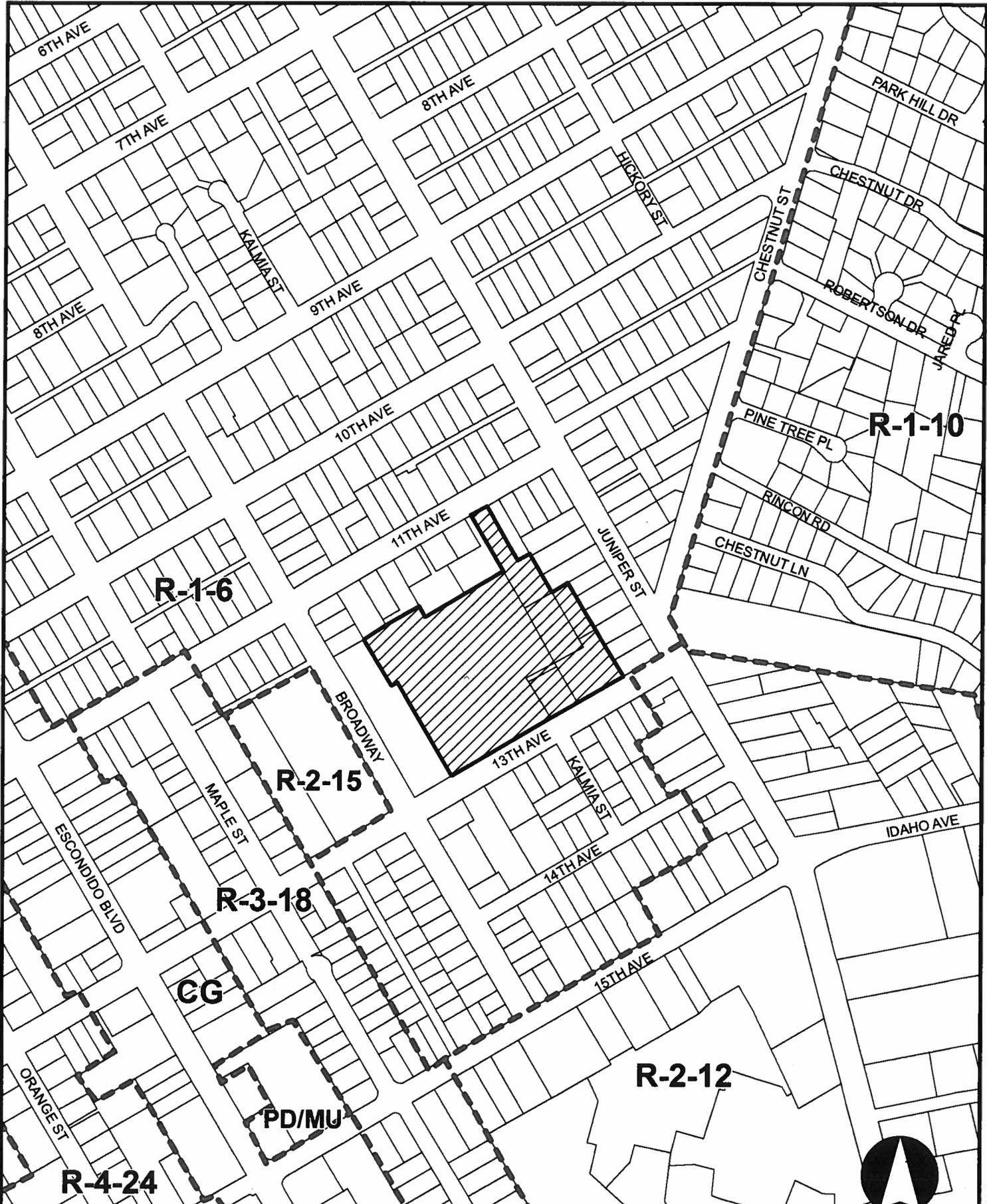
Jay Paul
Senior Planner



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PROPOSED PROJECT
PHG 17-0006





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PROPOSED PROJECT
PHG 17-0006



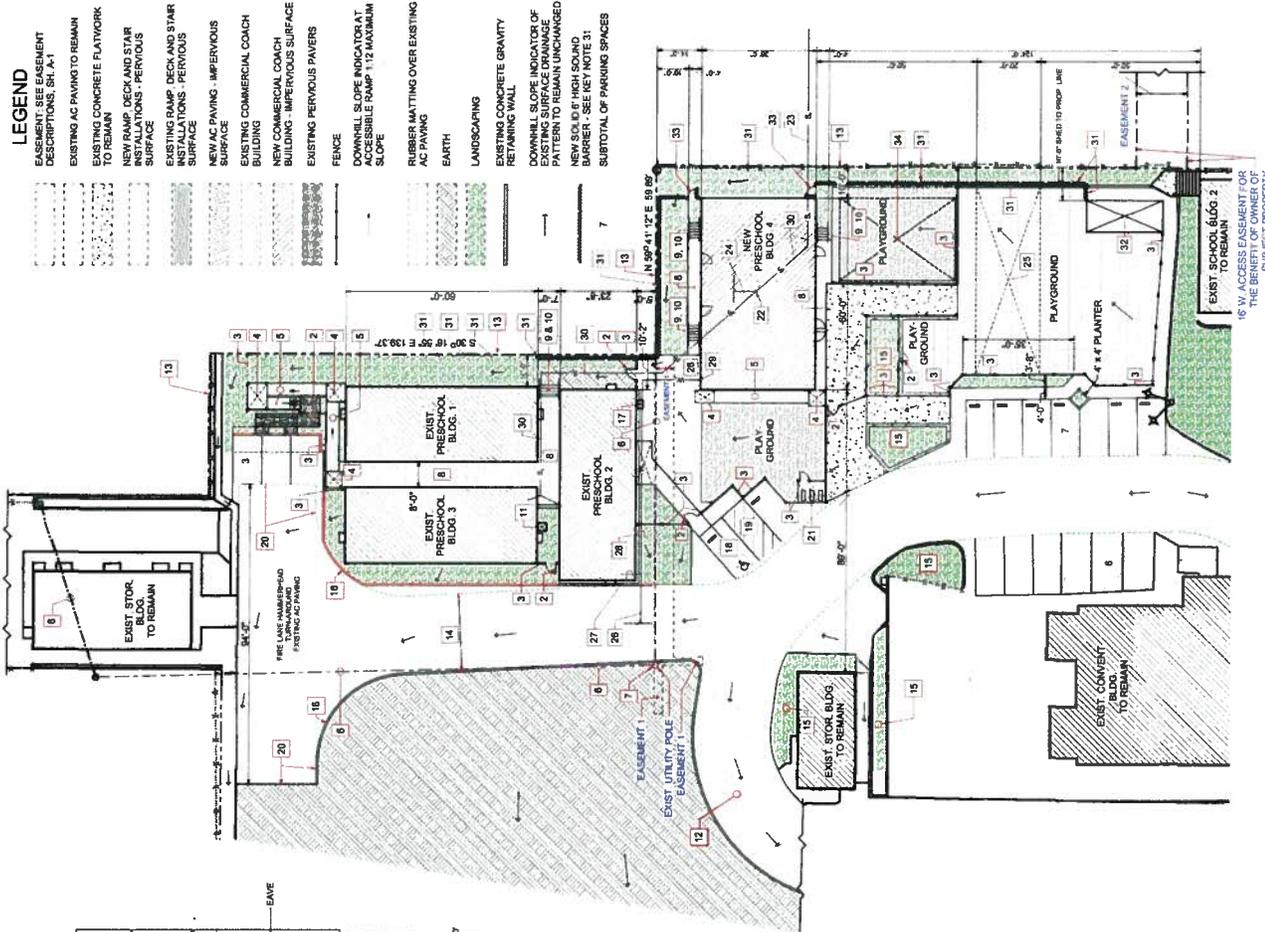
LOCATION/ZONING

PROPOSED PROJECT PHG 17-0006

SP

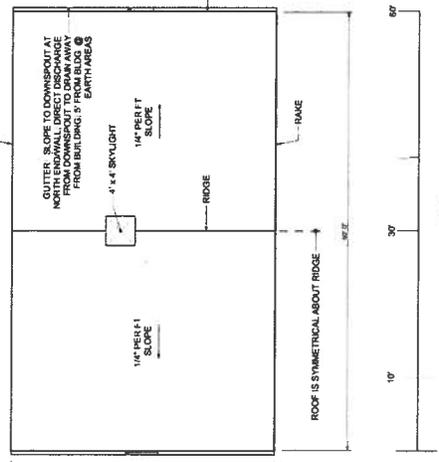
SITE PLAN - PARTIAL

CUP MODIFICATION FOR PRESCHOOL ADDITION PARTIAL SITE PLAN



- ### KEY NOTES
- DROP-OFF SPACE 7' x 10'
 - PEDESTRIAN GATE
 - 6" H. STEEL POCKET FENCE ENCLOSING PRESCHOOL YARDS
 - RAMP LANDING, TOP LANDING, 5' x 5' INTERMEDIATE LANDING @ STRAIGHT RUNS & 8' x 8' DECK RUNS 2" W. 4" L. LANDING @ STRAIGHT RUNS & 8' x 8' DECK RUNS 2" W. 4" L. W/ 1/4" RAMP @ 1:12 MAX. SLOPE 1:12 MAX.
 - ACCESSIBLE RAMP, SLOPE 1:12 MAX.
 - EXISTING OVERHEAD POWER LINES TO REMAIN
 - EXISTING POWER POLE TO REMAIN
 - COMPOSITE DECK (PERVIOUS)
 - COMPOSITE STAIRS (PERVIOUS)
 - STAR HANDRAILS
 - EXISTING WATER HEATER & HOUSING
 - EXISTING FIRE LINE TO PLAYGROUND - SEE SITE PLAN, SHEET A-1
 - EXISTING HIGH SOLID FENCE AT PROPERTY LINE, SOLID FENCE BEYOND SOLID WALL TO BE INDICATED IN OWNER FENCE BEYOND SOLID WALL
 - EXIST. 24" WIDE A.C. PAVED FIRE ACCESS ROADWAY
 - EXISTING PLANTER TO REMAIN
 - EXISTING 18" DIA. PVC BRANCH TO NEW COMMERCIAL HAMMERHEAD TEN WASHING, 26" DI.
 - EXISTING HAMMERHEAD SINK
 - EXISTING 8" x 8" ACCESSIBLE PARKING SPACE WITH WHEELSTOP & POST MOUNTED SIGN
 - EXISTING 8' x 18' VAN LOADING ZONE NEXT TO ACCESSIBLE PARKING SPACE, ALONG ACCESSIBLE PATH TO PRESCHOOL
 - EXIST. FIRE ACCESS COMMERCIAL HAMMERHEAD TURN AROUND PER ESCORCADO FIRE DEPARTMENT, A.C. PAVED
 - OUTDOOR UNITS OF 8" BTU HEAT PUMPS FOR NEW PRESCHOOL BUILDING 4
 - EXISTING NEW BLDG. WASTE TO EXISTING SEWER LATERAL, VERIFY LOCATION
 - NEW 2" DIA. BUILDING WASTE LINE TO EXISTING SEWER SEWER MAIN AT JUNCTION, 8" DIA. 11.5' DIAMETER CAST IRON LATERAL, 11.5' NEW FEED UNITS
 - SAFE DISPERSAL AREA, MINIMUM 300 S.F. REQUIRED: 1170 S.F. PROVIDED, MINIMUM 50' FROM SCHOOL BUILDINGS
 - EXISTING 1" DIA. PVC BRANCH TO NEW PRESCHOOL BUILDINGS 1, 2 & 3
 - EXISTING 1" DIA. PVC BRANCH TO NEW PRESCHOOL BUILDING 4
 - NEW 1" DIA. PVC RISER AT NEW PRESCHOOL BUILDING 4
 - PVC PRIVATE SEWER LATERAL, EAST 1" x 4" DIAMETER NEW F.U. = 115', TOTAL F.U. = 47.0'
 - SOLID SOUND BARRIER FENCE 6" HIGH, 8" BEE
 - NEW STORAGE SHED 20' x 12'
 - DATE IN SOUND BARRIER FENCE
 - NEW SHADE STRUCTURE OVER PLAYGROUND

- ### LEGEND
- EASEMENT: SEE EASEMENT DESCRIPTIONS, SH. A-1
- EXISTING AC PAVING TO REMAIN
 - EXISTING CONCRETE FLATWORK TO REMAIN
 - NEW RAMP, DECK AND STAR HANDRAILS - PERVIOUS SURFACE
 - EXISTING RAMP, DECK AND STAR INSTALLATIONS - PERVIOUS SURFACE
 - NEW AC PAVING - IMPERVIOUS SURFACE
 - EXISTING COMMERCIAL COACH BUILDING
 - NEW COMMERCIAL COACH BUILDING - IMPERVIOUS SURFACE
 - EXISTING PERVIOUS PAVERS
 - FENCE
 - DOWNHILL SLOPE INDICATOR AT ACCESSIBLE RAMP 1:12 MAXIMUM SLOPE
 - AC PAVING
 - BURIED MATTING OVER EXISTING AC PAVING
 - EARTH
 - LANDSCAPING
 - EXISTING CONCRETE GRAVITY RETAINING WALL
 - DOWNHILL SLOPE INDICATOR OF EXISTING SURFACE DRAINAGE PATTERN TO REMAIN UNCHANGED
 - NEW SOLID 6" HIGH SOUND BARRIER - SEE NET NOTE 31
 - SUBTOTAL OF PARKING SPACES



CUP MODIFICATION FOR
PRESCHOOL BUILDING 4 ADDITION
ROOF PLAN

SITE COVERAGE TABLE

STRUCTURE	SCOURGE
EXIST. PRESCHOOL BUILDING 4	2,130
FUTURE CHURCH ADDITION PER APPROVED CUP	3,028
SUBTOTAL OF PROPOSED ADDITIONS	5,208
EXISTING CHURCH	18,881
RECTORY	4,101
SCHOOL BUILDING 1	12,263
SCHOOL BUILDING 2	18,810
LUNCH SHELTER	9,991
CONVENT	1,056
COACHES SHED	3,425
STORAGE BUILDING	695
EXISTING PRESCHOOL BUILDINGS 1, 2, 3	1,287
SUBTOTAL OF EXISTING STRUCTURES	4,200
OVERALL TOTAL OF EXISTING AND PROPOSED STRUCTURES	74,789
79,893 (COVERAGE) 383,762 (SITE AREA = 22%)	79,893
NEW IMPERVIOUS AREA	2,130 S.F.

