

PLANNING COMMISSION

Agenda Item No.: G.2

Date: August 9, 2011

CASE NUMBER: PHG 11-0009

APPLICANT: Project Design Consultants

LOCATION: The proposed modification area includes the southern approximately 3.18 acres of the 3.65-acre City Square site that is located on the southern side of Second Avenue, between Centre City Parkway and Orange Street, addressed as 313 S. Orange Street.

TYPE OF PROJECT: Modification to Master and Precise Development Plan

PROJECT DESCRIPTION: A modification to the Master and Precise Development Plan (2005-28-PD) for the City Square residential condominium development to revise the architecture and building layout for the remaining 84 condominium units approved as part of Escondido Tract 921. The building design would change from linear buildings with a mix of three and four-stories and tandem garages, to building clusters with three-story townhomes and attached, side-by-side garages. A mix of two and three-bedroom units would be provided with unit sizes ranging from approximately 1,105 to 1,477 square feet. No changes are proposed to the two existing residential buildings on the site that were constructed under the original planned development. Proposed architectural features and building materials for the new buildings would be compatible with the two existing buildings, and the proposed building colors would match the existing colors.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: SPA #9 (Specific Planning Area #9)

ZONING: SP (Southern Gateway District of the Downtown Specific Plan)

BACKGROUND/SUMMARY OF ISSUES: The 102-unit City Square condominium development was approved by the City Council on August 17, 2005. Project entitlements included a one-lot Tentative Map, Preliminary, Master and Precise Development Plan and a Specific Plan Amendment to allow ground-floor residential development in the Professional Office District of the Downtown Specific Plan. A final map recorded a year later and Barratt American constructed two of the eight approved buildings adjacent to Second Avenue. The Barratt building designs included three and four-story row-house designs with double-stacked floor plans and tandem garages that received a mixed reception in the marketplace. Barratt was discussing with city staff the possibility of retrofitting elevators into some unit designs when the company was overcome by financial difficulties and future phases of the project stalled. The existing 18 units were purchased by separate owners and most appear to be occupied. The remaining vacant property approved for 84 additional units eventually lapsed into foreclosure and was ultimately purchased by the applicant.

The applicant is now proposing to address some of the design issues that confronted the previous owner by modifying the Master and Precise Development Plan to change the project to a three-story townhome design using complimentary contemporary architecture. Floor plans have been simplified, more buildings with fewer units have been grouped in clusters instead of a linear arrangement, landscaped courtyards have been incorporated into the common areas, and tandem garages have been eliminated in favor of standard two-car garages. No changes are proposed to the number of condominium units in the development as shown on the approved tentative and final maps.

Staff feels that the issues are as follow:

1. Whether the revised project is still consistent with the Interim Downtown Specific Plan.

2. Whether the proposed architecture and materials are consistent with the existing residential buildings on the site.
3. Appropriateness of the proposed design for the elevated stoop entries for the units fronting on Orange Street.

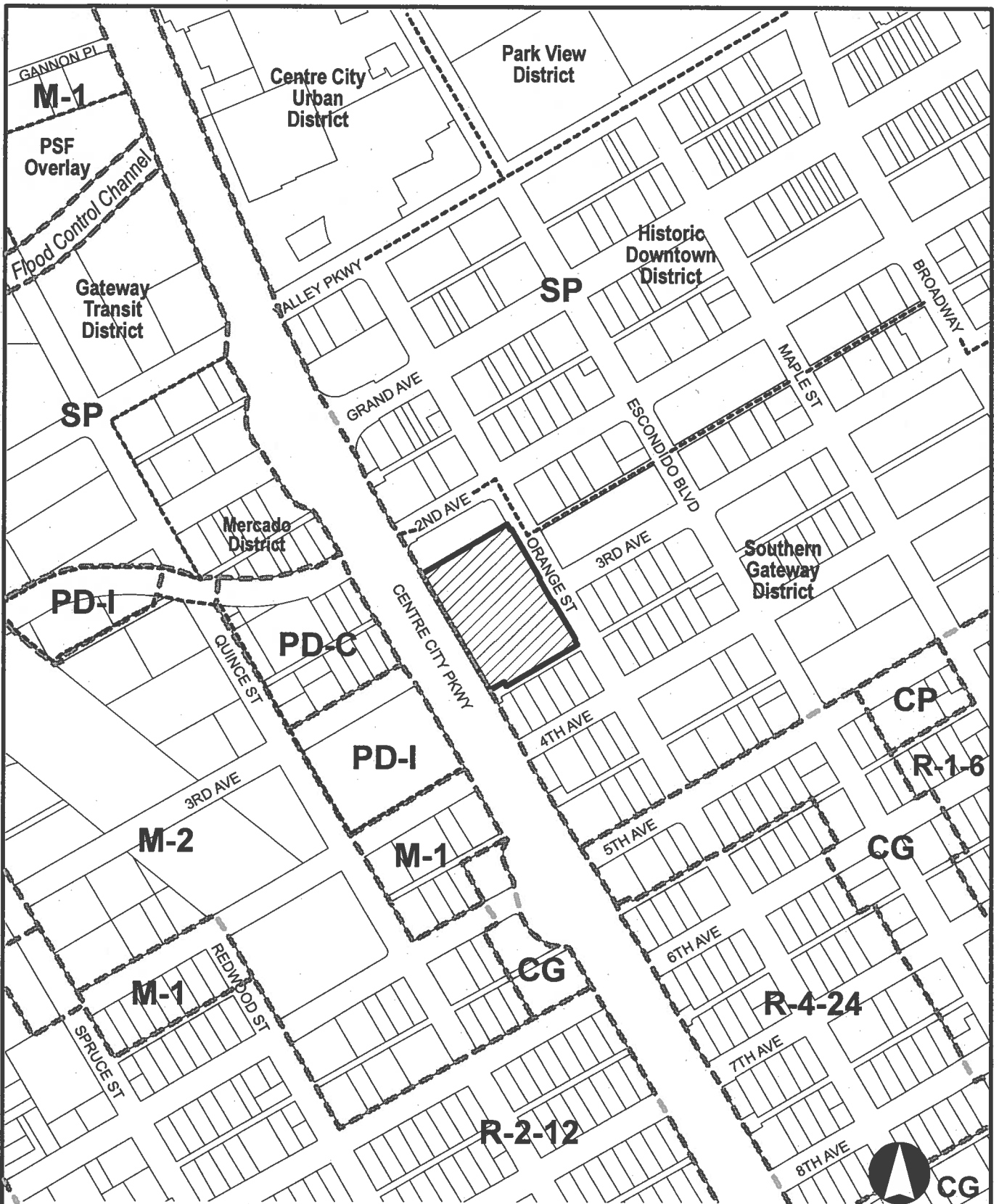
REASONS FOR STAFF RECOMMENDATION:

1. At the time the Interim Downtown Specific Plan was adopted in 2007, the City Square development had already been approved and partially constructed within the Professional Office District. The new Interim Downtown Specific Plan eliminated the Professional Office District and the site is now located in the Southern Gateway District. The proposed project remains consistent with all Southern Gateway District development standards including building height, setbacks, density, open space and parking.
2. Although the building designs have changed significantly from a double-stacked, three and four-story row-house design to a more traditional three-story townhome design, the proposed architecture and building materials are similar to the two existing residential buildings on the site. The applicant will enhance compatibility by incorporating the same color palette for the new buildings as well. The proposed revisions received unanimous support from the Design Review Board.
3. The visual prominence of the Orange Street streetscape that combines an urban setting and minimal building setback requires careful consideration of the entryways for the units fronting on Orange Street. Although the elevated stoops provide separation from the public sidewalk, staff feels additional wall height should be incorporated around the small stoops to create a space that provides a greater sense of security and encourages homeowners to actually use the area.

