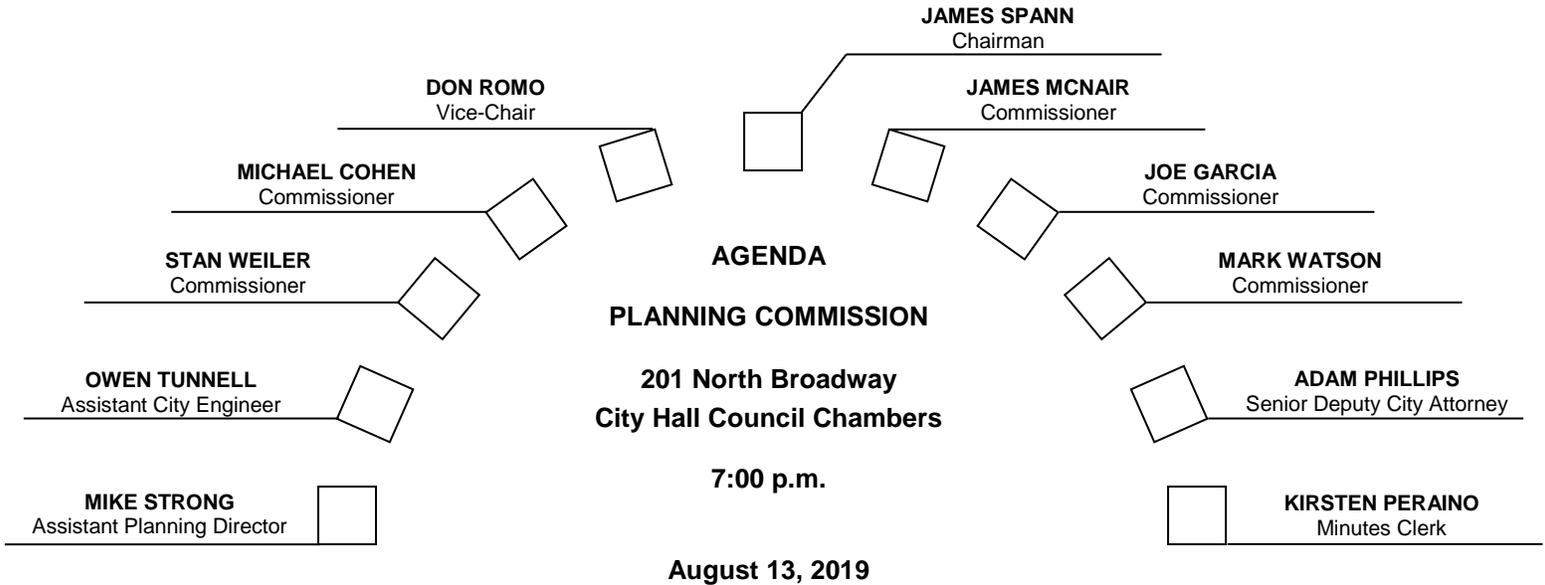


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7:00 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** [07/23/19](#)

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 3 minutes.

1. CONDITIONAL USE PERMIT – PHG 19-0012:

Request: A Conditional Use Permit to increase the capacity of an existing licensed residential care facility for the elderly (aged 60 and above), from six (6) to twelve (12) beds, on a 17,000 SF lot in the R-1-10 zone (Single-Family Residential, 10,000 SF minimum lot size). The request includes a proposed 1,656 SF, one (1) story, addition to the existing 2,450 SF, one (1) story, house and would increase the number of bedrooms from four (4) to nine (9). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 0.39-acres, at the western terminus of Heather Place, west of S. Orleans Avenue, addressed as 2512 Heather Place (APN: 231-640-25-00).

ENVIRONMENTAL STATUS: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Section 15303, Class 3 "New Construction or Conversion of Small Structures."

APPLICANT: Crossroads Home Care, LLC

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MASTER AND PRECISE DEVELOPMENT PLAN AND SPECIFIC PLAN AMENDMENT – PHG 17-0028:

REQUEST: A Master and Precise Development Plan and an amendment to the Downtown Specific Plan to allow for a 145-unit affordable senior housing project in the Gateway Transit District of the Downtown Specific Plan. The proposed senior housing project involves the demolition of three existing buildings; and the construction of a four-story structure above podium parking, with 142 parking spaces, and other associated improvements. The Specific Plan Amendment would allow ground-floor residential uses to be considered on the subject property, change the parking requirement for senior housing projects to be consistent the Escondido Zoning Code, and change the open space requirements for multi-family projects. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: A 1.47-acre lot on the northeast corner of W. Valley Parkway and N. Quince Street, addressed as 220 N. Quince Street (APN 229-331-10-00)

ENVIRONMENTAL STATUS: An Initial Study/Mitigated Negative Declaration (City File No. ENV 17-0008) was prepared and issued in compliance with all requirements contained in the California Environmental Quality Act (CEQA) and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts related to Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise.

APPLICANT: San Diego Interfaith Housing Foundation

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. A Precise Development Plan (PHG 18-0047) for a single-family residential development known as North Avenue Estates, containing 34 residential lots and five open space lots. The proposal also includes the adoption of the environmental determination prepared for the project.**

Location: North Avenue and Conway Drive

Applicant: Jared Aronowitz of Taylor Morrison, Inc.

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

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

July 23, 2019

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

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

Commissioners absent: None.

Staff present: Mike Strong, Assistant Planning Director; Elizabeth Lopez, Associate Engineer; Adam Phillips, Senior Deputy City Attorney; Adam Finestone, Principal Planner; Paul Bingham, Assistant Planner II; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the Action Minutes of the June 25, 2019 meeting. Motion carried (6-0-1). Ayes: Cohen, Garcia, Romo, Spann, Watson and Weiler. Noes: None. Abstained: McNair; Absent: None

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. ZONING CODE AMENDMENT – AZ 19-0001 (Continued from June 25, 2019):

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

PUBLIC SPEAKERS: None.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to approve the staff's request for a continuance to a future date. Motion carried unanimously (7-0-0).

2. CONDITIONAL USE PERMIT – PHG 18-0016:

REQUEST: A Conditional Use Permit to install a wireless communications facility consisting of 12 panel antennas, 12 remote radio units, and one microwave dish antenna, concealed within a new 40-foot tall stealth mono-pine, and associated ground-mounted mechanical within a 12' x 20' CMU block enclosure in the R-1-10 (Single Family Residential, 10,000 SF minimum lot size) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: A 4.52 acre site located on both sides of East El Norte Parkway between East Tangelo Place and Sungold Way, addressed as 2534 East El Norte Parkway (APN 225-270-63-00).

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Construction of Small Structures."

PUBLIC SPEAKERS:

Kerrigan Diehl, Plancom, Inc., Applicant for the project, available for questions
Brian Wilson, spoke in opposition to the project.
Christina King, spoke in opposition to the project.
Mike Hendel, spoke in opposition to the project.
Andre White, spoke in opposition to the project.
Rosalie McChesney, spoke in opposition to the project.
Lisa Brown, spoke in opposition to the project.
Gail McMorran, owner of the AirX business.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner McNair, seconded by Commissioner Weiler to approve the staff recommendation. Motion carried (5-2-0). Ayes: Cohen, McNair, Romo, Spann, and Weiler. Noes: Garcia and Watson. Absent: None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:47 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, August 13, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

Mike Strong, Secretary to the
Escondido Planning Commission

Kirsten Peraino, Minutes Clerk

PROJECT NUMBER / NAME: PHG 19-0012 / Crossroads Home Care, LLC

REQUEST: A Conditional Use Permit to increase the capacity of an existing licensed residential care facility for the elderly (aged 60 and above), from six (6) to twelve (12) beds, on a 17,000 SF lot in the R-1-10 zone (Single-Family Residential, 10,000 SF minimum lot size). The request includes a proposed 1,656 SF, one (1) story, addition to the existing 2,450 SF, one (1) story, house and would increase the number of bedrooms from four (4) to nine (9). The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 2512 Heather Place

APPLICANT: Crossroads Home Care, LLC

APN / APNS: 231-640-25-00

PRIMARY REPRESENTATIVE:
Mr. Hamid Montazer

GENERAL PLAN / ZONING: S/R-1-10

DISCRETIONARY ACTIONS REQUESTED: Conditional Use Permit

PREVIOUS ACTIONS: N/A

PROJECT PLANNER: Jasmin Perunovich, Assistant Planner I, jperunovich@escondido.org

CEQA RECOMMENDATION: Exempt (CEQA Guidelines Section 15303/Class 3)

STAFF RECOMMENDATION: Approval, as conditioned

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-16

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Bill Martin, Community Development Director
 Mike Strong, Assistant Planning Director

A. BACKGROUND:

The Montazer family owns the existing 2,450 SF, one (1) story, house, located on a 17,000 square foot lot at the end of the cul-de-sac on Heather Place. The house consists of four (4) bedrooms, three (3) bathrooms and an attached two (2) car garage; and is surrounded by single-family residential homes on all sides. Currently, the owner does not reside on the premises. A small residential care facility for the elderly, consisting of six (6) beds, is operating at the home.

The applicant, Crossroads Home Care, LLC, current operator of the small residential care facility at the subject property, is requesting a Conditional Use Permit (CUP) to increase the capacity of the existing residential care facility, from six (6) to twelve (12) beds, due to increasing demand. The applicant has cited numerous requests of need from the Escondido residents, placement agencies, and out of area referrals.

Since 2011, the facility has been licensed by the Department of Social Services Community Care Licensing Division (Facility License Number 374603202) to provide care for five (5) non-ambulatory and one (1) bed-ridden resident. The facility employs a total of three (3) people: two (2) caregivers during the day (7 a.m. to 7 p.m.), one (1) of whom resides at the facility and is available at night, and one (1) administrator who is on site four (4) hours a day. The site is well maintained and landscaped and the site is suitable for the care facility and is compatible with similar single-family development in the surrounding community. There is an existing patio area with a gazebo for the residents in the back yard.

B. PROJECT ANALYSIS:

1. General Plan / Zoning

The General Plan land-use designation is Suburban (S) with a zoning designation of R-1-10 (Single-Family Residential, 10,000 SF minimum lot size). State law exempts residential care facilities with up to six (6) clients from local zoning regulations and considers them the same as a single-family residence for zoning purposes. The proposed CUP is consistent with the goals and policies of the General Plan and R-1-10 zone because licensed residential care facilities for seven (7) or more persons are conditionally permitted within residential zones.

2. Project Description

The proposed twelve (12) bed residential care facility for the elderly would involve a 1,656 square foot addition to the existing home, increasing the size from 2,450 square feet to 4,106 square feet, plus the garage. The addition would consist of five (5) bedrooms, two (2) bathrooms, and living and dining room areas. After the addition is complete, the facility would include nine (9) bedrooms - eight (8) for residents and one (1) for staff. At project completion there would be five (5) bathrooms serving the facility. The facility would employ a total of seven (7) employees, with four

(4) caregivers during the day (7 a.m. to 7 p.m.), two (2) caregivers at night (7 p.m. to 7 a.m.), and one (1) administrator that will be on site six (6) hours per day.

The demand for utilities would increase slightly due to the increase in capacity of additional residents. The overall building size is proportion to, and in scale with the site and with the surrounding properties. The maximum lot coverage allowed on site is 6,800 SF and the total building coverage proposed is 4,666 SF with the entire structure being single-story. The building exterior colors and materials on the new addition will match the existing improvements on the site.

The Zoning Code requires parking for residential care facilities at a ratio of one (1) parking space per three (3) beds. There is no covered parking requirement for residential care facilities. The proposed twelve (12) bed facility would require four (4) parking spaces on site. The existing two (2) car garage and driveway provides four (4) tandem parking spaces; and a new 24' wide x 20' deep concrete pad for two (2) additional parking spaces will be provided on the north side of the site, accessible by a new ten (10) foot-wide concrete driveway. The north side of this paved parking area will be screened with the addition of trees and shrubs. The demand for parking is expected to be limited primarily to the facility employees since resident do not drive and resident client visitation occurs on an infrequent basis.

SANDAG estimates that residential care facilities generate approximately 2.5 vehicle trips per bed. In this case, the number of beds is increasing by six (6) over what is permitted in the R-1 zone, which represents an increase of fifteen (15) trips beyond a standard single-family residential use. The anticipated increase in trips also would not be significant and therefore no environmental review is required.

3. Supplemental Details of Request

- | | |
|-------------------------|---|
| 1. Property Size: | .39 acres (17,000 SF) |
| 2. Total Building Area: | Existing 1-Story House: 2,450 SF
Existing 2-Car Garage: 440 SF
Existing Detached Storage: 120 SF
<u>Proposed 1-Story Addition: 1,656 SF</u>
Total Building SF: 4,666 SF |
| 3. Lot Coverage: | Maximum Allowed: 40 percent (6,800 square feet) |
| | Existing: 17 percent (3,010 square feet) |
| | Proposed: 27 percent (4,666 square feet) |

- | | | | |
|--------------|--------|-----------------|-----------------|
| 4. Setbacks: | | <u>Required</u> | <u>Provided</u> |
| | Front: | 20' | 20' |
| | Side: | 5'/10' | 5'/10' |
| | Rear: | 20' | 20' |
5. Hours of Operation: Care is provided 24 hours a day, 365 days a year
- | | | |
|----------------------------------|-----------|--|
| 6. Number of Employees:
p.m.) | Existing: | 2 caregivers day shift (7:00 a.m. to 7 p.m.)

1 caregiver lives on site and is available at night

1 Administrator (4 hours a day) |
| | Proposed: | 4 caregivers day shift (7:00 a.m. to 7 p.m.)
2 caregivers night shift (7 p.m. to 7 a.m.)
1 Administrator (6 hours a day) |
- | | | |
|-------------------------|-----------|--------------|
| 7. Number of Residents: | Existing: | 6 |
| | Proposed: | 12 (maximum) |
- | | | |
|------------------------------|-----------|---------------------|
| 8. Number of Bedrooms, Beds: | Existing: | 4 bedrooms, 6 beds |
| | Proposed: | 9 bedrooms, 12 beds |
- | | | |
|-------------|-----------|--|
| 9. Parking: | Existing: | 4 parking spaces
(2-car garage, 2 uncovered spaces) |
| | Proposed: | 6 parking spaces
(2-car garage, 4 uncovered spaces) |
10. Landscaping: The existing landscaping around the property, and mature trees along the rear property line, will remain. Additional trees and shrubs will be installed along the northern property line to provide screening of the new parking area.

C. ENVIRONMENTAL STATUS:

The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303/Class 3 "New Construction or Conversion of Small Structures." In staff's opinion, the project would not have any adverse impacts to the environment.

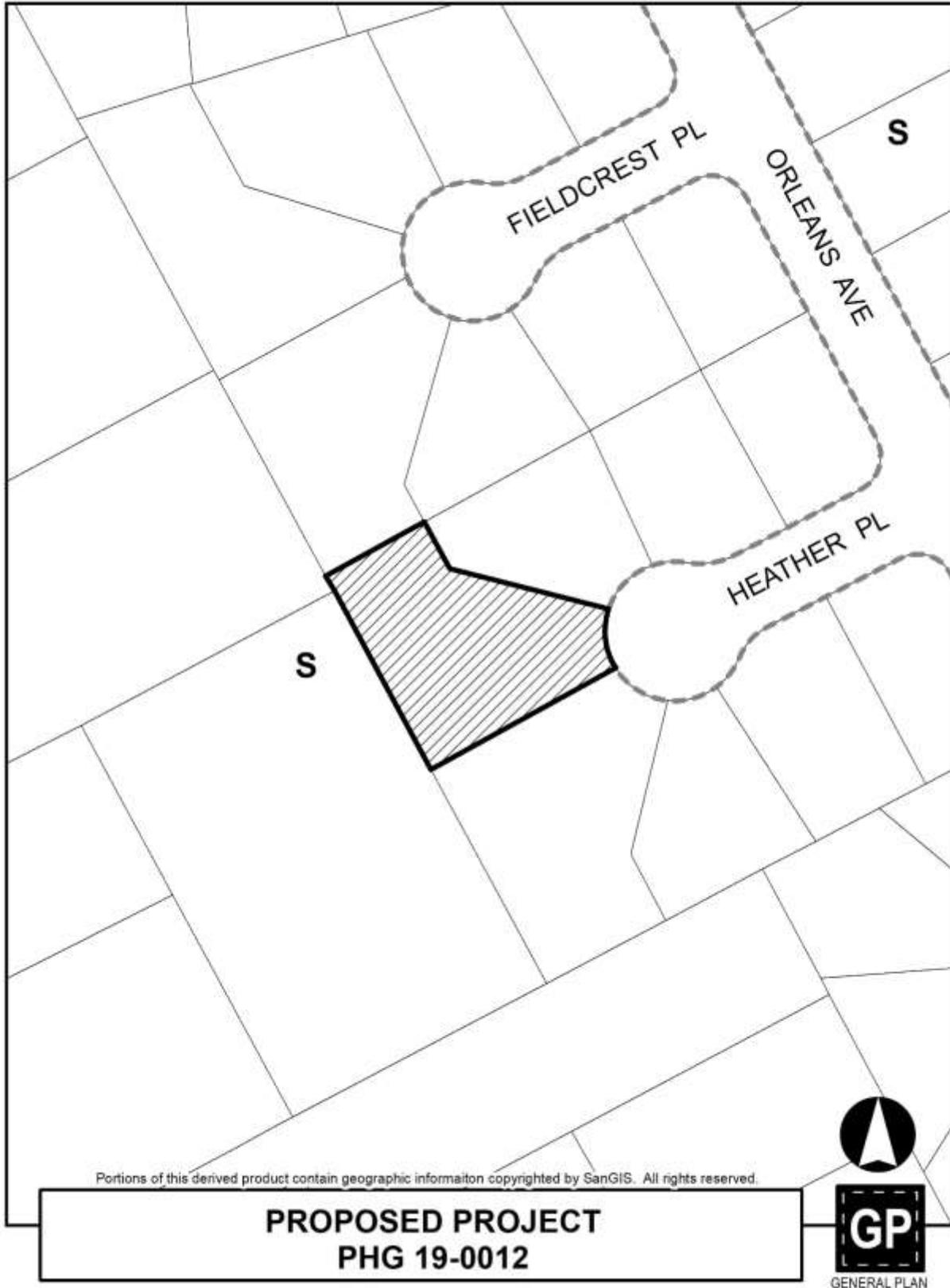
D. CONCLUSIONS:

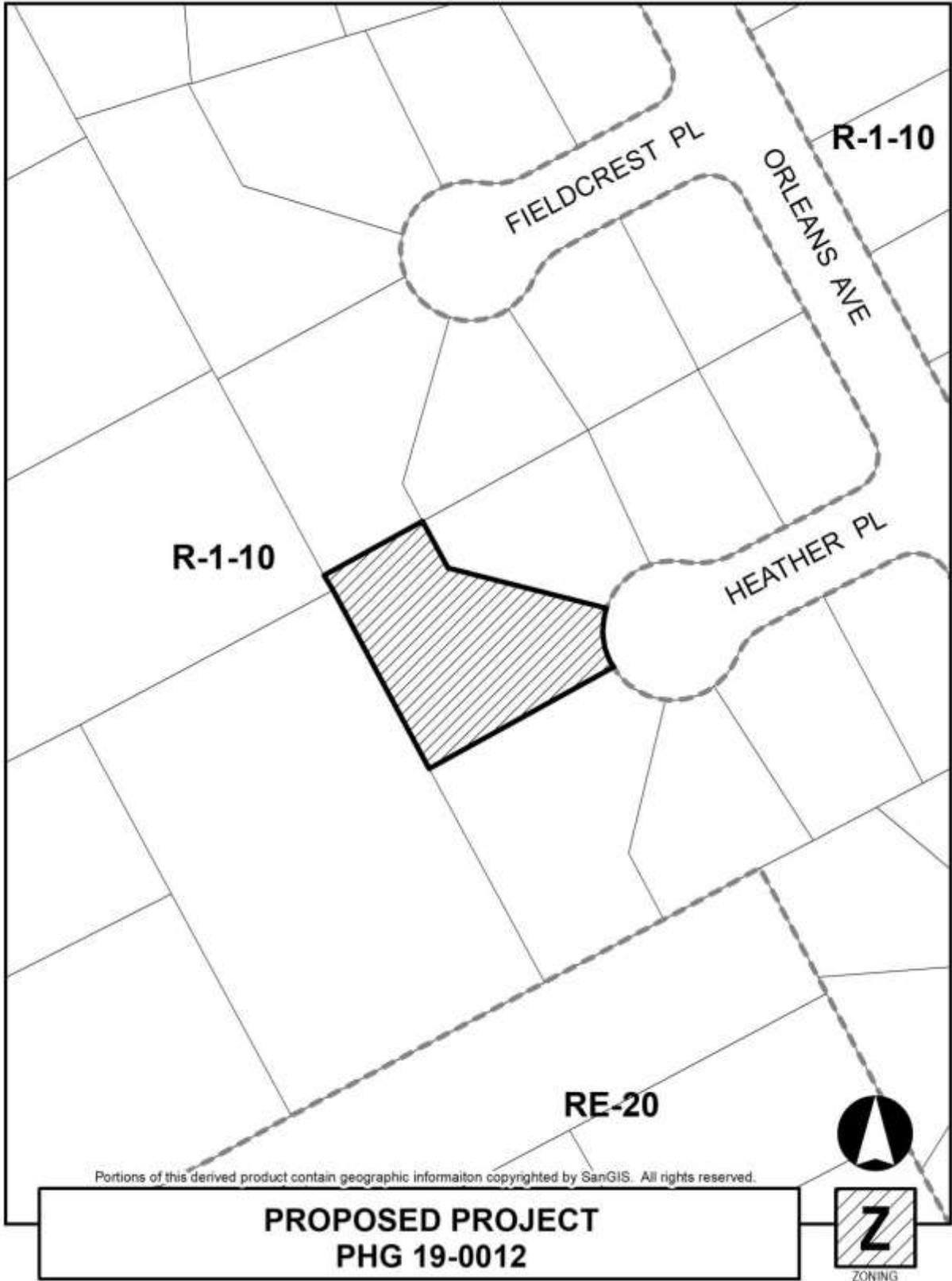
The Planning Commission is authorized to take discretionary action on to the major Conditional Use Permits. The Planning Commission is being asked to consider this Conditional Use Permit for the proposed increase in the capacity of an existing licensed residential care facility for the elderly from six (6) beds to twelve (12) beds. No other discretionary permits are requested or required for the proposed scope of work. City staff recommends that the Planning Commission adopt draft Planning Commission Resolution No. 2019-16, approving Planning Case No. PHG 19-0012, based upon the findings of fact and conditions contained attached to the draft resolution as Exhibits "B" and "C," respectively.

ATTACHMENTS:

1. Location and General Plan Map
2. Site Photos
3. Draft Planning Commission Resolution No. 2019-16

ATTACHMENT 1





ATTACHMENT 2



RECEIVED

FEB 13 2019

City of Escondido Planning Division

LEGEND

← A → PHOTO REFERENCE
DIRECTION OF CAMERA

A



B



C



D



E



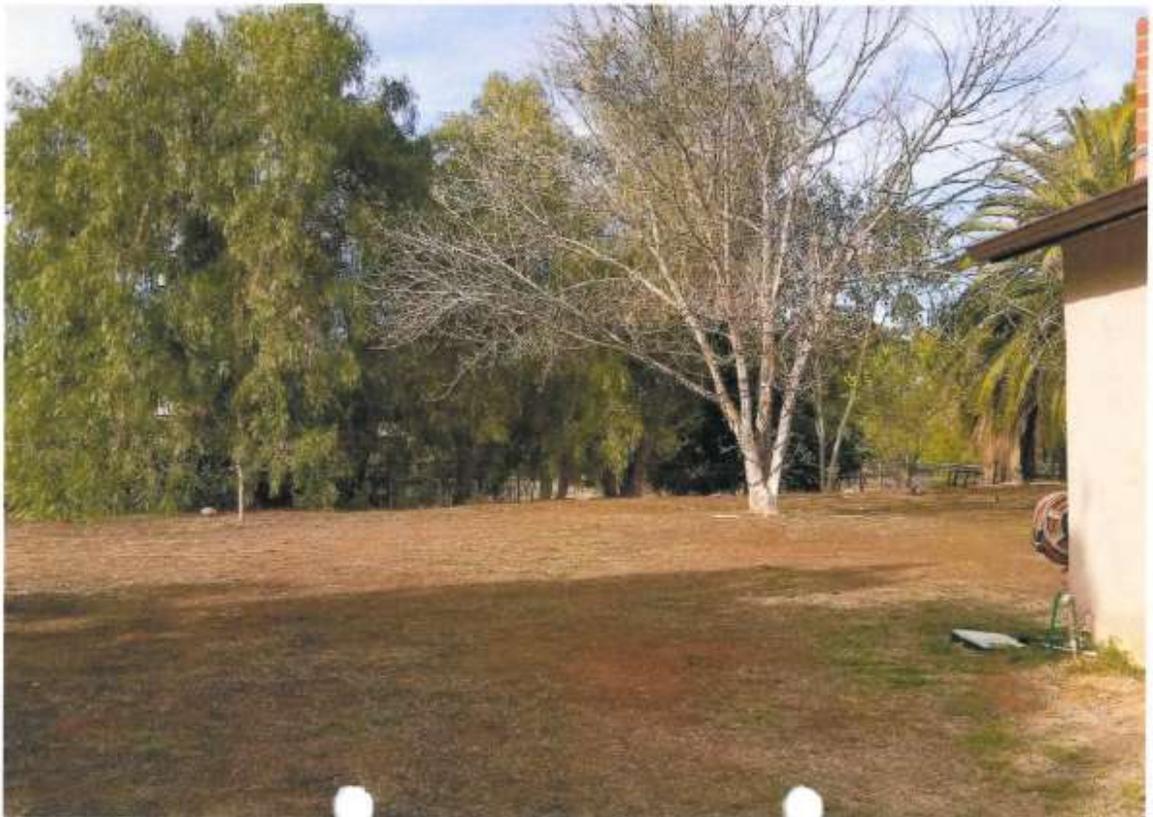
F



G



H



ATTACHMENT 3

Planning Commission
Hearing Date: August 13, 2019
Effective Date: August 24, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-16

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A
TWELVE-BED RESIDENTIAL CARE FACILITY FOR
THE ELDERLY IN THE R-1-10 ZONE

APPLICANT: Mr. Hamid Montazer, Crossroads Home Care, LLC

CASE NO: PHG 19-0012

WHEREAS, Mr. Hamid Montazer, on behalf of Crossroads Home Care, LLC (herein after referred to as "Applicant"), filed a land use development application (Planning Case No. PHG 19-0012) constituting a request for a Conditional Use Permit to allow an increase in the capacity of an existing licensed residential care facility for the elderly (aged 60 and above), from 6 to 12 beds, on a .39 gross acre site located at 2512 Heather Place (APN 231-640-25-00), in the R-1-10 Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the land use development application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act

(Government Code Section 65920 et seq.) and California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.); and

WHEREAS, Residential Care Facilities for 7 or more persons are conditionally permitted uses within the R-1-10 Zone, subject to the approval of a Conditional Use Permit, in accordance with Section 33-94 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, the Planning Commission of the City of Escondido did, on August 13, 2019, hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;

- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated August 13, 2019, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.
2. The proposed project is exempt from environmental review in conformance with the California Environmental Quality Act (CEQA) Section 15303 "New Construction or Conversion of Small Structures."
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The application to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "C" is

hereby **approved** by the Planning Commission. This Planning Commission expressly declares that it would not have approved this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with CEQA Guidelines.

6. Said plan is on file in the Planning Division of the Community Development Department and is available for inspection by anyone interested herein, and attached hereto as Exhibit "D." This Project is conditionally approved as set forth on the application and project drawings, all designated as approved by the Planning Commission, and shall not be altered without the express authorization by the Planning Division. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee

Inventory on file in both the Community Development and Public Works Departments. The Applicant 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. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 13th day of August, 2019, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

JAMES SPANN, Chairman
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

PHG 19-0012
August 13, 2019
Planning Commission Meeting

EXHIBIT "A"

**LEGAL DESCRIPTION
PHG19-0012**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 28 OF ESCONDIDO TRACT NO. 232, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8135, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1975.

APN: 231-640-25-00

EXHIBIT “B”

FINDINGS OF FACT PHG19-0012

Conditional Use Permit

1. Licensed group homes serving six (6) or fewer residents must be treated like single-family homes or single dwelling units for zoning purposes. In other words, a licensed group home serving six (6) or fewer residents must be a permitted use in all residential zones in which a single-family home is permitted, with the same parking requirements, setbacks, design standards, and the like. Because California law only protects licensed facilities serving six (6) or fewer residents, the City of Escondido and other cities can restrict the location of facilities housing seven (7) or more clients by requiring use permits, adopting special parking and other standards for these homes.
2. Granting the Conditional Use Permit would utilize sound principles of land use in response to services required by the community since the proposed residential care facility would provide housing for community residents that have special needs. The General Plan supports the development of residential care facilities through the Conditional Use Permit process. The proposed project would not diminish the quality of life standards of the General Plan since the project would not materially degrade the level of service on adjacent streets or public facilities, nor create excessive noise, and adequate public services are currently provided on site.

The site is suitable for the proposed care facility and is compatible with similar development in the surrounding community. The physical and design characteristics of the project is compatible with existing community character and would result in less than significant aesthetic or land use effects on the environment.

3. The proposed increase in the number of residents and beds for the existing care facility would not cause a deterioration of bordering land uses or create special problems in the area. The site has been developed with a single-family residence and previously approved for a residential care facility with up to six (6) beds. The increase in size of the residential structure is not out of character with the nearby residential development patterns, and adequate parking, setbacks, access and landscaping are provided. The proposed use is residential in nature and the operations are regulated by the State of California Department of Social Services.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood and it has been determined to be compatible with the surrounding properties and General Plan policies since the use is still residential in nature and would not create noise, traffic, or other adverse impacts.

EXHIBIT "C"

**CONDITIONS OF APPROVAL
PHG19-0012**

1. This Conditional Use Permit shall become null and void if not utilized within twelve (12) months of the effective date of approval.
2. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. Prior to any use of the project site pursuant to this permit, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Director of Community Development.
4. This Conditional Use Permit shall be for the operation of a residential care for the elderly only, as described the August 13, 2019 Planning Commission Agenda Report, which is incorporated herein by this reference as though fully set forth herein. No other residential care facilities and/or occupancies are approved with this CUP.
5. The maximum capacity for the Residential Care Facility shall be limited to twelve (12) residents. Nothing in this permit shall authorize the applicant to intensify the authorized activity beyond that which is specifically described in this permit. A request to increase the maximum allowable capacity will require a modification to the CUP.
6. The maximum number of residents and staff in each room is subject to Building and Fire Codes and approvals from the Building Division and Fire Department.
7. There shall be a maximum of seven (7) employees: four (4) caregivers (7:00 a.m. to 7:00 p.m.), two (2) caregivers (7:00 p.m. to 7 a.m.) and one (1) administrator that will be on site 6 hours a day. Any increase in the number of employees must be approved in writing by the Director of Community Development.
8. A minimum of four (4) parking spaces shall be provided on site in conjunction with the facility, including one (1) space for disabled persons ("Van Accessible" space and access aisle) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
9. All employees of the facility shall be required to park in the garage or on the concrete pad located on the subject property on the north side of the house.
10. Fire lanes shall remain clear and unobstructed at all times.
11. Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.

12. All new mechanical equipment and appurtenances shall be screened from public view to the satisfaction of the Planning Division. Exterior mechanical equipment or devices shall be subject to siting and design standards pursuant to Section 33-1085.
13. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to, and consistent with, the primary structures (e.g. stucco-coated masonry, split-face block or slump stone). These items shall be approved by the Community Development Department prior to the issuance of building and/or grading permits.
14. The required landscape and irrigation shall comply with the provisions, requirements and standards in the City's Water Efficient Landscape Regulations, as well as the State Model Water Efficient Landscape Ordinance.
15. Any landscaping damaged or destroyed as a result of the building expansion shall be replaced to the satisfaction of the Planning Division. All landscaping, fences, walls, etc. on the site, in any adjoining public parkways (the area between the front property line and the street) shall be permanently maintained by the owner, assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping to ensure that plant material is maintained in a flourishing manner; repair and replacement of plant materials and irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Irrigation systems shall be consistently maintained and adjusted to eliminate water waste and ensure the healthy survival of the plant material. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the approval.
16. Additional trees and other appropriate landscaping shall be provided along the north side of the lot to screen the proposed parking area from view. Parking area shall be screened from adjacent properties and/or public view with decorative wall(s) and/or landscaping. Said screening shall be reviewed and approved by the Community Development Department prior to building permit issuance.
17. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Locations of pad mounted Transformers, meter boxes, and other utility related items shall be included in the site plan submitted with the building permit application with an appropriate screening treatment. Transformers, terminal boxes, meter cabinets, pedestals, ducts and other facilities may be placed above ground provided they are screened with landscaping.
18. Building plans, prepared by a licensed design professional, must be submitted for this project and must comply with the building and fire codes in effect at the time of building plan submittal.
19. The applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees as so established by the City's fee schedule which may be so amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.

20. A City Business License shall be obtained prior to occupancy. The business license shall include the maximum capacity of elderly residents and shall match the capacity number approved by this CUP and Department of Social Services, Community Care Licensing Division.
21. A Community Care License from the Department of Social Services, Community Care Licensing Division, for a residential care facility that serves twelve elderly residents maximum, shall be obtained prior to occupancy. The CCL shall match the maximum capacity number approved by this CUP. At all times during the effective period of this permit, the responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the operation of the authorized activity.
22. No signage is approved as part of this permit. All proposed signage shall conform to the Escondido Sign Ordinance (Ord. 92-47). Separate sign permits will be required for project signage.
23. All outdoor lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
24. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08), to the satisfaction of the Planning Division.
25. This project shall conform to the Public Art Partnership Program, Article 37 of the Escondido Zoning Code.
26. The holder of the Conditional Use Permit shall make the premises available for inspection by City staff during operating hours, and shall provide such business records, licenses, and other materials necessary to evidence compliance with these conditions of approval.
27. The legal description attached to this resolution as Exhibit "A" 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.
28. This item may be referred back to the Planning Commission for review and possible revocation or modification at a noticed public hearing upon receipt of nuisance complaints regarding performance of the operation of the facility and/or non-compliance with the conditions of approval.
29. Nothing in this permit shall relieve the applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. In the event that any of the conditions of this permit are not satisfied, the Community Development Department shall cause a noticed hearing to be set before the authorized agency to determine whether the City of Escondido should revoke this permit.
30. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two

working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "San Diego County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

PROJECT NUMBER / NAME: PHG 17-0028 – 220 North Quince Street Senior Housing Project

REQUEST: A Master and Precise Development Plan and an amendment to the Downtown Specific Plan to allow for a 145-unit affordable senior housing project in the Gateway Transit District of the Downtown Specific Plan. The proposed senior housing project involves the demolition of three existing buildings; and the construction of a four-story structure above podium parking, with 142 parking spaces, and other associated improvements. The Specific Plan Amendment would allow ground-floor residential uses to be considered on the subject property, change the parking requirement for senior housing projects to be consistent the Escondido Zoning Code, and change the open space requirements for multi-family projects. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 220 N. Quince Street

APN / APNS: 229-331-10-00

GENERAL PLAN / ZONING: SPA-9 /
Downtown Specific Plan – Gateway Transit
District

APPLICANT: San Diego Interfaith Housing
Foundation

PRIMARY REPRESENTATIVE:
Matt Jumper

DISCRETIONARY ACTIONS REQUESTED: Master and Precise Development Plan and Specific
Plan Amendment

PREVIOUS ACTIONS: On February 14, 2018, the City Council authorized staff to process an
amendment to the Downtown Specific Plan related to this project.

PROJECT PLANNER: Adam Finestone, Principal Planner, afinestone@escondido.org

CEQA RECOMMENDATION: Approval of a Mitigated Negative Declaration prepared for the project
(Helix Environmental, June 2019)

STAFF RECOMMENDATION: Recommend approval by the City Council

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-15

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Bill Martin, Community Development Director

Mike Strong, Assistant Planning Director

A. BACKGROUND:

Downtown Escondido is a dynamic city center offering cultural events, retail, services, business and medical offices, employment opportunities, and a range of housing types within the City's urban core. The proposed project would be located toward the western end of Escondido's Downtown Specific Plan area, on the northeast corner of W. Valley Parkway and N. Quince Street, across the street from the Escondido Transit Center (shown on Attachment "A"). The Escondido Creek Trail and flood control channel are immediately north of the project site, and a private access drive/alley runs along the east side of the property. The property is currently occupied by three vacant warehouse buildings that were most recently occupied by Bekins Pack and Crate Services. One small accessory/maintenance building also exists on-site, and the remainder of the property is fully paved. The property is flat with no topography.

The applicant proposes to construct a 145-unit senior housing project on the 1.47-acre site, with a resulting density of 98.6 units per acre. The project would contain four stories of residential units on a podium deck above a grade-level parking garage. The podium would contain a large plaza and courtyard, and other interior and exterior open space areas would be provided on the project site. The residential unit mix would include 4 studios, 129 one-bedroom units, and 12 two-bedroom units, ranging in size from 612 square feet to 869 square feet. The building would reach a maximum height of 61-feet, and would include a variety of colors and materials, as well as decorative illuminated panels at the corner of W. Valley Parkway and N. Quince Street. A passenger loading and delivery zone would be provided at the main building entrance along N. Quince Street, with additional access available from within the garage. The project would be responsible for widening W. Valley Parkway to its ultimate width and would provide landscaping and other enhancement along both street frontages and adjacent to the Escondido Creek Trail. Emergency access would be provided to the site along the existing alley on the east side of the building and from the creek trail, which would be widened and enhanced as part of the project. Project plans are attached to draft Planning Commission Resolution No. 2019-15 as Exhibit "D."

As of this writing, it is anticipated that the project would be rented at market rate to senior-aged households. It should be noted that the project, as described in the Project Request on the cover page, includes a reference to "affordable" housing but the project may or may not be affordable housing after project implementation. Although the project may be relatively affordable by design, the project proposal does not include (nor require) affordable housing restrictive covenants as a condition of approval. The project has no density bonus, inclusionary, or lower-income housing obligations. However, the applicant is looking into obtaining financing that potentially require affordability requirements. But without a deed restriction recorded on the property, steady pricing for buyers or renters are not ensured.

B. PROJECT ANALYSIS:

1. General Plan / Zoning

The City's General Plan and the Downtown Specific Plan (DSP) encourage high-density residential development in urbanized areas that are within close proximity to commercial uses, offer recreational opportunities, and provide convenient access to public transit. The subject property is located directly across N. Quince Street from the Escondido Transit Center, within the Gateway Transit District of the DSP, which makes it a prime candidate for this type of high-density development. At a yield of 145 dwelling units, the proposed project takes full advantage of the allowable density of 100 units per acre, with a density of 98.6 units per acre. Thus, the development embodies the land use densities envisioned for this area.

Surrounding land uses include a commercial development to the east, a financial institution currently under construction to the south, the aforementioned Escondido Transit Center to the west, and the flood control channel to the north with Fire Station No. 1 immediately beyond that.

2. Downtown Specific Plan Amendment

The proposed project is in conflict with certain existing provisions contained in the DSP. As such, an amendment to the DSP is proposed as part of this project. A description of the proposed amendments is provided below.

Location for Residential Land Uses

Portions of the DSP have non-residential zones where residential densities are permitted or allowed. The DSP currently requires ground-floor retail or office uses along both street frontages on the project site, with residential uses permitted above. The interior portion of the site may provide residential uses through the Planned Development application process on all floors (Figure II-4 of the DSP). The proposed project includes a parking garage on the entire ground floor, which is accessory to the residential use above. Since it is not a retail or office use, the applicant has requested that Figure II-4 be changed to allow ground-floor residential uses on the entire property. The proposed change is depicted in Exhibit "C" to draft Planning Commission Resolution No. 2019-15.

This is not the first time the City has received a request to amend the DSP to allow ground-floor residential uses in locations where retail or office uses are currently required. The Gateway Grand project, currently under construction approximately 500 feet west of the subject property on W. Valley Parkway, received approval for the same type of request to remove the ground-floor retail requirement as part of their entitlement process. It may be difficult to market and develop properties in the downtown area with these blanket ground

floor commercial requirements because there is a finite economic market available to support providing additional commercial services. Mixed use thrives when it is focused in a compact area, not over lengthy corridors, as is currently mandated in these specific plans.

Governmental constraints are policies, standards, requirements or actions imposed by the various levels of government upon land, housing ownership and development. The current request made by the applicant would be applicable only to the subject property. However, Planning Division staff is contemplating a separate effort to remove similar constraints to housing development in other areas of the city. As part of the forthcoming General Plan Housing Element Update process, set to begin in 2020, the City has identified several early implementation action items aimed at improving, maintaining, and developing housing opportunities in the Escondido community. For mixed-use projects in the downtown, the City is considering amending DSP regulations to require ground floor commercial uses only at key locations or preference areas based on context or planning objectives rather than as a blanket requirement to ensure future projects are feasible and the desired community character is preserved. Key locations will be determined by City Council, with a recommendation from the Planning Commission.

