



City of Escondido Zoning Administrator

MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway
City Hall – Parkview Conference Room

August 1, 2019
3:00 p.m.

A. Call to Order:

Zoning Administrator:

Staff Present:

B. Agenda items:

- EXTENSION OF TIME FOR TENTATIVE PARCEL MAP – PHG 19-0033:** A request for a three-year Extension of Time for a previously approved four-lot Tentative Parcel Map (SUB08-0030), on a 14.37-acre parcel in the RE-20 zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 zone (Residential Estates, 80,000 SF minimum lot size). The resulting lot sizes would be approximately 25,264 SF (Parcel 1); 21,344 SF (Parcel 2); 31,759 SF (Parcel 3); and 541,015 SF (Parcel 4). The project also includes Grading Exemptions; the removal of 0.50-acres of Diegan Coastal Sage Scrub; the establishment of a Fuel Management Area, including off-site areas; and an on-site 20,000-gallon water tank for Parcel 4. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge. No changes to the project are proposed in conjunction with this extension; however, conditions of approval have been revised to reflect changes to storm water, drainage and landscaping requirements.

Location: Reed Road
Applicant: Johnathan Webster
Planner: Darren Parker

DECISION OF THE ZONING ADMINISTRATOR:

- _____ Approved, as set to form
- _____ Conditionally approved with the attached modifications
- _____ Denied
- _____ Continued to: ___ Date Certain (_____) ___ Date Unknown
- _____ Referred to Planning Commission

2. **MODIFICATION TO A PRECISE DEVELOPMENT PLAN – PHG 19-0024:** A Modification to a Precise Development Plan for the Toyota of Escondido car dealership to modify the architectural design of the existing truck center to accommodate a Hyundai of Escondido car dealership.

Location: 231 Lincoln Parkway (APN 229-130-75 through 79).
Applicant: Toyota of Escondido-Mr. Kevin Rimel
Planner: Darren Parker

DECISION OF THE ZONING ADMINISTRATOR:

- ____ Approved, as set to form
____ Conditionally approved with the attached modifications
____ Denied
____ Continued to: ____ Date Certain (_____) ____ Date Unknown
____ Referred to Planning Commission

C. Adjournment:

I certify that these actions were taken at the Zoning Administrator meeting on

Zoning Administrator

Witness

ZONING ADMINISTRATOR

CASE NUMBER: PHG 19-0033

APPLICANT: Johnathan Webster

PROJECT LOCATION: Located on the southern side of Reed Road, east of Citrus Avenue and east of Bear Valley Parkway, addressed as 3251 Reed Road (APN 240-190-65)

REQUEST: A request for a three-year Extension of Time for a previously approved four-lot Tentative Parcel Map (SUB08-0030), on a 14.37-acre parcel in the RE-20 zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 zone (Residential Estates, 80,000 SF minimum lot size). The resulting lot sizes would be approximately 25,264 SF (Parcel 1); 21,344 SF (Parcel 2); 31,759 SF (Parcel 3); and 541,015 SF (Parcel 4). The project also includes Grading Exemptions; the removal of 0.50-acres of Diegan Coastal Sage Scrub; the establishment of a Fuel Management Area, including off-site areas; and an on-site 20,000-gallon water tank for Parcel 4. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge. No changes to the project are proposed in conjunction with this extension, however conditions of approval have been revised to reflect changes to storm water, drainage and landscaping requirements.

STAFF RECOMMENDATION: Approval of extension for three (3) additional years.

GENERAL PLAN DESIGNATION: Estate II (E2) & Rural II (R2)

ZONING: RE-20 Zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 Zone (Residential Estates, 80,000 SF minimum lot size).

BACKGROUND/PROJECT DESCRIPTION: A Tentative Parcel Map (TPM) for a four-lot subdivision located at 3251 Reed Road was reviewed and approved by the Planning Commission on August 10, 2010. An approved TPM does not divide the property, rather it sets the conditions under which a division can occur. To actually divide the property an applicant must file and record a final parcel map. Except for special circumstances specified in the Government Code Section 66410 et. seq. (State Subdivision Map Act), a TPM expires three years after its original approval unless extensions are granted by State law or the local agency.

The TPM was due to expire on August 24, 2013. State legislative actions (AB 208, and AB 116) automatically extended the Tentative Map for four years until August 24, 2017. Under the terms of the City of Escondido Subdivision Ordinance, time extensions up to an additional five years may be granted. On June 15, 2017, the applicant filed a request for a two-year extension, which was approved by the Planning Commission extending the TPM until August 24, 2019. On June 26, 2019, the applicant filed a request for an additional three-year extension. Because the request was filed prior to the current expiration date, expiration of the map is suspended until a final decision is made regarding the extension request.

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

The applicant is requesting an extension per the Subdivision Map Act 66452.6 (e) and the City of Escondido Subdivision Ordinance (Chapter 32), which would extend SUB08-0030 an additional three-years to August 24, 2022. An extension of time is not automatic. The City has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years, and to revise the project conditions accordingly. The criteria for determining the appropriateness for granting an extension of time for a Tentative Subdivision Map is based on the map's compliance with the City's current General Plan, Zoning Ordinance, and the requirements of the California Environmental Quality Act (CEQA). The Zoning Administrator is the authorized decision-maker for reviewing and granting discretionary approvals related to extensions of time for maps and permits in accordance with Zoning Code Section 33-1319(7). This would be the last time extension permitted.

ENVIRONMENTAL REVIEW: A Final Initial Study/Mitigated Negative Declaration was issued and adopted for the project in conformance with the California Environmental Quality Act (CEQA). The findings of environmental review identified effects related to biological resources and adequate water pressure that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The project relies on previously adopted environmental determinations prepared for the project. The Final Mitigated Negative Declaration may be viewed at the following link:

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

REASON FOR STAFF RECOMMENDATION: Staff supports a three-year extension of time because the project is consistent with General Plan policies and density provisions which allows for the development of the four-lot tentative parcel map on the project site. The project density of 0.27 du/ac would be in conformance with the allowable density and permitted land uses within the Estate II and Rural II land-use designations. The project has been designed to conform with storm water requirements, and the project is consistent with the purpose, character, and established development standard and lots sizes of the underlying RE-20 and RE-80 zones. The project also has been designed to conformance with the General Plan Ridgeline/Hillside Policy 3.5 (page X-67) which regulates development on intermediate ridges, hilltops and hillsides to preserve the natural appearance and landform. The proposed grading exemptions would not result in any adverse visual impacts nor damage any hillside or ridgeline. All slopes would be landscaped in accordance with the City's Landscape Ordinance and approved Fire Protection Plan. The project also is in conformance with the California Environmental Quality Act (CEQA) as the project would not result in a significant impact to the environment through implementation of the adopted mitigation measures. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and conditions of approval. No changes to the project are proposed in conjunction with this extension, however conditions of approval have been revised to reflect changes to storm water, drainage and landscaping requirements. In addition to the conditions of approval recommended in this staff report, the project is still subject to the previous conditions of approval (SUB08-0030). The previous Planning Commission (dated August 10, 2010 & September 12, 2017) staff reports may be viewed at the following link.