Respectfully Submitted,



Bill Martin
Principal Planner

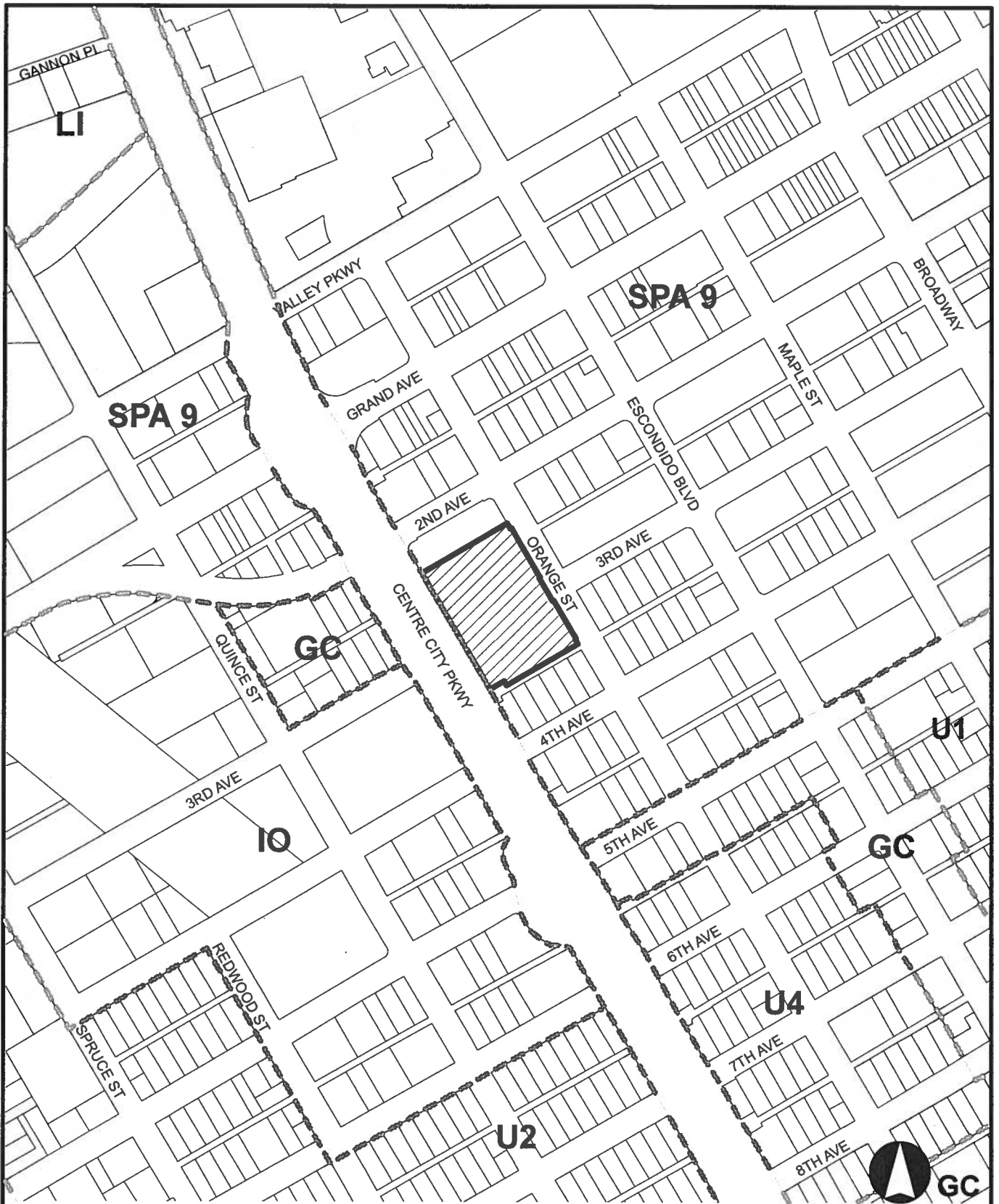


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**PROPOSED PROJECT
PHG 11-0009**



LOCATION/ZONING

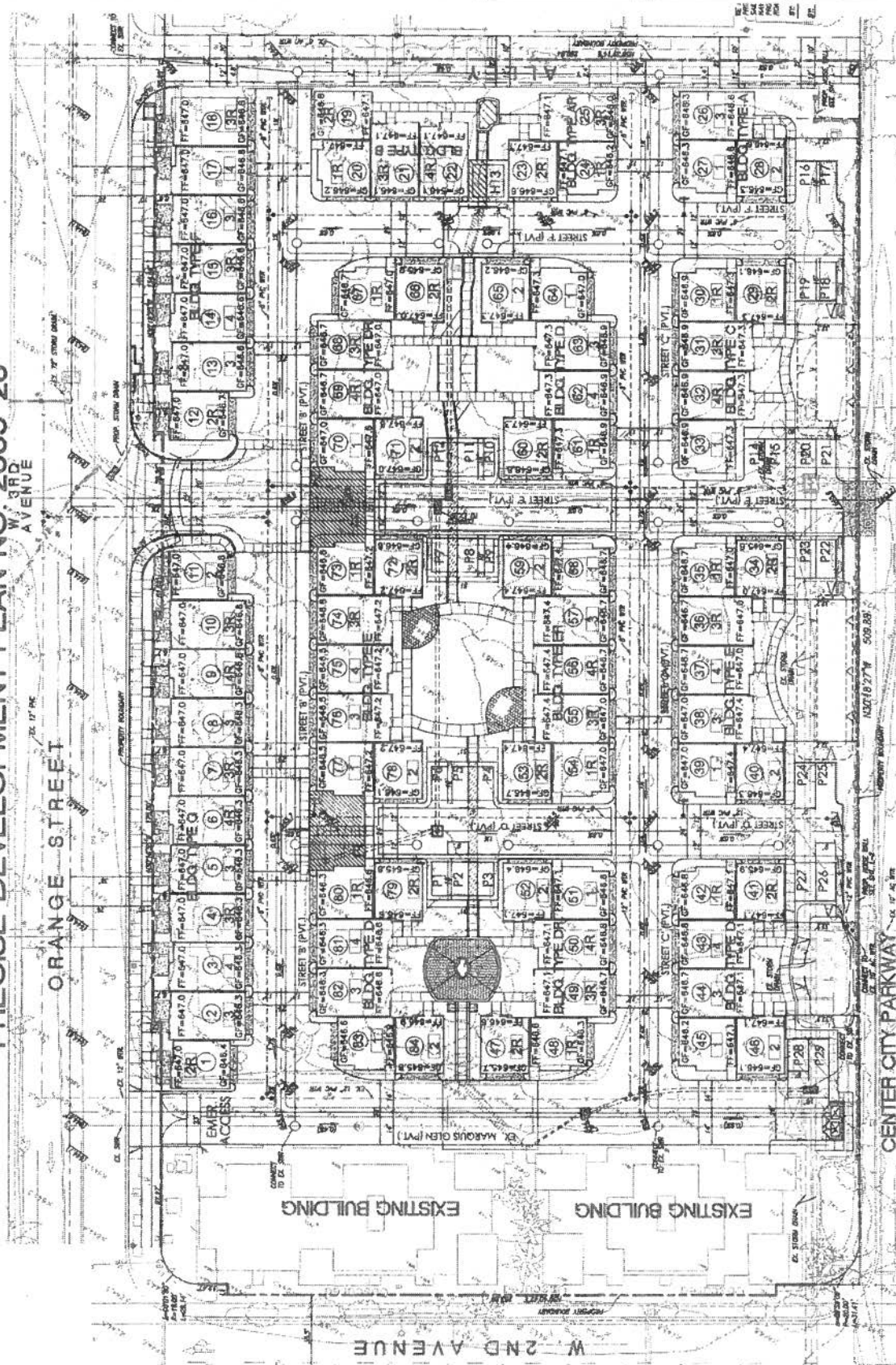


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**PROPOSED PROJECT
PHG 11-0009**



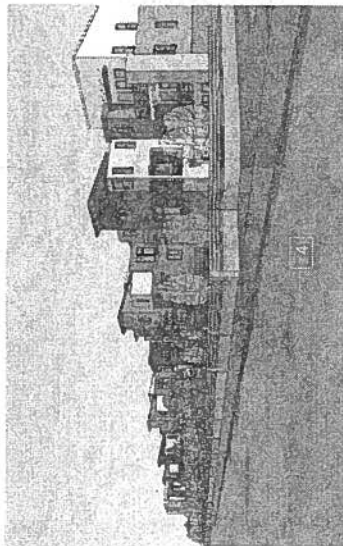
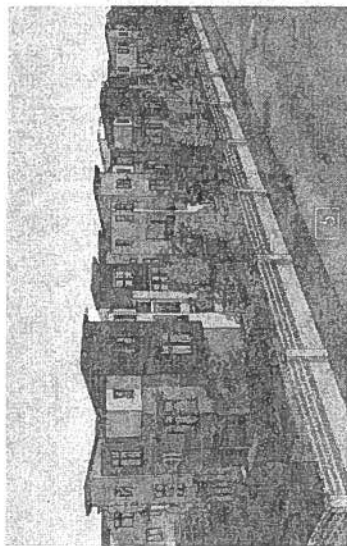
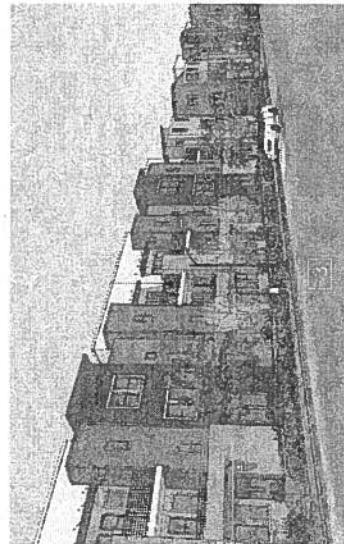
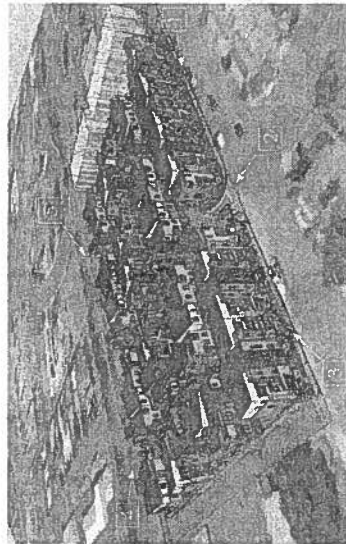
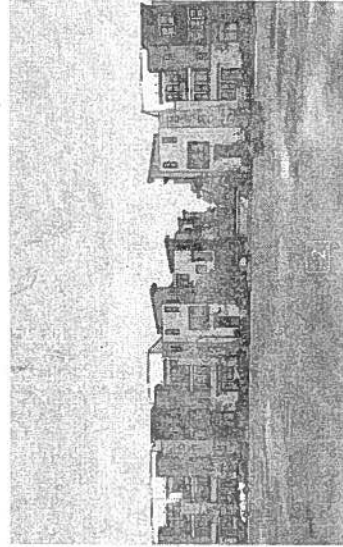
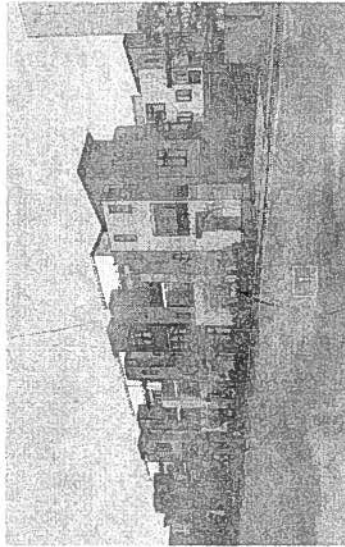
**MODIFICATION TO MASTER DEVELOPMENT PLAN AND
PRECISE DEVELOPMENT PLAN NO. 2005-28
W. 3RD
AVENUE**