Parking Requirements for Senior Housing Projects

The Escondido Zoning Code was recently amended to reduce the number of parking spaces required for senior housing projects city-wide, however that amendment does not apply to properties in the DSP. Since the DSP parking requirements do not specifically address senior housing projects, the multi-family parking provisions contained in the document are applicable. Parking required for the proposed project based on current DSP requirements, identified in Figure III-3 of the specific plan, would be as shown below:

<u>Unit Type</u>	<u>Parking Requirement</u>	<u>Number of Units</u>	<u>Spaces Required</u>
Studio	1 space/unit	4	4
1-Bedroom	1.5 spaces/unit	129	193.5
2-Bedroom	1.75 spaces/unit	12	21
Guest Parking	0.25 spaces/unit	145	36.25
Total		145	254.75

The proposed amendment to the DSP would reference Article 39 of the Escondido Zoning Code for parking requirements for senior housing projects. The proposed revision would be added as a footnote to Figure III-3 of the DSP, as depicted in Exhibit "C" to draft Planning Commission Resolution No. 2019-15.

This amendment would be applicable throughout the DSP area, and would bring parking requirements for senior housing projects in the DSP into line with those contained in the

Escondido Zoning Code. Based on the goals for a walkable, urban downtown, staff believes this modification is appropriate for properties in the DSP, and even more so for the subject property, considering its proximity to the Escondido Transit Center.

Open Space Requirements

The DSP currently requires a minimum of 300 square feet of open space per dwelling unit. Open space can be common (courtyards, pools, landscaped areas, etc.) or private (balconies, decks, patios, etc.), and exterior or interior (clubhouse, gym, etc.). Common areas must have minimum dimensions of ten feet in all directions, and private open space areas must be at least five feet in all directions. Said open space allows for buffers between residential units and helps break up the monotony of paved and built surfaces.

At 145 dwelling units, the subject project would be required to provide 43,500 square feet of open space. The project proposes approximately 35,000 square feet of open space, consisting of a large plaza and courtyard on the podium deck, an observation deck overlooking the corner of W. Valley Parkway and N. Quince Street, a community room, and other smaller terraces and observation decks. It also proposes private balconies or decks for each unit. Collectively, the project provides functional common and private open space areas that enhance the quality of life for the occupants. However, due to the density, the project has a deficiency of approximately 9,000 square feet of open space. In order to accommodate this reduction, the applicant has requested relief from the open space requirement.

As of this writing, the DSP allows for some open space reductions, to be considered on an ad hoc basis. In order to accommodate the proposed project under the current regulations, the applicant would have to enter into a Development Agreement with the City (in addition to the Planned Development application process), and would have to provide an open space-related public benefit to the community. In consideration of the project's design and densities of the downtown, it is pretty clear that the total amount of landscaping to be provided in high-density environments are unduly constraining housing development. In this case, the applicant has made a genuine effort to incorporate as much open space on the site as possible, and has come up with a project design that complements existing buildings and is well integrated into the neighborhood with a cohesive and well-thought out design that provides a generous amount of open space and landscaping which creates a positive enhancement to the project. In staff's opinion, the project meets the spirit of the open space provisions contained in the DSP and contributes a reasonable amount of open space on a per-unit basis that contributes to a cleaner environment and a healthier, more livable project setting. In order to construct a well-designed project that complies with height and setback limitations identified in the DSP, such as that proposed by the applicant, providing the required amount of open space negatively impacts the ability to achieve a higher density project envisioned by that

document. Furthermore, if technically feasible, the open space requirements contained in the DSP might have an adverse impact on the desired development pattern within the DSP area and take away from an otherwise ultimately rich urban center.

City staff conducted an analysis of residential projects in the downtown area that have been recently constructed, are under construction, or are currently being reviewed, to determine if there is an open space “problem,” if project deficiencies exist, and if a potential reduction in the open space requirement contained in the DSP is justified. The results of that analysis are presented below:

Project:	Location:	Density (Units/Acre):	Unit Count:	Open Space (Per Unit)*:
Latitude II (Alcove)	610 N. Centre City Pkwy.	32.6	112	245 sq. ft.
Palomar Heights	555 E. Valley Pkwy	36.9	510	300 sq. ft.
Gateway Grand	700 W. Grand Ave.	48.6	126	303 sq. ft.
City Plaza**	300 S. Escondido Blvd.	68.8	55	310 sq. ft.
Latitude 3**	439 W. Washington Ave.	70.7	82	229 sq. ft.
Five 55 W. Grand	555 W. Grand Ave.	79.8	32	257 sq. ft.
220 N. Quince Street Sr. Housing	220 N. Quince Street	98.6	145	254 sq. ft.
The Ivy	343 E. 2 nd Ave.	126.7	127	171 sq. ft.
Aspire	137 W. Valley Pkwy.	125	131	211 sq. ft.

* Projects listed above that do not provide the required 300 square feet of open space per unit have been required to go through Planned Development and Development Agreement approval process or have had their open space requirements reduced in exchange for the provision of affordable housing units as part of a density bonus request.

** Contains subterranean parking garage

As demonstrated above, higher-density projects tend to have a difficult time meeting their open space requirements. Although it is recognized that not all techniques or approaches are appropriate or practical for every development project, recent projects above 70 units per acre have generally provided less than 250 square feet of open space per unit. Therefore, the current open space obligation is a regulatory barrier to developing higher-density projects in the downtown area.

As a companion action to the those listed in the Agenda Report, City staff proposes to amend the open space requirements contained in the DSP so that less open space is required for higher density projects. Projects proposing densities of less than 30 units per acre would still be required to provide the current 300 square feet of open space per unit. Projects with densities ranging between 30 and 50 units per acre would be required to provide at least 250 square feet of open space per unit, and projects with densities of 50 units per acre or more would need to provide at least 200 square feet of open space per unit. Open space requirements for senior housing projects would be further reduced to

150 square feet of open space per unit regardless of project density. This overall approach tends to follow anticipated occupancies per unit, since higher density projects will likely feature more studio and single-bedroom units; and senior housing projects have, on average, less residents per unit than standard multi-family projects. City staff believes this sliding scale will ensure that adequate open space is provided for projects where it is anticipated that more families with small children will live (typically townhome-style projects with densities in the 25 – 30 unit/acre range), while encouraging higher density projects throughout the DSP area.

In addition to the proposed amendments to the required amount of open space per unit, it is important to provide appropriate useable open space to accommodate gathering, playing, and seating areas for residents. As such, staff has proposed revisions to the definition of “Useable Open Space” contained in the DSP to ensure that open space areas are large enough and located in areas that serve the purpose for which they are intended. Specifically, staff has proposed to exclude required setbacks from rights-of-way in open space calculations. The proposed amendment language also requires areas classified as common open space to be a minimum of 200 square feet in size to ensure the provision of amenities, such as play areas for children, recreational facilities, and outdoor gathering areas.

Staff also believes that a reduction in the open space requirements beyond that contemplated by this code amendment may still be appropriate in exchange for some sort of open space-related public benefit, and that a Planned Development approval process is sufficient to administer requests of this type. Staff does not feel that a Development Agreement is necessary, and also proposes to remove the maximum reduction allowance of 50 percent. This will allow more flexibility for projects that would like to provide creative and innovative public open space-related benefits that can serve their residents and the community at-large.

The proposed amendments to the open space requirements in the DSP will be sufficient to accommodate the applicant’s proposal and will also provide flexibility to others looking to develop high-quality projects. The text amendments are shown in Exhibit “C” to draft Planning Commission Resolution No. 2019-15.

3. Planned Development (Master and Precise Development Plan)

One of the proposed amendments to the DSP described above would allow ground-floor residential uses on the subject property through a Planned Development application process. The applicant has proposed to provide a gated parking garage on the ground floor, which is an accessory use to the residential uses proposed above it. A Planned Development application has been submitted by the applicant seeking relief from this standard, in conjunction with the DSP amendment.

C. PROJECT COMPONENTS:

The location, size, design or operating characteristics of the proposed project will be compatible with adjacent uses and the proposed project is conditioned to have adequate public facilities, parking areas, services and utilities to serve the project.

1. Design:

The building would incorporate a stucco finish with corrugated metal siding and other decorative materials. The main body colors of the building would be white, burnt yellow, and terra cotta, with cool metallic silver metal siding, as shown on the architectural color scheme included with Exhibit "D" to draft Planning Commission Resolution 2019-15. Other architectural features would include metal and glass balconies with metal awnings, as well as metal eyebrows and canopies. Metal louvers would screen the garage from view wrought iron or other metal fencing would be provided along the Escondido Creek Trail and fire lane. The building would have varying rooflines, and all mechanical and electrical equipment, including downspouts, would be screened from view. Air conditioning units and solar panels would be placed on the building's roof. Color-changing illuminated panels with wrought-iron trim would create an attractive design feature facing the corner of W. Valley Parkway and N. Quince Street, with similar treatment on the underside of a canopy on the second floor observation deck above.

2. Open Space and Landscaping:

Design features include decks/balconies for each unit, a large plaza and courtyard on the podium deck, a viewing deck at the corner of W. Valley Parkway and N. Quince Street, and other open space areas. The plaza, courtyard and viewing deck would all include outdoor furniture and seating areas, decorative/enhanced paving and potted plants. The plaza and courtyard would have barbeque islands, and grade-level and raised planters, and a trellis/shade structure would also be provided in the plaza. A community room with residential amenities would open onto the plaza.

Street trees would be provided either with ADA-compliant tree grates or in above-ground pots along both street frontages, and raised planters between the building and sidewalk would serve as storm water treatment areas. Potted plants and decorative/enhanced paving are proposed at the main building entrance, and additional landscaping would provide a buffer between the building and the Escondido Creek Trail, which would also serve as an emergency access/fire lane on the north side of the building.

3. Circulation and Parking

The project would provide a total of 142 on-site parking spaces in an at-grade garage, including four accessible parking spaces and six compact spaces. Based on the unit mix, the Escondido Zoning Code would require 120 parking spaces for the project, as shown below:

<u>Unit Type</u>	<u>Parking Requirement</u>	<u>Number of Units</u>	<u>Spaces Required</u>
Studio	0.75 space/unit	4	3
1-Bedroom	0.75 spaces/unit	129	96.75
2-Bedroom	1.5 spaces/unit	12	18
Staff Parking	2 spaces		2
Total		145	119.75

Subject to approval of the proposed Specific Plan Amendment described above, which would make the Escondido Zoning Code parking requirements for senior housing projects applicable in the DSP, the project would exceed the parking requirement by 22 spaces.

The parking garage would be accessed from N. Quince Street, approximately 300-feet north of the intersection with W. Valley Parkway. The garage would be gated, however the project has been conditioned to require the gate to be open during daytime hours so that vehicles will not have to wait for the garage to open, and thus block traffic on N. Quince Street. The gate would be closed at night, and residents would be provided with remotes to activate the gate. The median islands at the Escondido Creek Trail crossing of N. Quince Street, immediately north of the project site, would be modified to provide sufficient turning movement for emergency vehicles to access the fire lane on the north side of the building

The project would be responsible for the widening of W. Valley Parkway by approximately seven feet along its frontage, and relocation of the traffic signal and associated equipment on the northeast corner of W. Valley Parkway and N. Quince Street. A passenger pick-up/drop-off and loading zone sized to accommodate approximately five vehicles would be provided in front of the main entrance to the building on N. Quince Street.

4. Infrastructure

The project would be responsible for upsizing the existing six-inch water main along the project frontage on N. Quince Street to an eight-inch main. It would also extend an existing eight-inch water line that runs approximately half way up the alley on the eastern side of the building all the way to the northern end of the building. Storm drain improvements would be required to convey storm water to the flood control channel on the north side of the project site.

5. Occupancy Restrictions

The proposed project is intended for occupancy by senior citizens who meet certain requirements regarding age and income. The project will be subject to deed restrictions to ensure that the affordability and age requirements are implemented for a minimum period of time, as outlined in Article 41 (Senior Housing) of the Escondido Zoning Code, and applicable local, state, and federal housing laws and regulations. The property shall not be converted to market-rate housing or allow

occupancy by those not defined as seniors or senior households in violation of any recorded covenants or restrictions, and in conflict with any development standards contained in any applicable zoning documents and the Planned Development permit.

D. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.47 acres (net)
2. Density: 98.6 dwelling units per acre
3. Building Size: 205,670 SF including 145 residential units and garage 4-stories over grade-level garage
4. Parking:

Current Requirement:	254 spaces
Per Specific Plan Amendment:	119 spaces
Provided:	142 spaces
5. Setbacks

	<u>Required</u>	<u>Proposed</u>
Front (W. Valley Pkwy):	14' from ultimate curb face	14' from ultimate curb face
Street Side (N. Quince St.):	14' from ultimate curb face	14' from ultimate curb face
Interior Side (alley)	0'	10' (PL), 0' (edge of easement)
Rear (flood control channel)	0'	11'
6. Signage: No signage has been proposed. All signage will be subject to conformance with the DSP and Article 66 (Sign Ordinance) of the Escondido Zoning Code.
7. Landscaping: New ornamental landscaping, irrigation, and street trees to be provided along W. Valley Parkway, N. Quince Street, and the Escondido Creek Trail. On-site landscaping on podium deck. Biofiltration basins built-in to the landscaped areas.
8. Street Improvements Widening of W. Valley Parkway by 7 feet to its ultimate width, including Class 2 bike lane. Drop-off zone to be provided along N. Quince Street. Median islands at creek trail crossing to be modified to accommodate emergency access vehicles.
9. Trash: Trash and recycling shoots on each residential floor; bins located in garage. Bins to be placed by utility gate along alley by staff on pick-up day(s)

E. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The site is served by Fire Station No. 1 (310 North Quince Street), which is directly across the flood control channel from the project site, and within the seven and one-half minute response time specified for urbanized areas required by the General Plan. Development of the site would contribute incremental increases in demand for fire services. New fire hydrants would be installed near the northwest, northeast, and southeast corners of the building, in addition to an existing hydrant in the alley on the east side of the building. The existing median across N. Quince Street at the Escondido Creek Trail would be modified to accommodate emergency vehicle access to the fire lane on the north side of the building. The Fire Department has indicated that adequate services can be provided to the site.
3. Traffic – The project site is located at 220 N. Quince Street, on the northeast corner of N. Quince Street and W. Valley Parkway, and is immediately across N. Quince Street from the Escondido Transit Center. W. Valley Parkway is a one-way, westbound roadway, and would be widened by seven feet to its ultimate width which will improve traffic flow and accommodate a bike lane. As a senior housing project with 145 units, the project would generate 590 Average Daily Trips (ADT), including 30 AM peak-hour trips and 41 PM peak-hour trips. The project will not materially degrade the levels of service on the adjacent roadway network.
4. Utilities – City sewer mains with sufficient capacity to serve the project are available within the adjacent roadways, and City water mains will be upsized in N. Quince Street and the alley on the east side of the building in order to provide sufficient capacity and flow for residential and Fire Department needs. The project would not materially degrade the levels of service of the public sewer and water system.
5. Drainage – The project site is immediately south of the Escondido Creek Flood Control Channel, and is not located within a 100-year Flood Zone as indicated on current FEMA maps. The project has provided a drainage study and designed drainage facilities to control runoff. Stormwater runoff from the project would be directed into raised planters on the north and west sides of the building, which would serve as biofiltration basins. Stormwater would then be conveyed to the aforementioned flood control channel. The project does not materially degrade the levels of service of the existing drainage facilities.

F. ENVIRONMENTAL STATUS:

A Draft Mitigated Negative Declaration (ENV 17-0008) was issued for the project for a thirty (30) day public review period beginning on June 7, 2019. Mitigation measures were developed to reduce potential impacts in the areas of cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, and noise to a less than significant level.

Three comment letters were received during the public review period. The first letter was from Nicole Purvis, who expressed concerns with the architectural analysis of the existing buildings contained in the Cultural Resources Study conducted for the project. The second letter was from the Rincon Band of Luiseno Indians, who requested that they be afforded the opportunity to provide tribal monitoring during grading operations at the project site. The third letter was from the State Clearinghouse, and informed the City that they had received no comments on the Draft Mitigated Negative Declaration for the project.

As a result of the letter received from Ms. Purvis, revisions were made to the Cultural Resources Study, however said revisions did not necessitate any changes to the Draft Mitigated Negative Declaration prepared for the project. The Final Mitigated Negative Declaration along with the appendices can be accessed at the following link:

<https://www.escondido.org/north-quince-street-senior-housing-project.aspx>

In staff's opinion, no significant issues remain unresolved through compliance with mitigation measures, code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

G. CONCLUSIONS:

The proposed project is consistent with the General Plan and the DSP, subject to approval of the proposed Specific Plan Amendment, as it encourages higher density urban residential growth in the DSP area. The project site lies within the DSP's Gateway Transit District, which envisions high-density residential uses that benefit from the proximity to the transit center. The project would further the Land Use and Community Form goals in Chapter II of the Escondido General Plan, including those related to community character and smart growth, as well as the Housing goals in Chapter IV of the General Plan, which include planning for sustainable growth and providing housing opportunities for all income groups and household types, in addition to others.

The Planning Commission acts as an advisory body to the City Council on applications for Specific Plan Amendments and Planned Developments. Staff believes that the proposed amendments to the DSP are consistent with the guiding principles for the Specific Plan Area (SPA 9) identified in the Land Use and Community Form element of the Escondido General Plan since they

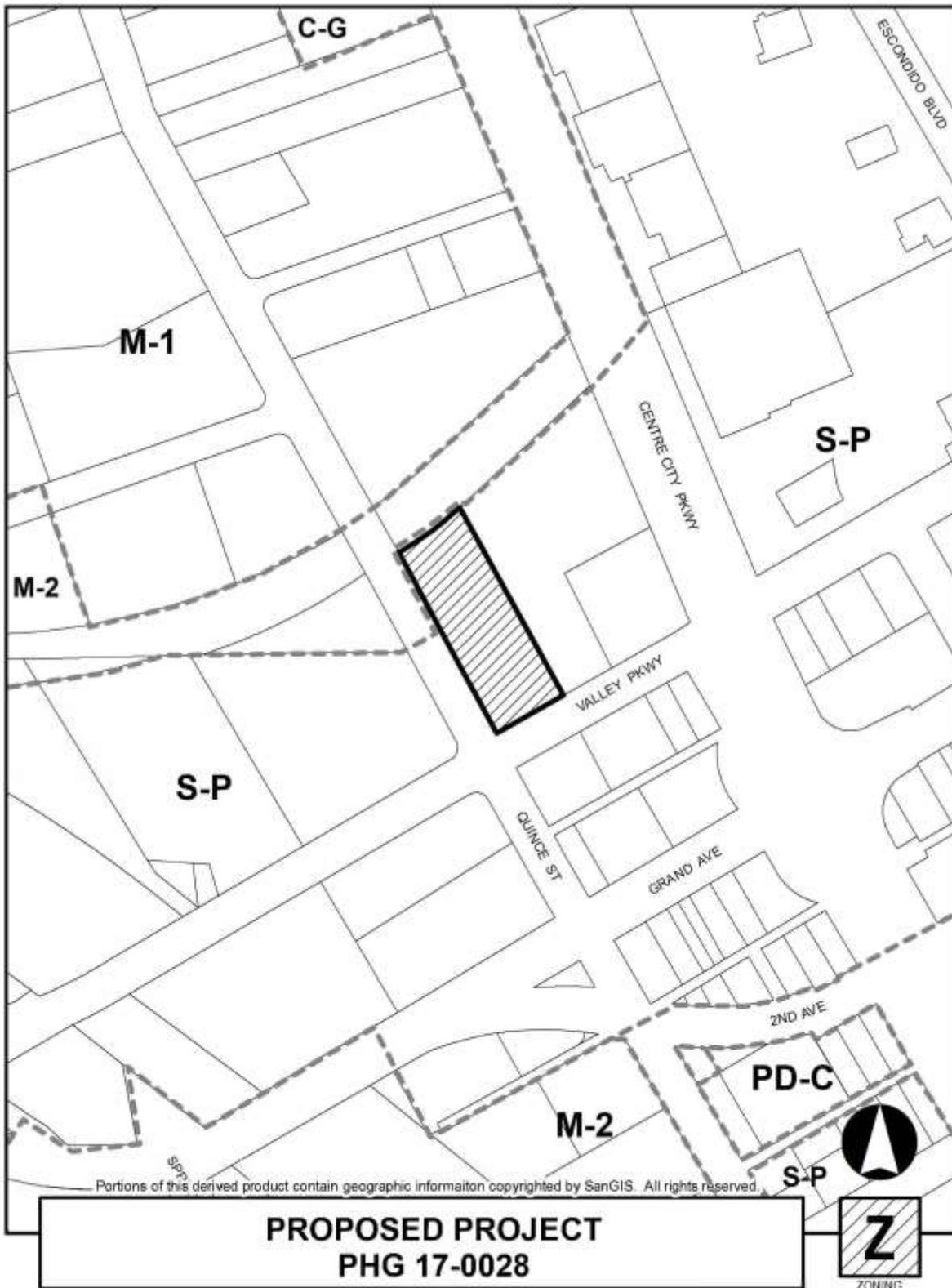
accommodate the type of high-density urban development envisioned for the area. Staff also believes that the proposed Planned Development (Master and Precise Development Plan) provides for a well-designed project that will be beneficial to its future residents and provide visual appeal in an area that is currently undergoing significant revitalization.

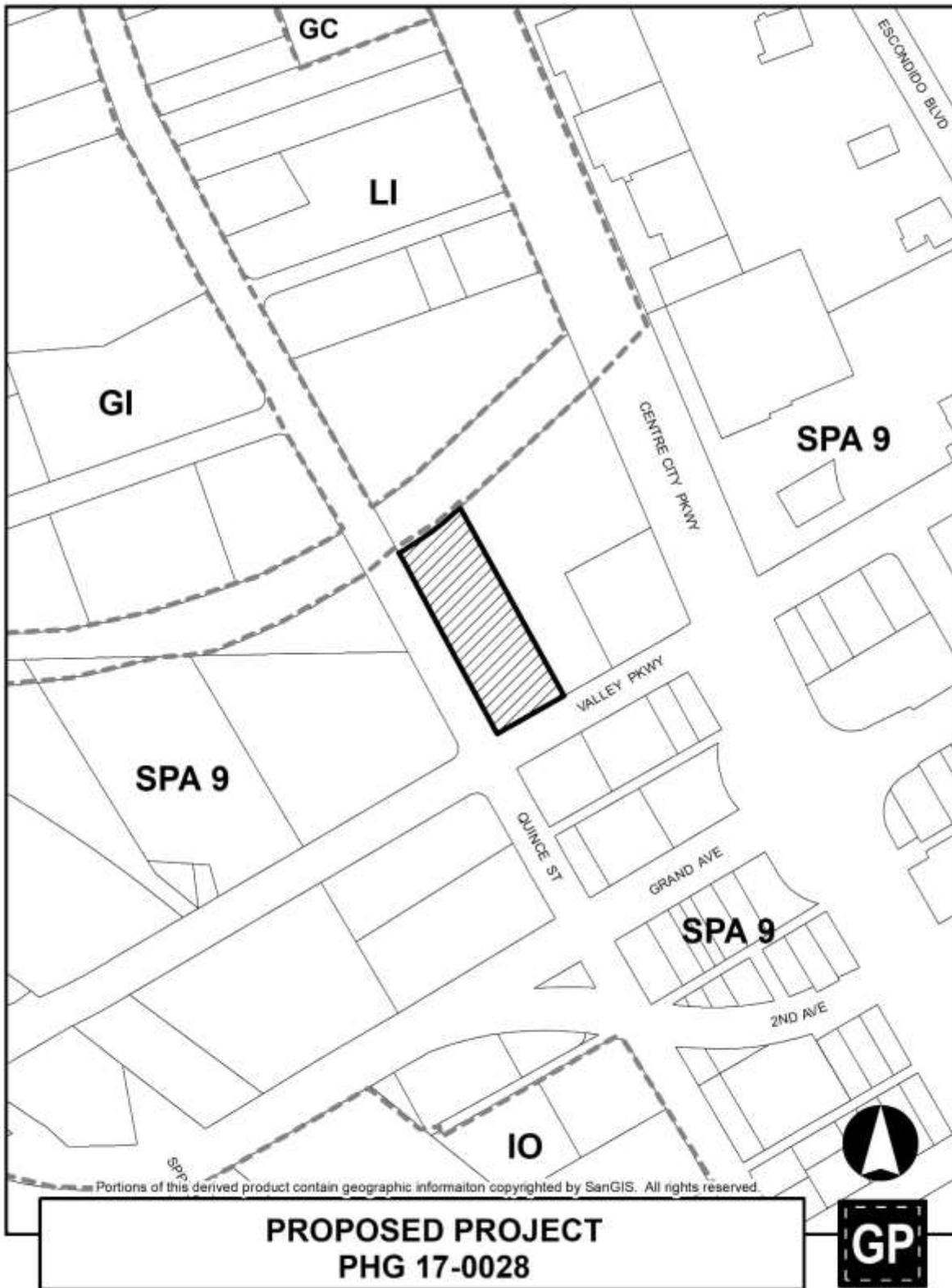
Staff recommends the Planning Commission adopt Resolution 2019-15, recommending approval of the proposed Specific Plan Amendment and Planned Development (Master and Precise Development Plan), described in this staff report, and as detailed in Exhibits “A” through “F” to the draft Resolution.

ATTACHMENTS:

1. Location and General Plan Map
2. Draft Planning Commission Resolution No. 2019-15 with Exhibits “A” through “F”

ATTACHMENT 1





ATTACHMENT 2

Planning Commission
Hearing Date: August 13, 2019
Effective Date: August 14, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-15

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF A
SPECIFIC PLAN AMENDMENT AND MASTER AND
PRECISDE PLANNED DEVELOPMENT PERMIT FOR
A 145-UNIT SENIOR HOUSING PROJECT

APPLICANT: San Diego Interfaith Housing Foundation, Matt Jumper

CASE NOS: PHG 17-0028 and ENV 17-0008

WHEREAS, Matt Jumper, on behalf of San Diego Interfaith Housing Foundation (herein after referred to as "Applicant"), filed a land use development application (Planning Case Nos. PHG 17-0028 and ENV 17-0008) constituting a request for a Specific Plan Amendment and Planned Development Permit to allow a 145-unit senior housing project a 1.47 acre site located at 220 N. Quince Street (APN 229-331-10-00), in the Gateway Transit District of the Downtown Specific Plan; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the land use development application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act

(Government Code Section 65920 et seq.) and California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.); and

WHEREAS, the Downtown Specific Plan prescribes some development standards that are applicable throughout the specific plan area, and other development standards that are specific to certain properties and land uses within the specific plan area; and

WHEREAS, senior housing projects are permitted uses within the Downtown Specific Plan, and must conform to the development standards prescribed by that Plan; and

WHEREAS, the proposed senior housing project does not conform to current development standards in the Downtown Specific Plan relating to parking and open space and land uses permitted on the ground floor of the subject property. An amendment to the specific plan is needed to enable the consideration of the project proposal; and

WHEREAS, the Applicant has requested that the Downtown Specific Plan be amended to allow the proposed project to be permitted through a Planned Development application process; and

WHEREAS, pursuant to CEQA and CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements.

WHEREAS, the Planning Commission of the City of Escondido did, on August 13, 2019, hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated August 13, 2019, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.

2. The Planning Commission, in its independent judgment, recommends that the City Council adopt the Final Initial Study/Mitigated Negative Declaration (City File No. ENV 17-0008) prepared for the project, as described in the August 13, 2019, Planning Commission staff report.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends that the City Council approve the application to amend the Downtown Specific Plan, as provided for in Exhibit "C" hereto, and approve the Planned Development Permit (consisting of Master and Precise Development Plans) to use the subject property for said purposes specified above, as depicted in Exhibit "D" hereto and on-file in the Planning Division, and subject to each and all of the conditions hereinafter set forth in Exhibit "E" and Mitigation Monitoring and Reporting Program set forth in Exhibit "F." This Planning Commission expressly declares that it would not have made this recommendation to approved this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the subject property, and all

persons who use the subject property for the use permitted hereby.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. The Applicant 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. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 13th day of August, 2019, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

JAMES SPANN, Chairman
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"
LEGAL DESCRIPTION
PHG 17-0028; ENV 17-0008

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 229-331-10-00

THAT PORTION OF LOT 1, BLOCK 11 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1 WHICH IS DISTANT THEREON NORTH 29°19' WEST 444.50 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG SAID SOUTHWESTERLY LOT LINE SOUTH 29°19' EAST 444.50 FEET TO SAID MOST SOUTHERLY CORNER; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT NORTH 59°08'52" EAST 443 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER PARCEL 6 OF FINAL ORDER OF CONDEMNATION IN SUPERIOR COURT, CASE NO. 146391, RECORDED DECEMBER 23, 1948, AS DOCUMENT NO. 126694, IN BOOK 3059, PAGE 454 OF OFFICIAL RECORDS, BEING A POINT IN A 3880 FOOT RADIUS CURVE CONCAVE EASTERLY IN THE SOUTHWESTERLY LINE OF SAID PARCEL 6, THE TANGENT TO SAID CURVE BEARING NORTH 24°26'14" WEST TO SAID POINT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 6 NORTHERLY ALONG SAID CURVE 71.37 FEET THROUGH AN ANGLE OF 1°03'14" AND TANGENT TO SAID CURVE NORTH 23°23' WEST 507.88 FEET TO A POINT WHICH IS DISTANT ALONG SAID SOUTHWESTERLY LINE SOUTH 23°23' EAST 190.00 FEET FROM THE NORTHERLY LINE OF SAID LOT THENCE SOUTH 44°44' WEST 522.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF LOT 1, BLOCK 11 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, NORTH 28°49'01" WEST A DISTANCE OF 444.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45°13'55" EAST 523.23 FEET; THENCE SOUTH 22°51'21" EAST 54.47 FEET; THENCE SOUTH 47°13'55" WEST A DISTANCE OF 339.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1453 FEET; THENCE ALONG SAID CURVE, IN A SOUTHWESTERLY DIRECTION, THROUGH AN ANGLE OF 6°43'54" A DISTANCE OF 170.71 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY LINE OF LOT 1, A RADIAL BEARING FROM SAID POINT OF INTERSECTION TO THE CENTER OF SAID CURVE BEARS NORTH 36°02'11" WEST; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 28°49'01" WEST A DISTANCE OF 23.64 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF LOT 1 IN BLOCK 11 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 1 DISTANT THEREON NORTH 59°37'09" EAST 150.37 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 28°49'01" WEST ALONG A LINE PARALLEL WITH THE WESTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 443.89 FEET TO A POINT IN THE ARC OF A 1453.00 FOOT RADIUS CURVE CONCAVE NORTHERLY IN THE SOUTHERLY BOUNDARY OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION FOR THE CITY OF ESCONDIDO RECORDED JUNE 1, 1965, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS FILE NO. 97472, A RADIAL OF SAID CURVE BEARING SOUTH 42°03'44" EAST TO SAID POINT IN SAID ARC; THENCE EASTERLY ALONG SAID ARC AND ALONG SAID SOUTHERLY BOUNDARY OF SAID CITY OF

EXHIBIT "A"
LEGAL DESCRIPTION (Cont.)
PHG 17-0028; ENV 18-0008

ESCONDIDO LAND THROUGH A CENTRAL ANGLE OF $0^{\circ}42'21''$ A DISTANCE OF 17.90 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID CITY OF ESCONDIDO LAND NORTH $47^{\circ}13'55''$ EAST 339.75 FEET TO THE SOUTHEASTERLY CORNER THEREOF, BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF U. S. HIGHWAY 395; THENCE ALONG THE WESTERLY BOUNDARY OF SAID U. S. HIGHWAY 395, SOUTH $22^{\circ}51'21''$ EAST 453.47 FEET TO THE BEGINNING OF A TANGENT 3880 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND ALONG SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF A DISTANCE OF 71.31 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 1; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH $59^{\circ}37.09''$ WEST 293.38 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES OVER AND ACROSS A STRIP OF LAND 10.00 FEET IN WIDTH LYING WITHIN LOT 1, BLOCK 11 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, THE WESTERLY BOUNDARY LINE OF WHICH, BEING THE EASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE.

EXHIBIT "B"

PHG 17-0028 / ENV 17-0008

FACTORS TO CONSIDER / FINDINGS OF FACT

Environmental Determination(s):

1. Pursuant to the California Environmental Quality Act, (CEQA, Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations Section 15000 et. seq., the City of Escondido is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. An Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the State CEQA Guidelines, and the local environmental procedures. The decision making body of the Lead Agency shall adopt the proposed IS/MND only if:
 - It finds on the basis of the whole record before it that there is no substantial evidence the project will have a significant effect on the environment, and
 - The IS/MND reflects the Lead Agency's independent judgment and analysis.
3. The Final IS/MND and Mitigation Monitoring and Reporting Plan (MMRP), collectively constitute the environmental documentation under and pursuant to CEQA, the CEQA Guidelines, and local environmental procedures relating to the project, and shall be referred to herein collectively as the "CEQA Documents."
4. The Planning Commission has received the material record supporting all of the CEQA Documents for the project. The Planning Commission, finds the following:
 - The IS/MND reflects the City's independent judgment and analysis.
 - That there is no substantial evidence that the Project or any of its aspects could result in significant adverse impacts that cannot be mitigated related to the CEQA Documents, with the implementation of the mitigation measures in the MMRP. All previously identified impacts have been mitigated to less than a significant level.
 - The Planning Commission also finds that the mitigation measures listed in the MMRP will not cause any potentially significant effects.

5. Mitigation measures are recommended to be incorporated as part of the adoption of the Mitigated Negative Declaration. The recommended approval of the Project also includes the adoption of the Mitigation Monitoring and Reporting Program (MMRP) that is attached to the Resolution.
6. The Commission further finds the Final IS/MND has been completed in compliance with CEQA and it constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA.
7. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Civic Center. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

Specific Plan Amendment:

1. The public health, safety and welfare would not be adversely affected by the proposed amendments to the Downtown Specific Plan because the amendment would refine development standards in a manner that would allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the Escondido Transit Center.

The proposed action to amend the Downtown Specific Plan to: 1) change the location for mandatory ground-floor residential land uses, and 2) to establish parking requirements for senior housing projects seek to remove governmental constraints aimed at improving, maintaining, and developing housing opportunities in the Escondido community. The Amendment is necessary to ensure future projects are feasible and not unduly constrained by housing development, while facilitating the reasonable application of land use regulation to ensure desired community character is preserved.

2. The proposed amendments to the Downtown Specific Plan would not be detrimental to surrounding properties since they would assist in implementation of the vision and goals identified in the Specific Plan. The proposed changes would have no effect on the residential density allowed in the area and would not allow any new commercial uses that are not already permitted in the Specific Plan. Additionally, the amendment would allow a development that would increase the residential population in an area where public

transportation is readily available and would support the economic viability of existing and future businesses in the project vicinity.

3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan, would not detrimentally impact levels of service on area roadways, would not unduly burden public services in the area, and would be consistent with the transit-oriented development opportunities envisioned for the project area. It would also retain the General Plan vision which states the Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.

Master and Precise Development Plan:

1. The location, design, and residential density of the proposed planned development are consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in Specific Plan Area #9. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to plan for quality managed and sustainable growth and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The proposed location of the development allows the planned development to be well integrated with its surroundings by providing a high-density residential housing project for senior citizens in close proximity to transit, and near retail and other commercially developed properties. Adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report). The residential project also would not be out of character for the area because the Gateway Transit District of the Downtown Specific Plan envisions an upscale urban area with a mix of high-density residential and commercial development, and the proximity to the Escondido Transit Center makes the density appropriate. The overall mass and scale of the buildings is appropriate for the proposed location due to the street-oriented appeal and urban design characteristics, along with the quality of the architectural design and use of a variety of building materials and colors.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued June 8, 2019 (City File No. ENV 17-0008), the

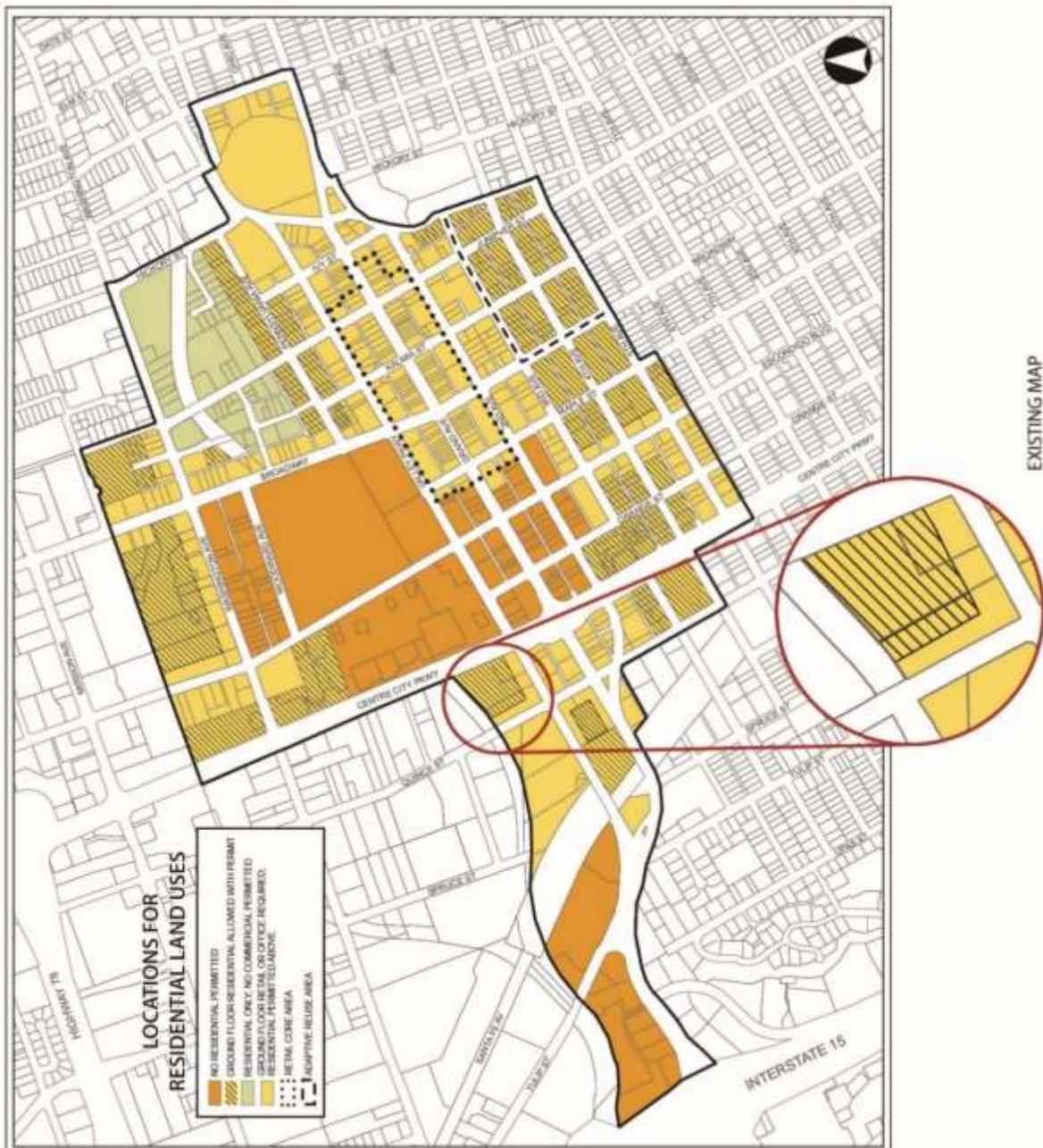
traffic study completed for the project by Linscott , Law & Greenspan, Engineers (June 3,2019), and the Engineering Division.

4. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The project includes sufficient on-site open space amenities appropriate for a senior housing project, including a large plaza, community room/club house, and other view decks and outdoor seating areas.
5. The proposed development would be well integrated into its surroundings, since the new structure would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
6. Utilizing the Planned Development process allows flexibility from the Specific Plan requirements to achieve a high-density residential project in the urban core. The project would provide residential opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
7. The project would provide an environment of sustained desirability and stability since city services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

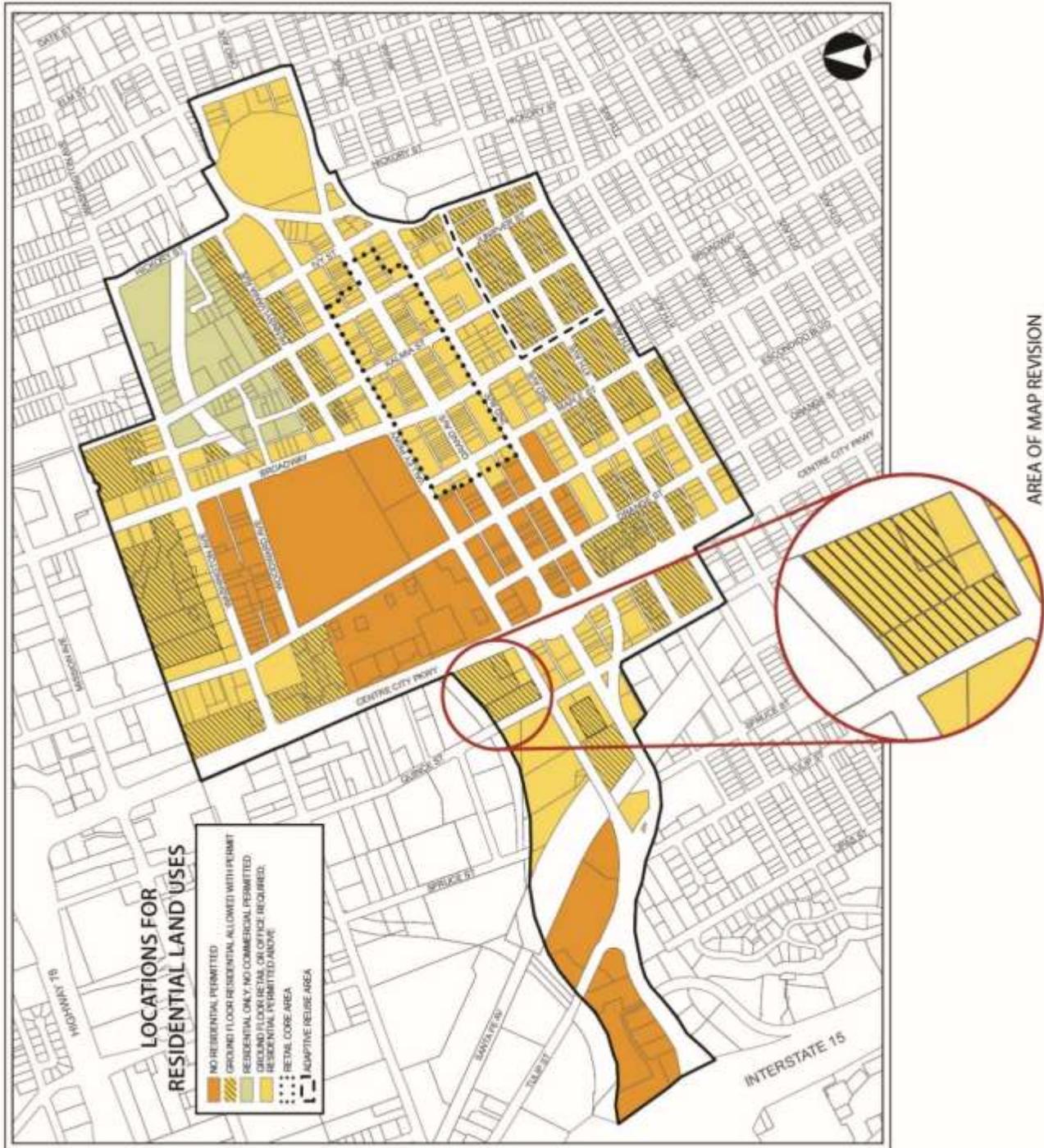
EXHIBIT "C"
PHG 17-0028 / ENV 17-0008
SPECIFIC PLAN AMENDMENT

Revise Figure II-4 of the Downtown Specific Plan to allow ground floor residential uses on the subject property through the Planned Development application process, as depicted below on the following pages.