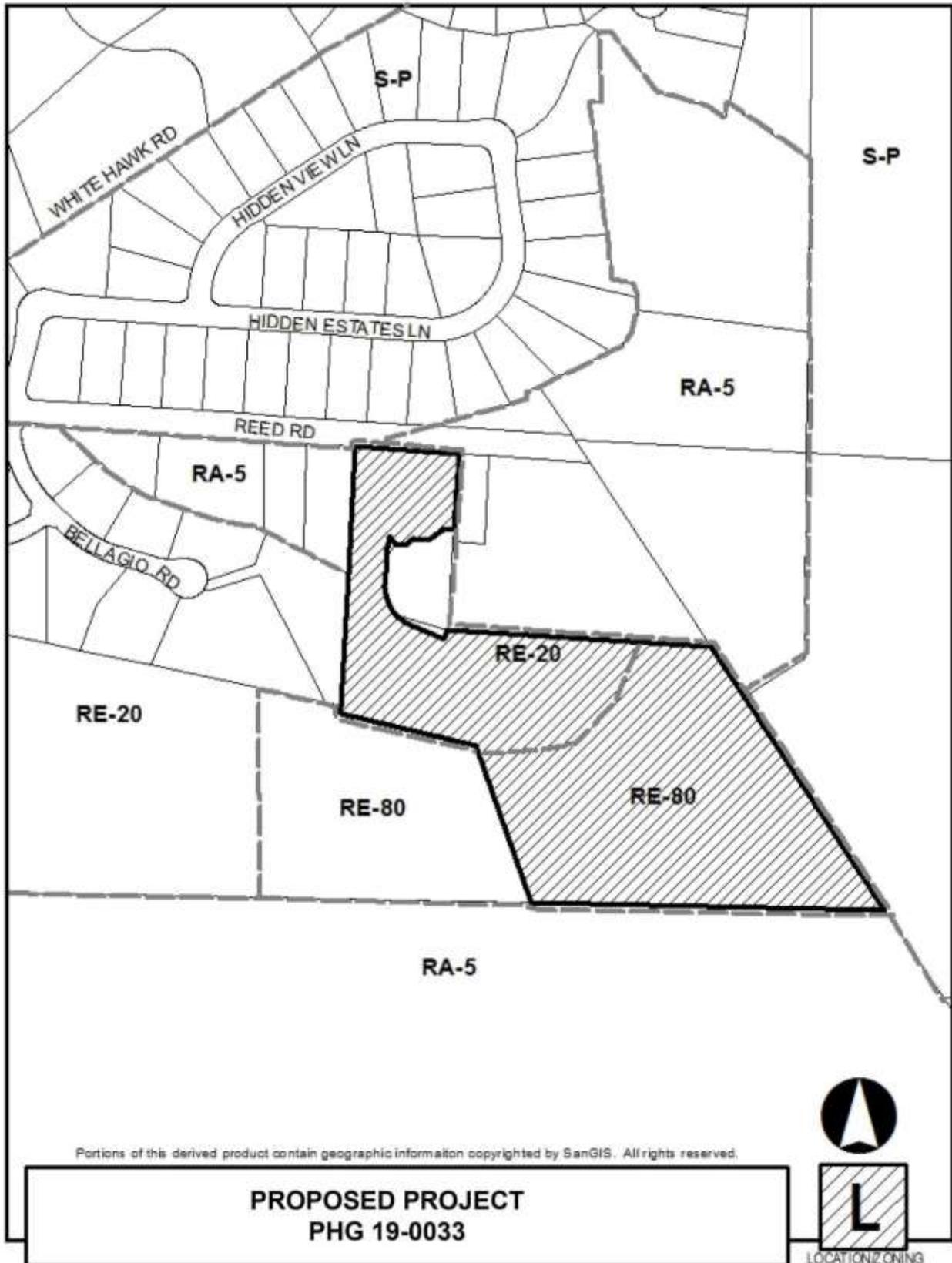
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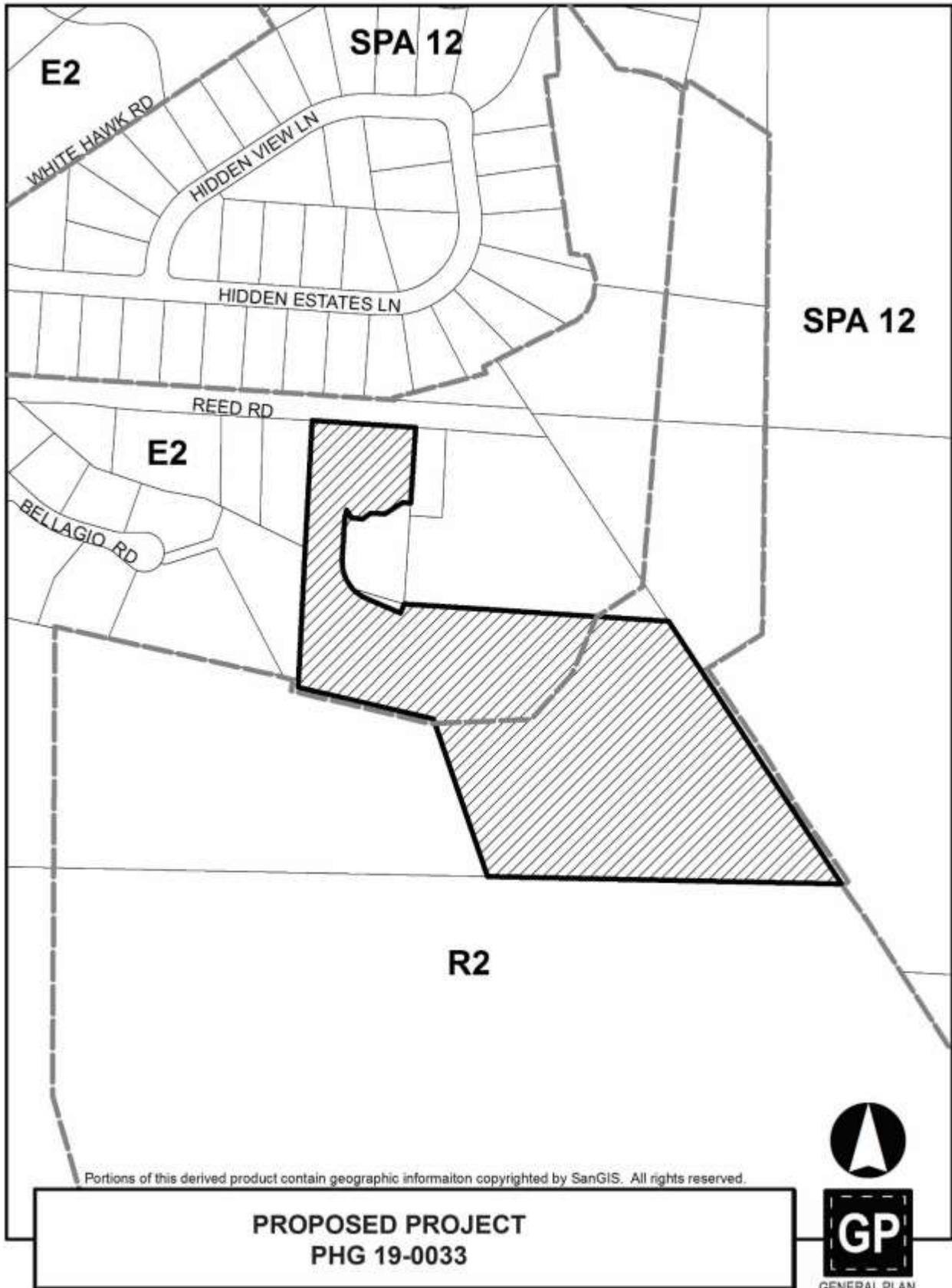
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Respectfully submitted,