**PROPOSED PROJECT
PHG 11-0009**



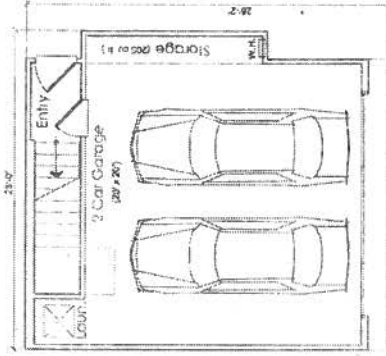
SITE PLAN



**PROPOSED PROJECT
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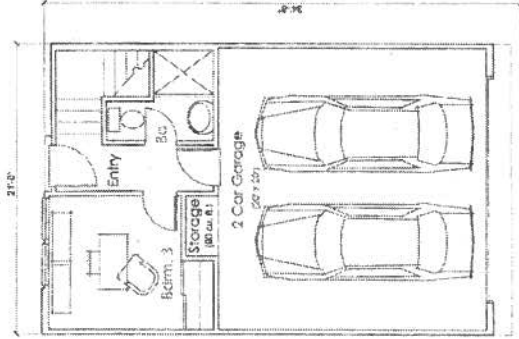


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2BD/2.5
BA

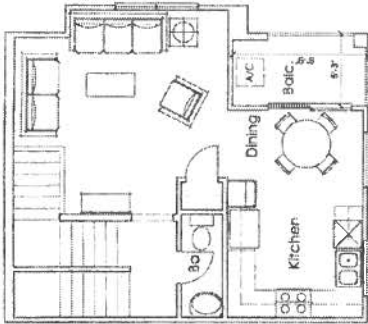


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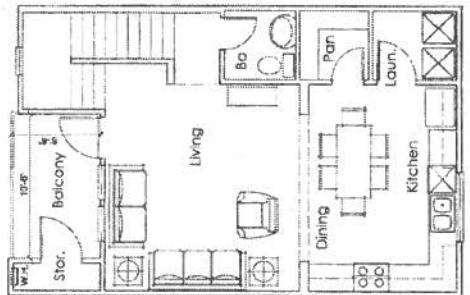
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1,398 S.F.
3 BD/3.5 BA



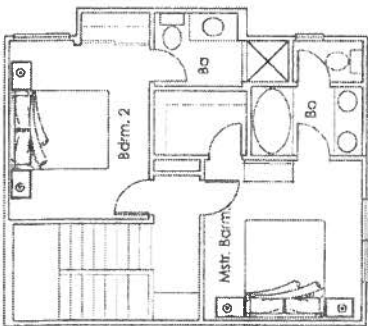
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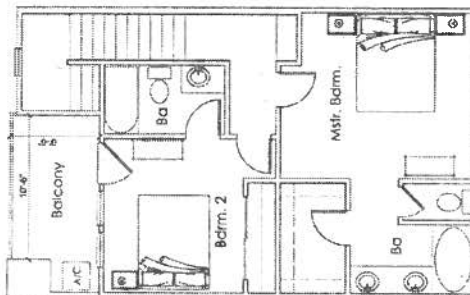
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SECOND FLOOR PLAN

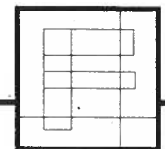


THIRD FLOOR PLAN



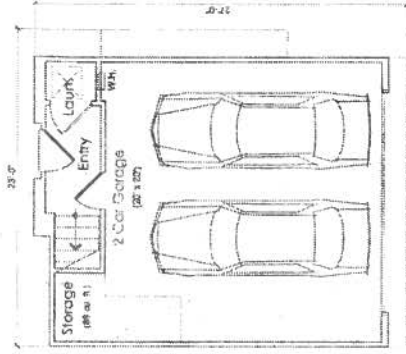
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PROPOSED PROJECT
PHG 11-0009



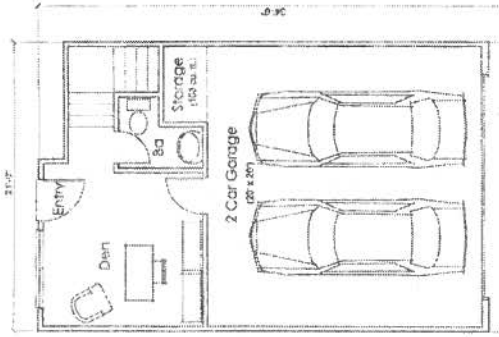
FLOOR PLAN

PLAN 2
1,131 S.F.
2BD/2.5 BA

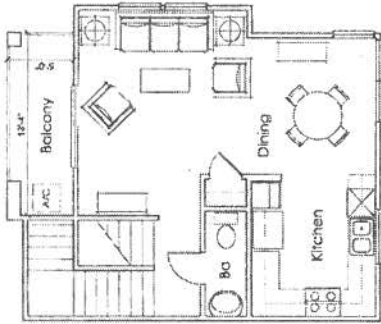


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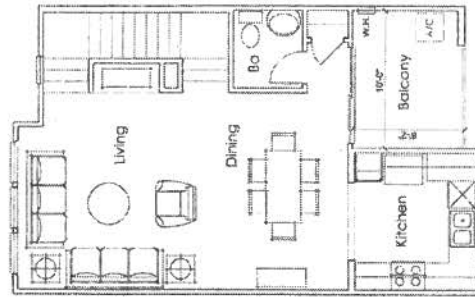
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1,477 S.F.
3BD+DEN/3 BA



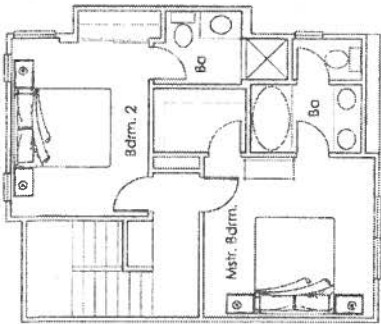
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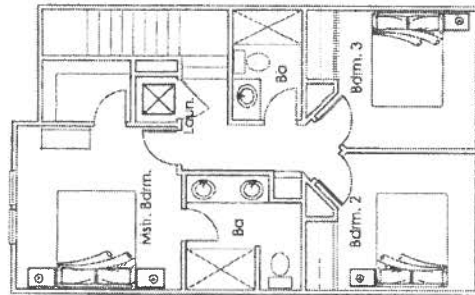
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SECOND FLOOR PLAN

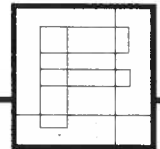


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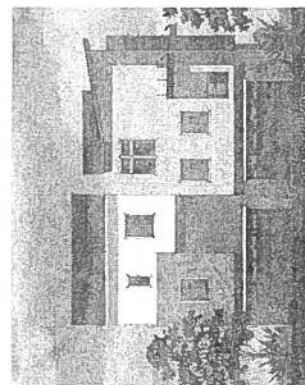
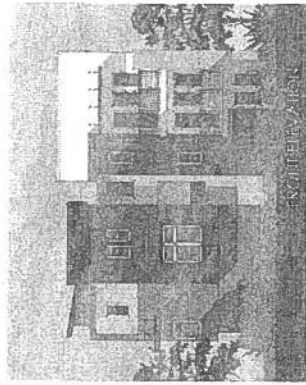
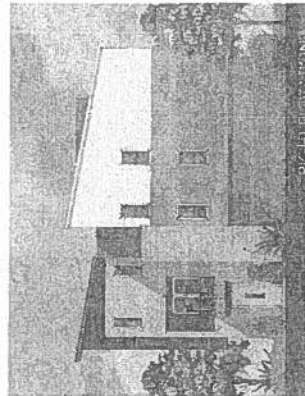
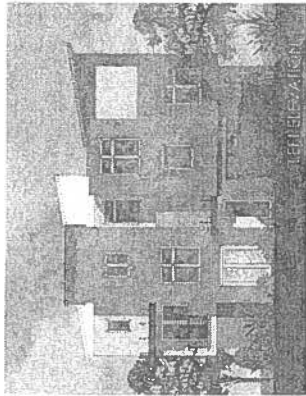
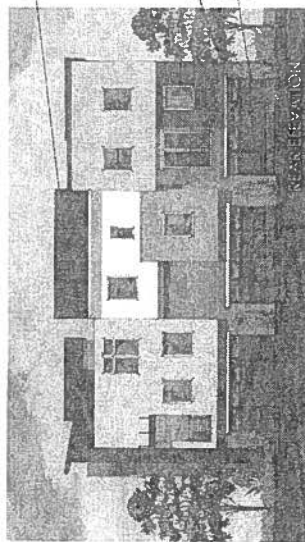
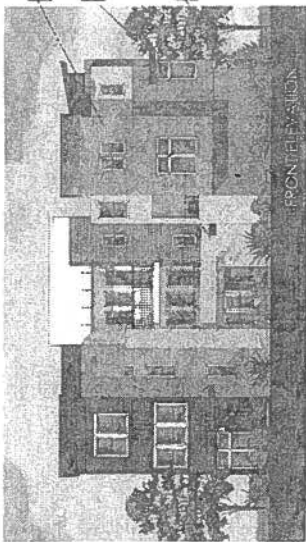