EXISTING FIGURE II-4 (detail area shown for clarity)



PROPOSED FIGURE II-4 (detail area shown for clarity)



Revise Figure III-3 of the Downtown Specific Plan as shown below. Underline typeface indicates new text.

**FIGURE III-3
 Downtown Residential Parking Matrix^{1,4}**

Apartments, Townhomes, Row Homes, Flats, Duplexes, Condominiums	Mixed Use, Shopkeeper (Defined in this Chapter)	Artisan Loft / Live-Work (Defined in this Chapter)	Conventional Single Family Dwelling
Spaces per dwelling unit: <i>Studio: 1</i> <i>1 Bdrm: 1.5</i> <i>2 Bdrm: 1.75</i> <i>2+ Bdrm: 2</i> <i>(Minimum 1 covered space per dwelling unit)</i>	Same as apartments In addition: 1 space / 250 SF gross floor area of commercial space ² <i>(Minimum 1 covered space per dwelling unit)</i>	1.75 spaces per unit <i>(Minimum 1 covered space per dwelling unit)</i>	2 spaces per unit <i>(Minimum 2 covered spaces per dwelling unit)</i>
Guest: 0.25 / dwelling unit or fraction thereof ³	Guest: 0.25 / dwelling unit or fraction thereof ³	Guest: 0.5 / dwelling unit or fraction thereof ³	Guest: no minimum

- ¹ Parking may be modified through the Planned Development application process. Justification shall be based on a peak-hour parking demand utilizing a methodology approved by the City.
- ² Mixed Use and Shopkeeper units within Vehicle Parking Districts 1 and 2 are exempt from non-residential parking requirements (see Vehicle Parking District information in this Chapter).
- ³ On-street guest parking may be approved by the City on a case-by-case basis.
- ⁴ Parking for senior housing projects, as defined in Article 41 of the Escondido Zoning Code, shall be provided in compliance with Article 39 of the Escondido Zoning Code, unless modified through the Planned Development application process

Revise Chapter III, Section B.6. of the Downtown Specific Plan as shown below. ~~Strikeout~~ typeface indicates deletions and underline typeface indicates new text.

6. *USABLE OPEN SPACE*

a. Definition

Usable open space is defined as an open area or recreational facility that is integrated into the development, in addition to the following:

- 1) Does not exceed a grade of 10% and excludes parking areas and required setbacks from rights-of-way;
- 2) Common areas ~~measure~~ must contain a minimum of 200 square feet and have minimum dimensions of 10 feet in all directions;
- 3) Private areas directly accessed from residential units measure a minimum of 5 feet in all directions; and,
- 4) Includes outdoor landscaping, walks, fountains, recreational facilities, etc. and interior common recreation areas.



b. Residential-Only and Mixed-Use Residential Open Space

Projects with net densities below 30 dwelling units per acre shall provide a minimum of 300 square feet of usable open space per residential-unit. Projects with net densities between 30 and 50 dwelling units per acre shall provide a minimum of 250 square feet of usable open space per unit. Projects equal to or greater than 50 dwelling units per acre shall provide a minimum of 200 square feet of usable open space per unit. Senior housing projects, as defined in Article 41 of the Escondido Zoning Code, shall provide a minimum of 150 square feet of usable open space per unit.

Required open space may be reduced ~~up to 50% subject to~~ through the Planned Development application process and ~~Development Agreement approval~~ in exchange for alternative open space benefitting the public including but not limited to:

- 1) Paying a per-square-foot in-lieu fee that contributes toward the cost of installing, improving and/or expanding parkland or facilities in the downtown area.
- 2) Providing on-site, publically accessible outdoor, street-level open space (i.e. plaza, courtyard, etc.) maintained by the property owner.

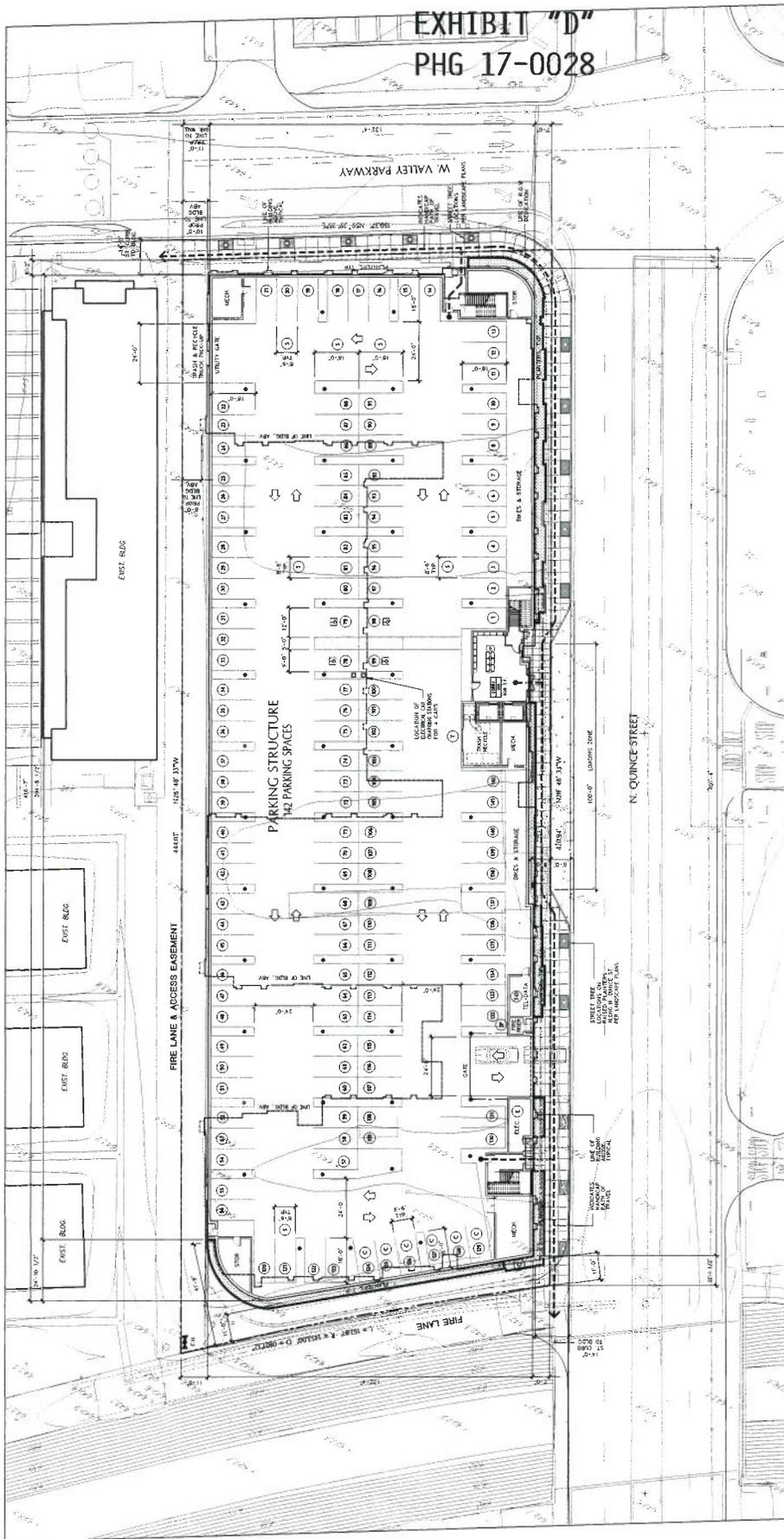


EXHIBIT "D"
PHG 17-0028



NORTH

SCALE: 1" = 30'



ARCHITECTURAL SITE PLAN

145 DWELLING UNITS

PROPOSED PROJECT: PHG 17-0028
ARCHITECTURAL SITE PLAN



CREEK & BIKE TRAIL / GARAGE ENTRANCE / ST. LEVEL PLANTERS & TREES / RESIDENTIAL ENTRANCE / APARTMENTS & BALCONIES / W VALLEY PARKWAY

STREET SCENE ALONG N. QUINCE STREET



CREEK & BIKE TRAIL / PRIVATE BALCONIES, ABV. / STAIR ENTRANCE



GARAGE ENTRANCE / 4TH LEVEL VIEW TERRACE, ABV.



CLASS RAILS, ABV. / ENTRY STOREFRONT & AWNINGS / METL SIDING



STUCCO WALLS & METL AWNINGS / OBSERVATION DECK W/ ART NICHES

ENLARGED VIEWS ALONG N. QUINCE STREET

QUINCE STREET SENIOR HOUSING DEVELOPMENT
RACONDIPO - CALIFORNIA



PERSPECTIVE VIEW AT INTERSECTION OF QUINCE STREET & W. VALLEY PARKWAY

PROPOSED PROJECT: PHG 17-0028
PERSPECTIVE EXHIBIT



PERSPECTIVE VIEW AT W. VALLEY PARKWAY

PROPOSED PROJECT: PHG 17-0028
PERSPECTIVE EXHIBIT



PERSPECTIVE VIEW AT W. VALLEY PARKWAY IN CONTEXT

PROPOSED PROJECT: PHG 17-0028
PERSPECTIVE EXHIBIT



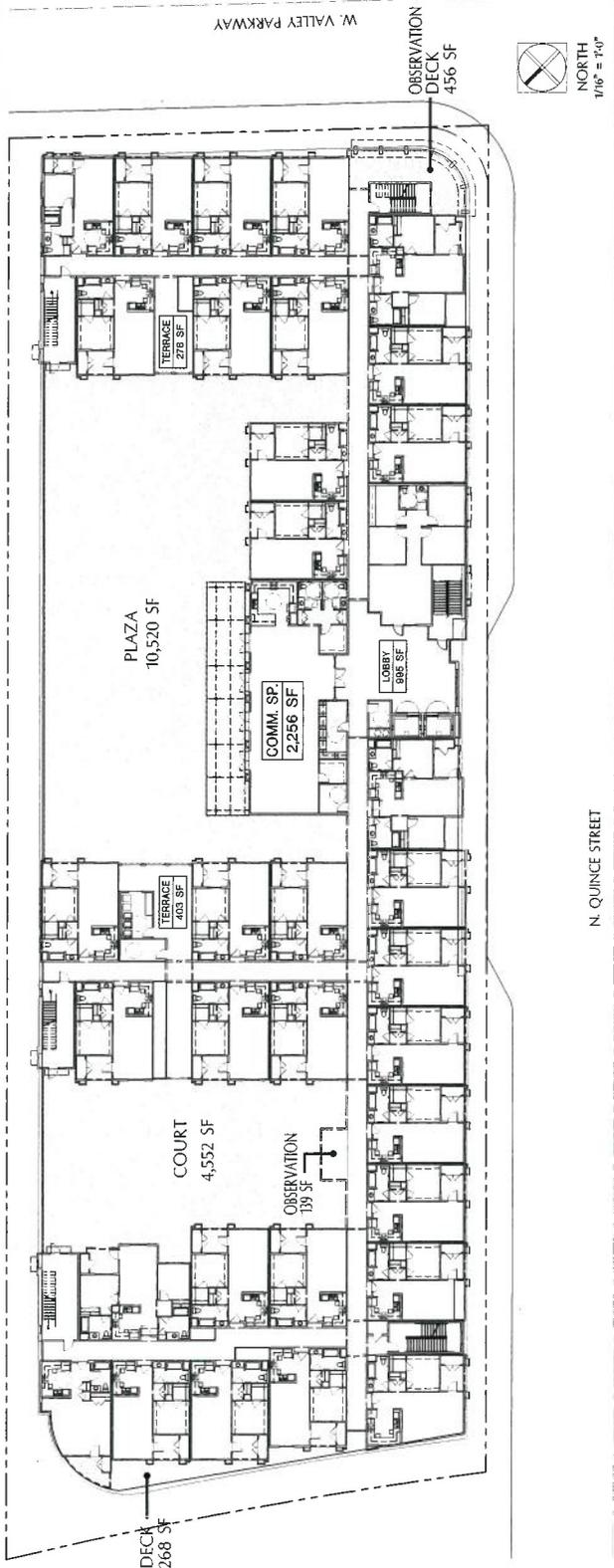
PERSPECTIVE VIEW AT ALLEY AND NORTH ELEVATION

PROPOSED PROJECT: PHG 17-0028
PERSPECTIVE EXHIBIT

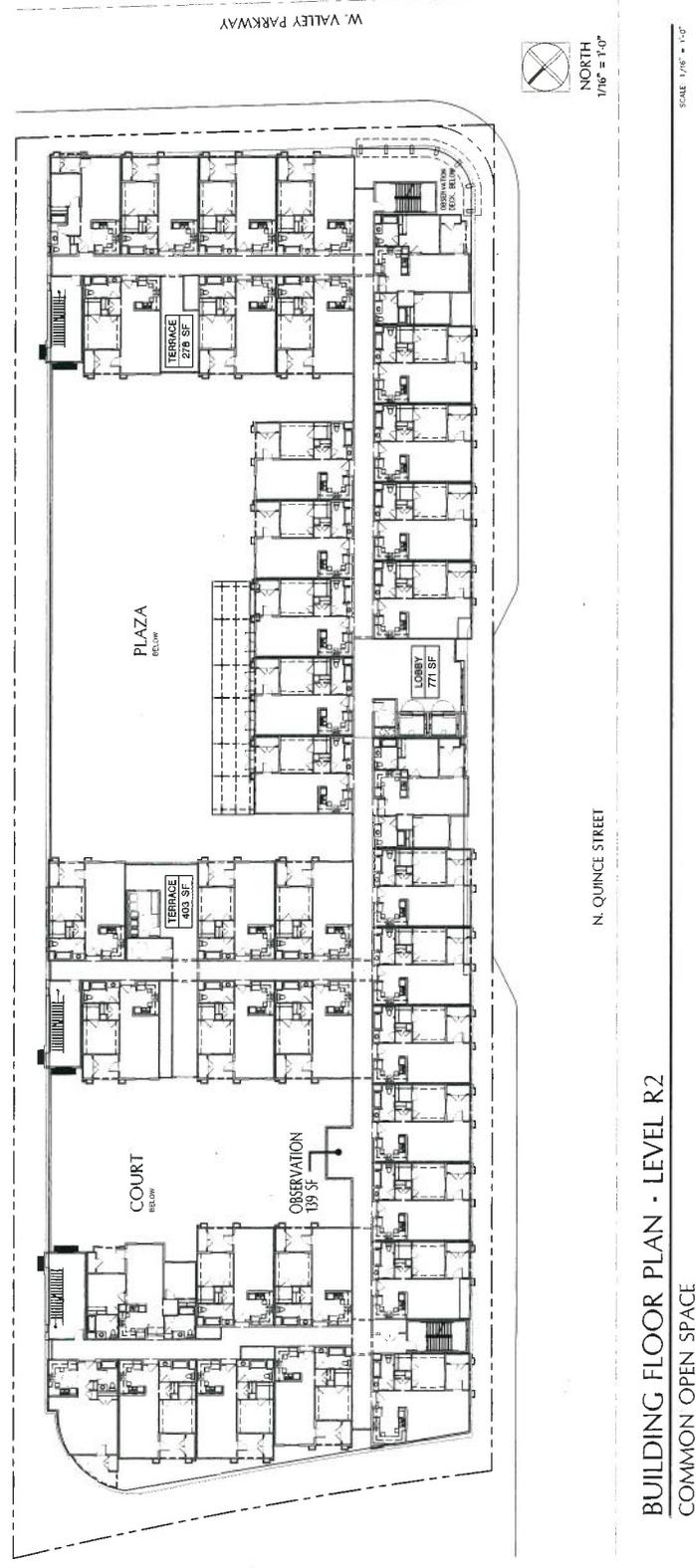


PERSPECTIVE VIEW AT CORNER OF NORTH QUINCE STREET

PROPOSED PROJECT: PHG 17-0028
PERSPECTIVE EXHIBIT

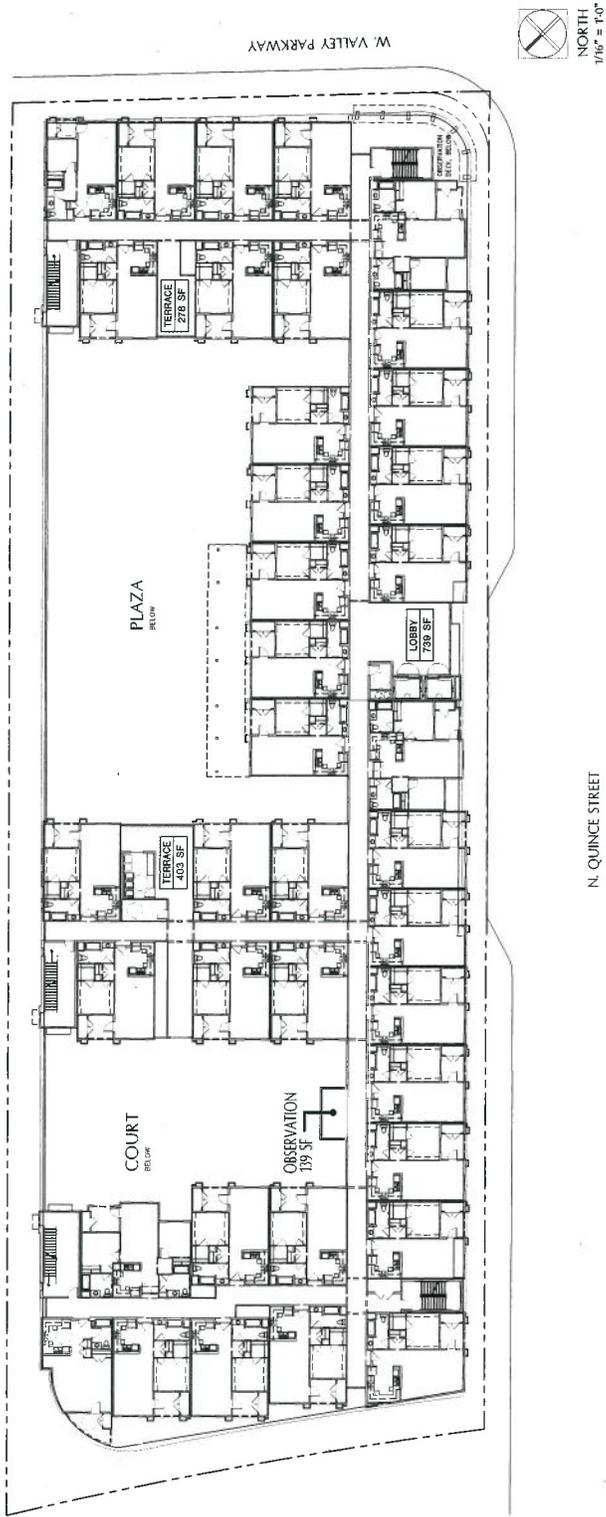


BUILDING FLOOR PLAN - LEVEL R1
COMMON OPEN SPACE

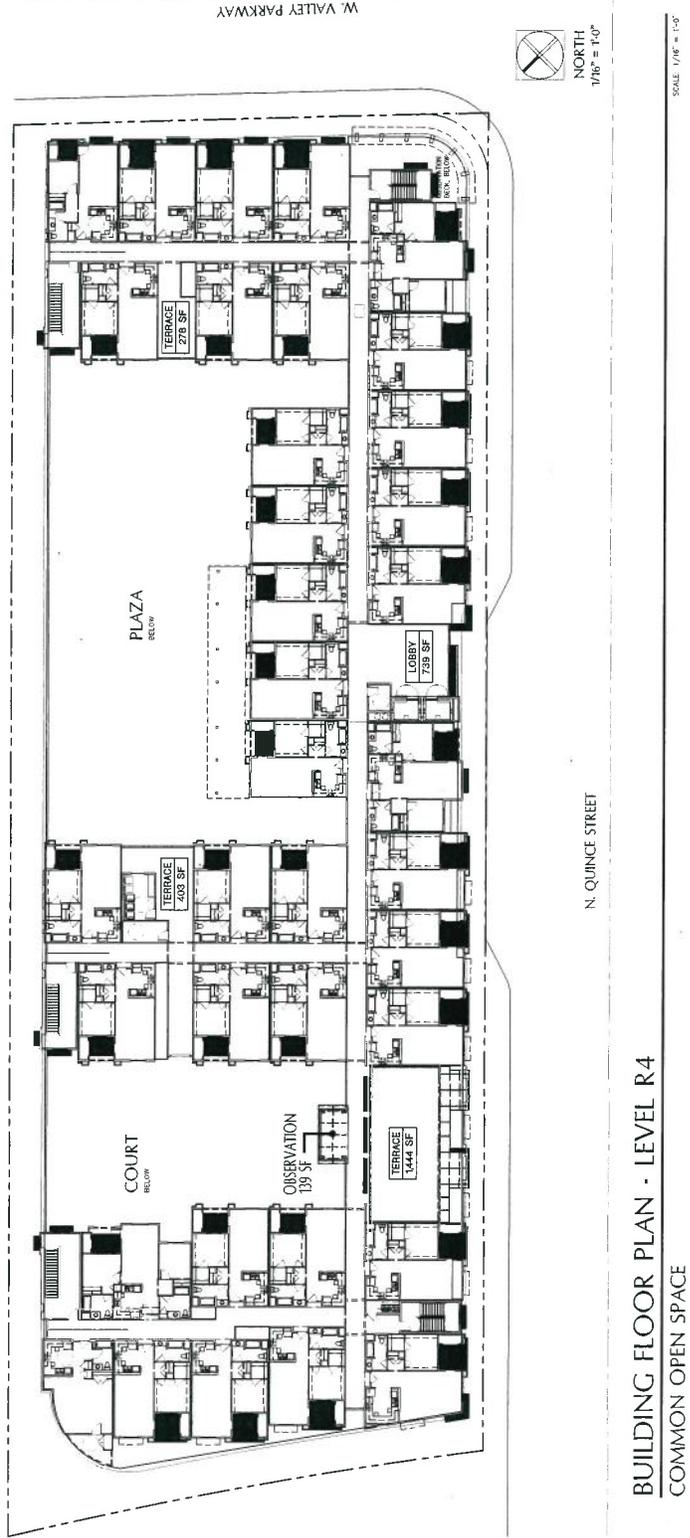


BUILDING FLOOR PLAN - LEVEL R2
COMMON OPEN SPACE

PROPOSED PROJECT: PHG 17-0028
COMMON OPEN SPACE - LEVELS R1 & R2



BUILDING FLOOR PLAN - LEVEL R3
COMMON OPEN SPACE



BUILDING FLOOR PLAN - LEVEL R4
COMMON OPEN SPACE

PROPOSED PROJECT: PHG 17-0028
COMMON OPEN SPACE - LEVELS R3 & R4

PROPOSED PROJECT: PHG 17-0028

UNIT PLAN



UNIT C1

2 BEDROOM - 2 BATH

INCLUDES EMPLOYMENT SPACES & RESCUE DOOR OR WINDOW LOCATION

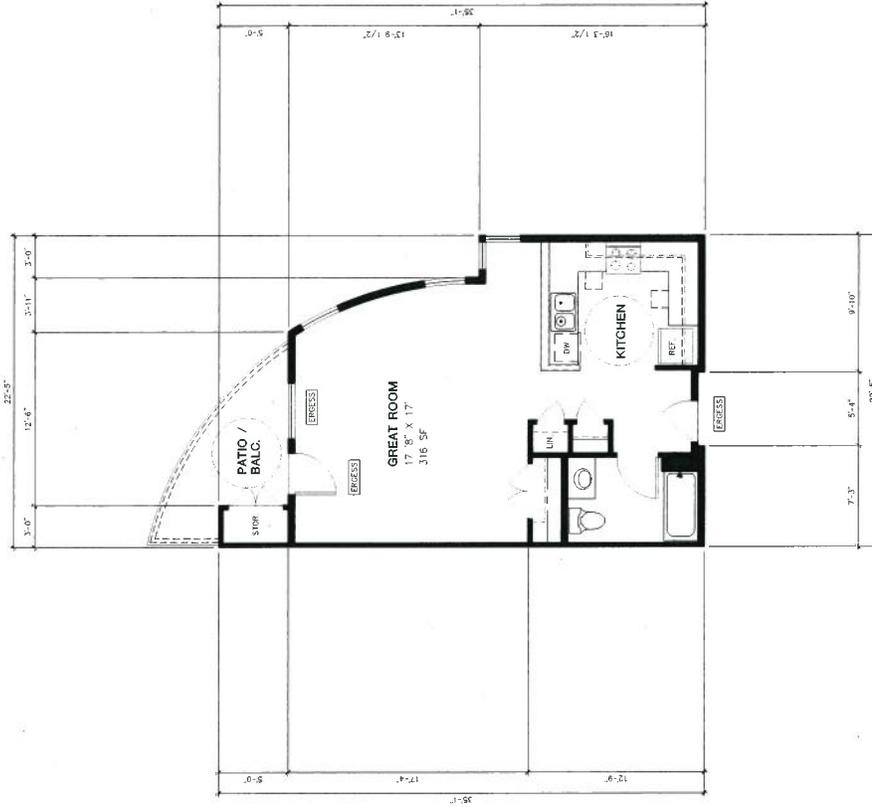
ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS

SPACE	SQ. FOOTAGE
LIVING AREA	126.5 SF
SUB-TOTAL	869 SF

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	26.5 SF
STORAGE	20 SF
SUB-TOTAL	96 SF
TOTAL	965 SF

SCALE 1/4" = 1'-0"



UNIT A1

STUDIO - 1 BATH

INCLUDES EMPLOYMENT SPACES & RESCUE DOOR OR WINDOW LOCATION

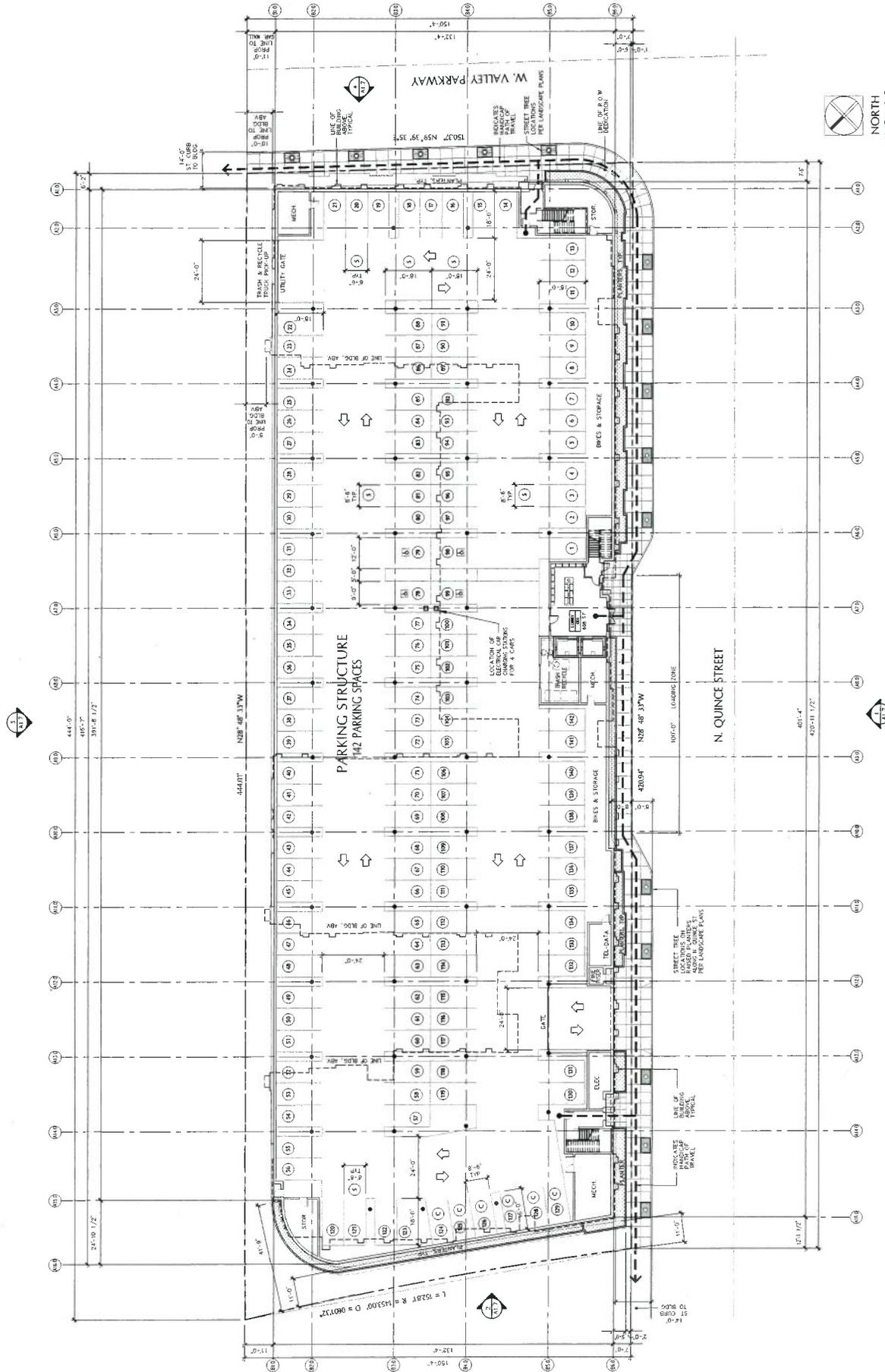
ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS

SPACE	SQ. FOOTAGE
LIVING AREA	316 SF
SUB-TOTAL	612 SF

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	81 SF
STORAGE	15 SF
SUB-TOTAL	96 SF
TOTAL	708 SF

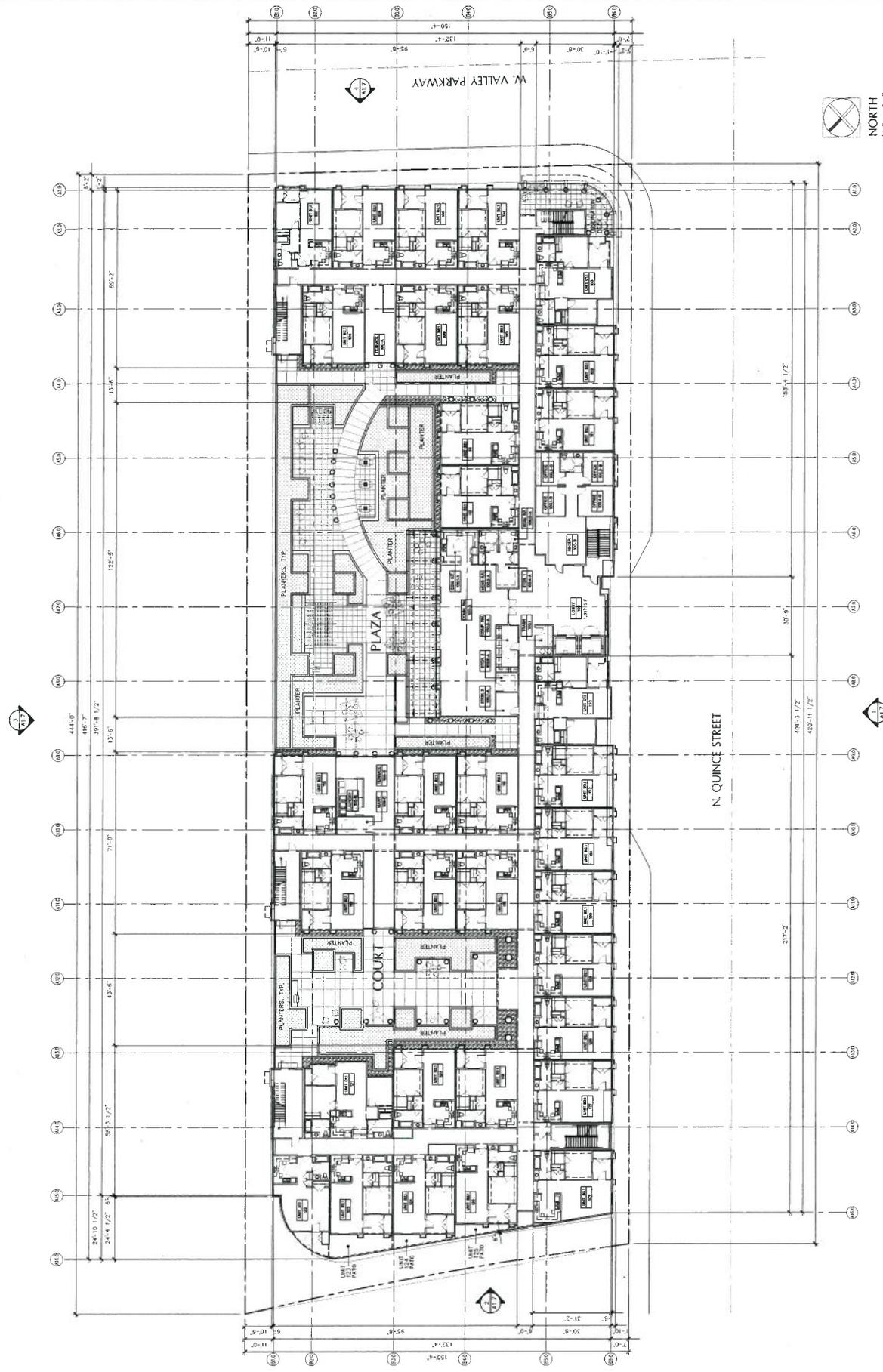
SCALE 1/4" = 1'-0"



53,724 SQUARE FEET
 SCALE: 1/8" = 1'-0"

BUILDING FLOOR PLAN - G1 LEVEL

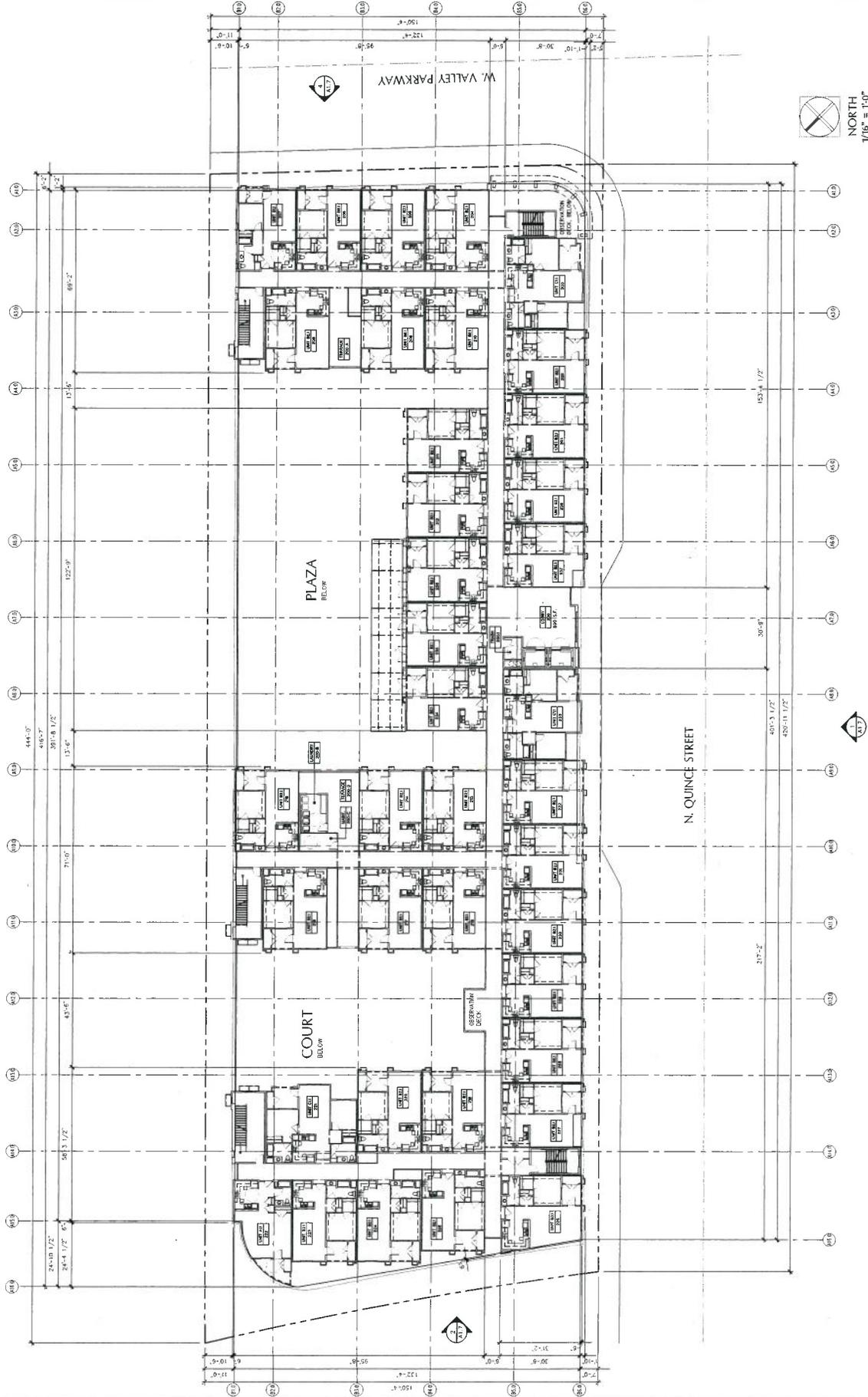
PROPOSED PROJECT: PHG 17-0028
FLOOR PLAN 4. G1 LEVEL



38,008 SQUARE FEET
 SCALE: 1/16" = 1'-0"