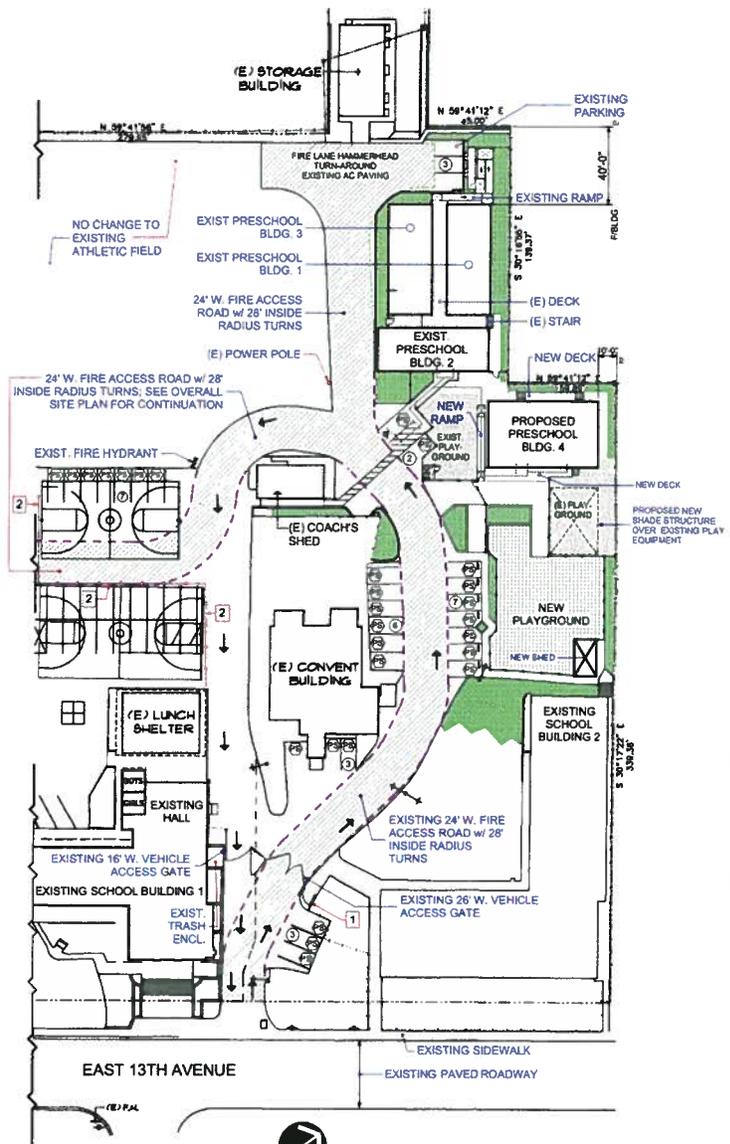
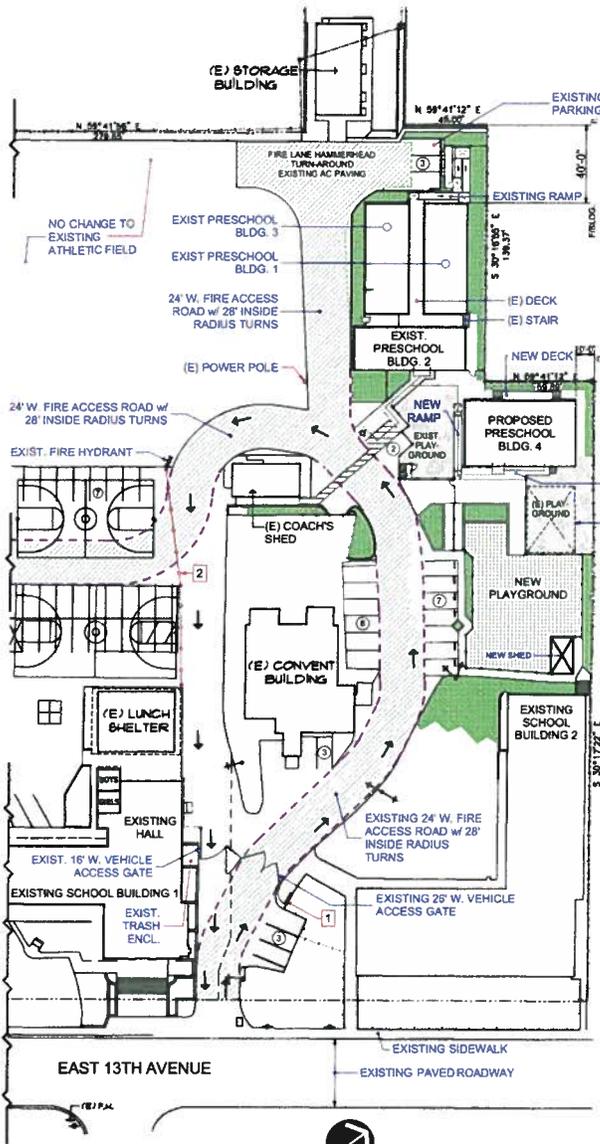
NEW IMPERVIOUS AREA

BUILDING 4	2,130 S.F.
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SCALE: 1/8" = 1'-0"

INDICATED HIGHWAY SIGNAL LIGHT GRAY COLORED AREA, SURFACE CUP ONLY



ST. MARY SCHOOL CIRCULATION PLAN

ST. MARY SCHOOL CIRCULATION PLAN LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| ↑ | ONE WAY TRAFFIC FOR INGRESS AND EGRESS FOR ELEMENTARY SCHOOL DROP-OFF/PICK-UP |
| ↓ | ONE-WAY INGRESS AND ONE-WAY EGRESS TRAFFIC AT END OF CIRCULATION LOOP AT GATE & DRIVEWAY FOR ELEMENTARY SCHOOL DROP-OFF/PICK-UP |
| --- | CONE BARRIER TO BLOCK ACCESS TO PLAYGROUND |

ELEMENTARY SCHOOL CIRCULATION PLAN KEY NOTES

- | NOTE I.D. | DESCRIPTION |
|-----------|--|
| 1 | PEDESTRIAN GATE |
| 2 | CONE BARRIER LOCATION FOR PRESCHOOL DROP-OFF/PICK-UP USE TO BLOCK ACCESS TO PLAYGROUND |

PRESCHOOL CIRCULATION PLAN

PRESCHOOL CIRCULATION PLAN LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| ↑ | ONE WAY TRAFFIC FOR INGRESS AND EGRESS FOR PRESCHOOL DROP-OFF/PICK-UP |
| ↓ | ONE-WAY INGRESS AND ONE-WAY EGRESS TRAFFIC AT END OF CIRCULATION LOOP AT GATE & DRIVEWAY FOR PRESCHOOL DROP-OFF/PICK-UP |
| Ⓟ | PRESCHOOL DROP-OFF/PICK-UP PARKING SPACE: 26 TOTAL (INCLUDES 5 AT SCHOOL PLAYGROUND) |
| Ⓢ | PARKING SPACE SUBTOTAL FOR CONTIGUOUS SPACES |
| --- | CONE BARRIER TO BLOCK ACCESS TO PLAYGROUND |

PRESCHOOL CIRCULATION PLAN KEY NOTES

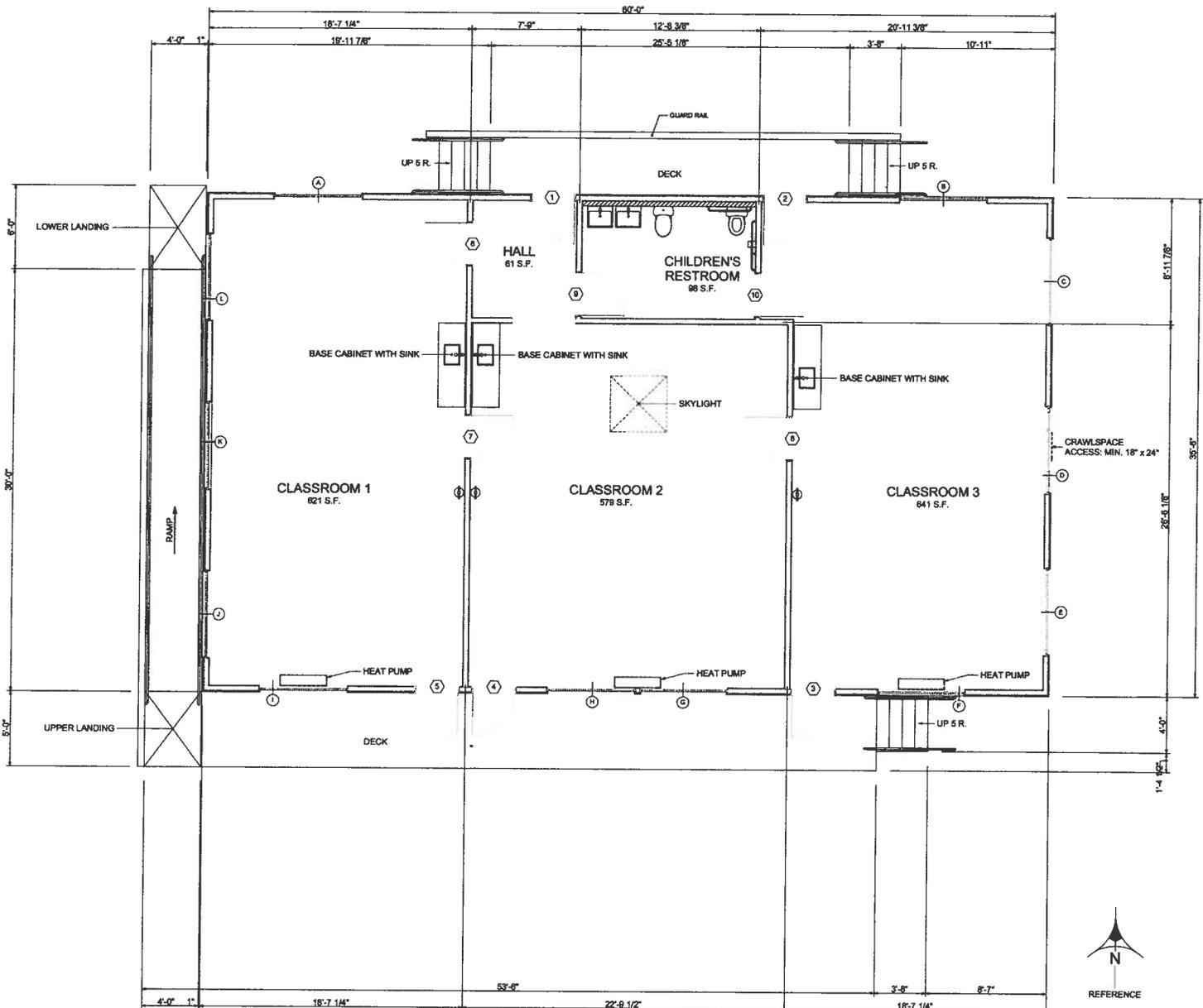
- | NOTE I.D. | DESCRIPTION |
|-----------|--|
| 1 | PEDESTRIAN GATE |
| 2 | CONE BARRIER LOCATION FOR PRESCHOOL DROP-OFF/PICK-UP USE TO BLOCK ACCESS TO PLAYGROUND |

CUP MODIFICATION FOR ADDITION TO EXISTING PRESCHOOL DROP-OFF & PICK-UP CIRCULATION PLANS

PROPOSED PROJECT
PHG 17-0006

C

CIRCULATION



LEGEND

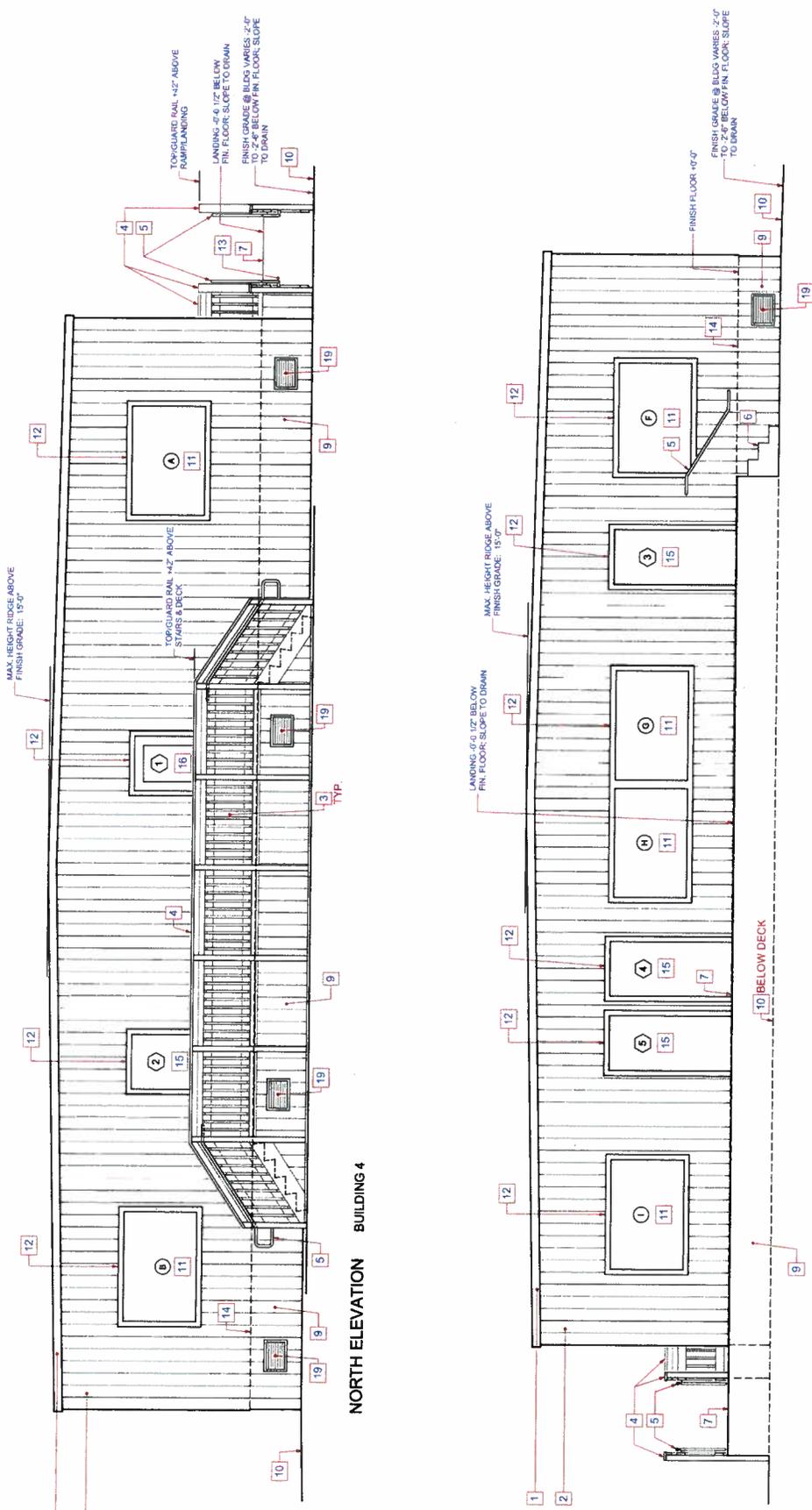
SYMBOL	DEFINITION
⊕	FIRE EXTINGUISHER: 2A10BC, BRACKET MOUNTED; SEE DETAIL 11/A-5
①	DOOR IDENTIFICATION
Ⓐ	WINDOW IDENTIFICATION

CUP MODIFICATION PROPOSED PRESCHOOL BUILDING 4 FLOOR PLAN

FLOOR PLAN IS PROVIDED FOR REFERENCE. THE COMMERCIAL COACH BUILDING, AND STATE APPROVED FOUNDATION SYSTEM FOR THE COMMERCIAL COACHES ARE UNDER THE JURISDICTION OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND ARE NOT SUBJECT TO CITY PLAN CHECK. STATE PLAN CHECK APPROVAL SHALL BE ISSUED UNDER SERIAL NUMBERS FOR EACH BUILDING MODULE. INSIGNIAS ARE TO BE ISSUED UPON COMPLETION OF INSTALLATION AND SATISFACTORY FIELD INSPECTIONS OF THE BUILDINGS BY THE STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.