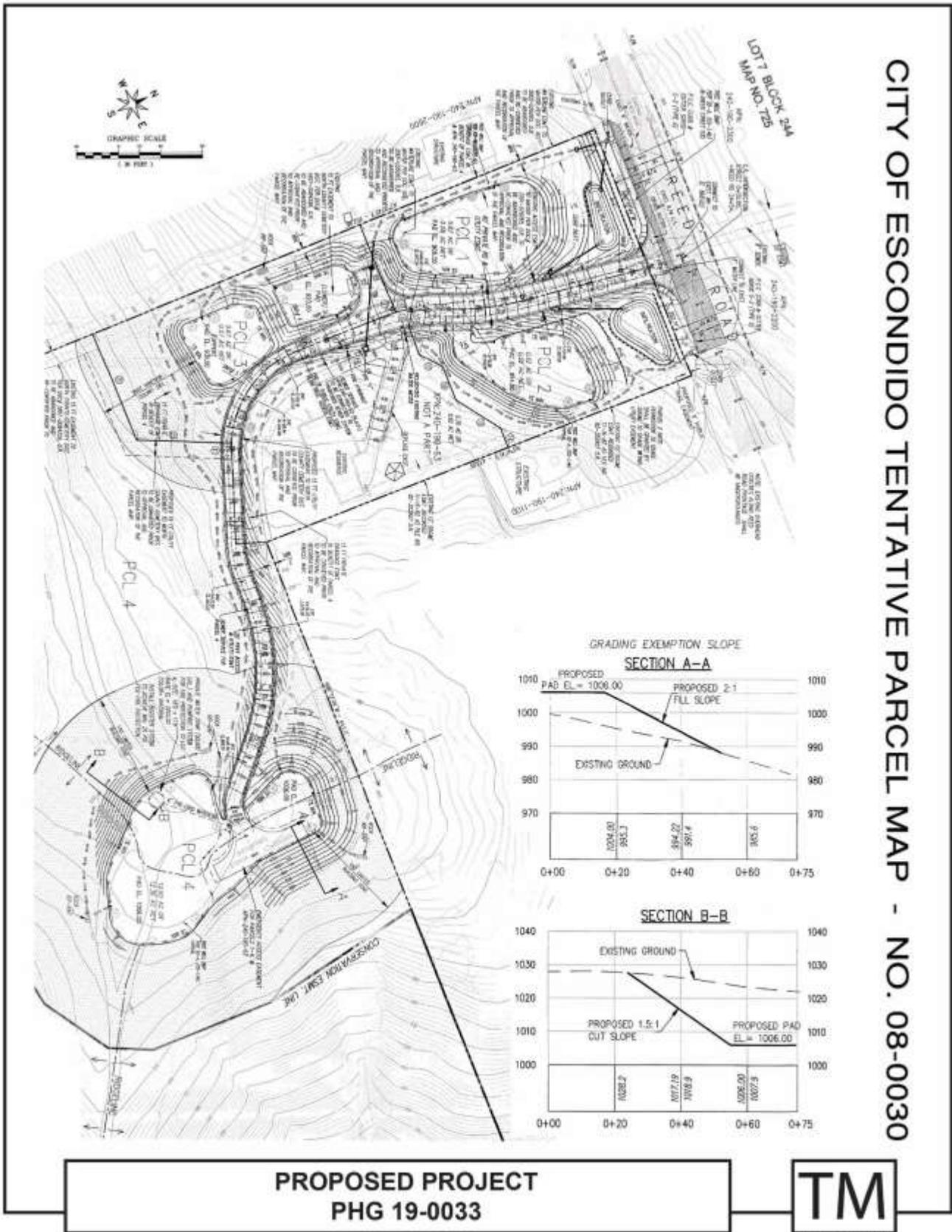
Darren Parker

Darren Parker
Associate Planner





CITY OF ESCONDIDO TENTATIVE PARCEL MAP - NO. 08-0030



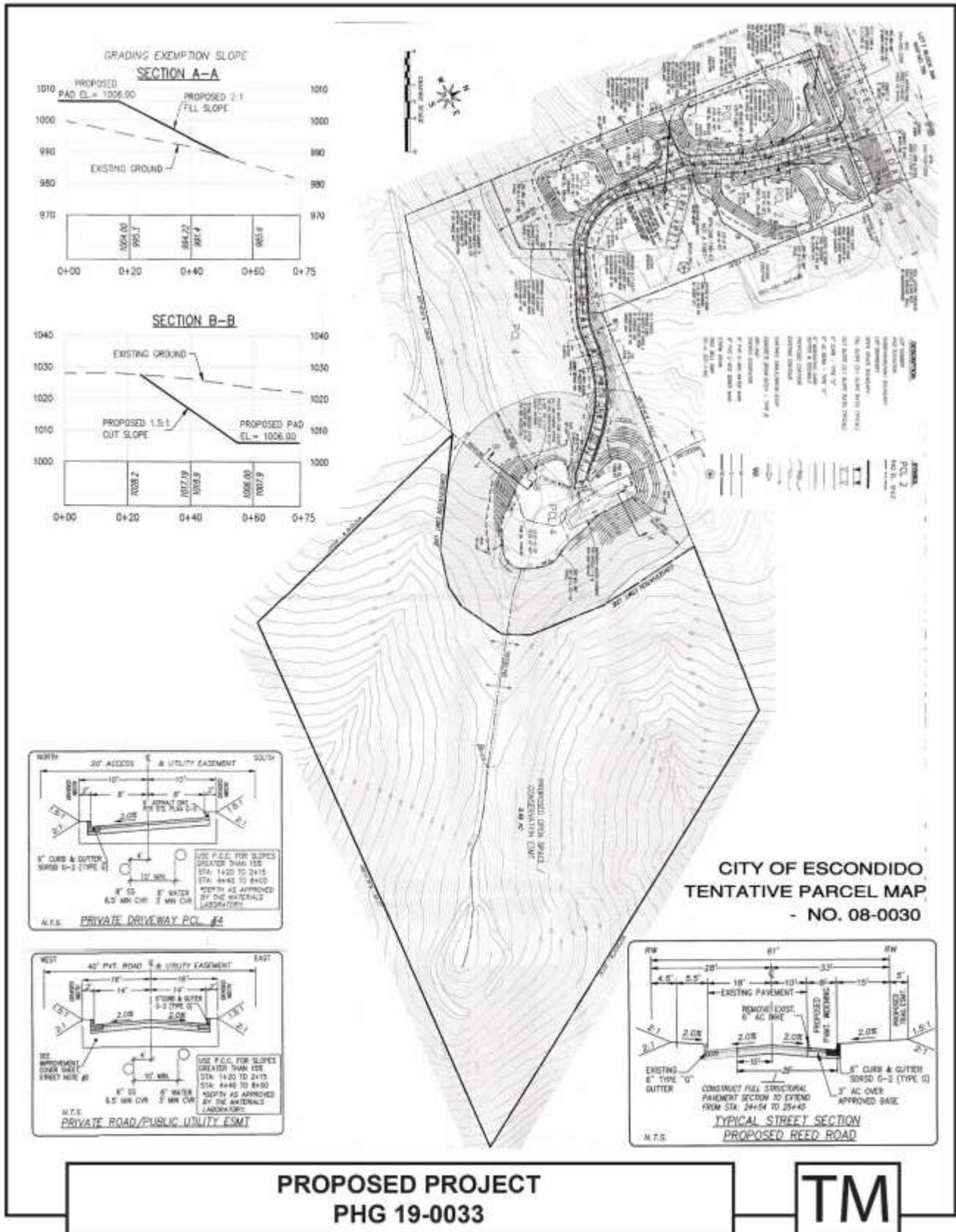


EXHIBIT “A”
FINDINGS OF FACT
Extension of Time,
PHG 19-0033/SUB 08-0030

Environmental Review Determination:

1. A Final Mitigated Negative Declaration (Final IS/MND) relative to the project has been prepared and adopted in conformance with the California Environmental Quality Act (CEQA). The findings of environmental review identified effects related to biological resources and adequate water pressure that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. A Notice of Determination was filed with the County Clerk on August 11, 2010.

The action before the Zoning Administrator is directly related to the project considered in the Final IS/MND. The overall setting for the project has not significantly changed since the adoption of the environmental documents. Surrounding properties have either remained undeveloped or have developed in accordance with the land use plan which was anticipated as part of the original project. The proposed extension of time for the subject Tentative Parcel Map do not involve any adverse physical changes in the environment and, hence, does not have the potential for causing a significant effect on the environment. Therefore, the previously-adopted environmental documents are sufficient and, pursuant to State CEQA Guidelines Section 15162 which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

Tentative Parcel Map Extension of Time PHG19-0033/SUB08-0030

1. The City’s Subdivision Ordinance (Chapter 32) and Government Code Section 66452,6(e) allows for discretionary extensions of a Tentative Map totaling up to five years. The applicant’s request to further extend the life of the previously-approved Tentative Parcel Map (SUB08-0030) upon filing a timely application for an extension of time, the tentative parcel map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.
2. The Zoning Administrator finds that the three-year discretionary extension request, to August 24, 2022, is reasonable, was filed within the time periods specified, and meets all requisite findings for an extension of time on the Tentative Parcel Map as the project is in conformance with the General Plan, Zoning Code, and Specific Plans and California Environmental Quality Act (CEQA).

3. The proposed map with a density of 0.27 du/acre (4 lots on 14.37 acres) is consistent with the General Plan designations of Estate II (E2), which permits a maximum of 2 du/acre, dependent on slope and the Rural II (R2) which permits up to 1 du/2acres, dependent on slope. In addition, the proposed lot sizes of 25,264 SF, 21,344 SF, 31,759 and 541,041 SF meets the Estate II minimum of 20,000 SF and the Rural II minimum lot sizes of two-acres. The design and improvements of the proposed subdivision are consistent with all requirements of the General Plan and the Zoning Code, because the proposed lot sizes and configuration are consistent with the Estate II and Rural II designations and the RE-20 and RE-80 zone requirements. No changes in City policy have occurred that would conflict with the project. This approval will extend the Tentative Parcel Map to August 24, 2022.

4. That all previous Findings of Fact and Factors adopted by Planning Commission Resolution No. 5903, which approved Case No. SUB 08-0030, remain relevant are incorporated herein as though fully set forth. All of the findings for approval of projects in the Hillside and Ridgeline Overlay District have been made and the proposed project will comply with all the applicable regulations, conditions, and polices imposed by the Escondido Municipal and Zoning Codes.

EXHIBIT “B”
CONDITIONS OF APPROVAL
Extension of Time
PHG 19-0033/SUB 08-0030

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Department, and Fire Department.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal descriptions.
3. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. Access for use of heavy firefighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
5. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. All exterior lighting shall conform to the requirements of Escondido Zoning Code Article 35, Outdoor Lighting.
8. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Community Development Director.

9. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
10. Prior to Parcel Map approval, a note shall be included on the Final Parcel Map, or other documents provided, stating that grading shall be in conformance to the submitted conceptual design.
11. Any parcels not associated with the Tentative Parcel Map shall be labeled "Not a Part."
12. No street names are part of this approval. A separate request shall be submitted prior to Parcel Map recordation.
13. Prior to the issuance of grading permits and/or building plans, the applicant shall submit a final Fire Management Plan to Fire Department for review and approval. Any necessary measures/requirements of the plan shall be incorporated into the grading, landscape and building plans for the project.
14. The City's Master Plan for Parks, Trails and Open Space requires that a 10' wide Spur trail be provided along the frontage of the property adjacent to Reed Road and shown on the revised Tentative Parcel Map.
15. The grading plans shall contain appropriate measures/instructions to protect the existing Diegan Coastal Sage Scrub vegetation (located on to the east of parcel 4) during grading and construction. Appropriate fencing and signage shall be provided around the native vegetation prior to grading or construction, and must be maintained in good order during all phases of construction. The Declaration of Restrictions shall contain appropriate language indicating the native vegetation within the designated conservation area is not to be removed; development and any access restrictions into the conservation area, and maintenance requirements/restrictions, as may be required/restricted by the Wildlife agencies.
16. All new utilities shall be underground.
17. The proposed "Water Storage Tank" shall be clearly labeled as "private" on all plans submitted for this project.
18. Grading exempted slopes shall not exceed the height approved by the Planning Commission and indicated in the Details of Request of the staff report, and on the Certified Tentative Parcel Map.
19. Lots in proximity to the intermediate ridgeline are subject to the provisions of the Zoning Code Section 33-1067.F (d) "Intermediate Ridges" regarding the height and development of structures, as determined by, and to the satisfaction of, the Director of Community Development.

20. Development of Parcel 4 shall be restricted to only single-story structures, which shall be noted on the Parcel Map and in the deed restriction.
21. The height of the single-story residence on Parcel 4 (measured from the approved pad elevation to the ridgeline of the structure) shall not exceed 20 feet in height (excluding chimneys and other similar type of structures) in accordance with Escondido Zoning Code, Article Section 33-1067. Ancillary architectural features (such as turrets or vaulted entry features) may exceed the 20 feet in height provided they are in scale with the main building and not excessively tall or create adverse visual impacts to adjacent homes.
22. Building pads with steep or long driveways shall incorporate an appropriate on site turn around area to eliminate vehicles backing up or down long or steep driveways, to the satisfaction of the Engineering Division. Provisions for the turnaround area shall be demonstrated on the precise grading plans. For turnaround areas, a minimum 24-foot back up area shall be provided for vehicles to exit the lot in a forward manner.
23. Each lot shall be required to provide covered parking for two cars to the satisfaction of the Planning Division. Since no on-street guest parking would be provided for Parcel 4, sufficient on-site parking shall be provided to accommodate six vehicles. In order to accommodate on-site parking requirements, one of the following shall be provided:
 - a. A front yard setback of 40 feet shall be provided between the garage and the edge of the easement to provide for a driveway of sufficient length that can accommodate four cars in addition to a two-car garage, or
 - b. A three-car garage shall be provided in addition to a driveway of sufficient width and length to accommodate additional three cars outside of the easement, or
 - c. A circular driveway shall be provided of sufficient width and length to accommodate three or four cars depending on whether a two-or three-car garage is provided with the home.

The grading plan shall be designed with sufficient pad area to accommodate the required off-street parking. Conformance with this condition shall be demonstrated on the grading plan and plotting of the homes in conjunction with the submittal of building permits, to the satisfaction of the Planning Division and Engineering Division.

24. The 20,000-gallon water tank that is required for Parcel 4 shall be painted a natural color and details of the tank and color shall be provided on the final grading, building and landscape plans, to the satisfaction of the Planning Division.
25. The Tentative Parcel Map shall expire after twenty-four (24) months if a Parcel Map is not recorded or an additional extension of time is not granted.

26. A copy of the conservation easement language shall be provided for the City to review and approve prior to issuance of grading and/or building permit. The proposed conservation easement shall be provided over the remaining 8.478-acres of unoccupied Diegan Coastal Sage Scrub on Parcel 4. The conservation easement shall be recorded prior to building occupancy.
27. Prior to the removal of any Coastal Sage Scrub (CSS) habitat, the applicant shall submit an erosion control plan to the satisfaction of the Engineering Department. Erosion control, including riprap, interim slope plantings, 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 development of the project.
28. The grading and final landscape plans shall clearly indicate the acreage and location of all Coastal Sage Scrub (CSS) Habitat to be removed and to remain on site.
29. The final grading plan shall depict the required 100-foot fuel modification zone. Should the fuel modification zone be reduced to less than 100 feet, the project shall incorporate appropriate construction measures including but not limited to, protected eaves, limited openings, sprinklers, landscaping, and any other measures as determined to be appropriate by the Fire Department.
30. The following exemptions from the City of Escondido Grading Ordinance are permitted in conjunction with the development of the project:

Slope #A (Parcel 4, facing south) 2:1 fill slope up to 30-feet in height.
Slope #B (Parcel 4, facing north) 2:1 cut slope up to 30-feet in height

All other slopes within the proposed development shall be consistent with the Grading Ordinance standards and Landscape Ordinance.