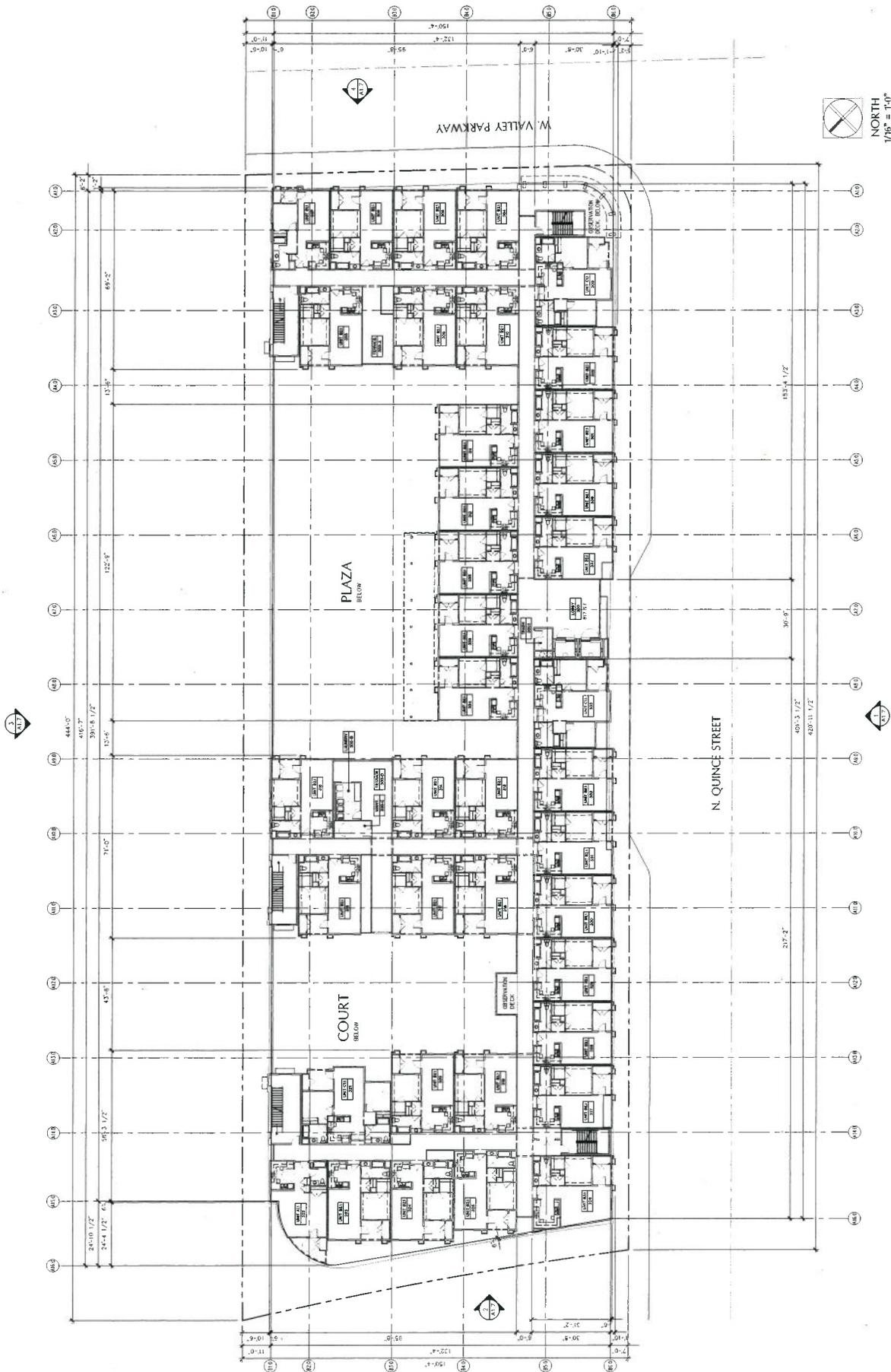
BUILDING FLOOR PLAN - LEVEL R1

PROPOSED PROJECT: PHG 17-0028
FLOOR PLAN 45. LEVEL R1



BUILDING FLOOR PLAN - LEVEL R2

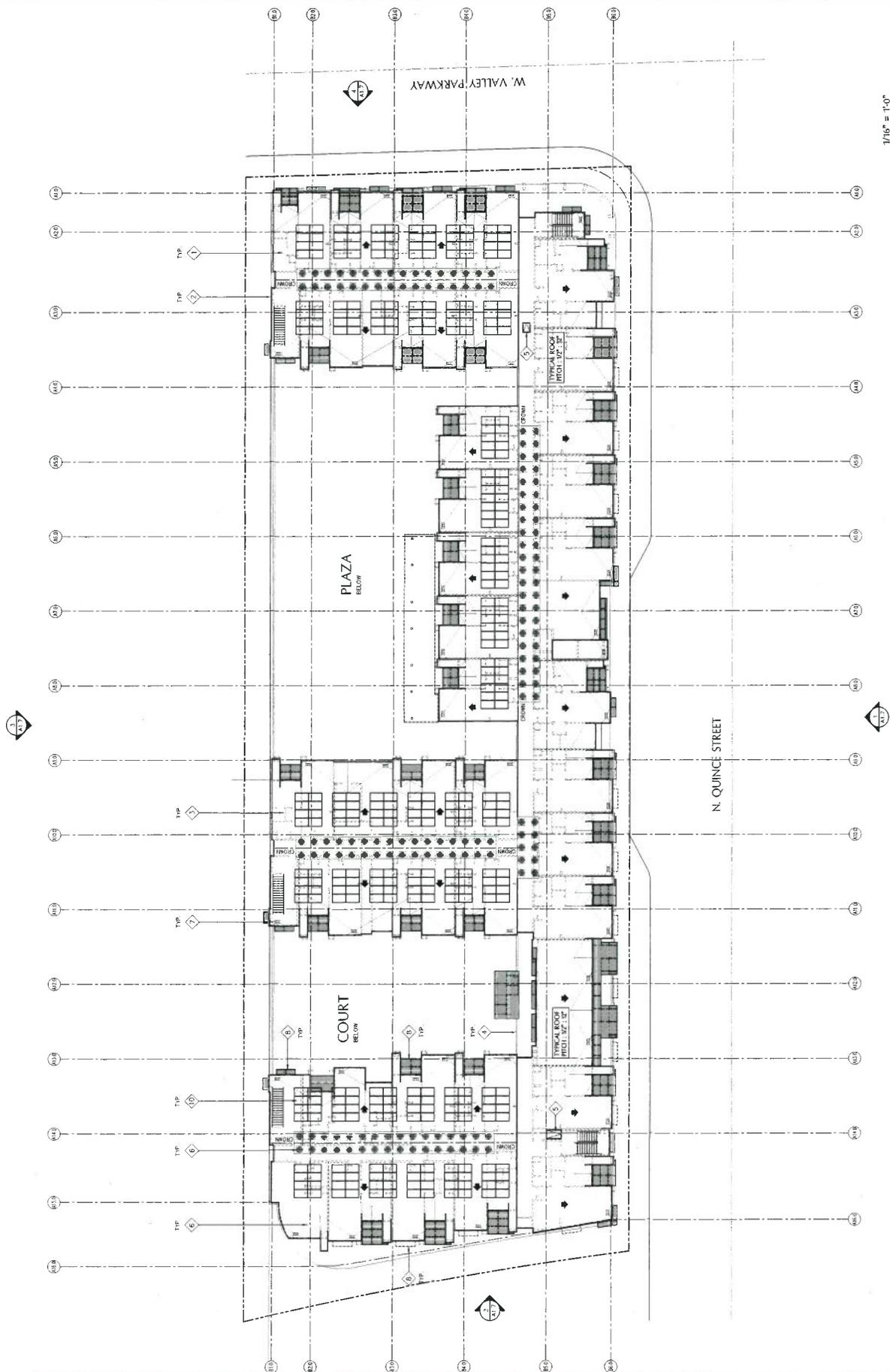
PROPOSED PROJECT: PHG 17-0028
FLOOR PLAN 46. LEVEL R2



37,965 SQUARE FEET
 SCALE: 1/8" = 1'-0"

BUILDING FLOOR PLAN - LEVEL R3

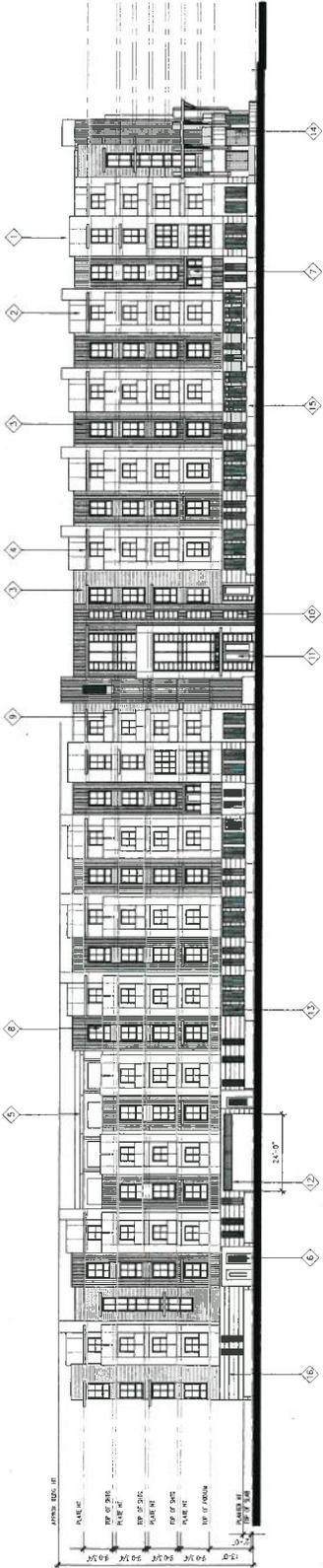
PROPOSED PROJECT: PHG 17-0028
FLOOR PLAN 47. LEVEL R3



1/16" = 1'-0"
 SCALE 1/16" = 1'-0"

BUILDING ROOF PLAN

PROPOSED PROJECT: PHG 17-0028
ROOF PLAN



EXTERIOR ELEVATION 1
WEST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



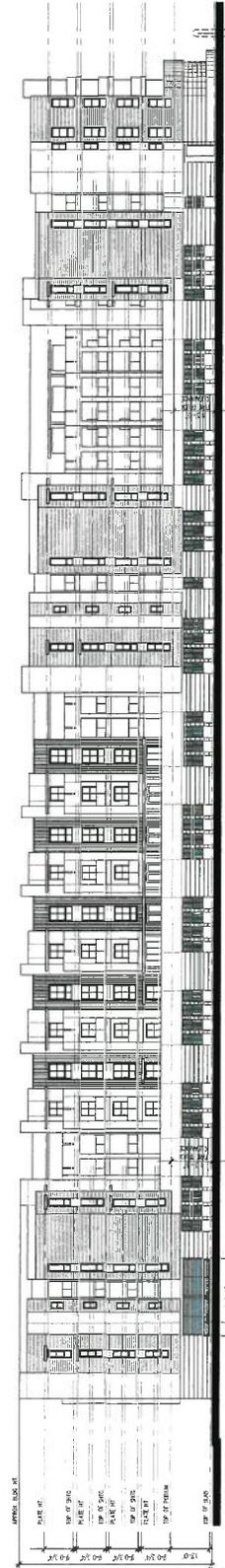
EXTERIOR ELEVATION 4
SOUTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION 2
NORTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

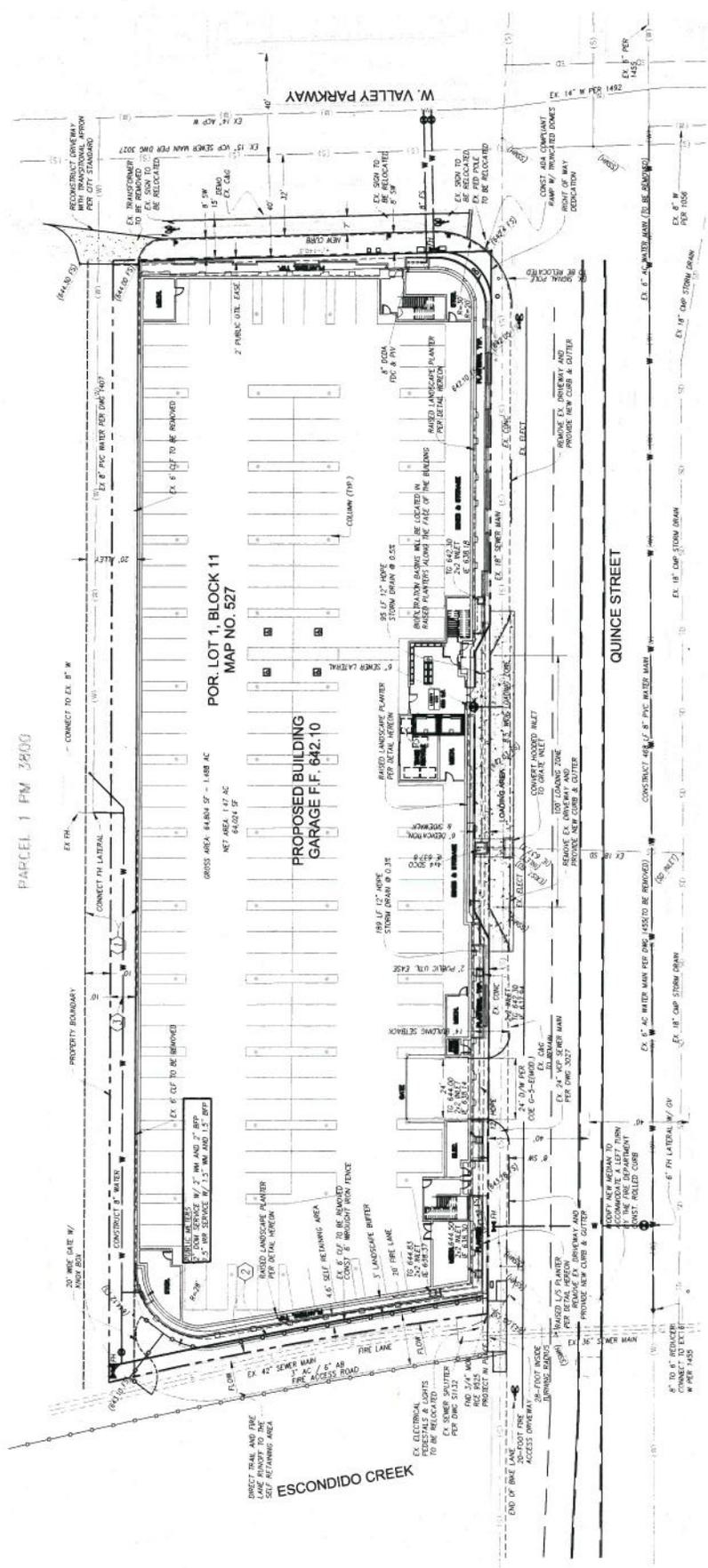


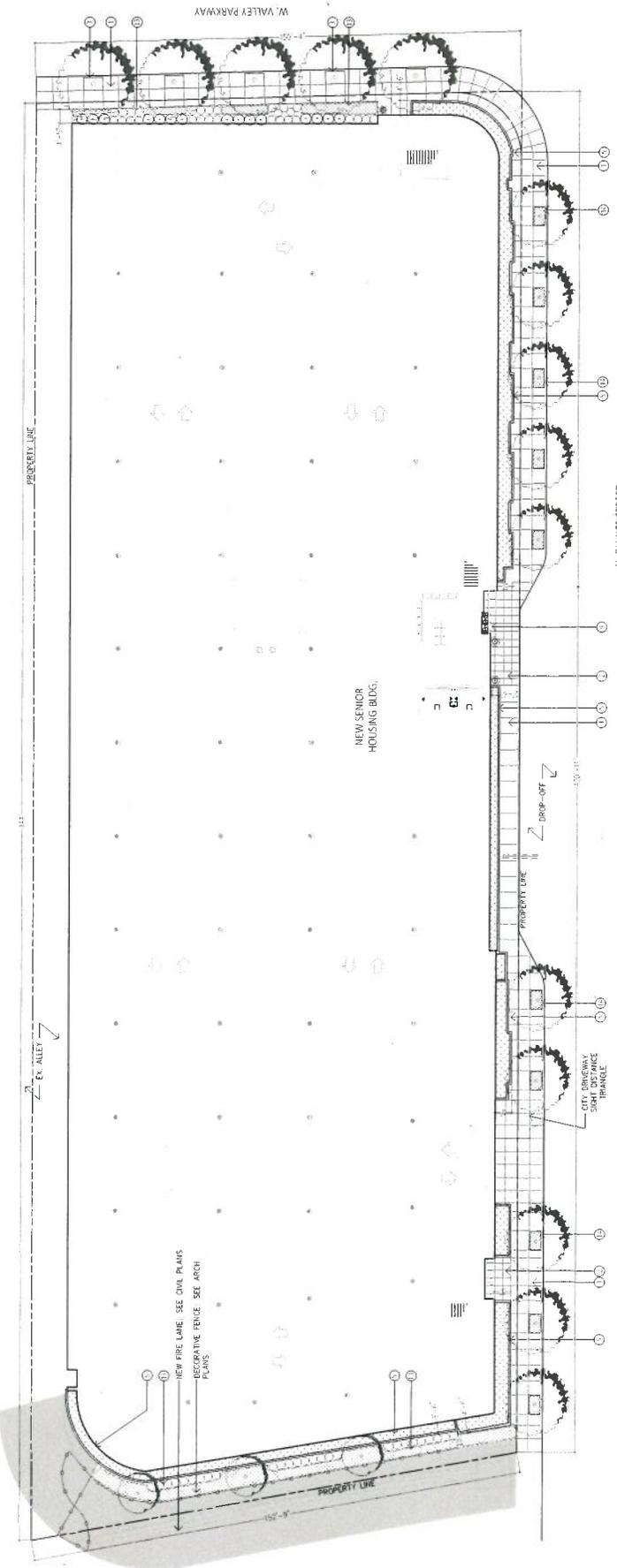
EXTERIOR ELEVATION 3
EAST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED PROJECT: PHG 17-0028
ELEVATIONS

PROPOSED PROJECT: PHG 17-0028
PRELIMINARY GRADING & UTILITY PLAN





CONCEPTUAL LANDSCAPE PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"

CONCEPTUAL STATEMENT OF DESIGN INTENT

THE PROPOSED LANDSCAPE DESIGN IS INTENDED TO PROVIDE AN ENVIRONMENTALLY RESPONSIBLE AND AESTHETICALLY PLEASANT SOLUTION FOR BOTH THE PROJECT INHABITANTS AND THE LOCAL COMMUNITY AS A WHOLE. BOLD PLANT MASSINGS AND COORDINATION TO FORMS, TEXTURES, AND COLORS WILL BE PROVIDED SO AS TO PROVIDE AN APPROPRIATE HARBORAL CONTEXT TO THE BUILDING AND ALSO PROVIDE YEAR-ROUND VISUAL INTEREST.

THE PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE WATER LAWS, INCLUDING BUT NOT LIMITED TO: THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES.

THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH CITY OF ESCOBEDO LANDSCAPE GUIDELINES.

IRRIGATION SYSTEM

THE PROJECT SHALL BE DESIGNED SO AS TO COMPLY WITH THE STATE'S "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" (AB 1891). THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES. MICROZONES WILL BE SEPARATED BASED ON PLANT REQUIREMENTS AND SOIL EXPOSURE.

THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH THE CITY OF ESCOBEDO LANDSCAPE WATER CONSERVATION ORDINANCE.

ADDITIONAL DESIGN NOTES

SPACING OF TREES SHALL BE 10'-0" ON CENTER. SPACING OF SHRUBS SHALL BE 6'-0" ON CENTER. SPACING OF PERENNIALS SHALL BE 18"-24" ON CENTER. SPACING OF ANNUALS SHALL BE 12"-18" ON CENTER. SPACING OF GROUND UTILITY STRUCTURES = 10'-0". DRIVEWAYS = 8'-0".

THE WALKWAY TREE SHALL BE 10'-0" SIZE 2" CALIPER AND 10'-0" IN HEIGHT IN ACCORDANCE WITH THE CITY OF ESCOBEDO STANDARDS.

ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE FREE AND LITTER-FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS.

LANDSCAPE DATA

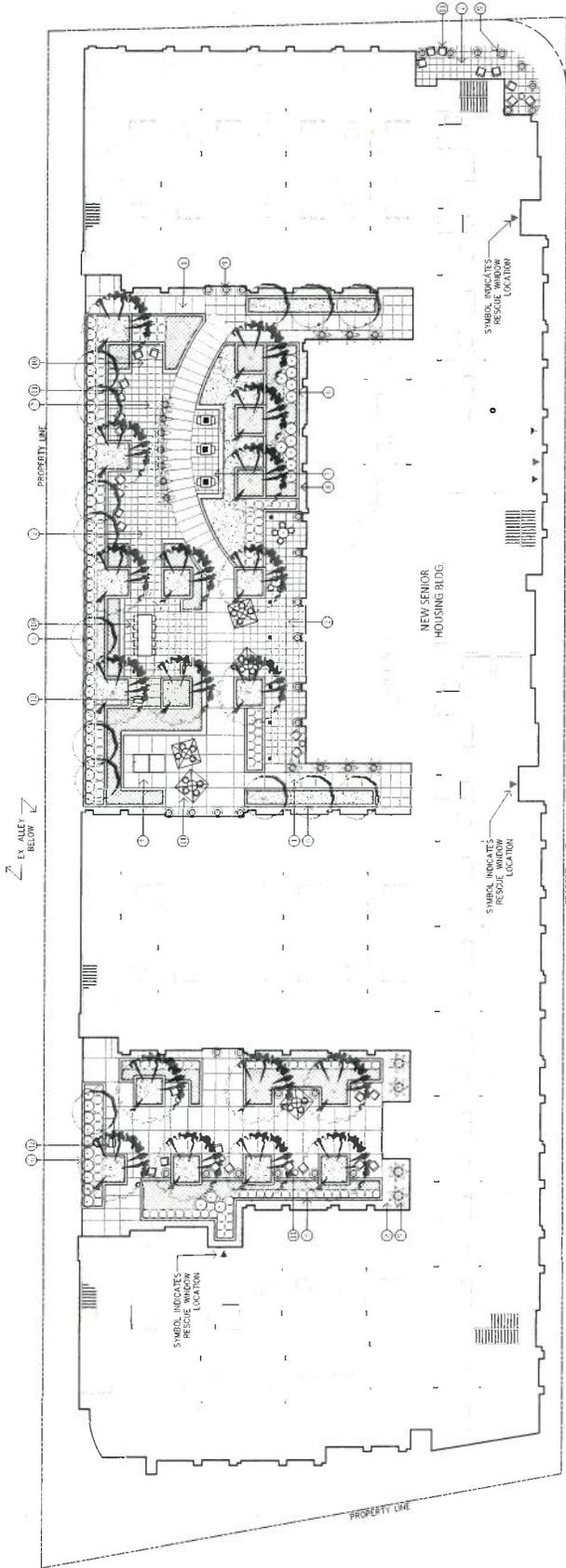
TOTAL PLANTING	2163 SF
PROPOSED LEVEL 1 PLANTING	5014 SF
PROPOSED PLANTING WITHIN R.O.W.	360 SF
PROPOSED ENHANCED LEVEL 1 PAVING	421 SF
PROPOSED ENHANCED LEVEL 2 PAVING	2890 SF

NO DEDICATED RETAINING WALLS

LANDSCAPE ELEMENTS LEGEND

- ① CONCRETE PAVING
 - ② ENHANCED CONCRETE PAVING
 - ③ 4" x 6" TREE GRADE WITH ADA COMPLIANT OPENINGS
 - ④ CITY SIDEWALK CONCRETE PAVING
 - ⑤ SURFACE WATER TREATMENT PLANTED, MIN. 18" HIGH (SEE CIVIL DRAWING)
 - ⑥ TREE PLANTERS
 - ⑦ VARIETY HEIGHTS OF 18", 24", 30", 36"
 - ⑧ FOLIAGE PLANTER/ARCH
 - ⑨ DECORATIVE CORBEL
 - ⑩ POTTED PLANTS
 - ⑪ TRELLIS SHADE STRUCTURE
 - ⑫ OUTDOOR FURNITURE
 - ⑬ BBQ COUNTER
 - ⑭ 2" GRANITE PLANTER BED
 - ⑮ LARGER PRE-CAST CONCRETE PLANTERS FOR CONCRETE TREES
- (MIN. 10" IN-GROUND PLANTING DUE TO LOWER RESTRICTIONS)

PROPOSED PROJECT: PHG 17-0028
CONCEPTUAL LANDSCAPE PLAN



N. QUINCE STREET

CONCEPTUAL LANDSCAPE PLAN - LEVEL 2

NORTH
SCALE 1/8" = 1'-0"

CONCEPTUAL STATEMENT OF DESIGN INTENT

THE PROPOSED LANDSCAPE DESIGN IS INTENDED TO PROVIDE AN ENVIRONMENTALLY RESPONSIBLE AND AESTHETICALLY PLEASANT OUTDOOR SPACE FOR BOTH THE PROJECT INHABITANTS AND THE LOCAL COMMUNITY AS A WHOLE. BUILD PLANTINGS AND CONSERVATION TO FORM, FUNCTION AND VISUAL INTEREST. THE PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE WATER CODES AND ORDINANCES AND WITH (MUEL) THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES. THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH CITY OF ESCOBIDO LANDSCAPE GUIDELINES.

IRRIGATION SYSTEM

THE PROJECT SHALL BE DESIGNED SO AS TO COMPLY WITH THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUEL). THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES. THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH THE CITY OF ESCOBIDO LANDSCAPE WATER CONSERVATION ORDINANCE.

ADDITIONAL DESIGN NOTES

THE MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCES: SEMI = 8 FT, UNDERGROUND UTILITY LINES = 3 FT, ABOVE GROUND UTILITY STRUCTURES = 10 FT, DRIVEWAYS = 8 FT. THE MINIMUM STREET TREE SHALL BE 15-GAL. SIZE, 2" CALIPER AND 8 FT IN HEIGHT IN ACCORDANCE WITH THE CITY OF ESCOBIDO ORDINANCES. LANDSCAPE SHALL BE MAINTAINED IN A DENSE, GREEN AND UTTERLY TREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THE PLANS. THE OWNER/PLANTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS.

LANDSCAPE DATA

PROPOSED PLANTINGS
PROPOSED LEVEL 2 PLANTING
PROPOSED ENHANCED LEVEL 1 PAVING
PROPOSED ENHANCED LEVEL 2 PAVING
NO DESIGNATED RETAINING WALLS

3,352 SF
3014 SF
360 SF
421 SF
2060 SF

SYMBOL INDICATES RESCUE WINDOW LOCATION

SYMBOL INDICATES RESCUE WINDOW LOCATION

LANDSCAPE ELEMENTS LEGEND

- ① CONCRETE PAVING
- ② ENHANCED CONCRETE PAVING
- ③ 4-IN. TREE GRATE (WITH ADA-COMPLIANT OPENINGS)
- ④ CITY SIDEWALK CONCRETE PAVING
- ⑤ STORMWATER TREATMENT PLANTER, MIN. 18" HIGH (SEE CIVIL PLANS)
- ⑥ LEVEL 2 PLANTERS
- ⑦ VARIING HEIGHTS OF 18", 24", 30", 32"
- ⑧ RESIDENT RECREATION AREA
- ⑨ DECORATIVE CORBEL
- ⑩ POTTED PLANTS
- ⑪ TRELLIS SHADE STRUCTURE
- ⑫ OUTDOOR FURNITURE
- ⑬ BRG COLLECTR
- ⑭ 41-GROUP PLANTER BED

PROPOSED PROJECT: PHG 17-0028
CONCEPTUAL LANDSCAPE PLAN

EXHIBIT "E"

PHG 17-0028 / ENV 17-0008

CONDITIONS OF APPROVAL

Planning Division Conditions

A. Project Mitigation Measures

1. The approval of the Specific Plan Amendment and Master and Precise Development Plan, Planning Case Nos. PHG 17-0028 and ENV 17-0008, (hereinafter referred to as "Project"), is granted subject to the approval of the Final IS/MND and is subject to all Project features and mitigation measures contained therein. Applicant shall implement, or cause the implementation of the Final IS/MND Mitigation Monitoring and Reporting Program, provided as an attachment to the Resolution.

B. General

1. This project is conditionally approved as set forth on the application received by the City of Escondido, all designated as approved by the Planning Commission on August 13, 2019, and shall not be altered without express authorization by the Community Development Department.
2. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein. Nothing in this permit shall relieve the Applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.

Exceptions granted by the Planned Development Permit to the development standards identified in the Downtown Specific Plan are as follows:

- a) Allow ground-floor residential use (parking garage as an accessory use to residential uses above)
3. Prior to any use of the project site pursuant to this permit, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

4. The developer shall be required to pay all development fees of the City prior to building permit issuance, including any applicable City-Wide Facilities fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.
5. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Building Official, and the Fire Chief.
6. Prior to building permit issuance, the applicant shall enter into and cause to be recorded a Senior Housing Regulatory Agreement, to be provided by the City, which shall contain requirements for the design, phasing, construction, marketing, occupancy and maintenance of the senior housing project. The provision herein does not limit the authority of the applicant to enter into an affordable housing covenant or regulatory agreement with nonpossessory interest in real property imposing limitations, restrictions or affirmative obligations that encourage development or that ensure continued availability of affordable rental and owner-occupied housing for low or moderate income individuals.
7. The appropriate agreement(s) shall contain the term, household income requirements and restrictions (if any), rental rate restriction (if any), sales price restriction (if any), monitoring procedures and any other conditions to ensure the appropriate occupancy during the term. The occupancy term of the senior housing project shall commence on the issuance of certification of occupancy for unit, and continue in accordance with provisions contained within the Senior Housing Ordinance (Article 41 of the Escondido Zoning Code). Said Regulatory Agreement shall be of a form and content satisfactory to the Community Development Director.
8. The legal description, attached as Exhibit "A" to this resolution, 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.
9. All requirements of the Public 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.
10. Three (3) copies of revised plan sets, reflecting any modifications identified in these conditions of approval, shall be submitted to the Planning Division for certification. Said

plans must be certified by the Planning Division prior to submittal of grading, public improvement and landscape plans for the project.

11. This Planned Development Permit shall expire three (3) years after the date of final approval of this project, that date being the effective date of the ordinance approving the Permit. Extensions of time may be requested in the same manner as would be permitted for a tentative map.
12. An inspection by the Planning Division will be required prior to occupancy of the project. Items subject to inspection include, but are not limited to, parking layout and striping, identification of handicap parking stalls and required signage, landscaping, trash enclosures, and architecture, as well as any other conditions of approval. Everything shall 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.
13. At all times during the effective period of this permit, the responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the operation of the authorized activity.
14. In the event that any of the conditions of this permit are not satisfied, the Community Development Department shall cause a noticed hearing to be set before the authorized agency to determine whether the City of Escondido should, acting through the authorized agency, add, amend, or delete conditions and regulations contained in this permit.
15. Nothing in this permit shall relieve the applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit.
16. Nothing in this permit shall authorize the applicant to intensify the authorized activity beyond that which is specifically described in this permit. Any future modifications to the approved project will be reviewed relative to the findings for substantial conformance. Modifications beyond the scope described therein will require submittal of an amendment to the project plans and approval by the authorized agency.
17. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant shall remit to the City of Escondido Planning Division, within two (2) working days of the effective date of the adoption of the Mitigated Negative Declaration, a check payable to the "San Diego County Clerk," in the amount of \$ \$2,404.75 for a project with

a Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,354.75 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

C. Architecture and Design

1. All signs are to be approved by a separate sign permit. All signs must be consistent with the sign standards in the Downtown Specific Plan.
2. A minimum of 80 cubic feet of private storage shall be provided in each residential unit. Said storage shall be in addition to typical cabinets and closets, and shall have no dimension less than two feet.
3. Any retaining walls and raised planters shall be constructed with split-face block or shall be stucco-finished to match the color(s) used on the building.
4. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
5. Prior to building permit issuance, proposed outdoor lighting fixtures shall be submitted to the Planning Division for review and approval.
6. Site lighting and photometric plans shall be included with the building plans.
7. The building, architecture, colors and materials, and conceptual landscaping shall be in substantial conformance with the Master and Precise Development Plan attached as Exhibit "D" to this Resolution and on-file with the Planning Division, except as modified by these conditions of approval. Any major modifications to the exterior architectural building elements or lessening of the quality of the exterior design shall require the processing of a Precise Plan modification, as described in Article 19 of the Escondido Zoning Code. Minor modifications may be approved through a design review process described in Article 64 of the Escondido Zoning Code.

8. Color and material callouts on the plans shall be revised to reflect those shown on the Architectural Color Scheme board submitted by the applicant on January 15, 2019, and on-file in the Planning Division.
9. Louvered vents shall be provided on the ground floor in order to screen the garage from public view. Wrought iron or other semi-transparent fencing material is not sufficient.
10. Illuminated art panels shall be provided in locations shown on the plans attached to this resolution as Exhibit "D." Final design of said panels shall be subject to design review by the Planning Division.
11. All mechanical equipment shall be screened from view in accordance with Section 33-1085 of the Escondido Zoning Code.
12. All new utilities shall be underground.

D. Operational

1. Trash and recycling shall be picked up as frequently as necessary to prevent overflow.
2. The property owner/manager shall be responsible for placing trash and recycling bins by the utility gate near the southeast side of parking garage prior to scheduled pickup time(s). Bins shall be returned to the trash room as soon as they have been emptied by the hauler.
3. Provisions shall be made so that trash and recycling materials are not placed in the trash chute(s) while the bins are not in place. This may be accomplished by providing other receptacles in the trash room when the bins are not in place, by locking the chutes, or by other means that will accomplish this provision.
4. Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-5 zoned properties, unless more restrictive standards are applied by the property owner.
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. Security cameras shall be provided if deemed necessary by the Police Chief.
7. Any decorative pavement, driveways and sidewalks shall be indicated on the building and landscape plans, including appropriate notes regarding type and color of materials. Any

decorative paving damaged or removed by the City or other utility provider in order to perform maintenance of public utility lines shall be replaced at the sole expense of the property owner.

8. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.).

E. Parking, Access and Circulation

1. A minimum of 120 parking spaces shall be provided on-site, including at least four accessible parking spaces. No more than 30 percent of the parking spaces shall be compact spaces.
2. Electric vehicle charging spaces shall be provided in accordance with the California Building Code.
3. All parking spaces shall be striped in conformance with Article 39 of the Escondido Zoning Code.
4. All onsite parking spaces shall be within a grade-level garage accessed from one driveway on N. Quince Street. Said driveway and all interior parking aisles shall be a minimum of 24 feet wide.
5. The garage identified in Parking, Access and Circulation condition no. E4 above may be gated, however said gate shall remain open from 7:00 a.m. to 7:00 p.m. The City Engineer may require modifications to these hours if it is determined that they are not sufficient to preclude impacts to the traffic flow on N. Quince Street resulting from vehicle queuing.
6. The gated access identified in Parking, Access and Circulation condition no. E5 above shall be electric. All residents with assigned parking spaces and all employees shall be provided with remote access for entrance into the garage. An electric/magnetic loop shall be installed on the interior of the garage so that the gate automatically opens for exiting vehicles.
7. A parking and garage management plan shall be submitted to the City for review. Said plan shall address parking lot access, space assignment(s), gate hours, general maintenance, signage and striping, delivery and other short-term parking allowances/requirements, guest parking, utility access and trash/recycling staging, and any other issues which affect the use and maintenance of the parking garage.

8. A utility gate shall be provided in the alley, near the southeast corner of the building, to allow maintenance and other utility access to the site, including, but not limited to, pickup of trash and recycling.
9. An emergency access/fire lane shall be provided along the north and east sides of the building, to the satisfaction of the Fire Department.

F. Landscaping

1. All landscaping shall be installed prior to occupancy.
2. 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.
3. All irrigation shall be maintained in fully operational condition.
4. The property owner assumes all responsibility for maintaining all on-site landscaping and any landscaping in the public right-of-way adjacent to the property, including potted plants.
5. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees.
6. The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Master and Precise Development Plans, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
7. 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.

8. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Due to the presence of a sewer main under the sidewalk on N. Quince Street, It may be necessary to provide street trees in above-ground pots, designed to the satisfaction of the Director of Community Development and City Engineer. If necessary, all street trees, along both N. Quince Street and W. Valley Parkway, shall be placed in above-ground pots to maintain a uniform and cohesive appearance along the project frontage.
9. Trees planted in pots shall be selected based on their ability to flourish in such circumstances.
10. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Building permits may be required.

Engineering Conditions

General

1. The applicant shall provide the City Engineer a current Title Report covering the subject property.
2. As surety for the construction of required off-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 approval of any building permit.
3. 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.
4. 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. 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:

STREET
W. Valley Parkway

CLASSIFICATION
Collector (32' half width)

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

2. The W. Valley Parkway improvements shall transition within the existing driveway apron east of the site.
3. All driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of 24 feet.
4. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
5. The developer may be responsible for an overlay of Quince Street and W. Valley Parkway 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.
6. An Encroachment Permit shall be obtained from the Engineering Department for all work within the public right-of-way. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections, and note on the plans.
7. A 30-foot radius curb return and pedestrian ramp shall be constructed at the northeast corner of W. Valley Parkway and Quince Street.
8. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping and raised planters may be required at the discretion of the City Engineer.
9. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. The developer's contractor shall complete all necessary removal of existing striping and signage and shall install all new signing and striping per the approved plans and as directed by the Field Engineer.
10. The developer will be required to provide a detailed detour and traffic control plan for all construction within the existing right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. The traffic control plan shall be approved prior to the issuance of an Encroachment Permit for construction within the public right-of-way.
11. The developer shall be required to install "No Parking – Bike Lane" signs and red-paint the curb along the project's N. Quince Street and W. Valley Parkway frontage at 150-foot spacing, except in the area designated as the delivery/loading zone described in Street Improvement and Traffic condition no. 16 below. The signs shall be mounted on the street light poles where possible.

12. The developer shall be required to construct a LED street light in accordance with Escondido Standard Drawing No. E-1-E on Quince Street near the project's entrance.
13. Pedestrian access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
14. All gated entrances shall be designed and constructed to the satisfaction of the City Engineer and the Fire Marshal.
15. The project owner shall remove and replace all damaged sidewalks and curb and gutters along project frontages on Quince Street and W. Valley Parkway to the satisfaction of the City Engineer, prior to issuance of Certificate of Occupancy.
16. An 8.5 foot-wide and 100-foot long loading zone shall be constructed along the project frontage on Quince Street.
17. The existing traffic signal the intersection of W. Valley Parkway and Quince Street shall be modified to accommodate the required widening of W. Valley Parkway and the 30' curb return to the satisfaction of the City Engineer. Modifications shall include relocating or replacing the traffic signal poles and equipment, cabinets, pull boxes, video detection, etc., per all current MUCTD and Caltrans standards.
18. The existing traffic signal at W. Valley Parkway and Centre City Parkway shall be modified to add an audible pedestrian signal (A.P.S.) system to the satisfaction of the City Engineer.
19. An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

Grading

1. A site grading and erosion control plan prepared by a registered Civil Engineer 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 sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. The developer shall be required to construct a 20-foot-wide emergency access road on the north side of the property to the satisfaction of the City Engineer and City Fire Marshal. The

width of the access road located on City property (along Escondido Creek bike path) and on this property shall be to the satisfaction of the City Engineer and Fire Marshall.

5. The trash enclosure area shall be constructed or modified to comply with storm water quality management requirement to the satisfaction of the City Engineer.
6. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.
7. After the approval of the site grading and erosion control plan, and prior to the start of construction of the grading and street improvements, the developer shall obtain a Grading Permit and Encroachment Permit from the Engineering Field Office. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections.
8. Any blasting operations performed in connection with the improvements of the project shall comply with the City of Escondido Blasting Operations Ordinance.
9. The developer shall 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.
10. 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 locations approved by the Director of Engineering Services.
11. All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.

Drainage

1. Final on-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The project shall limit drainage flows to their pre-construction rates. Details and calculations for basins shall be submitted and approved as part of the grading plan check.
3. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
4. 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 basins within or along the perimeter of the parking and driveway area as the primary method of storm water treatment and hydro-modification compliance. The landscape plans shall reflect these areas of storm water treatment.

5. All on-site storm drains, detention basins, and all post-construction BMP's facilities are private. The responsibility for maintenance of these storm drains shall be that of the property owner.
6. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts of the building shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground.
7. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
8. The project owner shall install and maintain trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.

Water Supply

1. Required water main improvements for the project include construction of an 8-inch public water main in Quince Street from Valley Parkway along the project's Quince Street property frontage to the north end of the parcel. The 8-inch water main shall be in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer. The existing 6-inch water main in Quince Street that the 8-inch water main is replacing shall be abandoned.
2. Required water main improvements for the project include construction of an 8-inch public water main extension in the private access drive on the easterly side of the proposed project. The 8-inch water main extension shall serve the proposed hydrant at the northeast corner of the proposed building and shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer. A public utility easement shall be granted to the City of Escondido with a minimum easement width of 10-feet.
3. The existing 8-inch public water main that extends from Valley Parkway north along the easterly side of the proposed project shall be located within a minimum 10-foot public utility easement.
4. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall connect to a minimum 8-inch water main.
5. A fire suppression sprinkler system shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings and per the requirements of the Fire Marshal.
6. A 1-inch minimum water service, 1-inch water meter, and back flow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. The water meter and back flow prevention device shall be located near the northeast corner of the site. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.

7. A 1.5-inch minimum irrigation service, 1.5-inch irrigation meter, and back flow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. The water meter and back flow prevention device shall be located near the northeast corner of the site. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.
8. All on-site water lines and backflow prevention devices beyond the City water meter shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
9. No trees or deep rooted plants shall be planted within 10-feet of any water mains.
10. There shall be no permanent structures located within the City's Public Utilities Easements.

Sewer

1. A private 6-inch minimum PVC sewer lateral with a standard clean-out within 18-inches of the Public Utilities Easement or right-of-way shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye fitting or Inserta-Tee.
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral except in movable above-ground planters, to the satisfaction of the City Engineer. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. Should the above-ground planters referenced in Sewer condition no. 3 above need to be moved to allow access to a sewer main or lateral, it shall be the responsibility of the property owner to temporarily remove said planters. The property owner will also be responsible for putting the planters back in place after any work which necessitated their relocation has been completed.
5. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of the sewer laterals to the sewer main.
6. There shall be no permanent structures located within the City's Public Utilities Easements.

Easements and Dedication

1. The developer shall dedicate 6 feet of right-of-way along the proposed loading zone located on the project frontage on Quince Street.
2. A ten (10)-foot public utility easements shall be granted to the City for the public water main extension in the private access drive on the easterly side of the proposed project.
3. The property owner shall grant to the City a two (2) foot public utility easement along the property frontage of Quince Street and W. Valley Parkway in accordance with the design standards and the requirements of the City Engineer.

4. The owner shall dedicate to the public a 20-foot radius corner rounding at Quince Street and W. Valley Parkway.
5. An emergency access easement shall be granted to the City for the portion of the emergency access located along the north end of the parcel. The width of the easement shall be to the satisfaction of the City Engineer and Fire Marshal.
6. All easements, both private and public, affecting subject property shall be delineated and labeled on the grading plans.
7. The developer shall make arrangements to remove from title all existing easements which conflict with the proposed project structure.
8. Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

Repayment and Fees / 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 to private property and improvements, install or maintain BMP's, and stabilize and/or close-up a non-responsive of abandoned project. Any moneys used by the City for clean-up or damage will be drawn from this security. The remaining portion of this clean-up 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, retaining wall, landscaping, and best management practices item of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the Director of Engineering Services.
2. The developer will be required to pay all development and plan check fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

Miscellaneous Requirements / Surveying and Monumentation

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded. If all record property corners of record are found at the completion of the project, they shall be flagged in the field for inspection and no corner record or record of survey will be required.

