

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 08/27/19

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. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 18-0008 and PHG 18-0021:

REQUEST: A one-lot Tentative Subdivision Map and a Master and Precise Development Plan to construct a four-story, 32-unit air-space condominium development with 300 SF of flex office space and a ground floor parking garage within the Mercado District of the Downtown Specific Plan. The project contains a mix of one- and two-bedroom units ranging from 700 SF to 1,123 SF; a ground-floor garage that would accommodate 43 parking spaces; podium level common outdoor spaces and individual private balconies. The overall height of the approximately 57-foot high building is within the allowable limits of the Downtown Specific Plan. Zoning provisions require a minimum of 61 parking spaces and the project is requesting a reduction in the parking requirement to provide 43 standard and 4 motorcycle spaces within the parking garage, along with three new on-street spaces along Grand Avenue. The project includes the purchase of an approximately 2,271 sf City-owned parcel fronting onto 2nd Avenue that would be used for access, utilities, storm water quality improvements, and landscaping. A Development Agreement also is requested to allow a reduction in open space (to 225 SF per unit) where the zoning provisions currently require 300 SF per unit; and a credit for Art Fees in exchange for the development of a dynamic construction/art feature incorporated into the building design. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 0.4-acre site generally is located on the southern side of W. Grand Avenue, east of Quince Street, north of 2nd Avenue and addressed at 555 W. Grand Avenue (APNs 233-022-01, -02 and -21).

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15332, Class 32 In-fill development projects.

APPLICANT: Ed McCoy

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MASTER AND PRECISE PLAN MODIFICATION TO INCREASE THE RESIDENTIAL DENSITY AND REVISE THE LIST OF PERMITTED COMMERCIAL USES FOR AN EXISTING MIXED-USE PLANNED DEVELOPMENT IN THE DOWNTOWN SPECIFIC PLAN – PHG 17-0026:

REQUEST: A Master and Precise Development Plan modification to increase the density of an existing mixed-use planned development in the Southern Gateway District of the Downtown Specific Plan. The project is a fully-developed commercial/residential mixed-use building consisting of 55 residential units and approximately 9,300 square feet of leasable commercial space. The request would increase the number of residential units by one (1) unit and decrease the leasable commercial space by approximately 1,000 square feet. The increased unit count would increase the project density from 68.75 dwelling units per acre to 70 dwelling units per acre. The revision to the list of permitted commercial would be consistent with the Downtown Specific Plan. No exterior modifications would be made to the building, and the total building square footage would not change. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: A 0.8-acre property located at the southeast corner of S. Escondido Boulevard and W. 3rd Avenue, addressed as 300 – 328 S. Escondido Boulevard (APN 233-142-14-00)

ENVIRONMENTAL STATUS: An addendum to a previously adopted negative declaration was prepared for this project. The proposed project has been determined to be covered by that previously adopted negative declaration, pursuant to CEQA Section 15162 – Subsequent EIRs and Negative Declarations. Therefore, the adopted negative declaration remains adequate and no further CEQA analysis is required for the project.

APPLICANT: Andrew Hedin. HBA Architects

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.

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**

August 27, 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; Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; Bill Martin, Director of Community Development; Peggy Chapin, Contract Consultant and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the Action Minutes of the August 13, 2019. Motion carried unanimously (7-0).

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR A 131-UNIT MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN SPECIFIC PLAN – PHG 19-0014:

REQUEST: A Master and Precise Development Plan to construct a six-story, mixed-use structure in the Historic District of the Downtown Specific Plan containing 131 apartment units, 4,289 sf of commercial space, underground parking, and an outdoor common area with a pool for residents. The site currently is a municipal parking lot containing 118 public parking spaces. The proposed structure would be 67 feet in height with parapet walls and a tower element that extend up to 75 feet in height. The project would provide 30-studios, 46 1-bedroom and 55 2-bedroom units ranging in size from 370 square feet to 1,293 square feet. A two-story garage would contain 212 parking spaces with 153 spaces for residents (including 19 tandem spaces) primarily in the basement and 59 spaces for public parking on the ground level. An additional 17 public parking spaces would be provided along the alley. Zoning provisions allow a density of 75 units per acre for a maximum of 79 units at the site. The request includes a density bonus of 35% or 28-units (including 9 units for Very Low Income households) and incentives to provide affordable housing, and an allocation of 24 units from the Density Transfer Program for the Downtown Specific Plan area through a Development Agreement. The project also includes a request to adopt a Class 32 Exemption in accordance with the California Environmental Quality Act (CEQA).

PROPERTY SIZE AND LOCATION: The 1.044-acre site is located at the southeast corner of Maple Street and West Valley Parkway, addressed as 137 West Valley Parkway.

ENVIRONMENTAL STATUS: Exempt pursuant to CEQA Section 15332, Class 32 In-fill development project prepared by Harris & Associates, March 2019.

STAFF RECOMMENDATION: Approval

PUBLIC SPEAKERS:

Kerry Garza, Applicant, spoke in favor of the project.

Addison Garza, Applicant, spoke in favor of the project.

Donna D'Angelo, spoke in opposition of project.

Sherri Wood, spoke in opposition of project.

Sako Agyan, spoke in opposition of project.

Dan Forster, Vice President of the DBA, spoke in favor of project.

Julianne Jones, spoke in opposition of project.

Kellie Hobbick, spoke in opposition of project.

Louisa Magoon, spoke in favor of project.

Pam Boyer, spoke in opposition of project.

Michael Crone, spoke in opposition of project.

Diana Gil, spoke in opposition of project.

Patti Thompson, spoke in opposition of project.

Tom Stamos, spoke in favor of project.

Carol Rea, spoke in opposition of project.

Traci Bass, spoke in opposition of project.

Patricia Borchmann, spoke in opposition of project.

Tom Da Costa, spoke in opposition of project.

Misty Embrey, spoke in opposition of project.

Darci Roger-Tracy, spoke in opposition of project.

Brenda Stearns, spoke in opposition of project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Romo to approve staff's recommendation and recommend approval to City Council. Motion carried (6-1; Spann voted no).

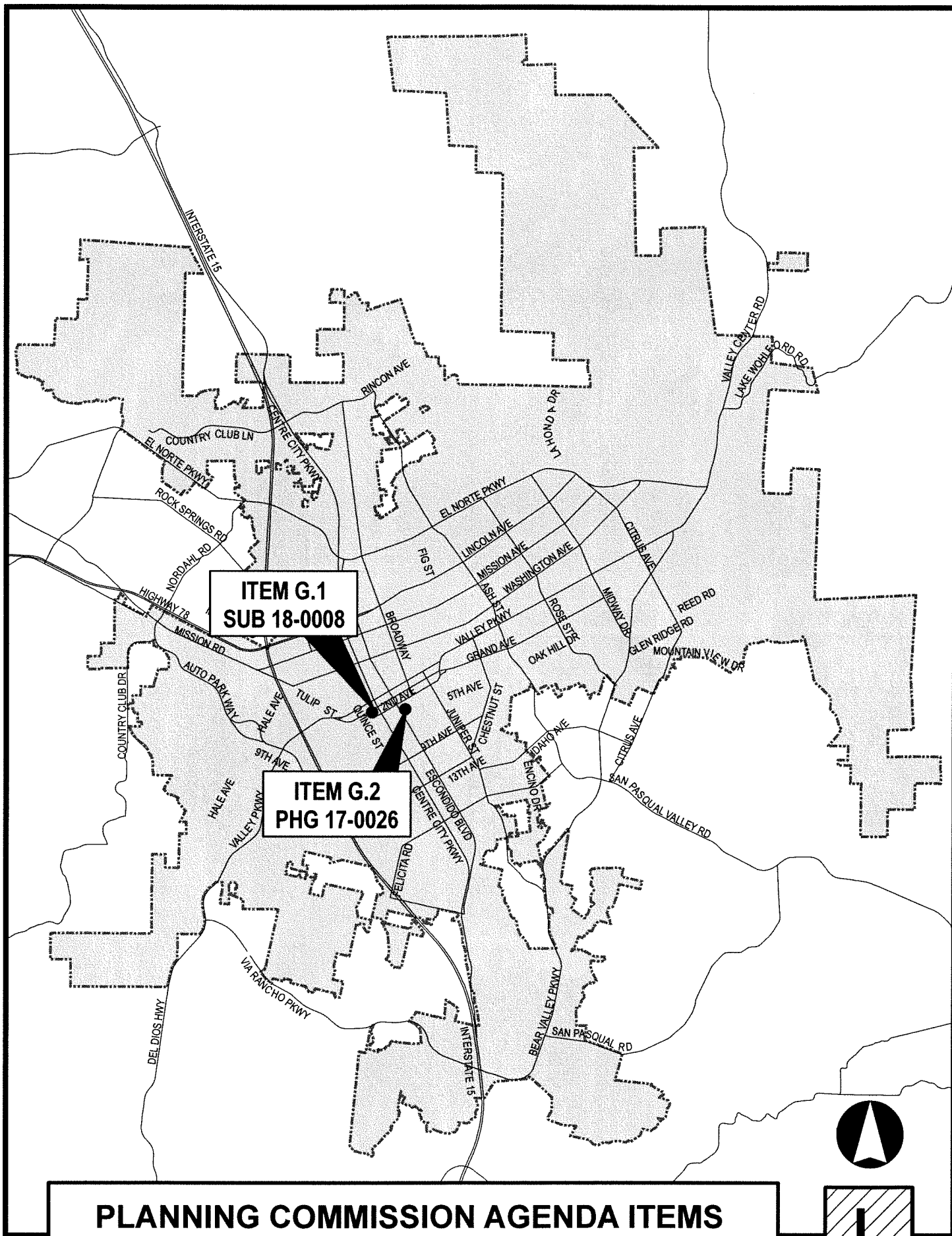
CURRENT BUSINESS: None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 9:37 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, September 10, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

Mike Strong, Secretary to the
Escondido Planning Commission

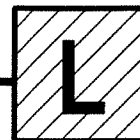
Kirsten Peraino, Minutes Clerk



**ITEM G.1
SUB 18-0008**

**ITEM G.2
PHG 17-0026**

**PLANNING COMMISSION AGENDA ITEMS
SEPTEMBER 10, 2019**



LOCATION

PLANNING COMMISSION

Agenda Item No.: G.1
Date: September 10, 2019

PROJECT NUMBER / NAME: SUB18-0008 and PHG18-0021 “555 W. Grand”

REQUEST: A one-lot Tentative Subdivision Map, Master and Precise Development Plan, and Development Agreement to construct a four-story, 32-unit air-space condominium development with 300 SF of flex office space and a ground floor parking garage. The project includes a request for a 29.5 percent reduction in the parking requirement and a 16 percent reduction in the open space requirement. The applicant would also be purchasing an adjacent City-owned parcel (approximately 2,275 SF) to incorporate into the project for open space and site access. The project also includes a request to adopt a Class 32 Exemption in accordance with the California Environmental Quality Act (CEQA).

LOCATION: 555 W. Grand Avenue

APPLICANT: 555 W. Grand LLC

APN / APNS: 233-022-01, -02, -21 and
portion of -23

PRIMARY REPRESENTATIVE: Ed McCoy

GENERAL PLAN / ZONING: SPA-9 /
Mercado District and Downtown Specific
Plan

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map, Master and Precise Development Plan, and Development Agreement

PREVIOUS ACTIONS: None

PROJECT PLANNER: Jay Paul, Senior Planner, jpaul@escondido.org

CEQA RECOMMENDATION: Exemption - Class 32 CEQA Guidelines Section 15332

STAFF RECOMMENDATION: Recommend approval by the City Council, as conditioned

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-20

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, businesses, and medical offices, employment opportunities, and a range of housing within the core and in adjacent communities. The proposed project is located at the towards the western end of the Escondido's downtown urban core, on the southeastern corner of West Grand Avenue and Quince Street, north of 2nd Avenue within the Mercado District (refer to Attachment 1). The property was previously the site a gasoline station and auto repair business. All the structures have been removed except for the building foundations, asphalt paving and remaining palm trees. A twenty (20) foot alley borders southern side of the project site with an approximately 2,275 SF triangle shaped City-owned property that is proposed to be purchased by the applicant and incorporated into the project. The property is flat with no topography. Surrounding land uses include a mix of commercial development to the north, east and west, and commercial development and a single-family residence to the south. The Escondido Transit Center is located approximately one (1) block north of the site.

The applicant proposed to construct a four (4) story, 32-unit air-space condominium development with 300 SF of flex office space and a ground floor parking garage on an approximate 0.45-acre site within the Mercado District of the Downtown Specific Plan (DSP). The project proposal results in a density of 71.1 units per acre. The project contains a mix of one (1) and two (2) bedroom units ranging from 700 SF to 1,123 SF; a ground-floor garage that would accommodate 43 parking spaces; podium level common outdoor spaces and individual private balconies. The building is approximately 57 feet in height at its tallest point, and incorporates an art deco/moderne style of architectures with a mix of muted colors and stone/tile façade elements, as well as landscaped walls "living wall" features. Zoning provisions require a minimum of 61 parking spaces and the project is requesting a reduction in the parking requirement to provide 43 standard and four (4) motorcycle spaces within the parking garage, along with three (3) new on-street spaces along Grand Avenue. The project includes the purchase of an approximately 2,275 SF City-owned parcel fronting onto 2nd Avenue, a vacation of a portion of the alley that would be used for access, utilities, storm water quality improvements, and landscaping. A Development Agreement also is requested to allow a 16 percent reduction in open space; and a credit for Public Art Fees in exchange for the development of a dynamic construction/art feature incorporated into the building design. Project plans are attached to draft Planning Commission Resolution No. 2019-20 as Exhibit "D."

B. PROJECT ANALYSIS:

1. General Plan / Zoning

The City's General Plan and the 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 approximately one block south of the Escondido Transit Center, within the Mercado District of the DSP, which makes it a prime candidate for this type of high-density development. The existing residential land use density permitted is 100 units per acre. Based on the property size of 0.45 acres (0.40-acre site plus purchase of 0.05 city-owned triangle parcel), current zoning would allow

up to 45 units and a four (4) story structure up to 60 feet in height. The request associated with the proposed project is to construct 32 units and a four (4) story structure ranging in height from up to approximately 57 feet in height. This is a proposed density of 71.1 units per acre. Therefore, the proposed project is consistent with the land use density and height standards envisioned for this area. The project has a density yield that falls short of the maximum density allowed on the subject property. As conditioned, the unused balance of residential density would be transferred to the Density Transfer Program.

2. Specific Plans Goals and Objectives:

The proposed project would be consistent with the goals and objectives of the DSP. The project would increase the residential population downtown thereby increasing the volume of shoppers, frequency of diners, and patrons to the local businesses. The additional residents downtown and within the Mercado District would ultimately improve the overall economics of the downtown and the business community.

The DSP guidelines specifically state that “higher density, pedestrian-oriented and mixed-use projects are encouraged that add to the economic viability of the downtown (DSP pp III-11). Additional downtown goals are summarized below:

- Ensure its economic viability,
- Create a local and regional destination,
- Foster a vibrant atmosphere that offers mixed uses,
- Provide for street level and human scale design elements,
- Offer higher residential densities that support downtown commercial,
- Expand pedestrian connections and alternative transportation modes.
- Promote and achieve DSP goals require an active population who live, work, and play within the downtown.

Without adequate residential housing opportunities to generate enough pedestrian activity to support restaurants, stores, and businesses, the downtown will not meet its goals. Residential growth requires expanding the existing housing stock by encouraging and securing multi-family development.

3. Planned Development (Master and Precise Development Plan):

The DSP contains provisions enabling an applicant to request modifications to standards contained in the SDP pursuant to approval of a Planned Development Application (DSP pp. III-19 and III-27). A description of the proposed modifications to the development standards are described below.

Parking Requirements for Multi-Family Housing Projects

The applicant proposes an exemption from the required number of parking spaces (61 spaces required in accordance with the DSP parking requirements below) to provide a total 43 spaces

on-site for residents within the ground-floor parking garages, along with four (4) motorcycle spaces. This results in a 29.5 percent reduction from the parking standard. The existing driveway entrance to the site from Grand Avenue would be converted/modified to provide three (3) on-street spaces. However, these spaces would not be dedicated to the project, but would be open public spaces. A loading area for delivery/moving vehicles would be provided along the southern side of the project adjacent to the 2nd Avenue driveway entrance to the parking garage. Trash service also would be provided from the driveway and adjacent public alley.

Parking Summary Table

Parking Summary	Required per DSP
Unit Type	Spaces per unit
Studio – 0 units	1.00 per unit = 0
1 bedroom – 12 units	1.50 per unit = 18
2 bedroom – 20 units	1.75 per unit = 35
Guest	0.25 per 4 unit = 8
	Total Required – 61
	Total Provided – 43 (29.5 percent reduction)

Justification: The City's DSP encourages a shift in orientation from building streets primarily for automobiles and to facilitate the broader vision of directing downtown's and the City's circulation system toward a truly 'multimodal' transportation network. The reduced parking encourages the use of alternate transportation such as bus and rail transit, bicycling, and walking. The project is located within 1/4 mile (approx. 1,000 linear feet or 4.5-minute walk) to the Escondido Transit Center. The Escondido Transit Center is a multi-modal station that is serviced by North County Transit District (DCTD) various bus lines/services and the Sprinter light rail. Within the vicinity of the site, Class II bicycle lanes are provided on Centre City Parkway there are Class I bicycle paths that connect the Escondido Creek Trail at the transit center to the Inland Rail Trail regional bikeway system. Section III.B.1 "Parking" of the DSP allows for modifications to the parking requirements through the Planned Development application project, with appropriate justification.

A Parking Assessment was prepared for the project by Michael Baker (Attachment 3) to evaluate alternate parking rates based on SANDAGs Smart Growth parking rates/strategies that specifies various parking demand rates for higher density developments in close proximity to transit. According to the SANDAG Smart Growth Concept Map, the project site is located within the Town Center Smart Growth Opportunity Area which features numerous civic and cultural features anchored by the Escondido Transit Center. The study indicates that Smart Growth development which feature dense, mixed land uses with pedestrian and bicycle amenities, especially areas within 1/3 mile of a light rail station generate a lower parking demand than elsewhere in the San Diego region with a number of owned vehicles (between 1.0 – 1.3) substantially lower than the national average of 2.0 vehicles per household. Therefore, the study recommended a parking

supply rate of 1.25 spaces per unit or a minimum of 40 spaces, and the project would provide 43 on-site spaces.

Based on the parking analysis and proximity to transit services, staff supports the requested reduction in parking. However, staff also recommends the project implement additional measures to ensure sufficient parking is provided to include the following:

Parking Management Plan (to include)

- Parking Assignment Plan for all residents for the one (1) and two (2) bedroom units (at least one space for each unit, with limited spaces for the two-bed units).
- Potential flex spaces for guest parking during certain timeframes
- Secure bicycle parking (short and long term)
- Parking Monitoring Plan to adjust the parking management plan as needed.
- Transit Pass Assistance Program where the developer provides incentives for residents and employees who utilize monthly transit passes.
- Vehicle Lifts. In order to support two (2) bedroom units, mechanical vehicle lifts (i.e. automotive stackers or vertical tandem spaces) could be installed in the parking garage where feasible. The lifts would provide two (2) parking stalls within the floor area of a single stall and would be assigned to the same unit (similar to tandem parking). This could potentially increase the parking supply by up to twenty (20) additional spaces if a lift is provided for every two (2) bedroom unit.

The project has been conditioned to provide a final Parking Management Plan, as well as provide security (i.e. surety bond) for the installation of the lifts. The project has been conditioned to ensure the plans include the appropriate infrastructure as part of the project initial construction in order to install any future vehicle lifts (e.g. pads/foundations, electrical conduit, power source, etc.). Staff also recommends that at least one (1) vehicle lift be installed in order to monitor the effectiveness of its use. It is important to note that City staff received one (1) letter for a nearby business owner expressing concern with the reduction in parking for the project. This correspondence has been attached to report (refer to Attachment 2).

Open Space Requirements

The DSP currently requires a minimum of 300 SF of open space per dwelling unit. At 32 units, a minimum of 9,600 SF of open space is required to meet this open space standard. In order to accommodate the proposed project's site design and achieve the desired density, the project proposes approximately 8,118 SF of open space, a podium level landscaped courtyard (2,300 SF), a roof deck landscape area (1,809 SF), ground-level landscape area fronting 2nd Avenue, and individual unit balconies (approximately 2,369 SF). 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 up to 1,482 SF of open space (16 percent of the total required). As of this writing, the DSP allows for a reduction in required open space (up to 50 percent of common open space) to be considered on a case-by-case basis through the entitlement process in exchange for alternative open space benefiting the public such as paying a per-square-foot in-lieu that contributes toward the cost of installing,

improving and/ or expanding parkland or facilities in the downtown area or providing on-site publically accessible outdoor, street-level open space.

Justification: In order to satisfy the DSP open space reduction requirements, the project has been conditioned to provide enhanced landscape features along the 2nd Avenue frontage, which would not be fenced. However, the extent of the landscaping/features that could be provided is somewhat limited due to potential conflicts existing underground utilities and necessary storm water/drainage improvements. In addition, the applicant will be required to pay an in-lieu fee of \$12.50 per square foot reduction of open space for the total amount of space deficiency. The proposed reduction of 1,482 SF of open space amount to an in-lieu fee of \$18,525. Because the amount of open space provided at project implementation will likely change due to a project condition to expand the driveway's turn radius along 2nd Avenue, the fee included in the draft Development Agreement is \$20,000. In staff's opinion, the project's proposed site design (and in consideration of the in-lieu contribution amount of \$20,000) 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.

The City is currently processing an amendment to the Downtown Specific Plan to modify the open space requirements so that less open space is required for higher density projects. The amendment is being processed as a companion to a 178-unit senior housing project (City File No. PHG17-0028; "Quince Street Senior Housing Project") located at the northeastern corner of Quince Street and West Valley Parkway Projects. The Amendment to the Specific Plan was recommended for approval by the Planning Commission on August 13, 2019 (vote 7-0) and is scheduled for City Council consideration on September 25, 2019. The amendment would become effective 30-day after the second reading of the implementing ordinance. Although the amendment, if approved, would change the required open space for future projects within the DSP; rather than waiting for the effective date, the project applicant would like to move forward with the project and the in-lieu fee recommendation of \$20,000. The Development Agreement provides other benefits to the applicant. The Development Agreement affords contractual vested rights by providing a "freeze period" during which conflicting laws and regulations enacted after project approval will not affect the approved development.

4. Development Agreement Request

Development Agreements are administered pursuant to Article 58 of the Zoning Code. A Development Agreement is a voluntary legal agreement between the City and the developer. Generally, a developer receives increased certainty for constructing a project in return for providing more public benefit than normally required. The proposed Development Agreement is necessitated by the applicant's request to receive a reduction in open space per Section III.B.6 of the DSP and to receive a Public Art Fee waiver and vesting rights. The DSP requires a 9,600 SF total of open space and the applicant is requesting a reduction of 1,482 SF. The project would pay a per-square-foot in-lieu fee of \$20,000 to offset the reduction in open space per the following open space methodology:

General Plan Quality of Life Standard #6 requires 11.8 acres per 1,000 DU

Park Fee for 1,000 multi-family DU = \$6,405,000

Therefore, assumption is that the City could purchase 11.8 acres of parkland for \$6,405,000.

1 acre would cost \$543,000 (\$6,405,000 / 11.8 acres)

1 sq. ft. would cost \$12.50 (\$543,000 / 43,560)

Project deficiency of 1,482 SF of open space x \$12.50 cost per sq. ft. of parkland = \$18,525, which has been rounded to \$20,000 for the reasons stated earlier in this report.

The applicant also is proposing to incorporate a dynamic type of art feature into the exterior façade of the building. Staff has recommended a reduction in the public art fee (up to \$0.30 per SF of building area per the 2019 Citywide Fee Schedule) to offset the ultimate cost of the feature and to ensure the final design includes the feature.

The Planning Commission acts as an advisory body to the City Council on applications for Development Agreements and Planned Developments. The Development Agreement Terms sets identified above set forth the individual points in the proposed agreement as recommended by the City Attorney, City Manager's Office, Engineering Division and Community Development Division, and negotiated with the project applicant. Staff supports the proposed terms of the agreement and believes the terms provide for a public benefit through a cash payment of \$20,000 towards the cost of installing, improving and/or expanding parkland or facilities within the downtown area. The full draft Development Agreement document is provided as Exhibit "E" in draft Planning Commission Resolution No. 2019-20.

C. PROJECT COMPONENTS:

1. Design:

The building utilizes an art deco/moderne style of architecture that would be compatible with other buildings along the Grand Avenue corridor with similar art deco/moderne designs. The building would incorporate varying rooflines and wall planes, with square and rounded corner and tower elements. The building primarily utilizes a stucco exterior finish with decorative stone, block and tile accents. The main body colors of the building would be white and light sand/tans, as shown on the architectural color scheme included with Exhibit "D" to draft Planning Commission Resolution 2019-20. The project's commercial tenant space and primary pedestrian entry (that contains a lobby, mailboxes, elevator, stairway to podium level and restroom) fronts onto Grand Avenue and utilizes a glass storefront design. Other design features include individual unit balconies and metal balcony railings, as well various building eyebrows elements and 2nd story trellis feature located towards the southwestern corner of the building facing 2nd Avenue/Quince Street, along with a landscaped podium deck and roof deck that orient towards Grand Avenue.

Access to the ground-level garage would be provided from 2nd Avenue. Appropriate ventilation is required for the garage that would be provided by wire mesh grills along the Grand Avenue,

Quince Street and 2nd Avenue facades. The ventilation features along Grand Avenue have been designed with heavier metal vertical and horizontal supports to mimic a store-front window design. A raised planter will be installed along the Grand Avenue (within the public right-of-way) building frontage (within the right-of-way) to provide appropriate landscaping to help break up the mesh design and screen pedestrian views into the garage. The DSP allows for project-related landscaping and landscape elements within the public right-of-way provided a minimum sidewalk width of six (6) feet is maintained. The screens along the Quince Street frontage will incorporate hanging planters (green wall) to break up the mass and scale of the screens. A raised planter that also serves as a biofiltration/storm water features also will be installed along the Quince Street frontage, which will provide appropriate screening of the ventilation screens and incorporate required street trees. Two (2) of the garage vents/screens along the 2nd Avenue frontage also will incorporate the living wall elements, but there are certain landscape limitations along the southern elevation of the building façade due to existing utilities/utility easement and paved alley. Mechanical equipment located on the roof would be screened from public viewing and street level areas.

2. Open Space Common Areas and Private Areas:

The project would provide common open space areas totaling approximately 8,118 SF, which consists of a podium level landscaped courtyard (2,300 SF), a roof deck landscape area (1,809 SF), ground-level landscape area fronting 2nd Avenue, and individual unit balconies (approximately 2,369 SF). The podium and rooftop common areas would contain various seating areas, raised landscape planters, trellis structures, and BBQs. The podium level (2nd floor) landscape area is open to the sky. The rooftop landscape area is provided on the fourth floor and a bridge provides a pedestrian connection to portions of the 4th floor units and rooftop landscape area. The ground-level landscape area is conditioned to provide an upgraded landscape design and street trees along the 2nd Avenue frontage, as well as appropriate shrubs to help separate and screen the lower areas of the vehicle loading space from the landscape green space. A project monument sign will be incorporated into the 2nd Avenue landscaping.

3. Circulation and Parking

The project would provide a total of 43 on-site parking spaces for residents within a ground-floor garage, including two (2) accessible spaces and up to seven (7) compact spaces. The garage also will provide space for four (4) motorcycles. The parking garage would provide any necessary infrastructure to support electric vehicle (EV) charging, as required by the building code. The proposed parking garage would also provide individual secure storage space (min. 80 cubic feet per unit).

Access to the garage would be provided from a new driveway from 2nd Avenue, and would be gated. Residents would be provided with remotes to activate the gate. 2nd Avenue is a one (1) way street and access is restricted to right-in and right-out only. Access to the garage also is provide from public alley that intersects Pine Street to the east. As described earlier in this report, the project proposes a reduction in parking requirements as part of the Planned Development process. The project would close off the existing driveways along Quince Street and Grand

Avenue. The Grand Avenue driveway entrance would be redesigned to provide three (3) new on-street parking spaces which will be signed for short-term parking during peak morning/afternoon hours, and then unlimited open parking during the evening and early morning hours.

4. Infrastructure

The project would be responsible for upsizing the existing six (6) inch water main in Quince Street (from W. Valley Parkway to 2nd Avenue) to a twelve (12) inch main. Storm drain improvements would be required to convey storm water to the existing storm drain facilities in 2nd Avenue and to Quince Street. Existing utilities (e.g. sewer, gas, telco, and water) also are located within the alley along the southern boundary of the site) and within Quince Street. The existing overhead utility line located towards the southeastern corner of the site (within the alley) will need to be removed and the utilities undergrounded.

D. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 0.45 acres on three (3) parcels. Includes two (2) privately owned parcels (0.401 acres) and a triangle-shaped city-owned parcel (0.052 acres) to be purchased by the applicant
2. Number of Units: 32 air-space condo
3. Unit Size/Mix: Twelve (12) one (1) bedroom units and twenty (20) two (2) bedroom units ranging from 700 SF to 1091 SF
4. Density: 71.1 dwelling units per acre (32 units on 0.45 acres)
5. Yield: Mercado District allows up to 100 du/ac
 $100 \text{ du/ac} \times 0.45 \text{ acres} = \text{maximum } 45 \text{ units allowed (32 units proposed)}$
6. Building Size: 58,953 SF (gross area)
Ground Floor: 16,387 SF (includes 300 SF flex/office space)
2nd Floor-Podium Level: 13,370 SF (res. units, balconies, residential core)
3rd Floor 13,535 (res. units, balconies, residential core, roof deck)
4th Floor– rooftop deck: 15,301 SF (res. units, balconies, rooftop deck/open space, residential core)
7. Building Height: 4 stories (ground floor garage and flex office with three residential stories above) up to approx. 57' at higher tower element. The Mercado District allows structures up to 4 stories and 60' in height.