**PROPOSED PROJECT
PHG 17-0006**

F



NORTH ELEVATION BUILDING 4

SOUTH ELEVATION BUILDING 4

**BUILDING 4
ADDITION TO EXISTING PRESCHOOL
EXTERIOR ELEVATIONS**

KEY NOTES FOR EXTERIOR ELEVATIONS
SEE COLOR BOARD FOR SAMPLES OF COLORS REFERENCED BELOW

- 1 2x6 LUMBER FASCIA, COLOR: PAINT 1
- 2 BUILDING SIDING: T1-11 8" O.C. PLYWOOD SIDING, COLOR: PAINT 2
- 3 OPENINGS BETWEEN RAILING COMPONENTS SHALL BE LESS THAN 4". TRIANGULAR OPENINGS AT STAIRS SKIMMED BY RISER, TREAD & BOTTOM OF GUARDRAIL SHALL BE LESS THAN 6"

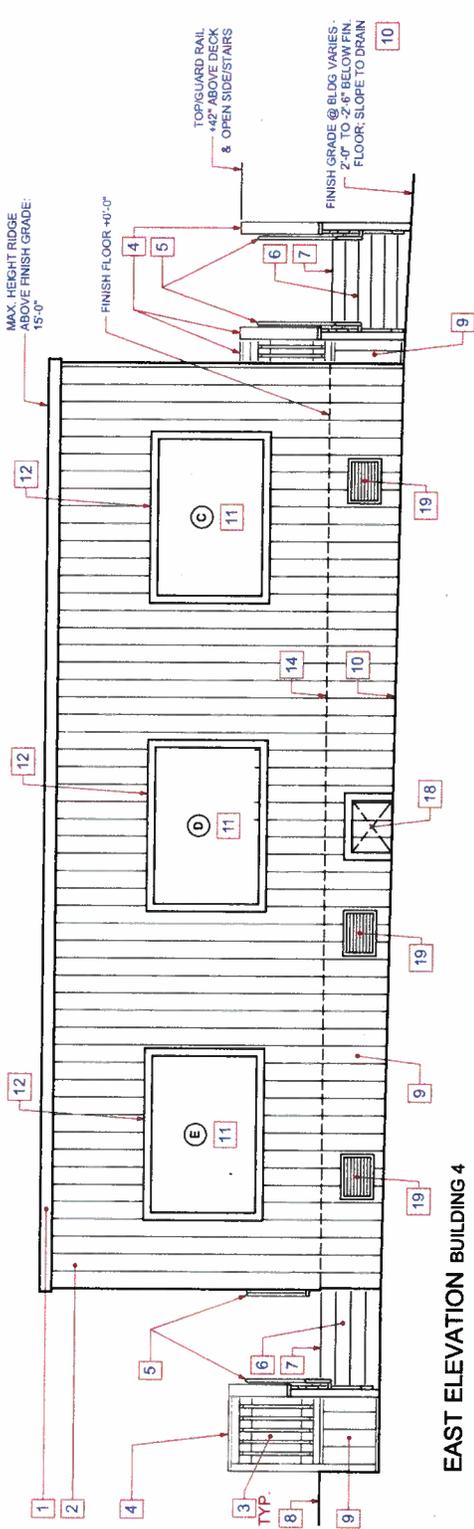
- 4 LUMBER GUARD RAIL - INSTALL GUARD RAILS @ OPEN SIDES OF DECKS, RAMPS & STAIRS; COLOR: PAINT 2
- 5 STEEL HANDRAIL & EXTENSIONS @ BOTH SIDES OF STAIRS & RAMPS; COLOR: PAINT 1
- 6 STAIRS: TREX COMPOSITION BOARDS; COLOR: 'Trex SADDLE'
- 7 DECK, TREX COMPOSITION BOARDS; COLOR: 'Trex SADDLE'

- 8 EXISTING CONCRETE FLATWORK; COLOR: PORTLAND CEMENT GRAY
- 9 SKIRTING: T1-11 8" O.C. PLYWOOD SIDING; COLOR: PAINT 1
- 10 FINISH GRADE
- 11 WINDOW: FIXED GLASS, ANODIZED ALUMINUM FRAME; COLOR: DARK BRONZE
- 12 1x4 WOOD TRIM; COLOR: PAINT 1

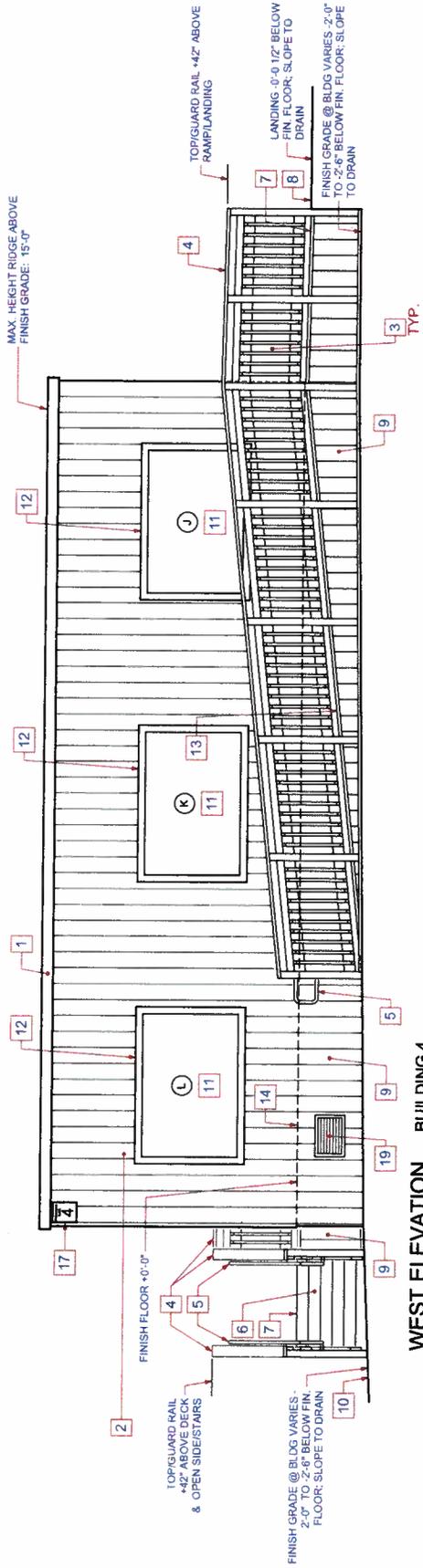
- 13 RAMP - TREX COMPOSITION BOARDS; COLOR: 'Trex SADDLE'
- 14 FINISH FLOOR ELEVATION = +0'-0"
- 15 STEEL DOOR; COLOR: PAINT 3
- 16 STEEL DOOR W/ HALF GLASS PANEL; COLOR: PAINT 3
- 17 BUILDING NUMBER SIGN - SEE SIGN 1 ELEVATION SHEET A-1.2
- 18 CRAWLSPACE ACCESS: MIN 24" x 18" CLEAR OPENING
- 19 CRAWLSPACE VENTS FOR 1 S.F. FLOOR AREA PER 150 S.F. OF FLOOR AREA LOCATED AT MIN 18" FROM WALLS; VENTILATION; SEE GENERAL NOTE 4, SHEET A-3



**PROPOSED PROJECT
PHG 17-0006**



EAST ELEVATION BUILDING 4



WEST ELEVATION BUILDING 4

**BUILDING 4
ADDITION TO EXISTING PRESCHOOL
EXTERIOR ELEVATIONS**

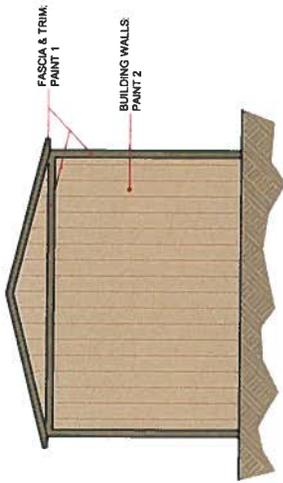
KEY NOTES FOR EXTERIOR ELEVATIONS
SEE COLOR BOARD FOR FINISHES & COLORS REFERENCED BELOW

- 1 2x8 LUMBER FASCIA; COLOR: PAINT 1
- 2 BUILDING SIDING: T1-11 8" O.C. PLYWOOD SIDING; COLOR: PAINT 2
- 3 OPENINGS BETWEEN RAILING COMPONENTS SHALL BE LESS THAN 4". TRIANGULAR OPENINGS AT STAIRS FORMED BY RISER, TREAD & BOTTOM OF GUARDRAIL SHALL BE LESS THAN 6"

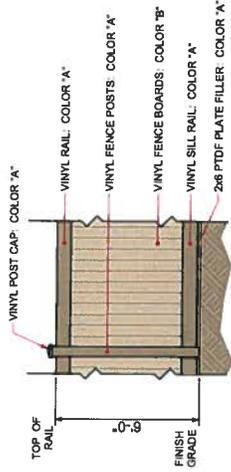
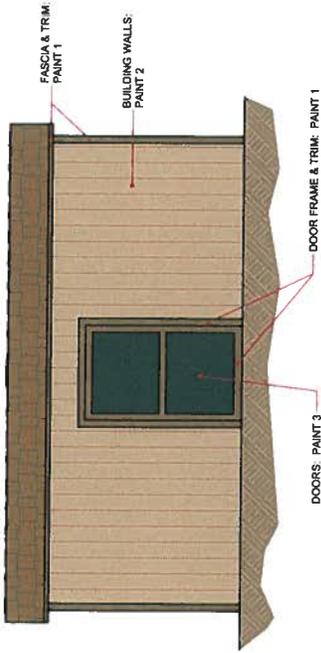
- 4 LUMBER GUARD RAIL; INSTALL GUARD RAILS @ OPEN SIDES OF DECKS, RAMPS & STAIRS; COLOR: PAINT 2
- 5 STEEL HANDRAIL & EXTENSIONS @ BOTH SIDES OF STAIRS & RAMPS; COLOR: PAINT 1
- 6 STAIRS; TREX COMPOSITION BOARDS; COLOR: TREX "SADDLE"
- 7 DECK; TREX COMPOSITION BOARDS; COLOR: TREX "SADDLE"

- 8 EXISTING CONCRETE FLATWORK; COLOR: PORTLAND CEMENT GRAY
- 9 SKIRTING; T1-11 8" O.C. PLYWOOD SIDING; COLOR: PAINT 1
- 10 FINISH GRADE
- 11 WINDOW; FIXED GLASS; ANODIZED ALUMINUM FRAME; COLOR: DARK BRONZE
- 12 1x4 WOOD TRIM; COLOR: PAINT 1

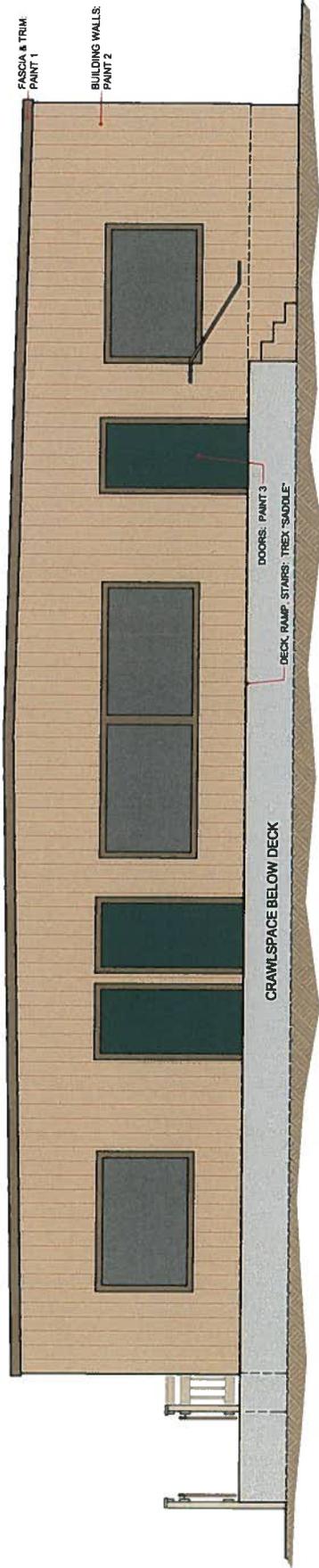
- 13 RAMP; TREX COMPOSITION BOARDS; COLOR: TREX "SADDLE"
- 14 FINISH FLOOR ELEVATION = +0'-0"
- 15 STEEL DOOR; COLOR: PAINT 3
- 16 STEEL DOOR w/ HALF GLASS PANEL; COLOR: PAINT 3
- 17 BUILDING NUMBER SIGN - SEE SIGN 1 ELEVATION, SHEET A-12
- 18 CRAWLSPACE ACCESS: MIN. 24" x 18" CLEAR OPENING
- 19 CRAWLSPACE VENTS FOR 1 S.F. FREE AREA PER 150 S.F. OF FLOOR AREA; LOCATE VENTS FOR CROSS VENTILATION; SEE GENERAL NOTE 4, SHEET A-3



TYPICAL TUFF-SHED ELEVATIONS



TYPICAL SOUND BARRIER FENCE



SOUTH ELEVATION BUILDING 4

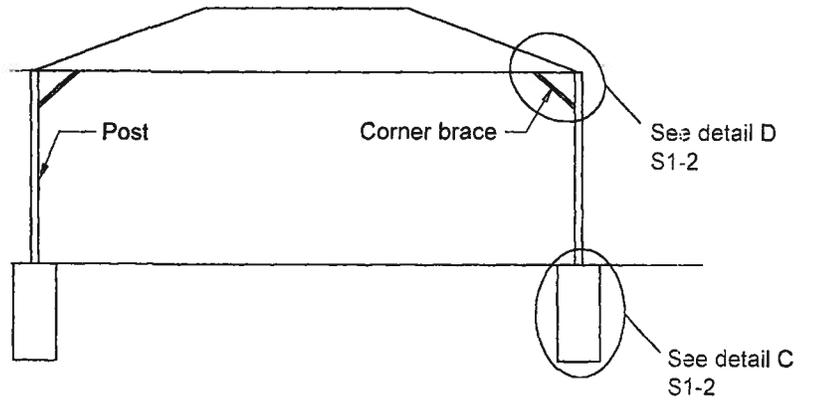
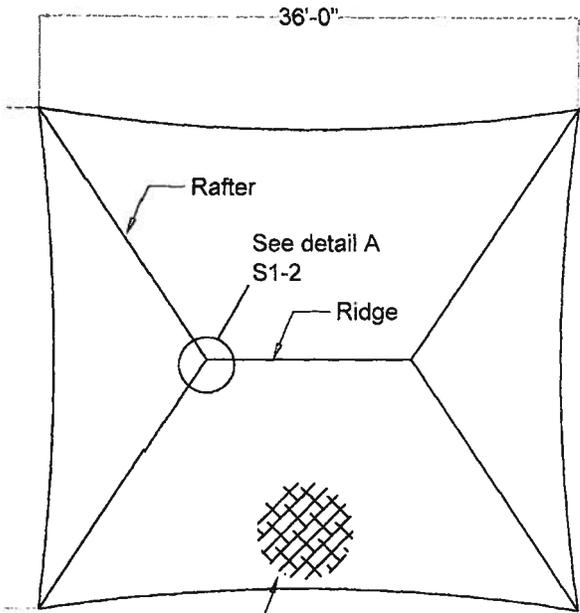
COLORED EXTERIOR ELEVATIONS
ST. MARY PRESCHOOL CUP MODIFICATION