THIRD FLOOR PLAN

**PROPOSED PROJECT
PHG 11-0009**

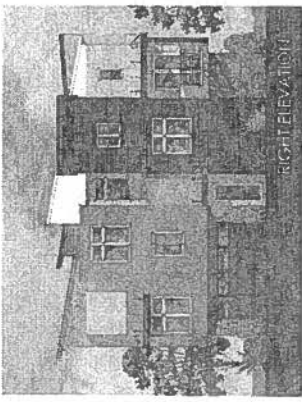
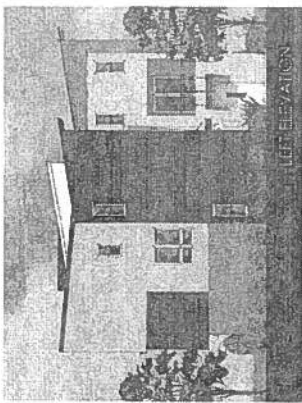


FLOOR PLAN



MATERIAL SCHEDULE

- 1. SAND FINISH STUCCO
- 2. HORIZONTAL LAP SIDING
- 3. METAL AWNINGS
- 4. METAL RAILINGS
- 5. COMP SHINGLE ROOF
- 6. STUCCO O/ TRIM
- 7. METAL SECTIONAL GARAGE DOOR

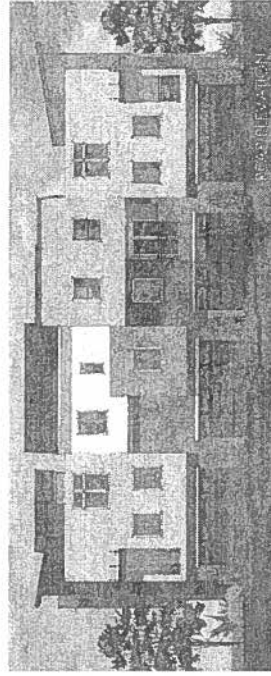
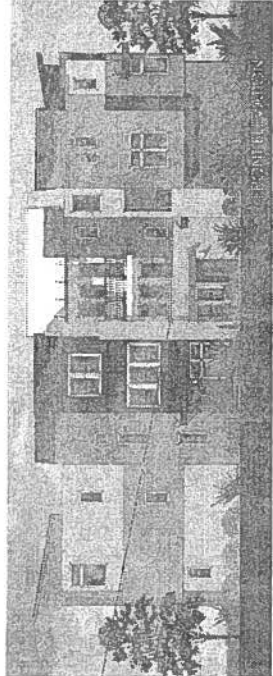
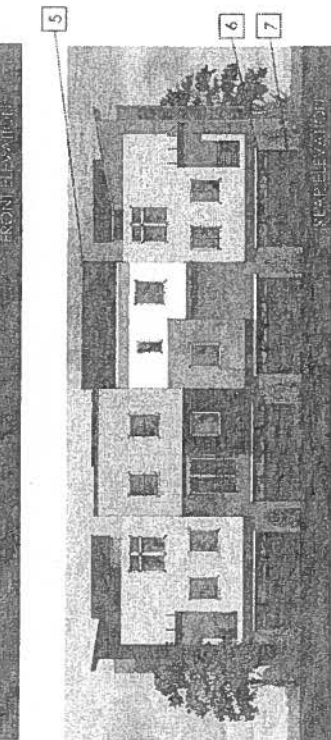
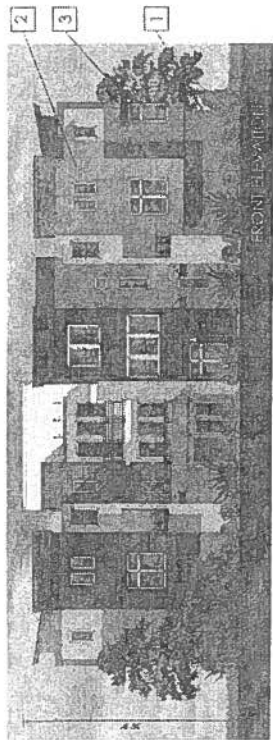


BLDG. TYPE B - 4 UNIT
BLDG. TYPE A - TRIPLEX

BLDG. TYPE B - 4 UNIT

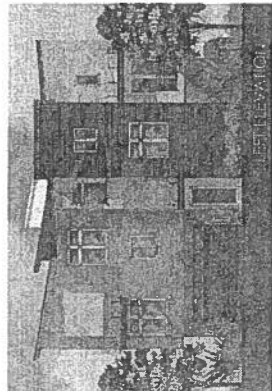
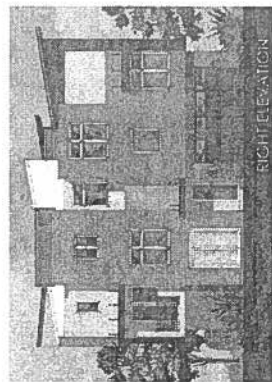
**PROPOSED PROJECT
PHG 11-0009**





MATERIAL SCHEDULE

- 1. SAND FINISH STUCCO
- 2. HORIZONTAL LAP SIDING
- 3. METAL AWNINGS
- 4. METAL RAILINGS
- 5. COMP SHINGLE ROOF
- 6. STUCCO O/ TRIM
- 7. METAL SECTIONAL GARAGE DOOR



BLDG. TYPE C - 5 UNIT

BLDG. TYPE C - 5 UNIT
BLDG. TYPE D - 6 UNIT

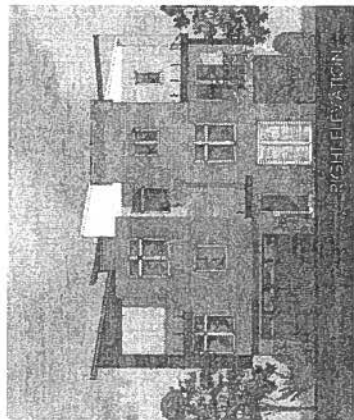
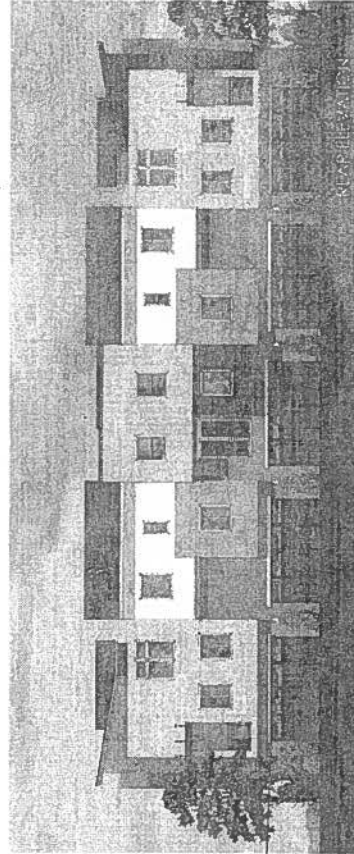
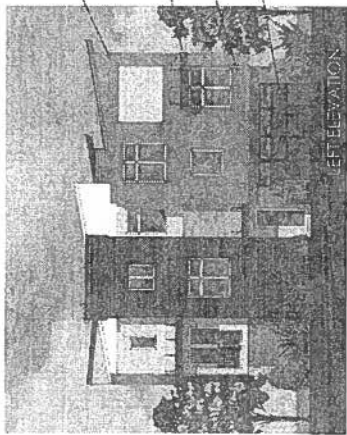
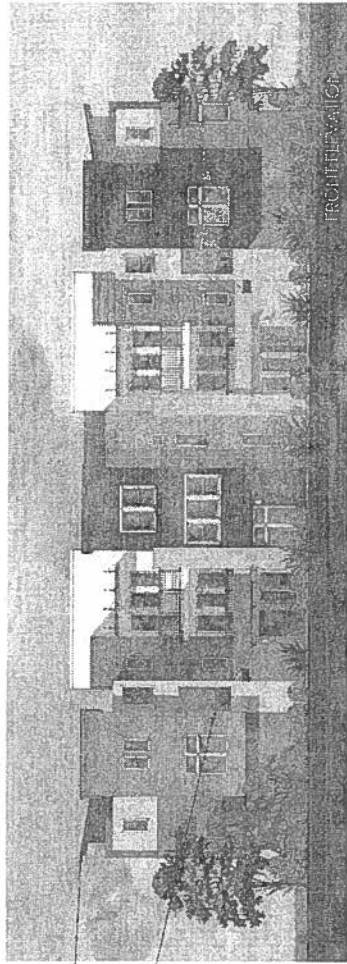
CITY SQUARE

BLDG. TYPE D - 6 UNIT

**PROPOSED PROJECT
PHG 11-0009**



ELEVATIONS



- MATERIAL SCHEDULE**
1. SAND FINISH STUCCO
 2. HORIZONTAL LAP SIDING
 3. METAL AWNINGS
 4. METAL RAILINGS
 5. COMP. SHINGLE ROOF
 6. STUCCO O/ TRIM
 7. METAL SECTIONAL GARAGE DOOR