8. Commercial Area: 300 SF flex space

	<u>Required</u>	<u>Proposed</u>
9. Parking:	61 spaces (includes 53 residents & 8 guest)	43 (within parking garage)

10. <u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>
Street Front (E. 2 nd):	14' from ultimate curb face	14' min. from ultimate curb face
Street Rear (S. Ivy St)	14' from ultimate curb face	14" min. from ultimate curb face actual ranges from approx. 16' to 80'
Street Side (Quince St)	14' from ultimate curb face	14' from ultimate curb face with minor encroachment (up to approx. 2' for curved stairway and bldg. element towards northwest corner
Interior Side (east)	None	None

Note: Several of the upper-story architectural elements (eyebrows and similar features) will encroach either encroach into the setback and/or public right-of-way. The Engineering Department allows such upper-story encroachments provided they do not affect pedestrian circulation or create a hazardous condition. A small encroachment (up to approximately two feet) into the side-street setback along Quince Street also is proposed to accommodate a curved stairway and building architectural element towards the northwestern corner of the building. This will not affect any pedestrian walkways or affect landscape features.

11. Signage: All building/wall signage and freestanding signage subject to conformance with the DSP and Article 66 (Sign Code), as well as concept plans included in the Master/Precise Development Plan as follows:

Monument Sign: one proposed to be incorporated into a freestanding architectural wall feature with planters. Max height of wall elements 5'-6". DSP allows up to six (6) feet in height. Individual lettering area not to exceed twenty (20) SF in area per DSP.

Wall Signs: two proposed (illuminated) with individual letters (approx. one (1) foot wide x twenty (20) feet high) mounted vertically on tower elements with one facing West Grand Avenue and one facing Quince Street.

Additional directional signage allowed for loading area, parking, office, and garage entry.

12. Landscaping: New ornamental landscaping, irrigation, and street trees to be provided along Quince Street and 2nd Avenue. Raised planter/biofiltration basin along Quince Street frontage. Biofiltration basins are designed within the landscaped area. New raised planter (within right-of-way) along Grand Avenue.
13. Street Improvements Existing driveway entrances along Grand Avenue and Quince Street to be closed. Three new parking spaces to be provided along the Grand Avenue frontage. New driveway entrance to be provided along 2nd Avenue.
14. Bicycle Lanes The project would install a Class 2 bicycle lane along the eastern side of Quince Street across the project frontage in conformance with the Bicycle Master Plan. Parking is restricted along Quince Street and along the 2nd Avenue project frontage.
15. Loading: Loading for deliveries and resident moving vehicles will be provided in a dedicated loading area along the 2nd Avenue frontage. Small truck/vehicle deliveries also can be made from the three new parking spaces along the Grand Avenue frontage. However, these spaces are open spaces for public use.
16. Trash: Trash and recycling shoots on each residential floor; bins located in garage. Bins to be staged near garage entrance/loading area by staff on pick-up day(s). Trash collection service would be provided by Escondido Disposal.
17. Lighting Light fixtures will be installed to illuminate building exterior, walkways, parking areas, roof top deck, and certain walkways to provide security for residents and guests. Prior to building permit, a lighting plan would be prepared for the project to ensure appropriate design, and to ensure potential glare on adjacent property or public streets is minimized.
18. Heating & Ventilation: Heating, ventilation, and air conditioning (HVAC) units would be installed on the roof in clusters. All HVAC equipment would be installed on mechanical pads with visual screening and any necessary acoustical enclosures such that noise from HVAC operation does not exceed 50 dBA at the nearest off-site receptor. A mechanical room would be provided in the parking garage.

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 within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that additional fire hydrants will be constructed for the project and adequate turning radius for fire apparatus will be constructed at the entrance to the project along 2nd Avenue. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project site is located at 555 W. Grand Avenue, bound by Quince Street on the east and 2nd Avenue on the south. An alley also is located along the southern side of the project site that provides access to Pine Street to the east and to 2nd Avenue. 2nd Avenue is a one-way street accommodating eastbound traffic. Primary access to the site will be provided by a new driveway from 2nd Avenue (right turn in and right out only). The existing driveways along Quince Street and Grand Avenue will be closed. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets.
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 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 not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. The project has provided a drainage study and designed drainage facilities to control runoff. Runoff from the project will be directed into a series of BMP treatment features to separate targeted pollutants from the runoff before it leaves the site. The project does not materially degrade the levels of service of the existing drainage facilities.

F. ENVIRONMENTAL STATUS:

The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development Project. CEQA Guidelines lists classes of projects that have been determined to not have a significant effect on the environment and as a result are exempt from review under CEQA. The site is currently vacant, disturbed, and cleared of all structures.

A Class 32 CEQA Exemption for 555 W. Grand Project demonstrates the project or its circumstances would not result in any exceptions identified in CEQA Guidelines, Section 15300.2. Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as urban in-fill development. CEQA Guidelines, Section 15332, defines in-fill development (Class 32 exemptions) as being applicable to projects meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Based on the environmental analysis provided in the Class 32 CEQA Exemption, no circumstances previously evaluated in the previously certified Final EIR for the General Plan and Downtown Specific Plan (May 23, 2012) and the Addendum to the certified Final EIR (March 21, 2019) have changed with respect to the proposed development. In addition, the proposed project would not create substantial changes or bring to light new information of the substantial importance that was not previously examined in these Final EIR and Addendum. As a result, a Class 32 CEQA Exemption was prepared pursuant to the CEQA's requirements for an "in-fill development" within an urbanized area. The analysis presented in the Class 32 CEQA exemption demonstrates that the project qualifies for the exemption and does not have significant effect on the environment (Attachment 4).

G. CONCLUSIONS:

The proposed project is consistent with the General Plan and the DSP as it encourages higher density urban residential growth in the DSP area. The project site lies within the DSP's Mercado 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 Development Agreements and Planned Developments. Staff believes that the proposed project is 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 because they accommodate the type of high-density urban development envisioned for the area. Staff also believes 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 2019-20, recommending approval of the proposed Development Agreement, Tentative Subdivision Map and Planned Development (Master and Precise Development Plan), described in this staff report, and as detailed in Exhibits “A” through “E.”.

ATTACHMENTS:

1. Location and General Plan Map
2. Comment letter(s)
3. Parking Study
4. CEQA Exemption
5. Resolution 2019-20 with Exhibits “A” through “E”

ATTACHMENT 1

CENTRE CITY PKY

ORANGE ST

SP

SP

VALLEY PKWY

QUINCE ST

GRAND AVE

CENTRE CITY PKY

SP

PD-C

M-2

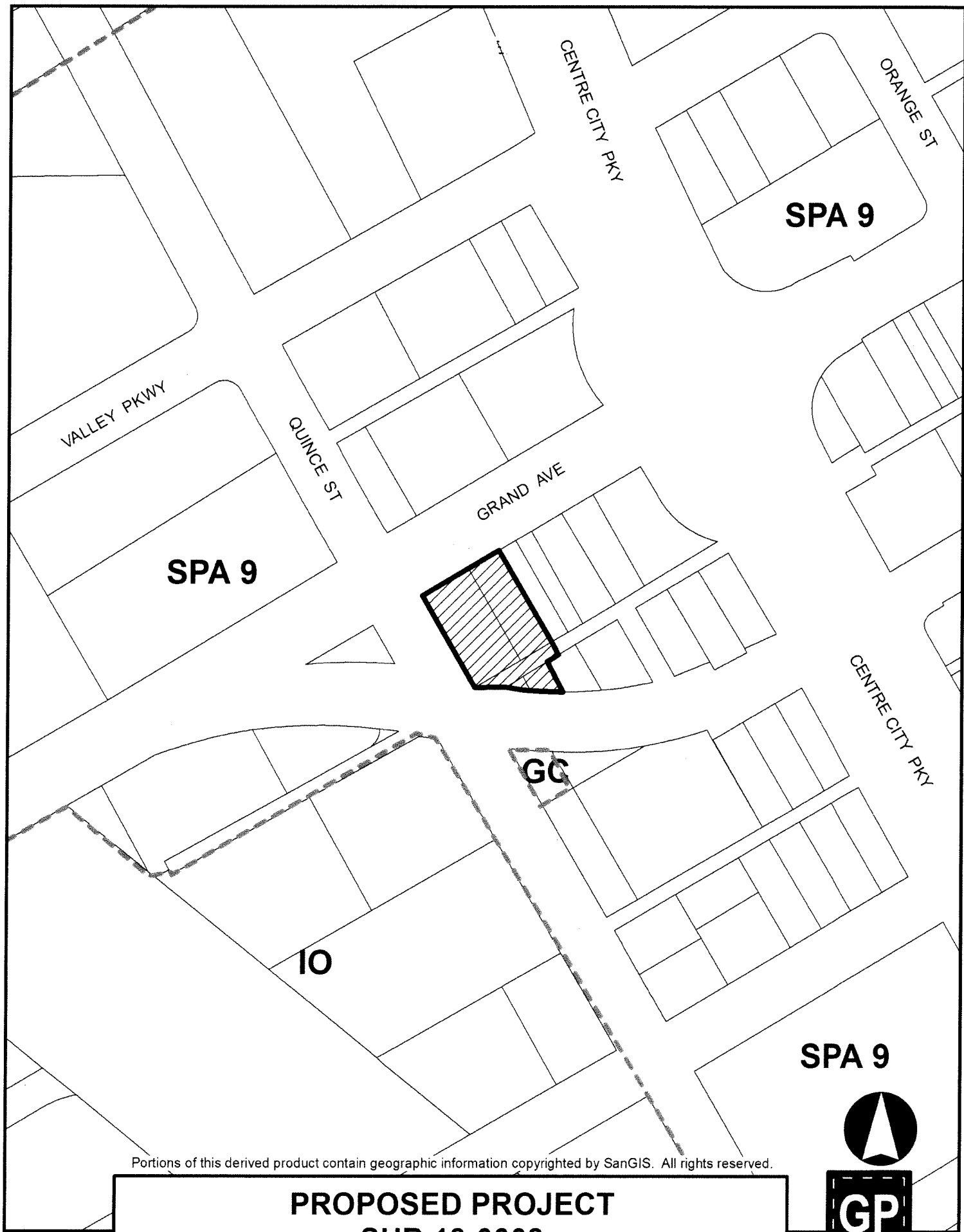
SP

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PROPOSED PROJECT
SUB 18-0008



ZONING



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**PROPOSED PROJECT
SUB 18-0008**



GENERAL PLAN

GRAND AVENUE FINANCIAL CENTER
613 W VALLEY PARKWAY
ESCONDIDO CA 92025

September 3, 2019

James Spann, Planning Commission Chairman
Mike Strong, Assistant Planning Director

RE: Case No. SUB 18-0008
PHG 18-0021

I am the General Partner of the 52,000 square foot office building located at 613 West Valley Parkway. I am concerned about the request for a reduction in parking for the project located at 555 W. Grand Ave. Zoning provisions require a minimum of 61 parking spaces, however the project is requesting reduction in the parking requirement to provide 43 standard and 4 motorcycle spaces, along with 3 new on-street spaces. 43 standard spaces with a minimum requirement of 61 is a reduction of 18 spaces or 30%. Even giving credit for the 3 on-street spaces the reduction is still significant at 25%. As tight and difficult as parking is in the area there is no guarantee the 3 on-street spaces will be available for the projects residences.

An example of a reasonable request for a reduction in parking can be found in the project under construction just west of my property where the old police station was located. That project has 126 units and were to have a minimum requirement of 246 spaces, they provided 226 so a reasonable reduction of 20 spaces or 8%.

I request that the Planning Commission and Staff take a hard look at the request for such a significant parking reduction for this project. Such a reduction will cause considerable difficulty and pressure on private parking lots in the area.



Mark N Baker



City of Escondido,

Mercado Business Association is a non-profit organization that has grass roots in the heart of Escondido. The MBA is composed of business owners, residents and city organizers. The MBA's main purpose is to develop and implement strategy for the revitalization and economic growth of the district by combining its Hispanic history with the new vision of Mercado Escondido.

Our organization believes that this is one of those projects. We take pride in supporting the Mix-Use project for 555 West Grand vacant lot. This project will enhance the Gateway to Grand Avenue and energize the Master Plan for the Mercado and the City of Escondido. We feel that the current economic growth of the City is beneficial to the future of Downtown and this project only adds to our progress.

This project also adds walkability to stores and services that our Downtown provides as well as deterrent of the growing homeless population. New businesses not only enhance curb appeal, they also provide an increase in tax dollars for our community. We are excited to see this development come to fruition.

We fully support this project and thank you for your consideration of approval for the vacant lot located at

555. W. Grand Avenue, Escondido that has been purchased by Edward and Natalie McCoy. Any Questions or concerns please do not hesitate to contact us.

Best Regards,

Raymond J Alto
Chairman

Ray@MerccadoBusinessAssociation.com
(760)497-1007

Maria Bowman

Economic Development

MariaBowmanres@gmail.com
(760)390-3257

May 8, 2019

Jay Paul
Senior Planner
City of Escondido
201 N Broadway
Escondido, California 92025

RE: Escondido 555 W. Grand Project Parking Assessment

Dear Mr. Paul,

Michael Baker International (Michael Baker) has completed a review of the parking requirements for the 555 W. Grand Project (project) and has developed the attached parking assessment for the project. The parking assessment includes a review of the City of Escondido requirements as well as alternative parking rates more applicable to the location of the project site.

The nature of this project's transit oriented development (TOD) with its higher densities, close proximity to transit, commercial, and retail, as well as the availability of convenient bicycle facilities encourage lower parking usage than what is currently required in the City's code. Recommended parking management strategies that could support the use of lower parking rates as well as facilitate parking operations are also included in this assessment.

Proposed Project

The project includes 32 multi-family dwelling units and approximately 300 square feet of flex commercial. This floor area will initially be used as a leasing office but may be converted to commercial use in the future. **Exhibit 1** shows the proposed site plan of the project.

The project is located within the City of Escondido *Mercado District* of the Downtown Specific Plan Area and is generally bound by West Grand Avenue to the north, South Quince Street to the west, and 2nd Avenue to the south. The site occupies approximately 0.401 acres. The project is located within ¼ mile of the Escondido Transit Center, or approximately 4.5-minute walk (1,000 linear feet).

The site will take access via a driveway on West 2nd Avenue approximately 90 feet east of Quince Avenue that will lead to a surface level parking garage. The project frontage and leasing office is located along West Grand Avenue.

Within the surface level parking garage, the project will provide 7 compact parking spaces, 34 standard spaces, and 2 ADA spaces for a total of 43 parking spaces. In addition, 4 motorcycle stalls will be provided within the garage and 3 new on-street angled parking spaces that are signed for short term parking will be provided on Grand Avenue. The additional motorcycle and on-street parking have not been included in the parking totals.

Multi-Modal Transportation

The project is located within the *Mercado District* and fulfills the Specific Plan's desire to "increase opportunities for urban-style residential development that promotes residents to utilize alternative transportation modes" (Downtown Specific Plan, Page V-24).

Public Transit

The project is located within ¼ mile of the Escondido Transit Center, or approximately 4.5-minute walk (1,000 linear feet). The Escondido Transit Center is a multimodal station that is serviced by North County Transit District (NCTD) and provides access to 15 BREEZE bus lines, two San Diego Metropolitan Transit System (MTS) bus lines, Riverside Transit Agency bus Route 217, regional Greyhound bus lines, LIFT paratransit services, and the SPRINTER light rail line. The SPRINTER typically runs on 30 minute headways Monday through Friday and stops at 15 stations between Escondido and Oceanside including the Escondido Transit Center, the Vista Transit Center, and the Oceanside Transit Center. From the Oceanside Transit Center, riders can access the AMTRAK and COASTER commuter rail services to other regional destinations.

Exhibit 2 shows the existing transit services within the vicinity of the project site, including the Escondido Transit Center.

Bicycle Facilities

Within the vicinity of the project site, Class II bicycle lanes are provided on Center City Parkway in the north/south direction. The Inland Rail Trail links the regional bikeway system of Oceanside, Vista, San Marcos and Escondido to the west and connects to the Escondido Creek Trail at the transit center. The Escondido Creek Trail is a 6.5-mile long paved trail that spans the entire length of Escondido from Valley Center Road to Harmony Grove Road. The recent construction of Class I facilities along Valley Parkway have provided a crucial connection from City Hall to the transit center.

According to the City of Escondido Bicycle Master Plan, Class II bicycle lanes are proposed on Quince Street and 2nd Avenue/Crescent Rd/Grand Ave./Valley Parkway near the project site.

City of Escondido Parking Requirements

The project site is located within the City's Downtown Specific Plan Area. The Specific Plan outlines the parking requirements based on the City of Escondido Municipal Code (Chpt. 33 Art. 39 Sec. 33-765) for multifamily dwellings.

As shown in **Table 1**, the City acknowledges that the project is required to provide 53 spaces for residents and an additional 8 spaces for guests for a total of 61 parking spaces per the City code requirements. This equates to an average rate of 1.91 spaces per dwelling unit.

Table 1 - Required Parking Supply

Unit Type	Quantity	Parking Rate ⁽¹⁾	Required Parking
1 Bedroom	12 DU	1.5 / DU	18
2 Bedroom	20 DU	1.75 / DU	35
Guest	-	0.25 / DU	8
Total Parking Spaces Required per City Code			61
Total Parking Spaces Provided			43
Number of Deficient Parking Spaces			-18

⁽¹⁾ Source: Escondido Municipal Code Chpt. 33 Art. 39, Sec. 33-765

According to the most recent site plan dated January 2019, the proposed project will provide 43 parking spaces which is 18 spaces deficient of the City's requirements. The off-street parking rates required by the City's municipal code is a city-wide ordinance and provides an over-estimation of the actual parking demand that would be generated by the project given its location. The nature of this transit oriented development (TOD) with its higher densities, close proximity to transit, commercial, and retail, and the availability of convenient bicycle facilities encourage lower parking usage than what is currently required in the City's code.

Reduced Parking Requirements

Within the Downtown Specific Plan Area, the *Mercado District* is described as a "unique and lively area that accommodates visitors and pedestrian-oriented mixed land uses ... near the Downtown's primary entrance, and convenient access to the North County Transit Center multi-modal station." (Downtown Specific Plan, Page V-20). Because of the project's location near the City's hub for entertainment and retail, with immediate access to the transit center and convenient bicycle and pedestrian facilities, the project is anticipated to experience a lower parking demand than the rest of the city.

SANDAG Smart Growth

According to the SANDAG Smart Growth Concept Map, the project site is located within the Town Center Smart Growth Opportunity Area which features numerous civic and cultural features anchored by the Escondido Transit Center. The SANDAG *Parking Strategies for Smart Growth* (June 2010) states that Smart Growth developments which features dense, mixed land uses with pedestrian and bicycle amenities generate a lower parking demand than elsewhere in the San Diego region. In addition, the report states that areas within $\frac{1}{3}$ mile of a light rail station and more than ten miles from a central business district, the average number of owned vehicles per household is between 1.0–1.3 which is substantially lower than the national average of 2.0 vehicles per household (2000 U.S. Census).

The SANDAG *Parking Strategies* specifies various parking demand rates within transit oriented developments that average a blended rate of 1.12 parking spaces per dwelling unit regardless of the number of bedrooms. These parking demand rates are based on actual survey data for transit oriented developments. As recommended in the SANDAG study, a 10% buffer should be applied and to the demand rate and therefore recommends a rate parking supply rate of 1.25 spaces per dwelling unit ($1.12 \times 1.10 = 1.23$, recommends 1.25).

Recommended Parking Supply

Based on a review of SANDAG's Smart Growth parking rates, as well as the location characteristics of the project with higher densities, proximity to transit, commercial, and retail, as well as the access to convenient bicycle and pedestrian facilities, a parking supply rate of 1.25 parking spaces per dwelling unit would be appropriate for this project.

As shown in **Table 2**, it is recommended that the proposed project supply a minimum of 40 parking spaces based on the SANDAG parking supply rate for multifamily dwelling units. According to the most recent site plan dated January 2019, the proposed project will provide 43 parking spaces which meets the recommended parking supply and provides a surplus of three spaces.

Table 2 - Recommended Parking Supply

Source	Quantity	Parking Rate	Recommended Parking
SANDAG ⁽¹⁾	32 DU	1.25 / DU	40
Total Parking Spaces Provided			43
Number of Surplus Parking Spaces			+3

⁽¹⁾ Source: SANDAG Parking Strategies for Smart Growth (June 2010).

It should be noted that SANDAG does not provide additional data regarding the number of bedrooms; however, Institute of Transportation Engineers *Parking Generation Manual* (4th edition) states that sites with less than 2.0 but greater than or equal to 1.5 average number bedrooms per dwelling unit typically experience a parking demand of 2% lower than average. The project site has 1.625 bedrooms per dwelling unit (52 rooms/32 units=1.625). The recommended parking rate does not take this into account.

Parking Management Plan

Although the proposed project is providing sufficient parking to satisfy the minimum recommended parking supply, it is recommended that the project implement additional measures that would further reduce the parking demand. The following parking management strategies have been identified to augment and support the use of lower parking rates.

Parking Assignment Plan

The project should implement a parking assignment plan for all residents. At a minimum, one parking space will be assigned per dwelling unit (minimum 32 spaces). A minimum of five additional spaces will be reserved and assigned to two-bedroom units as requested by individual tenants. The remaining parking spaces (maximum 6 spaces) will be designated as flex spaces for temporary guest parking during normal business hours (8 AM – 6 PM) and become available for residents overnight. Overnight guests will be provided a temporary use parking permit to park in the flex spaces overnight.

In order to better manage the parking facilities, the project developer will endeavor to restrict tenant units to 1 or 2 vehicles per unit. Lease agreements for tenants will also include detailed information regarding the following:

- Parking Assignment Plan
- Parking Restrictions
- Guest Parking
- Towing Policy

Bicycle and Pedestrian

In order to promote pedestrian and bicycle activity in the vicinity of the project site, the project developer should provide informational kiosks in the leasing office with lists and maps to local destinations within ½ mile of the site including entertainment venues, parks & public spaces,

restaurants, retail shops, etc. Transit information including BREEZE bus routes and schedules and SPRINTER schedules should also be included.

In addition, the project will also encourage active transportation by providing on-site bicycle storage. Short term bike racks as well as long-term bicycle storage within the parking garage will be provided for residents and guests.

Parking Monitoring

The project developer should monitor parking demand at the project site over a period of six months during the first year of project opening. If necessary, the Parking Management Plan should be adjusted to reflect the observed parking demand.

Potential Parking Demand Management Strategies

In addition to the Parking Management Plan discussed above, the project could consider implementing the following supplemental strategies to further reduce parking demand. Based on the results of the parking monitoring plan, one or more of these measures should be implemented if the observed parking demand is higher than expected

Unbundled Parking

Instead of assigning parking spaces to specific units, parking spaces could be unbundled from the lease agreement. Tenants would be required to purchase a parking space in addition to their rent. In traditional bundled parking agreements, the monthly rent includes the hidden cost of parking. By breaking out the fees for parking separate from the lease agreement, the price for renting the apartment would decrease and the parking would be charged separately. Unbundling parking helps tenants understand the true monetary cost of parking and would provide an incentive for reducing their own individual parking demand and may influence their choice of owning a car. This may also make housing more affordable by not forcing residents who do not own a car to pay for parking.

By unbundling parking, on-site parking demand would naturally decrease, however off-site parking demand could potentially increase in the surrounding area. The project would need to take this into account when considering this strategy.

According to SANDAG *Parking Strategies*, unbundled parking could potentially reduce parking demand by 5-10%.

Off-Site Joint Use Parking

As described in the Downtown Specific Plan, off-site joint use parking agreements can be used to offset parking demand experienced by a site. In order to maximize the potential effectiveness of a joint-use parking agreement, the project should consider an agreement with a use that experiences peak parking demand at a different time of day than the project. For example, offices, retail, and banks generally operate during normal business hours and are closed overnight. Residential peak parking typically occurs between the hours of 10 PM and 6 AM when these uses are non-operational.

The joint-use parking facility must be within ¼ mile of the site and there should be no conflicts in the operating hours of the principal use of the joint-use parking facility as described above.

Within the vicinity of the project site, there are several bank and office sites which may fit the criteria for a joint-use parking agreement.

Transit Pass Assistance Program

In order to encourage the use of public transportation, the project developer could provide incentives for residents and employees who utilize monthly transit passes. For example, upon the execution of a lease, new residents would be provided with a one-month NCTD pass. The project is located within ¼ mile of the Escondido Transit Center, or approximately 4.5-minute walk (1,000 linear feet). At the time this assessment was conducted, a NCTD pass that was valid for the SPRINTER and BREEZE had a cost of \$59.00 per month. By providing incentives, such as free passes for new tenants or reimbursement (partial or full for employees), parking demand would inherently be lower due to the reduction residents or employees need for personal auto.

According to the SANDAG *Parking Strategies*, transit pass assistance programs could potentially reduce parking demand by 5-20%.

Vehicle Lifts

In order to support two-bedroom units, vehicle lifts (auto stackers) could be installed in the parking garage where feasible. The lifts would provide two parking stalls within the floor area of a single stall and would be assigned to the same unit. This could potentially increase the parking supply by a maximum of 47% (20 additional spaces) if a lift is provided for every two-bedroom unit.

Summary

As detailed in this assessment, current parking requirements in the region are overly conservative in estimating the actual parking demand of smart growth developments. When these disproportionate rates are applied to transit oriented developments, studies show that there is an excess supply of parking relative to the demand. Smart growth developments with high densities, close proximity to transit, commercial, and retail, as well as the availability of convenient bicycle facilities encourage lower parking usage than what is currently required by the City of Escondido's Municipal Code.

According to the City code, the project is required to provide 53 spaces for residents and 8 spaces for guests for a total of 61 parking spaces. This equates to an average rate of 1.91 spaces per dwelling unit.

According to the most recent site plan dated January 2019, the proposed project will provide 7 compact spaces, 34 standard spaces, and 2 ADA spaces for a total of 43 parking spaces in a surface level parking garage. In addition, 4 motorcycle parking stalls will also be provided within the parking garage but have not been included in the parking totals.

Additionally, while not accounted for in this parking assessment, the proposed project will also provide an additional 3 on-street short-term parking spaces on Grand Avenue adjacent to the leasing office.

Based on the SANDAG *Parking Strategies for Smart Growth*, a parking rate of 1.25 spaces per dwelling unit is recommended for developments that feature relatively dense development, mixes of compatible land use with pedestrian amenities, bicycle facilities, and optimal access to public transportation. The proposed project is located within the Town Center Smart Growth Opportunity Area and meets all of the requirements for a smart growth development.

When the recommended parking rate of 1.25 spaces per dwelling unit is applied to the project, the recommended parking supply should be a minimum of 40 spaces. The project is proposing a supply of 43 spaces, which results a surplus of 3 spaces above the recommended supply.

In addition, SANDAG has identified the Downtown area as being well situated for future shuttle services to the transit center. Other future transit improvements could see the extension of the SPRINTER line and the addition of high-frequency local bus routes. These further improvements to the extensive transit commodities could further reduce parking demands at the project site.

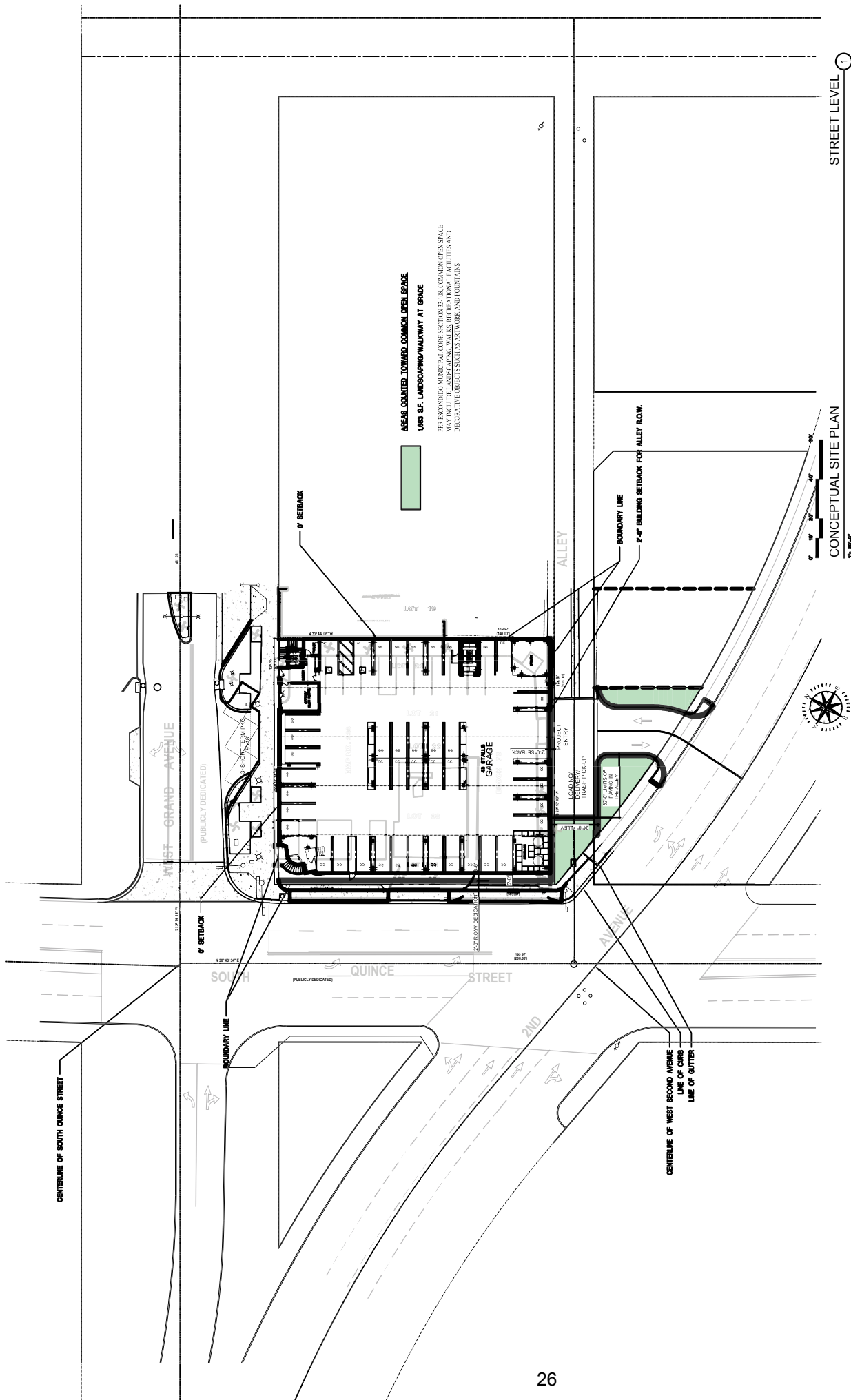
In summary, the proposed parking supply of 43 spaces is sufficient to satisfy the anticipated parking demand associated with this transit oriented development. In addition, the project is proposing additional parking management strategies that endeavor to further reduce parking demand and provide an additional level of confidence.