A-4.2
APPENDIX C
7-27-17

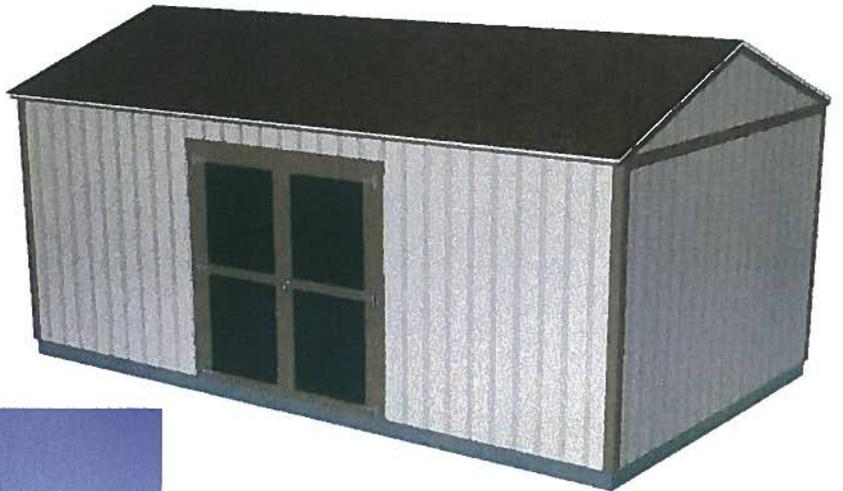
PROPOSED PROJECT
PHG 17-0006



COLORED ELEVATIONS



HDPE fabric to be
Coolaroo Commercial 95



PROPOSED PROJECT
PHG 17-0006



CUP MODIFICATION FOR ADDITION TO ST. MARY PRESCHOOL COLOR BOARD

MATCHING THE COLORS OF THE EXISTING PRESCHOOL

COLOR SAMPLE	NAME	DESCRIPTION OF COLOR	LOCATIONS (SEE EXTERIOR ELEVATIONS)
	PAINT 1	SHERWIN WILLIAMS NO. SW-2823 "ROCKWOOD CLAY"	FASCIA, DOOR & WINDOW TRIM, SKIRTING, HANDRAILS
	PAINT 2	SHERWIN WILLIAMS NO. SW-2828 "COLONIAL REVIVAL TAN"	WALLS, GUARDRAILS
	PAINT 3	SHERWIN WILLIAMS NO. SW-7618 "DEEP SEA DIVE"	DOORS
	TREX "SADDLE"	<u>TREX</u> COMPOSITE DECKING STYLE: SELECT COLOR: "SADDLE"	DECKS, RAMPS & STAIRS
	VINYL COLOR "A"	SUPERIOR UNIVERSAL VINYL "DRIFTWOOD"	SOUND BARRIER FENCE RAILS, POSTS & POST CAPS
	VINYL COLOR "B"	SUPERIOR UNIVERSAL VINYL "TAN"	SOUND BARRIER FENCE PANELS

A-4.1

R2: 7/27/17

PROPOSED PROJECT
PHG 17-0006

14

CB

COLOR BOARD

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / Single-family residential homes are located immediately north of the proposed new preschool building. An existing wooden fence and landscaping is located along the northern property boundary. The property located on the north is situated at a slightly lower elevation than the subject site. The rear of the adjacent homes and back yards orient towards the subject site. The existing preschool buildings are located immediately northwest of the site of the proposed new preschool building and playground areas.

SOUTH: R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / A mix of single- and lower- density multi-family residential development is located south of the church/school site across 13th Avenue. Thirteenth Avenue is designed as a Local Collector Street on the City's Circulation Element with a current right-of-way of 80 feet, and contains curb, gutter and sidewalk along the northern side of the street, and only curb and gutter along the southern side of the street. Overhead utility lines are located along the southern side of the street. Thirteenth Avenue has not been constructed to its ultimate right-of-way as a Collector Street, but operates as a Local Collector street with parking on both sides. Existing school buildings are situated immediately south of the subject preschool area, which buffers the site from 13th Avenue.

EAST: R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / A mix of single- and lower-density multi-family residential development is located immediately east of the church/school site. The adjacent residential structures are single-story in height and the rear of the homes and back yards orient towards the subject site. The existing preschool modular buildings are setback 10 feet from the western property boundary. The school site is situated at a slightly higher elevation than the properties to the east. A combination of wooden fencing and chain-link fencing is located along the eastern property line. Landscaping also is situated along the eastern property boundary (shrubs and trees) that provides additional screening of the existing and proposed preschool area.

WEST: R-2-15 zoning (Multi-Family Residential, up to 15 du/ac) / A single-story, multi-family apartment complex is located west of the church/school site across Broadway. The apartment complex is situated at a higher elevation than the church/school site. Single-family homes are located further to the northwest. Broadway is designated as a residential street (80' R-O-W) and is developed with curb, gutter and sidewalk on both sides. On-street parking generally is not restricted on both sides of the street. Overhead utility lines are located along the western side of the street and a portion of the eastern side of the street across the church/school frontage. The main portion of the church campus is located immediately on the west and screens the preschool from adjacent views.

B. ENVIRONMENTAL STATUS

1. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301 "Existing Facilities" and Section 15305 "Minor Alterations in Land Use Limitations."
2. In staff's opinion, the project would not have a significant impact to the environment and no significant environmental issues remain unresolved through compliance with code requirements, project design features and operational restrictions proposed by the applicant, and the recommended conditions of approval.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service -- The Fire Department expressed no concern regarding their ability to serve the site. The site is served by Fire Station No. 1. Additional on-site fire hydrants were installed as part of the recent development of the Parish Center building.

3. Traffic – The church and school front onto and take access from two driveways along Broadway on the west, and one driveway along 13th Avenue on the south. A portion of the site also fronts onto and takes access from 11th Avenue on the north, but this driveway does not provide primary access to the main campus areas. Broadway is an unclassified residential street (80' right-of-way) and on-street parking is provided along both sides of the street. The Engineering Division indicated that Broadway operates at a Level-of-Service "C" or better under existing conditions. Thirteenth Avenue is classified as a Local Collector (66' R-O-W) with parking on both sides. The Engineering Division indicated the street operates at Level-of-Service "B" based on current traffic volumes and projected year 2035 buildout is anticipated at approximately 7,200 ADT with a Level-of-Service "B" under the Local Collector standards. Based on SANDAG Traffic Generation Rates, the proposed increase in traffic from the preschool is 5 trips per child or 375 additional vehicle trips (63 a.m. peak hour trips and 67 p.m. peak hour trips). The Engineering Division indicated the additional trips are not anticipated to result in any adverse impacts to the adjacent street segments or intersections because the streets would continue to operate a Level-of-Service "C" or better, which is consistent with the General Plan Circulation Element Goals. In addition, peak-hour trips would not adversely impact the levels of service on nearby intersections.
4. Utilities -- City sewer and water mains with sufficient capacity to serve the project are available in the adjoining streets or easement. The Engineering Department concluded the project would not materially degrade the level-of-service of the public sewer and water system.
5. Drainage – There are no significant drainage courses on or adjacent to the project site. Runoff from the project would be directed to the adjoining public street or other drainage facility. The Engineering Department concluded the project would not materially degrade level-of-service of the existing or downstream drainage facilities.

D. CONFORMANCE WITH CITY POLICY

General Plan

The proposed CUP modification is consistent with the goals and policies of the General Plan because churches, schools and related religious activities are conditionally permitted within residential zones, and previous permits have been approved for the development of the subject site for religious and school activities. General Plan goals and policies allow for the construction of compatible non-residential uses provided effective measures are integrated into the design to adequately mitigate potential impacts to the neighborhood. The proposed new buildings would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities.

Appropriateness of the proposed expansion to the preschool and compatibility with adjacent residences.

The preschool facility currently is licensed for up to 45 children by the Community Care Licensing Division and the portable buildings also are used for afterschool programs for the existing preschool students. The four original portable buildings that were used to support the preschool program were replaced with three newer buildings in 2017 and the playground areas remodeled and secured with decorative tubular steel fencing. New perimeter landscaping also was installed to provide additional screening between the classroom buildings and adjacent residential properties.

The proposed expansion to the preschool to allow up to 120 children includes one additional 2,130 SF prefabricated classroom building, a smaller 240 SF storage building and a 10' x 18' shade canopy (blue fabric with gray posts) for one of the playground areas. The buildings would be painted to match the other three classroom buildings (tan body and brown trim). The existing paved parking area that supported the preschool use would be converted into a fenced playground area and new parking spaces provided. As part of the project design, a new six-foot-high vinyl fence would be installed along various sections of the eastern and northern property boundary and tie into the new buildings in order to provide appropriate screening and noise attenuation for the outdoor playground areas. In order to further reduce potential impacts to adjacent residents on the east and to conform to the City's Noise Ordinance, a condition of approval has been included to limit the number of children to a maximum of 40 within the playground areas for no more than 30 minutes during any given one-hour period. The fencing and playground limitations were based on the recommendation from a noise study prepared for the project by Ldn Consulting, Inc., which has been attached to this report. The fencing would supplement the existing wooden fencing located along the eastern and western property boundaries and would be setback inside the property several feet from the existing fencing. The applicant indicated they discussed replacing the existing perimeter fencing with the neighbors, but they not want their fencing replaced. Offsetting the fencing and tying the fencing into the new buildings also eliminates potential conflict with an existing larger oak tree located along the eastern property boundary, and the new buildings also will provide a buffer area and screening into portions of the outdoor

play areas. Staff is not aware of any previous neighborhood complaints regarding the operation of the preschool over the past years, and has not received any comments from the surround neighborhood regarding the proposed CUP modification.

Parking: The City's parking regulations require one parking space per each employee plus an appropriate drop off and pick up area for the children, which would require 12 parking spaces to accommodate up to 120 children plus an appropriate drop-off area. However, preschool age children cannot be dropped off, but must be signed in and out every day, which requires the parents or guardians to park. Therefore, in order to provide an appropriate number of parking spaces for this facility, staff evaluated preschool parking requirement from other cities to determine the appropriate number of spaces that should be provided for this project. Parking ratios from other cities range from 1 space per each 5 children to 1 space for each 10 children. Staff recommends that due to the number of children that would be accommodated by the facility at full capacity, a parking ratio of 1 space per every 5 children would be more appropriate, which would require a minimum of 24 parking spaces. The applicant has provided 24 parking spaces for the preschool to support the facility a full capacity. The preschool staff generally would not utilize these space in order to make them available for the parents. Additional parking spaces are available throughout the Church complex to accommodate employees.

Access to the parking spaces and preschool area is provided by a two-way driveway that accesses 13th Avenue on the east. Although a two-way access driveway is provided to the preschool facility, in order to enhance on-site circulation, a looped circulation plan will be implemented utilizing the two-way driveway for incoming traffic and the existing one-way drive aisle for exiting purposes. Certain parking areas and drive-aisles would be restricted (cone and roped off) during the morning and afternoon drop-off and pick-up times to avoid potential conflicts with the K-8 school operations and recreation areas.

Pick-up and Drop-off Schedules: In order to reduce potential traffic conflicts between the operation of the preschool and K-8 school, the Church will implement a staggered drop-off and pick-up program schedule for both uses. The hours of operation for the preschool would not change from existing 7:00 a.m. to 6:00 p.m. The elementary/middle school hours are from 8:30 a.m. to 3:00 p.m. The preschool drop-off session is scheduled from 7:00 a.m. to 8:10 a.m. to accommodate the bulk of the children that would arrive in the morning. The K-8 school drop-off period occurs from 8:15 to 8:30 a.m. During preschool and K-8 school morning drop-off periods, the gate from 13th Avenue would remain open, but then locked for the remainder of the school day for security purposes. Late arrivals and early departures from the preschool area would either need to park in the western lot near the Parish Center Hall building or use the available street parking across the project frontages. The pickup session for the preschool is scheduled from 3:20 p.m. to 6:00 p.m. after the bulk of the K-8 school has left to accommodate the varying afternoon schedules. The gates will remain open during this time.

Open Space: The preschool facility would provide three separate fenced playground areas for the children that would contain a variety of surfacing materials and various playground equipment. A minimum of 75 SF of recreation area/open space is required for each child per State licensing requirements, which would require 9,000 SF of recreation area for 120 children. However, the facility only would provide approximately 6,113 SF of open space/recreation area, which would accommodate up to 81 children at any one time within the various playgrounds. State Community Care Licensing Division (CCLD) indicated a lesser amount of recreation/open space area would be sufficient provided a staggered play schedule is approved as part of the licensing of the facility. As proposed by the applicant and to significantly reduce potential noise and compatibility impacts to adjacent residents, no more than 40 children would utilize the playground areas during any one-hour period, and the project has been conditioned accordingly. This in combination with the proposed perimeter noise attenuation barrier would ensure conformance with the City's Noise Ordinance that limits hourly noise levels to no more than 50 decibels at the property boundary.