Mitigation Measures-Conditions of Approval

31. To compensate for the loss of 0.50-acres of unoccupied Diegan Coastal Sage Scrub, the owner shall establish an open space conservation easement on site (Parcel 4) over the remaining 8.478-acres of Diegan Coastal Sage Scrub, as shown on the graph (figure 2) in the biological report prepared by Vincent N. Scheidt, Biological Consultant, dated July 16, 2009. The easement shall be shown and established on the final Parcel Map to the satisfaction of the Planning and Engineering Divisions prior to issuance of grading permits (Mitigation Measure).
32. Prior to issuance of grading permits, temporary protective fencing shall be installed around the conservation easement to prevent human and pet entrance, to the satisfaction of the Planning Division. The location and detail of the fence shall be shown on the final grading and landscaping plans to the satisfaction of the Planning Division (Mitigation Measure).

33. The clearing and grubbing of, and construction adjacent to, sensitive habitat shall occur outside of the gnatcatcher breeding season (February 15 to August 31). If the project construction, including clearing and grubbing of sensitive habitats is necessary on the project site or adjacent to sensitive habitat during the gnatcatcher breeding season, a qualified biologist shall demonstrate to the satisfaction of the Wildlife Agencies that all nesting is complete. The pre-construction survey shall begin not more than three (3) days prior to the beginning of construction activities (Mitigation Measure).
34. Protective barriers or fencing (temporary) shall be placed around the drip-line of any and all mature/protected trees that are designated to remain. The barricades or fencing are to remain in place until completion of all grading and construction and shall be shown on the final grading and landscape plans to the satisfaction of the Planning Division (Mitigation Measure).
35. Prior to issuance of grading permits, the location and details of permanent identification markers along the boundary of the conservation easement shall be shown on the final grading and landscape plans to the satisfaction of the Planning Division (Mitigation Measure).
36. Prior to final approval of the grading and removal of the temporary fencing, permanent identification markers shall be installed along the boundary between the development area and/or fuel management zones on Parcel 4 and the conservation area to delineate the edge of the conservation easement (Mitigation Measure).
37. To compensate for the loss of adequate water pressure to serve parcel 4, the owner shall construct a 20,000-gallon water tank (minimum 10,000 gal Fire suppression/10,000 gal irrigation) as shown on the fire exhibit map in the fire protection plan prepared by Mr. David C. Bacon, dated May 5, 2009. The proposed water tank shall be reviewed and approved by the City prior to issuance of grading permits (Mitigation Measure)

Landscaping:

1. Prior to occupancy of future units, all perimeter, slope and street landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
2. A Landscape Documentation Package shall be prepared for the project by, or under the supervision of, a licensed design professional and shall conform to Article 62 of the Escondido Zoning Code, and to the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELo). The plans shall indicate any existing trees or landscaping that is to remain as well as new landscape areas

3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building Permits, and shall be equivalent to, or superior to, the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee will be collected at the time of the submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
5. The installation of the landscaping and irrigation shall be inspected by the project landscape architect/design professional 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 Department and request final inspection.
6. Prior to recordation of the Parcel Map, a tree survey shall be submitted to the Planning Division, to determine the location of all mature trees (except agricultural trees) on the property and determine how many mature trees would be removed as a result of the proposed development. The landscape design shall include 24"-box size trees on a 1:1 ratio to mitigate the removal of each existing mature tree on the site as required by the Tree Preservation Ordinance (Ord. 93-11) to the satisfaction of the Planning Division. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain".
7. A minimum of eight (8) street trees shall be required along Reed road; eight (8) street trees are required along the frontage of parcel 1; six (6) trees are required along the frontage of parcel 2; and nine (9) trees are required along the frontage of Parcel 3. The minimum tree size shall be 15-gallon in size; six-feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements and they are identified on the landscape plan.
8. The retaining walls on Parcel 3 and along the driveway shall be constructed with a decorative block material, such as slump block or split-face block in a beige or tan color, or may be plantable and detailed on the final grading and landscape plans to the satisfaction of the Planning and Engineering Divisions.
9. Details of the project's fencing including materials and colors shall be provided on the final landscape plans to the satisfaction of the Planning and Engineering Division.

10. Additional landscaping shall be provided in front of the water tank (facing north) to soften the appearance and shall be shown on the final landscape plans to the satisfaction of the Planning Division.
11. Any proposed walls, fire mitigation walls, and retaining walls shall be constructed out of decorative material to the satisfaction of the Planning Division. The materials and location of the wall(s) shall be identified on the grading plans, building plans and the final landscape plans to the satisfaction of the Planning Division.
12. Appropriate plant materials shall be incorporated into the final landscape design in order not to adversely affect existing views, but to provide privacy where required, to the satisfaction of the Planning Division.
13. Any existing trees to remain on site and any trees to be removed shall be identified on the final landscape and grading plans and to the satisfaction of the Planning Division.
14. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.

FIRE CONDITIONS:

1. All structures constructed on this project will be located per approved "Fire Protection Plan" and to the satisfaction of the Fire Marshall.

**ENGINEERING CONDITIONS OF APPROVAL for
Extension of Time, PHG 19-0033/SUB 08-0030
3251 Reed Road**

GENERAL

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

STREET IMPROVEMENTS AND TRAFFIC

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

STREET

CLASSIFICATION

Reed Road

Residential Street

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

3. The project entrances shall be designed as a street intersection with curb returns, cross gutter and spandrel, sidewalk ramps or as an alley-type driveway apron per Escondido Standard Drawing E-5-E, with a minimum throat width of 28 feet.
4. The address of each lot/dwelling unit shall either be painted on the curb or posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.
5. All on-site roads, driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Fire Marshal.
6. The private access road shall be improved to a minimum width of 28 feet (Reed Road to Parcel 3 turn around) with proper transition to a 16-foot wide driveway to serve parcel 4. The private access road shall be in conformance with the Design Standards. Plans for this private access road shall be submitted to and approved by the City Engineer prior to recordation of the Final Parcel Map.
7. Sidewalk along Reed Road shall be contiguous to the curb in accordance with current Escondido Design Standards.
8. A turnaround conforming to current Escondido Design Standards shall be constructed at the southerly end of parcel 3.
9. The developer will be required to provide a detailed detour and traffic control plan, for all construction within the public right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to issuance of an Encroachment Permit for work in the public right-of-way
10. The developers engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signage and striping shall be done by a private contractor
11. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkways widths, open space easements and restrictions on landscaping may be required at the discretion of the City Engineer.
12. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
13. The developer shall be required to install a LED street light in accordance with Escondido Standard Drawing E-1-E at the project entrance on Reed Rd.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to prevent sediment and silt from leaving the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. Any proposed retaining 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 retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
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 General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of 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 Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks shall be pumped and backfilled, per the San Diego County Health Department Requirements. These well and septic tank abandonments shall be completed prior to Parcel Map recordation.
9. The developer will be required to obtain written permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
10. The private access road and all private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.

11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
12. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

DRAINAGE

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

WATER SUPPLY

1. Water supply for the project shall include construction of an 8-inch public water line in the private access drive to the extent approved by the Utilities Director. A fire hydrant shall be installed at the end of the public water line to the satisfaction of the Utilities Director.
2. A private 20,000-gallon water tank, pumping system, and private water service line sized to provide adequate flows in accordance with City Standards and applicable Fire and Plumbing Codes to the satisfaction of the Fire Marshal, Utilities Director, and Building Official shall be designed and constructed to provide water service for both domestic use and fire protection to Parcel 4 and shall be a condition of any Building Permit to build on Parcel 4.
3. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

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

SEWER

1. Required sewer main improvements for the project include construction of an 8-inch public sewer main in the private access drive to the satisfaction of the Utilities Director. The sewer main location in the private access road shall be to the satisfaction of the City Engineer and Utilities Director.
2. Public sewer shall be extended to the project's easterly boundary at such locations as required by the Utilities Director.
3. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement shall be constructed for each Parcel and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The sewer lateral for Parcel 4 shall be constructed up to the house pad area. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
4. The existing house on the adjacent property (APN 240-190-63) shall be verified to be connected to City Sewer prior to Parcel Map recordation.
5. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.
6. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main in the private access road.

FINAL PARCEL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be clearly delineated and noted on the Final Parcel Map.
2. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the Final Parcel Map.

3. The developer is required to complete the exchange of private access and utility easements with the adjacent property (APN 240-190-63) labeled as "Not a Part" on the TPM prior to approval of the Final Parcel Map. This requirement shall include the acquisition of a 10' min. wide private access easement across this adjacent property (APN 240-190-63) to complete the private access easement serving Parcel 4.
4. The developer is required to delineate both private access and utility easements as well as private drainage easements on the Final Parcel Map as needed to provide these rights between all 4 parcels and shall label them as "proposed private _____ easement to be granted upon subsequent transfer of title".
5. The developer is required to obtain offsite private drainage easements as necessary to complete the private drainage facilities as approved by the City Engineer prior to approval of the Final Parcel Map.
6. A public utility easement shall be granted to the City on the Final Parcel Map over the private access road. The public utility easement shall extend a minimum of five (5) feet beyond the improved, curb-to-curb private roadway width and shown on the improvement and grading plans.
7. A 5' wide public trail easement shall be granted to the City on the Final Parcel Map across the project's full Reed Road frontage and shall be contiguous to the existing Reed Road right-of-way and shown on the improvement and grading plans.
8. Public Emergency Access Easements as required by the Fire Marshal shall be granted to the City on the Final Parcel Map and shown on the improvement and grading plans.

CASH SECURITY AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$60,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer will be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

DECLARATION of RESTRICTIONS

1. Copies of the Declaration of Restrictions shall be submitted to the Engineering and Planning Departments for their review and approval. The approved Declaration of Restrictions shall be filed with the County Recorder prior to recordation of the Final Parcel Map. A note to this effect

along with the recording information of the Declaration of Restrictions shall be included on the Final Parcel Map title sheet.