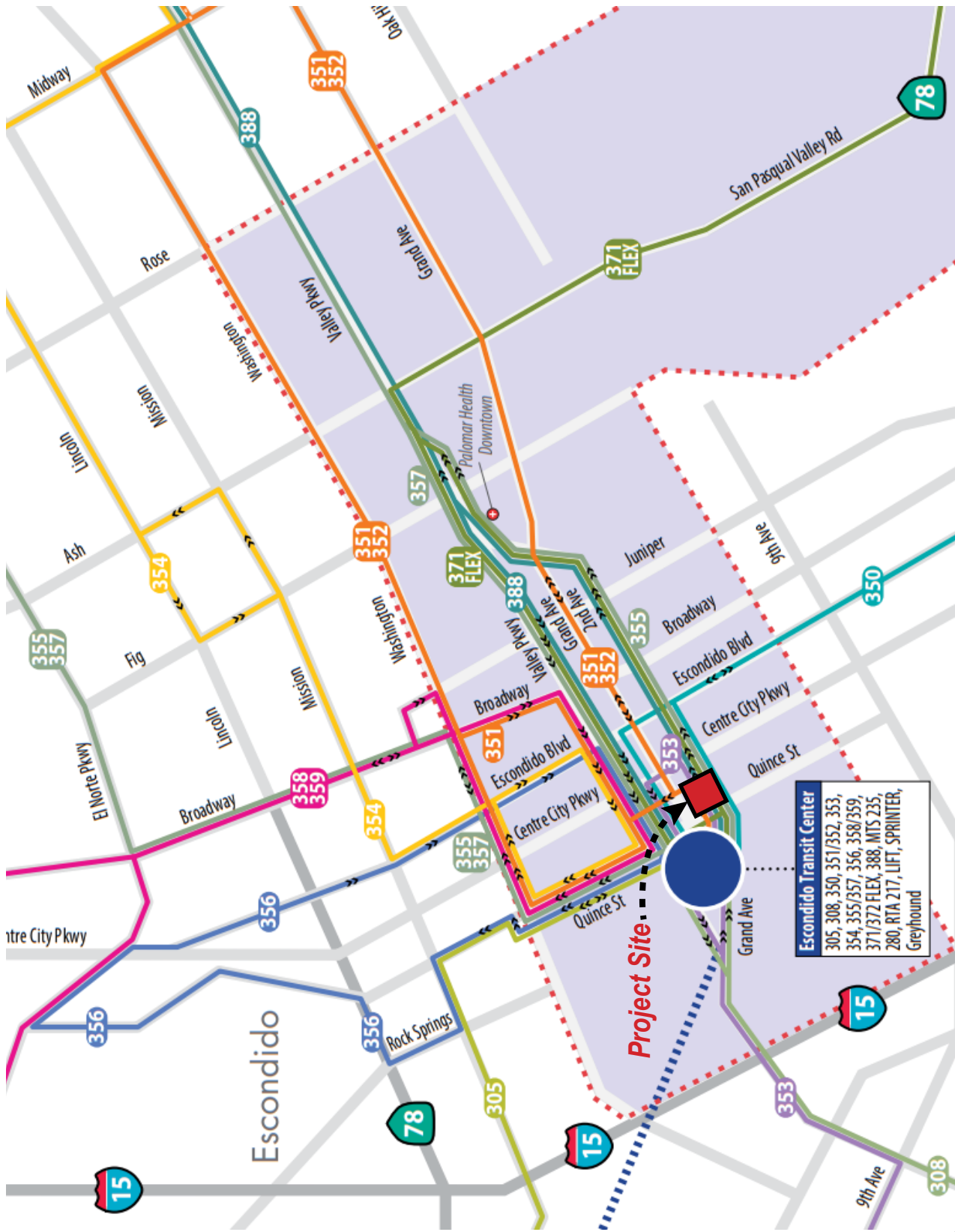
If you have any questions pertaining to the 555 W. Grand Project parking assessment summarized in this letter, please call me at (760) 603-6244.

Sincerely,

A handwritten signature in dark ink that reads "Robert A. Davis". The signature is written in a cursive, flowing style.

Robert Davis,
Senior Associate
Transportation Service





Not to Scale



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

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A-33

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

Project Title/Case No.: TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND DEVELOPMENT AGREEMENT – SUB 18-0008 and PHG 18-0021:

Project Location - Specific: The approximately 0.4-acre site (0.54 with city parcel added) generally is located on the southern side of W. Grand Avenue, east of Quince Street, north of 2nd Avenue and addressed at 555 W. Grand Avenue (APNs 233-022-01, -02 and -21).

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

Description of Project: A one-lot Tentative Subdivision Map and a Master and Precise Development Plan to construct a four-story, 32-unit air-space condominium development with 300 SF of flex office space and a ground floor parking garage within the Mercado District of the Downtown Specific Plan. The project contains a mix of one- and two-bedroom units ranging from 700 SF to 1,123 SF; a ground-floor garage that would accommodate 43 parking spaces; podium level common outdoor spaces and individual private balconies. The overall height of the approximately 57-foot high building is within the allowable limits of the Downtown Specific Plan. Zoning provisions require a minimum of 61 parking spaces and the project is requesting a reduction in the parking requirement to provide 43 standard and 4 motorcycle spaces within the parking garage, along with three new on-street spaces along Grand Avenue. The project includes the purchase of an approximately 2,300 sf City-owned parcel fronting onto 2nd Avenue that would be used for access, utilities, storm water quality improvements, and landscaping. A Development Agreement also is requested to allow a reduction in open space (to 225 SF per unit) where the zoning provisions currently require 300 SF per unit; and a credit for Art Fees in exchange for the development of a dynamic construction/art feature incorporated into the building design.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: 555 W. Grand LLC (Ed McCoy)

Telephone: (858) 752-4121

Address: 3305 Jasmine Place Escondido, CA 92025

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

Exempt Status: Categorical Exemption. CEQA Sections 15332 "In-fill Development Projects."

Reasons why project is exempt:

The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development Project. CEQA Guidelines lists classes of projects that have been determined to not have a significant effect on the environment and as a result are exempt from review under CEQA. The approximately 0.42-acre site (0.54 with city parcel included) is currently vacant, disturbed, and cleared of all

structures, except for the previous foundations and asphalt paving. Vegetation primarily consists of ornamental landscaping, mature palm trees, various weeds and grasses from the previous development/activities.

The proposed project or its circumstances would not result in any exceptions identified in CEQA Guidelines, Section 15300.2. Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as urban in-fill development. CEQA Guidelines, Section 15332, defines in-fill development (Class 32 exemptions) as being applicable to projects meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

No circumstances previously evaluated in the previously certified Final EIR for the General Plan and Downtown Specific Plan (May 23, 2012) and the Addendum to the certified Final EIR (March 21, 2019) have changed with respect to the proposed development. In addition, the proposed project would not create substantial changes or bring to light new information of the substantial importance that was not previously examined in these Final EIR and Addendum. As a result, the project qualifies for a Categorical Exemption pursuant to the CEQA's requirements for an "in-fill development" within an urbanized area as detailed below:

General Plan and Zoning Consistency

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The General Plan land-use designation for the project site is Specific Plan (SPA 9 - Downtown Specific Plan) and located within the Mercado District. The General Plan and the Downtown Specific Plan (DSP) contain guidelines and regulations to promote higher density urban residential growth in the Downtown SPA. Permitted uses within the Mercado District include multi-family units with residential on the ground floor and mixed-use multi-family development with densities up to 100 du/ac, up to four (4) stories and 60 feet in height. The Mercado Residential Land-Use Matrix for this specific area requires ground-floor commercial to be incorporated into the project, and ground-floor residential may be permitted subject to Permit authorized subject to approval of a Planned Development pursuant to Article 19.

The project proposes 32 residential units and up to 300 sf of flex office space fronting onto Grand Avenue, on approximately 0.4 acres. The density of the project is 80 du/ac (only factoring in the two subject parcels of 0.401 acres) with an overall density of 61 du/ac (which includes the adjacent 0.12-acre city-owned parcel for a total of 0.52 acres) which is in conformance with the density provisions of the Mercado District that allows up to 100 du/ac. Overall, the project would conform to the development and design regulations outlined in the Downtown Specific Plan, as allowed through the Planned Development and Development Agreement process for site development flexibility (DSP Section III.C.1 and 9). The project requests up to a 29.5 percent reduction in on-site parking, and 25 percent reduction in open space. Modifications to parking are allowed through the Planned Development Process (Section III.B.1) and reductions to required common open space up to 50 percent are allowed subject to a Development Agreement (DSP Section III.B.6). The proposed project would be four stories in height and up to approximately 57 feet in height, which is consistent with the Mercado Development Standards. The design of the project meets the criteria of CEQA Guidelines, Section 15332(a), as being consistent with the General Plan and applicable zoning for the project site.

Project Location, Size and Context

The approximately 0.52-acre site is located within the highly developed and urban Downtown Specific Plan area of the City. The site is adjacent to Grand Avenue (Local Collector Road) on the north, Quince Street (Collector Road) on the west, and Second Avenue (Collector Road) on the south. A mix of commercial and limited residential uses are located to the east and southeast. CEQA, Section 21072, defines a qualified urban use as "any residential, commercial, public institutional, transit, or transportation passenger facility, or retail use, or any combination of those

uses.” The project is on a site within City limits that is no more than five (5) acres and substantially surrounded by urban uses.

Endangered, Rare or Threatened Species

The project site is located within the highly developed and urban Downtown Specific Plan area of the City. The project site currently is vacant, disturbed and has been clear of all structures, except for the previous concrete foundations/pads and asphalt paving. Vegetation primarily consists of ornamental landscaping, mature palm trees, various weeds and grasses from the previous development/activities. The project site does not contain habitat suitable for candidate, sensitive or special status species. In addition, no riparian habitat or other sensitive natural community, or potential jurisdictional features were observed within the project site or within a 100-foot boundary from the project site. The project site has no value as a habitat or special-status species and, therefore, adheres to the criteria of CEQA Guidelines, Section 15332(c).

Traffic

The Engineering Division concluded the project would not result in any significant traffic or transportation-related impacts. A preliminary Traffic Assessment was prepared for the project by Michael Baker International (dated February 12, 2019, and amended April 22, 2019). The preliminary traffic assessment includes a review of the proposed project trip generation as well as estimated project trip distribution and vehicle trip assignment onto the surrounding street system. The evaluation of project traffic generation and estimated traffic assignment onto the area roadways was then compared to the City’s guidelines for determining if the traffic that would be added by the project is at a level that is considered potentially significant. The proposed project would generate a total of 194 average daily trips (ADT), with 14 AM peak hour trips and 18 PM peak hour trips. The net project trip generation includes the standard 5 percent reduction in vehicle trips suggested by SANDAG due to the project’s proximity to transit. The nearby Escondido Transit Center is a multi-modal facility offering access to both the Breeze bus service, as well as the Sprinter rail service.

Primary access to the site (parking garage) would be from a new driveway fronting onto 2nd Avenue. Access also could be provided from Pine Street via the existing alley. The traffic assessment indicated the project does not meet any of the trigger categories to conduct a Traffic Impact Analysis (TIA) as the number of daily trips on the surrounding street segments would be below the threshold guidelines. The project also does not trigger TIA thresholds for project traffic added to a leg of an intersection during AM or PM peak hour. Based on the City’s roadway and intersection project contributions threshold guidelines, the project would not add a significant amount of traffic to the surrounding street network. The project would not require alterations to the roadways or intersections such that the project would conflict with SANDAG’s Congestion Management Program.

Noise

The residential nature of the project and less than significant traffic impacts (as detailed above) is such that the project is not anticipated to generate any significant increases to the existing ambient noise level. Vehicle noise is the main source of ambient noise in the vicinity of the project site. Grand Avenue (Local Collector), Second Avenue (Collector) and Quince Street (Collector) are identified in the Escondido General Plan as circulation element streets. The project site is within existing noise contour areas of 65 dBA CNEL from the adjacent roadways (City of Escondido General Plan EIR Appendices, Noise Figure 2) and future noise contours of 65 dBA CNEL along Quince Street and Grand Avenue, and 70 dBA CNEL along Second Avenue (Noise Figure 3). As stated in the City’s General Plan Community Protection Element (City of Escondido 2012) the noise level goal for multi-family residential uses is 65 dBA CNEL at the exterior use areas. In addition, the General Plan Noise Policy 5.4 establishes an interior noise standard of 45 dBA CNEL. In order to comply with the City’s General Plan Community Protection Element interior noise standard, the following project design features would be included as conditions of project approval:

PDF-NOI-1 Prior to the issuance of a building permit, the applicant shall prepare an exterior-to-interior noise report completed by a qualified acoustical consultant for the proposed on-site residential units and the common podium-level and roof-level open space areas. The report shall also assume a “windows-closed” condition with vehicles traveling along the adjacent roadways in accordance with the identified speed limit. The report would determine the predicted interior noise levels for the units. If predicted noise levels are found to be in excess of 45 CNEL, the report would identify architectural materials or techniques that could be included in project design plans to reduce

noise levels to 45 CNEL in habitable rooms. The report also shall identify any architectural techniques that would be included in the final project design to conform to the General Plan noise level goal for multi-family residential use of 65 dBA CNEL at the exterior common podium and roof-level use areas (private balconies exempted). The report shall be submitted and approved by the City prior to issuance of a building permit.

Stationary operational noise sources are regulated by the limits outlined in the Escondido Municipal Code, Section 17-229, which states that multi-family residential zones shall not exceed 55 dBA Leq from 7:00 a.m. to 10:00 p.m., or 50 dBA Leq from 10:00 p.m. to 7:00 a.m. For commercial zones, noise shall not exceed 60 dBA Leq from 7:00 a.m. to 19:00 p.m. or 55 dBA Leq from 10:00 p.m. to 7:00 a.m. The City's Noise Ordinance also states that if the ambient noise level exceeds that permissible standard, the allowable noise exposure standard shall be the ambient noise level.

The HVAC units for the project would be installed in three clusters ranging from 4 to 19 units per cluster for a total of 32 units. Clusters would be situated on the roof of the four-story building and set back from the edge of the rooftop by approximately 17 feet or more at all locations. Individual HVAC units not installed within an enclosure may have the potential to generate noise levels of up to 79 dBA Leq at the unit (approximately 3 feet). Combined noise level from 32 up to 29 units simultaneously operating at 79 dBA Leq would be approximately 94 dBA at 3 feet. The closest residence to the proposed building would be one single-family structure towards the southeast of the site fronting onto Second Avenue, and second-story multi-family units located east of the site along Grand Avenue. Unenclosed HVAC units could generate a noise level in excess of the noise standard at the nearest residence. The proposed project is four stories and the surrounding commercial and residential units are one- and two-stories in height. This difference in height and proposed screens around the HVAC units would likely break the line of sight between the HVAC units and receptors. However, as a project feature, the HVAC units on the project rooftop will be required to install appropriate noise attenuation barriers/enclosures such that the noise from HVAC operations would not exceed 50 dBA at the nearest off-site residential receptor. Specific screening design and materials would be included with the building plans and the following project design features would be included as conditions of project approval:

PDF-NOI-2 The HVAC units on the project rooftop shall be installed with appropriate noise attenuation screens/enclosures such that noise from HVAC operation does not exceed 50 dBA at the nearest off-site residential receptor and 55 dBA for adjacent commercial structures. A final acoustical analysis shall be submitted with the building plans to determine whether any final design measures are necessary to conform to the City's Noise Ordinance.

Construction would result in a temporary noise increase on and around the project site. Construction-related impacts are short term and would cease once the project is completed. No special construction techniques (i.e. pile driving or blasting) are anticipated to be necessary for construction of the project. The City also has a maximum 1-hour average construction noise limit of 75 dB at noise-sensitive land uses. Contractors are required to comply with the Noise Ordinance for noise levels from project-related grading and construction activities set forth in the Escondido Municipal Code. The Escondido Municipal Code also restricts the times of day when construction may occur (7:00 a.m. to 6:00 p.m., Monday through Friday; 9:00 a.m. to 5:00 p.m. on Saturday; and not at all on Sunday or public holidays). Construction of the project would take place within the hours specified in Section 17,234 of the Escondido Municipal Code.

Air Quality

Based on technical studies prepared for similar type multi-family residential project of similar size/land area and construction requirements (The Ivy Project – Class 32 CEQA Exemption prepared by Harris & Associates, 2019), the project is not anticipated to exceed screening-level criteria thresholds for construction or operational level impacts. The project is smaller than the air-quality study trigger criteria presented in Table 4.3-12 of the City's General Plan EIR that would trigger the need for an air-quality impact assessment (the level for apartment land-uses with a density of 20 or more dwelling units per acres is 420 dwelling units).

Water Quality

The project would not result in any significant effects related to water quality. A preliminary drainage study and Storm Water Quality Management Plan (SWQMP) was prepared for the project. Storm water quality impacts during construction would be prevented through implementation of a grading and erosion control plan that is required by the City's Grading and Erosion Control Ordinance (Article 55 of the Municipal Code) and the State General Permit to Discharge Stormwater Associated with Construction Activities (NPDES No. CA2000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer. Adherence to applicable requirements and implementation of the

appropriate BMPs would ensure that potential water quality degradation associated with construction related activities would be minimized and impacts less than significant.

The Project would mimic the existing drainage pattern, and runoff from the roof, outdoor area decks would be discharged from roof drains into a raised planter/biofiltration planter BMP located along Quince Street. A separate storm drain basin also would be installed along the Second Avenue frontage to treat pollutants and meet flow control requirements for the project. With the implementation of the operational treatment control biofiltration basin BMPs that would be required by the City pursuant to the SUSMP, potential pollutants would be reduced to the maximum extent possible. Therefore, development would not violate any water quality standards or water discharge requirements.

Utilities and Public Services:

The Fire Department indicated that appropriate fire protection can be provided with the implementation of the required building/site design features. Appropriate fire flow will be provided to the project site with the installation of the required fire hydrants and 12-inch upgrade to the water line in Quince Street.

The Engineering Division indicated that appropriate utilities will be provided to the project with existing facilities located within adjacent Quince Street and Second Avenue, and the public alley/utility easement along the southern boundary of the site.

Section 15300.2 (Exceptions)

Location: Not applicable to Class 32 exemption

Cumulative Impact: All resource topics associated with the project have been analyzed and were found to pose no significant impact. Therefore, the project would not make a cumulatively considerable contribution to a significant cumulative impact.

Significant Effect: There are no known unusual circumstances applicable to the project or project site that could result in a significant effect on the environment.

Scenic Highway: The project is not located in the vicinity of any designated or eligible state scenic highway.

Hazardous Waste Site: The site previously was used as a gas station that has since been removed. The previous owners processed a corrective action for the underground storage tanks formally located on the site. In August 2013, the Regional Water Quality Control Board (RWQCB) San Diego Region issued a closure letter for the site. On May 2, 2019, the RWQCB issued a concurrence letter stating that "the Site is suitable for its proposed use with commercial uses on the ground level and residential unit above." Additionally, the letter states that a Health and Safety Plan for construction workers and a soil and groundwater management plan for soil and groundwater that may be hauled from the site are required prior to site work. The following project design features would be included as conditions of project approval:

PDF-HW-1 Prior to approval of the grading plans and grading permit for the site, a Health and Safety Plan for construction workers (including PPE and testing equipment when working in areas of known residual petroleum impact soils) and a soil and groundwater management plan for soil and groundwater that may be hauled from the site shall be prepared and approved by the San Diego Water Board.

Historic Resource: The project site is vacant and disturbed from previous development. The existing commercial development/buildings that were located on the site were previously demolished. These structures were not listed as a historic resource pursuant to City Municipal Code Article 40 (Historic Resources) and the site does not contain any historic resources or know cultural resources.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature: _____ September 4, 2019
Jay Paul, Senior Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant

Planning Commission
Hearing Date: September 10, 2019
Effective Date: September 11, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-20

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
RECOMMENDING APPROVAL OF A ONE-LOT
TENTATIVE SUBDIVISION MAP, MASTER AND
PRECISE DEVELOPMENT PLAN AND
DEVELOPMENT AGREEMENT FOR A 32-UNIT
MIXED-USE DEVELOPMENT.

APPLICANT: 555 W. Grand LLC

CASE NOS: SUB18-0008 and PHG18-0021

WHEREAS, 555 W. Grand LLC (hereinafter referred to as “Applicant”), filed a land use development application (Planning Case Nos. SUB18-0008 and PHG 18-0021) constituting a request for a one-lot Tentative Subdivision Map, in conjunction with a Master and Precise Development Plan to construct a four-story, 32-unit air-space condominium development with 300 SF of flex office space and a ground floor parking garage. The project contains a mix of one- and two-bedroom units ranging from 700 SF to 1,123 SF. The request includes a 29.5 percent reduction parking to provide 43 parking spaces within the parking garage and the proposed incorporation of an adjacent City-owned parcel (APN 233-022-21) into the project design for site access, utilities, storm water improvement and open space/landscaping. The project includes a reduction in open space, subject to the payment of an in-lieu fee, and a Public Art Fees

credit in exchange for the development of a dynamic construction/art feature incorporated into the building.

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, multi-family and commercial uses are permitted uses within the Mercado District of the Downtown Specific Plan area plan, subject to the approval of a Master and Precise Development Plan Permit, in accordance with the Residential Land Use Matrix of the Downtown Specific Plan; 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 September 10, 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 September 10, 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; 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 recommends that the City Council adopt the Class 32 CEQA Exemption, Section 15332 of the California Environmental Quality Act, prepared for the project, dated September 4, 2019, as described and attached to the September 10, 2019 Planning Commission staff report and incorporated herein by this reference as though fully set forth herein.

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 "B," relating to the information that has been considered in accordance with the Findings of Fact/Factors to be considered and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends the City Council approve the application to develop the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "C," the graphic representations in the development plan set forth in Exhibit "D," and the Development Agreement set forth in Exhibit "E." This Planning Commission expressly declares that it would not have made this recommendation to approve 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 development 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 and as specified in the Development Agreement approved for the project. 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 10th day of September, 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”

Property Description

SUB18-0008; PHG 18-0021

Exhibit “B”

Findings of Fact/Factors to be Considered

**SUB18-0008; PHG 18-0021
555 W. Grand Avenue**

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. All of the requirements of the California Environmental Quality Act have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the Class 32 CEQA Exemption prepared for the Project, dated September 4, 2019. Design measures were incorporated into the Conditions of Approval for to address noise and hazardous site impacts.

Tentative Subdivision Map Determination(s):

1. The location, design, and residential density of the proposed planned development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use 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. The site is physically suitable for the proposed density of development because the property is within a high-density redevelopment area that was previously a blighted property in the Mercado District. Development of the property will assist in the ongoing revitalization of the downtown retail core by establishing a permanent residential base in the downtown area. The subject site is located within the Mercado District of the DSP, which allows multi-family mixed-use development up to 100 du/ac. Based on the property size of 0.52 acres, the Mercado District would allow up to 52 units and a four-story structure up to 60 feet in height. The request to construct 32 units and a four-story structure ranging in height from up to approximately 57 feet in height is

consistent with the land use density and development requirements envisioned for this area. The project density of 61 du/ac is consistent with the allowable density of the DSP.

2. The approval of the proposed project would be based on sound principles of land use and is well-integrated with its surroundings near residentially and commercially developed properties because adequate parking, access, on-site circulation, utilities, landscaping and open space would be provided (as detailed in the staff report). The residential project also would not be out of character for the area which contains other multi-story residential developments. The design of the project would be in conformance with the Mercado District because the project would provide residential units with varying number of rooms and sizes to accommodate a wide range of housing needs (with ownership opportunities). The project includes a variety of amenities such as individual balconies units and various common areas and features. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
3. 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. The proposed grading design would not result in any manufactured slopes or pad elevations that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views.
4. The site is suitable for this residential type of mixed-use development and density because the General Plan and Mercado District allows for multi-story high density residential development. The site is relatively flat and extensive grading is not proposed. The project would be compatible with the surrounding uses because the subject site within an urban commercial area developed with a variety of commercial and multi-story residential developments of varying density and design. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections. Appropriate noise attenuation would be provided for the new units. The proposed project also would not result in a significant impact to biological or natural resources.
5. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage and avoidably injure fish or wildlife or their habitat because the site is located within an urban setting and previously has been developed with a commercial use.
6. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at

large, for access through, or use of property within the proposed map because any existing easements and improvements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.

7. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The lot sizes and the subdivision configuration provides opportunities for passive/solar heating.
8. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code (Chapter 33 Zoning) will have been obtained prior to the recordation of the map.
9. The proposed map and associated planned development will not conflict with regional or local housing because the proposed infill residential mixed-use project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and 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. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site. All lots would maintain all development standards of the applicable zone (in accordance with Article 19, Planned Development) and observe the density of the General Plan and area plans, as noted in the sections above.
10. The proposed map meets all of the requirements or conditions imposed by the Map Act and the Escondido Zoning Code, as detailed in the staff reports, the Escondido General Plan and above findings.

Master and Precise Development Plan Determination(s):

1. The location, design, and residential density of the proposed planned development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use 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. The site is physically suitable for the proposed density of development because the property is within a high-density redevelopment area that was previously a blighted property in the Mercado District. Development of the property

will assist in the ongoing revitalization of the downtown retail core by establishing a permanent residential base in the downtown area. The subject site is located within the Mercado District of the DSP, which allows multi-family mixed-use development up to 100 du/ac. Based on the property size of 0.52 acres, the Mercado District would allow up to 52 units and a four-story structure up to 60 feet in height. The request to construct 32 units and a four-story structure ranging in height from up to approximately 57 feet in height is consistent with the land use density and development requirements envisioned for this area. The project density of 61 du/ac is consistent with the allowable density of the DSP.

2. The proposed location of the development allows the planned development to be well integrated with its surroundings by providing a high-density mixed-use residential housing project 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 project also would not be out of character for the area because the Mercado 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, as determined by the Engineering Division and detailed in the preliminary Traffic Assessment that was prepared for the project by Michael Baker International (dated February 12, 2019, and amended April 22, 2019).
4. The overall design of the proposed residential mixed-use development would produce an attractive, efficient and stable environment for living, because 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 this high-density urban development, including a podium and roof-deck common open areas with view decks and outdoor seating areas, and private balconies for each unit.
5. The proposed development would be well integrated into its surroundings, because the new structure would incorporate compatible and integrated architecture, materials and colors, and 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 because 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.
8. The improvements are not likely to cause substantial environmental concerns because the property was previously developed as a gas station that has since been demolished. The site does not contain any sensitive or protected habitat or other environmental concerns as determined during the environmental review. The design of the project and the type of improvements are not likely to cause serious public health problems because the project will not degrade the levels of service on the adjoining streets or drainage system as the project incorporates street and drainage improvements are part of the project and city sewer and water is available to the site.

Development Agreement Determination(s):

1. The Development Agreement is consistent with the goals and objectives of the Mercado District of the Downtown Specific Plan because it enables the property owner to construct a higher-density mixed-use development in support a vibrant downtown economy while maintaining the overall limit of 5,275 dwelling units in the Downtown Specific Plan area.
2. The Development Agreement conforms to the need for public convenience, general welfare and good land use practices because the project will provide additional housing opportunities within 1/3 mile of mass transit and is located in close proximity to retail and services, parks, library, and cultural events.
3. The Development Agreement will not be detrimental to the health, safety and general welfare as the project as detailed in the findings/factors above and staff report prepared for the project dated September 10, 2019.

4. The proposed project and Development Agreement will not adversely affect the orderly development of property or the preservation of property values because 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.
5. The proposed project and associated Development Agreement is consistent with the provisions of Government Code Section 65864 et seq. (Zoning Code, Ch. 93, § 9309; Ord. No. 2018-07R, § 7, 4-18-18)

Density Transfer Determination(s):

1. The City's Density Transfer Program allows the transfer of unused residential density from the developing properties to another, future project in the downtown area. Through the program, residential units that are transferred from undeveloped or underutilized properties (i.e. sending areas) are placed in a density credit pool and are held until there are developing properties (i.e. receiving areas) acquire the density. Through the application of Planning Case File No. PHG17-0026, the subject property has been deemed a candidate to be a "sending area" and 13 units have been identified for transfer into the density credit pool. There are currently no units in the credit pool. If transferred, the new credit pool balance would be 13 units, as of this writing.
2. The transfer of said units would help incentivize future development - and keep it in the downtown area to support nearby retailers, services, entertainment, and attract other new businesses that are part of a desirable downtown economy. The overall amount of new development within the downtown would remain the same; however, implementation of the program creates a flexible way to still achieve the ultimate build-out of the downtown and create a future sustainable center of activity. Adopting the project and approving the transfer of units would help accommodate the city's share of future regional housing needs with greater mix of housing types and choices, which benefits everyone in the community.

**EXHIBIT “C”
CONDITIONS OF APPROVAL
SUB18-0008, PHG18-0021
555 West Grand Avenue**

PLANNING CONDITIONS OF APPROVAL

A. GENERAL

1. This project is conditionally approved as set forth on the application received by the City of Escondido, dated August 30, 2019, and designated as recommended for approval by the Planning Commission on September 10, 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 and shown on the project plans. 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 up to 29.5 percent reduction in the number of parking spaces which will require the project to provide a minimum of 43 parking spaces within the garage to include up to 7 compact spaces.
- b. Allow reduction in open space of 1,482 SF as detailed in the September 10, 2019 Planning Commission staff report. Said amount of open space is based on the project set plans, dated August 30, 2019 on file with the Planning Division. Implementation of certain project conditions may require additional reductions of open space. Any modification to open space provision effecting the total number of SF provided as a result of condition compliance shall be deemed to substantially conform with scope of the details of the project request, conditions imposed by the Planning Commission and/or City Council, and satisfy the terms of the Development Agreement.

- c. Minor encroachment into the front setback for a ground-floor design feature (curved stairs at northwestern corner to podium level), as shown on the development plans, dated August 30, 2019.
 - d. Allow upper story architectural features to encroach into the public right-of-way, as shown on the development plans, dated August 30, 2019.
- 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. The property 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.
- 7. 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, unless otherwise specified in the Development Agreement.
- 8. Three (3) copies of revised plan sets and tentative map, 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.
- 9. 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, unless otherwise specified in the Development Agreement. Extensions of time may be requested in the same manner as would be permitted for a tentative map.