Appropriateness of the Proposed Variance Request

A Variance is requested to allow a ten-foot rear-yard setback along the eastern property boundary for the new preschool building, shade canopy and storage building where the Zoning Code requires a minimum 20-foot rear-yard setback within the R-1 zone. The Zoning Code for the R-1- zone recently was amended to limit certain structures from encroaching into the rear-yard setback where the previous code provisions would allow for no rear-yard setback for detached structures that met specific building code requirements for drainage and fire safety. The proposed project was submitted, along with plans to the Building Department for the proposed structures, based on the previous zoning code provisions prior to the code change. The three existing preschool buildings were legally situated with a 10-foot rear-yard setback and other buildings on the site also are located in close proximity to the rear property boundary (less than 20 feet). In addition, there are several detached accessory structures located on several residential properties surrounding the church site and throughout the surrounding neighborhood that do not conform to the new setback requirements. The applicant indicated

that modifying the design to conform to the 20-foot-setback would create several hardships for the project because the amount of available open space areas would be reduced; moving the new classroom building further to the west would create building code issues related to the separation of the buildings and would require expensive upgrades to conform to the Building/Fire Code; and an existing raised concrete infrastructure and sloping walkways would increase the difficulty for the proposed new building and access to match up with the sloping grade of the existing concrete walkways. The applicant has indicated that the strict application of the Zoning Code would deprive the aforementioned Church of a usable rear yard. The proposed Variance is necessary to give the preschool a buildable space comparable in size to other areas within the same Church site development, which also is a privilege enjoyed by other residential properties in the surrounding area. Staff believes the proposed Variance is warranted in this instance due to the timing of the Zoning Code change during the project review, and because the new buildings would maintain a similar setback of the three other existing preschool structures located on the site. There also are practical difficulties in complying with specific elements of the Zoning Code on this site, and the proposed Variance request is reasonable. Staff also believes the 10-foot setback and orientation of the buildings/structures would not result in any adverse compatibility or visual impacts to the adjacent properties to the east. Perimeter landscaping also would be provided and fencing to provide appropriate screening and noise attenuation.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 8.3-acre project site is comprised of six parcels (APNs 233-591-09, -21, -24, -45, -46 and -44). The General Plan land-use designation for the property is Urban 1 (Single-Family Residential) and is zoned R-1-6 (Single-Family Residential, 6,000 SF min, lot size). The church/school site has been developed with various buildings (including the main sanctuary, classroom and administration buildings, parish center, one- and two-story residential structures, portable classroom buildings, play equipment and storage buildings) paved parking, ornamental landscaping, grass recreation areas, and is secured with a combination of chain-link and wrought-iron fencing.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 8.34 acres (six parcels)
2. Existing Buildings:
 - Sanctuary 16,951 SF (single story)
3,076 SF addition previously approved but not yet constructed
 - School Bldg. 1 18,810 SF (single story, includes school admin)
 - School Bldg. 2 9,991 SF (single-story) located along eastern property boundary
 - Parish Center/Hall 18,400 SF (two-story) includes covered basketball court
 - Convent 3,425 SF (single story) vacant
 - Rectory 4,181 SF (two story)
 - Lunch Shelter 1,656 SF (single-story)
 - Coaches Shed 695 SF (single-story)
 - Storage/Maint. Bldg. 1,267 SF (50' x 25', single-story)
 - Play Equipment Varies
 - Misc: trellis patios, bell structure, etc.
 - Preschool Portables (#1-3) 4,260 SF (3, 60' x 23'-8" portable buildings with wood frame deck ramps, stairs)
3. Proposed New Buildings:
 - Preschool Portable (#4) 2,130 SF (one story) 60' x 35.5' with wooden frame decks and stairs
saddle/Tan main body color with dark
 - Storage Bldg. 240 SF (12' x 20' x 10'H) Tuff Shed of equivalent painted to match classroom
bldgs..
 - Shade Structure: 10' x 18' metal posts with dark blue shade cloth over playground area.
4. Existing Preschool Operations:
 - No. of Children: Up to 45 (generally 2 yrs to 5 yrs.)
 - No. of Staff: Up to approximately 7 depending on the mix/age of children
 - Hours of Operation: Mon-Fri, 7:00 a.m. – 6:00 p.m. The program offers full-day sessions and half-day sessions from 8:30 a.m. to 11:30 a.m. and offers a 2, 3 and 5-day per week schedule.
 - Outdoor Recreation: Approximately 3,780+ SF of outdoor play area provided for the preschool within three fenced playground areas.
5. Proposed Preschool Operations:
 - No. of Children: up to 120 children
 - No. of Staff: Up to approximately 12, depending on the mix/age of children
 - Hours of Operation: Same
 - Outdoor Recreation: 6,113 SF (min. 9,000 SF required at 75 SF per child). Stagger schedule proposed to restrict no more than 40 students outside for 30 min. within one hr. period.
6. Fencing: Combination of decorative tubular steel type fencing proposed to secure the various outdoor recreation areas and access to the preschool buildings. Proposed six-foot-high vinyl fencing along sections of the eastern property boundary to provide visual screening and noise attenuation.

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Church Parking: Existing Sanctuary:	10,467 SF assembly or 365 fixed seats	104 spaces based on 1:100 SF of assembly area or 73 spaces based on fixed seating ratio of 1:5 seats (22" of bench seat = 1 seat) (73 spaces req. based on fixed seating)
2. Previously Approved Sanctuary Expansion	2,494 SF new assembly area (3,076 total area) Total 12,961 SF total assembly area <u>340 new fixed seats plus 365 existing</u>	129 spaces based on 1:100 SF assembly area or 141 spaces based on 705 fixed seats
	Up to 260 joint use spaces available	141 required spaces (based on fixed seating)
3. Parish Hall Parking:	Multi-purpose area 3,140 SF (1 st Floor) Meeting Rooms 1,306 SF Classrooms (12 on 2 nd floor) <u>Offices 977 SF</u>	31.4 spaces (1 per 100 SF assembly area) 13 spaces (1 per 100 SF) 12 (assume one instructor per classroom) <u>3.25 spaces (1 per 300 SF)</u> 60 required spaces for Parish Hall
		201 total required spaces (141+60) for church and parish hall operating at same time
4. School Parking:	Assumes up to 27 faculty and staff members for grades K-8; 125 previous enrollment. Total enrollment fluctuates from year-to-year	27 spaces (1 per faculty member/employee)
	Gymnasium	15 spaces (1 per 200 SF floor area)
5. Preschool Parking:	120 children with up to 12 employees	<u>24 spaces (1 per 5 children)</u>
	260 total joint use space available	66 spaces all daytime school activities

Parking: Typically, the peak church hours do not conflict with the peak school/preschool or Parish Center Hall hours of operation. Therefore, parking would not be required for all uses operating a maximum capacity at the same time (up to 267 spaces) under the joint use scenario. The applicant proposes to provide up to 260 striped on-site spaces for reciprocal use. On-street parking also is provided along the 13th Avenue and Broadway frontages of the Church, but does not count towards provided required parking.

6. Setbacks:	Proposed/Existing	R-1 Requirements
Front (Broadway):	exceeds min.	15' min.
Side (North P/L)	14' to classroom 10' to wooden deck & stairs	5' min
Street Side (13 th)	exceeds min.	10' min.
Rear (east P/L):	10' to portable bldg. canopy and storage building Variance requested to reduce setback to 10'	20' primary structure or detached structures that require a building permit.

D. RELATED CASES:

- PHG10-0023 Modification to a previously approved Conditional Use Permit to construct a new, approximately 18,400 SF, two-story parish center building, which includes an attached, 4,159 SF covered and partially enclosed basketball court, and courtyard areas with trellis features, and two 20' x 20' detached shade structures for lunch shelters. Reconfigure the existing parking areas, interior circulation patterns and fencing/gates to secure the school buildings and play areas. Addition of approximately 3,076 SF to the existing 16,951 SF sanctuary building, and relocation of an existing freestanding trellis feature. This is proposed to be developed as part of a second phase. Allow the existing portable buildings located towards the eastern portion of the site to continue to be used for preschool and afterschool programs for up to 45 children. Administrative Adjustment to the side-yard setbacks for two existing architectural features (bay window elements) on the sanctuary building facing 13th Avenue to encroach up to 2.5 feet into the required 10-foot street-side setback
- PHG 08-0026 Conditional Use Permit to construct an approximately 1,000 SF single-story, single-family/caretaker's residence, 462 SF detached garage, and a 1,250 SF single-story, storage/maintenance building on an undeveloped parcel adjacent to the St. Mary's Church complex. The storage/maintenance building has been constructed, but the single-family home has not yet been constructed.
- 99-09-CUP Conditional Use Permit to construct an approximately 4,269 addition to the existing sanctuary building. The addition was completed.
- 85-06-CUP Conditional Use Permit to construct a 15,000 SF, two-story parish center, along with additional parking spaces. This CUP covered all of the existing building/uses on the site, including the proposed 15,000 SF parish building. The parish center and additional parking spaces were not constructed. Total 318 spaces required for all uses on the site.
- 1950's – 1970's The majority of the St. Mary's church/school complex was constructed in the 1950's when the Escondido Zoning Code did not require a Conditional Use Permit for churches in residential zones. The original building had eight classrooms and an office complex. The school enrollment grew each year to a peak of 650 students, which included two of each grade one through six, and one each for seventh and eighth grade.

EXHIBIT "A"

FINDINGS OF FACT PHG 17-0006

Conditional Use Permit

1. Granting this Conditional Use Permit modification for St. Mary's Church is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the subject property has been approved for and used by the Church since the 1950's for religions, institutional and school activities. A preschool previously was approved to operate on the site in 2008. The proposed increase in preschool children (up to 120 children) can be adequately accommodated on the site and appropriate on-site circulation and parking would be provided. The expansion would not result in adverse impacts to the surrounding neighborhood because the scale of the buildings is relatively small and in character with other buildings on the site, and appropriate building setbacks, perimeter screening and noise attenuation would be provided. The operational components of the proposed use also have been conditioned to further reduce potential impacts to adjacent residents by limiting the amount of children in the playground areas at any given time and length of time.
2. The proposed modification to the Conditional Use Permit is consistent with the goals and policies of the General Plan because churches, schools and related religious activities are conditionally permitted within residential zones, and previous permits have been approved for the development of the subject site for religious, school and preschool activities. General Plan goals and policies allow for the construction of compatible non-residential uses provided effective measures are integrated into the design to adequately mitigate potential impacts to the neighborhood. The proposed new buildings would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities, and adequate public facilities would be provided. The proposed project incorporated effective operational and design measures to adequately address and minimize potential impacts to adjacent residents.
3. This proposal is in response to services required by the community because youth, educational and social programs provide services for the community and religious activities to the church members. St. Mary's Church has been in operation on the site since the 1950's. The Church would continue to provide educational, social and recreational alternatives/choice tailored to the goals and needs of the congregation, parents and students, while reducing the demand on the public school system.
4. The CUP modification and proposed Variance is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance Section 15301 "Existing Facilities" and Section 15305 "Minor Alterations in Land Use Limitations. A Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

Variance

1. There are practical difficulties in complying with specific elements of the Zoning Code on this site, and the proposed Variance request is reasonable. The proposed Variance is necessary to give the preschool a buildable space comparable in size to other areas within the same Church site development, which is also a privilege enjoyed by other residential properties in the surrounding area. There are exceptional and/or unusual circumstances applicable to the property and this request, which do not generally apply to other properties in the R-1 zone. A Conditional Use Permit was approved by the Planning Commission in 2008 (City File No. PHG10-0023) approving the location and 10-foot-setback for the previous preschool structures on the site in accordance with the provisions of the R-1 zoning regulations for rear-yard setbacks for detached accessory structures. The original portable classroom buildings subsequently were removed and new classroom structures placed on the site with a 10-foot rear-yard setback in accordance with the R-1 zoning regulations in effect at the time of building permit issuance. There are also other on-site buildings located in close proximity to rear property boundary (closer than 20 feet). The applicant had designed the project based on the zoning regulations in effect at the time of project submittal and the code was changed during processing of the project. The applicant indicated that the strict application of the Zoning Code would

deprive the aforementioned Church of a usable rear yard. Granting the Variance would be appropriate in this instance because the proposed reduced setback would not be out of character when compared to other detached accessory structures located on-site and surrounding the Church property. Appropriate buffer areas and landscaping can still be provided.

2. Granting the Variance would not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the area because the buildings/structures would not result in any adverse visual, noise, compatibility, building or fire code, or drainage issues to adjacent properties.
3. Granting the Variance will not constitute a special privilege for the subject site, because a ten-foot rear-yard setback has been approved for other detached structures located on the site. There also are several detached structures located adjacent to the Church property and throughout the surrounding neighborhood that maintain a legal non-conforming rear-yard setback less than the currently required 20 feet.
4. Granting the Variance would not adversely affect the General Plan, because the development is consistent with General Plan standards and policies and the Variance would not be materially detrimental to the purposes of the General Plan or otherwise conflict with the objectives of any City plan or policy. Approval of the request would not conflict with any other aspect of the City of Escondido Zoning Code.
5. The CUP modification and proposed Variance is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance Section 15301 "Existing Facilities" and Section 15305 "Minor Alterations in Land Use Limitations. A Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 17-0006

General

1. All previously approved church and school uses shall be subject to all relevant Conditions of Approval and Mitigation Measures required as part of previous Conditional Use Permits for the site (85-06-CUP, 99-09-CUP, PHG 08-0026 and PHG10-0023) unless specially authorized or superseded by this use permit.
2. The CUP shall allow up to a maximum of 120 pre-school children.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and details of request, to the satisfaction of the Planning Division.
4. The hours of operation, staggered and start times for the K-8 school and preschool, and stagger outdoor recreation times for the preschool shall be in conformance with the project Planning Commission staff report and project Details of Request.
5. The church/school shall not schedule concurrent activities and/or use of all the buildings at the same time creating a peak parking demand that could potentially exceed the amount of parking available on site.
6. As proposed, a minimum of 260 striped reciprocal parking spaces shall be provided and maintained in conjunction with this development. Said parking spaces shall be striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan the intent to stripe per City standards. 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. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths. The total amount of on-site parking may be modified to comply with ADA or other State or Federal requirements, or to enhance circulation patterns or play areas. The final number of spaces will need to be to the satisfaction of the Director of Community Development, and must provide sufficient numbers to accommodate peak use of the facilities.
7. At peak enrollment of 120 children, a minimum of 24 parking spaces shall be provided, as indicated on the site plans. A parking and circulation plan shall be implemented for the preschool program to ensure appropriate on-site parking is provided during preschool hours and to avoid potential conflicts with other church and school related operations. The project's drop-off/pick-up aisle and looped circulation plan shall conform to the following conditions:
 - a. A wayfinding sign shall be provided at the north end of the drive-off/pick-up aisle.
 - b. The applicant or project proponent shall ensure the drop-off/pick-up aisle and looped circulation plan are operationally efficient, via the following actions:
 - The applicant or project proponent shall observe and, if needed, study the queues in terms of waiting-time length, average waiting time, and other factors to help understand and enhance the drop-off and pick-up times, maintenance activities, and/or way-finding control activities.
 - If requested by the Director of the Engineering Services Department, the applicant or project proponent shall document efforts to reduce peak-period wait-length; and otherwise ensure that the number of vehicles in line for drop-off and pick-up does not increase beyond the stacking capacity of the drive aisle.
8. Modifications to the circulation plan and parking layout may be approved by the Director of Community Development based on site changes or modifications in operational conditions.
9. 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. This shall be noted on the final site plans and building plans. Accessible path(s) of travel also shall be identified on the building plans.

10. As proposed by the project applicant and based on the Acoustical Study prepared by Ldn Consulting, Inc. (dated July 30, 2017) in order to conform to the City's Noise Ordinance, no more than 40 children shall utilize the playgrounds for no more than 30 minutes per hour.
11. As proposed by the project applicant and detailed in the site plans, and also based on the Acoustical Study prepared by Ldn Consulting, Inc. (dated July 30, 2017), a minimum six-foot-high solid vinyl fence shall be installed along portions of the eastern and northern property boundary to provide appropriate screening and noise attenuation for the operation of the preschool facility and outdoor recreation areas. The fencing shall be designed with no gaps between the ground and bottom of the fence. The gates also shall be designed not to have any gaps between the gate and posts, and between the bottom of the gate and ground. The applicant shall coordinate the final design elements (to meet noise requirements) and placement of the fencing with the Planning Division prior to installation. A tan or brown fencing material shall be utilized. The vinyl fencing selected shall provide the appropriate ratings for noise attenuation (thickness, design, etc.) to conform to the City's Noise Ordinance.
12. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
13. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
14. Any necessary fire protection facilities and improvements shall be subject to the review and approval of the Fire Department. Appropriate fire access and ADA compliant paths of travel shall be provided to the lower areas of the buildings and from the parking areas to all accessible areas of the structures, as required by the Fire Department and Building Division. Fire hydrant spacing and location (including required on-site hydrants and any water service flow upgrades) must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Department. Access for use of heavy fire fighting equipment, as required by the Fire Department, 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 Marshall.
15. 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.
16. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
17. An outdoor lighting plan shall be submitted with the building permits. Appropriate shielding shall be incorporate into outdoor lighting fixtures.
18. All new utilities shall be placed underground.
19. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
20. The subject property shall be kept in a neat and orderly manner.
21. This CUP shall become null and void unless utilized within twelve (12) months of the effective date of approval.
22. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
23. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
24. 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 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 certified 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 specified 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.