2. The Declaration of Restrictions shall include clear provisions for the maintenance of the private access road, parking areas, drainage facilities, and storm water treatment facilities, landscaping along Reed Rd, fencing, private utilities, and fire lane signage by owners of appurtenant parcels.
3. The Declaration of Restrictions must state that the property owners assume liability for damage and repair to City utilities in the event that damage is caused by the property owners or their contractors when repair or replacement of private utilities or other improvements is done.
4. The Declaration of Restrictions must state that (if stamped concrete or pavers are used in the private access road) the property owners are responsible for replacing the pavers and/or 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 City's Overhead Utility Undergrounding Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as currently adopted by City Council.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

ZONING ADMINISTRATOR

CASE NUMBER: PHG 19-0024

APPLICANT: Toyota of Escondido-Mr. Kevin Rimel

PROJECT LOCATION: Toyota of Escondido is located on the southwestern corner of Lincoln Parkway and North Broadway, addressed as 231 Lincoln Parkway (APN 229-130-75 through 79).

REQUEST: A Modification to a Precise Development Plan for the Toyota of Escondido car dealership to modify the architectural design of the existing truck center to accommodate a Hyundai of Escondido car dealership.

STAFF RECOMMENDATION: Approve, subject to conditions

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: PD-C (Planned Development- Commercial)

BACKGROUND/PROJECT DESCRIPTION: The City Council originally approved a Master and Precise Development Plan (2001-50-PD) for the Toyota of Escondido auto dealership facility in 2002. Several modifications to the plan have subsequently been approved to add a multi-story parking structure in 2002 and a separate truck center in 2005. Hyundai of Escondido is proposing to occupy the approximately 24,241 SF building currently used as the Toyota Truck Center and update the façade of the building to incorporate current Hyundai corporate branding elements. The Truck Center would be relocated to the other existing Toyota dealership building.

The proposed modifications to the existing Toyota Truck dealership building to accommodate Hyundai of Escondido include the installation of a new free-standing entry element sign at the main entry of the truck dealership building; a new architectural fascia element attached to the lower parapet element of the main building to include aluminum composite material bronze panels over the existing fascia; and a new grey color will be applied to the body of the building. The existing "Toyota" logo and channel letter signs along the north elevation would be removed and replaced with new "Hyundai" signage on the entry portal and the lower front building parapet. The existing free-standing Toyota Truck Center sign will be removed and replaced with a new approximately thirty (30) foot high, 32 SF free-standing sign that would be in conformance with the city's Sign Ordinance. There are sufficient parking spaces on site to accommodate the

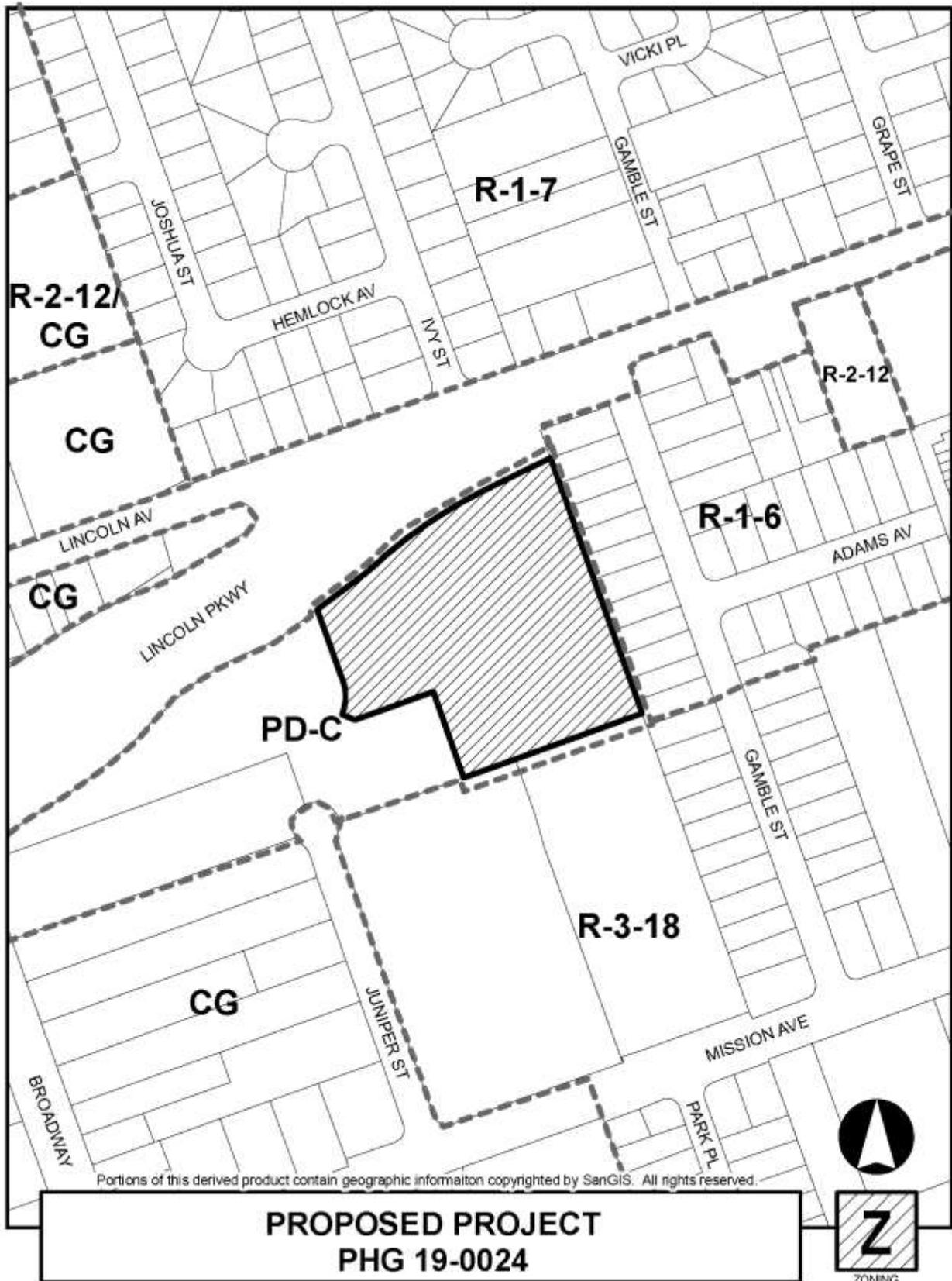
proposed facility and building modifications because the existing three-story parking garage provides an excess of available spaces.

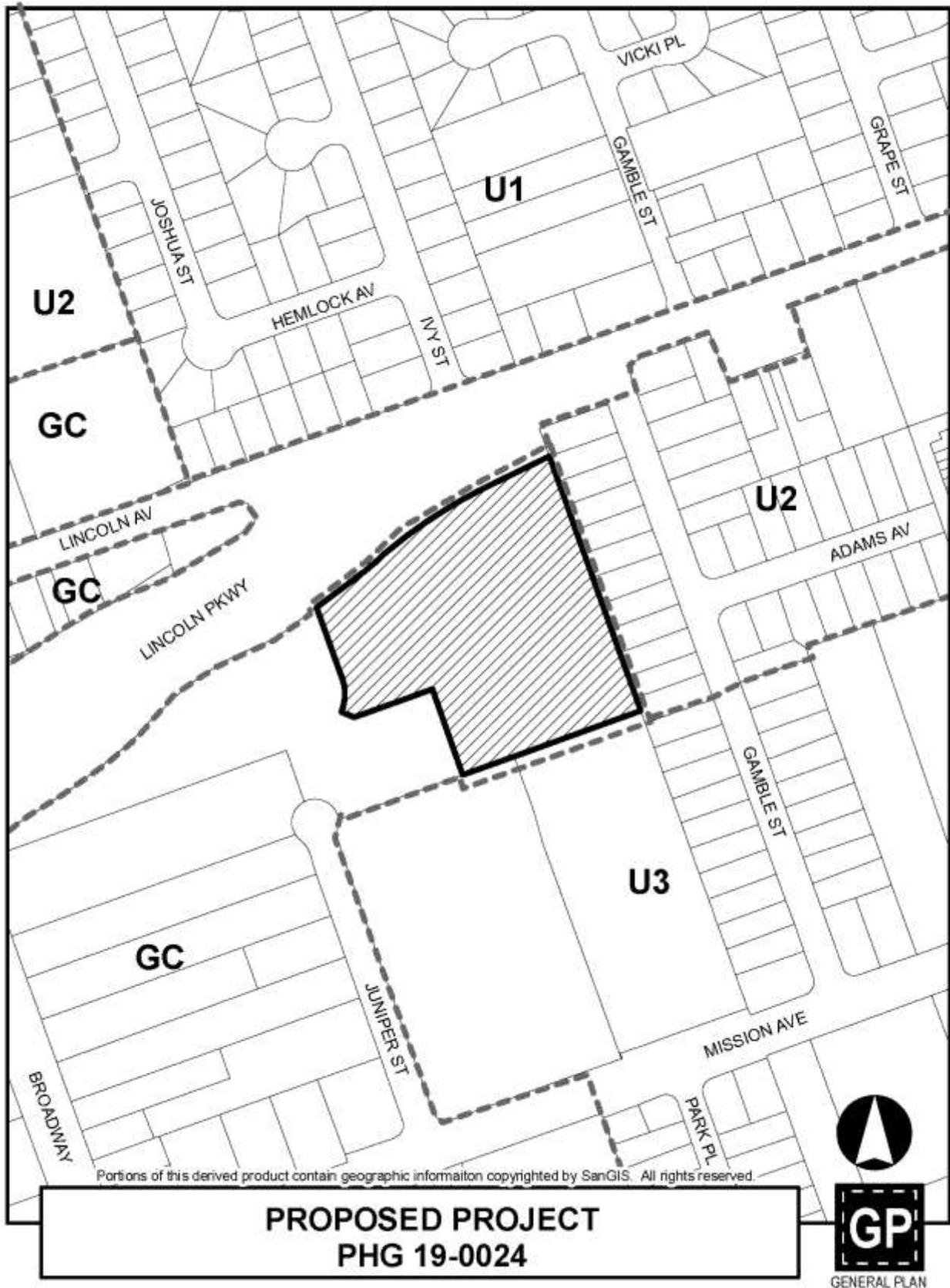
REASON FOR STAFF RECOMMENDATION: Staff believes the proposed new portal addition, façade modifications and signage are appropriate because they would complement the contemporary design of the existing buildings on the site and would be compatible with the surrounding commercial development. The proposed improvements would not create any potential adverse impacts on the surrounding properties. In addition to the conditions of approval recommended in this staff report, the project is still subject to the previous Master and Precise Plan conditions of approval (2001-50-PD, 2002-43-PD, 2005-51-PD and PHG 13-0008).