10. 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.
11. 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.
12. 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.
13. 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 conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the date of this letter) a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.
14. The project shall participate in the Density Transfer Program as a "sending area," as described in Exhibit "B" to City Council Resolution No. 2019-69. A deed restriction shall be recorded prior to building permit issuance, transferring thirteen (13) units into the Transfer Density Credit Pool.
15. Implementation of the project requires the City to sell and dispose of a .05 city-owned triangle parcel, as described in the September 10, 2019 Planning Commission staff report and as shown in the project plans. Escrow of said city-owned triangle parcel must close prior to Final Map approval by the City.

B. 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, unless otherwise authorized by this Planned Development.
2. A minimum of 80 cubic feet of private storage shall be provided for each residential unit as depicted on the development plans. Said storage shall be in addition to typical cabinets and closets.
3. Any retaining walls and raised planters along the project frontages shall be constructed with split-face block, stucco-finished or other appropriate decorative materials/finish 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. Prior to building permit issuance, proposed outdoor lighting fixtures shall be submitted to the Planning Division for review and approval. Site lighting and photometric plans shall be included with the building plans.
5. 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 the 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 the design review process described in Article 64 of the Escondido Zoning Code.
6. An art feature shall be incorporated into the project (similar or equal to the concept kinetic art feature) identified on the plans and maintained throughout the life of the project. The final design shall be submitted to the Staff Design Review Board prior to approval of the building plans for the project.
7. The final designs for the garage vent features along Grand Avenue shall be submitted Planning Division design review. The venting/screening features shall incorporate additional vertical architectural elements (while still allowing for adequate ventilation) consistent with the building design to help further break overall horizontal screen area into separate distinct elements.
8. All mechanical equipment shall be screened from view in accordance with Section 33-1085 of the Escondido Zoning Code.
9. All new utilities shall be underground.

10. Exterior drainage downspouts shall be appropriately integrated into the architecture of the building and/or placed in appropriate exterior locations to help blend it into the design of the building. They shall be painted/textured to blend with the building background. This shall be clearly identified on the building plans.
11. Prior to the issuance of a building permit, the applicant shall prepare exterior-to-interior noise report completed by a qualified acoustical consultant for the proposed on-site residential units and the common podium-level open space areas. The report shall also assume a “windows-closed” condition with vehicles traveling along the adjacent roadways in accordance with the identified speed limit. The report would determine the predicted interior noise levels for the units. If predicted noise levels are found to be in excess of 45 CNEL, the report would identify architectural materials or techniques that could be included in project design plans to reduce noise levels to 45 CNEL in habitable rooms. The report also shall identify any architectural techniques that would be included in the final project design to conform to the General Plan noise level goal for multi-family residential use of 65 dBA CNEL at the exterior common podium use areas. The report shall be submitted and approved by the City prior to issuance of a building permit.
12. The HVAC units on the project rooftop shall be installed with appropriate enclosures such that noise from HVAC operation does not exceed 55 dBA at the nearest off-site receptor. A final acoustical analysis shall be submitted with the building plans to determine whether any final design measures are necessary to conform to the City’s Noise Ordinance.
13. Prior to approval of the grading plans and grading permit for the site, a Health and Safety Plan for construction workers (including PPE and testing equipment when working in areas of known residual petroleum impact soils) and a soil and groundwater management plan for soil and groundwater that may be hauled from the site shall be prepared and approved by the San Diego Water Board.

C. Operational

1. Trash and recycling shall be picked up as frequently as necessary to prevent overflow. The property owner/manager shall be responsible for placing/staging the trash bins in an appropriate area for pickup by the local trash hauler (that does not interfere with access to the facility or emergency vehicles). Bins shall be returned to the designed trash room as soon as they have been emptied by the hauler.
2. 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.

3. 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.
4. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
5. Security cameras shall be provided if deemed necessary by the Police Chief.
6. 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.).
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. Commercial uses for the 300 square foot flex/office space on the ground floor shall be limited to the uses permitted or conditionally permitted in the Mercado District of the Downtown Specific Plan.

D. Parking, Access and Circulation

1. In accordance with the approved Planned Development Permit, a minimum of 43 parking spaces shall be provided on-site within the parking garage in addition to an area designated for up to 4 motorcycles. The 43 parking spaces shall accommodate at least two accessible parking spaces. No more than 30 percent of the parking spaces shall be designated as compact spaces. All interior parking aisles shall be a minimum of 24 feet wide with appropriate turning radius at the end of the parking aisles, to the satisfaction of the Engineering Division.
2. The parking garage shall be equipped with appropriate infrastructure for the future installation of the eighteen (18) mechanical vehicle lifts (e.g., appropriate pad/foundations, electrical conduit/connections, power source, clearance height, etc.). At least one (1) lift shall be installed upon initial occupancy of the facility to monitor the effectiveness of its use.

After occupancy, the applicant shall monitor the site's overall parking provisions on an on-going basis. The on-going assessment shall be used to help determine if additional parking facilities are necessary to meet the project's parking demand. The applicant shall post a duly authorized surety bond, to the satisfaction of the Director of Community Development, to pay the City of Escondido up to a stated amount of money to install the balance of the mechanical parking lifts, tender options to do the same, and/or other benefits to ensure the completion of this bonded obligation.

The Director of Community Development has the authority to create/terminate the bonded contract and call upon or cancel the surety at any time prior to the expiration of the Development Agreement. The bond shall spell out the options and make them part of the agreement.

3. Future electric vehicle designated charging stations shall be provided in accordance with 2016 California Green Building Code, Section 4.106.4.2.
4. All parking spaces shall be striped in conformance with Article 39 of the Escondido Zoning Code, and shown on the improvements plans.
5. The gated access to the proposed parking garage shall be electric. All residents with assigned parking spaces 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.
6. Prior to building permit issuance, a parking and garage management plan shall be submitted to the City for review, and approved by the Director of Community Development. Said plan shall address parking lot access, space assignment(s), gate hours (if left open) 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. The parking and garage management plan shall specify that the surety bond amount, as required in Condition No. 2 of this subsection, meets the minimum capital requirements to remedy a performance default. The applicant also shall provide 30-day transit passes to all tenants during the initial lease up period.
7. Private secure bicycle parking facility for residents (such as bike racks) shall be installed within the parking garage, or other appropriate areas on site, as approved by the Planning Division.

E. Landscaping

1. All landscaping shall be installed prior to final 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 installed as part of the project, including the raised planters adjacent to the building along Grand Avenue and Quince Street, and any potted plants.

5. The raised landscape planter along Grand Avenue shall contain a mix of taller vertical materials at appropriate intervals and medium height shrubs to help screen pedestrian views into the parking garage. The raised planter along the Quince Street frontage also shall include the mix of taller and medium height planting materials, as the bio-filter design will accommodate. A metal trellis type feature also may be required to be installed in front of the garage ventilation screens to allow vines provide additional screening of the parking garage if vines attached to the ventilation screens will affect the effectiveness of the metal screens.
6. The landscaping on the triangular parcel (fronting 2nd Avenue) shall include an upgraded design to include specimen sized trees and a combination of appropriate shrubs, ground cover and other hardscape type features. Appropriate shrubs shall be installed along portions of the public utility easement (driveway and loading area) to help screen these areas. The storm drain basin shall incorporate an appropriate design to be a visual amenity for the project. The driveway entrance from 2nd Avenue shall incorporate decorative type elements into the final design (such as color concrete elements with additional scoring pattern, stamped concrete elements, or pavers).
7. 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.
8. 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.
9. The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to approval of the grading plans, 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.
10. 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.

F. ON-SITE MANAGEMENT PLAN

1. Prior to occupancy, the applicant shall submit a Management Plan that provides for ongoing maintenance of lighting, signing and striping, parkway landscaping and irrigation, storm water treatment basins, and facilities, common open spaces, public utilities easements areas, public walkways, and alley, etc. These provisions shall be approved by the Engineering Department prior to occupancy.
2. The Management Plan shall reference the recorded Storm Water Control Facility Maintenance Agreement and approved Storm Water Quality Management Plan for the project.
3. The Management Plan shall identify responsibility for liability for damage and repair to City utilities in the event that damage is caused by tenants, vehicles or personnel servicing the property or delivery personnel, and/or operation of maintenance personnel of the project.
4. The Management Plan shall state that if stamped concrete or decorative pavers or used within walkways within the City right-of-ways, any damage and repair/replacement shall be the responsibility of the management company and/or project owner.

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect for the project.
4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost

estimate) and Guarantee and Warranty (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
6. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
7. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
8. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council together with any changes contained in the adopted final conditions of approval. The Tentative Map will be certified by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for Final Map and grading plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final concrete driveway apron design for the project entrances, concrete curb & gutter and sidewalk replacement, drainage, street lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.
3. Access to this project shall be provided from W. 2nd Avenue and improved with an alley-type driveway apron in accordance with Escondido Standard Drawing No. G-5-E with a minimum throat width of 24 feet. The final location and design of this driveway apron and paved access into the project shall be approved by the City Engineer and City Fire Marshal as part of the Grading plans.

4. The project's access drive and unloading area shall be adequately illuminated from the project building structure to the satisfaction of the City Engineer and Building Official. This lighting shall be maintained by the Home Owner's Association.
5. All on-site driveways, and parking areas will be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
6. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.
7. The developer will be required to install "No Parking – Bike Lanes" signs along the project's Quince Street frontage at 150-foot spacing. The signs shall be mounted on the street light poles where possible.
8. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
9. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior to the issuance of an Encroachment Permit for construction within the public right-of-way.
10. The developer may be responsible for an overlay of S. Quince Street due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
11. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
12. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
13. All gated entrances shall be designed and improved to the satisfaction of the City Engineer and Fire Marshal.
14. The developer shall install trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.
15. Existing driveways along the project's W. Grand Avenue and S. Quince Street frontages shall be completely removed and shall be replaced with full height curb, gutter, and sidewalk in accordance with City standards. curb, gutter, and sidewalk shall be replaced in-kind to match existing color and patterns.

16. Short-term parking spaces shall be installed along the project's W. Grand Avenue frontage to the satisfaction of the City Engineer. The parking spaces shall be installed to match the existing paving, color, patterns and striping along Grand Avenue.
17. Only those Mercado street furniture items, lighting fixtures, and architectural features specifically identified for removal or relocation shall be disturbed. All other items shall be protected in place and any damage to these items shall be corrected or compensated for to the satisfaction of the City Engineer and Director of Community Development. Before work in this area commences a final review and tabulation of the items in the Mercado right-of-way to be disturbed shall be approved by the City Engineer.

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. Any proposed retaining walls not a part of the building foundations or stem walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.
3. Erosion control, including riprap, interim slope planting, sandbags, 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 project.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. 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.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
8. The developer will be required to obtain permission from adjoining property owners for any off-site grading necessary to construct the project and/or the required improvements.

9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-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. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Home Owner's Association. Provisions stating this shall be included in the CC&Rs.
3. The project shall limit drainage flows to their pre-construction rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.
4. 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.
5. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
6. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

WATER SUPPLY

1. All new water main locations and sizing shall be to the satisfaction of the City Engineer. Required water main improvements for the project shall include the design and construction of a 12-inch public water line in S. Quince Street, from 2nd Avenue to W. Valley Parkway, in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
2. 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.
3. 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.

4. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.
5. 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.
6. No trees or deep rooted plants shall be planted within 10-feet of any water mains.
7. 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. The private sewer lateral shall connect to the existing 18-inch sewer main in S. Quince Street. 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. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All sewer lateral(s) shall be considered a private sewer system. The Home Owners Association will be responsible for all maintenance of the sewer lateral(s) to the sewer main. Provisions stating this shall be included in the CC&Rs.
5. There shall be no permanent structures located within the City's Public Utilities Easements.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
2. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City.
3. The project includes a street vacation of the public alley right-of-way within or adjoining the project boundary. Specific areas to be vacated shall be determined to the satisfaction of the City Engineer. A public utility easement shall be reserved over the portion of the alley to be vacated. The street vacation with the reservation of a public utility easement must be approved by the City Council prior to recordation of the Final Map.
4. The following public utility easements shall be granted to the City on the Final Map: 2-feet along S. Quince Street and 2-feet northerly of and in addition to the public utility easement reserved from the alley street vacation.

5. The developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished by means of a separate public hearing. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&Rs for maintenance by the Home Owners' Association of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-ways. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
4. The CC&Rs must state that (if stamped concrete is used in the private driveway) the homeowners' association is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may

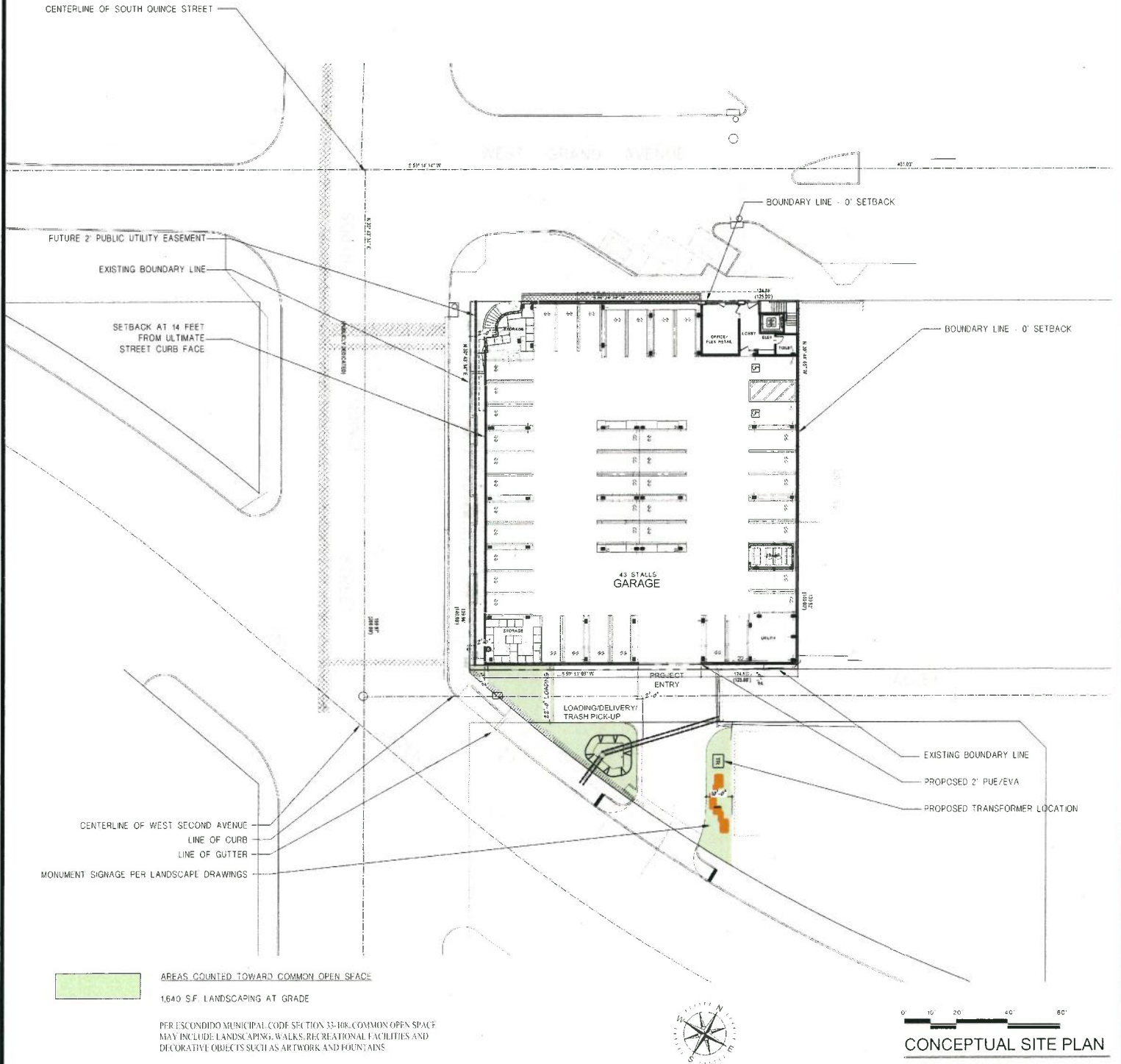
request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.

2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

FIRE DEPARTMENT CONDITIONS

1. All fire underground line, fire sprinkler, fire alarm, and any standpipe systems shall comply with the current additions of NFPA and the California Fire Code.
2. All Fire protection system plans shall be deferred submittals to the Escondido Fire Department.
3. An approved paved access and approved adequate water supply shall be provided prior to any combustibles being brought to the site.
4. The number and location of FDC/ PIV 's shall be determined by the Fire Marshall. These devices shall not be on the building and shall be placed in an approved location.
5. Fire access shall be paved all-weather surface able to support the weight of the Fire apparatus (75,000 lbs.).
6. A minimum turning radius of 28ft inside shall be provided on all fire department access roadways, to the satisfaction of the Fire Marshal.
7. An adequate water supply with minimum fire flow shall be as determined by the Fire Marshal.
8. Fire lanes shall be designated and approved by the Fire Marshal and painted red with white letter, marked "no parking fire lane." Fire lane shall be maintained by the project management company for the duration of the project.
9. Bollards may be required for fire hydrants in close proximity to vehicular traffic aisles.

Exhibit "D"

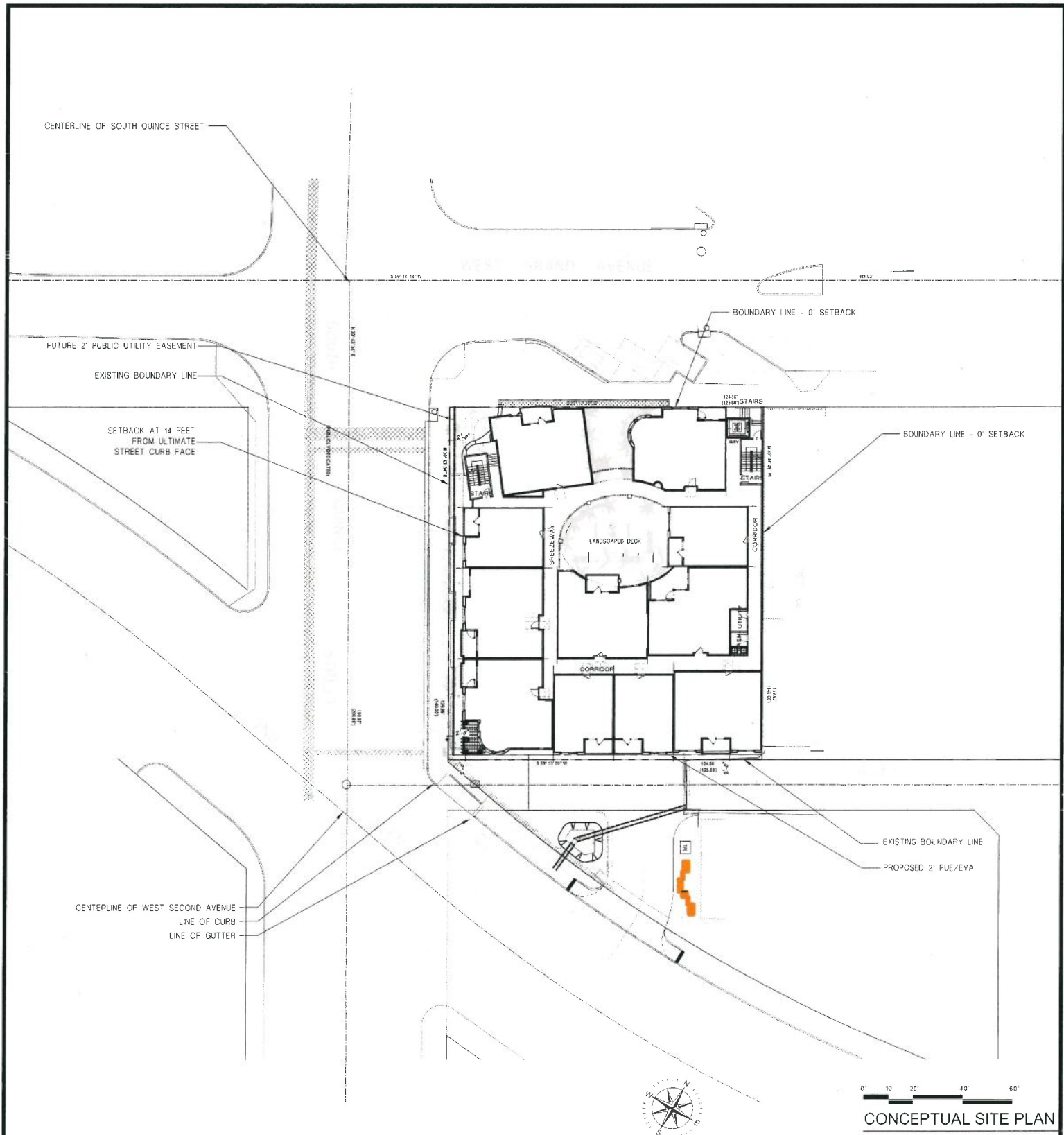


PROPOSED PROJECT: SUB 18-0008

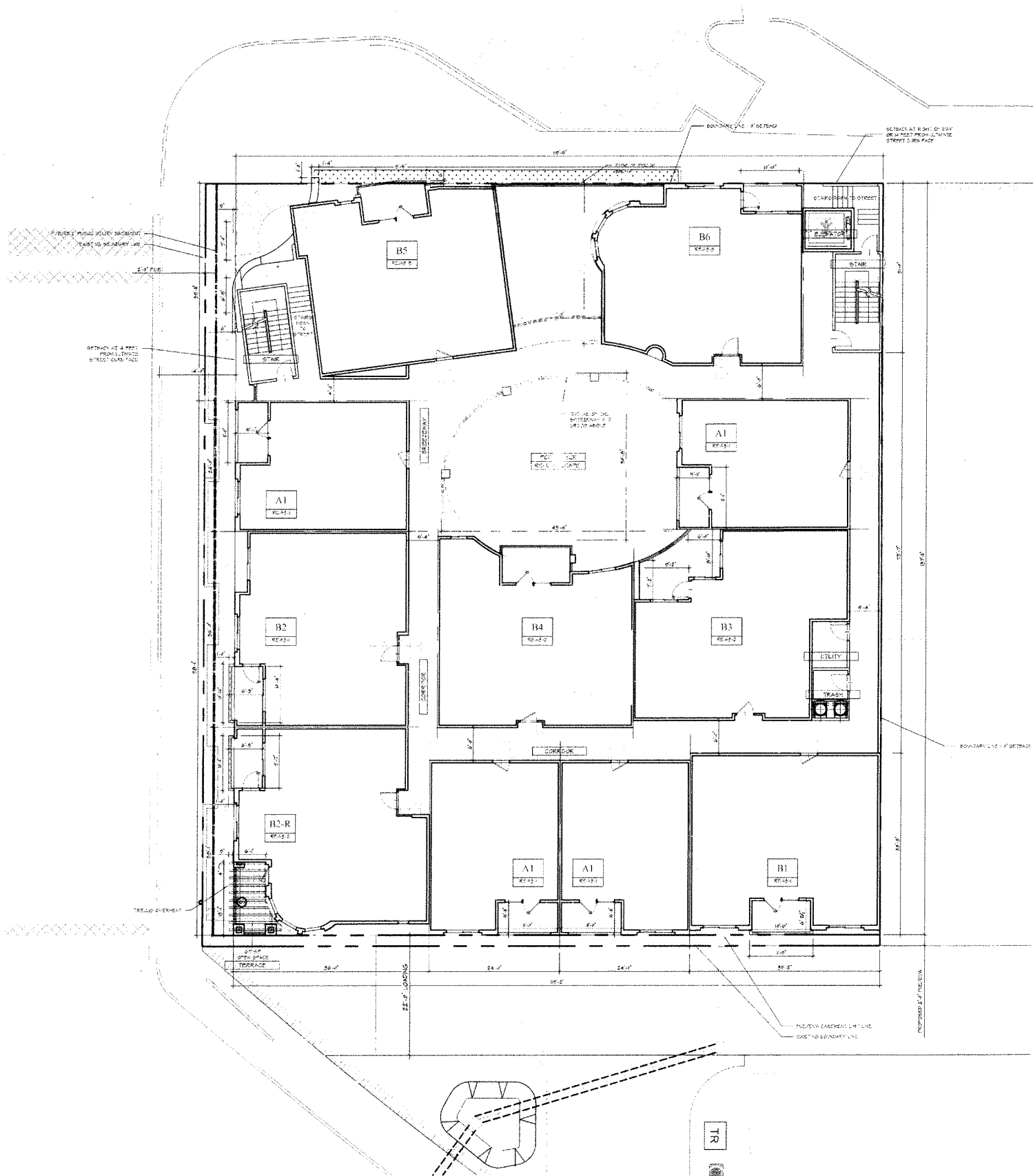
SITE PLAN



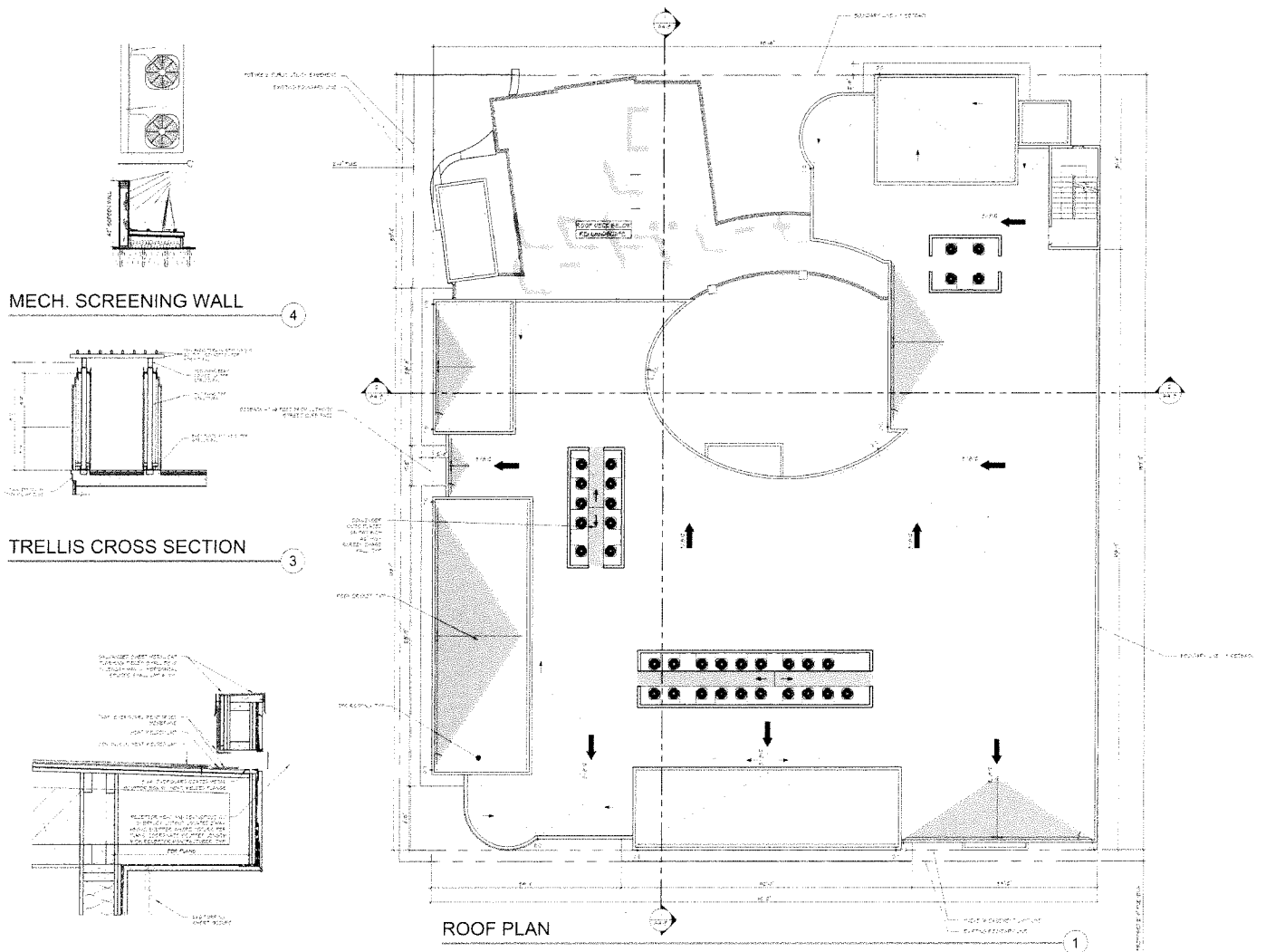
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PROPOSED PROJECT: SUB 18-0008
SITE PLAN (PODIUM LEVEL)



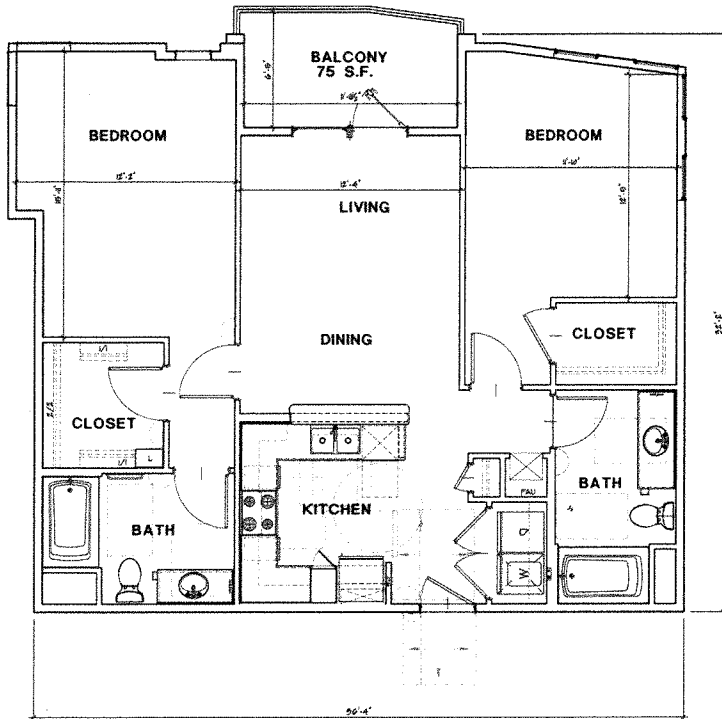
PROPOSED PROJECT: SUB 18-0008
ENLARGED SITE PLAN (PODIUM LEVEL)



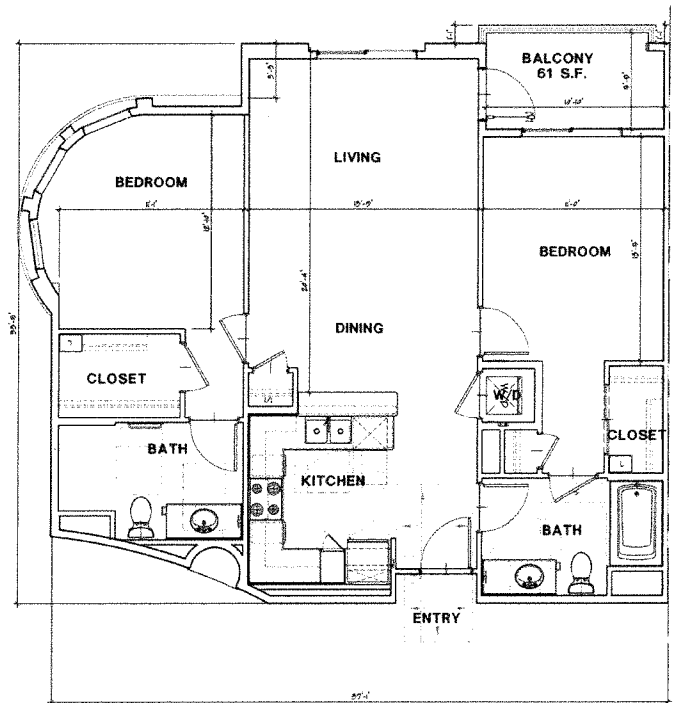
PROPOSED PROJECT: SUB 18-0008

ROOF PLAN

71



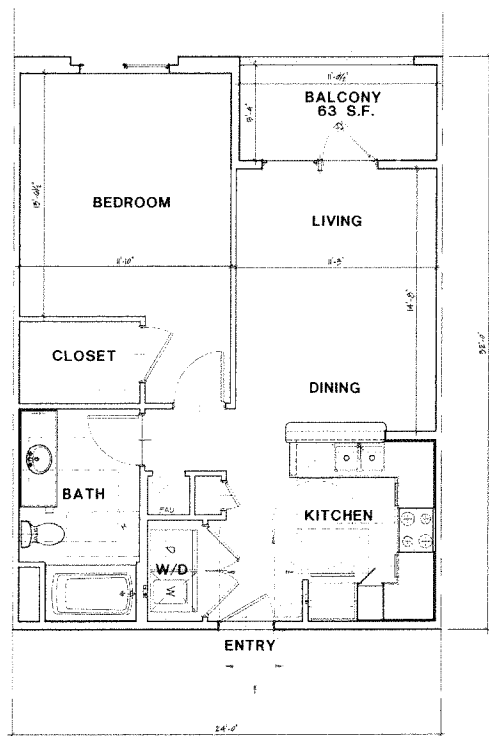
B5 (2) 1,123 s.f.