Utility Undergrounding and Relocation

1. All new dry utilities to serve the project shall be constructed underground.
2. The developer shall sign a written agreement stating that they have made all such arrangements as may be necessary to coordinate and provide utility construction, relocation, and undergrounding. All new utilities shall be constructed underground.

Fire Department Conditions

1. Project shall comply with mid-rise ordinance.
2. An approved paved all weather access and an adequate water supply shall be provided prior to combustibles being brought to the site.
3. Vertical clearance of 13'6" shall be provided over all access roadways.
4. Turning radius of 28ft inside shall be provide on access.
5. Gates/fencing shall not impede fire access.
6. Provide covers over "panic" buttons in the units, to prevent false alarms. Work with Escondido FD on specifications for these covers.

EXHIBIT "F"

Mitigation Monitoring and Reporting Program for the 220 North Quince Street Senior Housing Project

Mitigated Negative Declaration/Initial Study Environmental Checklist

City File No. ENV 17-0008

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the 220 North Quince Street Senior Housing Project (proposed project), which is the subject of the Draft Mitigated Negative Declaration (MND) and Initial Study Environmental Checklist, complies with all applicable environmental mitigation requirements. The mitigation described in the MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the MND and Initial Study Environmental Checklist. Only those subsections of the environmental issues presented in the Initial Study Environmental Checklist that have mitigation measures are provided below in the MMRP table. All other subsections do not contain mitigation measures. For each mitigation measure, the MMRP table identifies the following: (1) mitigation measure, (2) implementation action, (3) responsible agency/party, (4) monitoring schedule, and (5) verification date.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources						
<p>CUL-1: The City of Escondido Planning Division (“City”) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location (“TCA Tribe”) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.</p>	<ul style="list-style-type: none"> Applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement. 	Applicant; City of Escondido Community Development Department Planning Division	X			
<p>CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	<ul style="list-style-type: none"> Require verification and approval of qualified archaeologist. 	Applicant; City of Escondido Community Development Department Planning Division	X			

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	<ul style="list-style-type: none"> Require monitoring program coordination. 	City of Escondido Community Development Department Planning Division; Qualified Archaeologist; Grading Contractor	X			
CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	<ul style="list-style-type: none"> Require on-site archaeological monitor and Native American Monitor. 	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division		X		
CUL-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	<ul style="list-style-type: none"> Require identification and preservation of any unidentified cultural resources. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner; Native American Monitor		X		
CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered	<ul style="list-style-type: none"> Require identification and preservation of any significant tribal resource. Consultation with Native American Monitor. 	City of Escondido Community Development Department Planning Division; Project		X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.		Archaeologist; Native American Monitor; TCA Tribe				
CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.	<ul style="list-style-type: none"> Require research design and data recovery program. Consultation with Native American Monitor. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; TCA Tribe		X		
CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any	<ul style="list-style-type: none"> Require identification and preservation of any undiscovered cultural resources or human remains. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner		X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.</p>						
<p>CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.</p>	<ul style="list-style-type: none"> Require that a Native American monitor is present during any testing or cataloging. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Any tribal cultural resources collected by the qualified archaeologist that are denied collection by the TCA Tribe shall be curated at the San Diego Archaeological Center. Any resource determined not to be a tribal cultural resource shall be curated at the San Diego Archaeological Center. 	<p>City of Escondido Community Development Department Planning Division; Project Archaeologist</p>		X	X	

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	<ul style="list-style-type: none"> Require documentation of analysis and data by the qualified archaeologist. Consultation with Native American Monitor. 	Qualified Archaeologist; Native American Monitor			X	
Geology and Soils						
GEO-1: General and specific recommendations identified in Section 8.0 of the project Geotechnical Investigation prepared by SCST (2017) shall be implemented in the design and construction of the proposed project to address the presence of potentially compressible and potentially liquefiable soils. To mitigate the potentially compressible soils and reduce the potential for static settlement and distress to the planned building and improvements, remedial grading of the existing upper soil shall be performed. To mitigate the liquefaction hazard and the resulting settlements to acceptable levels, ground improvement consisting of rammed aggregate piers extending down to the underlying granodiorite shall be performed. A qualified geotechnical consultant shall observe the ground improvement operations and verify that hazards related to compressible soils and liquefaction have been mitigated to acceptable levels. All applicable recommendations, including those identified in the Geotechnical Investigation (SCST 2017) located in Appendix C of the MND, shall be included on the grading and site plans prepared for the project and shall be implemented during project design and construction. Project grading plans shall be reviewed by a qualified	<ul style="list-style-type: none"> Require remedial grading of existing upper soil. Require ground improvement consisting of rammed aggregate piers extending down to the underlying granodiorite. Require a qualified geotechnical consultant to observe the ground improvement operations and grading. Require a qualified geotechnical consultant to review final design submittal. 	Qualified Geotechnical Consultant; Construction Contractor	X	X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
geotechnical consultant prior to final design submittal to determine if additional analysis and recommendations beyond those summarized above (and listed in full in the Geotechnical Investigation) are required. All geotechnical recommendations shall be fully implemented in accordance with applicable industry/regulatory standards (e.g., CBC requirements).						
Hazards and Hazardous Materials						
HAZ-1: Testing for soil contamination shall be conducted by an individual licensed in the State of California to assess soil conditions for the potential presence of contaminated soils following the completion of grading activities, but prior to construction of on-site structures. Soil sampling shall be performed in areas deemed most likely to have had residual impact from previously released diesel fuel, gasoline, or waste oil associated with the historical recognized environmental condition at the property. In the event that contaminated soils are encountered, these soils shall be properly tested, managed, and disposed of at a licensed facility in accordance with the County Department of Environmental Health requirements.	<ul style="list-style-type: none"> Require testing for soil contamination in areas most likely to have had residual impact from previously released hazardous materials. Require testing, managing, and disposal of contaminated soils. 	Applicant/ Construction Contractor	X			
Noise						
NOI-1: For the project's habitable areas (both living rooms and bedrooms) with a view (including partial) of North Quince Street or West Valley Parkway, which are likely to exceed an interior noise level of 45 CNEL, the following measures shall be incorporated to provide the required noise control to ensure that noise levels at interior habitable areas are 45 CNEL or less: <ul style="list-style-type: none"> Exterior wall requirement of standard 0.875-inch stucco over 0.5-inch shearwall on 2x6 studs with 0.625-inch Type "X" Drywall. Minimum window requirement of STC 28. Window construction of dual glazing window thickness 0.125-inch and 0.5-inch air gap. 	<ul style="list-style-type: none"> Require incorporation of noise minimization measures into the construction of exterior walls and windows. Require appropriate air circulation. Require the inclusion of a mechanical ventilation system into the building design. 	Applicant/ Construction Contractor	X	X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<ul style="list-style-type: none"> Appropriate means of air circulation and provision of fresh air must be present to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior. The building design would include a mechanical ventilation system that would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2013 CBC) to ensure that windows would be able to remain permanently closed. 						

PLANNING COMMISSION

Agenda Item No.: H.1
Date: August 13, 2019

PROJECT NUMBER / NAME: PHG 18-0047 / Precise Development Plan, North Avenue Estates

REQUEST: A Precise Development Plan for a single-family residential development known as North Avenue Estates, containing 34 residential lots and five open space lots. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: North Avenue and Conway Drive

APPLICANT: Jared Aronowitz of Taylor Morrison, Inc.

APN / APNS: 224-153-19 and 224-153-20

PRIMARY REPRESENTATIVE: Same

GENERAL PLAN / ZONING: E2 / PD-R-1.97

DISCRETIONARY ACTIONS REQUESTED: Precise Development Plan

PREVIOUS ACTIONS: SUB 17-0007 (Tentative Subdivision Map Extension and Revision, Master Development Plan, Development Agreement, Prezone, and Annexation)

PROJECT PLANNER: Ann Dolmage, Associate Planner
adolmage@escondido.org

CEQA RECOMMENDATION: Addendum to an Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-17

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

- Bill Martin, Community Development Director
- Mike Strong, Assistant Planning Director

BACKGROUND:

The project site is approximately 17.2 acres in size and is located on the north side of North Avenue (opposite the intersection with Conway Drive), and the west side of Kaywood Avenue. The site is currently undeveloped. Development on surrounding properties consists of single-family residences, some of which are within the jurisdiction of the City of Escondido, and others of which are located within the jurisdiction of the County of San Diego.

A Tentative Subdivision Map for this development was first approved by City Council in April of 2006 (under Tract 916) and revised in April of 2008 (under Tract 916-R). A Prezone, Master and Precise Development Plan, Development Agreement, and Annexation were also part of the original project. Following City Council approval, the project was taken to the San Diego Local Agency Formation Committee (LAFCO) for final approval of the annexation request. LAFCO approved the annexation, contingent on the revision of a project condition that City Council had approved, which addressed protocols for handling septic failures on properties adjacent to the development site. City Council voted not to make the requested revision, and the original project did not move forward. Many of the individual approvals (such as the Development Agreement and Master and Precise Development Plan) eventually expired, though the Tentative Map itself remained active for several years, via a series of state-mandated extensions.

In February of 2017, shortly before the Tentative Map approved under TR 916-R was set to expire, the owners of the project site applied to extend and revise the map (under SUB 17-0007). They also submitted new requests for a Master Development Plan (under PHG 17-0034), an Annexation, and a Development Agreement (to replace the approvals that had expired). They also added a new Prezone request for two neighboring properties that had not been prezoned under T916-R, but that needed to annex since they had since completed emergency connections to City sewer and water. To address issues that had previously stalled the project, and to protect septic systems on adjoining properties, the revised Tentative Map proposed a 12.5'-wide open space buffer along the rear property lines of certain lots. The owners elected not to submit an application for a new Precise Development Plan in 2017, since they intended to sell the property prior to its development, and knew that its purchaser would prefer to design the residences to their own standards.

On January 10, 2018, the City Council approved SUB 17-0007 and PHG 17-0034. Attachment 2 to this staff report contains a link to the staff report for SUB 17-0007 and PHG 17-0034. LAFCO approved the annexation of the project site at their meeting on October 1, 2018, and the annexation was recorded on November 28, 2018.

The project site has since been acquired by a developer (Taylor Morrison), who is now seeking approval of a Precise Development Plan. This approval is a required step in the Planned Development Process (as conditioned in SUB 17-0007 and PHG 17-0034), before any homes can be built.

PROJECT ANALYSIS:

1. General Plan / Zoning

The General Plan land use designation for the subject property is E2 (Estate II) and the zoning classification is PD-R-1.97 (Planned Development- Residential; 1.97 dwelling units per acre). The proposed Precise Development Plan includes 34 residential lots with one single-family home per lot, consistent with these designations and with the Master Development Plan approved for the project on January 10, 2018.

2. Development Standards

The Master Development Plan approved under SUB 17-0007 designated the following development standards for residences in North Avenue Estates:

- Front setback: 15' minimum (20' minimum for garages fronting on the street)
- Side setback: 5' minimum for one side and 10' minimum for the other side (corner lots shall have 10' minimum on the street side)
- Rear setback: 20' minimum (40' minimum for two-story homes constructed on Lots 20 through 33)
- Floor area ratio (FAR): 0.5 maximum
- Lot coverage: 40% maximum
- Building height: Up to eight of the 14 homes on Lots 20 through 33 are allowed to have two stories; the remainder are limited to one story. For Lots 20 through 33, all one-story homes are limited to a height of 17', while two-story homes are limited to a height of 27'. For all other lots within the development (i.e., Lots 1 through 19 and Lot 34), the maximum building height is 27'.

The above setback, FAR, and lot coverage standards were chosen for the Master Development Plan because they are comparable to the standards of the R-1 (Single-Family Residential) zone. The building height limit established for the Master Development Plan is more restrictive than that for the R-1 zone, which allows development up to 35' in height. Lots 20 through 33 are subject to the strictest height limits in the development to minimize aesthetic impacts for the existing homes along Laurashawn Lane, to the west of the project site.

The Precise Development Plan conforms to all development standards listed above. Minimum setbacks are satisfied for all residences and no lots will exceed the FAR or lot coverage standards. A total of five (5) homes on Lots 20 through 33 will have two stories. These two-story homes would be distributed relatively evenly across the row, to avoid impacting some Laurashawn Lane neighbors more significantly than others. The remaining nine (9) homes on Lots 20 through 33 would have one (1) story.

3. Design Review

The project was taken to a staff design review meeting on December 20, 2018, and recommendations made during that meeting were transmitted to the applicant. The project's floor plans and exterior building designs, as described in the next two sections, have incorporated those design review recommendations to the extent possible.

4. Residential Floor Plans

The Precise Development Plan proposes four (4) basic floor plans for the residences, identified as Plan 1, 2, 2X, and 3. Within each floor plan, options are available that allow homeowners to customize room configurations to meet their needs, without changing the overall footprint of the structure. An explanation of each floor plan follows.

Plan 1: This is the project's only single-floor plan and the smallest plan in square footage. The base model contains 2,722 square feet of living area. Three (3) bedrooms and 2.5 bathrooms are included with the base model, as well as a three (3) car garage (including two (2) side-by-side spaces and one (1) tandem space). An option exists to replace the den with a fourth bedroom and upgrade the half-bath to a full bath. A second option replaces the tandem parking space in the garage with a fifth bedroom and full bath (this second option adds 212 square feet to the living area of the home). Fifteen (15) homes within the development will utilize Plan 1, nine (9) of which will be located on Lots 20 through 33, as described in the previous section.

Plan 2: This floor plan contains two (2) floors. The base model has 3,516 square feet of living area, and contains four (4) bedrooms and 3.5 bathrooms, as well as a two (2) car garage. An option exists to replace the first-floor den with a fifth bedroom and upgrade the half-bath (also on the first floor) to a full bath. A second option replaces a bonus room, standard-sized bedroom, and standard-sized full bath (all on the second floor) with a second master bedroom and a second master bath. Eight (8) homes within the development will utilize Plan 2.

Plan 2X: This floor plan contains two (2) floors and is similar to Plan 2 in its overall layout, but with a larger garage and more customization options. The base model has 3,530 square feet of living area, and contains four (4) bedrooms and 3.5 bathrooms, as well as a four (4) car garage (including three (3) side-by-side spaces and one (1) tandem space). An option exists to replace the first-floor den with a fifth bedroom and upgrade the first-floor half-bath to a full bath. A second options replaces the tandem parking space in the garage with a sixth bedroom and a fifth bathroom (which adds 303 square feet of living area to the home). Finally, a third option replaces a bonus room, standard-sized bedroom,

and standard-sized full bath (all on the second floor) with a second master bedroom and second master bath. Three (3) homes within the development will utilize Plan 2X.

Plan 3: This floor plan contains two (2) floors and is the largest plan available in the development. A notable feature of this plan is the attached “multi-generational suite”, or accessory dwelling unit (ADU), on the first floor. For the base model, the main residence contains four (4) bedrooms, three (3) bathrooms, and 3,693 square feet of living area. The ADU is a studio unit with separate entrance and private bath, and adds 387 square feet to the home, bringing the total living area of the structure to 4,080 square feet. The main residence comes with a two (2) car garage, and an additional one (1) car garage is provided for the ADU, for a total of three (3) garage spaces. An option is available to replace one (1) first-floor bedroom and bath in the main residence with a den and a half-bath (the reverse of the den-conversion options offered for the other floor plans). A second option for the main residence replaces a second-floor bonus room with a standard-sized bedroom. Eight (8) homes within the development will utilize Plan 3.

Each of the above floor plans also includes an “outdoor living area” (i.e., a covered patio attached to the rear side of the house) ranging in size from 208 to 286 square feet, as well as a front porch ranging in size from 32 to 119 square feet.

5. Residential Exterior Building Design

The Precise Development Plan proposes three exterior styles for homes within the development, identified as Spanish (A), Spanish Colonial (B), and Adobe Ranch (C). In turn, three (3) color/material palettes, or schemes, are associated with each style. Schemes #1- #3 are associated with the Spanish style, #4 - #6 are associated with the Spanish Colonial style, and #7- #9 are associated with the Adobe Ranch style. The developer will assign a specific scheme to each residence, for a balanced visual effect throughout the development. A generalized description of the three (3) exterior styles is provided below, while a more detailed list of colors and materials proposed for each scheme is attached to Resolution 2019-17.

Spanish (A): Walls would be sand-finish stucco in cream or very pale beige. Garage doors and trim would be light to medium brown, and entry doors and shutters would be dark brown, sage green, or blue-gray. Decorative features would include a finial above the front entryway, rafter tails, and cross-shaped stucco recesses above some doors and windows.

Spanish Colonial (B): Walls would be sand-finish stucco in pale beige. Decorative stucco trim around doors, windows, and the roofline would be painted in white or pale cream, for contrast against the beige walls. Garage doors, wood trim, entry doors, and shutters would be medium to dark brown.

Adobe Ranch (C): Walls would be sand-finish stucco in pale to medium beige. Portions of the front elevation would incorporate a manufactured brick veneer, and brick would also be used along window sills on the front elevation. Other decorative features include wood outlookers, wood trim on windows and doors, and x-shaped recesses on gable ends.

All three styles would utilize concrete S-tiles for roofing, in brown or reddish-brown tones. The Precise Plan labels each lot with a code containing a number and a letter, which indicate the floor plan and exterior style for the home on that lot. Some codes also contain the letter "R", which indicates that the garage will be located on the right side of the home (as one faces the structure), vs. the left side. For example, a lot identified as 2AR will use the Plan 2 floor plan and the Spanish exterior style, and will have the garage on the right side. A lot identified as 3C will use Plan 3 and the Adobe Ranch exterior style, and will have the garage on the left.

6. Fencing and Signage

The Master Development Plan approved on January 10, 2018, included a description of proposed fencing types and locations. A basic schematic for a monument sign at the project entrance was also provided, though details on signage materials were not noted. The fencing shown on the Precise Development Plan significantly matches what was originally approved, though some isolated changes have been made. The design of the monument sign has also been modified and refined from what was approved under the Master Development Plan. A full description of the current proposal is below.

Vinyl: A 5'-tall vinyl fence will be installed in the following locations:

- On shared side property lines between residential lots (these fences will also connect to the residences themselves, to screen backyards from view of the street)
- Along the interior edge of the open space buffers behind Lots 1-6 and 19-34
- Along the north edge of Open Space Lot B, wrapping around to Lot 8
- Around portions of Open Space Lot C (the bioretention basin)

Slump block: A 5'-tall slump block wall with 6'-tall pilasters will be installed primarily to screen residential lots from public or private streets, or to screen lots from open space areas. Locations include:

- The side of Lot 1 that abuts North Avenue
- All sides of Lots 6, 7, and 8 that abut open space areas or Kaywood Drive
- The sides of Lots 13, 14, 26, and 27 that abut Mesa Glen (a private street within the development)
- The west side of Open Space Lot B (behind Lots 9-13)
- The west side of Open Space Lot D (behind Lots 14-18, but excluding Open Space Lot C, where steel fencing is proposed as described below)

Steel fencing: Tubular steel fencing with a maximum height of 6' will be installed in limited areas around Open Space Lot C, including the portion fronting the street (Orchard Glen) and the portion abutting Open Space Lot D. The Master Development Plan showed only vinyl and slump block around Open Space Lot C.

Monument sign: Per the Master Development Plan, the monument sign at the project entrance would have consisted of a block wall 2'6" in height (with 3'6" pilasters), directly in front of a taller wall (5' in height with 6' pilasters). The subdivision name would have been mounted on top of the shorter wall, most likely as metal pin-mounted letters.

Under the Precise Development Plan, a monument sign would be installed in approximately the same location (within the open space easement at the corner of Lot 1). However, the sign would consist of a single C-shaped, slump block wall, approximately 3'9" in height with a 3" concrete cap (for a total height of 4'). The rounded portion of the wall would be oriented toward the corner, and pin-mounted aluminum letters applied to the face of the wall would identify the subdivision name. A 4'6" pilaster would be located at each end of the "C". The distance between these two pilasters would be approximately 30' (as measured along the shortest distance, not along the full length of the wall).

7. Landscaping

A conceptual landscape plan was included with the Master Development Plan approved on January 10, 2018. The applicant has provided a new conceptual landscape plan with the Precise Development Plan, though aside from some changes in the specific location of plantings and some minor species substitutions, the new plan substantially matches the previously-approved one. As a condition of approval of the Precise Plan, the applicant is required to submit a complete landscape plan package to the Engineering Services Department, with irrigation and water efficiency details, upon approval of the Precise Development Plan.

ENVIRONMENTAL STATUS:

An Amended Initial Study and Mitigated Negative Declaration (IS/MND) (City Log No. ER 2005-12) was circulated for the original subdivision (Tract 916), from October 28 through November 17, 2005, and adopted by City Council on April 5, 2006. For SUB 17-0007, an Addendum (ENV 17-0011) was adopted to address modifications that were made to the project between its 2008 and 2017 versions, including the addition of the 12.5' open space buffer behind some lots. The Addendum acknowledges that approval of a Precise Development Plan would be part of the project. The Precise Plan merely establishes further environmental analysis is needed.

CONCLUSIONS:

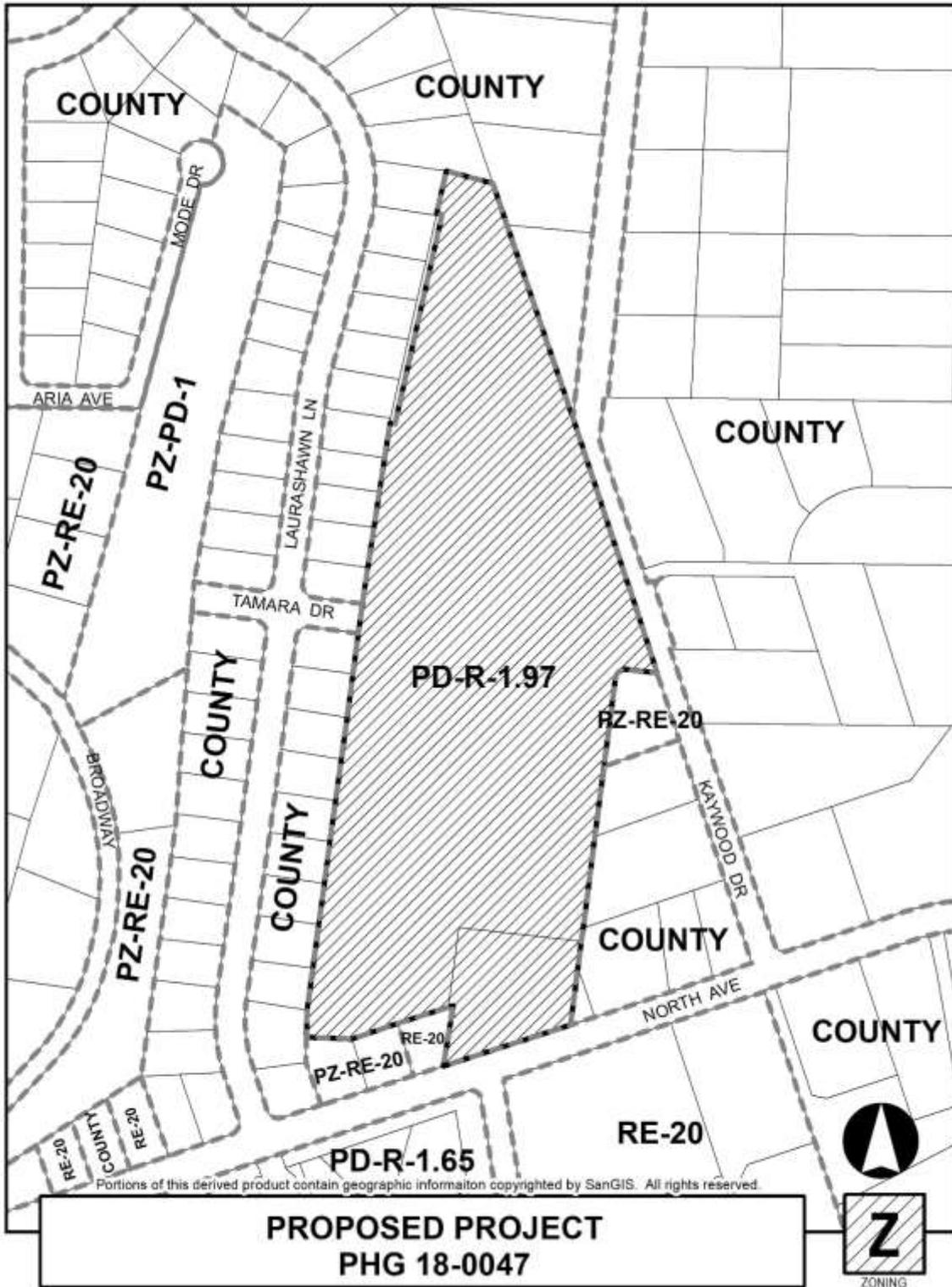
The City Council is the authorized agency for granting discretionary approval of a Master Development Plan. When an application for a Precise Development Plan is submitted concurrently with an application for a Master Development Plan, the City Council considers both as one (1) package. However, when an application for a Precise Development Plan is submitted after the Master Development Plan has been approved, as is the case for this project, the Planning Commission is authorized to grant approval for the Precise Development Plan. Since the City Council approved the Master Development Plan for North Avenue Estates on January 10, 2018, no City Council approval is necessary for the Precise Development Plan.

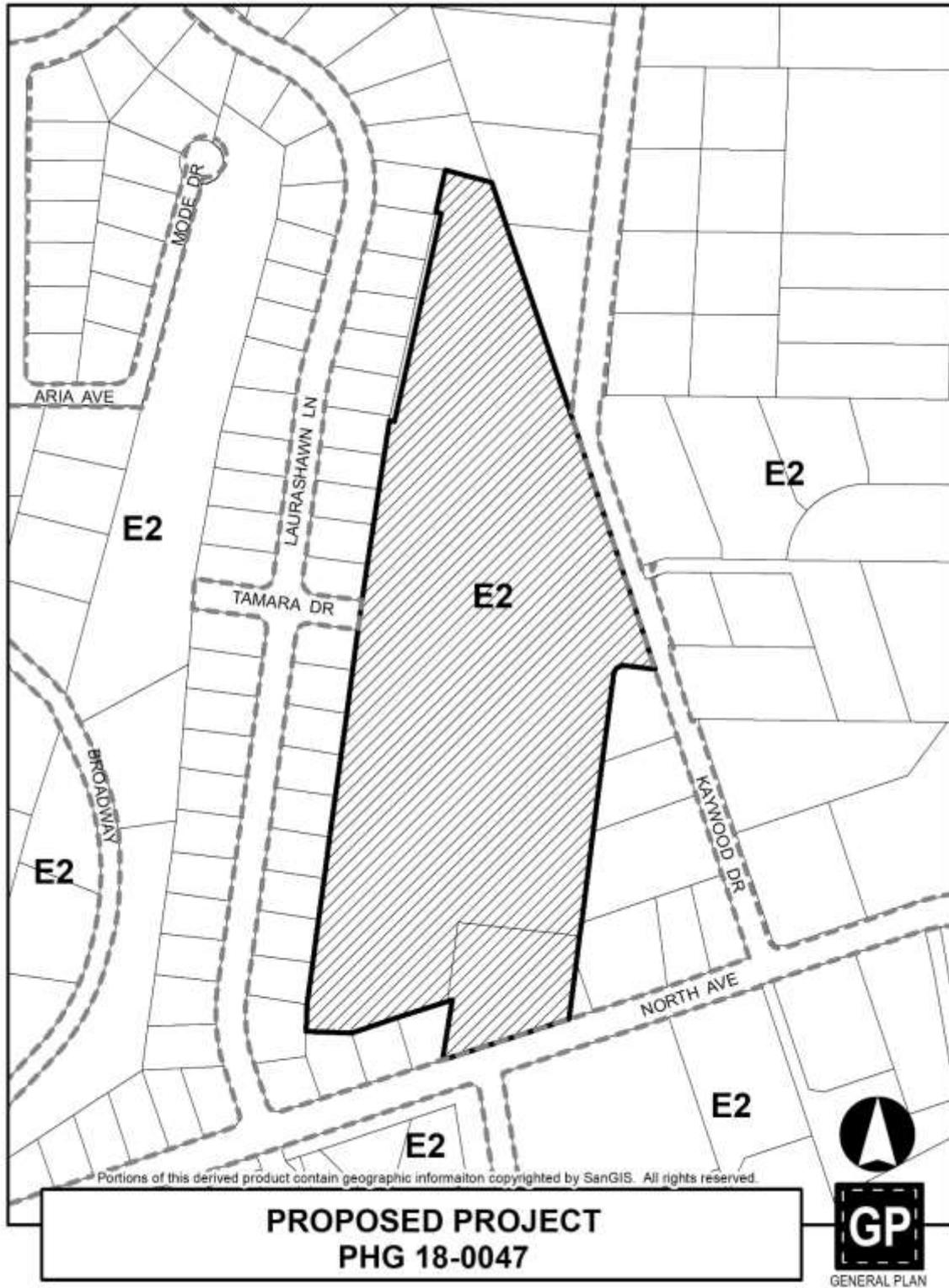
The proposed project is consistent with the General Plan, as well as with the development standards approved under the Master Development Plan. The project as proposed will not have a significant effect on the environment, as designed and conditioned. The location, size, design, and operating characteristics of the proposed project will not be incompatible with or will adversely affect or will be materially detrimental to adjacent land uses. The site is suitable for the type and intensity of use or development which is proposed. Staff recommends that the Planning Commission recommend approval of Planning Case No. PHG 18-0047, based upon the factors/findings and conditions contained in the attached Planning Commission Resolution No. 2019-17 (Attachment 2).

ATTACHMENTS:

1. Location and General Plan Map
2. City Council Staff Report for SUB 17-0007 and PHG 17-0034
3. Draft Planning Commission Resolution No. 2019-17

ATTACHMENT 1





ATTACHMENT 2
CITY COUNCIL STAFF REPORT
SUB 17-0007 & PHG 17-0034
(JANUARY 10, 2018)

Due to the number of pages of Attachment 2, the following link has been provided to review the document electronically on the City's web site:

<https://www.escondido.org/Data/Sites/1/media/agendas/Council/2018/1-10-18CCAgendaPacket.pdf>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours. To obtain a copy, please contact the City Clerk at (760) 839-4617 or Planning Division at (760) 839-4671.

ATTACHMENT 3

Planning Commission
Hearing Date: August 13, 2019
Effective Date: August 24, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-17

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A PRECISE DEVELOPMENT PLAN FOR
THE NORTH AVENUE ESTATES RESIDENTIAL
DEVELOPMENT

APPLICANT: Jared Aronowitz, Taylor Morrison, Inc.

CASE NO: PHG 18-0047

WHEREAS, Jared Aronowitz of Taylor Morrison, Inc. (herein after referred to as "Applicant"), filed a land use development application (Planning Case No. PHG 18-0047), constituting a request for a Precise Development Plan to allow a 34-lot, single-family residential development on a 17.2-acre gross acre site located on the north side of North Avenue, between Laurashawn Lane and Kaywood Drive (APNs 224-153-19 and 224-153-20), in the PD-R-1.97 (Planned Development- Residential, 1.97 units/acre) Zone, depicted in Exhibit "B"; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the land use development application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the

applicable procedures and time limits specified by the Permit Streamlining Act (Government Code Section 65920 et seq.) and California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.); and

WHEREAS, single-family residential is a permitted use within the Planned Development- Residential Zone, subject to the approval of a Master and Precise Development Plan Permit, in accordance with Section 33-401 of the Escondido Zoning Code; and

WHEREAS, a Master Development Plan was approved by City Council on January 10, 2018, under PHG 17-0034; and

WHEREAS, pursuant to CEQA and CEQA Guidelines (Article 14 of the California Code of Regulations Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project; and

WHEREAS, the Planning Commission of the City of Escondido did, on August 13, 2019, hold a public meeting to consider the request for a Precise Development Plan. At said meeting, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated August 13, 2019, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public meeting; and

WHEREAS, said public meeting before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.
2. The Planning Commission, in its independent judgment, finds that the Precise Development Plan is covered under the Addendum to the Final Initial Study/Mitigated Negative Declaration adopted on January 10, 2018 (City File No. ENV 17-0011), as described in the August 13, 2019 Planning Commission staff report.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and in its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The application to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "D" is hereby **approved** by the Planning Commission. This Planning Commission expressly declares that it would not have approved this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

5. Said plan is on file in the Planning Division of the Community Development Department and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein. This Project is conditionally approved as set forth on the application and project drawings, all designated as approved by the Planning Commission, and shall not be altered without the express authorization by the Planning Division. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments.

The Applicant 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. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 13th day of August, 2019, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

JAMES SPANN, Chairman
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

LEGAL DESCRIPTION PLANNING CASE NO. PHG 18-0047

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

PARCEL 1: (APN: 224-153-19-00)

THAT PORTION OF BLOCK 410 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE GRAHAM MAP NO. 723 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 28 OF LAS LOMAS RANCHOS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 5151 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ALSO BEING ON THE MOST NORTHERLY RIGHT OF WAY OF NORTH AVENUE, 66.00 FEET WIDE; THENCE NORTH 19°39'40" WEST 95.00 FEET; THENCE NORTH 1°10'23" EAST, 47.81 FEET; THENCE SOUTH 88°49'37" EAST, 83.45 FEET; THENCE NORTH 70°20'20" EAST, 209.62 FEET; THENCE NORTH 6°22'30" EAST, 159.70 FEET; THENCE SOUTH 83°37'30" EAST, 250.00 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RINCON BUILDERS, INC., RECORDED MAY 28, 1971 AS INSTRUMENT NO. 112464; THENCE SOUTH 6°22'30" WEST, 160.00 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID NORTH AVENUE WHICH BEARS NORTH 70°20'20" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 70°20'20" WEST, 529.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GAROLD HERBERT CARR, JR., ET UX, RECORDED MARCH 6, 1972 AS INSTRUMENT NO. 72-53694 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 224-153-20-00)

THAT PORTION OF BLOCK 410 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GRAHAM MAP NO. 723 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, AND THAT PORTION OF THE UNNAMED STREET, 20.00 FEET WIDE, LYING EASTERLY OF AND ADJOINING SAID BLOCK 410 AS VACATED AND CLOSED TO PUBLIC USE ON JULY 1, 1927, BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY OF SAN DIEGO, A CERTIFIED COPY OF SAID ORDER HAVING BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JULY 2, 1927 IN BOOK 1336, PAGE 7 OF DEEDS, LYING EASTERLY OF LAS LOMAS RANCHOS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 5151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 5, 1963.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 410: THENCE ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE THEREOF, NORTH 70°20'20" EAST, 20.00 FEET TO THE EASTERLY LINE OF RANCHO RINCON DEL DIABLO; THENCE ALONG SAID EASTERLY LINE NORTH 19°39'45" WEST, 175.00 FEET; THENCE SOUTH 70°20'20" WEST 302.32 FEET; THENCE SOUTH 6°22'30" WEST 194.77 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 410; THENCE NORTH 70°20'20" EAST 367.80 FEET ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

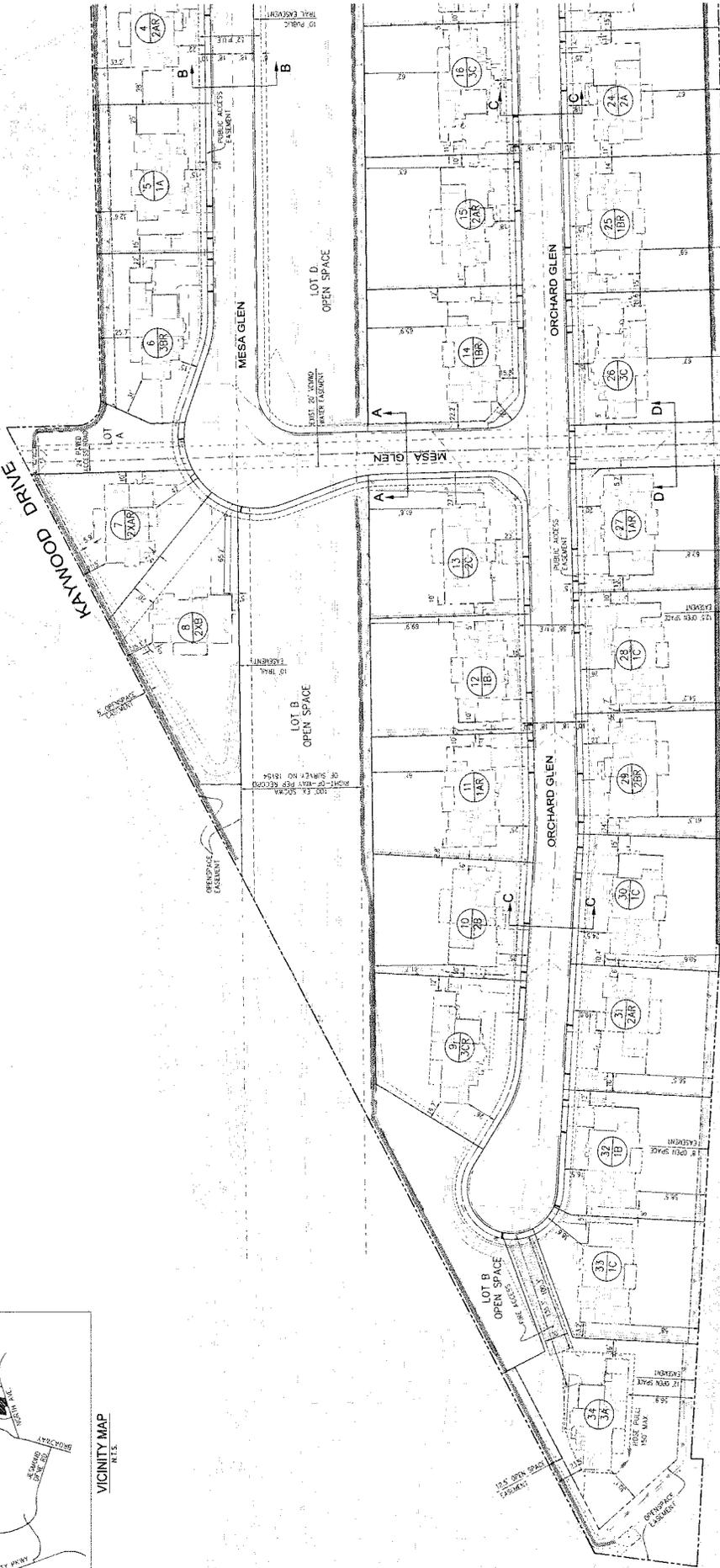
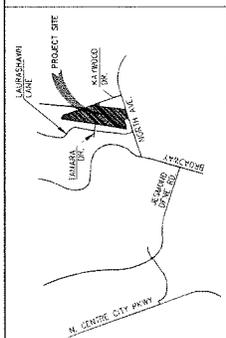
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID BLOCK 410; THENCE NORTH 19°39'45" WEST 175.00 FEET; THENCE NORTH 70°20'20" EAST, 20.00 FEET TO A POINT IN THE EASTERLY LINE OF RANCHO RINCON DEL DIABLO, BEING THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO OLEN K. HOOD, ET UX RECORDED MAY 4, 1962 AS INSTRUMENT NO. 77035 OF OFFICIAL RECORDS; THENCE SOUTH 70°20'20" WEST 282.32 FEET ALONG THE NORTHWESTERLY LINE OF SAID HOOD LAND AND ITS SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO CAROL JANE CRISPIN, AN UNMARRIED WOMAN, RECORDED OCTOBER 13, 1965 AS INSTRUMENT NO. 185349 OF OFFICIAL RECORDS; THENCE NORTH 6°22'30" EAST 325.31 FEET ALONG THE WESTERLY LINE OF SAID CRISPIN LAND AND ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO JOEL FREDERICK FRIBERG ET UX, RECORDED MARCH 6, 1969 AS INSTRUMENT NO. 39539 OF OFFICIAL RECORDS TO THE NORTHWESTERLY CORNER OF SAID FRIBERG LAND: THENCE CONTINUING NORTH 06°22'30" EAST, 180.83 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.12 FEET: THENCE TANGENT TO SAID CURVE SOUTH 83°37'30" EAST, 59.44 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID RANCHO RINCON DEL DIABLO; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 19°39'45" EAST 442.16 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 28 OF LAS LOMAS RANCHOS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 5151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ALSO BEING ON THE MOST NORTHERLY RIGHT OF WAY OF NORTH AVENUE 66.00 FEET WIDE; THENCE NORTH 19°39'40" WEST 95.00 FEET; THENCE NORTH 1°10'23" EAST 47.81 FEET; THENCE SOUTH 88°49'37" EAST 83.45 FEET; THENCE NORTH 70°20'20" EAST 209.62 FEET; THENCE NORTH 6°22'30" EAST 159.70 FEET, THENCE SOUTH 83°37'30" EAST 250.00 FEET; THENCE SOUTH 6°22'30" WEST 160.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID NORTH AVENUE WHICH BEARS NORTH 70°20'20" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 70°20'20" WEST 529.12 FEET TO THE TRUE POINT OF BEGINNING.