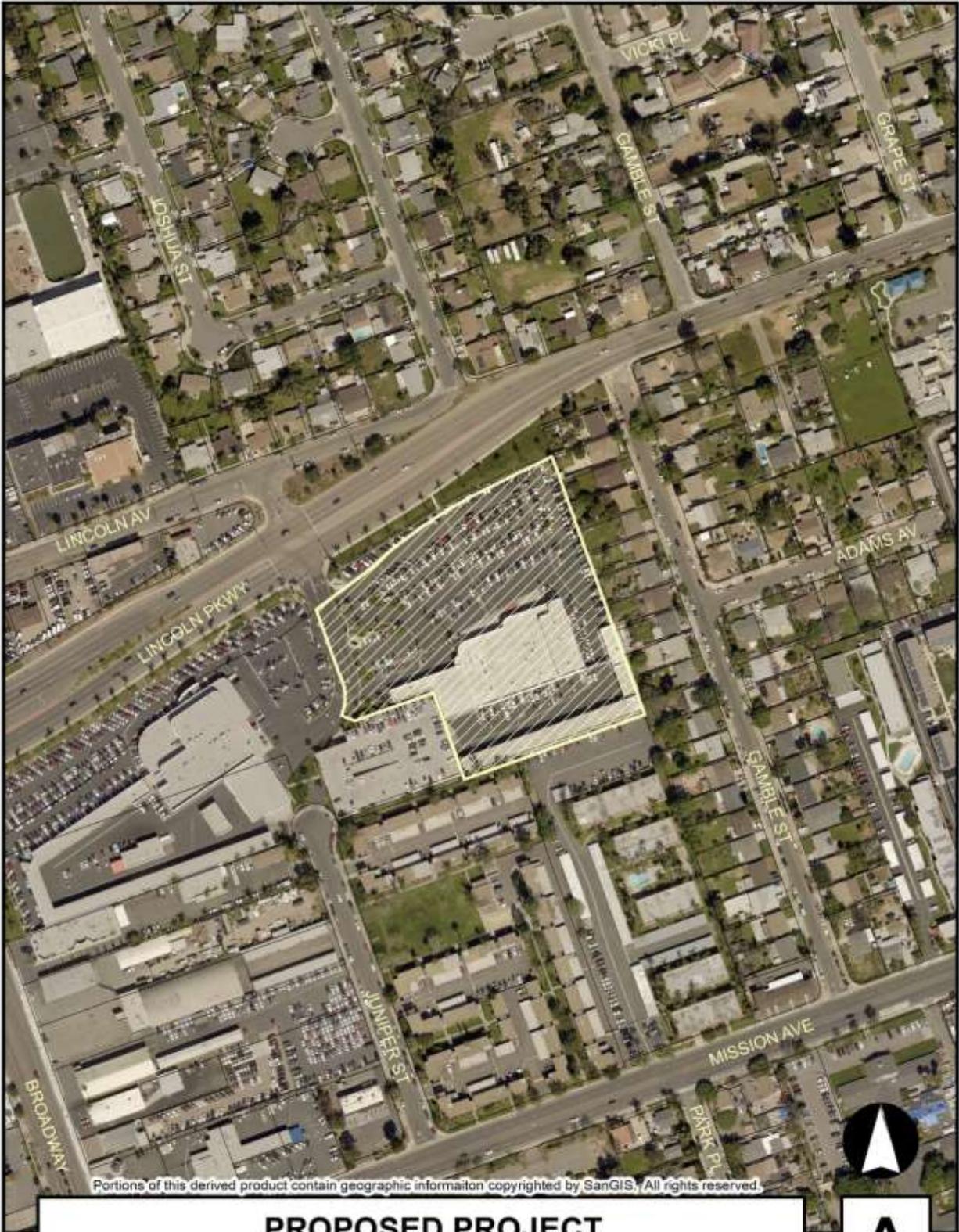
Respectfully submitted,

Darren Parker

Darren Parker
Associate Planner







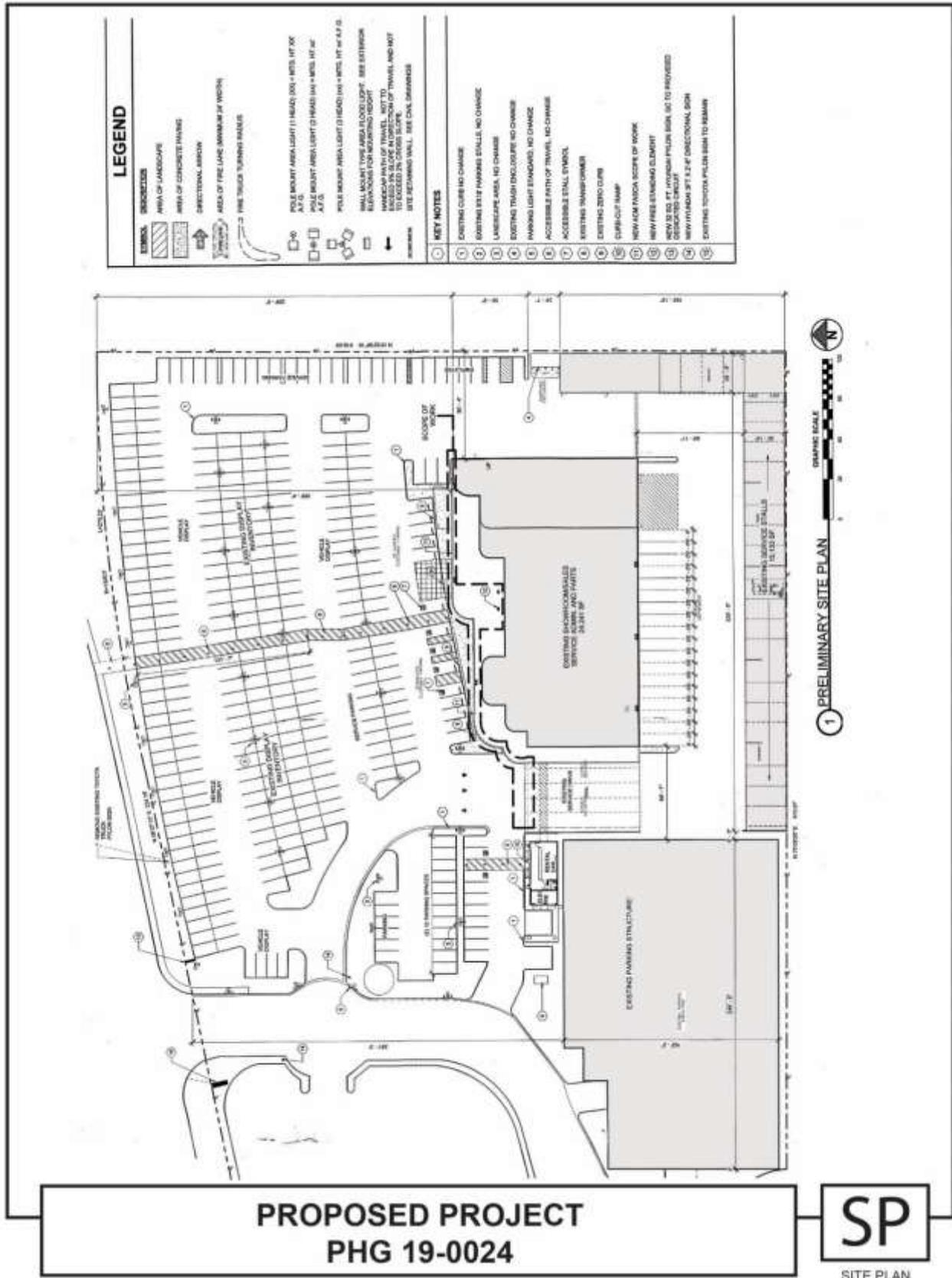
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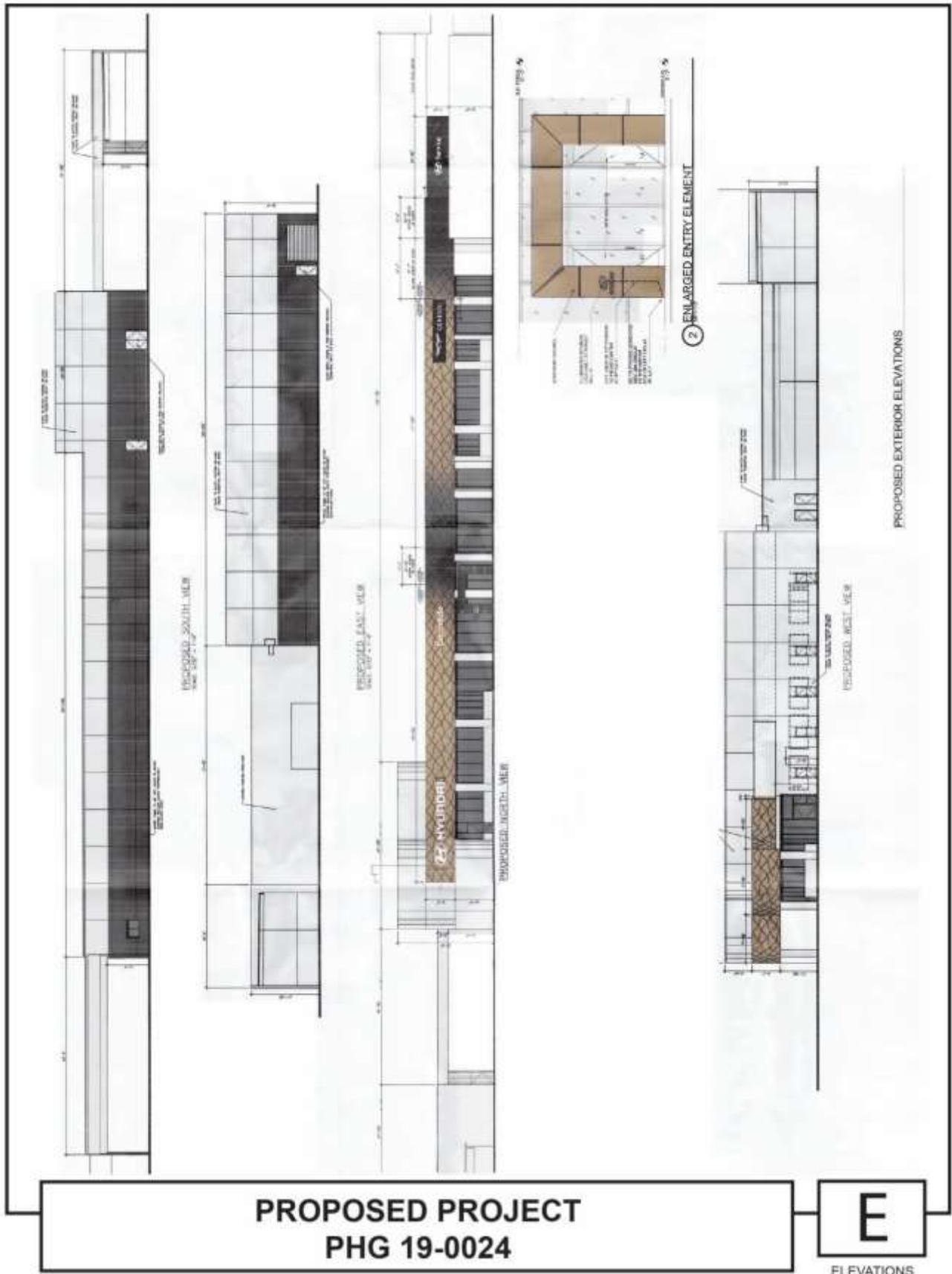
**PROPOSED PROJECT
PHG 19-0024**