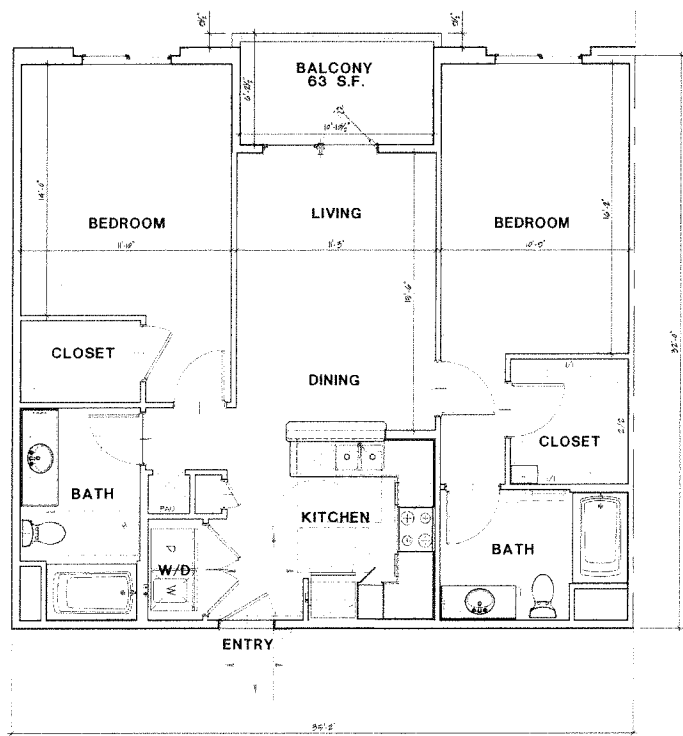
B6 (3) 1,088 s.f.

PRIVATE OPEN SPACE S.F.							
UNIT	DESCRIPTION	AREA	TYP QTY	TOT	TOT AREA	by type	%
A-1	1 BR/1 BATH	63	4	12	756	12	37.5%
B-1	2 BR/2 BATH	63	1	3	189		
B-2	2 BR/2 BATH	61	1	3	183		
B-2R	2 BR/2 BATH	61	1	3	183		
B-3	2 BR/2 BATH	135	1	3	405		
B-4	2 BR/2 BATH	84	1	3	252		
B-5	2 BR/2 BATH	75	1	2	150		
B-6	2 BR/2 BATH	61	1	3	183	20	62.5%
TOTAL			11	32	2,301	32	100%

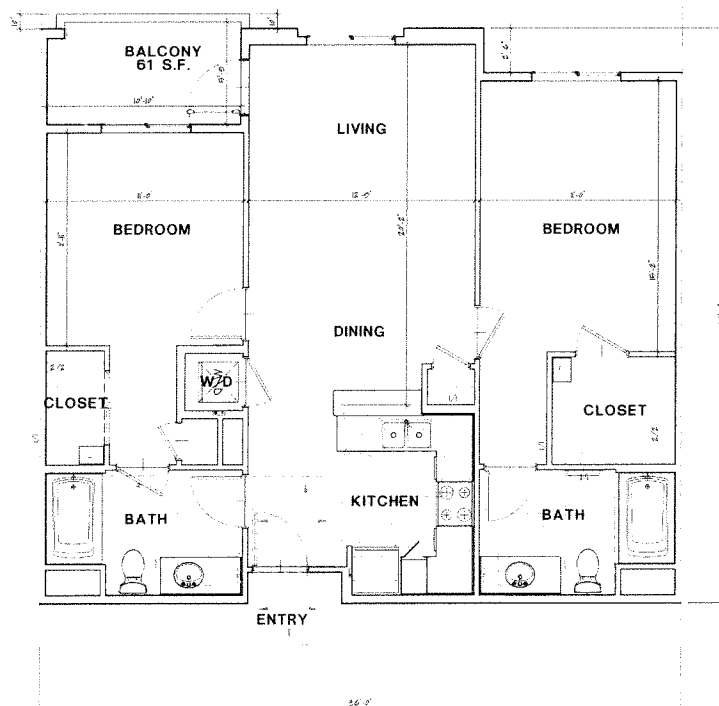
PROPOSED PROJECT: SUB 18-0008
TYPICAL UNIT PLANS



A1 (12) 700 s.f.

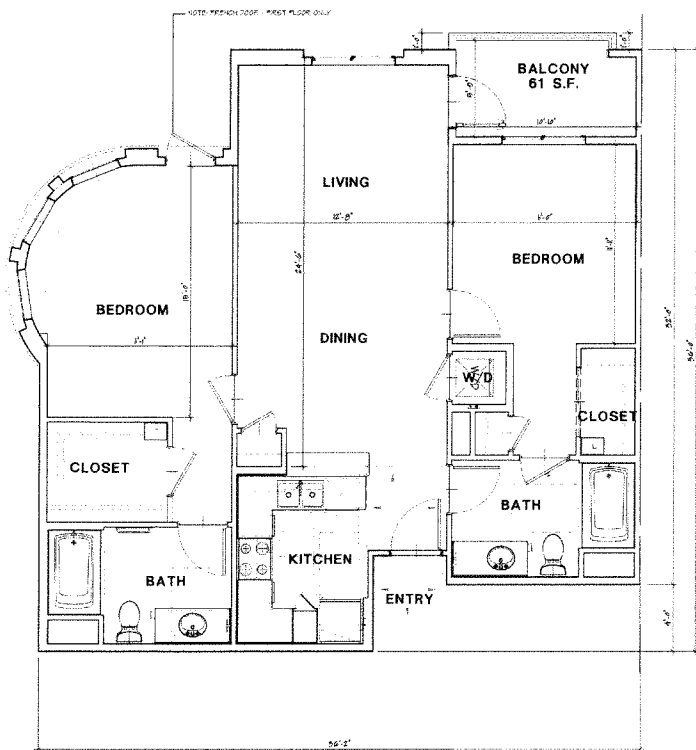


B1 (3) 1,065 s.f.



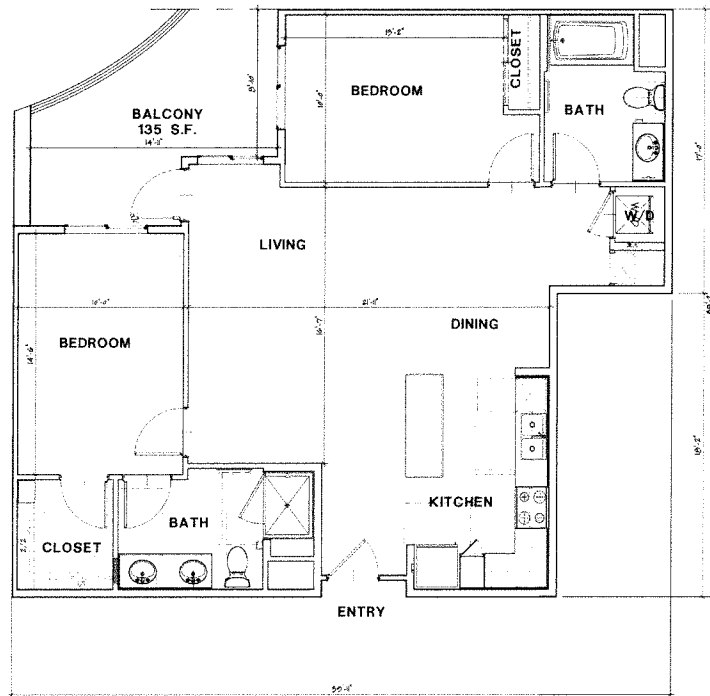
B2 (3) 1,059 s.f.

PROPOSED PROJECT: SUB 18-0008
TYPICAL UNIT PLANS



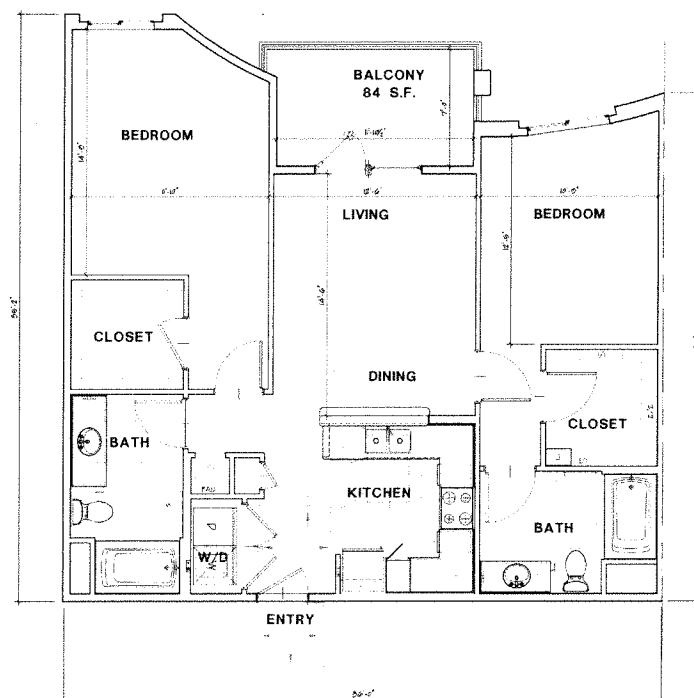
B2-R (3)

1,091 s.f.



B3 (3)

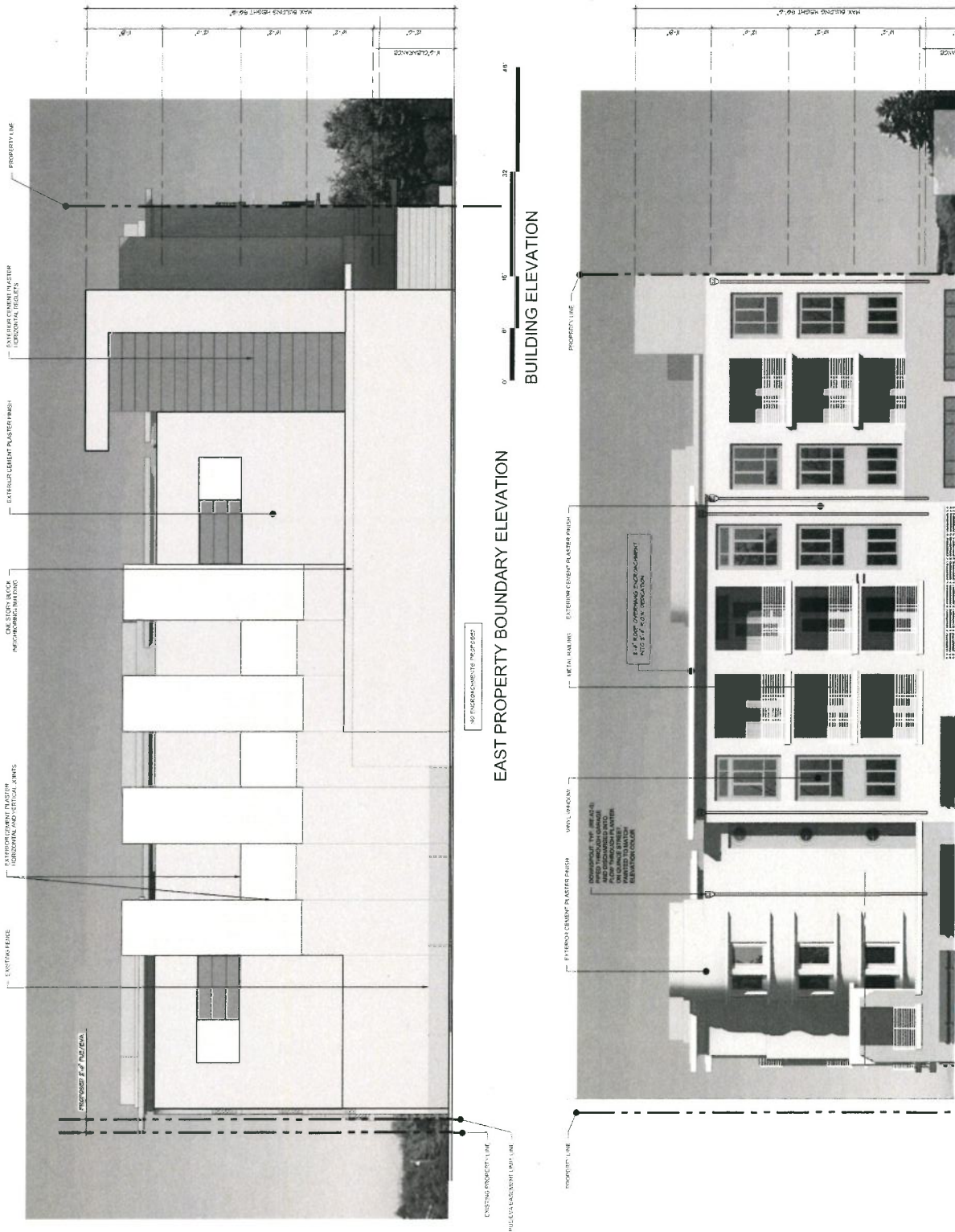
1,091 s.f.



B4 (3)

1,074 s.f.

PROPOSED PROJECT: SUB 18-0008
TYPICAL UNIT PLANS





AERIAL VIEW FROM QUINCE



CORNER OF QUINCE AND GRAND

PROPOSED PROJECT: SUB 18-0008
CONCEPTUAL RENDERINGS



CORNER OF QUINCE AND GRAND



WEST GRAND AVENUE LOOKING TOWARDS WEST

PROPOSED PROJECT: SUB 18-0008
CONCEPTUAL RENDERINGS



VIEW OF SOUTH QUINCE ELEVATION

PROPOSED PROJECT: SUB 18-0008
CONCEPTUAL RENDERINGS

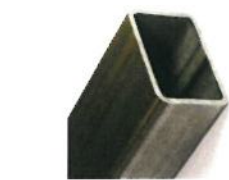
DE - DUNN EDWARDS STUCCO COLORS

- DE 6232 - ABSTRACT WHITE
- DE 6233 - LIMESTONE
- DE 6232 - SERENE THOUGHT

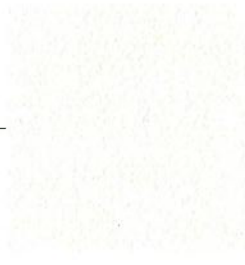
FIVE 55



POWDER-COATED ALUMINUM STOREFRONT



METAL RAILING - WHITE



EXTERIOR CEMENT PLASTER - 4:1:1 SAND FINISH



VINYL WINDOW / GLAZING - WHITE



18" X 18" GLOSSY ELEVATION TILE



STONE VENEER OR SIMILAR



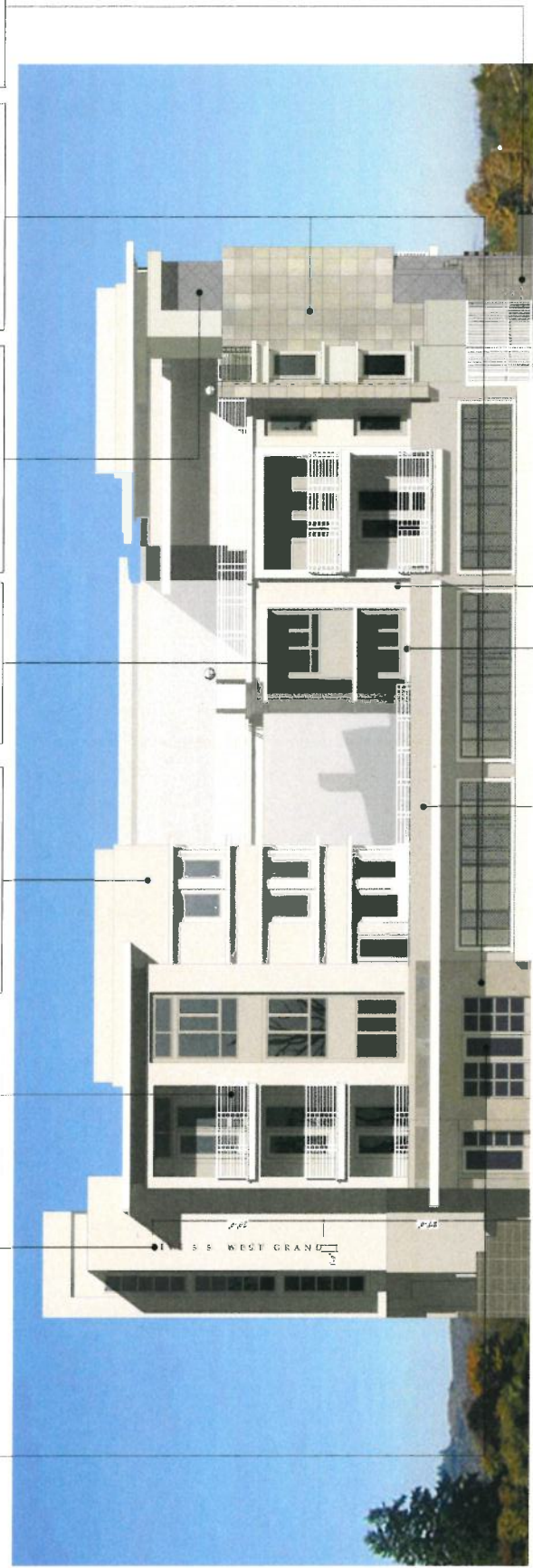
GREEN WALL - TOURNECO SYSTEM OR EQUAL



EXTERIOR KINETIC WALL OR EQUAL



INTEGRAL COLOR TEXTURED STACKED BLOCK



PROPOSED COLOR SCHEME AND MATERIALS

DE 6232 - LIMESTONE

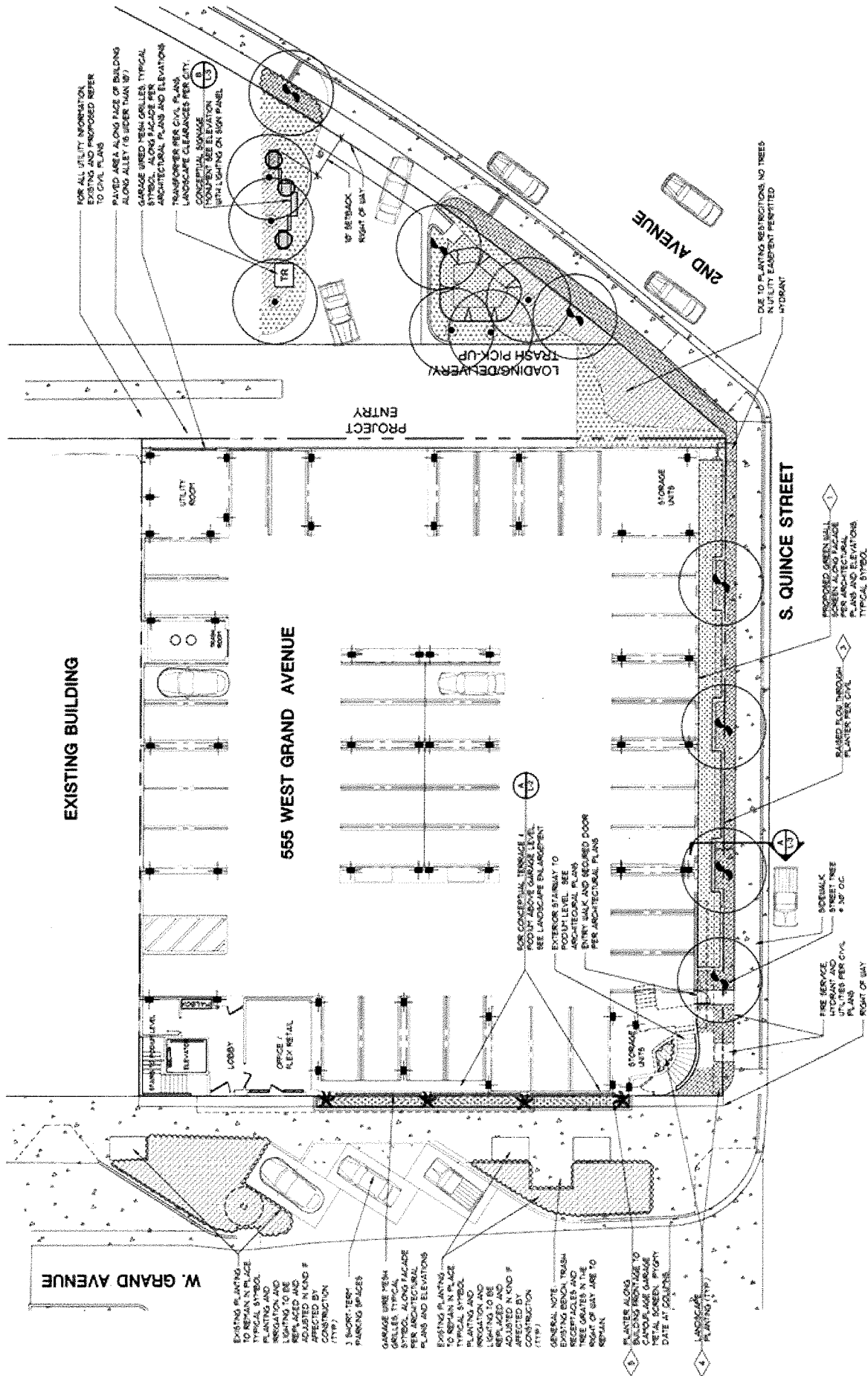
DE 6232 - ABSTRACT WHITE

DE 6232 - SERENE THOUGHT

PROPOSED PROJECT: SUB 18-0008
COLOR SCHEME

8





PROPOSED PROJECT: SUB 18-0008 **LANDSCAPE SITE PLAN**

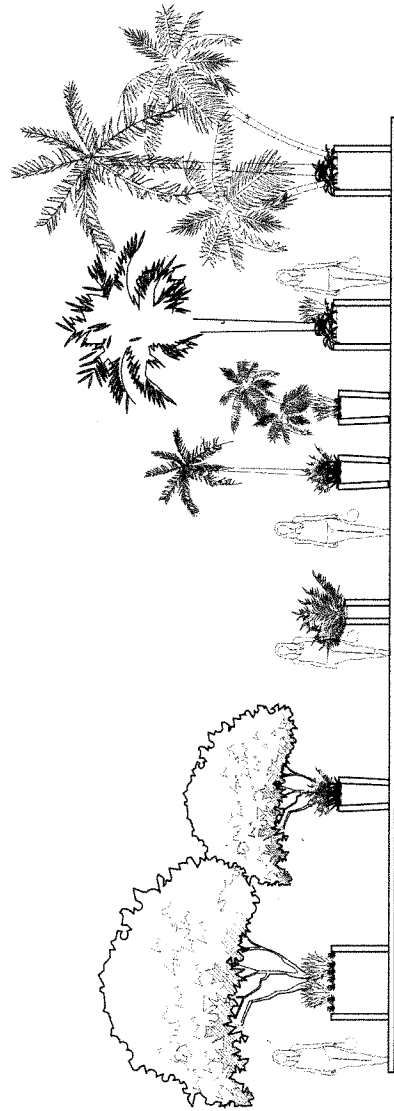
EXISTING TREE AND PALMS
TYPICAL SYMBOLS, ARE TO REMAIN PROTECTED IN PLACE

EXISTING WEST GRAND LANDSCAPE IMPROVEMENTS
TYPICAL SYMBOL, PLANTING IS TO REMAIN IN PLACE. EXISTING PLANTING, IRRIGATION AND LIGHTING TO BE ADJUSTED OR REPLACED IN KIND IF AFFECTED BY CONSTRUCTION

PLANT PALETTE AND LEGEND
SYMBOLS AND HATCH PATTERNS REPRESENT PLANTS PROPOSED FOR FINAL DESIGN AT CONSTRUCTION PHASE. FINAL SELECTION TO BE BASED ON DESIGN AND AVAILABILITY.

PLANT PALETTE AND LEGEND

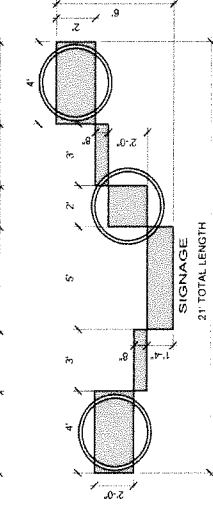
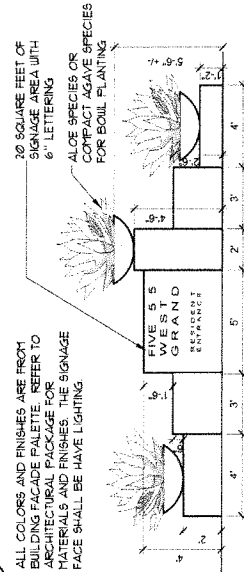
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WU/COLS
LOPHOSTEMON CONFERTUS (TRISTANIA)	CRISMANE BOX, STANDARD	24" BOX	L
TREES			
STRABERRY MADRONE		24" BOX	L
UMBERELLA TREE		24" BOX	M
MAGNOLIA GRANDIFLORA LITTLE GEM		24" BOX	M
ERFORDIA COPPERTONE		24" BOX	M
PALMS			
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	24" BOX	M
HOWEIA FORSTERIANA	KENTIA PALM MULTI	24" BOX	M
PHOENIX RECUNATA	SENEGAL DATE MULTI	10" BTH	L
STREITZIA NICOLAI	GIANT BIRD OF PARADISE	24" BOX	M
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	10" BTH	M
SMALL PALMS AND VERTICAL ACCENTS			
VUCCA E. 'MARGINATA'	VARIATED YUCCA	15 GAL	M
CHAMADOREA SPECIES	BAMBOO PALM	15 GAL	M
PHOENIX ROBELENI	PYGMY DATE	5 GAL	M
RHAPIS EXCELSA	LADY PALM	5 GAL	M
PALETTE FOR W. GRAND AVE. FRONTAGE PLANTER AND ALL POTS WITH SELF-WATERING SYSTEM			
AEONIUM SPECIES	AEONIUM	1 GAL	L
ALOE SPECIES	ALOE	1 GAL	L
ANIGAZANTHOS SPECIES	KANGAROO PAW	1 GAL	M
ASPARAGUS DENSIFLORUS 'MEYERS'	MYER ASPARAGUS	5 GAL	M
BESCHORNIA SPECIES	BESCHORNIA	5 GAL	L
CAMPANULA SPECIES	BELLFLOWER	1 GAL	M
CORDYLONE SPECIES	DRACAENA	5 GAL	M
CYCAS REVOLUTA	SAGO PALM	1 GAL	M
DANIELLA ENSIFOLIA	UMBRELLA DRACAENA	1 GAL	M
DICTES SPECIES	FORTNIGHT LILY	5 GAL	M
FERN SPECIES	FERN	5 GAL	M
GERANIUM SPECIES	CRANESBILL	1 GAL	M
LANTANA SPECIES	TRAILING LANTANA	1 GAL	L
LIRIOPE SPECIES	LILY TURF	1 GAL	M
LOMANDRA SPECIES	LOMANDRA	5 GAL	L/M
ORNAMENTAL GRASS SPECIES	NON-INVASIVE GRASSES	5 GAL	M
PELAGONIUM SPECIES	IVY GERANIUM	1 GAL	M
PHILODENDRON SPECIES	PHILODENDRON	5 GAL	M
PLECTRANTHUS SPECIES	PLECTRANTHUS	5 GAL	M
SENECIO SPECIES	BLUE CHALK FINGERS	1 GAL	L
STREITZIA REGINAE	BIRD OF PARADISE	5 GAL	M
TRACHELOSPERMUM IASMINOIDES	STAR JASMINE	5 GAL	M
TRANDESCANTIA SPECIES	SPODWORTS	1 GAL	M
VINCA MINOR-HYBRIDS	PERIWINKLE	1 GAL	M
PALETTE FOR RIGHT OF WAY & ENTRY DRIVE PLANTING AREAS			
AEONIUM SPECIES	AEONIUM	1 GAL	L
ALOE SPECIES	ALOE	5 GAL	L
BOUGAINVILLEA SPECIES	GROUND COVER FORM	1 GAL	L
BURBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE	5 GAL	L
CORREA SPECIES	AUSTRALIAN FUCHSIA	1 GAL	L
FURCRAEA SPECIES	FURCRAEA	5 GAL	L
HESPERALOE SPECIES	RED YUCCA	5 GAL	L
LANTANA SPECIES	TRAILING LANTANA	1 GAL	L
WESTRINGIA FRUTICOSA HYBRIDS	COAST ROSEMARY	5 GAL	L
LOW WATER USE GRASS SPECIES	GRASSES	1 GAL	L
OTHONNA CAPENSIS	LITTLE PICKLES	1 GAL	L
PLECTRANTHUS SPECIES	PLECTRANTHUS	1 GAL	L
PORTULACARIA AFRICA MINIMA	VARIATED GROUND COVER FORM	1 GAL	L
SENECIO SPECIES	BLUE CHALK FINGERS	1 GAL	L
TEUCRIUM SPECIES	GERMANDER	1 GAL	L
PALETTE FOR STORMWATER PLANTER AREAS, SOIL MEDIUM PER CIVIL			
CAREX SPECIES	SEDGE	5 GAL	L
CHONDROPETALUM SPECIES	CAPE RUSH	5 GAL	L
DANIELLA SPECIES	FLAX LILY	1 GAL	L
DROUGHT TOLERANT & NATIVE GRASS SPECIES	NON-INVASIVE GRASSES	5 GAL	M
JUNCUS SPECIES	RUSHES	5 GAL	M
LOMANDRA SPECIES	LOMANDRA	5 GAL	L/M
VINE PALETTE			
DISTICTIS BUCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	L
TRACHELOSPERMUM IASMINOIDES	STAR JASMINE	5 GAL	M



4' PLANTER 2' SQ. PLANTER LINEAR PLANTER VASE (RND. ROUND/ SQ. PALM WITH ASSORTED PALMS PLANTERS)

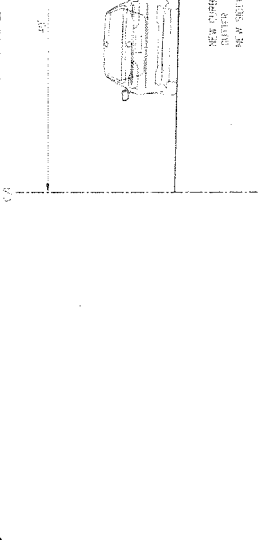
CONCEPTUAL FREESTANDING RAISED PLANTERS

PLANTING CONCEPTS FOR RAISED PLANTERS. SOME ARE FOR SHADE, SOME FOR ACCENT, SOME FOR VISUAL SEPARATION AND PRIVACY SCREENING.