2
3
1
7

5

4

6

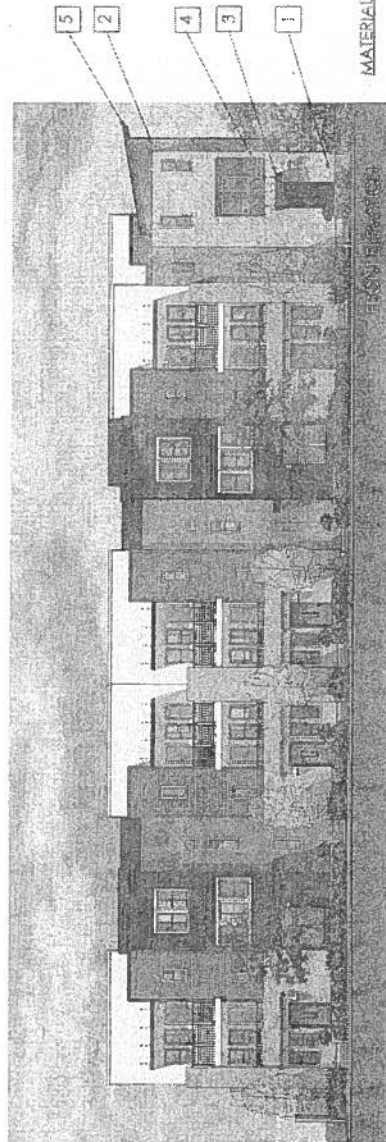
**PROPOSED PROJECT
PHG 11-0009**

CITY SQUARE

BLDG. TYPE E - 7 UNIT

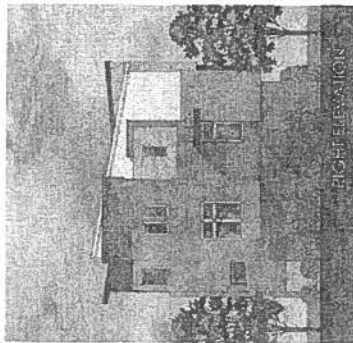
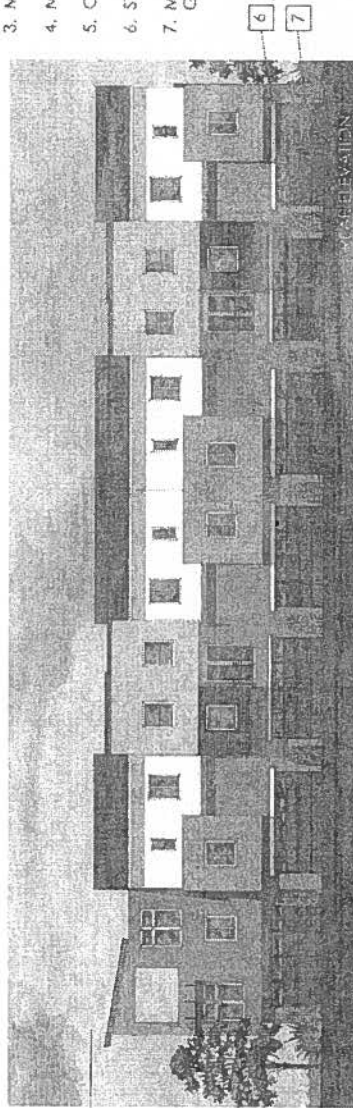
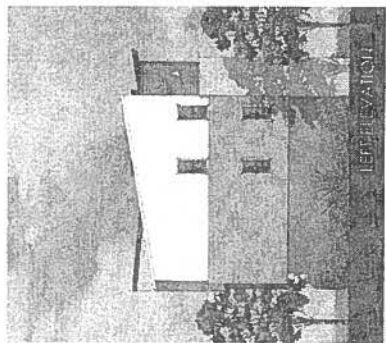


ELEVATIONS



MATERIAL SCHEDULE

- 1. SAND FINISH STUCCO
- 2. HORIZONTAL LAP SIDING
- 3. METAL AWNINGS
- 4. METAL RAILINGS
- 5. COMP SHINGLE ROOF
- 6. STUCCO OF TRIM
- 7. METAL SECTIONAL GARAGE DOOR

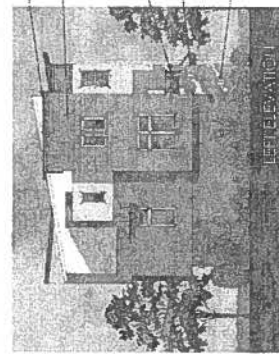
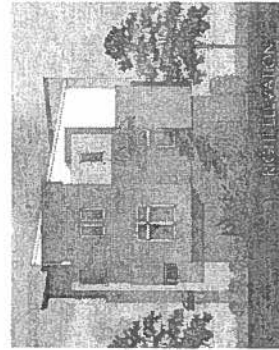
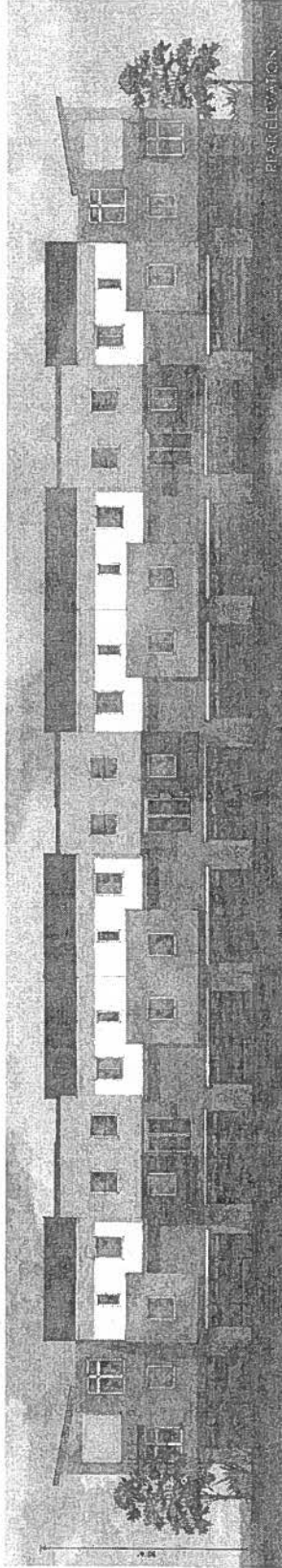
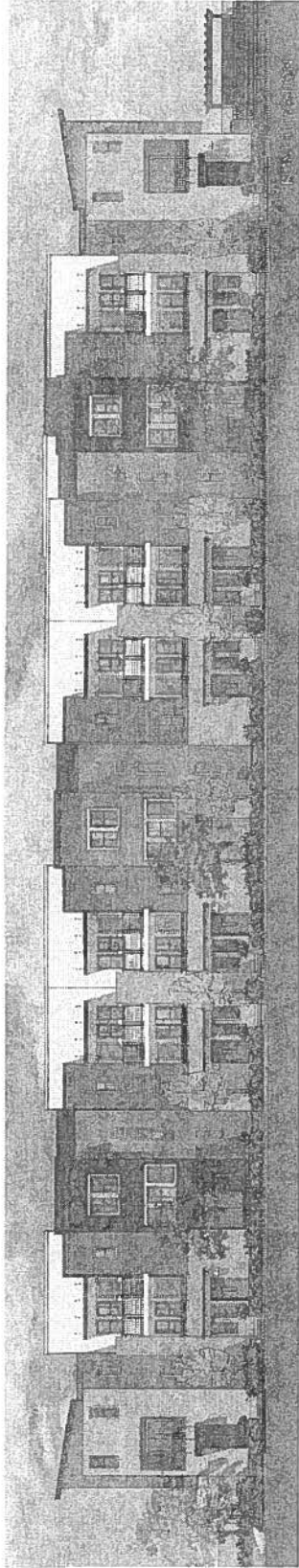


CITY SQUARE

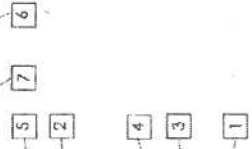
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**PROPOSED PROJECT
PHG 11-0009**





- MATERIAL SCHEDULE**
1. SAND FINISH STUCCO
 2. HORIZONTAL LAP SIDING
 3. METAL AWNINGS
 4. METAL RAILINGS
 5. COMP SHINGLE ROOF
 6. STUCCO O/TRIM
 7. METAL SECTIONAL GARAGE DOOR

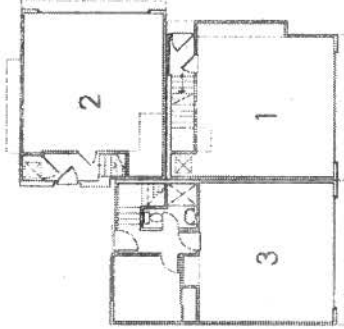


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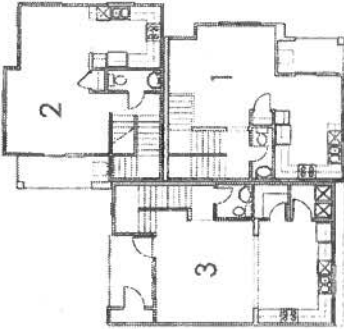
CITY SQUARE

**PROPOSED PROJECT
PHG 11-0009**





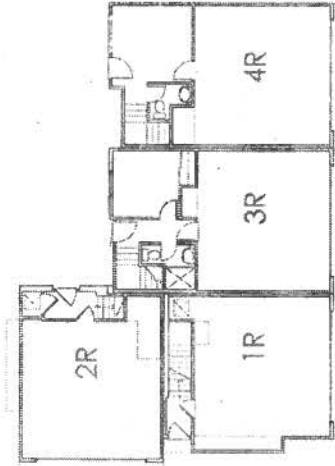
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SECOND FLOOR PLAN