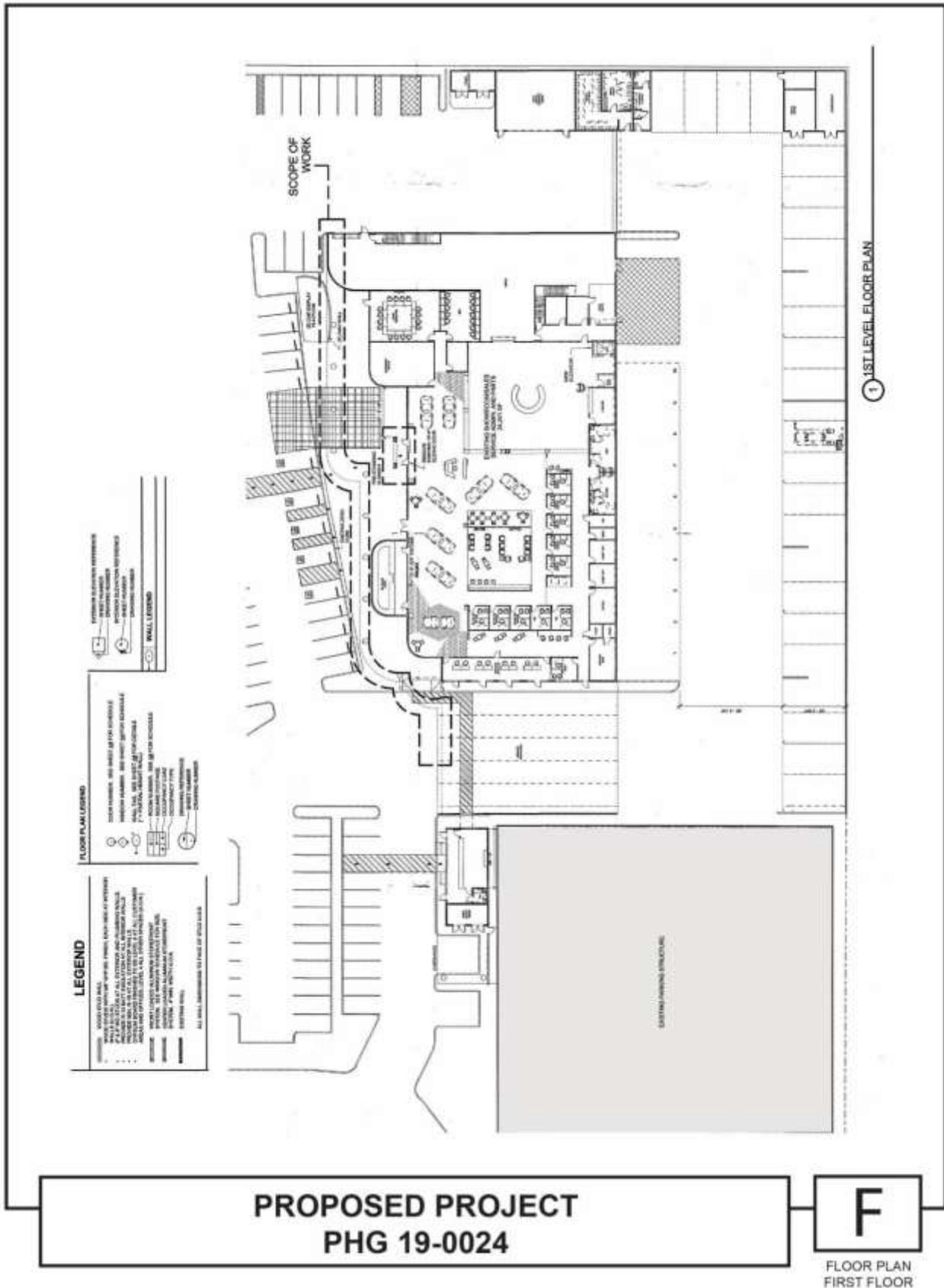


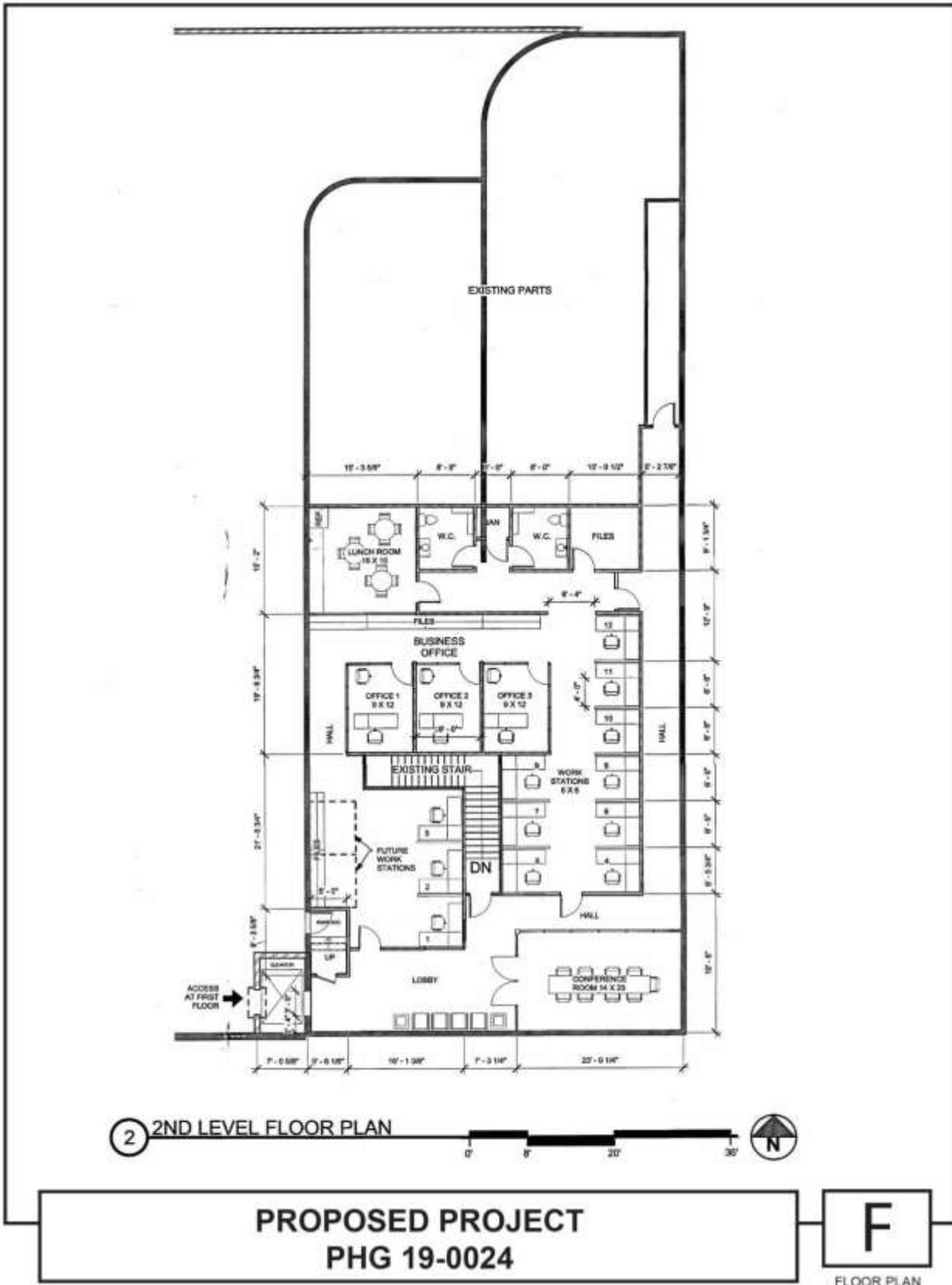
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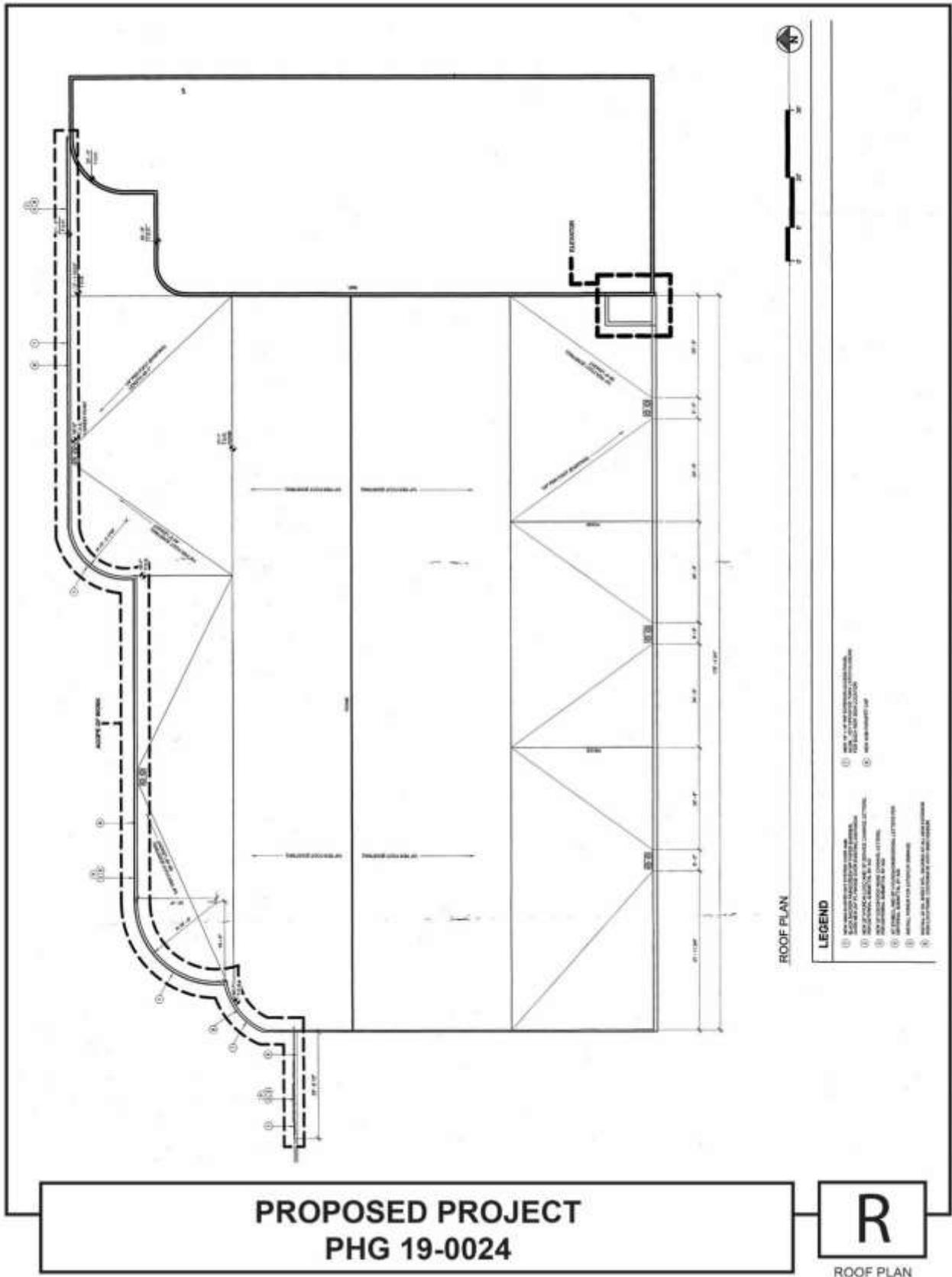
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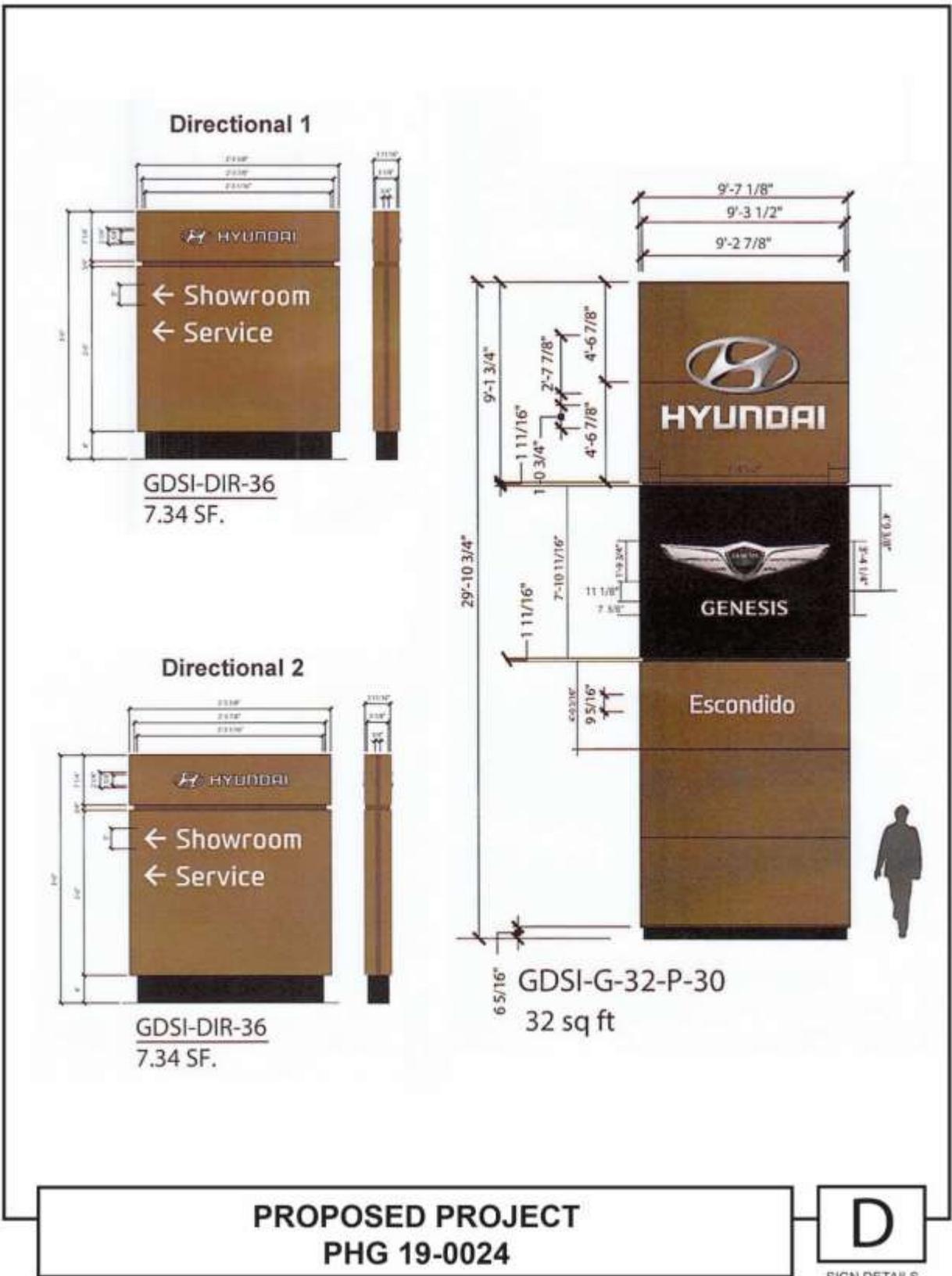


EXHIBIT "A" **FINDINGS OF FACT**

PHG 19-0024

Environmental Review Determination:

1. In accordance with CEQA Section 15301 (Minor Alteration of Existing Facilities) the proposed project is exempt from environmental review. The project would not result in any adverse impacts to the environment and the site does not contain any sensitive or protected habitat onsite or on any adjacent parcels.

Precise Development Plan Modification:

1. The changes to the Precise Development Plan are consistent with the purpose, character, and established development standards of the Master Development Plan (City File No. 2001-PD), approved on April 9, 2002 by the City Council.
2. Said changes to the Precise Development Plan have been reviewed and the Zoning Administrator concludes and finds, based on the analysis of the project described therein the August 1, 2019 Zoning Administrator staff report, that:
 - a. The location and design of the proposed commercial development is consistent with the goals and polices of the Escondido General Plan. The proposed design modification would not diminish the Quality-Of-Life Standards of the General Plan as the project would not materially degrade the level of service on the adjacent street or public facilities, or create excessive noise. Adequate on-site parking, circulation and public services would be provided to the site.
 - b. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.
 - c. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Engineering Services Department.
 - d. All public facilities, sewer and water services are existing or will be available to the subject site, with proposed and anticipated improvements.
 - e. The proposed development will be integrated with its surroundings because the proposal includes a similar auto sale use and the remodel of the exterior of the auto dealership would be compatible with the existing contemporary architecture of the dealership complex. The proposed exterior modifications also would be compatible with other dealerships located throughout the immediate area.

- f. The project will not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, because the auto dealership building is existing and adjacent to other commercial uses. The overall design of the proposed addition produces an attractive and efficient business environment that utilizes quality building materials and adequate on-site parking.
- g. The proposed Precise Plan modification shall have a beneficial effect by providing services needed/requested by the city residents and the business community.