CONCEPTUAL ENTRY SIGNAGE MONUMENT

NOT TO SCALE

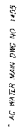


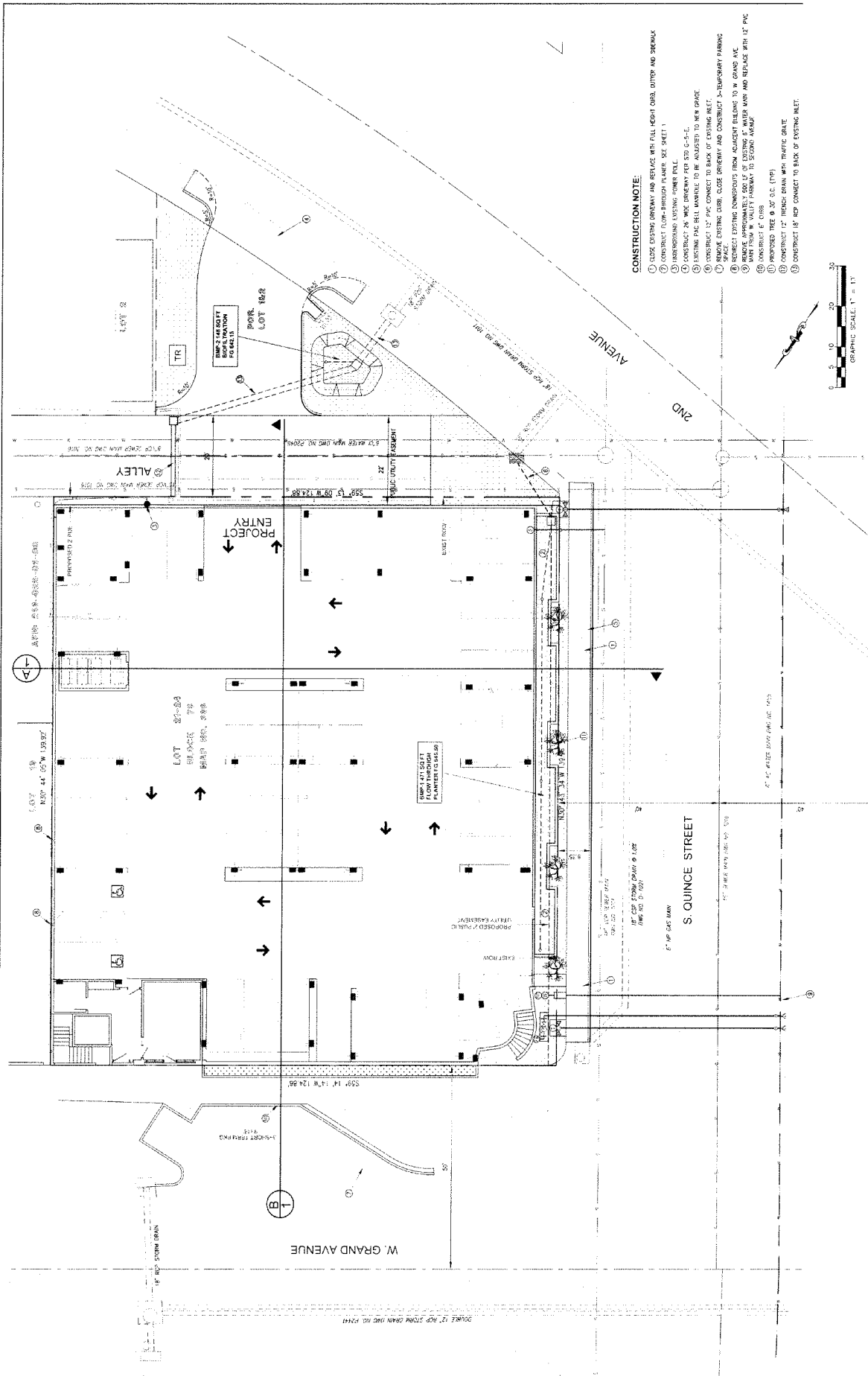
A S. QUINCE STREET FRONTAGE SECTION

NOT TO SCALE

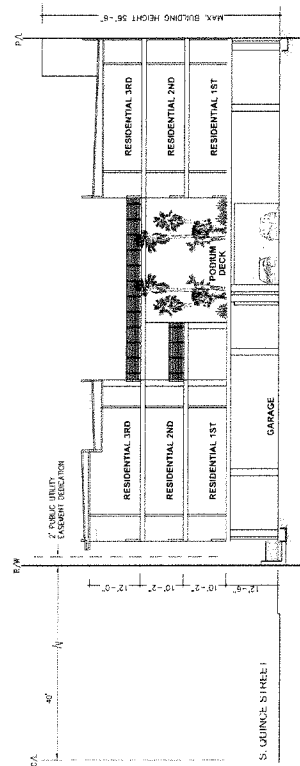
L-3

85

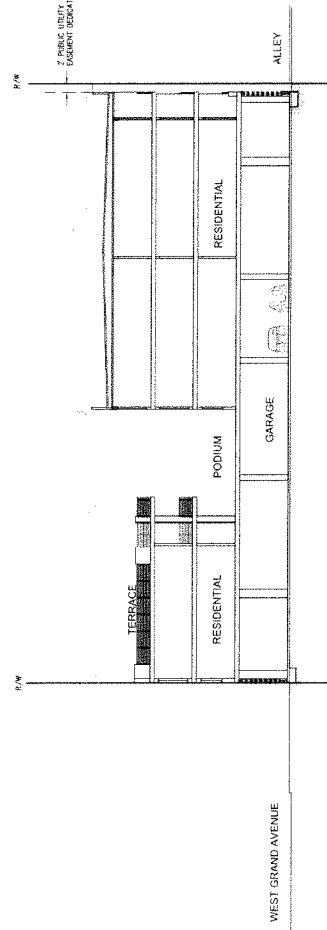




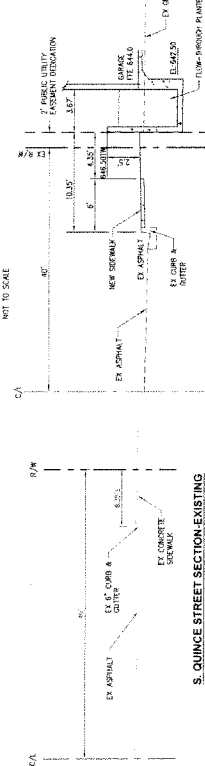
PROPOSED PROJECT: SUB 18-0008 TENTATIVE MAP



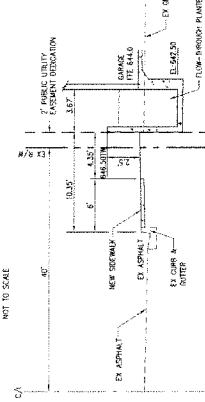
SECTION A
ELEVATION SECTION
NOT TO SCALE



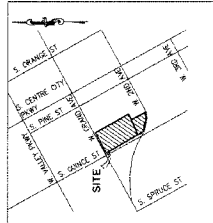
SECTION B
ELEVATION SECTION
NOT TO SCALE



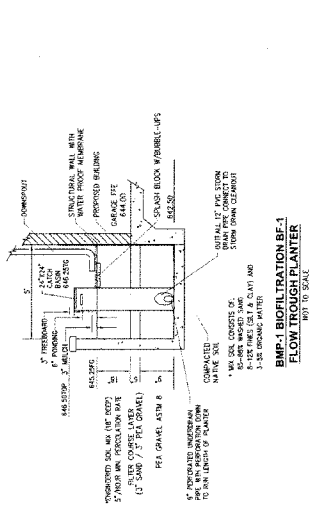
S. QUINCE STREET SECTION-EXISTING
NOT TO SCALE



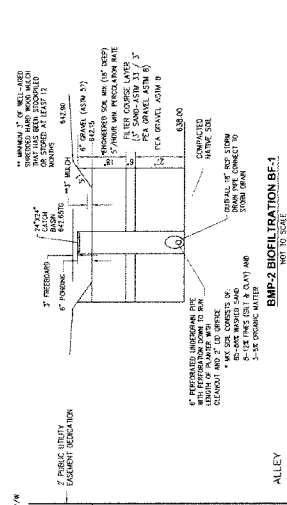
S. QUINCE STREET SECTION-ULTIMATE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



BMP-1 BIOFILTRATION BF-1
FLOW THROUGH PLANTER
NOT TO SCALE



BMP-2 BIOFILTRATION BF-1
NOT TO SCALE

LEGEND	SYMBOL
PROPERTY BOUNDARY	---
6" CURB & GUTTER	=====
CONCRETE SIDEWALK	=====
ASPHALT	=====
LANDSCAPE	=====
12" PVC STORM DRAIN PIPE @ 0.1% SLOPE AS NOTED	=====
CATCH BASIN SET FOR PLAN	=====
FLOW THROUGH PLANTER	=====
TRINCH RESERVING	=====
6" WATER SERVICE	=====
2" WATER SERVICE WITH BACK FLOW PREVENTER	=====
6" FIRE SERVICE	=====
12" PVC WATER MAIN	=====
FLOW	=====
PROPOSED	=====

NOTES:

1. WATER SERVICE BY THE CITY OF ESCONDO.
2. FIRE SERVICE BY THE CITY OF ESCONDO.
3. ALL UTILITIES SHALL BE DEEPER THAN CITY STANDARDS.
4. ALL UTILITIES SHALL BE DEEPER THAN CITY STANDARDS.
5. ASSessor's PARCELS NO. 233-022-01-00 AND 233-022-02-00.
6. EXISTING ZONING: S-P (SPECIAL PLAN, MICHIGAN PLAN).
7. PROPOSED ZONING: S-P (SPECIAL PLAN, MICHIGAN PLAN).
8. GENERAL PLAN DESIGNATION: DOWNTOWN SPECIFIC PLAN.
9. ALL UTILITIES SHALL BE UNDERGROUND.
10. 12" PVC STORM DRAIN PIPE @ 0.1% SLOPE AS NOTED.

TOTAL GROSS AREA:
11,000 S.F. (2,000 S.F. FOR LOT 142 AND ALLEY)
9,000 S.F. (2,000 S.F. FOR LOT 142 AND ALLEY)

SITE DESIGN DATA:
EXISTING NUMBER OF LOTS: 4
PROPOSED NUMBER OF LOTS: 4
TOTAL GROSS AREA: 11,000 S.F.
TOTAL AREA OF CONDOMINIUM UNITS: 11,000 S.F.
TOTAL NUMBER OF CONDOMINIUM UNITS: 11
TOTAL NUMBER OF CONDOMINIUM UNITS: 11

SITE ADDRESS:
355 W. GRAND AVENUE
ESCONDO, CA 92025

LEGAL DESCRIPTION:
LOT 20 THROUGH 24 OF BLOCK 75 OF MAP NO. 135
TOGETHER WITH A PORTION OF LOTS 142 AND 143
ASSessor's PARCELS NO. 233-022-01-00 AND 233-022-02-00

CONDOMINIUM NOTE:
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4201 OF THE
CALIFORNIA CIVIL CODE. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 11.
CONDOMINIUM UNIT AND 1 CONDOMINIUM UNIT.

TOPOGRAPHY PREPARED BY:
355 W. GRAND AVENUE, # 201
ESCONDO, CA 92025
TEL: (951) 752-4121
FAX: (951) 752-4121
WWW.TOWNSHIP201.COM

BENCH MARK:
THE 2017 ESCONDO VERTICAL CONTROL
355 W. GRAND AVENUE, # 201 OF LOTS 20, 21, 22, 23, 24
ESCONDO, CA 92025
TEL: (951) 752-4121
FAX: (951) 752-4121
WWW.TOWNSHIP201.COM

EASEMENT NOTE:
NONE

OWNER'S CERTIFICATE:
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE
PROPERTY SHOWN ON THIS TENTATIVE MAP, AND THAT THE
PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY,
OR OTHER INTERESTS THAT WOULD AFFECT THE PROJECT.

APPLICANT/DEVELOPER:
355 W. GRAND AVENUE, LLC
355 W. GRAND AVENUE, # 201
ESCONDO, CA 92025
TEL: (951) 752-4121
FAX: (951) 752-4121
WWW.TOWNSHIP201.COM

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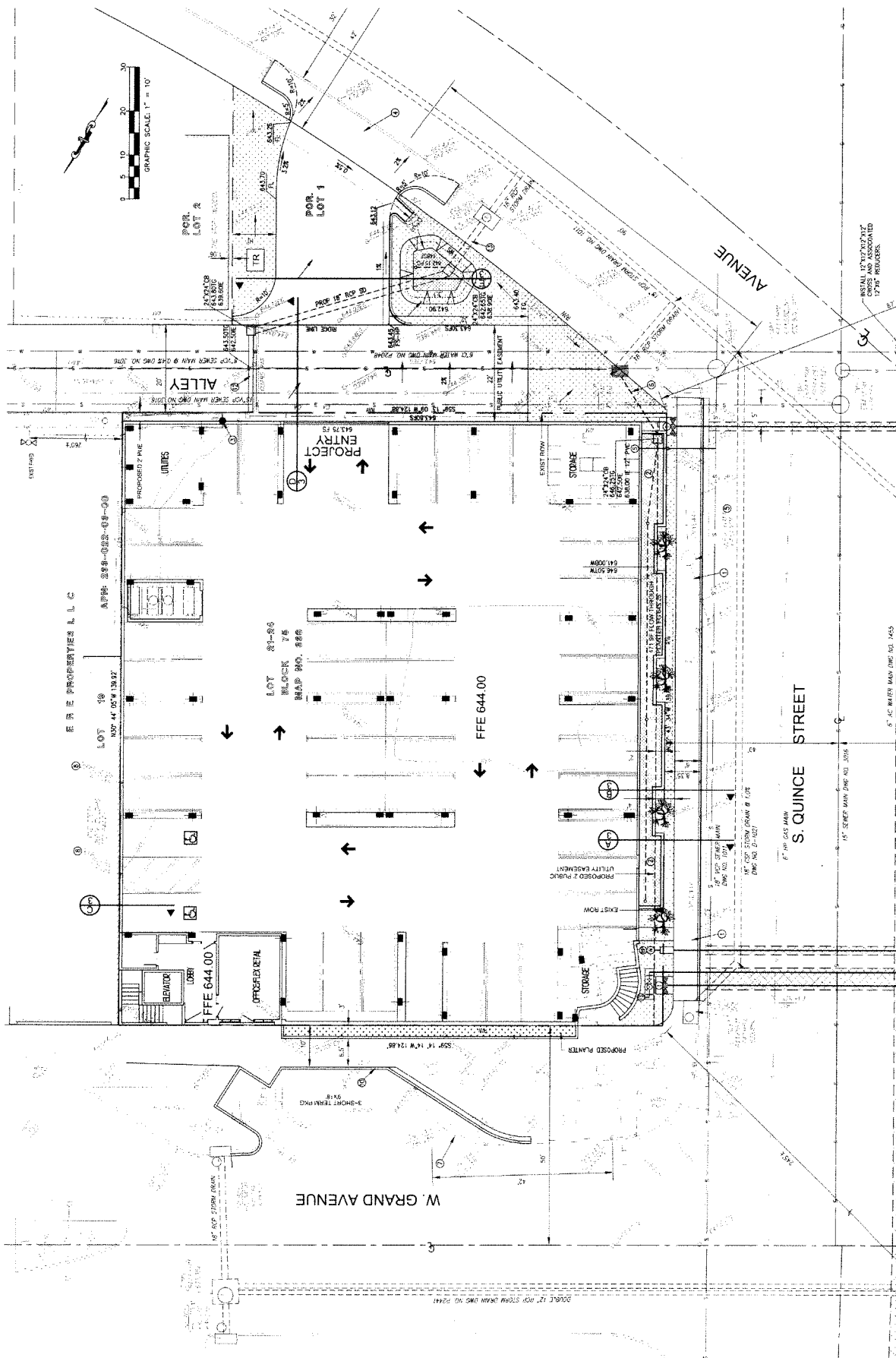
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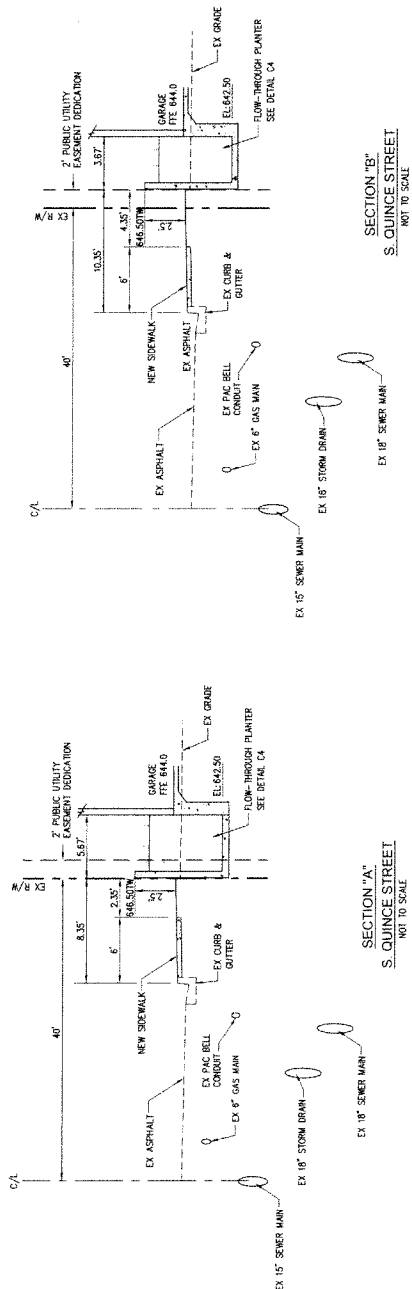


PROPOSED PROJECT: SUB 18-0008 GRADING PLAN

PROPOSED PROJECT: SUB 18-0008 GRADING PLAN

LEGEND

ITEM	SYMBOL
PROPERTY BOUNDARY	---
6" CURB & GUTTER	=====
CONCRETE SIDEWALK	=====
ASPHALT	=====
LANDSCAPE	=====
12" PVC STORM DRAIN PIPE @ 0.3% EXCEPT AS NOTED	=====
CATCH BASIN SIZE PER PLAN	=====
FLOW THROUGH PLANTER	=====
TRENCH REINFORCING	=====
6" SEWER SERVICE	=====
2" WATER SERVICE WITH BACK FLOW PREVENTER	=====
8" FIRE SERVICE	=====
FIRE HYDRANT	=====
12" PVC WATER MAIN	=====
FLOW	=====
RIEPAW	=====
ACCESS RIGHTS TO BE REINFORCED	=====



CONSTRUCTION NOTE:

1. CLOSE EXISTING DRIVEWAY AND REPLACE WITH FULL HEIGHT CURB, GUTTER AND SIDEWALK.
2. CONSTRUCT FLOW-THROUGH PLANTER. SEE DETAIL C3.
3. UNDERGROUND EXISTING POWER POLE.
4. CONSTRUCT 26" WIDE DRIVEWAY PER STD. D-5-E.
5. EXISTING PAC BELL MANHOLE TO BE ADJUSTED TO NEW GRADE.
6. CONSTRUCT 12" PVC CONNECT TO BACK OF EXISTING INLET.
7. REMOVE EXISTING CURB, CLOSE DRIVEWAY AND CONSTRUCT 3'-TEMPORARY PARKING SPACE.
8. REDIRECT EXISTING DOWNSPOUTS FROM ADJACENT BUILDING TO W. GRAND AVE.
9. EXISTING 12" WATER MAIN TO BE EXISTING 8" WATER MAIN AND REPLACE WITH 12" PVC MAIN FROM A VALVE PAVEMENT TO SECOND FLOOR.
10. CONSTRUCT 8" CHSB.
11. PROPOSED TREE @ 30' O.C. (TYP).
12. CONSTRUCT 12" TRENCH DRAIN WITH TRAFFIC GRATE.
13. CONSTRUCT 18" RCP CONNECT TO BACK OF EXISTING INLET.

GRADING QUANTITIES

GRADED AREA	0.40	[ACRES]	MAX. CUT DEPTH	2.00	[FT]
CUT QUANTITIES	1.000	[CYO]	MAX. CUT SLOPE RATIO	(2:1)MAX	0
FILL QUANTITIES	0	[CYO]	MAX. FILL DEPTH	0	[FT]
EXPORT	1.000	[CYO]	MAX. FILL SLOPE RATIO	(2:1)MAX	0

THIS PROJECT PROPOSES TO EXPORT 1,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVED CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONTRACTUAL USE PERMIT. CARRYOVER QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL CARRYOVER QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. SATISFACTION, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BEGINNING.

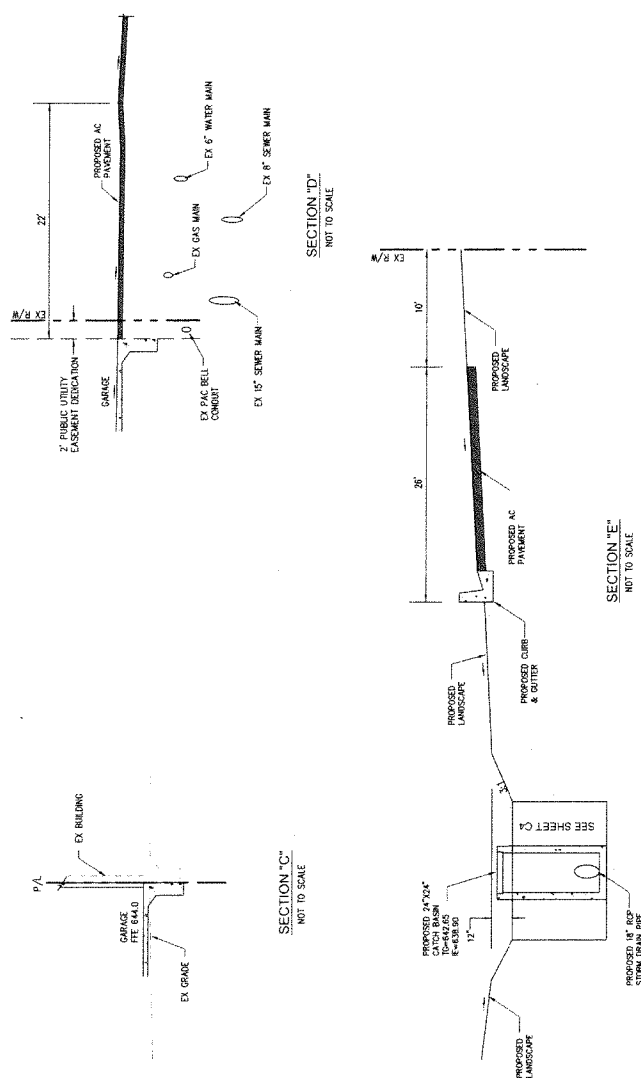


EXHIBIT “E”

I. PUBLIC BENEFITS AND PUBLIC IMPROVEMENTS

A. DYNAMIC ART FEATURE. Owner shall design, construct and maintain a public art piece on the Project site that includes a dynamic and kinetic feature. The size shall be a minimum of 234 square feet and should be featured on the south side or southwest corner of the Project. The final design, including but not limited to the location, colors and materials, shall be subject to the approval of the City staff design review committee. The final design shall be approved before a building permit shall issue for the Project. The Owner shall maintain the dynamic art feature in perpetuity and any assignment of this Agreement or the Property shall be subject to this maintenance obligation.

B. CONTRIBUTIONS TO OPEN SPACE. Owner shall contribute \$20,000 towards open space improvements elsewhere in the City as a public benefit and to offset any impact from the Project. To the extent a reduction in the required open space is necessary as provided in the Downtown Specific Plan, the open space shall be allowed at 225 square feet per unit for the Project.

II. FEE CREDITS

A. PUBLIC ART FEE CREDITS. In recognition of the dynamic art feature the Project is providing, the Owner shall receive a fee credit towards the Public Art Fees required of the Project in an amount of \$0.30 per square foot, not to exceed \$30,000.

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 10, 2019

PROJECT NUMBER / NAME: PHG 17-0026 – City Plaza

REQUEST: A Master and Precise Development Plan modification to increase the density of an existing mixed-use planned development in the Southern Gateway District of the Downtown Specific Plan. The project is a fully-developed commercial/residential mixed-use building consisting of 55 residential units and approximately 9,300 square feet of leasable commercial space. The request would increase the number of residential units by one (1) unit and decrease the leasable commercial space by approximately 1,000 square feet. The increased unit count would increase the project density from 68.75 dwelling units per acre to 70 dwelling units per acre. The revision to the list of permitted commercial would be consistent with the Downtown Specific Plan. No exterior modifications would be made to the building, and the total building square footage would not change. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 300 – 328 S. Escondido Boulevard

APPLICANT: HB&A Architects

APN / APNS: 233-142-14-00

PRIMARY REPRESENTATIVE:
Andrew Hedin

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

DISCRETIONARY ACTIONS REQUESTED: Master and Precise Development Plan Modification

PREVIOUS ACTIONS: On July 11, 2007, the City Council adopted Resolution 2007-70 (R), approving a Master and Precise Development Plan and a Specific Plan Amendment for 55-unit mixed-use project.

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

CEQA RECOMMENDATION: Reliance on a previously adopted Negative Declaration (Case No. ER 2007-08)

STAFF RECOMMENDATION: Recommend approval by the City Council

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-19

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS:

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

A. BACKGROUND:

City Plaza is an existing mixed-use building located at the southeast corner of S. Escondido Boulevard and W. 3rd Avenue. It includes 55 dwelling units and approximately 9,300 square feet of commercial space (part office, part retail). The project was by the City Council approved in 2007, and began construction shortly thereafter. Construction was halted as a result of an economic downturn, and the project was not ultimately completed until 2017.

The project was approved prior to the adoption of a major update to the Downtown Specific Plan (DSP) in 2012. It was processed as a Specific Plan Amendment to the DSP (as it existed at that time) and a Master and Precise Development Plan in order to achieve the residential density and mix of uses proposed at that time. The Master and Precise Development Plan for the project specified the number of dwelling units (55) and included a list of permitted and conditionally permitted commercial uses for the site.

Subsequent to approval of the project, the DSP was updated to allow higher densities and a more flexible list of commercial land uses than were identified in the Master and Precise Development Plan for the property. At this time, the applicant has requested the ability to convert a previously-approved residential amenity (a residents-only gym/fitness room) into an additional residential unit, for a resulting unit count of 56 dwelling units. In order to supplement the residential amenity that would be converted into a residential unit, the applicant would convert approximately 950 square feet of the previously approved commercial space into the residents-only gym.

The project would include no exterior modifications and would not increase the overall square footage of the building, however it would increase the residential density (from 68.75 dwelling units per acre to 70 dwelling units per acre) and decrease the allowable commercial square footage (from approximately 9,250 square feet to approximately 8,300 square feet). Additionally, the specific list of commercial uses that was approved as part of the Master and Precise Development Plan for the project would be deleted, and allowable uses would be dictated by the Permitted and Conditional Uses matrix included as Figure II-2 in the DSP. A copy of said matrix is attached to this report for reference.

B. PROJECT ANALYSIS:

1. General Plan / Zoning

The City's General Plan and the DSP allow up to 100 dwelling units per acre at the project site. The proposed Master and Precise Plan modification would increase the residential density for the project site from 68.75 dwelling units per acre to 70 dwelling units per acre, which is within the maximum allowed density for the property. The modification to the list of commercial uses would conform to those allowed for other properties of the Southern Gateway District of the DSP.