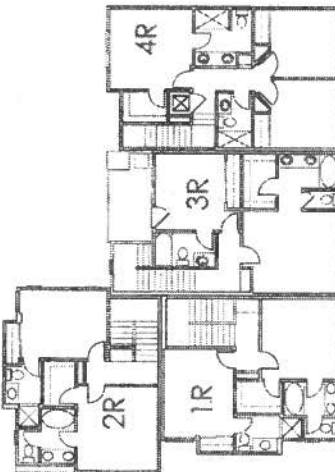
THIRD FLOOR PLAN



FIRST FLOOR PLAN



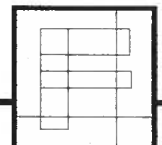
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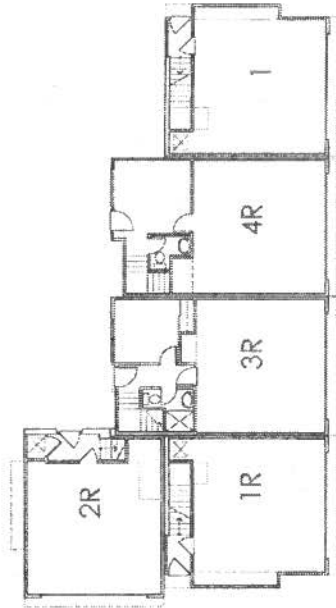
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BLDG. TYPE A - TRIPLEX
BLDG. TYPE B - 4 UNIT

**PROPOSED PROJECT
PHG 11-0009**



FLOOR PLAN



FIRST FLOOR PLAN



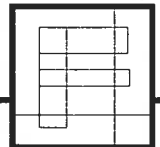
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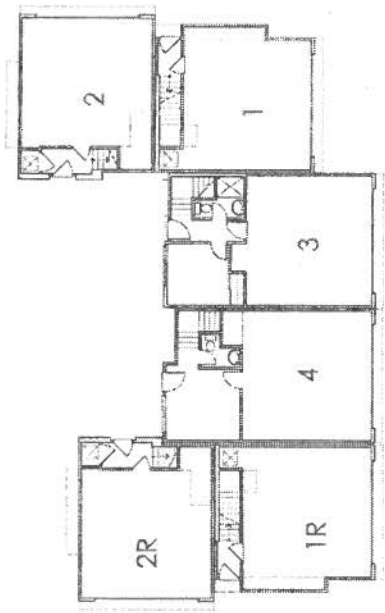
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BLDG. TYPE C - 5 UNIT

**PROPOSED PROJECT
PHG 11-0009**



FLOOR PLAN



FIRST FLOOR PLAN



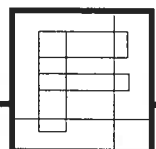
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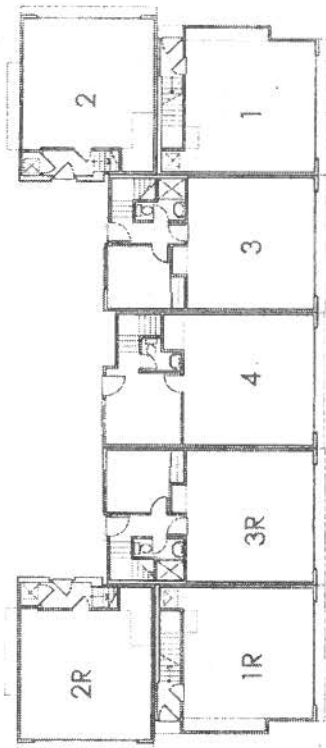
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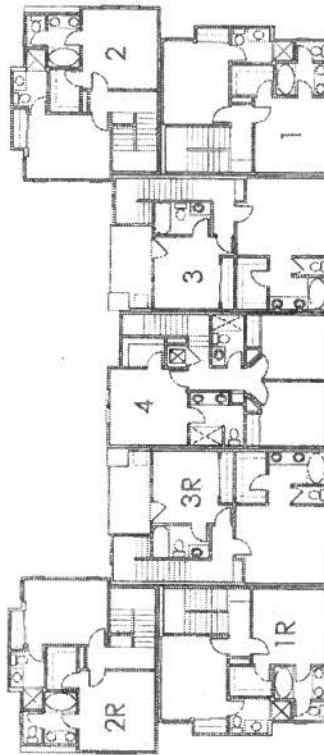
**PROPOSED PROJECT
PHG 11-0009**



FLOOR PLAN



FIRST FLOOR PLAN



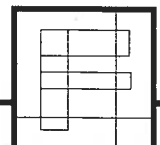
THIRD FLOOR PLAN



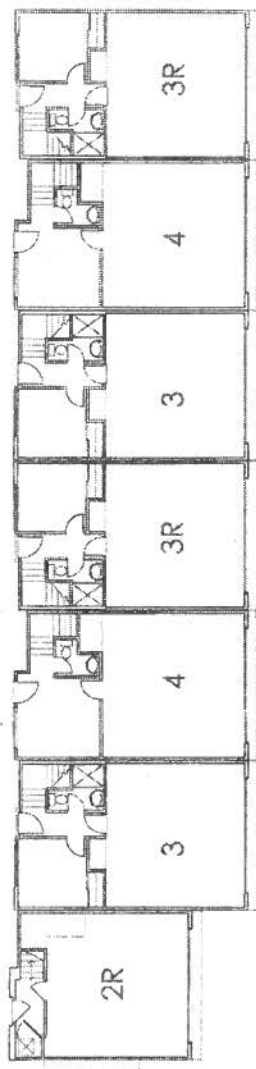
SECOND FLOOR PLAN

BLDG. TYPE E - 7 UNIT

**PROPOSED PROJECT
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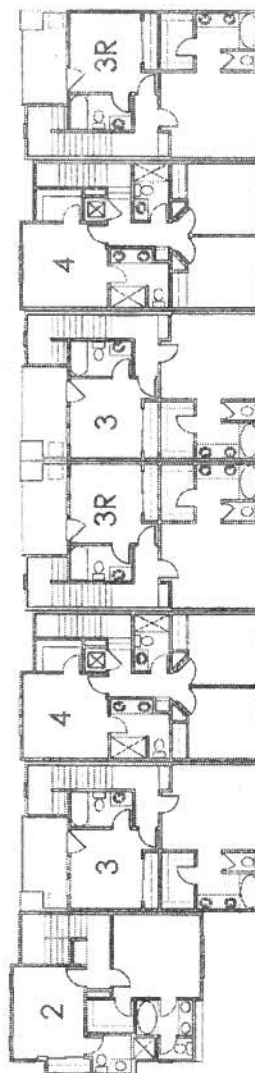
FLOOR PLAN