25. Prior to the issuance of building permits, a Lot Tie Agreement shall be submitted and recorded for all of the subject parcels prior to issuance of building permits.

Landscaping

1. A final landscape and irrigation plan shall be submitted with any building and/or grading plans, along with the appropriate plan check fee. Any proposed or required fencing/walls shall be indicated on the plans (including height, materials, and colors). A fencing detail shall be included in the plans. The plan shall be designed in accordance with the State Model Water Efficient Landscape Ordinance requirements.
2. Prior to occupancy of the future building(s), all required landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The required landscaped areas shall be free of all foreign matter, weeds, trash, and plant material not approved as part of the landscape plan.
3. Any landscaping removed shall be replaced with appropriate materials. Appropriate screening materials shall be planted along the eastern and northern property boundaries, where feasible. The landscape strip between the proposed new fencing/structures and the property boundary shall be adequately maintained and properly supervised to eliminate any unauthorized activities.



CITY OF ESCONDIDO
 PLANNING DIVISION
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

Notice of Exemption

To: San Diego County Clerk/Recorder's Office
 Attn: Fish and Wildlife Notices
 1600 Pacific Hwy. Suite 260
 San Diego, CA 92101
 MS: A-33

From: City of Escondido
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No.: Modification to a Conditional Use Permit and Variance (PHG17-0006)

Project Location - Specific: The approximately 8.3-acre church and school site is located on the northeastern corner of Broadway and 13th Avenue, addressed as 130 E. 13th Avenue, 1160 S. Broadway and 211 E. 11th Avenue (APNs 233-591-09, -21, -24, -44, -45 and -46).

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: A modification to a previously approved Conditional Use Permit (PHG10-0023) to increase the number of preschool students from 45 up to 120. The request includes the installation of a new 2,130 SF (60' x 35.5') single-story manufactured preschool building; new fenced playground areas and a playground shade canopy; accessory storage building; reconfigured parking spaces; and a six-foot-high vinyl fence along a section of the eastern property boundary to provide noise attenuation and additional screening of the new playground areas. A Variance also is requested to allow a ten-foot rear-yard setback for the new buildings and canopy where the zoning code requires a minimum 20-foot rear-yard setback

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: St. Mary's Church (Rev. Scott S. Herrerra, Pastor)

Telephone: (760) 745-1611

Address: 1170 S. Broadway, Escondido, CA 92025

Private entity School district Local public agency State agency Other special district

1. **Exempt Status:** Categorical Exemption CEQA Section 15301(e), Class 1 "Existing Facilities," and 15305 "Minor Alterations in Land Use Limitations."

Reasons why project is exempt:

1. In staff's opinion, the request does not have the potential for causing a significant effect on the environment because the project only involves the addition of three small structures to the larger church complex as detailed above. The proposed increase in preschool students can be adequately accommodated on the site and appropriate on-site circulation and parking would be provided. The expansion would not result in adverse impacts to the surrounding neighborhood because the scale of the buildings is relatively small and in character with other buildings on the site. Appropriate building setbacks and perimeter screening and noise attenuation would be provided. The operational components of the use also have been conditioned to further reduce potential compatibility impacts to adjacent residents by limiting the amount of children in the playground areas at any given time and length of time.
2. The site is in an area where all public services and facilities are available to allow for the proposed uses.
3. The proposed new buildings and increase in preschool children would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities, and adequate public facilities would be provided. The proposed project has incorporated incorporate effective operational and design measures to adequately addressed and minimize potential compatibility impacts to adjacent residents.

4. Granting the Variance to reduce the rear-yard setback to 10 feet would not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the area because the buildings/structures would not result in any adverse visual, noise, compatibility, building or fire code, or drainage issues to adjacent properties, as further detailed in the Planning Commission staff report and Findings of Fact prepared for the project, dated August 8, 2017.

Area Code/Telephone/Extension (760) 839-4537

Signature: _____
Jay Paul, Senior Planner

-2017
Date

Signed by Lead Agency

Date received for filing at OPR: N/A

Signed by Applicant

Ldn Consulting, Inc.

**42428 Chisolm Trail, Murrieta CA 92562
www.ldnconsulting.net**

**phone 760-473-1253
fax 760-689-4943**

July 30, 2017

Chris Dameron, Architect
Dameron Architect, Inc.
5111 Santa Fe St., Ste. 201
San Diego, CA 92109

SUBJECT: Property Line Noise Levels for the St. Mary's Preschool development Project – City of Escondido CA

Ldn Consulting, Inc. has analyzed the noise levels from the proposed St. Mary's Preschool playground activities for all adjacent property lines. The purpose of this analysis is to identify the anticipated noise levels at all property lines adjacent to the project site and compare them with the City's noise standards.

PROJECT DESCRIPTION

The project site is located at 130 East 13th Street, Escondido, CA 92056, south of Juniper Avenue and north of South Broadway. St. Mary's Preschool is an existing school facility. The school desires to expand its capability to serve the preschool children with a better outdoor activity area.

According to the information provided by the Project Proponent, anticipated on-site operational noise sources from the children playing will only occur 30 minutes of any given hour. Each group or activity session would consist of 40 children or less. The main noise sources of the school are the children playing outside. The proposed project site layout, with the location of the play area, is provided graphically in Figure 1 below.

APPLICABLE STANDARDS

The majority of City noise regulations and guidelines that apply to the Project are found in Section 17 of Article 12 (Noise Abatement and Control) of the City Municipal Code. Operational noise limits at the common property lines of adjacent land uses are regulated by Section 17-229 of Article 12 of the Municipal Code. These limits are shown in Table 1 on the following page. The preschool will only operate during daytime hours and therefore, the applicable threshold is 50 dBA at the single family residences.

Figure 1: Proposed Project Site Plan

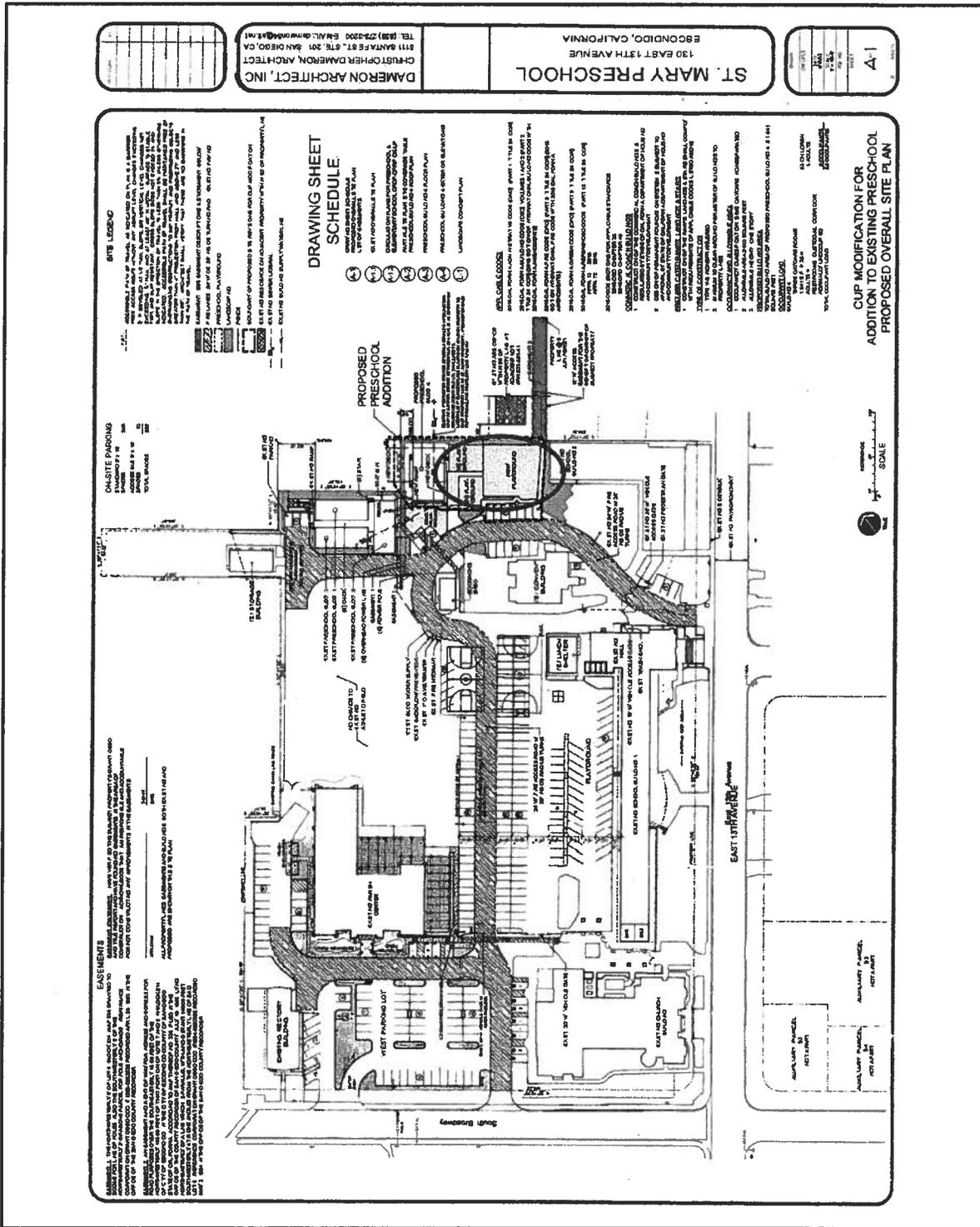


Table 1: Sound Level Limits

Zone	Time	Applicable Limit One-Hour Average Sound Level (dBA)
Residential zones	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
Multi-residential zones	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
Commercial zones	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
Light industrial/Industrial park zones	Anytime	70*
General industrial zones	Anytime	75*

*Subject to provisions of Section 17-229 (c)(5).

NOISE LEVEL MEASUREMENTS

Noise level measurements were taken at an existing Charter School facility (The Classical Academies) with approximately 400 students enrolled, located in Escondido, CA on September 19, 2012 by Ldn Consulting. Short term measurements were conducted of approximately 45-50 children playing. The short term noise measurements were taken using a Larson-Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The dominate frequency of the children playing was 1000-2000 Hertz. The sound level meters and microphones were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 200.

The results of the noise measurements varied between 60-62 dBA for the children playing at a distance of 50 feet from the main activities in the center of the playing field. For purposes of this analysis and to be conservative, the higher noise level of 62 dBA will be utilized for the playing area.

PROPERTY LINE NOISE LEVEL PREDICTIONS

Fixed or point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance. Using a point-source noise prediction model, calculations of the expected noise levels were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations,

Chris Dameron, Architect
 Dameron Architect, Inc.
 5111 Santa Fe St., Ste. 201
 San Diego, CA 92109

Ldn Consulting, Inc.
 42428 Chisolm Trail, Murrieta CA 92562
 phone 760-473-1253
 Fax 760-689-4943

the amount of time the noise source is operating in a given hour (also referred to as the duty-cycle) and any transmission loss from topography or barriers.

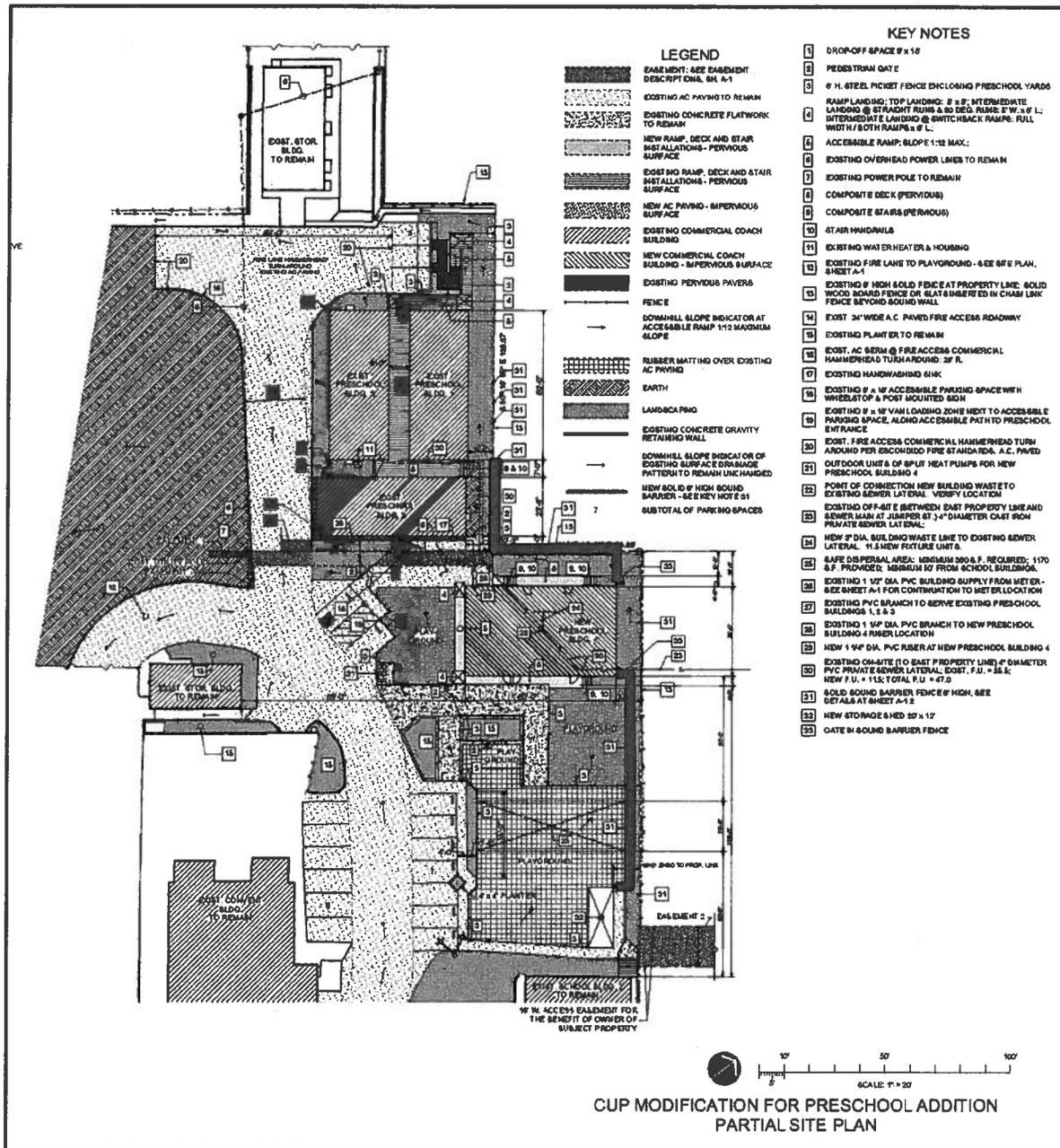
According to the information provided by the Project Proponent, anticipated on-site operational noise sources from the children playing will only occur 30 minutes of any given hour and would consist of 40 children or less. Noise levels drop 3 decibels each time the duration of the source is reduced in half. Therefore, an hourly noise level of 62 dBA over a 30 minute period would be reduced 3 decibels to 59 dBA. The nearest adjacent property line is to the north, adjacent to the play area. The other property lines are located 200 feet or more from the center of the play area. The sound levels would be reduced by more than 12 decibels due to distances and shielding from existing and proposed buildings. Therefore, based upon the unshielded noise level of 59 dBA (62-3 due to 30 minute timeframe) and at least a 12 dBA reduction from the distance separation, the southern, east and western property lines would comply with the City's noise standards without any additional reductions.