PRECISE PLAN



TAMARA DRIVE

NOTES

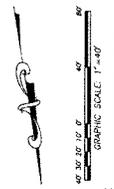
1.72 ACRES (747,244 SF)
 224-13-19 AND 224-13-20
 PREPARED - PLAN-137 (ACCESS TO ESTATE & R-C-20)
 BUILDING COVERAGE - 14.53%
 LOT A - 59,748 SF
 LOT B - 72,025 SF
 LOT C - 44,819 SF
 LOT D - 14,800 SF
 TOTAL - 189,392 SF

LEGEND

LOT NUMBER
 ELEVATION TYPE
 PLAN TYPE
 TRACT BOUNDARY
 EASEMENT
 PUBLIC ACCESS
 OPEN SPACE
 MANNED WITH FIRE LANE AND PARKING SIGNAGE



PREPARED BY
AS
ADAMS STREETER
 CIVIL ENGINEERS
 1035 BAYVIEW AVENUE, SUITE 1250, OAKLAND, CA 94612
 (415) 764-1100

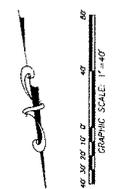
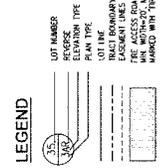
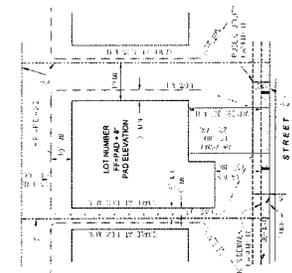
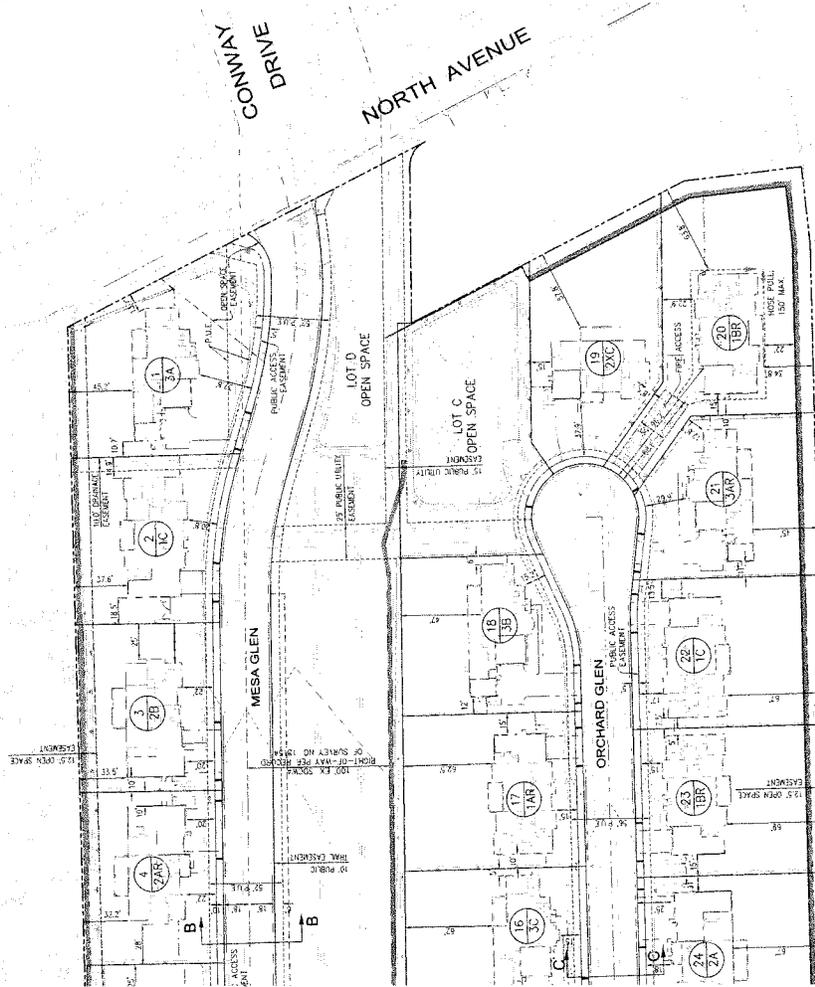
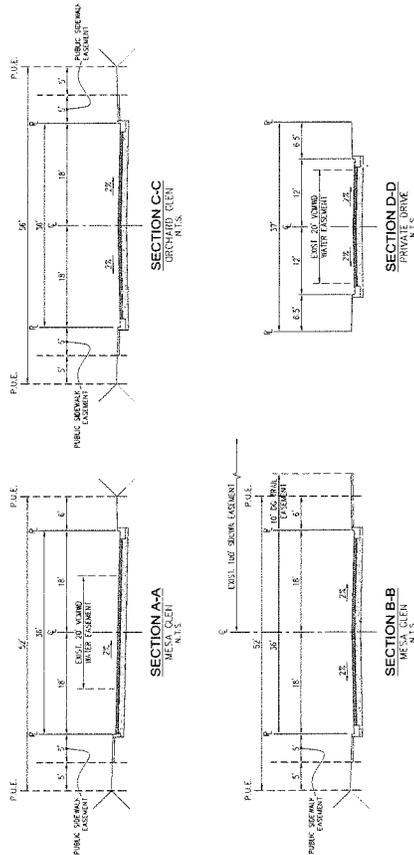


OWNER
Taylor Morrison
 100 SPECTRUM CENTER DRIVE
 IRVINE, CA 92618

PROJECT
**PRECISE DEVELOPMENT PLAN
 SITE PLAN**
 NORTH AVENUE ESTATES - TM NO. 916-R
 ESCONDIDO

SHEET
C-1

PRECISE PLAN



PREPARED BY:
AS
ADAMS STREETER
CIVIL ENGINEERS



OWNER:
Taylor Morrison,
100 SPECTRUM CENTER DRIVE
IRVINE, CA 92618

PRECISE DEVELOPMENT PLAN
SITE PLAN
NORTH AVENUE ESTATES - TM NO. 916-R
ESCONDIDO

SHEET
C-2

SEE SHEET C-1

BrightView
LANDSCAPE ARCHITECTURE
1400 S. GATEWAY AVENUE
SUITE 100
MESA, AZ 85204
PH: 480.233.8888

811
Know what's below.
Call 811 before you dig.

By using this plan, the user agrees to indemnify and hold BrightView harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this plan. This plan is not to be used for any other purpose without the written consent of BrightView.

TAYLOR MORRISON
NORTH AVE ESTATES
PRODUCTION TRACT NO. 916-R
ESCONDIDO, CALIFORNIA
LANDSCAPE DEVELOPMENT PLANS

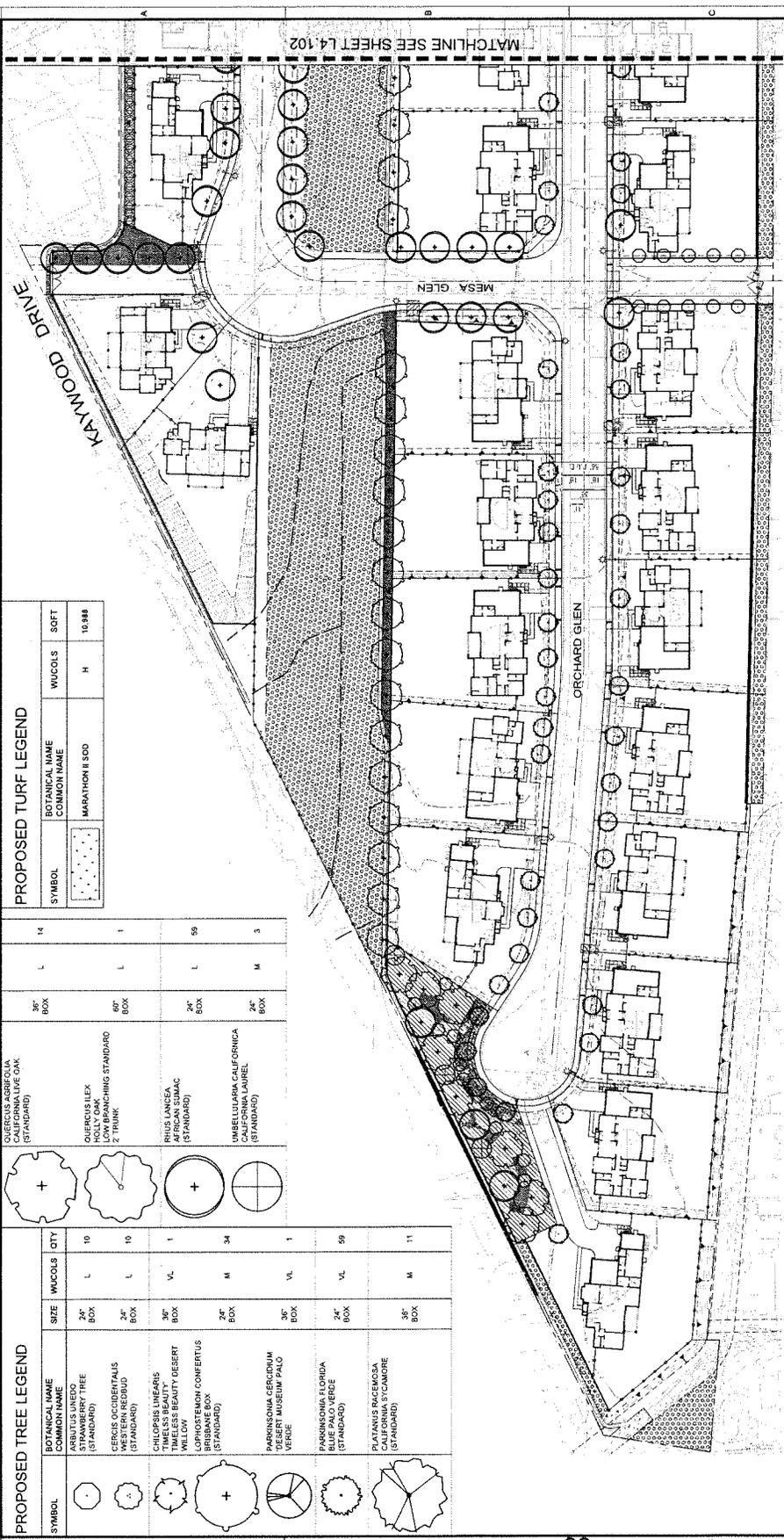
PRECISE DEVELOPMENT PLAN

DATE	DESCRIPTION
12/14/18	PLANNING DEPT. AGENCY SUB # 1
03/10/19	PLANNING DEPT. AGENCY SUB # 2
04/22/19	PLANNING DEPT. AGENCY SUB # 3
	PLAN CONTROL

PLANTING PLAN

L4.101

JOB NUMBER: 1730688
ISSUE DATE: 04/22/2019
DRAWN BY: SM / RH / ED / AL
CHECKED BY: CS / JMC



PROPOSED TURF LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS	SOFT
	MARATHON II SOO	H	10.888

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	QTY
	QUERCUS AGROFOLIA CALIFORNIA LIVE OAK (STANDARD)	36" BOX	L	14
	QUERCUS ILEX LOW BRANCHING STANDARD 2 TRUNK	60" BOX	L	1
	QUERCUS ILEX AFRICANA SIMILAC (STANDARD)	24" BOX	L	59
	UMBELLIFERA CALIFORNICA (STANDARD)	24" BOX	M	3
	PARINSONIA GERCIUM MUSEUM PALO VERDE	36" BOX	VL	1
	PARINSONIA FLORIDA MUSEUM PALO VERDE (STANDARD)	24" BOX	VL	59
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE (STANDARD)	60" BOX	M	11

PROPOSED HYDROSEED MIX (NON-BIO-SWALE)

LEGEND

COMMON NAME	WUCOLS	LBS/SAC
AMBRGIA PSILOSTACHYA CUMAN PAGEREE	L	2
ARTEMISIA DOUGLASHANA DOUGLAS SAGEWORT	L	4
ARTEMISIA PALMERI SAN DIEGO SAGEWORT	L	3
GNAPHALUM CALIFORNICUM CALIFORNIA EVERLASTING	L	2
IVA HAYESIANA SAN DIEGO MARSH-HELDER	L	5
MUHLENBERGIA RIGENS DEER GRASS	M	2
GENOTHERA ELATA SPP. HOOKERI HOOKER'S EVENING PRIMROSE	L	2
FLUGHEA ODORATA SALT-MARSH FLEABANE	M	2
VULPINA MICROSTACHYS SMALL FESCUE	M	8

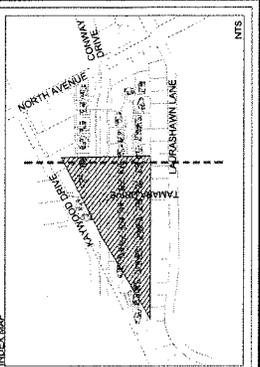
PROPOSED HYDROSEED MIX (BIO-SWALE)

LEGEND

COMMON NAME	WUCOLS	LBS/SAC		
LEUCOPHYLLUM CANDIDUM VIOLET SP. VERVEINE	5	4.0'	L	41
MUHLENBERGIA C. REGAL MIST	1	2.0'	L	26
PINK WOOLLY	5	8.0'	L	5
FILIX INTORBEOUSA LEMONADE BERRY	5	8.0'	L	5

PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	2'-4"	L	13
	ALOE ARBORESCENS TORCH ALICE	5 GAL	2'-4"	L	9
	ANKODANTHOS SPP. MANGAROO PAW	1 GAL	1'-6"	L	47
	BOUGANVILLEA 'SAN DIEGO RED' RED BOUGANVILLEA	1 GAL	2'-4"	L	29
	CASAHUANA MEXICANA MEXICAN PONGIAMA	5 GAL	4'-0"	L	31
	CISTUS SPP. ROCK ROSE	5 GAL	4'-0"	L	29
	DANIELLA CARRULEA 'CASSIA BLUE' BLUE FLAX LILY	1 GAL	1'-6"	M	50
	FESTUCA NARIS ATLAS FESCUE	5 GAL	2'-0"	M	86
	HETEROMELES ARBUTIFOLIA TOTON	5 GAL	6'-0"	L	18



PRECISE DEVELOPMENT PLAN

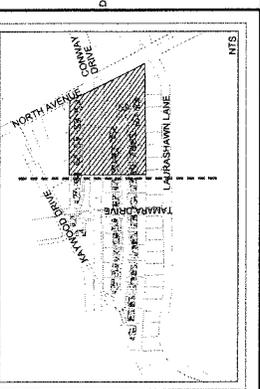
DATE	DESCRIPTION
12/14/18	PLANNING DEPT. AGENCY SUB # 1
03/19/19	PLANNING DEPT. AGENCY SUB # 2
04/23/19	PLANNING DEPT. AGENCY SUB # 3
PLAN CONTROL	

JOB NUMBER: 170668
 ISSUE DATE: 04/23/2019
 DRAWN BY: SM / RH / ED / AL
 CHECKED BY: GS / JMC

TAYLOR MORRISON
 NORTH AVE ESTATES
 ESCONDIDO, CALIFORNIA
 LANDSCAPE DEVELOPMENT PLANS

BrightView
 LANDSCAPE ARCHITECTURE
 1100 S. MAIN ST. SUITE 100
 ESCONDIDO, CA 92026
 (760) 799-9999

Know what's below
 Call 811 before you dig

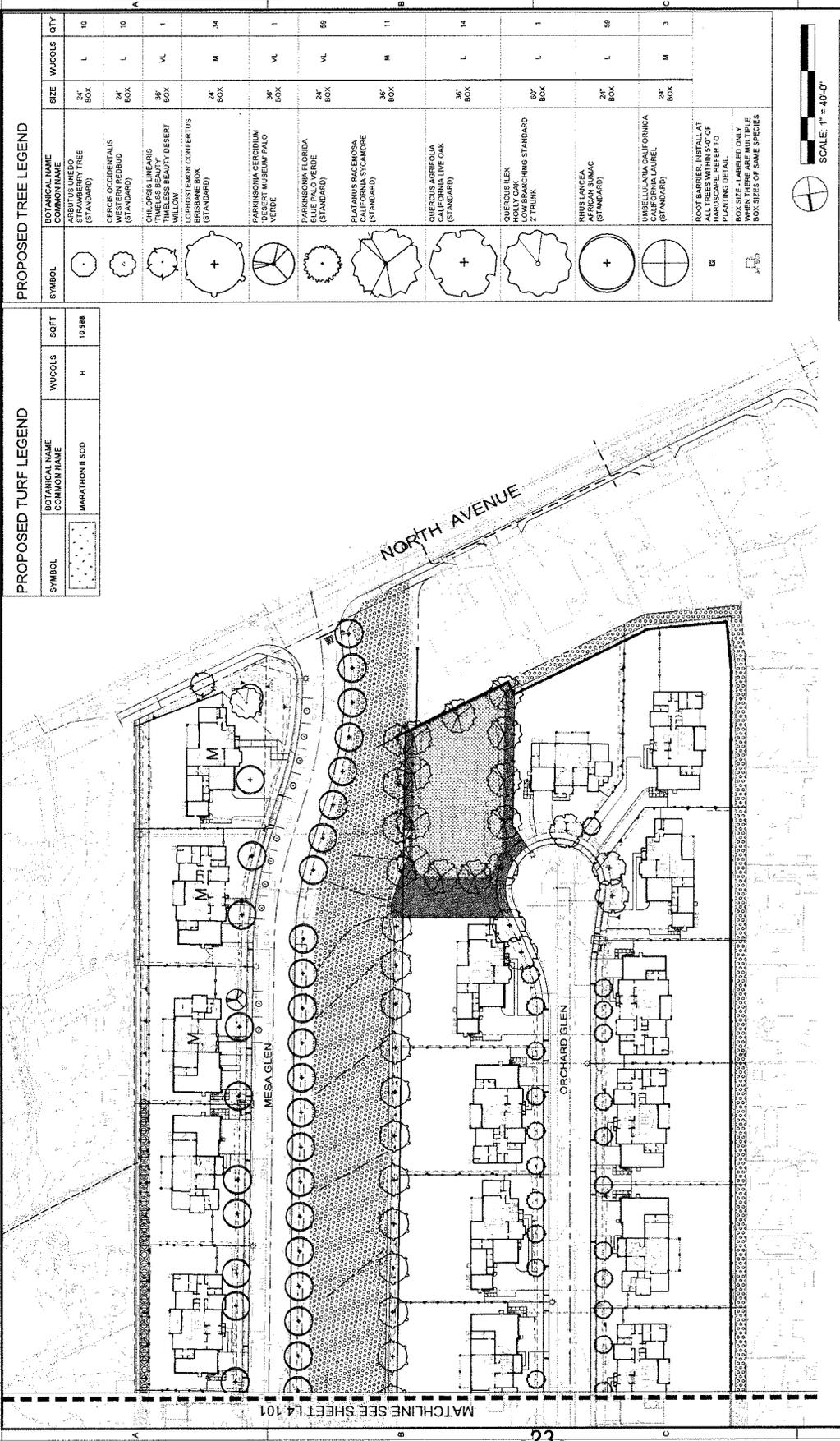


PROPOSED HYDROSEED MIX (BIO-SWALE) LEGEND

BOTANICAL NAME COMMON NAME	WUCOLS	LB'S/AC.
MAHONIA	L	5
SAN DIEGO MARSH-ELDER	M	2
WILLOW	L	2
WILLOW	L	4
WILLOW	L	3
WILLOW	L	2

PROPOSED HYDROSEED MIX (NON-BIO-SWALE) LEGEND

BOTANICAL NAME COMMON NAME	WUCOLS	LB'S/AC.
MAHONIA	L	5
SAN DIEGO MARSH-ELDER	M	2
WILLOW	L	2
WILLOW	L	4
WILLOW	L	3
WILLOW	L	2



PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	QTY
(Symbol)	ARBITUS LINEO STRAWBERRY TREE (STANDARD)	24" BOX	L	10
(Symbol)	CERCIS OCCIDENTALIS WESTERN REDBUD (STANDARD)	24" BOX	L	10
(Symbol)	CHILOPSIS LINEARIS TIMELESS BEAUTY (STANDARD)	36" BOX	VL	1
(Symbol)	WILLOW	24" BOX	M	34
(Symbol)	LOPHOSTEMON CONFERTUS BRISBANE BOX (STANDARD)	24" BOX	VL	1
(Symbol)	PARKINSONIA CERCIIDUM 'DESERT MUSEUM PALO VERDE' (STANDARD)	36" BOX	VL	59
(Symbol)	PARKINSONIA FLORIDA (STANDARD)	24" BOX	M	11
(Symbol)	PLATANUS RACEMOSA 'L' (STANDARD)	36" BOX	L	14
(Symbol)	QUERCUS ILEX HOLLY OAK LOW BRANCHING STANDARD (STANDARD)	60" BOX	L	1
(Symbol)	RHUS LANCEA AFRICAN SUMAC (STANDARD)	24" BOX	L	59
(Symbol)	UMBELIUM CALIFORNICA (STANDARD)	24" BOX	M	3

ROOT BARRIER INSTALL AT ALL TREES WITHIN 5'-6" OF TRUNK. SEE DETAIL FOR PLANTING DETAIL.
 BOX SIZE - LABELLED ONLY WHEN THERE ARE MULTIPLE BOX SIZES OF SAME SPECIES.

PROPOSED TURF LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS	SOFT
(Symbol)	MARATHON II SOD	H	10.888

MATCHLINE SEE SHEET L4.101

PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	AGAVE ATENUATA FORTAL AGAVE	5 GAL	2'-6"	L	13
	ALOE ARBORESCENS TORCH ALOE	5 GAL	2'-6"	L	9
	ANACARDIUM SPP. KANGAROO PAW	1 GAL	1'-6"	L	47
	BOUGHANVILLEA SAN DIEGO RED RED BOUGHANVILLEA	1 GAL	2'-6"	L	29
	CAESALPINIA MEXICANA MEXICAN PONCIJANA	5 GAL	4'-0"	L	31
	CITRUS SPP. ROCK ROSE	5 GAL	4'-0"	L	29
	DIANELLA CAERULEA 'CASA BLUE' BLUE FLAX LILY	1 GAL	1'-6"	M	90
	FESTUCA MARIEI ALFALFA FESCUE	5 GAL	2'-0"	M	88
	HETEROMELES ARBUTIFOLIA TOTON	5 GAL	8'-0"	L	18
	LEUCOPHYLLUM CANDIDUM VIOLET SILVERLEAF	5 GAL	4'-0"	L	41
	MUHLENBERGIA C. 'REGAL MIST' PINK MUILLY	1 GAL	3'-6"	L	26
	RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL	8'-0"	L	5

PROPOSED GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	LANTANA MONTEVIDENSIS TROLLING LANTANA	1 GAL	1'-6" O.C.	L	424
	MYOPORUM P. PROSTRATUM DWARF MYOPORUM	1 GAL	1'-6" O.C.	M	151
	POSSORHIZUS O. PROSTRATUS ROSEMARY	1 GAL	1'-6" O.C.	L	509
	SINERIS MARGINALIS CAE BLUE CHALK STICK	1 GAL	1'-6" O.C.	L	8,306

**PROPOSED HYDROSEED MIX (NON-BIO-SWALE)
LEGEND**

BOTANICAL NAME COMMON NAME	WUCOLS	LBS/SAC
AMBROSIA PSILOSTACHYA CUMAR RAGREED	L	2
ARTEMISIA DOUGLASSIANA DOUGLAS' SAGEWORT	L	4
ARTEMISIA PALMERI SAN DIEGO SAGEWORT	L	3
GNAPHALIUM CALIFORNICUM CALIFORNIA EVERLASTING	L	2
TRIA HYVENSIS SAN DIEGO MARSH-HELDER	L	5
MULLENBERGIA RIGENS DEER GRASS	M	2
OBOTHEIRA ELATA SPP. HOOKERI HOOKER'S EVENING PRIMROSE	L	2
PLUCHEA ODORATA SALT-MARSH FLEGBANE	M	2
VULPIA MICROSTACHYS SMALL FESCUE	M	8

**PROPOSED HYDROSEED MIX (BIO-SWALE)
LEGEND**

BOTANICAL NAME COMMON NAME	WUCOLS	LBS/SAC
FESTUCA RUBRA TOLATE RED FESCUE	H	15
OPORDUM INTERCEDENS MAYRA HERB	M	5
MULLENBERGIA MICROSPERMA MULLENBERG'S BENT	M	5
VULPIA MICROSTACHYS SMALL FESCUE	M	5

PROPOSED TREE LEGEND

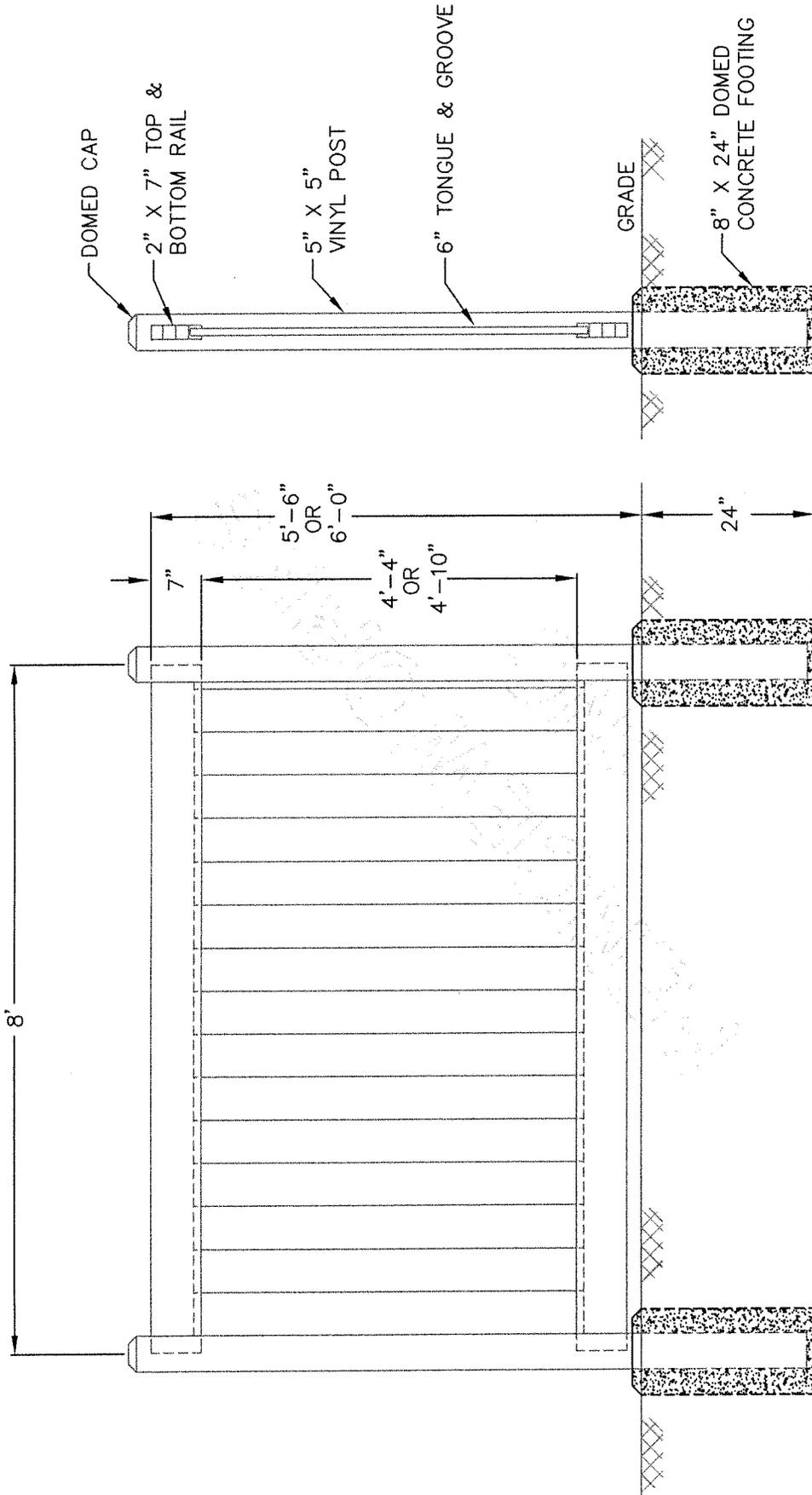
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	QTY
	ARBUBUS UNEDO STRAWBERRY TREE (STANDARD)	24" BOX	L	10
	CERCIS OCCIDENTALIS WESTERN REDBUD (STANDARD)	24" BOX	L	10
	CHLOPSIS LINEARIS TIMELSS BEAUTY (STANDARD)	36" BOX	VL	1
	WILLOW BEAUTY DESERT LIPHOSTEMON CONFERTUS (STANDARD)	36" BOX	M	34
	PAPRINSONIA CERIODIUM DESERT MUSEUM PALO VERDE (STANDARD)	36" BOX	VL	1
	PAPRINSONIA FLORIDA BUTTERFLY PALO VERDE (STANDARD)	24" BOX	VL	99
	PLATANUS RACEMOSA CALIFORNIA CAMPHIRE (STANDARD)	36" BOX	M	11
	QUERCUS AGRIIFOLIA WHITE OAK (STANDARD)	36" BOX	L	14
	QUERCUS TLEX HOLLY OAK (STANDARD)	66" BOX	L	1
	RHUS LANCEA AFRICAN SUMAC (STANDARD)	24" BOX	L	99
	UMBELLULARIA CALIFORNICA CALIFORNIA LAUREL (STANDARD)	24" BOX	M	3

ROOT BARRIER, INSTALL AT ALL TREES WITH 5" OF ROOTS PER TO PLANTING DETAIL.
 BOX SIZE - LABELLED ONLY WHEN THERE ARE MULTIPLE BOX SIZES OF SAME SPECIES

PROPOSED TURF LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS	SOFT
	MARATHON II SOD	H	10,988

17-0968-TM-NORTH AVE ESTATES-06-CAD-02-SHEETS-PLANTING LEGENDS-00-PROD.DWG



NOTE:
 COLORS AVAILABLE
 WHITE & TAN

AVAILABLE THROUGH
 FENCEWORKS INC.
 1-800-350-5620

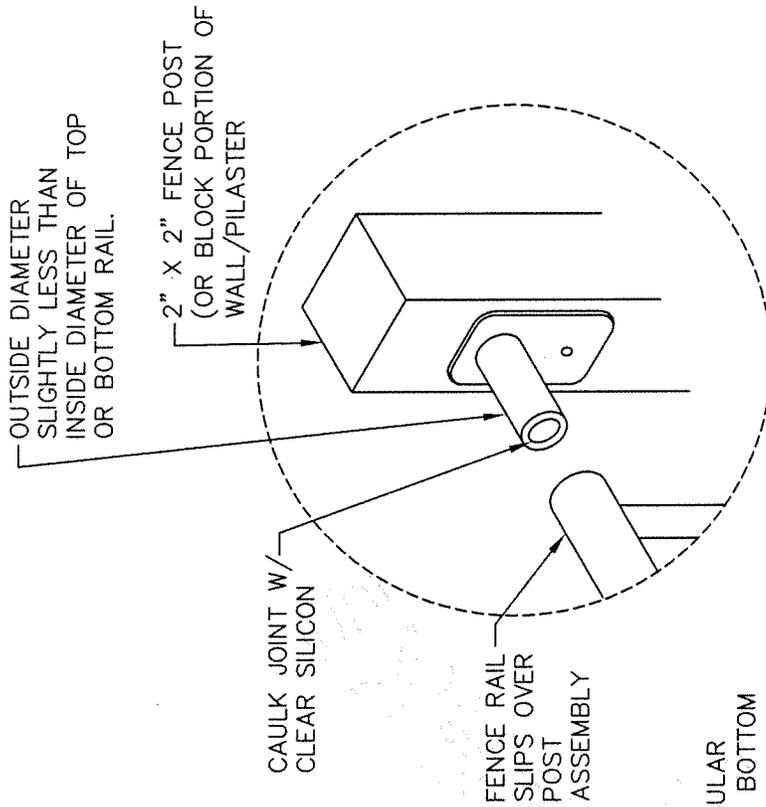
PHONE # **800-350-5620**
 DETAIL NO. **V-001**

- RIVERSIDE
- OCEANSIDE
- ANAHEIM
- PALMDALE
- MENIFEE
- BAKERSFIELD
- SANTA PAULA
- EL CENTRO

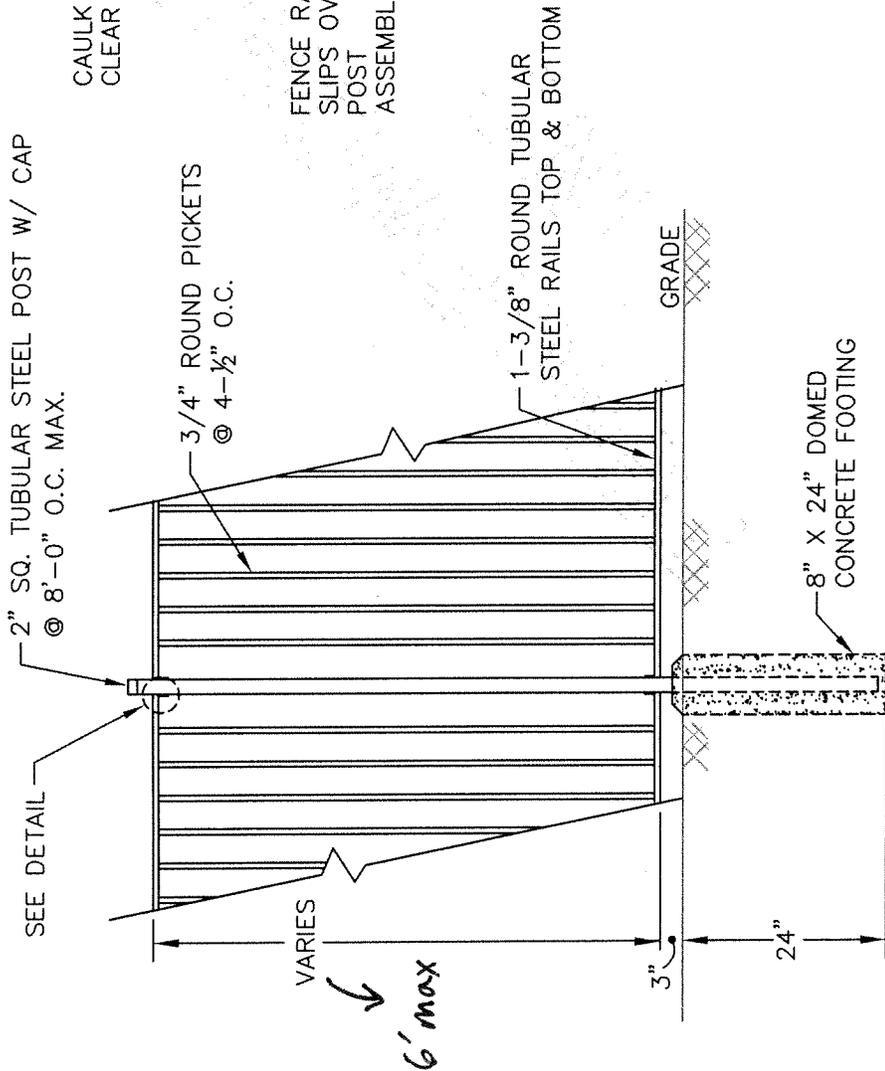


FW- VINYL PRIVACY FENCE

DETAIL NAME:



BRACKET ATTACHMENT DETAIL



NOTE:

ALL MATERIAL TO BE PREGALVANIZED.

PAINT W/ONE COAT EPOXY PRIMER & ONE COAT EXTERIOR ENAMEL FINISH COLOR BY OWNER

AVAILABLE THROUGH
FENCEWORKS INC.
1-800-350-5620

DETAIL NAME:

FW-REVOLUTION TUBULAR STEEL FENCE

RIVERSIDE
OCEANSIDE
ANAHEIM
PALMDALE
MENIFEE
BAKERSFIELD
SANTA PAULA
EL CENTRO



PHONE #

800-350-5620

DETAIL NO.