FIRST FLOOR PLAN



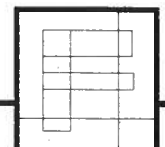
SECOND FLOOR PLAN



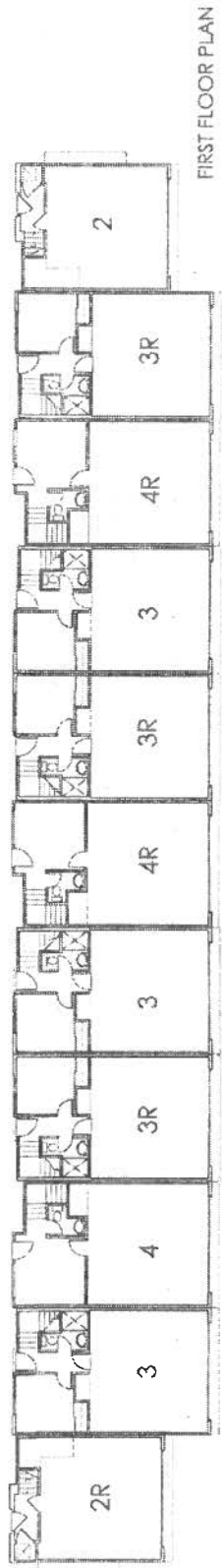
THIRD FLOOR PLAN

BLDG. TYPE F - 7 UNIT

**PROPOSED PROJECT
PHG 11-0009**



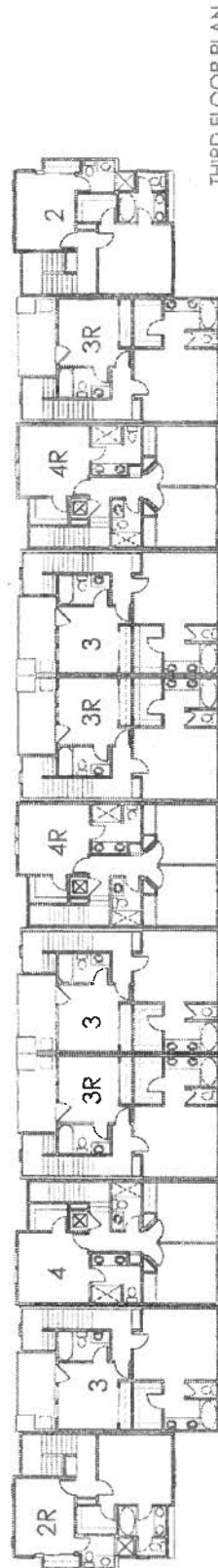
FLOOR PLAN



FIRST FLOOR PLAN



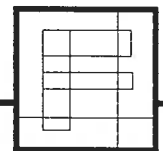
SECOND FLOOR PLAN



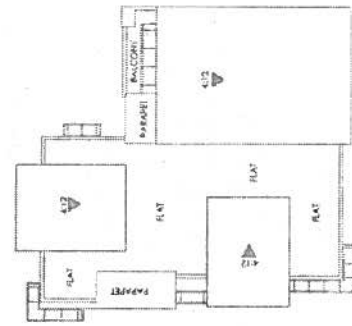
THIRD FLOOR PLAN

BLDG. TYPE G - 11 UNIT

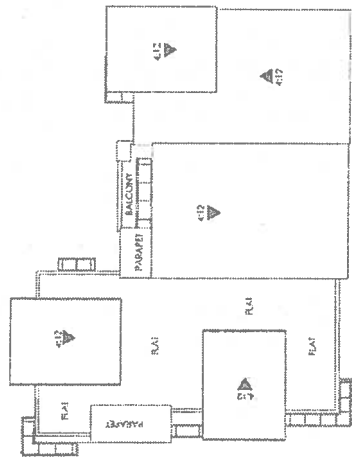
**PROPOSED PROJECT
PHG 11-0009**



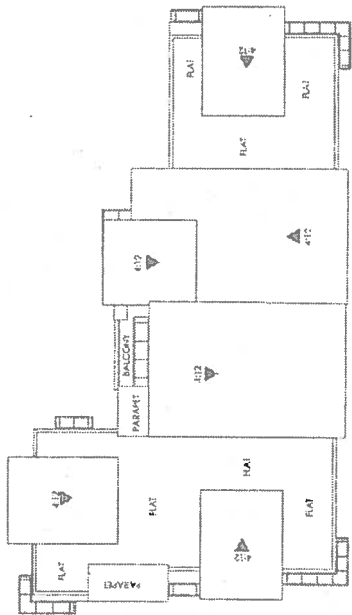
FLOOR PLAN



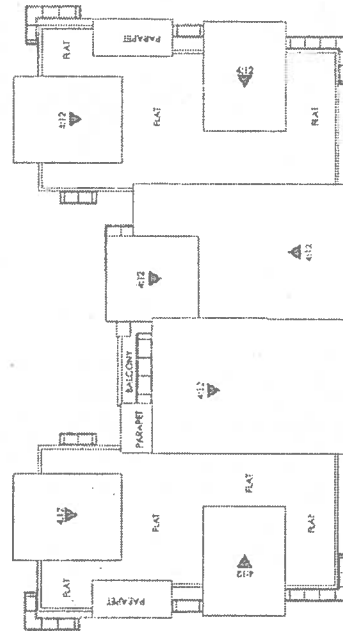
BUILDING TYPE A - TRIPLEX



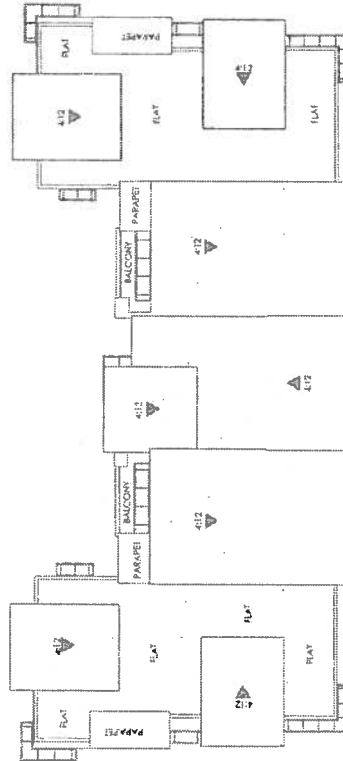
BUILDING TYPE B - 4 UNITS



BUILDING TYPE C - 5 UNITS



BUILDING TYPE D - 6 UNITS



BUILDING TYPE E - 7 UNITS

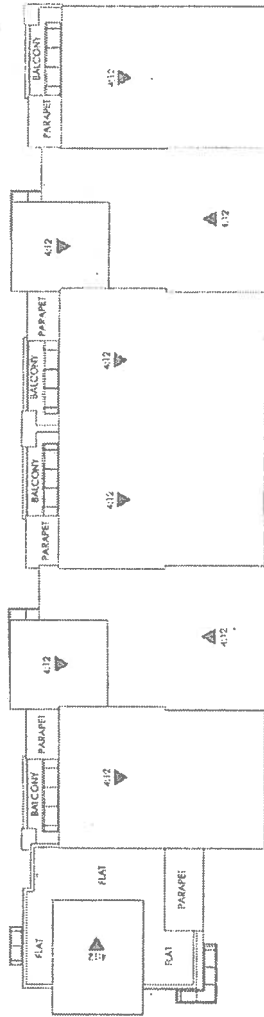
ROOF TYPE: ASPHALT SHINGLE, TYPICAL AT ALL SLOPING ROOF AREAS

ROOF PLANS

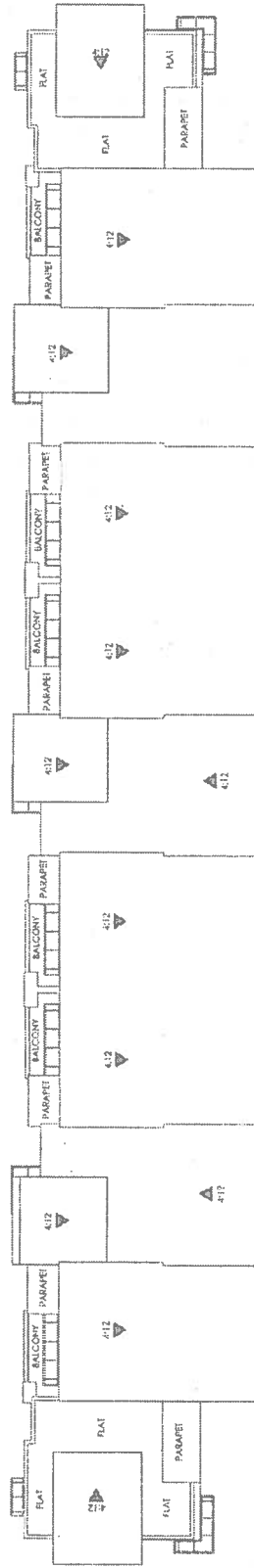
**PROPOSED PROJECT
PHG 11-0009**



ROOF PLAN



BUILDING TYPE F - 7 UNITS



BUILDING TYPE G - 7 UNITS

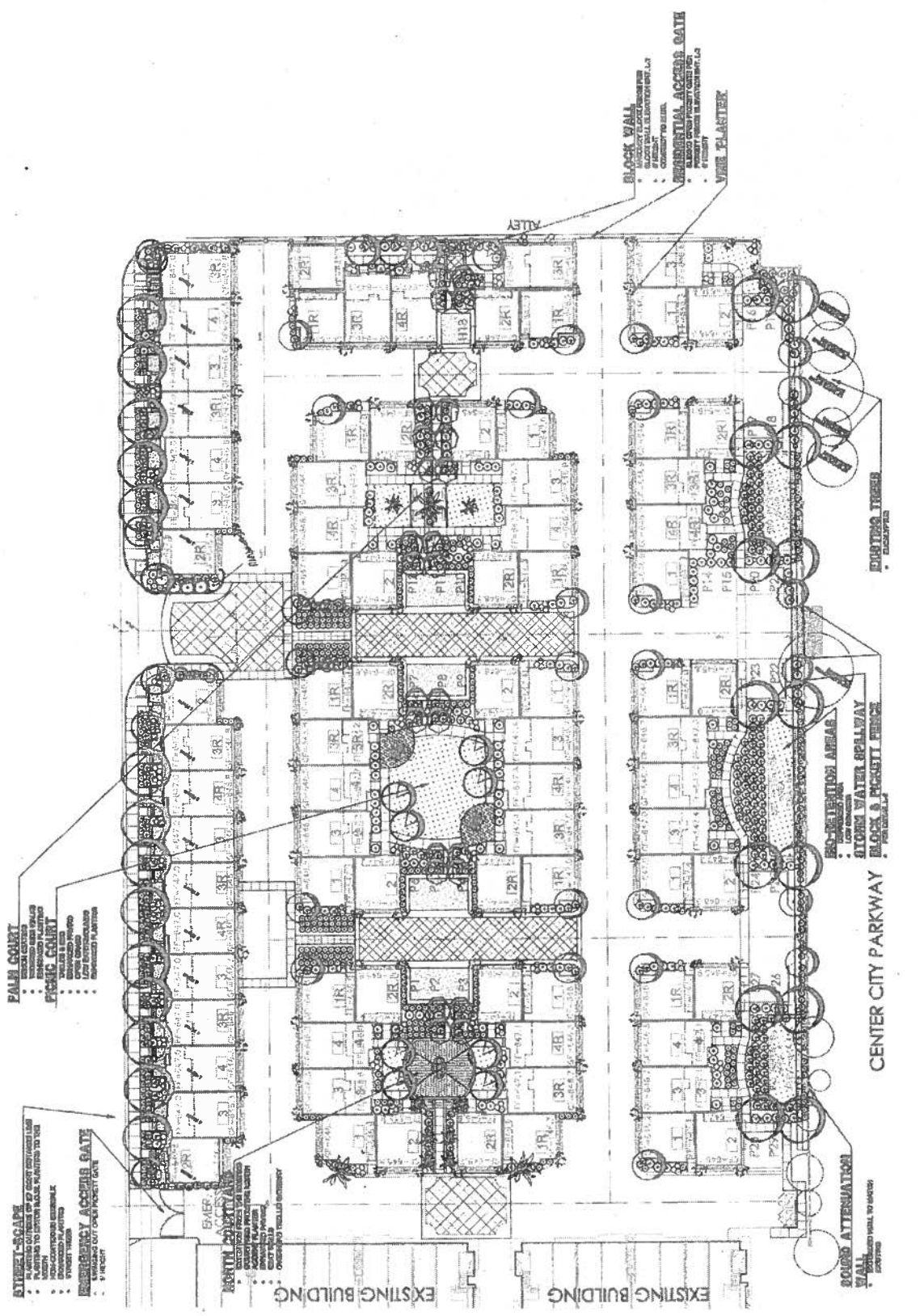
ROOF TYPE: ASPHALT
SHINGLE. TYPICAL AT ALL
SLOPING ROOF AREAS

ROOF PLANS

**PROPOSED PROJECT
PHG 11-0009**



ROOF PLAN



PALM COURT

- EXISTING PAVEMENT
- EXISTING PLANTING
- EXISTING TREES
- EXISTING LIGHT FIXTURES
- EXISTING FURNITURE
- EXISTING SIGNAGE