The average distance to the northern property line from the centroid or center of the play area is approximately 50 feet. Therefore, no noise reductions due to distance were calculated for the northern property line. The project is proposing to install a 6-foot high solid fence along the northern property line (PL) in between the proposed buildings. The location of the 6-foot high solid fence can be seen in Figure 2. To determine the noise reductions for the proposed solid fence, the Fresnel barrier reduction calculations was utilized. The Fresnel barrier calculations have been provided as **Attachment A** to this letter. The proposed wall will further reduce the noise at the mid-band frequencies of 1000-2000 hertz 9.1-10.8 decibels, as shown in Table 2. Based upon the shielded noise level at the northern property line, no additional noise reductions are needed.

Table 2: Noise Level Results – Northern PL

Source	Hourly Noise Level @50 Feet (dBA)	Distance to Nearest Property Line (Feet)	Noise Reduction due to barrier (dBA)	Resultant Noise Level @ Property Line (dBA Leq-h)
Play Area	59.0	50	-9.1	49.9
Complies with City's One hour average noise level limit of 50 dBA				Yes

Figure 2: Proposed Solid Fence along the Northern PL



Chris Dameron, Architect
Dameron Architect, Inc.
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San Diego, CA 92109

Ldn Consulting, Inc.
42428 Chisolm Trail, Murrieta CA 92562
phone 760-473-1253
Fax 760-689-4943

CONCLUSIONS

The noise levels from the playing area are anticipated to meet the City of Escondido's daytime standard of 50 Leq-h at the adjacent residential uses with the shielding from the 6-foot high solid fence along the northern property line. The barrier must be constructed of a non-gapping material consisting of masonry, wood, plastic, fiberglass, glass, vinyl, steel, or a combination of those materials, with no cracks or gaps through or below the barrier/wall. Any exterior seams or cracks shall be filled or caulked. If wood is used, it can be tongue and groove or overlapping boards to avoid gaps and should have a nominal thickness of one-inch. If vinyl fencing is used, ¾-inch or thicker solid panels on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks shall be filled or caulked. Additionally, all proposed gates need to be constructed of the same non-gapping material.

Therefore, no impacts area anticipated and no further noise reductions are required for the proposed Project. If you should have any questions regarding these findings, please contact me at (760) 473-1253 at your convenience.

Sincerely,
Ldn Consulting, Inc.



Jeremy Loudon
Principal of Ldn Consulting, Inc.

Attachments: A – Fresnel Barrier Calculations

Attachment A - Fresnel

Point Source

Source to Receiver Horizontal Distance (ft) = 50.00

Source to Barrier Horizontal Distance (ft) = 40.00

Barrier to Receiver Horizontal Distance (ft) = 10.00

Source Height (ft) = 3.00

Receiver Height (ft) = 5.00

Barrier Height (ft) = 6.00

Distance Source to Receptor (ft) d = 50.04

Distance Source to Barrier top (ft) d1 = 40.11

Distance Barrier top to Receiver (ft) d2 = 10.05

Frequency (Hz) = 8000	Attenuation (db) = 15.3	Fresnel N = 1.735
Frequency (Hz) = 4000	Attenuation (db) = 12.9	Fresnel N = 0.868
Frequency (Hz) = 2000	Attenuation (db) = 10.8	Fresnel N = 0.434
Frequency (Hz) = 1000	Attenuation (db) = 9.1	Fresnel N = 0.217
Frequency (Hz) = 500	Attenuation (db) = 7.8	Fresnel N = 0.108
Frequency (Hz) = 250	Attenuation (db) = 6.7	Fresnel N = 0.054
Frequency (Hz) = 125	Attenuation (db) = 5.6	Fresnel N = 0.027
Frequency (Hz) = 63	Attenuation (db) = 5.1	Fresnel N = 0.014

□

PLANNING COMMISSION

Agenda Item No.: H.1
Date: August 8, 2017

CASE NUMBER: SUB 17-0012

APPLICANT: Phoung Kim Khuu

LOCATION: On the western side of Tulip Street, south of W. Valley Parkway, addressed as 121 N. Tulip Street

TYPE OF PROJECT: Extension of Time for a Previously Approved Tentative Parcel Map and Conditional Use Permit

PROJECT DESCRIPTION: A request for a two-year Extension of Time for a previously approved three-lot Tentative Parcel Map (TPM 2004-16), on a 1.2-acre parcel in the R-1-10 zone (Single-family Residential, 10,000 SF minimum lot size). The resulting net lot sizes would be 10,300 SF, 12,603 SF, and 13,734 SF. The project also includes an Administrative Adjustment (2005-03-AA) to reduce the required rear-yard setback on Parcel 2 by 25 percent, from 20 feet to 15 feet, for the existing single-family residence. No changes to the project are proposed in conjunction with this extension.

STAFF RECOMMENDATION: Approval of extension for two (2) additional years.

GENERAL PLAN DESIGNATION: Suburban (up to 3.3 du/acre)

ZONING: R-1-10 zone (Single-family Residential, 10,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES: A Tentative Parcel Map (TPM) for a three-lot subdivision at 121 N. Tulip Street was reviewed and approved by the Planning Commission on March 22, 2005. An approved TPM does not divide the property, rather it sets the conditions under which a division can occur. To actually divide the property an applicant must file a Parcel Map. Except for special circumstances specified in the Government Code Section 66410 et. seq. (State Subdivision Map Act), a TPM expires after its approval unless extensions are granted by State law or the local agency. The State Subdivision Map Act provides for six one-year discretionary extensions. Under the terms of the City of Escondido Subdivision Ordinance, time extensions of an additional five years may be granted.

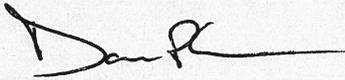
The TPM was due to expire on November 14, 2008. On April 7, 2008, the applicant filed a timely request for an additional three-year time extension, which extended the map for three years. State legislative actions (SB 1185, AB 333, AB 208, and AB 116) automatically extended the Tentative Map an additional six years until April 2, 2017.

On March 30, 2017, the applicant filed a request for an additional two-year extension. Since the request was filed prior to the current expiration date, expiration of the map is suspended until a final decision is made regarding the extension request.

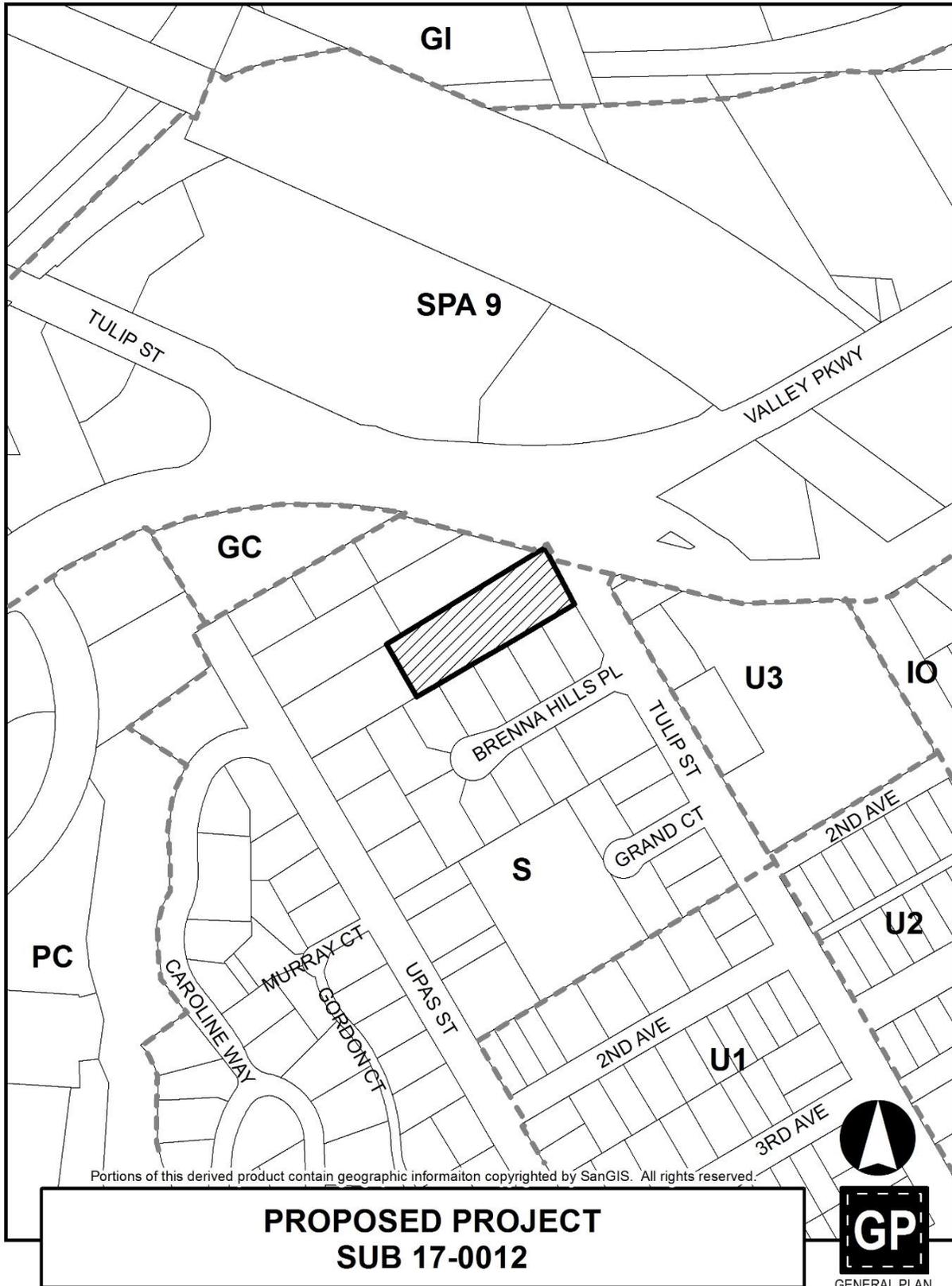
The applicant and his engineer are currently working with the Engineering Division on the final parcel map, grading plans and improvement plans, and to post the necessary bonds for improvements in order to record the map. No modifications are proposed to the approved Tentative Parcel Map. Minor changes to the conditions of approval have been made in order to comply with revisions to the City's landscape ordinance.

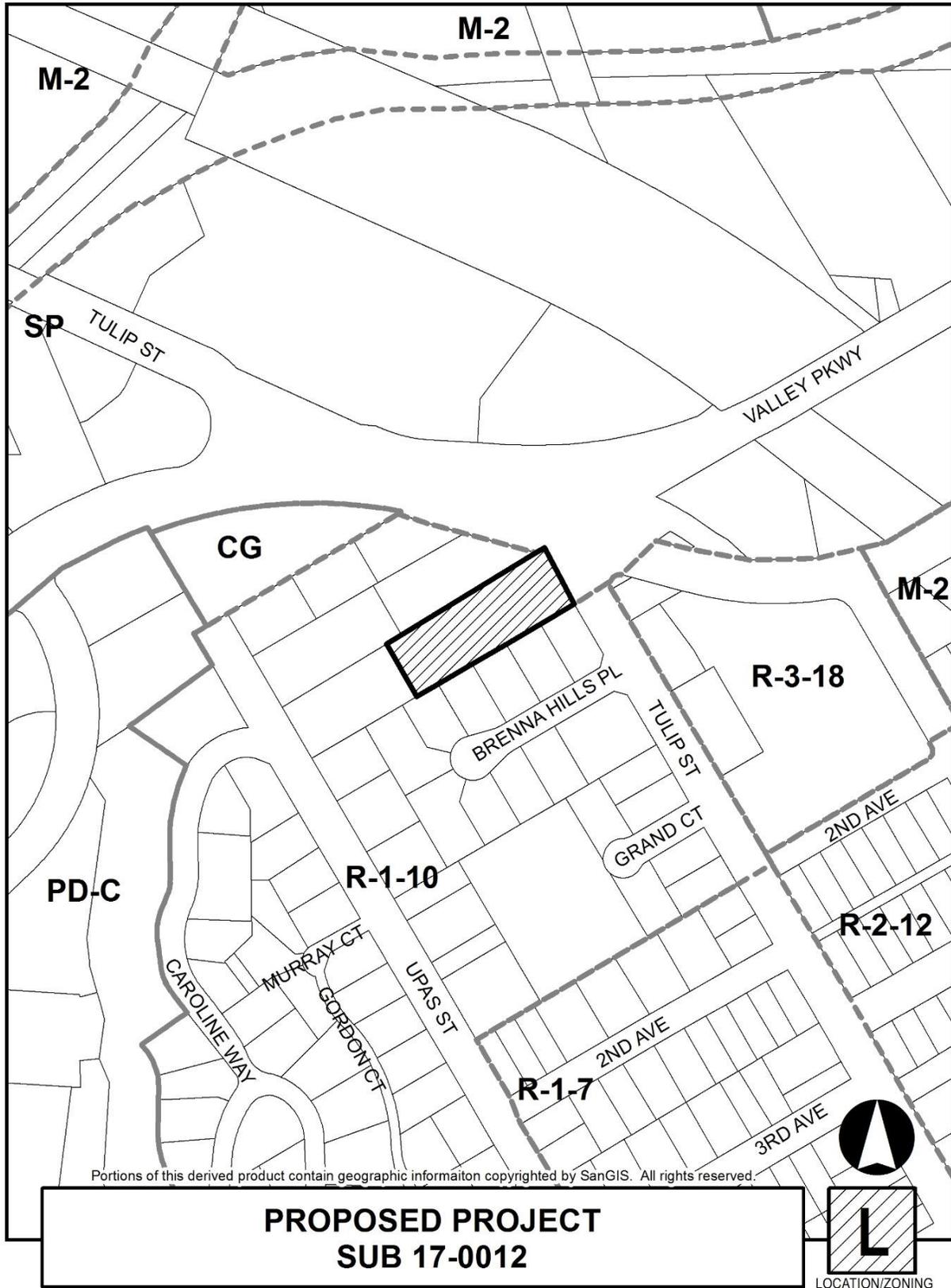
The applicant is requesting for the last time extension approval per the Subdivision Map Act 66452.6 (e) and the City of Escondido Subdivision Ordinance, which would extend TPM 2004-16 an additional two years to April 2, 2019. This time extension would be the last available to the applicant under the Subdivision Map Act 66452.6 (e) and the City of Escondido Subdivision Ordinance. An extension of time is not automatic. The City has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years.