0/1-002

PLOT DATE: 7/23/19

WALL & FENCE EXHIBIT
 NORTH AVENUE ESTATES - TM NO. 916-R
 ESCONDIDO

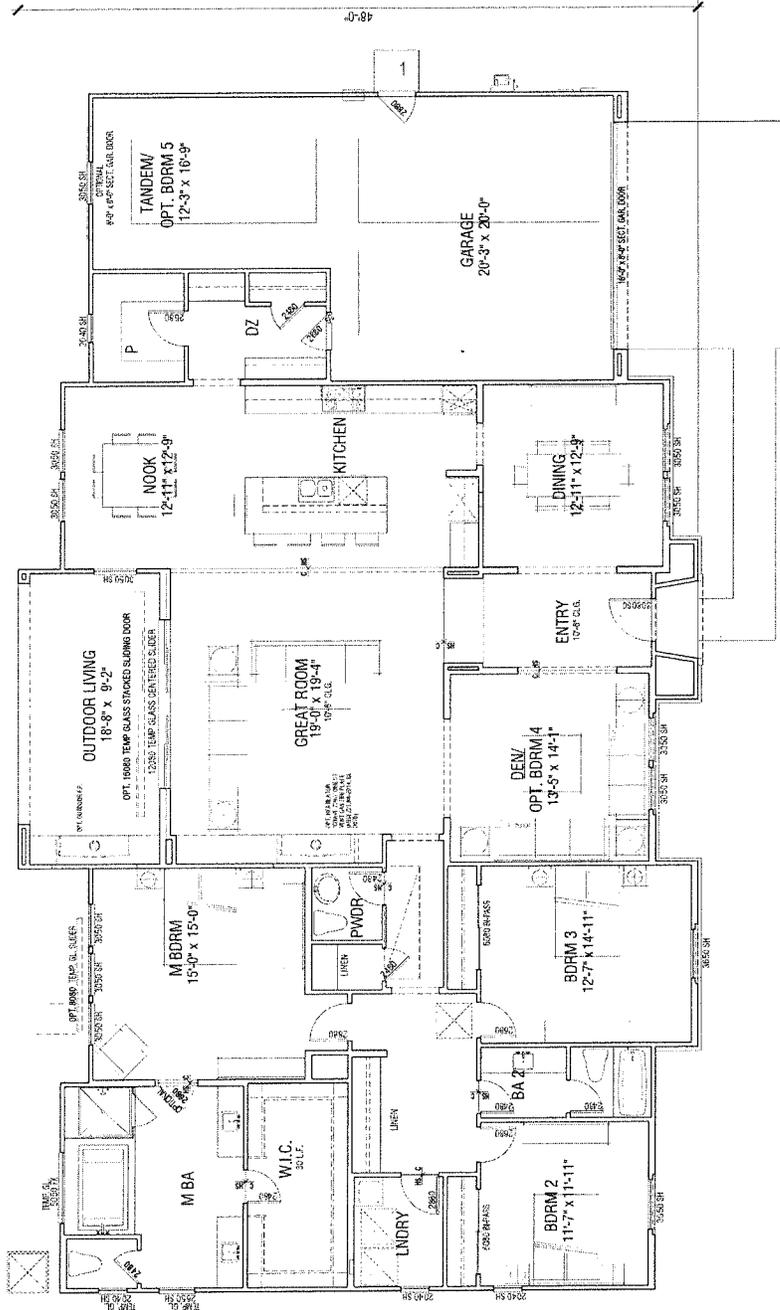
OWNER:
Taylor Morrison
 100 SPECTRUM CENTER DRIVE
 IRVINE, CA 92618

PREPARED BY:
AS
ADAMS STREETER
 CIVIL ENGINEERS



- LEGEND**
- LOT NUMBER
 - LOT AREA
 - ELEVATION TYPE
 - PLAN TYPE
 - LOT LINE
 - TRACT BOUNDARY
 - BACK WALL
 - FRONT WALL
 - WALL SPACE
 - TERRAZZO AREA (FINISH)
 - DATE
 - PLASTER

85'-0"



FLOOR AREA TABLE	PLAN 1A
LOWER FLOOR PLAN	2722 SQ. FT.
TOTAL	2722 SQ. FT.
GARAGE	643 SQ. FT.
PORCH	32 SQ. FT.
OUTDOOR LIVING	209 SQ. FT.
OPT. BR. 5&4 B.O. TANDEM GARAGE	213 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1

2,722 SF

3 Bdrm | 2.5 Bath | Den

Optional Bdrm 4 with Bath 3

Optional Bdrm 5 with Bath 4

2 Car + Tandem Garage

9' Plates | 7'-6" Headers | 5' Glass Ht

Floor Plan

NORTH AVENUE ESTATES

ESCONDIDO, CA

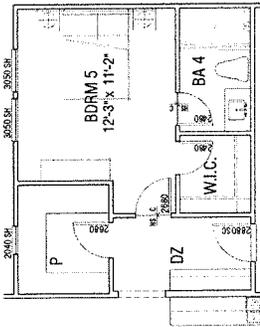
A1.1.1
0 2 4 8

SCHEMATIC DESIGN
| 2018146 | 01-18-19

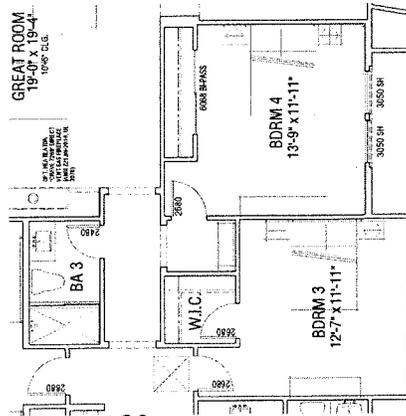


ARCHITECTS | PROFESSIONAL DESIGNERS

3000 W. VALLEY VIEW, ESCONDIDO, CA 92027

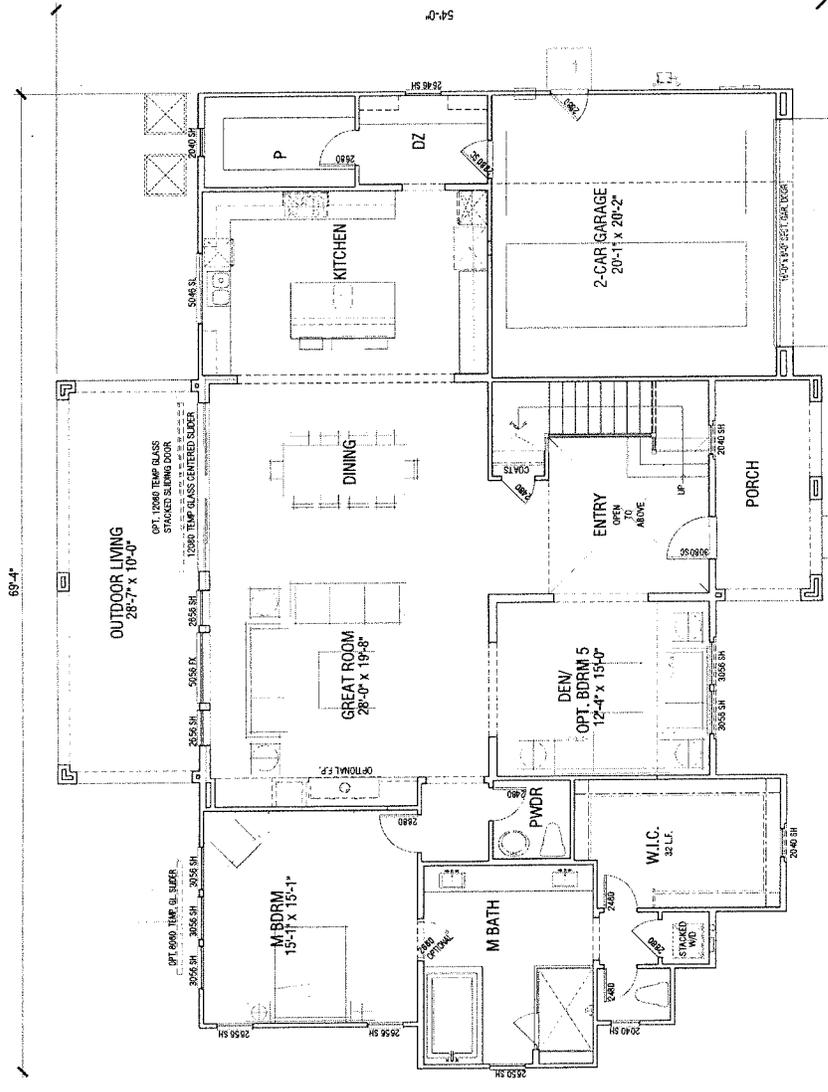


Optional Bdrm 5 with Bath 4
At Tandem Garage



Optional Bdrm 4 with Bath 3
At Den





First Floor
PLAN 2

- 3,516 SF
- 4 Bdrm | 3.5 Bath | Den | Bonus
- Optional Bdrm 5 with Bath 4
- Optional M. Bdrm 2 with M. Bath 2
- 2 Car Garage

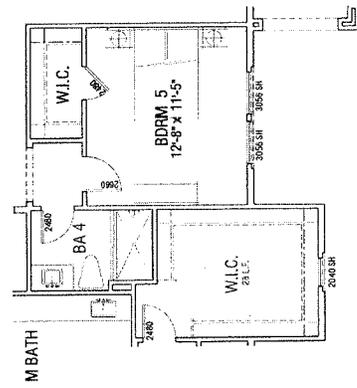
Lower Level | 9' Plates | 8' Headers | 5'-6" Glass Ht
Upper Level | 9' Plates | 7'-6" Headers | 5' Glass Ht

Floor Plan

NORTH AVENUE ESTATES

ESCONDIDO, CA

Optional Bdrm 5 with Bath 4
At Den



FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	2173 SQ. FT.
UPPER FLOOR PLAN	1542 SQ. FT.
TOTAL	3516 SQ. FT.
GARAGE	439 SQ. FT.
PORCH	118 SQ. FT.
OUTDOOR LIVING	286 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

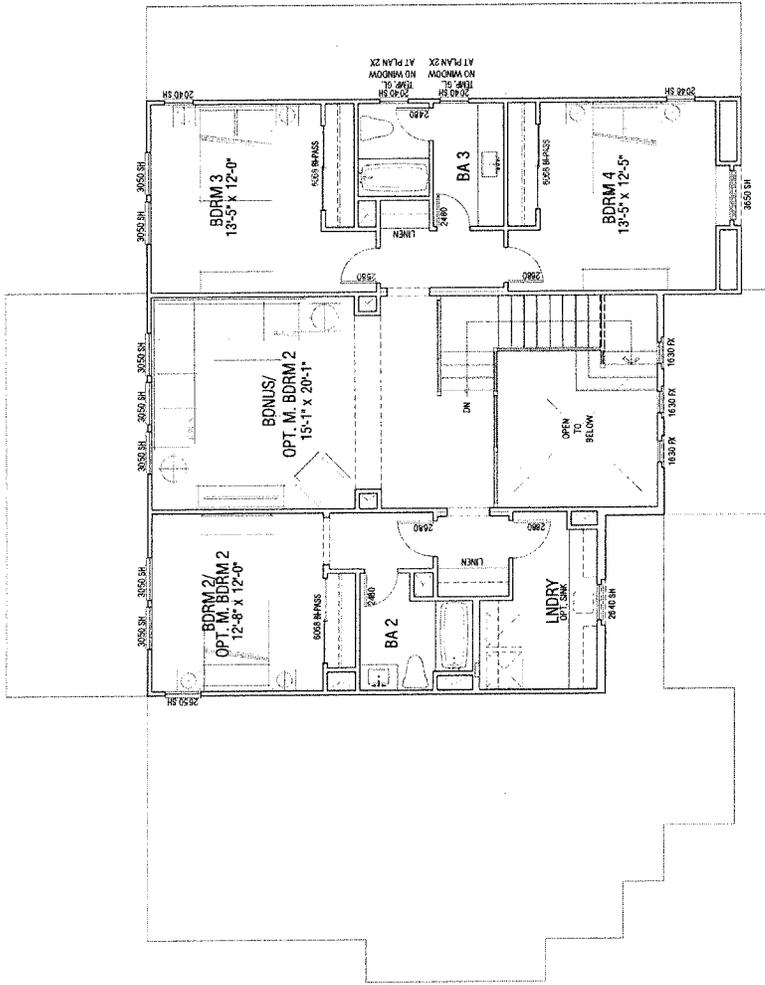


taylor morrison
Homes Inspired by You

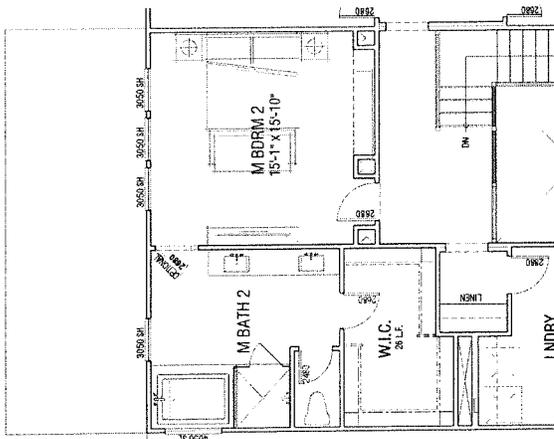
A2.1.1
0 2 4 8

SCHEMATIC DESIGN
© 2019 WILLIAM HEDZALUCHA ARCHITECTS, INC. dba WHA | 2018146 | 01-18-19





Second Floor



Optional M. Bdrm 2 with M. Bath 2
At Bonus and Bdrm 2

FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	2173 SQ. FT.
UPPER FLOOR PLAN	1342 SQ. FT.
TOTAL	3515 SQ. FT.
GARAGE	439 SQ. FT.
PORCH	116 SQ. FT.
OUTDOOR LIVING	286 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
Floor Plan

A2.1.2
0 2 4 8

NORTH AVENUE ESTATES

ESCONDIDO, CA

SCHEMATIC DESIGN
2018146 | 01-18-19

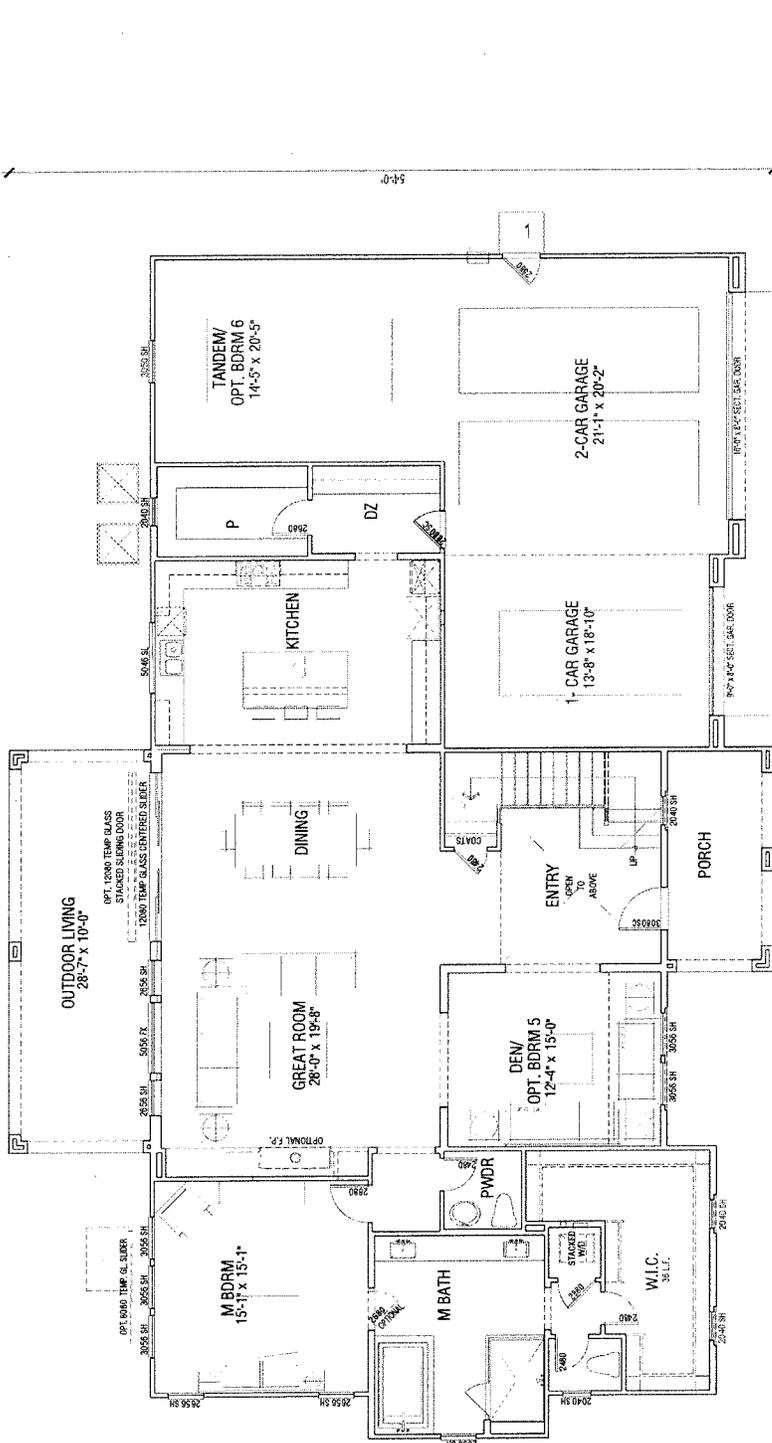


taylor
morrison
Homes Inspired by You



5. 2018 VALLIUM HEADQUARTERS ARCHITECTS, INC. 305 WPH | 2018146 | 01-18-19

84'-0"



First Floor
PLAN 2X

- 3,530 SF
- 4 Bdrm | 3.5 Bath | Den | Bonus
 - Optional Bdrm 5 with Bath 4
 - Optional M. Bdrm 2 with M. Bath 2
 - Optional Bdrm 6 with Bath 5
 - 3 Car + Tandem Garage

Lower Level | 9' Plates | 8' Headers | 5'-6" Glass Ht
Upper Level | 9' Plates | 7'-6" Headers | 5' Glass Ht

Floor Plan

NORTH AVENUE ESTATES

ESCONDIDO, CA

A2X.1.1

0 2 4 8

SCHEMATIC DESIGN

© 2018 WILLIAM HERRMANN ARCHITECTS, INC. dba WHA | 2018146 | 01-18-19

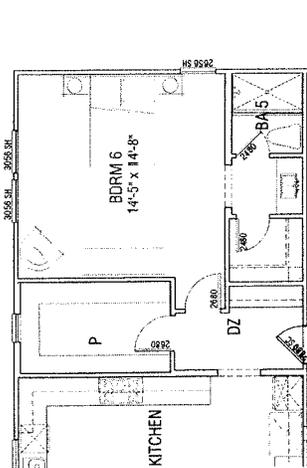
ARCHITECTURE • PLUMBING • MECHANICAL



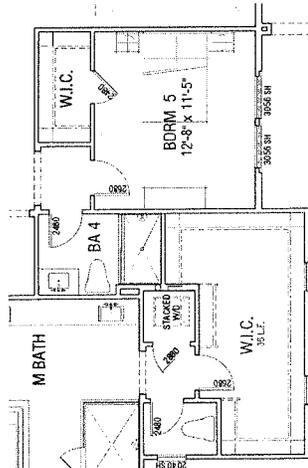
10000 TAMP. GLASS CERTIFIED SLIDER

FLOOR AREA TABLE	PLAN 2XA
LOWER FLOOR PLAN	2199 SQ. FT.
UPPER FLOOR PLAN	1331 SQ. FT.
TOTAL	3530 SQ. FT.
GARAGE	1032 SQ. FT.
PORCH	119 SQ. FT.
OUTDOOR LIVING	286 SQ. FT.
OPT. BR. 6 & 5 I/O TANDEM GAR.	303 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Optional Bdrm 6 with Bath 5
At Tandem Garage

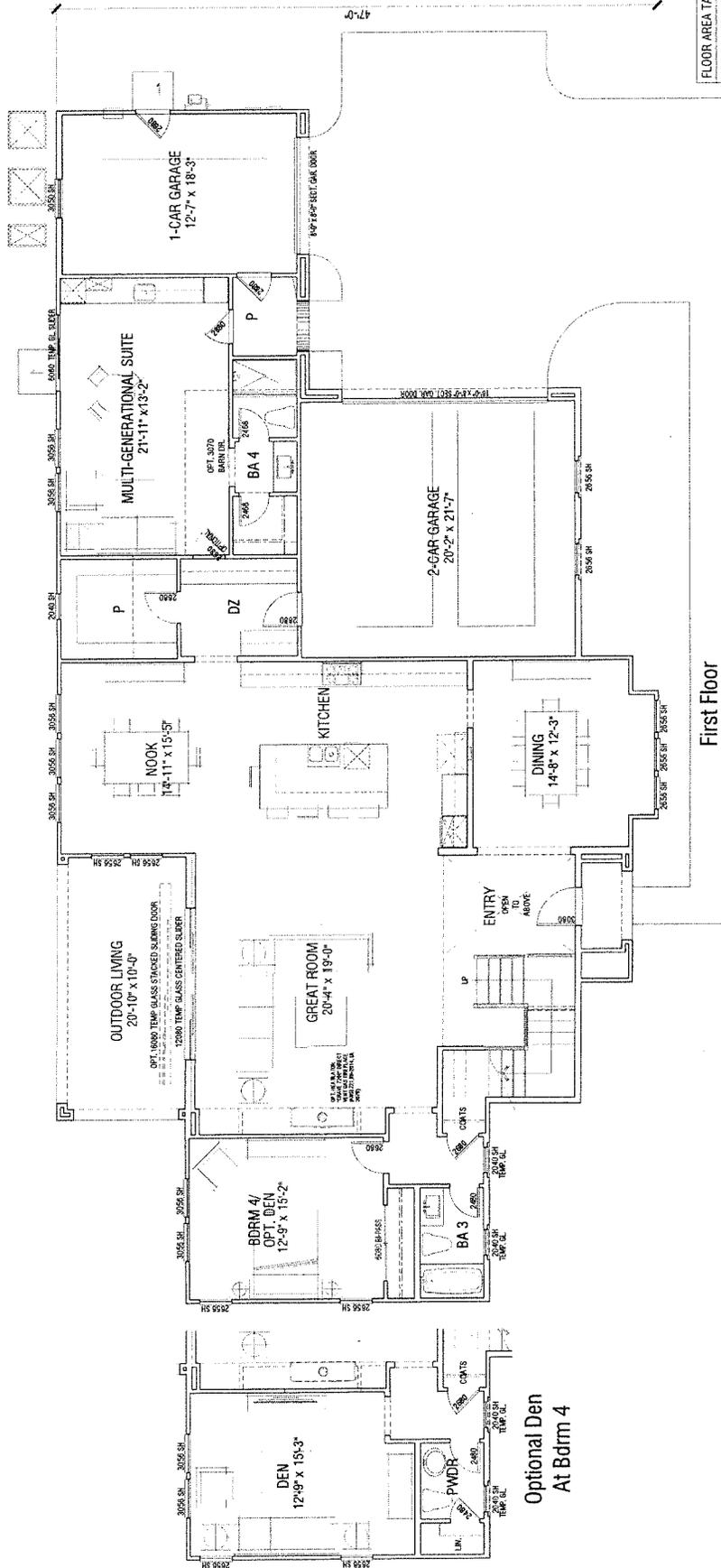


Optional Bdrm 5 with Bath 4 - At Den



taylor
morrison
Homes Inspired by You

94-07



FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	1856 SQ. FT.
LOWER LEVEL ADU	387 SQ. FT.
UPPER LEVEL FLOOR PLAN	1837 SQ. FT.
TOTAL	4080 SQ. FT.
GARAGE	789 SQ. FT.
PORCH	41 SQ. FT.
OUTDOOR LIVING	208 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

First Floor
PLAN 3

- 4,080 SF
- 4 Bdrm | 3 Bath | Bonus
- Optional Bdrm 5
- 2 Car Garage | 2:1 Split

Lower Level | 9' Plates | 8' Headers | 5'-6" Glass Ht
Upper Level | 9' Plates | 7'-6" Headers | 5' Glass Ht

Floor Plan

NORTH AVENUE ESTATES

ESCONDIDO, CA

A3.1.1

0 2 4 8

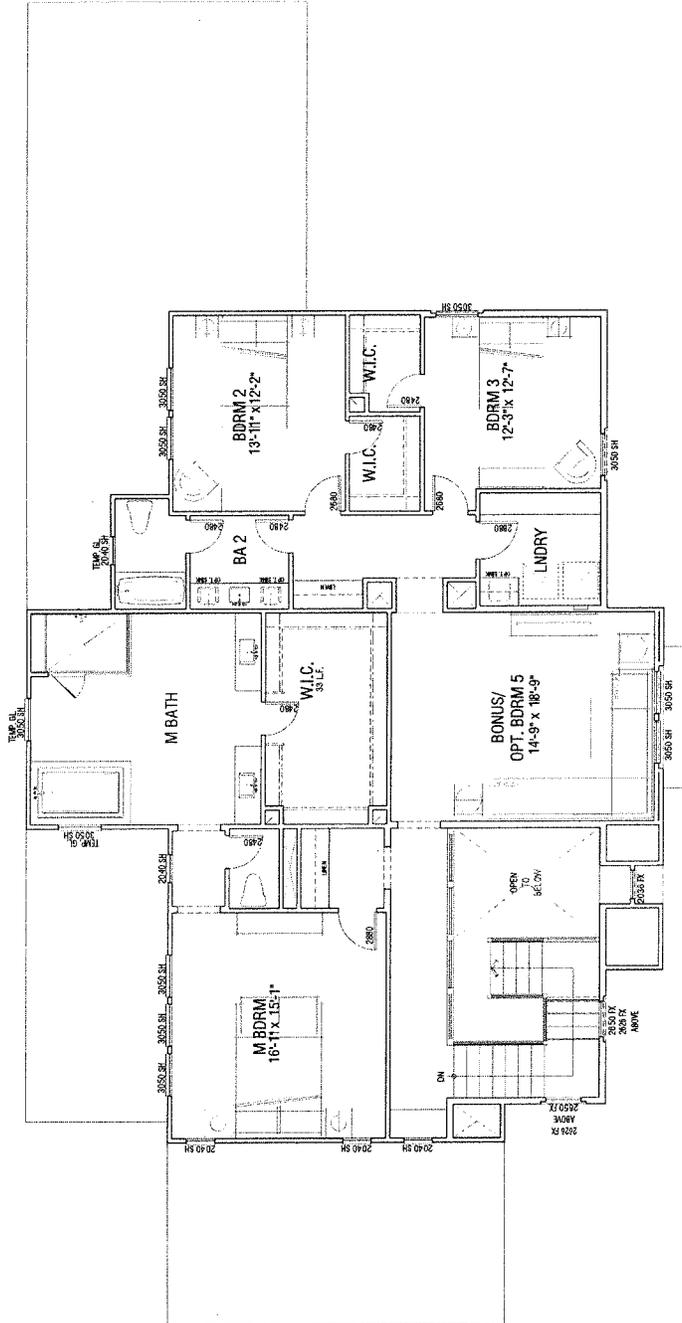
SCHEMATIC DESIGN

© 2018 VALLIHERMANN ARCHITECTS, INC. (IN WA) | 2018146 | 01-18-19

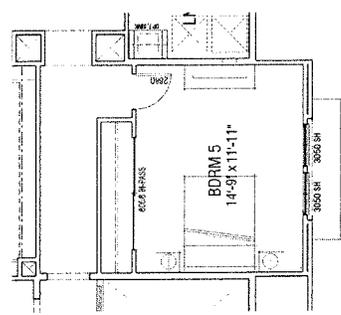


taylor morrison
Homes Inspired by You





Second Floor



Optional Bdrm 5
At Bonus

FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	1856 SQ. FT.
LOWER LEVEL ADU	387 SQ. FT.
UPPER LEVEL FLOOR PLAN	1837 SQ. FT.
TOTAL	4080 SQ. FT.
GARAGE	709 SQ. FT.
PORCH	41 SQ. FT.
OUTDOOR LIVING	208 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



A3.1.2
0 2 4 8
SCHEMATIC DESIGN
© 2018 WELLMAN-REPAHLRICH ARCHITECTS, INC. ON WHA | 2018146 | 01-18-19

NORTH AVENUE ESTATES
ESCONDIDO, CA



taylor morrison
Homes Inspired by You



Scheme# 2

1A | Spanish



Scheme# 4

1B | Spanish Colonial

PLAN 1
Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA



taylor
morrison
Homes Inspired By You

A1.2.1

0 2 4 8

SCHEMATIC DESIGN
© 2018 WILLIAM HERTZHAUHL ARCHITECTS, INC. dba WHA | 2018146 | 01-18-19

ARCHITECTS • PLANNERS • ENGINEERS
WHA
WILLIAM HERTZHAUHL ARCHITECTS, INC.



Scheme # 8

1C | Adobe Ranch

PLAN 1
Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

A1.2.2

0 2 4 8

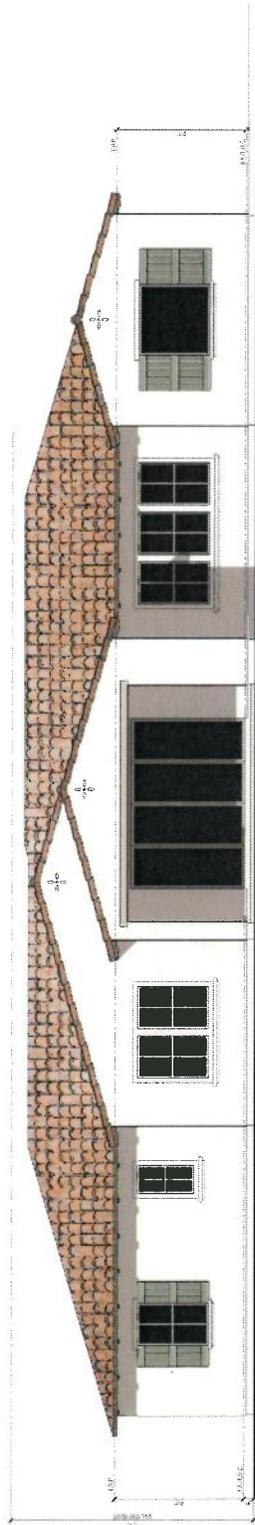
SCHEMATIC DESIGN
| 2018146 | 01-18-19



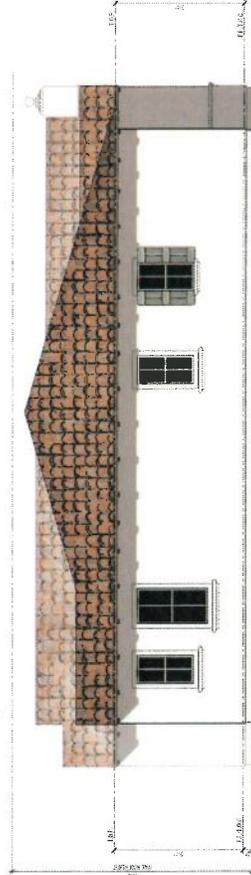
© 2019 WILLIAM HERRING HATCH ARCHITECTS INC. dba WHA | 2018146 | 01-18-19

Note: Artist's Conception. Colors, Materials
And Application May Vary.

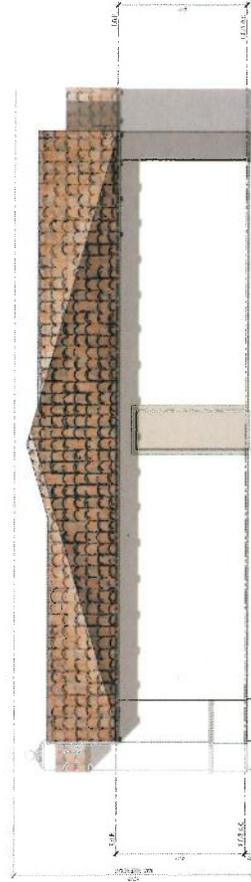




Rear



Left



Right

MATERIAL SPANISH

- Concrete "S" Tile
- Tight Rake
- Stucco (Sand Finish)
- 6mm, 2" Recessed Windows and/or 2" Nominal
- Decorative Foam Trim
- Finish
- Decorative Stucco Recess
- 3x Decorative Rafter Tails
- Stucco Corbels
- 1 1/2" Furred Base
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

PLAN 1A | Spanish
Building Elevations

NORTH AVENUE ESTATES
ESCONDIDO, CA

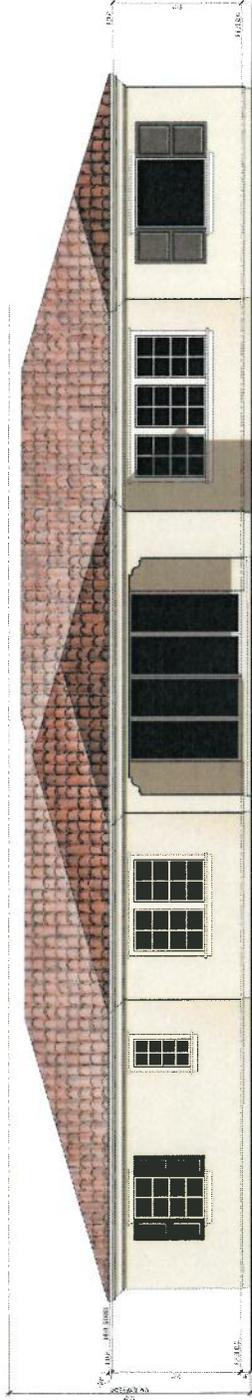
A1.3.1

0 2 4 8

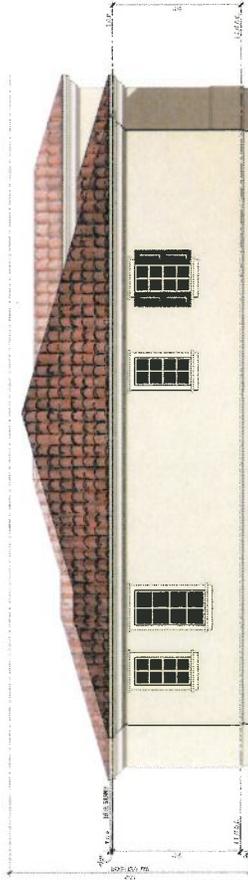
SCHEMATIC DESIGN

© 2018 WILLIAM HAZARD ARCHITECTS, INC. AND WHA | 2018146 | 01-18-19





Rear

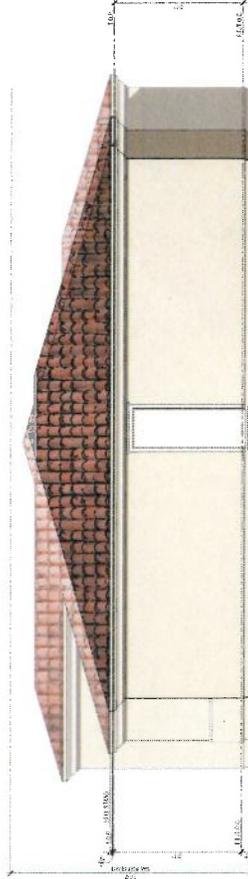


Left

MATERIAL SPANISH COLONIAL

- Concrete 5/8" Tile
- Stucco over Staggered Foam
- Stucco (Sand Finish)
- Mini. 2" Recessed Windows and/or 2" Nominal
- Decorative Foam Trim
- Stucco Corbels
- Foam and Wood Trim
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

Right



Note: Artist's Conception, Colors, Materials,
And Application May Vary.

PLAN 1B | Spanish Colonial
Building Elevations

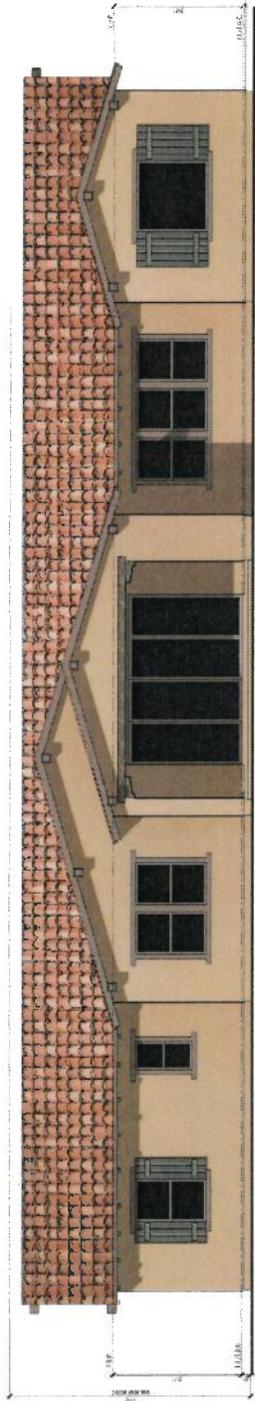
NORTH AVENUE ESTATES
ESCONDIDO, CA

A1.3.2

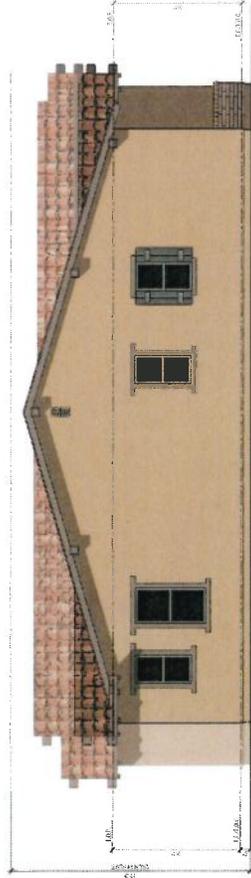
0 2 4 8

SCHEMATIC DESIGN
© 2018 WILLIAM H. ZIMMACH ARCHITECTS, INC. dba WHA | 2018146 | 01-18-19

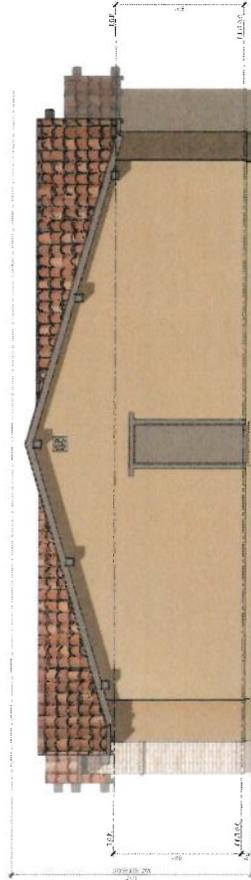




Rear



Left



Right

Note: Artist's Conception. Colors, Materials
And Application May Vary.

MATERIAL ADOBE RANCH

- Concrete "S" Tile
- Wood Fascia w/ Outlanders
- Wood Headers w/ Wood Corbels
- Stucco (Sapu Finish) Siding
- Decorative Foam Trim
- Vapor Trim
- Brick Sill
- Brick Door Surround
- Gable End Detail
- Manufactured Brick Veneer
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

A1.3.3
0 2 4 8

SCHEMATIC DESIGN
2018146 | 01-18-19



PLAN 1C | Adobe Ranch
Building Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA





Scheme# 1

2A | Spanish



Scheme# 5

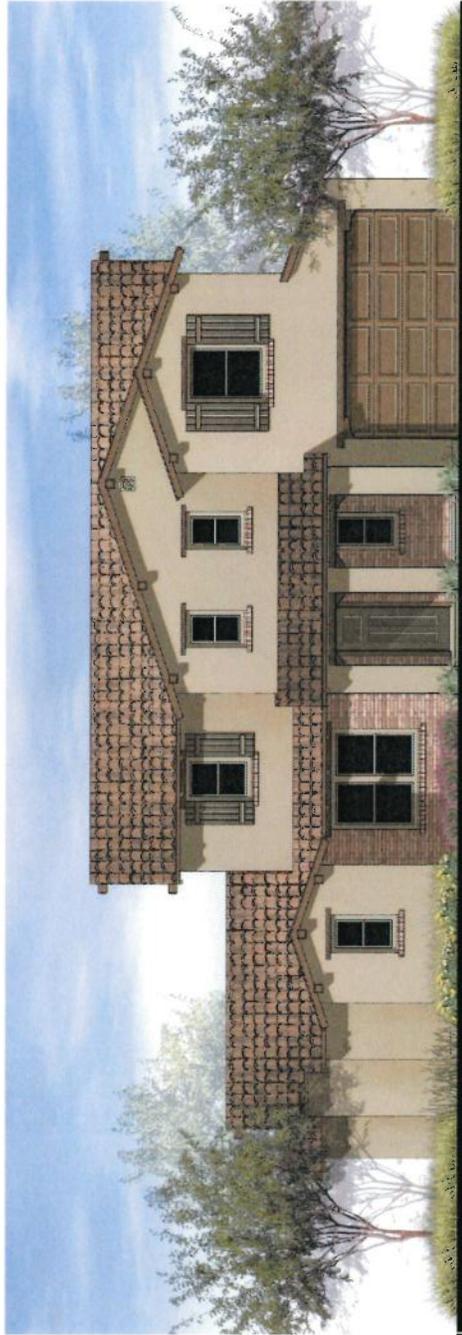
2B | Spanish Colonial

PLAN 2
Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA





Scheme# 7

2C | Adobe Ranch

PLAN 2
Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA



taylor
morrison
Homes. Inspired by You

A2.2.2
0 2 4 8

SCHEMATIC DESIGN
| 2018146 | 01-18-19

ARCHITECTS + INTERIORS + DESIGNERS
WHA
ARCHITECTS + INTERIORS + DESIGNERS



Rear



Left

Right

MATERIAL SPANISH

- Concrete "S" Tile
- Light Plaster
- Stucco (Sand Finish)
- Min. 2" Recessed Windows and/or 2" Nominal
- Finish
- Decorative Stucco Recess
- 3x Decorative Rafter Tails
- Stucco Corbels
- 1 1/2" Firred Base
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

PLAN 2A | Spanish
Building Elevations

NORTH AVENUE ESTATES
ESCONDIDO, CA

A2.3.1

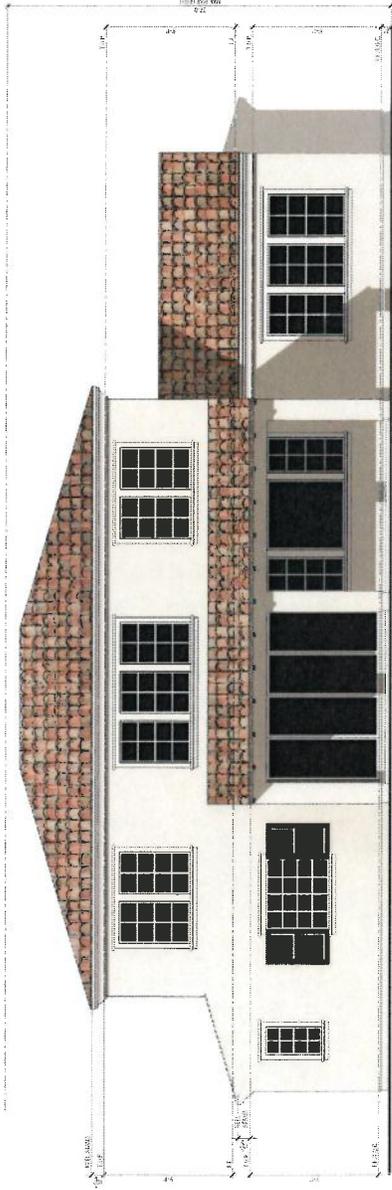
0 2 4 8

SCHEMATIC DESIGN

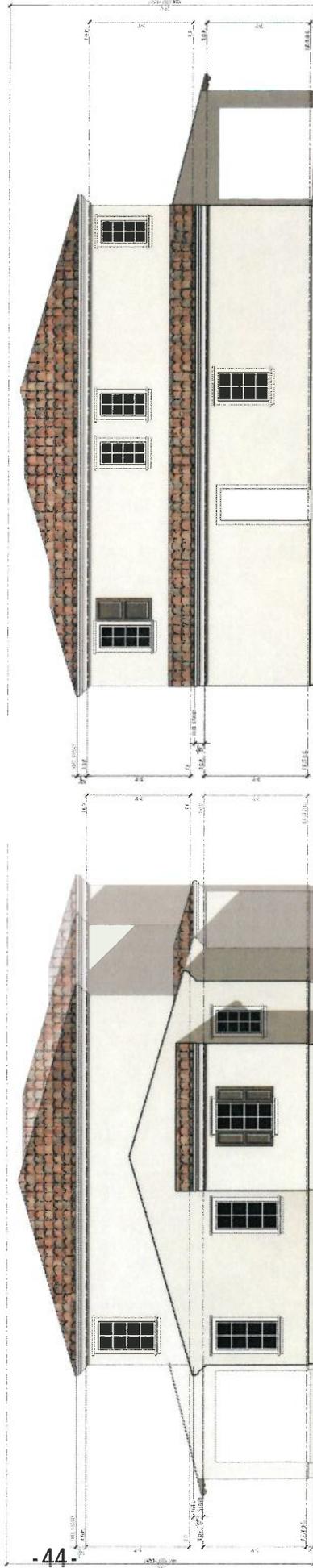
© 2018 SUELIANA HERRERA ARCHITECTS, INC. 000197A | [2018]146 | 01-18-19



Note: Actual, Conveyed Colors, Materials
And Application May Vary.



Rear



MATERIAL SPANISH COLONIAL

- Concrete "S" Tile
- Stucco over Shaped Foam
- Stucco (Sand Finish)
- 6mm, 2" Recessed Windows and/or 2" Nominal
- Decorative Foam Trim
- 3x Decorative Puffin Balls
- Foam and Wood Trim
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

PLAN 2B | Spanish Colonial
Building Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

A2.3.2

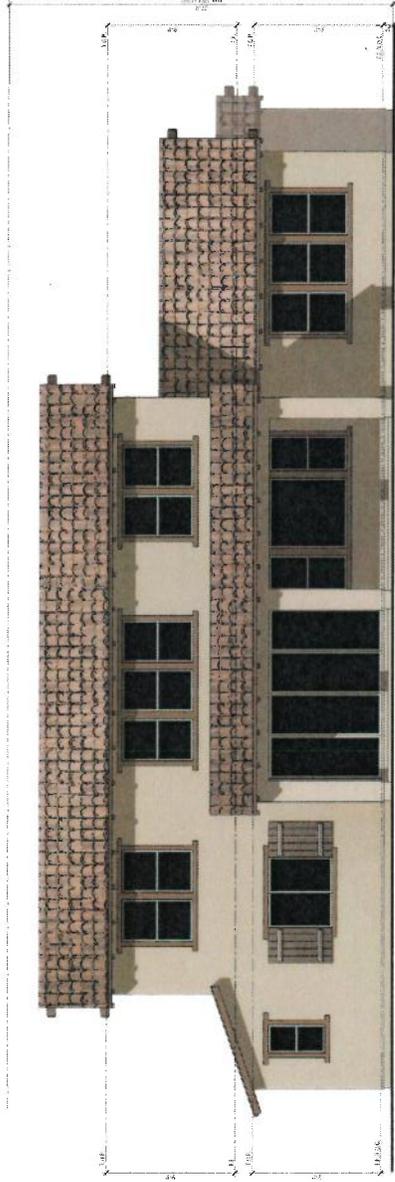
0 2 4 8

SCHEMATIC DESIGN

© 2018 WILLIAM HEDRICH ARCHITECTS INC. dba WHA | 20181146 | 01-18-19



Note: Artist's Conception. Colors, Materials and Application May Vary.