2. Master and Precise Development Plan Modification

Pursuant to Section 33-411 of the Escondido Zoning Code, modifications to a previously approved Master Plan which increase the established densities or change the permitted land uses require approval by the City Council. Since the proposed increase in density and modification to the list of permitted land uses conform to those established by the DSP, staff believes that the Master and Precise Plan modification is compatible with the General Plan and Zoning requirements for the property.

C. PROJECT CONSIDERATIONS:

1. Conversion of the gym into a residential unit:

The project was originally approved to include seven (7) one-bedroom units and 48 two-bedroom units. A 745 square foot portion of the second floor that could easily be converted to an additional one-bedroom unit was instead identified as a gym, which would serve as a residential amenity for tenants of the building. Based on leasing needs and vacancies, staff worked with the property owner to change the location of the gym to what was originally constructed as a two-bedroom unit and allow the existing gym to be converted to a one-bedroom unit, with the result being a project that had eight (8) one-bedroom units and 47 two-bedroom units. Subsequent to that, staff authorized the relocation of the gym to one of the ground-floor commercial spaces, with the residential leasing office being relocated to the two-bedroom unit that was vacated by the gym. No change in the unit count occurred at that time.

The gym currently occupies approximately 950 square feet of the commercial space on the ground floor, and remains a resident-only facility. The applicant is now seeking to convert the most-recent former gym into a leasable two-bedroom unit, which would result in a total of eight (8) one-bedroom units and 48 two-bedroom units. The ground-floor commercial space that has been converted to a gym will remain as such and would not be able to be used for commercial purposes because it is needed to meet the residential open space requirement for the property.

Staff believes that the ground-floor is probably a more appropriate location for the gym. The gym remains a resident-only amenity, and will be approximately 200 square feet larger than the one that was originally approved for the project. Since the gym would reduce the amount of commercial space available for lease by approximately 950 square feet, and would be limited to use by residents only, the impacts associated with the increased residential density for the project site would be off-set by a decrease in square footage for the commercial uses.

2. Parking:

The project includes one level of subterranean parking and a ground-floor garage, with retail uses surrounding the garage on the project's street frontages and three (3) floors of residential uses above. When approved in 2007, the project was granted a reduction in required parking based on a shared parking analysis conducted for the project. The analysis considered the mix of uses proposed for the project site (residential, office, retail, and specialty retail) and the typical hours of operation for those uses. Without the shared parking analysis, the project would have been

required to provide 148 parking spaces, however the analysis supported a 22-space reduction. As a result, the project was approved with a requirement to provide 126 spaces.

During project construction, groundwater intrusion issues arose, resulting in the need for mechanical equipment and ducting to be placed in the subterranean parking lot, displacing four (4) parking spaces. As a result, the total number of parking spaces existing at the project site is 122, which represents a 26 space reduction based on the 148 space requirement in 2007.

Parking requirements in the DSP have since changed, and the project would be required to provide 145 spaces by today's standards. The existing 122 spaces would represent a 23 space reduction based on current DSP requirements, which is only one (1) space more than the shared parking analysis allowed for. Parking demand for residential use of space is typically lower than that for commercial use of the same amount of space. If the adopted parking standards represent the best proxy to use of space demand, removing approximately 950 square feet of commercial space from the building would reduce the parking demand by four (4) spaces, and providing an additional two-bedroom unit would increase the demand by two (2) spaces, resulting in a net decrease in parking demand of two (2) spaces. Thus, the Master and Precise Development Plan modification would result in a project that requires a 21 space reduction based on current DSP standards.

Since completion of construction, staff has monitored the parking situation at the project site and in the immediate vicinity. The subterranean garage is currently used for resident and commercial employee parking only and requires a remote control for access. The grade-level garage has signage identifying a one-hour time limit for parking spaces during daytime hours, and requiring a parking permit for overnight parking. On-street parking is prohibited on S. Escondido Boulevard, but is allowed on W. 3rd Avenue. There are approximately five (5) on-street parking spaces available immediately in front of the property along W. 3rd Avenue. The remaining frontage along W. 3rd Avenue (approximately 50 feet) prohibits parking due to the presence of a fire hydrant and other utility structures. Overnight parking is prohibited on both sides of W. 3rd Avenue between S. Escondido Boulevard and S. Maple Street. This has been the case since prior to completion of construction of the project, and is believed to be a result of prior neighborhood complaints regarding recreational vehicles parking on the street overnight.

Staff received one call approximately ten (10) months ago from a resident concerned with the parking situation at the project site. Initially staff believed that the concern was a result of negative externalities caused by the reduced parking provided for the project. After further investigation, it was determined that the complaint was from a resident of the subject property and arose when signage indicating no overnight parking along the 3rd Avenue frontage was installed. (Said signage had been removed during construction of the project and was subsequently re-installed. It does not constitute a new prohibition.)

Planning Division staff visited the site in the evening on two occasions over the past few months to assess the effectiveness of the parking situation. One visit was conducted at approximately 7:00pm, when it is assumed that a majority of residents would likely be home from work. During that visit, staff noted that both levels of the parking garage were no more than 75 percent full, and

had an opportunity to speak to the on-site property manager who regularly monitors the garage for compliance with posted signage. The other visit was conducted at approximately 5:30pm and noted that both levels of the garage were closer to 50 percent of capacity.

While the parking management measures described above do not match those identified in the shared parking analysis conducted in 2007, staff believes that they have proven to be effective in maintaining adequate control over the parking situation at the property and to ensuring that parking does not become an issue that spills into the neighborhood. To memorialize said measures, staff has included a condition of approval for the project (attached as Exhibit "D" to draft Planning Commission Resolution No. 2019-19) requiring that an updated parking management plan be submitted for review and approval.

3. Modification to Permitted Commercial Uses:

As discussed above, the Master and Precise Development Plan for the project approved in 2007 included a list of commercial uses that were permitted or conditionally permitted for the site. This list is more specific and restrictive than the commercial uses identified in the Permitted and Conditional Uses matrix in the DSP. To allow for flexibility in leasing of the commercial space, the applicant has requested that allowable commercial uses for the project site be changed to match those in the DSP matrix. Staff supports this change since the matrix was designed to promote a mix of uses that are appropriate to support a vibrant and dynamic downtown environment without adversely affecting residents living in a mixed-use neighborhood. Additionally, creating consistency between the commercial uses allowed at the project site and those allowed at other properties in the DSP area will make create efficiency for staff when determining the permissibility of specific land uses.

D. SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size:	0.80 acres		
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted</u>
2. Density:	68.75 du/ac	70 du/ac	100 du/ac
3. Commercial Space:	9,256 sq. ft.	8,300 sq. ft.	
4. Residential Units:	55	56	80
One-Bedroom:	7	8	
Two-Bedroom:	48	48	
5. Open Space (per unit):	310 sq. ft.	309 sq. ft.	300 sq. ft. (minimum)
6. Parking:	Required (Per 2007 Approval):	126 spaces	
	Provided:	122 spaces	
	Proposed:	122 spaces	

7. Design: No changes to the exterior of the building are proposed as part of the modification, however some architectural and site design changes were approved through staff design review during construction of the project. Project plans included as Exhibit "C" to draft Planning Commission Resolution No. 2019-19 reflect the previously approved changes.

E. ENVIRONMENTAL STATUS:

A Negative Declaration (ER 2007-08) was adopted by the City Council on July 11, 2007. City staff analyzed the proposed Master and Precise Development Plan modification to determine if substantial changes to the project are proposed or if substantial changes to the circumstances under which the project would be undertaken have occurred that would necessitate the preparation of a subsequent negative declaration or an addendum to said negative declaration, or if not further environmental documentation is necessary. The scope of the analysis was limited to those subject areas that could potentially be impacted by the project modifications, namely traffic and, by reference, air quality and greenhouse gas (GHG) emissions. Since the proposed project modifications would have minimal to no effect on other subject areas, they were not analyzed.

A brief traffic analysis was conducted to determine if the proposed project modifications would result in a substantial net increase in the number of trips generated by the project. The analysis revealed that the project would result in a net decrease of thirteen (13) vehicle trips generated by the project site. As a result, the project would not have the potential to create traffic impacts. Since the only change in operational GHG emissions associated with the project would be related to traffic generated by the site, the net decrease in trips would result in a commensurate decrease in GHG emissions.

In staff's opinion, no significant issues remain unresolved and any impacts created as a result of the modifications to the project have been adequately addressed by the previously adopted Negative Declaration. The previously adopted Negative Declaration can be viewed online at the link provided below.

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/cityplaza/CEQADocumentation.pdf>

F. CONCLUSIONS:

The proposed Master and Precise Development Plan modification is consistent with the General Plan and the DSP. The modification would result in a minor increase in residential density (from 68.75 du/ac to 70 du/ac) and a small reduction in the amount of leasable commercial space (approximately 950 square feet) for the project. Adequate open space would be maintained on the project site, and the change in allowable commercial uses is appropriate for this mixed use development. While parking for the project site is somewhat deficient, the proposed modification will reduce that deficiency since the parking required for the additional dwelling unit is less than that required for the reduced commercial square footage.

The Planning Commission acts as an advisory body to the City Council on applications for Master Plan modifications that increase residential density or change the land uses allowed for a project. Staff believes that the proposed Master and Precise Development Plan modification provides is compatible with the existing uses in the project vicinity and is appropriate for the project site.

Staff recommends the Planning Commission adopt Resolution 2019-19, recommending approval of the proposed Master and Precise Development Plan modification, described in this staff report, and as detailed in Exhibits “A” through “D” to the draft Resolution.

ATTACHMENTS:

1. Location and General Plan Map
2. Downtown Specific Plan – Permitted and Conditional Uses Matrix
3. Resolution 2019-19 with Exhibits “A” through “D”

ATTACHMENT 1

GRAND AVE

BROADWAY

2ND AVE

S-P

ESCONDIDO BLVD

3RD AVE

MAPLE ST

4TH AVE

ORANGE ST

S-P

S-P

5TH AVE

R-1-6

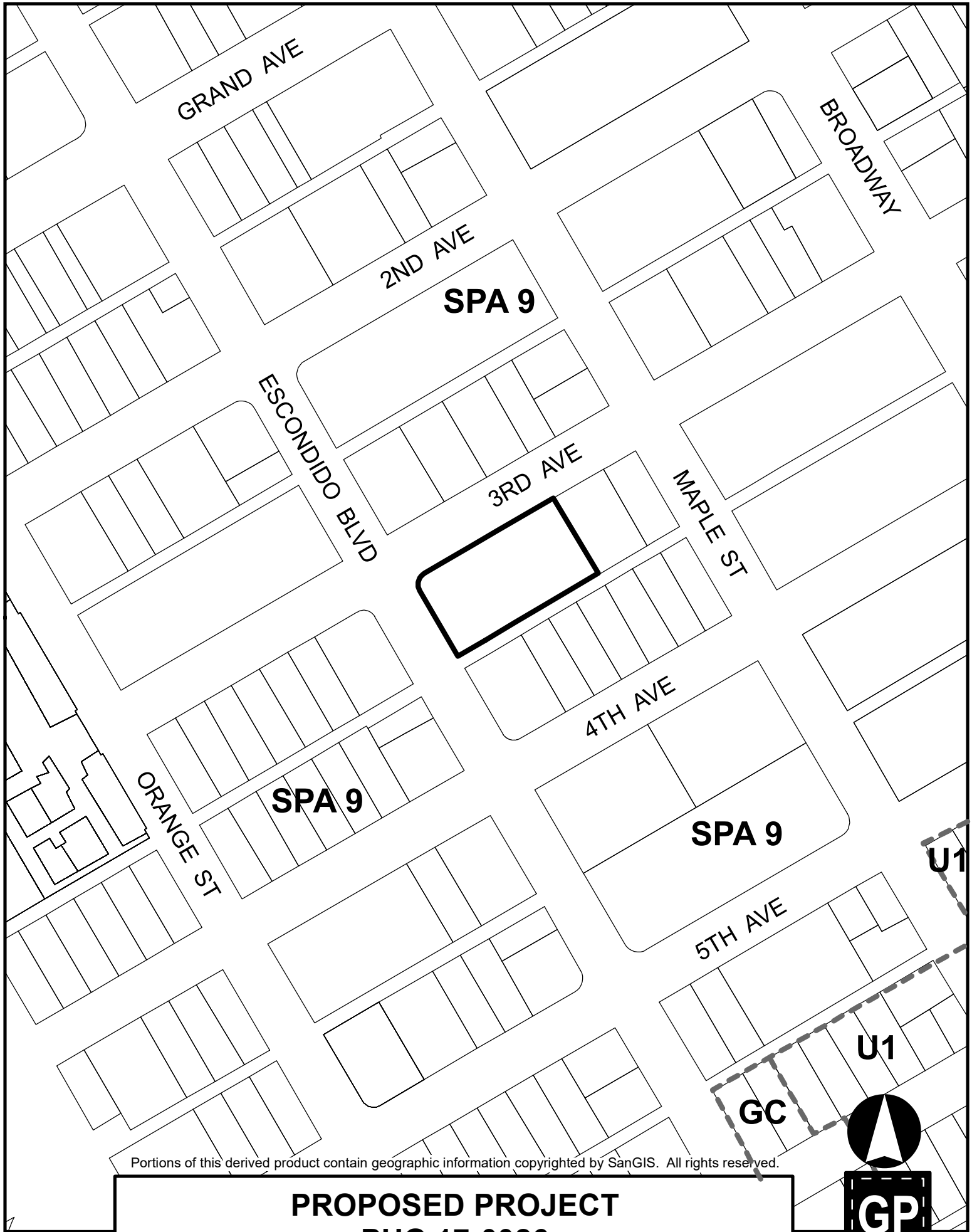
C-G

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PROPOSED PROJECT
PHG 17-0026



ZONING



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PROPOSED PROJECT
PHG 17-0026



GENERAL PLAN

FIGURE II-2
PERMITTED AND CONDITIONAL USES
 (Page 1 of 6)

LAND USE	HD*	PV	CCU	GT	M	SG*	CN
RESIDENTIAL AND LODGING (in accordance with Figure II-3A)							
Bed-and-breakfast establishments (subject to regulations of Article 32 of the Zoning Code)						C	C
Residential-care facilities						C	C
Hotels and Motels (subject to regulations of Article 63 of the Zoning Code)	C	C	C	C	C	C3	
Residential above ground floor in specified areas, in conjunction with permitted non-residential use on ground floor (refer to Figure II-3 for appropriate locations and housing types)	P	P9	P	P	P	P	P
Residential, on ground floor in specified areas (refer to Figures II-3 and II-4 for appropriate locations and housing types)	P7, P8	P8, P9	P8	P8	P8	P8	P
Home Occupations (subject to regulations of Article 44 of the Zoning Code)	P5	P5	P5	P5	P5	P5	P5
GENERAL RETAIL							
New merchandise sold in department stores, drugstores, pharmacies, and retail establishments selling toys, flowers, gifts, stationery, jewelry, leather, apparel, shoes (including repair), china, glassware, pottery, crafts, cigars, yardage goods, pets, hobbies, art supplies, automobile supply stores (without installation), video sales and rental, music (including incidental recording, instruction and instrument repair), books / magazines / newspapers, sporting goods, bicycles / cameras / electronics / office business / small household appliance sales and service, and other similar retail goods and incidental services NEC. Prohibited uses include retail uses with across the board maximum pricing or "everything under" pricing and surplus goods.	P	P	P	P	P	P3	P6
Previously owned goods and merchandise including antiques, collectibles, coins, consignment and stamps, excluding pawn shops, second hand and thrift stores.							
Automobile supply stores with incidental installation				P		P3	

NOTES:

P = Permitted C = Conditional Use Permit required

- Under 3,000 square feet.
- Within Grand Avenue's "retail-core area" use is not permitted on ground floor facing Grand Avenue unless located behind a solid wall, and such wall shall be located at least 25% of the building depth back from the front, with a minimum of 25 feet of front retail depth, whichever is more. Primary entrance to this use must be from the alley. No signage facing Grand Avenue is permitted.
- Only permitted on Escondido Boulevard.
- Only permitted within a multi-tenant building, and shall not occupy more than 30% of the gross floor area.
- Only in conjunction with an approved residential project.
- Not permitted on Pennsylvania Avenue and the north side of Valley Parkway between Kalmia and Ivy Streets.
- Not allowed along Grand Avenue on ground floor within the "retail core area."
- Residential and mixed-use projects are permitted in specified areas, subject to a Planned Development approval in Article 19 of the Zoning Code.
- No residential uses permitted between Woodward Avenue, Washington Avenue, Escondido Boulevard and Broadway.
- Not allowed along Grand Avenue on ground floor between Grand and adjacent alleys.
- Permitted on Local Historic Register properties.
- Existing automobile dealerships are a non-conforming use. Conversion of these sites to a new and substantially different use shall require plot plan review or a Conditional Use Permit subject to the provisions in the Permitted Use Matrix.

DOWNTOWN DISTRICTS:

HD Historic Downtown
 PV Park View
 CCU Centre City Urban
 GT Gateway Transit
 M Mercado
 SG Southern Gateway
 CN Creekside Neighborhood

NOTE: Should a conflict arise between this matrix and the land-use district text, the land use district text discussion shall take precedence in determining the appropriateness of the land use.

FIGURE II-2
PERMITTED AND CONDITIONAL USES
(Page 2 of 6)

LAND USE		HD*	PV	CCU	GT	M	SG*	CN
GENERAL RETAIL (continued)								
Carpet and floor covering and installations		P6			P		P3	P6
Large appliance sales		P7	P	P	P	P1	P3	P6
Home Furnishings with retail display (not including "mattress only", carpet, and discount furniture stores)		P	P	P	P	P1	P3	P6
Hardware, paint, glass, tools, home improvement		P	P	P	P	P1	P1, P3	P6
Medical equipment sales/rentals and supplies		P7		P	P	P1	P3	P6
Outdoor vending machines			P					
EATING AND DRINKING ESTABLISHMENTS								
All types of eating establishments providing meal service from an on-site operating commercial-grade kitchen, and / or dessert service from an on-site operating commercial-grade freezer / refrigerator facility with, or without, incidental sale of alcohol (including micro-breweries and outdoor dining, but with no drive-through), with no live amplified entertainment or dancing		P	P	P	P	P	P3, P11	
Eating establishment as drive-through businesses				C12**	C12**			
Eating establishments (as defined above) with indoor amplified entertainment and/or dancing		P	P	P	P	P	C3	
Wine- and beer-tasting establishments (only with retail sales involving related merchandise that includes a significant portion of the sales area)		P	P	P	P	P	P3	
Drinking establishments, bars and nightclubs serving alcohol with or without live entertainment and / or dance		C	C	C	C	C	C3	

NOTES:

P = Permitted C = Conditional Use Permit required

- Under 3,000 square feet
- Within Grand Avenue's "retail-core area" use is not permitted on ground floor facing Grand Avenue unless located behind a solid wall, and such wall shall be located at least 25% of the building depth back from the front, with a minimum of 25 feet of front retail depth, whichever is more. Primary entrance to this use must be from the alley. No signage facing Grand Avenue is permitted.
- No signage facing Grand Avenue is permitted.
- Only permitted on Escondido Boulevard.
- Only permitted within a multi-tenant building, and shall not occupy more than 30% of the gross floor area.
- Only in conjunction with an approved residential project.
- Only permitted on Pennsylvania Avenue and the north side of Valley Parkway between Kalnia and Ivy Streets.
- Not allowed along Grand Avenue on ground floor within the "retail core area."
- Residential and mixed-use projects are permitted in specified areas, subject to a Planned Development approval in Article 19 of the Zoning Code.
- No residential uses permitted between Woodward Avenue, Washington Avenue, Escondido Boulevard and Broadway.
- Not allowed along Grand Avenue on ground floor between Grand and adjacent alleys.
- Permitted on Local Historic Register properties.
- Existing automobile dealerships are a non-conforming use. Conversion of these sites to a new and substantially different use shall require plot plan review or a Conditional Use Permit subject to the provisions in the Permitted Use Matrix.
- Drive-through eating and drinking establishments shall be permitted with a Conditional Use Permit, subject to the provisions in Article 16, Section 33-341
- ** The use which contains a drive-through facility as a primary use shall be located on a site having minimum frontage of 100 feet on a Circulation Element Street as indicated in the City's General Plan, and must have a minimum separation of 500 feet from any other business that operates a drive-through as a primary use.

DOWNTOWN DISTRICTS:

HD Historic Downtown
PV Park View
CCU Centre City Urban
GT Gateway Transit
M Mercado
SG Southern Gateway
CN Creekside Neighborhood

NOTE: Should a conflict arise between this matrix and the land-use district text, the land use district text discussion shall take precedence in determining the appropriateness of the land use.

FIGURE II-2
PERMITTED AND CONDITIONAL USES
 (Page 3 of 6)

LAND USE	HD*	PV	CCU	GT	M	SG*	CN
<u>FOOD AND LIQUOR SALES (excluding convenience and package stores)</u>							
General grocery stores less than 7,000 SF and specialty foods, including imported and/or unique food products, produce, candy, baked goods, meat, etc., specialty liquor sales involving off-sale unique brands of beer, wine, and distilled spirits	P	P	P	P	P	P3	P6
General grocery stores exceeding 7,000 SF of sales area with, or without, alcohol sales	P7	P	P		P	P3	P6
Convenience markets, excluding package stores		C	C	C			
<u>GENERAL OFFICE AND FINANCIAL SERVICES</u>							
Administrative, business and professional offices, employment agencies, secretarial services, realtors/real estate offices and counseling services, travel and ticket agencies	P2	P	P	P	P	P	P6
Short-term political campaign offices with a maximum duration of six months	P	P	P	P	P	P	P6
Financial institutions, banks, savings and loans (excluding check cashing and/or payday loans as a primary use), visitor and information center (including Downtown Business Association), governmental services, police and fire stations, etc. that provide direct contact with the public	P	P	P	P	P	P	P6
Off-site sales and call centers	P10					P	P6
<u>HEALTH AND PERSONAL SERVICES</u>							
Medical/dental/optical/offices, clinics and laboratories, licensed alternative health-care establishments, day spas, excluding acupuncture and massage establishments as primary uses.	P2	P	P	P	P	P	P6
Barber, beauty salons including cosmetology involving ear piercing, permanent eye and lip lining, excluding other body piercing, body art, and inking parlors	P	P	P	P	P	P3	P6

NOTES:

P = Permitted C = Conditional Use Permit required

- 1 Under 3,000 square feet.
- 2 Within Grand Avenue's "retail-core area" use is not permitted on ground floor facing Grand Avenue unless located behind a solid wall, and such wall shall be located at least 25% of the building depth back from the front, with a minimum of 25 feet of front retail depth, whichever is more. Primary entrance to this use must be from the alley. No signage facing Grand Avenue is permitted.
- 3 Only permitted on Escondido Boulevard.
- 4 Only permitted within a multi-tenant building, and shall not occupy more than 30% of the gross floor area.
- 5 Only in conjunction with an approved residential project.
- 6 Only permitted on Pennsylvania Avenue and the north side of Valley Parkway between Kalmia and Ivy Streets.
- 7 Not allowed along Grand Avenue on ground floor within the "retail core area."
- 8 Residential and mixed-use projects are permitted in specified areas, subject to a Planned Development approval in Article 19 of the Zoning Code.
- 9 No residential uses permitted between Woodward Avenue, Washington Avenue, Escondido Boulevard and Broadway.
- 10 Not allowed along Grand Avenue on ground floor between Grand and adjacent alleys.
- 11 Permitted on Local Historic Register properties.
- * Existing automobile dealerships are a non-conforming use. Conversion of these sites to a new and substantially different use shall require plot plan review or a Conditional Use Permit subject to the provisions in the Permitted Use Matrix.

DOWNTOWN DISTRICTS:

HD Historic Downtown
 PV Park View
 CCU Centre City Urban
 GT Gateway Transit
 M Mercado
 SG Southern Gateway
 CN Creekside Neighborhood

NOTE: Should a conflict arise between this matrix and the land-use district text, the land use district text discussion shall take precedence in determining the appropriateness of the land use.

FIGURE II-2
PERMITTED AND CONDITIONAL USES
(Page 4 of 6)

LAND USE	HD*	PV	CCU	GT	M	SG*	CN
<u>SPECIALTY SERVICES (includes similar ancillary uses NEC)</u>							
Animal services (indoor only) to include pet training, boarding, pet spas, pet day care and veterinary clinics, excluding kennels	P7		P	P	P	P3	P6
Photographic developing and photocopy services, watch and clock repair, locksmiths	P	P	P	P	P	P	P6
Music recording/practice studios	P2	P4	P	P	P	P4	P1, 6
Custom-furniture upholstery and repair	P7					P3	P6
Picture framing shops	P	P4	P	P	P	P3	P6
Postal services including parcel delivery (public/private)	P2	P	P	P	P	P	P
Cleaning and laundering services without on-site cleaning	P7	P1	P1	P1		P1, 4	P1, 5, 6
Cleaning establishments and laundries, self-service or coin operated	P10	P				C	P1, 5, 6
Mortuaries	C10	C				C	C6
Tailors and dressmakers and alterations	P2	P	P	P	P	P	P5, 6
<u>ENTERTAINMENT, RECREATION AND CULTURAL</u>							
Dance facilities, pinball and electronic game arcades	C		C		C		
Athletic clubs, health studios, yoga, jazzercise, aerobics, zumba and similar programs	P7	P	P	P	P	P3	P6

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FIGURE II-2
PERMITTED AND CONDITIONAL USES
(Page 5 of 6)

LAND USE		HD*	PV	CCU	GT	M	SG*	CN
ENTERTAINMENT AND RECREATION (continued)								
Galleries and studios pertaining to artists, craft workers and photographers (including incidental developing and printing), libraries, museums, etc., including incidental sale of merchandise pertaining to the primary use	P	P	P	P	P	P	P	P6
Dance studios and schools	P	P	P	P	P	P	P3	P6
Marital arts schools and training facilities	P-10			P	P	P	P3	P6
Entertainment establishments (including internet cafes) with incidental sale of food or alcohol (excluding incidental entertainment in restaurants)	C	C	C	C	C	C	C3	C6
Parks - general recreation	P	P	P	P	P	P	P	P
Roller-skating and bowling alleys and similar indoor arena sports				P	P	C		
Swimming pools and schools		P						P6
Theater, live and motion picture	P	P	P	P	P			
SOCIAL, PROFESSIONAL, RELIGIOUS ORGANIZATIONS								
Churches, synagogues, temples, missions, religious reading rooms, and other religious activities (not allowed within Grand Avenue "historic retail core area")	C7	C	C	C	C	C	C	C
Social and professional organizations that conduct group and/or membership meetings on the premises, including political, veterans, civic, labor, charitable and similar organizations	C2	C	C	C	C	C	C	C
Youth Organizations		C	C	C	C	C	C	C

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FIGURE II-2
PERMITTED AND CONDITIONAL USES
(Page 6 of 6)

<u>LAND USE</u>		HD*	PV	CCU	GT	M	SG*	CN
EDUCATION								
Educational facilities for adults		C	P	C	P	P	P	C6
Daycare facilities		C10	C	C	C	C	C	C6
Schools-(primary education)			C		C	C	C	C
Schools-(secondary education)		C6	C		C	C	C	C
COMMUNICATIONS (wireless facilities subject to Article 34)								
Broadcasting (radio and/or television stations)		C7	C	C	C	P	C	C6
Newspaper printing and publishing		C7		C1	C1	C1	C1	C6
TRANSPORTATION AND MISCELLANEOUS SERVICES								
Car-rental services, excluding maintenance and repair of vehicles				C	C			
Parking lots (municipal)		P	P	P	P	P	P	P
Parking lots (private full fee)		C	C	C	C	C	C	C
Taxicab, trolley, shuttle and pedicab stands		P	P	P	P	P	P	P
Transit stations and car-rental services, including maintenance and repair					P			
Seasonal sales not exceeding 30 days, (including pumpkin, Christmas tree and wreath sales between October 1 and December 31, both dates inclusive, to the extent permitted by other statutory and ordinance provisions). Structures and materials used for seasonal sales shall be removed from the premises immediately after December 31 and the property shall be restored to a neat condition		P	P	P	P	P	P	P
Miscellaneous Government Operations that do not provide direct contact with the public		C	C	C	C	C	C	C

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ATTACHMENT 3

Planning Commission

Hearing Date: September 10, 2019

Effective Date: September 11, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-19

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF A
MASTER AND PRECISE DEVELOPMENT PLAN
MODIFICATION FOR AN EXISTING MIXED-USE
PROJECT

APPLICANT: HB&A Architects, Andrew Hedin

CASE NO: PHG 17-0026

WHEREAS, Andrew Hedin, on behalf of HB&A Architects (herein after referred to as "Applicant"), filed a land use development application (Planning Case No. PHG 17-0026) constituting a request for a Master and Precise Development Plan modification to allow an increase in residential density and change in permitted and conditionally permitted land uses on a 0.80 gross acre site located at 300 – 328 S. Escondido Boulevard (APN 233-142-14-00), in the Southern Gateway 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, mixed use planned development projects are permitted within the Downtown Specific Plan, subject to the approval of a Master and Precise Development Plan, in accordance with Section the Downtown Specific Plan and Article 19 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.

WHEREAS, the Planning Commission of the City of Escondido did, on September 10, 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 September 10, 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. A Negative Declaration was approved for the Master and Precise Development Plan at the time of approval (July 11, 2007) in compliance with all requirements contained in CEQA, CEQA Guidelines, and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code in effect at that time and the proposed modifications to the project do not necessitate the preparation of any further environmental documentation.
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 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 for a Master and Precise Development Plan modification to use the subject property for said purposes specified above, as depicted in Exhibit “C” hereto and on-file in the Planning Division, and subject to each and all of the conditions hereinafter set forth in Exhibit “D.” 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 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 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.

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 10th day of September, 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

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:

LOTS 12 THROUGH 16 INCLUSIVE IN BLOCK 96 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN: 233-142-14

EXHIBIT “B”
PHG 17-0026
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/Negative Declaration (IS/ND) for the original Master and Precise Development Plan was prepared, published, circulated, reviewed, and adopted in accordance with the requirements of CEQA, the State CEQA Guidelines, and the local environmental procedures.
3. An analysis of the previous Negative Declaration (ND) was conducted and determine that said ND provides adequate coverage for the proposed project. Pursuant to CEQA Guidelines Section 15162, no further environmental documentation is required.
4. 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 Hall. 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.