- h. The approval of the Precise Plan Modification would be based on sound principles of land use because adequate parking, circulation, quality design, utilities and access would be provided for the development of the project.

EXHIBIT “B”
CONDITIONS OF APPROVAL
PHG 19-0024

Planning Division Conditions

1. Approval of this Precise Plan Modification does not supersede any previous approval or conditions of the site. All previous conditions for those cases still apply and are incorporated herein by this reference as though fully set forth. Unless a condition is modified herein, all previous conditions of 2001-50-PD, 2002-43-PD, 2005-51-PD and PHG13-0008 shall remain in full force and effect.
2. As approved by the City Staff Design Review on June 27, 2019, the elevations, design, colors, signs and materials for the project shall be as shown on the color elevations included in the staff report and also dated June 3, 2019, and as modified by these conditions. The design shown on all construction drawings shall be in substantial conformance with the design shown herein.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
5. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building division, and Fire Department. Fire sprinklers may be required, as determined by the Fire Department.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting.
7. Required parking for the two auto centers located on site shall be required as provided by the previous Master and Precise Plan approvals. Parking for disabled persons shall be provided/maintained (including “Van Accessible” spaces) in full compliance with chapter 2-71, part 2 of title 24 of the State Building Code.
8. The proposed elevator tower shall be painted and textured to match the existing building.
9. A separate sign permit and building permit shall be required prior to the installation of any signs. All proposed signage shall be consistent with the and the City of Escondido Sign Ordinance.
10. Directional signs shall not be greater than two (2) square feet and the sign not higher than three (3) feet.

11. The new, approximately 30-foot high free-standing sign shall be separated by a minimum distance of two hundred fifty (250) linear feet from other freestanding signs, in accordance with the City's Sign Ordinance Article 66, Section 33-1395.2 (D).
12. The landscape plan shall incorporate mounding up to two-feet-high along Lincoln Parkway frontage with trees (Queen Palms, 24" box), as well as shrubs (5 gal.) to assist with screening the asphalt display area and match the frontage landscaping on the adjoining dealership and to create an enhanced gateway streetscape. Additional landscaping to advance this requirement may be required subject to the satisfaction of the Director of Community Development.
13. All new utilities shall be underground.
14. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.