Rear



Left

Right

MATERIAL ADOBE RANCH

- Concrete "S" Tile
- Wood Fascia w/ Outlookers
- Wood Header w/ Wood Corbels
- Stucco (Sapu Finish), Siding
- Decorative Foam Trim
- Wood Trim
- Brick Sill
- Brick Door Surround
- Gable End Detail
- Manufactured Brick Veneer
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

PLAN 2C | Adobe Ranch
Building Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

A2.3.3

0 2 4 8

SCHEMATIC DESIGN
2018146 | 01-18-19



Note: Artist's Conception. Colors, Materials
And Application May Vary.



Scheme# 1

2XA | Spanish



Scheme# 5

2XB | Spanish Colonial

PLAN 2X
Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

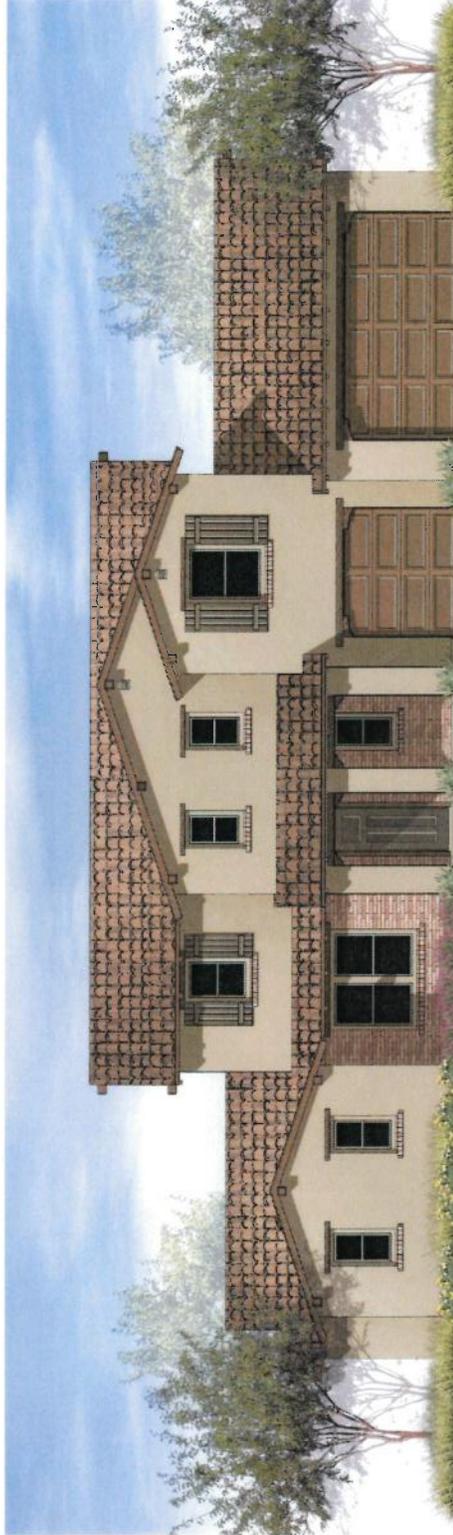


A2X.2.1

0 2 4 8

SCHEMATIC DESIGN
| 2018 VILLANO RECORDING ARCHITECTS, INC. 094-0704 | 2018146 | 01-18-19





Note: ARTIST'S CONCEPTION; Colors, Materials
And Application May Vary.

2XC | Adobe Ranch

PLAN 2X Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

Scheme # 7

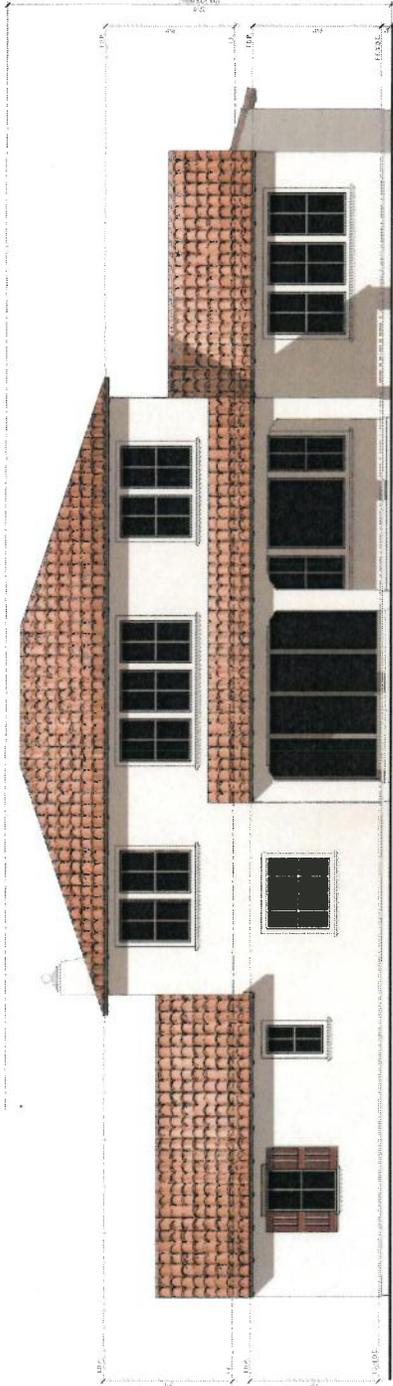


A2X.2.2

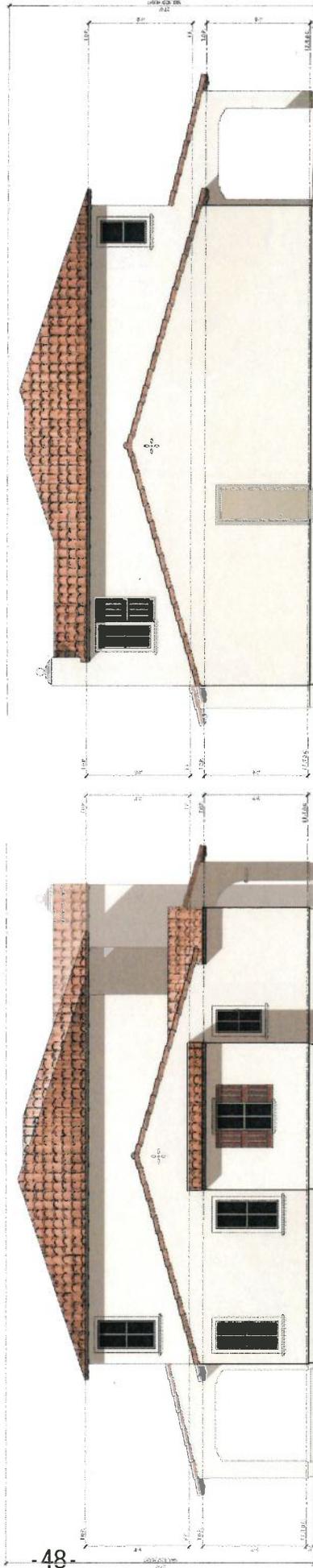
0 2 4 8

SCHEMATIC DESIGN

© 2018 TAYLOR MORRISON ARCHITECTS, INC. 04/2018 | 2018146 | 01-18-19



Rear



Left

Right

MATERIAL SPANISH

- Concrete "S" Tile
- Tight Siding
- Stucco (Sand Finish)
- Min. 2" Recessed Windows and/or 2" Nominal Finish
- Decorative Stucco Recess
- 3" Decorative Rafter Tails
- Stucco Corbels
- 1" x 1/2" Furred Base
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

A2X.3.1
0 2 4 8

PLAN 2XA | Spanish
Building Elevations

NORTH AVENUE ESTATES

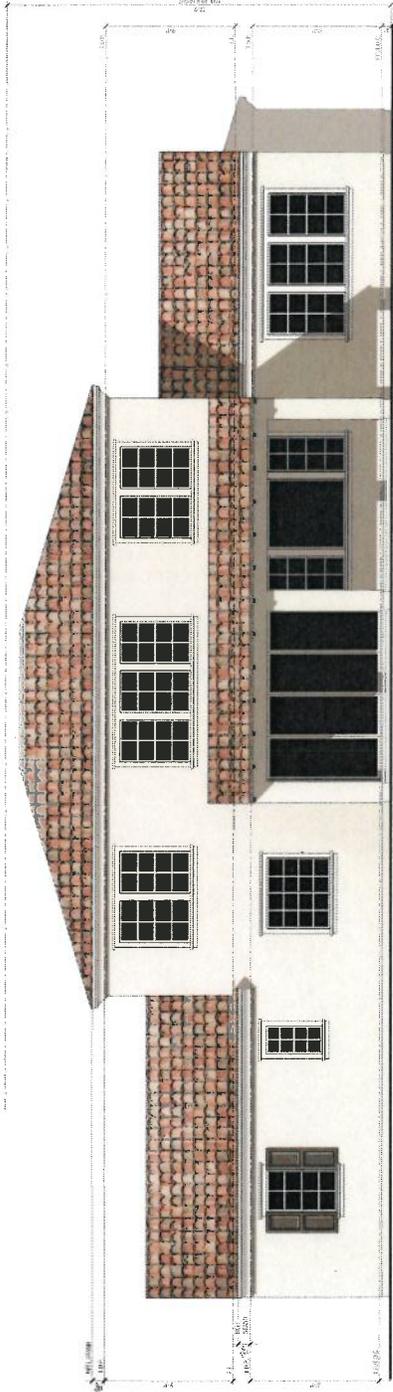
ESCONDIDO, CA



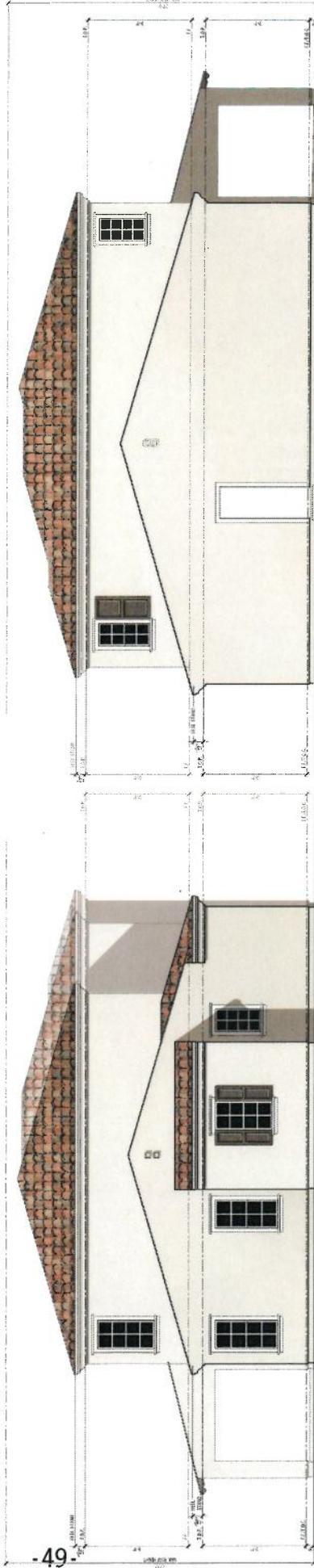
SCHMATIC DESIGN
© 2018 SCHEMATIC DESIGN, INC. 01/18-19



Note: Artist's Conception. Colors, Materials and Application May Vary.



Rear



Left

Right

MATERIAL SPANISH COLONIAL

- Concrete "S" Tile
- Stucco over Shaped Foam
- Stucco (Sand Finish)
- Min. 2" Recessed Windows and/or 2" Nominal Decorative Foam Trim
- 3X Decorative Rafter Tails
- Stucco Corbels
- Foam and Wood Trim
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

PLAN 2XB | SPANISH COLONIAL
Building Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

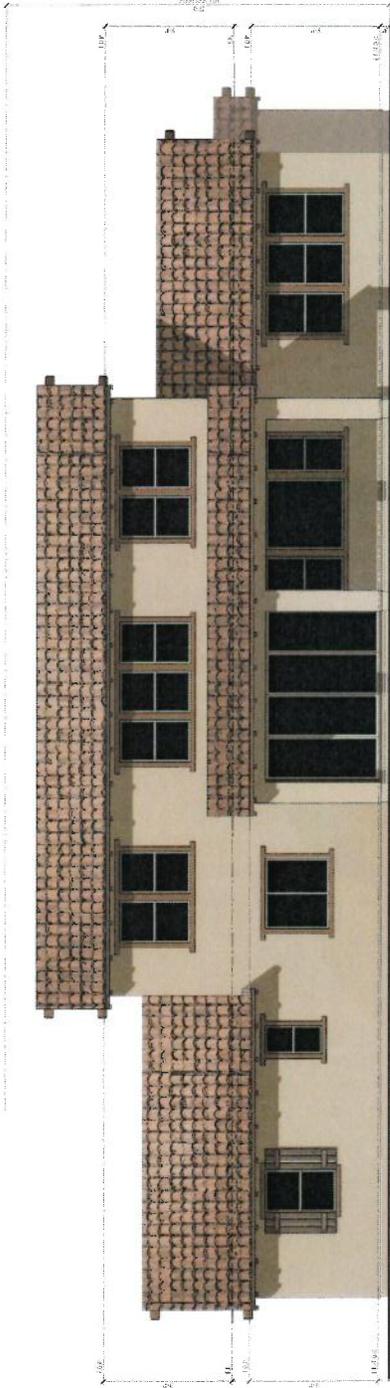
A2X.3.2

0 2 4 8

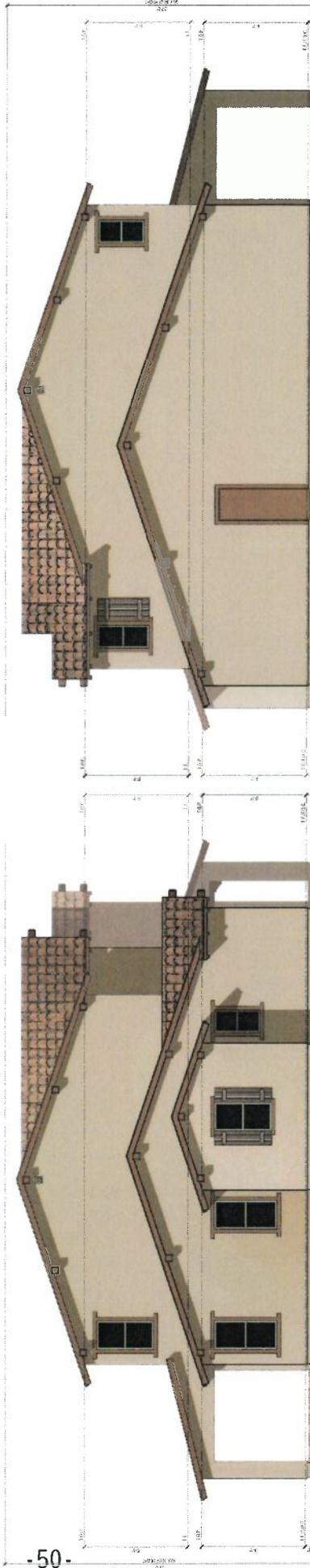
SCHEMATIC DESIGN
| 2018146 | 01-18-19



Note: Artist's Conception; Colors, Materials
And Application May Vary.



Rear



Left

Right

- MATERIAL** **ADOBE RANCH**
- Concrete "S" Tile
 - Wood Fascia w/ Outlookers
 - Wood Header w/ Wood Corbels
 - Stucco (Sand Finish- Siding)
 - Decorative Foam Trim
 - Wood Trim
 - Brick Sill
 - Gable End Detail
 - Manufactured Brick Veneer
 - Decorative Front Entry Door
 - Decorative Shutters
 - Decorative Metal Roll-Up Garage Door

PLAN 2XC | ADOBE RANCH
 Building Elevations

NORTH AVENUE ESTATES
 ESCONDIDO, CA

A2X.3.3

0 2 4 8

SCHEMATIC DESIGN
 | 2018146 | 01-18-19



Note: Artist's Conception. Colors, Materials
 And Application May Vary.



Scheme# 3

3A | Spanish



Scheme# 6

3B | Spanish Colonial

PLAN 3

Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA



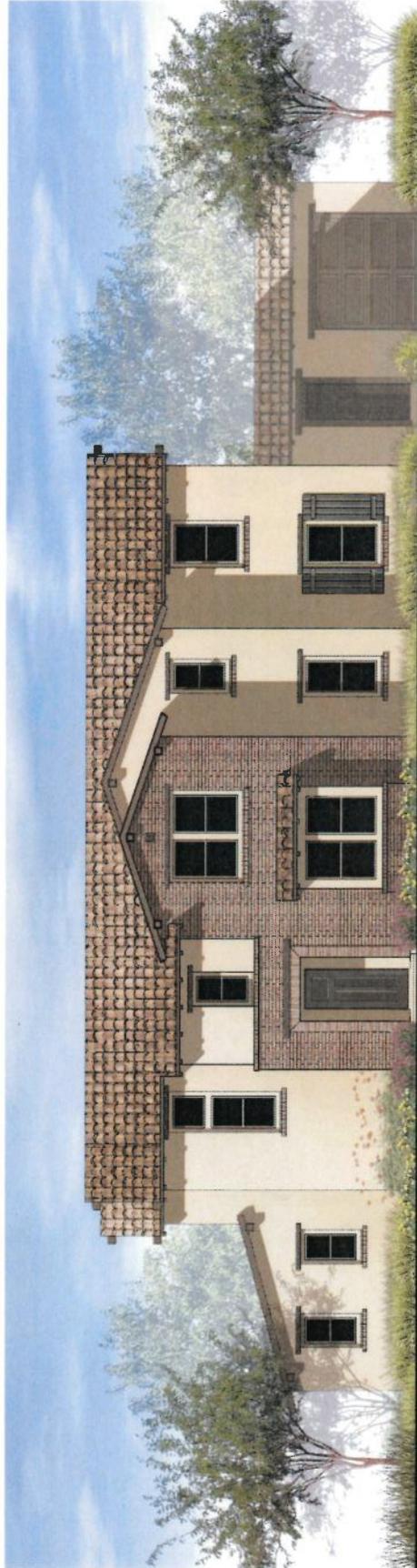
A3.2.1

0 2 4 8

SCHEMATIC DESIGN

© 2018 VOLUNTARY PROFESSIONAL ARCHITECTS, INC. (VPA) | 2018146 | 01-18-19





Scheme# 9

3C | Adobe Ranch

PLAN 3
Front Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

A3.2.2

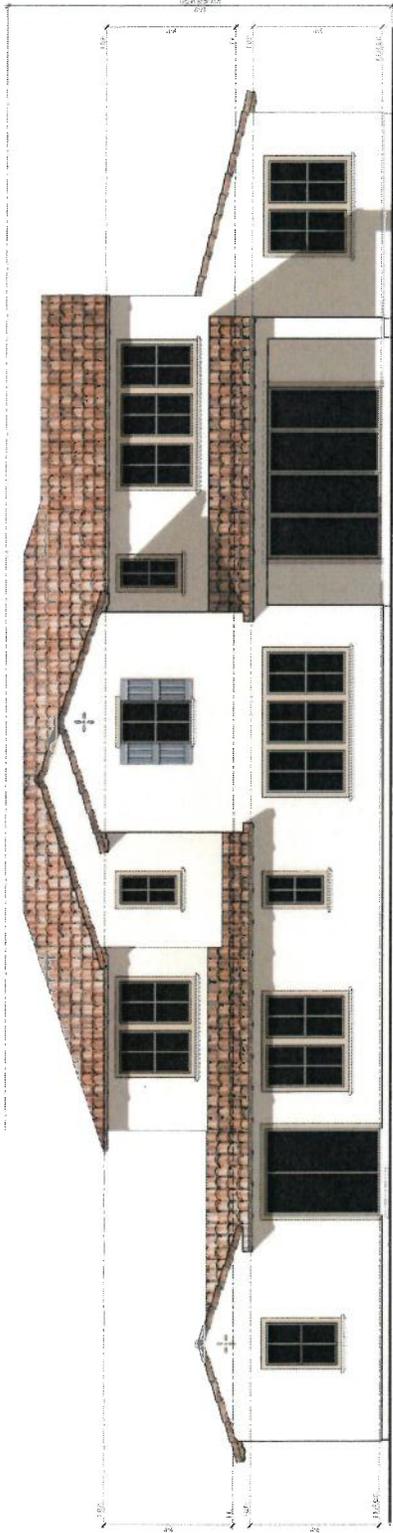
0 2 4 5

SCHEMATIC DESIGN

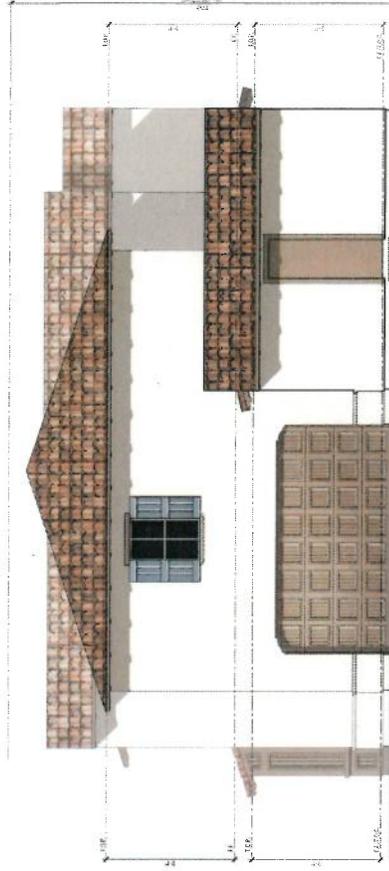
© 2018 TAYLOR MORRISON ARCHITECTS, INC. AND WHA | 20181146 | 01-18-19



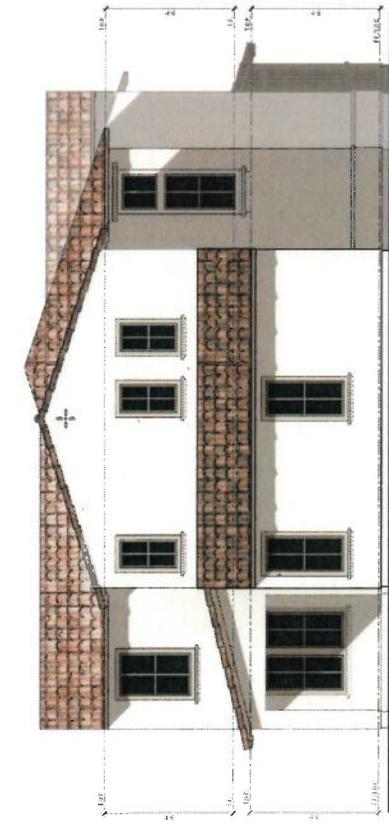
Role: Artist's Conception. Colors, Materials, and Application May Vary.



Rear



Right



Left

Note: Artist's Conception, Colors, Materials and Application May Vary.

MATERIAL SPANISH

- Concrete "S" Tile
- Terra Tile
- Stucco (Sand Finish)
- 1/4" 2" Recessed Windows and/or 2" Nominal
- Decorative Foam Trim
- Decorative Stucco Process
- 3x Decorative Rafter Tails
- Stucco Corbels
- 1 1/2" Firred Base
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

A3.3.1

0 2 4 8

SCHEMATIC DESIGN

© 2018 WILLIAM HEGAN/ALUMINUM ARCHITECTS, INC. 043.DWG | 2018146 | 01-18-19

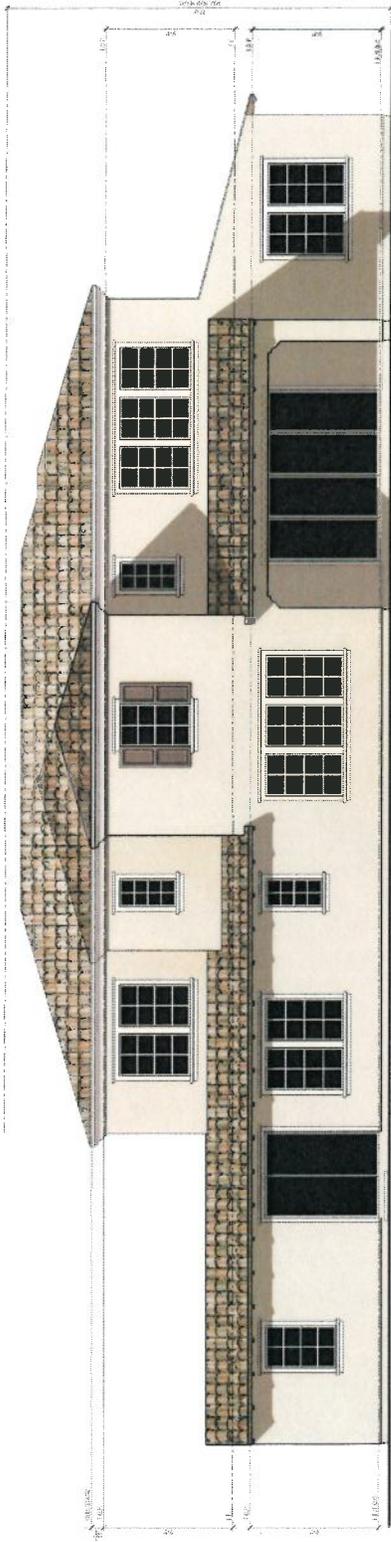


PLAN 3A | Spanish
Building Elevations

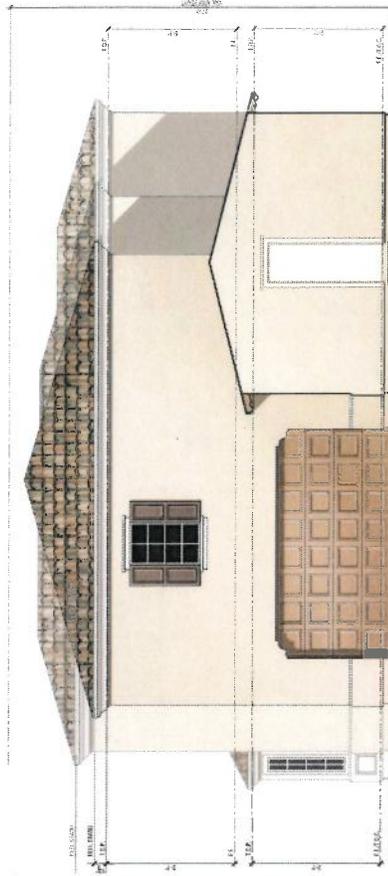
NORTH AVENUE ESTATES

ESCONDIDO, CA

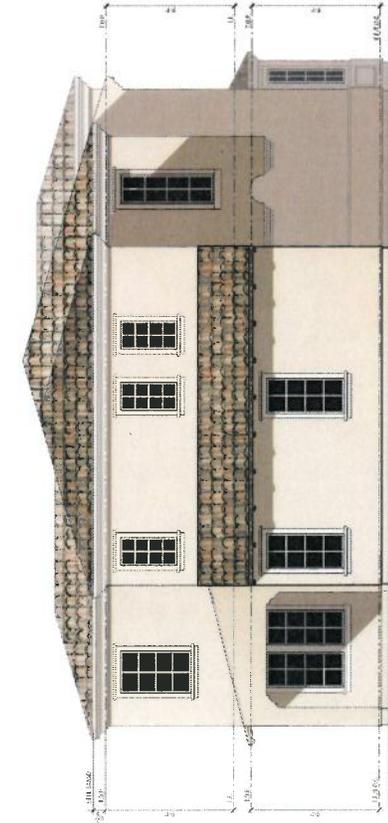




Rear



Right



Left

Note: ARTIST'S CONCEPTION. COLORS, MATERIALS AND APPLICATION MAY VARY.

MATERIAL SPANISH COLONIAL

- Concrete "S" Tile
- Stucco over Shaped Foam
- Stucco (Sand Finish)
- Iron, 2" Recessed Windows and/or 2" Mortar
- Decorative Foam Trim
- 3x Decorative Rafter Tails
- Stucco Corbels
- Foam and Wood Trim
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

A3.3.2

0 2 4 8

PLAN 3B | Spanish Colonial
Building Elevations

NORTH AVENUE ESTATES

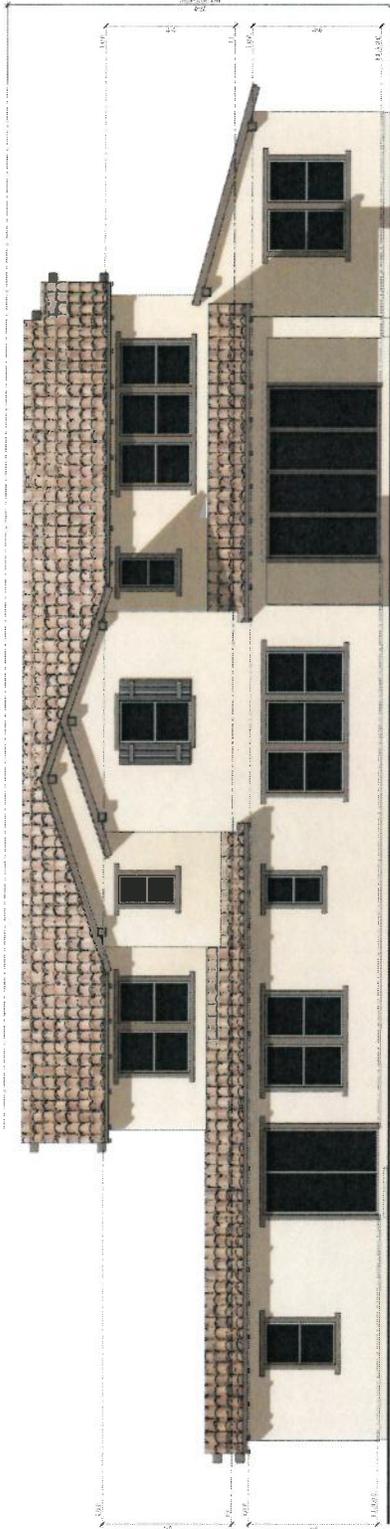
ESCONDIDO, CA



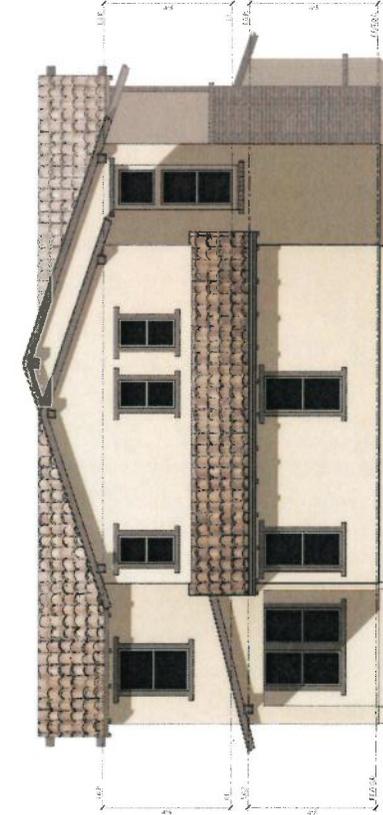
Homes Inspired by You

SCHEMATIC DESIGN
2018.146 | 01-18-19





Rear



Left



Right

MATERIAL ADOBE RANCH

- Concrete "S" Tile
- Wood Fascia w/ Outlookers
- Wood Header w/ Wood Corbels
- Stucco (Sand Finish) Siding
- Decorative Foam Trim
- Wood Trim
- Brick Sill
- Brick Door Surround
- Gable End Detail
- Manufactured Brick Veneer
- Decorative Front Entry Door
- Decorative Shutters
- Decorative Metal Roll-Up Garage Door

PLAN 3C | Adobe Ranch
Building Elevations

NORTH AVENUE ESTATES

ESCONDIDO, CA

A3.3.3

0 2 4 8

SCHEMATIC DESIGN

© 2018 WILSON JENSEN ARCHITECTS, INC. #A3334 | 2018146 | 01-18-19



NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

DEC 14 2018

Exterior Color & Materials

SCHEME 1 OF 9

'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SCC 8806 Tucson Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Terra Cotta	Eagle
Vinyl Windows <i>(factory finish)</i>	West Clay	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Stucco <i>(20/30 sand finish)</i>	2 1/2 432	Omega
Trim Color #1 <i>(applied to):</i> Fascia Garage Doors Wood Trim	SW 6083 Sable	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Stucco Trim	SW 9084 Cocoa Whip	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 9182 Rojo Marron	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 2 OF 9

'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3817 La Salle Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Terra Cotta	Eagle
Vinyl Windows <i>(factory finish)</i>	West Sand	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Stucco <i>(20/30 sand finish)</i>	10	Omega
Trim Color #1 <i>(applied to):</i> Fascia Garage Doors Wood Trim	SW 7509 Tiki Hut	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Stucco Trim	SW 7506 Loggia	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 7743 Mountain Road	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 3 OF 9

'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3814 San Pablo Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Terra Cotta	Eagle
Vinyl Windows <i>(factory finish)</i>	West Clay	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Stucco <i>(20/30 sand finish)</i>	1/4 A653	Omega
Trim Color #1 <i>(applied to):</i> Fascia Garage Doors Wood Trim	SW 9089 Llama Wool	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Stucco Trim	SW 9111 Antler Velvet	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 6235 Foggy Day	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 4 OF 9

'B' ELEVATIONS ONLY, SPANISH COLONIAL

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3636 Piedmont Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Terra Cotta	Eagle
Vinyl Windows <i>(factory finish)</i>	West White	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Stucco <i>(20/30 sand finish)</i>	1 1/2 A105	Omega
Trim Color #1 <i>(applied to):</i> Garage Doors Wood Trim	SW 6097 Sturdy Brown	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Eaves Stucco Over Trim	SW 7562 Roman Column	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 6104 Kaffee	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 5 OF 9

'B' ELEVATIONS ONLY, SPANISH COLONIAL

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SMC 8402 Santa Cruz Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Terra Cotta	Eagle
Vinyl Windows <i>(factory finish)</i>	West White	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Stucco <i>(20/30 sand finish)</i>	3/4 1034	Omega
Trim Color #1 <i>(applied to):</i> Garage Doors Wood Trim	SW 7025 Backdrop	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Eaves Stucco Over Trim	SW 7551 Greek Villa	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 7027 Well-Bred Brown	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 6 OF 9

'B' ELEVATIONS ONLY, SPANISH COLONIAL

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3773 Walnut Creek	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Black	Eagle
Vinyl Windows <i>(factory finish)</i>	West White	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Stucco <i>(20/30 sand finish)</i>	1 1/8 A414	Omega
Trim Color #1 <i>(applied to):</i> Garage Doors Wood Trim	SW 2823 Rookwood Clay	Sherwin Williams
Trim Color #2 <i>(applied to):</i> Eaves Stucco Over Trim	SW 0050 Classic Light Buff	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 7509 Tiki Hut	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 7 OF 9

'C' ELEVATIONS ONLY, ADOBE RANCH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	37646 Desert Clay Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Black	Eagle
Vinyl Windows <i>(factory finish)</i>	West Beige	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Brick <i>(standard raked joints)</i>	Spanish Fort	Acme Brick (Thompson Building Materials)
Mortar @ Brick	Brown	Orco
Stucco <i>(20/30 sand finish)</i>	7/8 422	Omega
Trim Color <i>(applied to):</i> Fascia Garage Doors Wood Trim	SW 9090 Caraibe	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 6152 Superior Bronze	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 8 OF 9

'C' ELEVATIONS ONLY, ADOBE RANCH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SMC 8816 San Gabriel Blend	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Terra Cotta	Eagle
Vinyl Windows <i>(factory finish)</i>	West Clay	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Brick <i>(standard raked joints)</i>	#250 Terra Blend	Cushwa (Thompson Building Materials)
Mortar @ Brick	Caramel	Orco
Stucco <i>(20/30 sand finish)</i>	3/4 409	Omega
Trim Color <i>(applied to):</i> Fascia Garage Doors Wood Trim	SW 7514 Foothills	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 7061 Night Owl	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

NORTH AVENUE ESTATES

Escondido, California
 TAYLOR MORRISON
 December 10, 2018 | 2018146

Exterior Color & Materials

SCHEME 9 OF 9

'C' ELEVATIONS ONLY, ADOBE RANCH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SCC 8825 Corona Del Mar	Eagle
Metal Bird Stop @ 'S' Tile <i>(factory finish)</i>	Black	Eagle
Vinyl Windows <i>(factory finish)</i>	West Sand	Ply Gem
Half Round & Round Gutters & Downspouts <i>(factory finish)</i>	Terratone	RGS
Brick <i>(standard raked joints)</i>	Williamsburg Inca Gold	Sioux City (Thompson Building Materials)
Mortar @ Brick	Khaki	Orco
Stucco <i>(20/30 sand finish)</i>	3/4 A23	Omega
Trim Color <i>(applied to):</i> Fascia Garage Doors Wood Trim	SW 7040 Smokehouse	Sherwin Williams
Accent Color <i>(applied to):</i> Entry Door Shutters	SW 7645 Thunder Gray	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Karen Moyer (949) 250-0607

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

EXHIBIT “C”

FACTORS TO BE CONSIDERED/FINDINGS OF FACT PLANNING CASE NO. PHG 18-0047

Environmental Determination:

1. An Addendum to an Amended Initial Study/Mitigated Negative Declaration (IS/MND) (City Log No. ENV 17-0011) relative to the North Avenue Estates project (Planning Case No. SUB 17-0007) has been prepared and approved in conformance with the California Environmental Quality Act (CEQA). Mitigation measures were adopted to address impacts related to biological resources, cultural resources, and hazards and hazardous materials. A Notice of Determination for the Addendum was filed with the County Clerk on January 17, 2018.

The action before the Planning Commission is directly related to the project considered in the IS/MND and the Addendum. Pursuant to Section 33-410 of the Escondido Zoning Code, the Planning Commission has the authority to approve a Precise Development Plan, if a Master Development Plan has previously been approved by the City Council.

The overall setting for the project has not significantly changed since the adoption of the environmental documents. Surrounding properties continue to be used for primarily single-family residential purposes, as they were when both the IS/MND and the Addendum were approved. The proposed Precise Development Plan generally seeks to establish building, fencing, and monument sign design for the development, and does not involve any adverse physical changes in the environment; hence, it does not have the potential for causing a significant effect on the environment. Therefore, the previously-adopted environmental documents are sufficient and, pursuant to State CEQA Guidelines Section 15162 which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

Precise Development Plan Findings

1. The Precise Development Plan is consistent with the purpose, character, and established development standards of the Master Development Plan approved on January 10, 2018, under PHG 17-0034.
2. The location, design, and density of the proposed residential development is consistent with the goals and policies of the Escondido General Plan. The proposed project design would not diminish the Quality-of-Life Standards of the General Plan, as the project would not materially degrade the level of service on the adjacent streets or public facilities, or create

excessive noise. Adequate on-site parking, circulation, and public services would be provided to the site.

3. The proposed location of the Precise Development Plan allows the development to be well integrated with its surroundings near residentially-zoned property and would not cause deterioration of bordering land uses.
4. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, per the Amended Mitigated Negative Declaration prepared for Tract 916/916-R, and the Addendum to the Amended Mitigated Negative Declaration prepared for SUB 17-0007. Primary access to the residential development site would be from North Avenue only, which would minimize project-related traffic on Laurashawn Lane.
5. All public facilities, sewer, and water service are existing or would be available to the development site, with proposed and anticipated improvements and annexation.
6. The overall design of the Precise Development Plan would produce an attractive, efficient, and stable environment for living, since open space areas have been incorporated into the project design, landscaping would be provided within these open space areas and along project streets, and adequate separations will be provided between the new residences, as well as between new residences and existing residences on surrounding properties.
7. The proposed development would be well integrated into its surroundings since the design would be consistent with the surrounding single-family residential development. Adverse impacts related to aesthetics and privacy would be minimized for residents on Laurashawn Lane, since only five (5) of the lots between 20 and 33 would be developed with two-story homes. Additionally, a minimum rear setback of 40' would be maintained for any two-story structure on any lot within the development.
8. The approval of the proposed Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities, and access would be provided for the development of the project.

EXHIBIT “D”

CONDITIONS OF APPROVAL PLANNING CASE NO. PHG 18-0047

Nothing in this permit shall relieve the Applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. **This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.**

Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the conditional use permit conditions.

GENERAL

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
2. The colors, materials, and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Planning Division.
3. The multi-generational suites (i.e., accessory dwelling units) to be provided with homes utilizing Floorplan 3 may be subject to additional restrictions, per the City’s Accessory Dwelling Unit Ordinance (Article 70 of the Zoning Code). This may include the recordation of a deed restriction for each affected property, setting forth the occupancy limitations described in Article 70. The Planning Division shall determine the appropriate permits to issue and restrictions to impose prior to approving any building permits for the development.
4. A separate sign permit will be required for the proposed monument sign at the project entrance. The design of the monument sign shall conform with the exhibits included in the staff report, to the satisfaction of the Planning Division.
5. A final landscape and irrigation plan shall be submitted to the Engineering Division, for review and approval by the Engineering Division and the Planning Division. The plan shall be in substantial conformance with the conceptual landscape plan submitted for the Precise Development Plan.
6. Any new walls shall incorporate decorative materials or finishes, and shall be indicated on the building plans. Colors of fencing and walls shall coordinate with the colors of the rest

of the development, to the satisfaction of the Planning Division. All freestanding walls visible from points beyond the project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.

7. The legal description attached to this resolution has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
8. This Precise Development Plan approval shall expire concurrently with the expiration of the Tentative Subdivision Map, approved January 10, 2018, under SUB 17-0007.
9. Approval of this Precise Development Plan does not supersede any previous approval or conditions of the site. All previous conditions for those cases still apply and are incorporated herein by this reference as though fully set forth. Unless a condition is modified herein, all previous conditions of SUB 17-0007, PHG 17-0024, and ENV 17-0011 shall remain in full force and effect.