Master and Precise Development Plan Modification Determination(s):

1. The location, design, and residential density of the proposed planned development modification are consistent with the goals and policies of the Escondido General Plan and the Downtown Specific Plan (DSP) since high-density residential and mixed-use projects are permitted by the specific plan. The proposed modifications to the Master and Precise Development Plan would be below the residential land use density permitted for the site, and the commercial uses would correspond to those allowed throughout the Southern Gateway District of the DSP.
2. The location of the planned development allows it to be well integrated with its surroundings since the project is already constructed and no exterior changes to the building are proposed as part of this project, nor will any additional building area be provided. New commercial uses permissible by the planned development modification will be consistent with those allowed elsewhere in the Southern Gateway District of the DSP.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets because the project would result in a net decrease in overall trip generation.
4. The location and design of the development allows residents and business establishments to be well integrated with the project surroundings because the project is only proposing a minor change to the intensity of land uses that already exist on-site. The residential density for the site would increase by less than two (2) percent (from 68.75 dwelling units per acre to 70 dwelling units per acre), and the commercial square footage would decrease by approximately ten (10) percent (from approximately 9,250 square feet to approximately 8,300 square feet). No new commercial uses are presently proposed, however the change in allowable uses will be consistent with those allowed elsewhere in the project vicinity. No exterior changes to the building are proposed as part of this project, nor will any additional building area be provided.
5. The overall design of the project currently creates an attractive, efficient and stable environment, and no exterior modifications are proposed. The relocation of the residents-only gym to a larger area on the first floor will make it more functional and will increase the size of the residential amenity without adding square footage to the building. The additional residential unit would be located in the former gym space which is already designed to be easily converted to a residential unit.
6. The proposed development would be well integrated into its surroundings since the building is already existing and no exterior modifications are proposed.
7. The uses proposed for the project site could be permitted without a Master and Precise Development Plan if the original project were proposed today as a result of a major update to the DSP that was processed since the project was originally approved. However, because the original approval required a Planned Development Permit, and since that Permit specified the residential density for the project and identified the permitted and conditionally permitted commercial land uses, a modification to the Master and Precise Development Plan is required in order to allow the requested changes.

Density Transfer Determination(s):

1. The City's Density Transfer Program allows the transfer of unused residential density from the developing properties to another, future project in the downtown area. Through the program, residential units that are transferred from undeveloped or underutilized properties (i.e. sending areas) are placed in a density credit pool and are held until there are developing properties (i.e. receiving areas) acquire the density. Through the application of Planning Case File No. PHG17-0026, the subject property has been deemed a candidate to be a "sending area" and 24 units have been identified for transfer into the density credit pool. There are currently no units in the credit pool. If transferred, the new credit pool balance would be 24 units, as of this writing.

2. The transfer of said units would help incentivize future development - and keep it in the downtown area to support nearby retailers, services, entertainment, and attract other new businesses that are part of a desirable downtown economy. The overall amount of new development within the downtown would remain the same; however, implementation of the program creates a flexible way to still achieve the ultimate build-out of the downtown and create a future sustainable center of activity. Adopting the project and approving the transfer of units would help accommodate the city's share of future regional housing needs with greater mix of housing types and choices, which benefits everyone in the community.

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF THE STUDY UNIT UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.
5. ALL INTERIOR WALLS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.

KEY MAP

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD

NO.	DATE	REVISIONS
1	10/12/17	ISSUED FOR PERMIT
2	10/12/17	ISSUED FOR PERMIT
3	10/12/17	ISSUED FOR PERMIT
4	10/12/17	ISSUED FOR PERMIT
5	10/12/17	ISSUED FOR PERMIT
6	10/12/17	ISSUED FOR PERMIT
7	10/12/17	ISSUED FOR PERMIT
8	10/12/17	ISSUED FOR PERMIT
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10	10/12/17	ISSUED FOR PERMIT

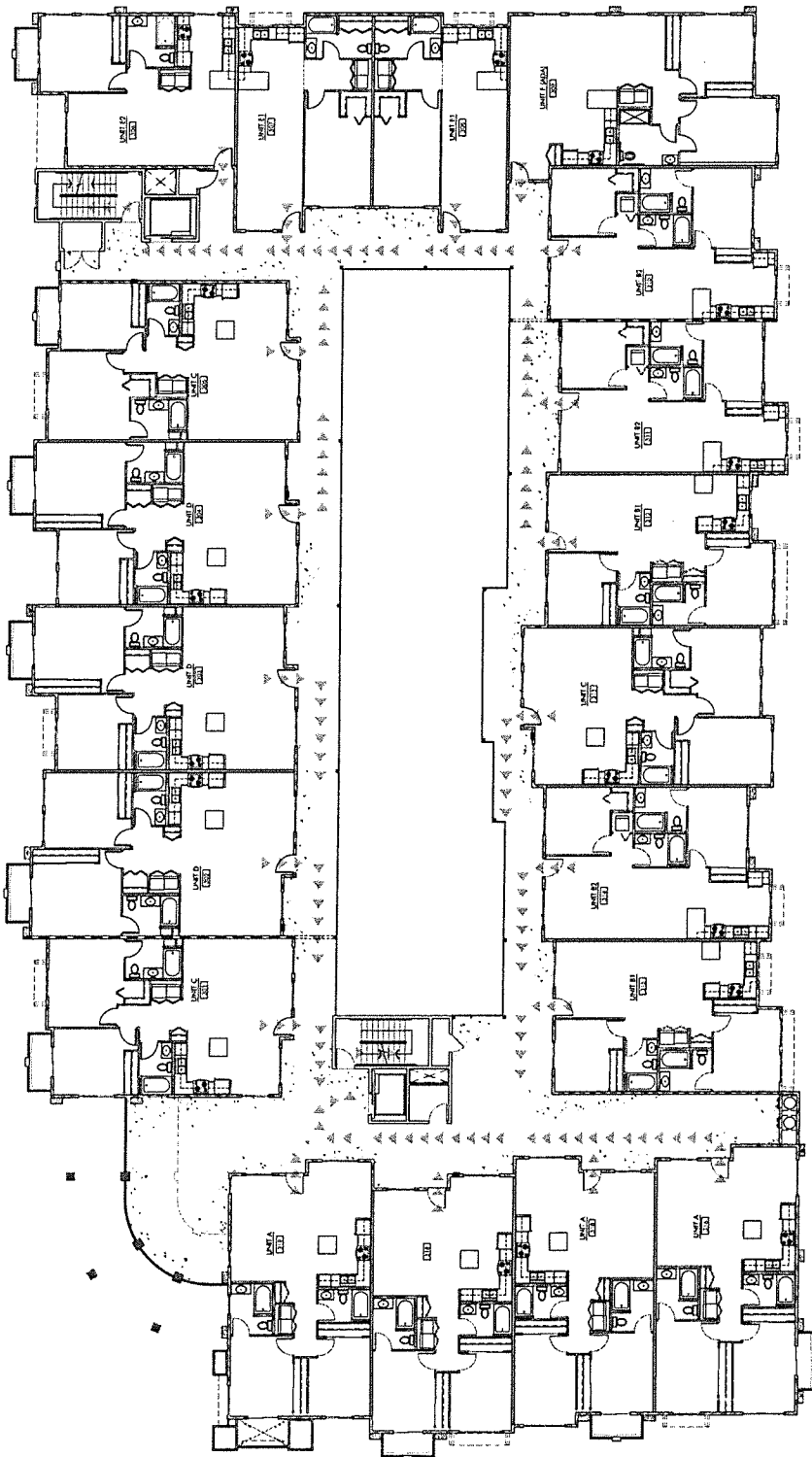
CITY PLAZA AT ESCONDIDO

315 S. ESCONDIDO BLVD.
 ESCONDIDO, CA 92025

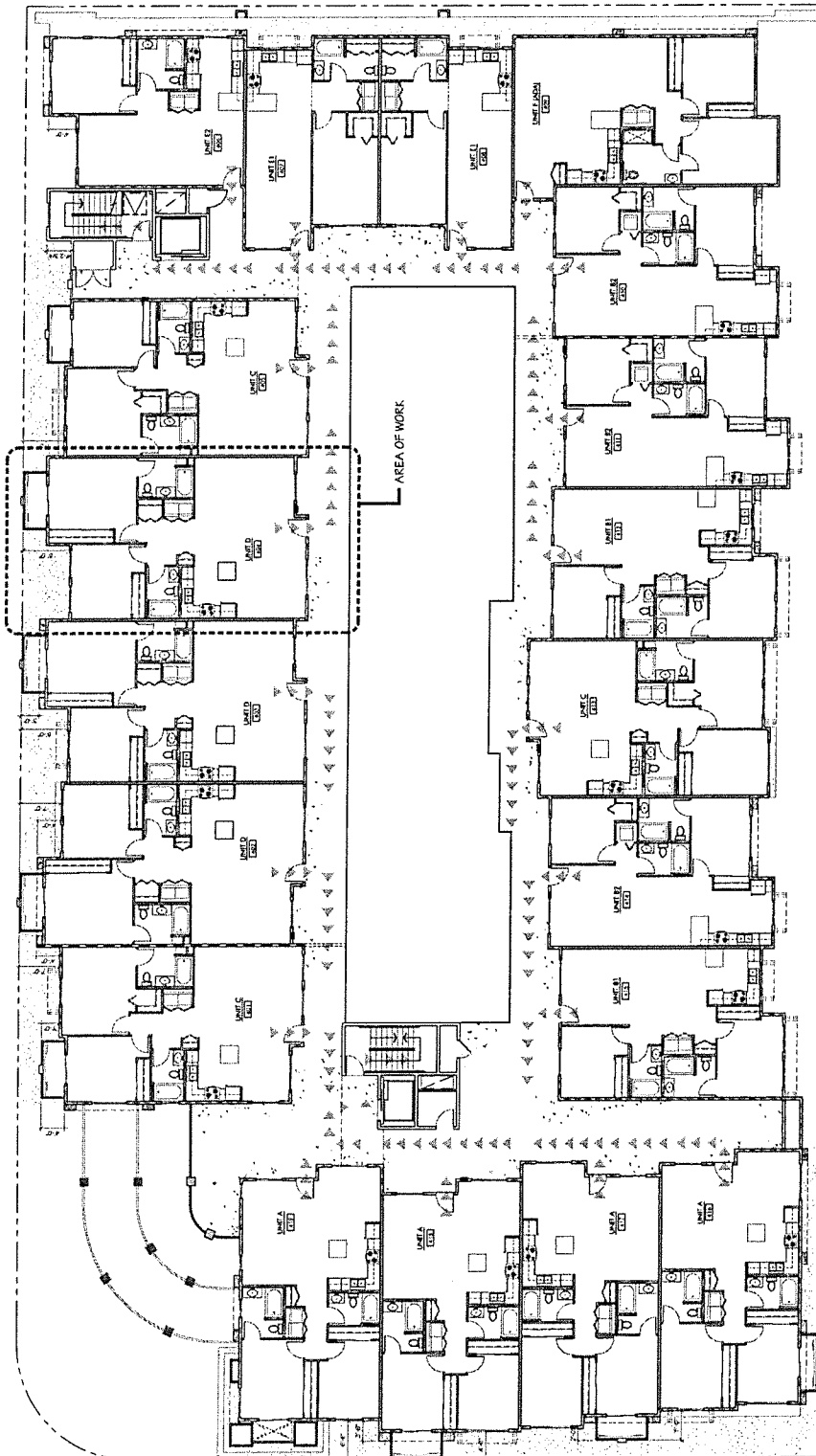
HB&A
 ARCHITECTS

10000 N. MISSION BLVD., SUITE 100
 DALLAS, TEXAS 75243
 TEL: 214.416.1000
 FAX: 214.416.1001
 WWW.HB&A.COM

DRAWING NO. **A2.3**
 PROJECT NO. **17-001**
 SHEET NO. **1** OF **1**



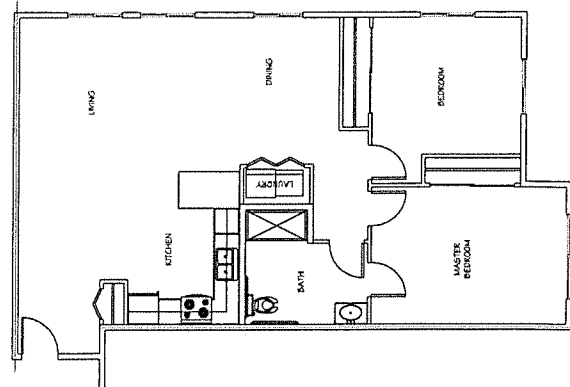
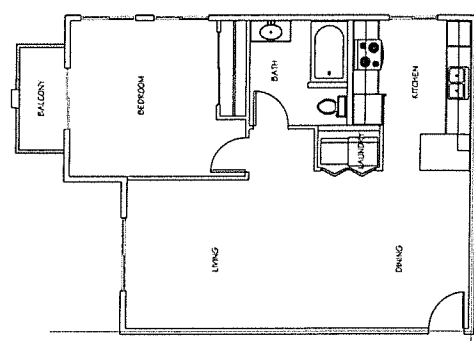
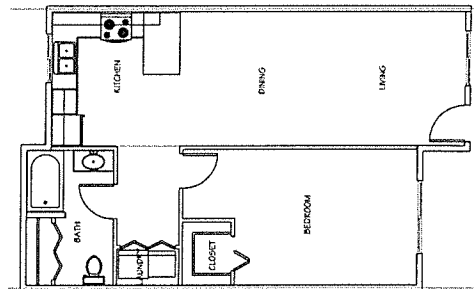
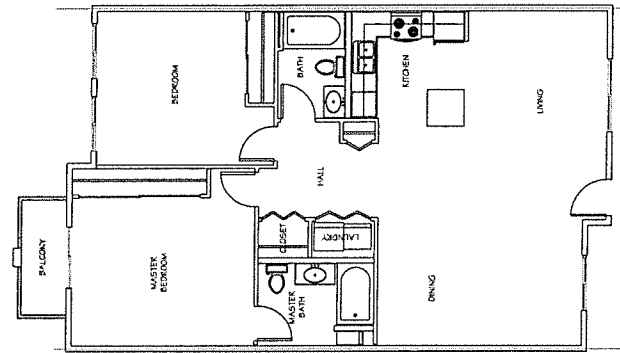
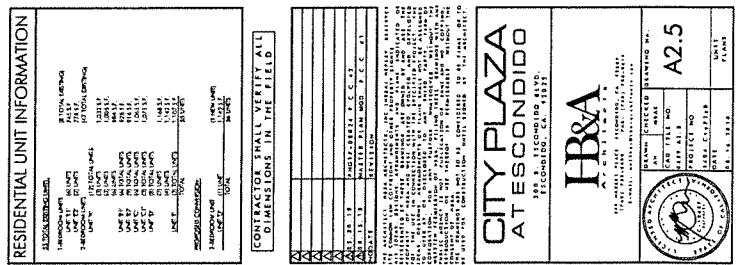
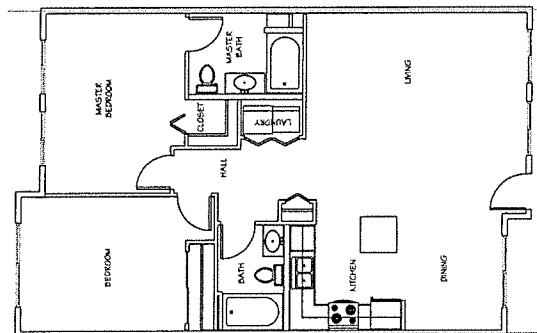
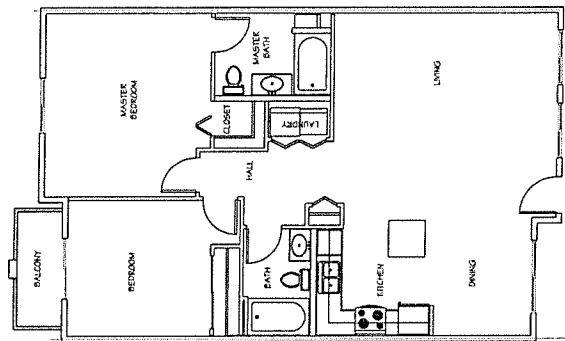
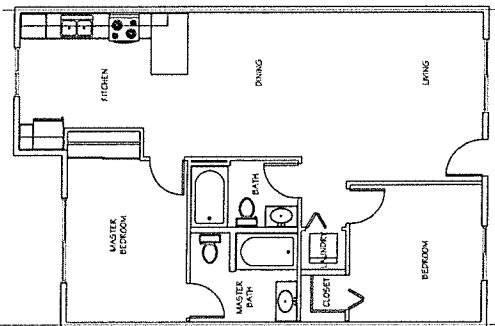
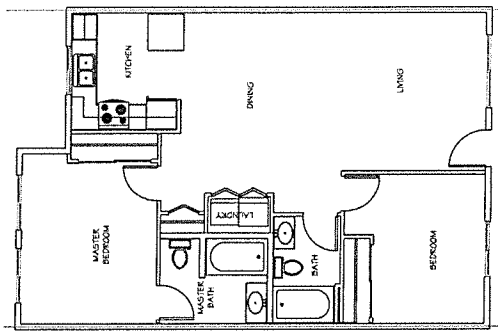
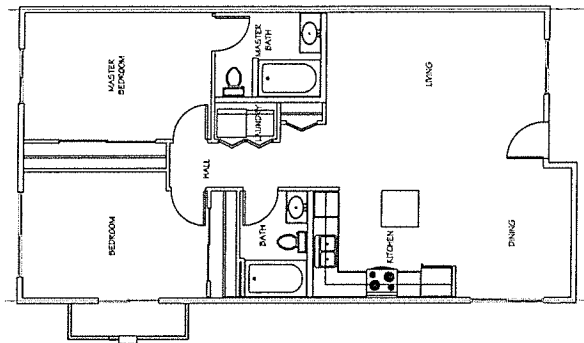
OVERALL 3RD LEVEL PLAN
 SCALE: 1/8" = 1'-0"

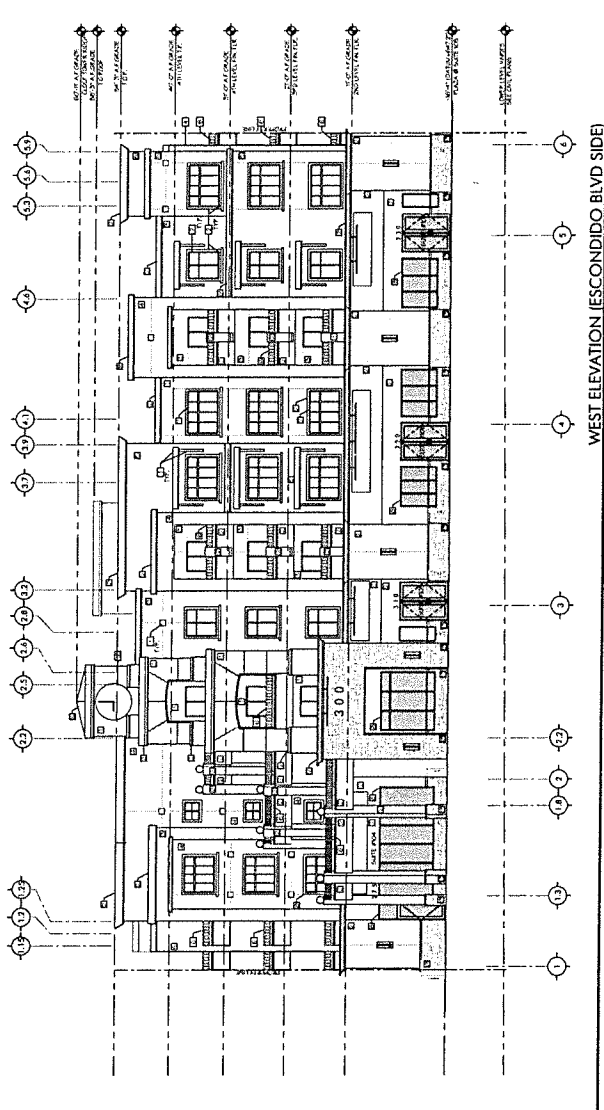
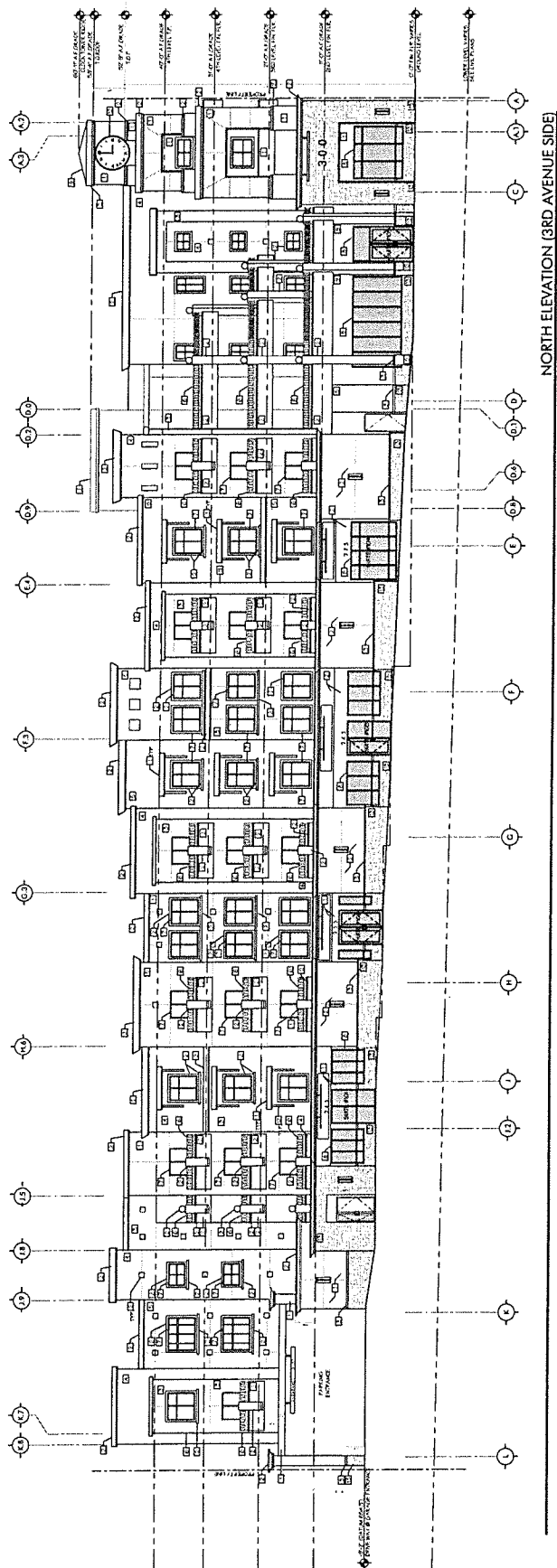


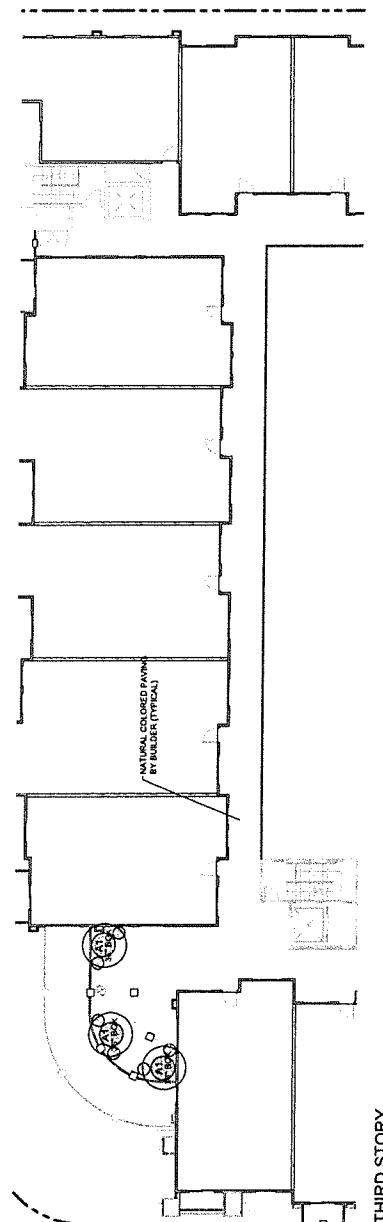
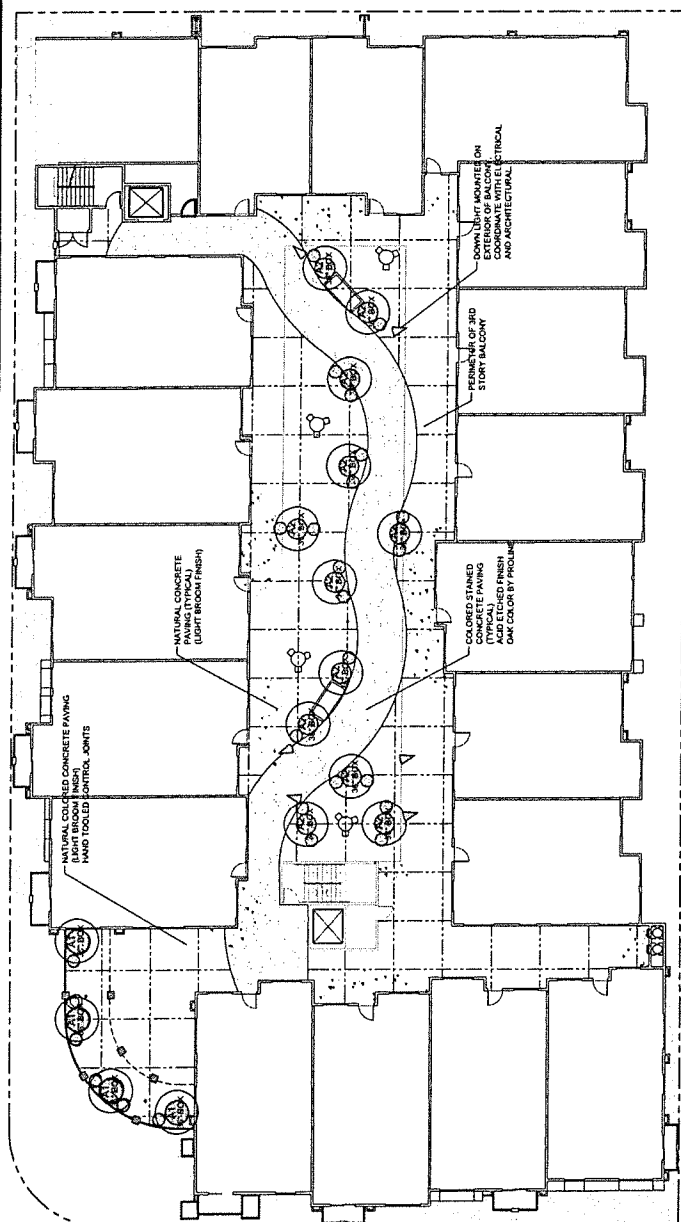
	12	12	12	12	CURRENT REVISIONS
	08	08	17		PLANNING CHANGES
	01	19	17		PARADEL DESIGN CHANGES
	01	01	16		BUILDING DEPARTMENT P.E.C.
	06	03	16		PLAN UPDATES
	02	19	16		FIRST DRAFT J.C.C. #2
	06	16	16		FIRST DRAFT COMMENTS

REVISION

OVERALL FOURTH LEVEL FLOOR PLAN







PLANT LEGEND

TREES		SHRUBS	
SYM	BOTANICAL NAME	SYM	BOTANICAL NAME
A1	Cordia alliodora Forest Peach	①	Agave attenuata
A2	Acer palmatum		Episkium hymale
B2	Rhus tinctoria		Sarcoc. Viti
○	Leguminosia indica		Carex umbellata
			Non Rubuscap the Com
			Trachospermum
			Jasminoides
			Gardenia
			Rosa maris O
			Protea lutea
			Mulch

Hardscape Features Such as:



PLANTING NOTES:

LANDSCAPE PLANTING PLAN

CITY PLAZA
AT ESCONDIDO



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EXHIBIT “D”
PHG 17-0026
CONDITIONS OF APPROVAL

All Conditions of Approval applied to the Planning Case No. 2007-11-PD/SP/DA shall remain in effect except as modified herein.

A. General

1. This project is recommended to the City Council for conditional approved as set forth on the application received by the City of Escondido, and as described in materials provided to the Planning Commission on September 10, 2019. The project includes 56 residential dwelling units and approximately 8,300 square feet of commercial space.
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.
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. 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.

7. 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.
8. 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 issuance of building permits for the project.
9. 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, unless a building permit is issued in order to carry out the improvements described in the Permit. Extensions of time may be requested in the same manner as would be permitted for a tentative map.
10. 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.
11. 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 may require submittal of a modification to the project plans and approval by the authorized agency.
12. 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 Determination for the project (environmental determination for the project). In order to file the Notice of Determination with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15075, the applicant shall 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 Determination 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 covered by a previously adopted Negative Declaration. Failure to submit the required fee within the specific time noted above will result in the Notice of Determination not being filed with the County Clerk, and a 180-day statute of limitations will apply.

13. The project shall participate in the Density Transfer Program as a “sending area,” as described in Exhibit “B” to City Council Resolution No. 2019-69.

B. Architecture and Design

1. No exterior changes to the site are approved as part of this Master and Precise Development Plan modification. 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.
2. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
3. The building, architecture, colors and materials, and landscaping shall be in substantial conformance with the Master and Precise Development Plan attached as Exhibit “C” to this Resolution and on-file with the Planning Division.

C. Parking and Access

1. A minimum of 122 parking spaces shall be provided onsite.
2. Subterranean parking spaces shall have controlled access and be reserved for residents and employees of the onsite commercial uses.
3. Ground-floor (grade-level) parking spaces shall be restricted to short-term parking (three-hour or less maximum duration) during daytime hours and are intended for use by customers of the businesses onsite.
4. Overnight parking in the ground-floor (grade-level) parking garage shall be by permit only.
5. All parking spaces shall be striped in conformance with Article 39 of the Escondido Zoning Code.
6. 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 operation, general maintenance, signage and striping, delivery and other short-term parking allowances/requirements, guest parking, utility access, and any other issues which affect the use and maintenance of the parking garage.