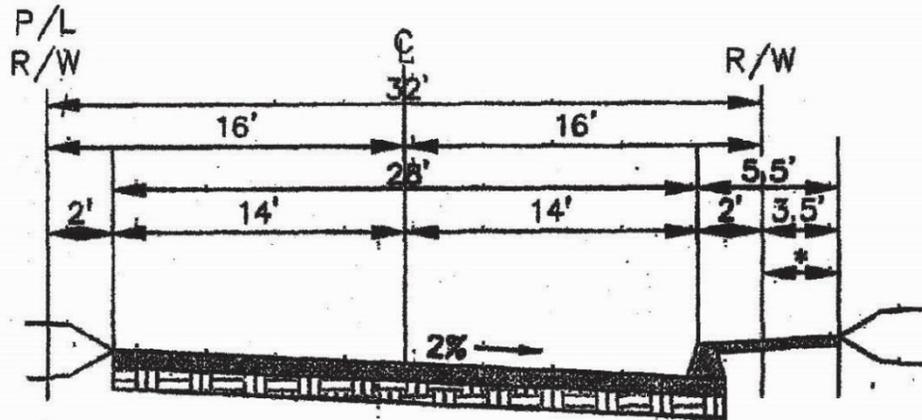
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Darren Parker', with a long horizontal flourish extending to the right.

Darren Parker
Assistant Planner II



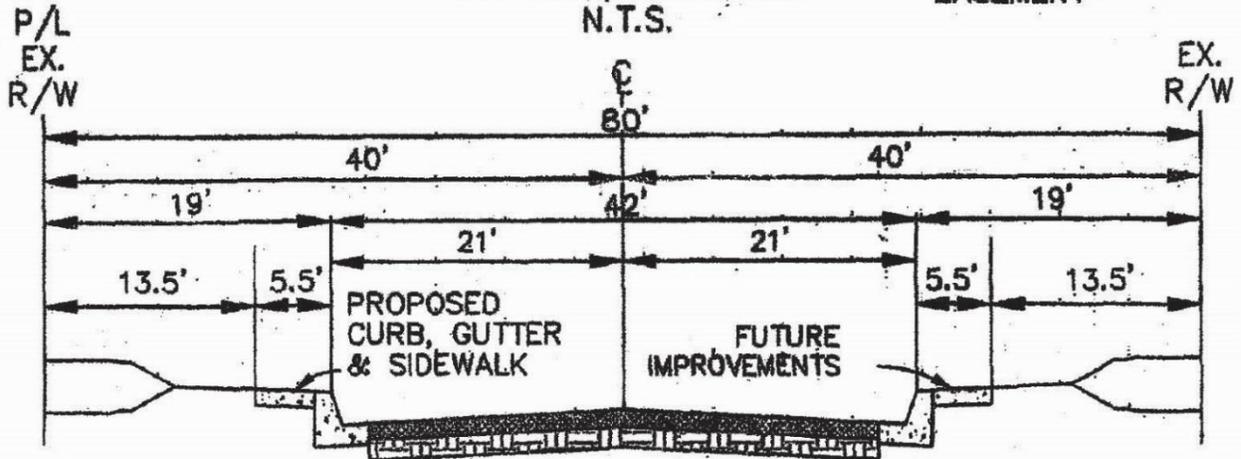




**PRIVATE STREET
 TYPICAL SECTION**

* PEDESTRIAN
 ACCESS
 EASEMENT

N.T.S.



**TULIP STREET
 TYPICAL SECTION**

N.T.S.

PROPOSED PROJECT
 SUB 17-0012

SS

STREET SECTION

ANALYSIS

General Plan Consistency

The General Plan land-use designation on the site is Suburban which allows up to 3.3 dwelling units per acre, based on slope, with a minimum lot size of 10,000 SF. The entire site is located within an area of less than 25% slopes and a total of 3.96 units are permitted. The project density of 2.5 du/acre (3 du on 1.2 acres), and the resulting net lot sizes of 10,300 SF, 12,603 SF and 13,734 SF are consistent with the Suburban designation.

Zoning Compliance

The current zoning designation on the site is R-1-10, which requires a minimum lot size of 10,000 SF. The approved Tentative Parcel Map consists of three lots ranging in net size from 10,300 SF to 13,734 SF, which is consistent with the Zoning Code requirement. The proposed lots also are consistent with the existing zoning designation requirements for minimum width and frontage. The requirement for average lot width in the R-1-10 zone is 80 feet, while the resulting lots each have a minimum lot width of 103 feet. In the R-1 zone all lots, must abut a public street for a minimum of 35 feet, unless access by private road easement is provided, which required a Conditional Use Permit at the time of approval of the Tentative Parcel Map (the zoning code has since been amended to remove this requirement.) The project includes a 28-foot-wide, paved private street to provide access to all three parcels. The design included a turnaround for emergency vehicles with parking available on one-side of the street. No parking is permitted within the turnaround area. In addition, each proposed lot has an adequate pad size to accommodate a single-family residence.

An Administrative Adjustment was approved as part of the original project. The adjustment reduces the rear yard setback of the existing single-family residence on Parcel 2 (which would remain on the site) by 25 percent, from 20 feet to 15 feet. The project would conform with all other required setbacks in the R-1-10 zone. The Tentative Parcel Map meets the requirements of the R-1-10 zone.

ENVIRONMENTAL STATUS

A Notice of Exemption was issued on March 7, 2005, in accordance with CEQA section 15315, Class 15, "Minor Land Divisions." There have been no substantial changes in the project or circumstances under which the project was undertaken which would require revisions to the environmental document. The Notice of Exemption, that was filed in 2005, adequately addresses the environmental impacts of the proposed development.

Other Issues:

All conditions of approval for recordation of a Parcel Map have been complied with, with the exception of some minor corrections to the improvement plans, and paying fees and posting bonds for improvements with the Engineering Division. The Extension of Time is needed so that the Tentative Parcel Map does not expire while the applicant is working with the City to record it.

The Planning, Engineering, and Fire Department have reviewed the Extension of Time request and determined that no additional conditions are needed in order to meet current requirements. Since no additional conditions of approval for the project are required with the Extension of Time request, and the proposed project is in compliance with the zoning requirements and the previously approved Tentative Parcel Map, staff feels a two-year Extension of Time should be approved.

FINDINGS OF FACT
Extension of Time, SUB 17-0012; TPM 2004-16
EXHIBIT "A"

Tentative Parcel Map 2004-16

1. The Planning Commission finds that the extension request is reasonable, was filed within the time periods specified, and meets all requisite findings for extension of time on the Tentative Parcel Map.
2. The proposed map with a density of 2.5 du/acre (3 lots on 1.2 acres) is consistent with the General Plan designation of Suburban, which permits a maximum of 3.3 du/acre, dependent on slope. In addition, the proposed lot sizes of 10,300 SF, 12,603 SF and 13,734 SF meet the Suburban minimum of 10,000 SF. The design and improvements of the proposed subdivision are consistent with all requirements of the General Plan and the Zoning Code, since the proposed lot sizes and configuration are consistent with the Suburban designation and the R-1-10 zone requirements. No changes in City policy have occurred that would conflict with the project. This approval will extend the Tentative Parcel Map to April 2, 2019
3. All findings of fact associated with the Planning Commission Resolution #5608, which approved Case No. TPM 2004-16, are incorporated herein as though fully set forth.
4. The site is physically suited for the residential development proposed, as the site is currently zoned for single-family residential development, and is bordered by vacant residential property and existing residential development of similar density and lot sizes. All future grading will be in accordance with the requirements of the Grading Ordinance, and all access and utilities are available to the site.
5. The design of the map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife occurs on the property, as determined during the environmental review of the project.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system, and city water and sewer are available, and can be provided with minor extension of nearby facilities.
7. The requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Notice of Exemption, issued on March 7, 2005, in compliance with CEQA Section 15315, Class 15, "Minor Land Divisions".
8. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to the recordation of the map.

CONDITIONS OF APPROVAL
Extension of Time SUB 17-0012; TPM 2004-16
EXHIBIT "B"

Landscaping

1. Prior to occupancy of each dwelling unit, all slope landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building Permits, and shall be equivalent to, or superior to, the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee will be collected at the time of the submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
3. If the proposed rehabilitated landscaping totals 2,500 SF or more, or new landscaped areas total 500 SF or more, a Landscape Documentation Package shall be prepared by, or under the supervision of, a licensed design professional and shall conform to the Escondido Zoning Code, Article 62 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall indicate any existing trees or landscaping that is to remain as well as new landscape areas.
4. 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.
5. All manufactured slopes, or slopes cleared of vegetation, shall be landscaped within thirty (30) days of completion of rough grading. 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, irrigation and the method of application shall be to the satisfaction of the Community Development Department and City Engineer.
6. Details of project fencing, including materials and colors, shall be provided on the landscape plans.
7. Prior to recordation of the Final Map, a tree survey shall be submitted to the Planning Division, to determine the location of all mature trees (except agricultural trees) on the property and determine how many mature trees would be removed as a result of the proposed development. The landscape design shall include 24"-box size trees on a 1:1 ratio to mitigate the removal of each existing mature tree on the site as required by the Tree Preservation Ordinance (Ord. 93-11) to the satisfaction of the Planning Division. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain".
8. The two oak trees on the eastern half of the site are protected and shall remain on the site, and the proposed grading design shall incorporate their location.

General

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when Building Permits are issued, including any applicable citywide facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
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. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. An additional fire hydrant may be required in a location approved by the Fire Department, based on the distance from each proposed dwelling unit to the existing fire hydrants.
8. The proposed private access easement shall be a minimum paved width of 28 feet. Parking is permitted on one side only and red curbs and "No Parking, Fire Lane" signs shall be located on the other side and installed prior to occupancy of either future dwelling unit, to the satisfaction of the Fire Department.
9. The design, size and location of the proposed turnaround area on Parcel 3 shall be to the satisfaction of the Fire Department and Engineering Division. No parking will be permitted within the turnaround area.
10. An easement shall be shown on the Final Map showing that each parcel has a minimum 28-foot-wide easement for access from Tulip Street, and is a party to its maintenance.
11. Access for use of heavy fire-fighting equipment, as required by the Fire Marshal, 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 no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
12. The design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
13. All new utilities shall be underground.
14. Prior to approval of the final map, the applicant shall submit two copies of a map exhibiting the entire subdivision on one page and drawn to a scale of 1 inch = 200 inches to the Planning Division. This map shall show all lot lines, public and private streets, and conservation easements. Road or access easements shall be depicted with a dashed line.
15. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

16. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and building plans and the final map.
17. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less. Prior to issuance of building permits, an acoustical study shall be submitted for the project to demonstrate compliance with the City's noise standards for usable outdoor areas and indoor noise levels. Rear yard noise levels of between 60 dB and 65 dB shall be maintained. The findings of the acoustical analysis (including height and location of necessary noise walls along Tulip Street or Valley Parkway) shall be incorporated into the building plans for the affected units, and any noise attenuation walls shall be installed prior to occupancy of the homes, and indicated on the grading plans.
18. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.
19. This CUP and Administrative Adjustment shall remain valid for the effective life of the associated Tentative Parcel Map.
20. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, fencing, walls, the access easement, utility and drainage easements, etc., to the satisfaction of the Planning Division.
21. All lots shall meet the average width and lot area requirements of the R-1-10 zone (the access easement shall not be counted towards the minimum lot size). Conformance with these requirements shall be demonstrated on the revised Tentative Map submitted for certification, the grading plans and the Final Map. Non-compliance with these minimum standards will result in revisions to the map.
22. Setbacks for any future construction on any parcel shall be measured from the edge of the private road easement.
23. The stable located on the future Parcel 3 shall be demolished or relocated prior to approval of a Final Map.
24. Prior to approval of a Final Map, a Road Maintenance Agreement between the three future property owners for the easement access shall be submitted and approved by the Planning Division.
25. The proposed design and materials for the future garage on Parcel 2 shall be compatible with the existing historic residence on the site, to the satisfaction of the Planning Division.

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TENTATIVE PARCEL MAP No. 2004-16
(SUB 17-0012)
121 N. Tulip Street**

GENERAL

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
4. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Parcel Map.
5. No Grading or Building Permits shall be issued for any construction within this Subdivision until the Final Parcel Map is recorded and either:
 - a) All conditions of the Tentative Parcel Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
6. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
7. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
Tulip Street	Local Collector

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. Access to this project off of Tulip Street shall be improved with an Alley-type driveway apron in accordance with Escondido Standard Drawing G-5-E with a minimum throat width of 28 feet.
4. The address of each building/dwelling unit shall be posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and the Fire Marshal.
5. The private access road shown on the Tentative Parcel Map shall be Improved to a Minimum width of 28 feet with a 5-foot walkway along one side. Plans for said road easement shall be submitted to and approved by the City Engineer prior to recordation of the Final Map.
6. Private roads shall include provisions for maintenance by owners of appurtenant parcels. A Declaration of Restrictions shall be filed with the County Recorder prior to recordation of the final Parcel Map. A note to this effect along with the recording data of Declaration of Restrictions shall be shown on the final Parcel Map.
7. The developer will be required to provide a detailed detour and traffic control plan, for all construction within the public right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to issuance of an Encroachment Permit for work in the public right-of-way
8. The developers engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signage and striping shall be done by a private contractor
9. The developer may be responsible for an overlay of Tulip Street due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
10. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkways widths, open space easements and restrictions on landscaping may be required at the discretion of the City Engineer.
11. The developer shall be required to install a street light in accordance with Escondido Standard Drawing E-1-E at the project entrance on Tulip Street.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to prevent sediment and silt from leaving the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
4. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of five (5) or more acres
5. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

6. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
7. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
8. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks shall be pumped and backfilled, per the San Diego County Health Department Requirements. These well and septic tank abandonments shall be completed prior to Parcel Map recordation.
9. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
2. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
3. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.
4. The Developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

1. If fire sprinklers are required by the Fire Department, a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas. All water services shall be to the satisfaction of the Utilities Engineer.
2. All on-site water lines and backflow prevention devices beyond the City water meter will be considered a private water system. The property owner will be responsible for all maintenance of these water lines and backflow prevention devices.
3. No trees or deep rooted plants shall be planted within 10 feet of any water service.
4. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. A private 4” minimum PVC sewer lateral with a standard clean-out within 18” of the right-of way shall be constructed for each Parcel and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The sewer lateral for Parcel 2 shall be constructed beyond the required private drive paving. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
2. The existing house on Parcel 2 shall be verified to be connected to City Sewer prior to Parcel Map recordation.
3. No trees or deep rooted bushes shall be planted within 10’ of any sewer lateral.
4. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main in Miller Avenue.

FINAL PARCEL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

<u>STREET</u>	<u>CLASSIFICATION</u>
Tulip Street	Local Collector

2. All easements, both private and public, affecting subject property shall be either delineated on the Final Parcel Map or noted for extinguishment on same.
3. Public Emergency Access Easements as required by the Fire Marshal shall be granted to the City on the Final Parcel Map and shown on the improvement and grading plans.

CASH SECURITY AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$30,000, unless a higher amount is deemed necessary by the Director of Engineering Services.
2. The developer will be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

DECLARATION of RESTRICTIONS

1. Copies of the Declaration of Restrictions shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Parcel Map.

2. The developer shall make provisions in the Declaration of Restrictions for maintenance by the homeowners of private roadways, driveways, parking areas, fencing, private utilities (including sewer and water), drainage and storm water treatment facilities, storm drains and landscaping along Tulip St. These provisions must be approved by the Engineering Department prior to approval of the Final Parcel Map.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the City's Overhead Utility Undergrounding Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as currently adopted by City Council.
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.