EMERGENCY ACCESS GATE

- 1' HEIGHT
- SWINGING OUT OVER PROJECT GATE

BLACK WALL

- BLACK WALL ELEVATION 1.5'
- BLACK WALL ELEVATION 2.5'
- CONCRETE TO BEAR
- 4" FINISH

RECREATION ACCESS GATE

- 4" FINISH
- 1' HEIGHT
- SWINGING OUT OVER PROJECT GATE

VINE PLANTER

RECREATION AREA

- STONE WATER SPILLWAY
- BLACK & PINESETT FENCE

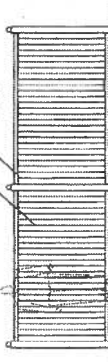
SOURED ATTENUATION WALL

- 1' HEIGHT
- SWINGING OUT OVER PROJECT GATE

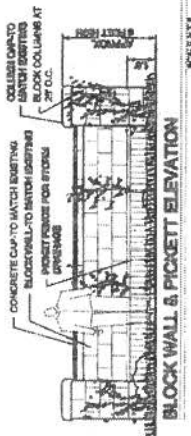
**PROPOSED PROJECT
PHG 11-0009**



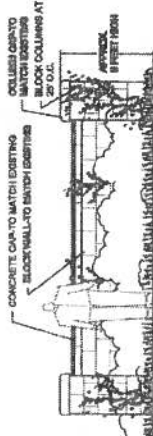
POCKETS WITH
PARTIAL
CAP
TUBULAR STEEL
FENCE - PAINTED
BLACK



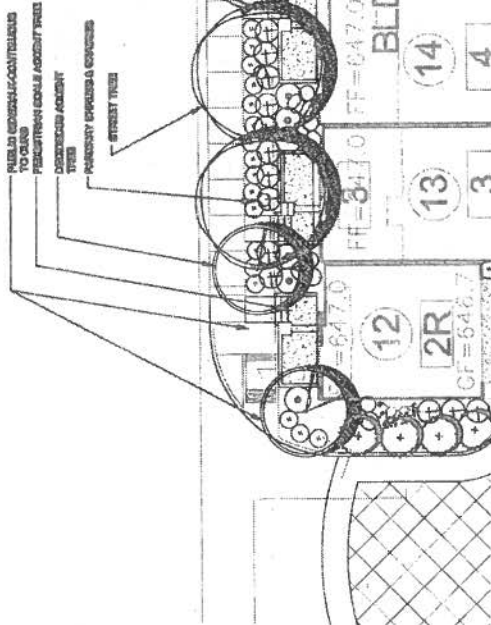
PICKETT FENCE ELEVATION



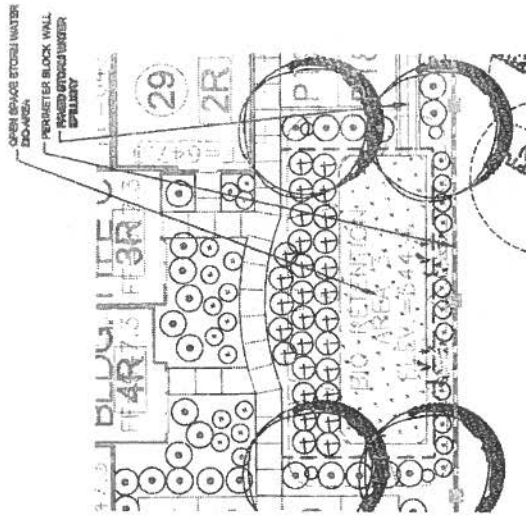
BLOCK WALL & PICKETT ELEVATION



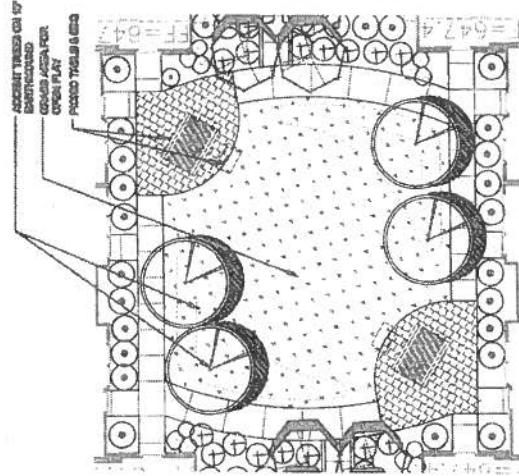
BLOCK WALL ELEVATION



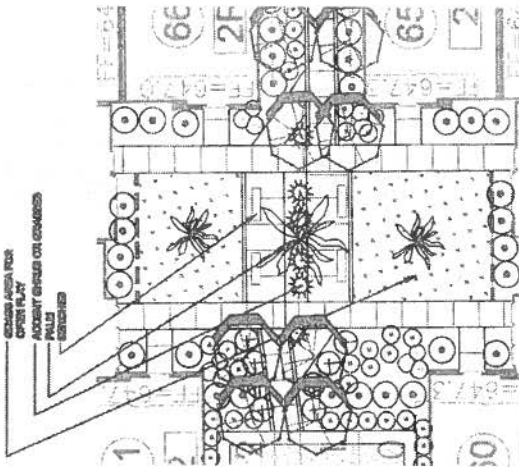
ENTRY DETAIL



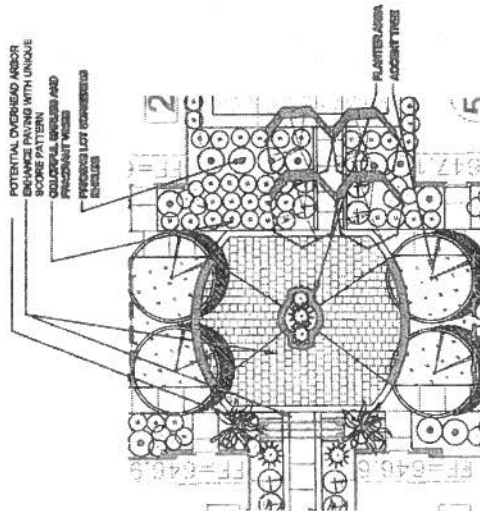
TYPICAL BIO DETENTION



PICNIC COURTYARD DETAIL



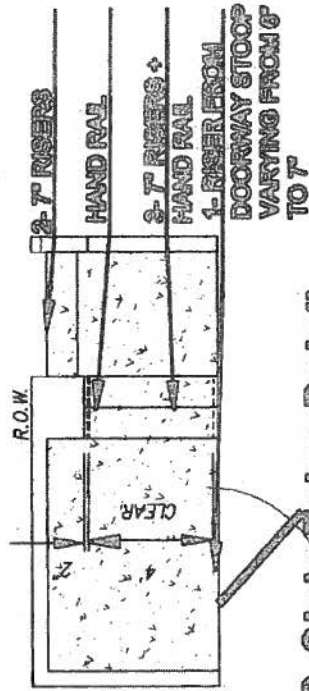
PALM COURTYARD DETAIL



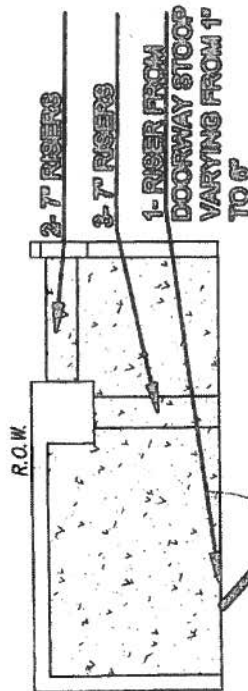
NORTH COURTYARD DETAIL

PROPOSED PROJECT PHG 11-0009





6 Stair Entry Detail



4 & 5 Stair Entry Detail

**PROPOSED PROJECT
PHG 11-0009**



ENTRY DETAILS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - Southern Gateway District and Historic Downtown District of the Downtown Specific Plan – North of the proposed development site are the two existing buildings of the City Square development containing a total of 18 residential condominium units. Commercial businesses are located further north, across Second Avenue.

SOUTH - Southern Gateway District of the Downtown Specific Plan – Multi-family residential developments are located to the south, across the alley.

EAST - Southern Gateway District and Historic Downtown District of the Downtown Specific Plan – Commercial businesses, single-family and some low-density multi-family residences are located to the east, across Orange Street.

WEST - PD-C (Planned Development Commercial) and PD-I (Planned Development Industrial) zoning – Commercial and industrial business are located to the west across Centre City Parkway.

B. 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 fire sprinklers and a stand pipe system will be required for the building and that a fire hydrant must be located within 50 feet of the fire department connection. 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 City Square site fronts on Centre City Parkway, Orange Street and Second Avenue. Portions of both Third Avenue and an alley, which ran through the project site, have been vacated as part of the project. Orange Street and Third Avenue are unclassified in the City's Circulation Element, while Second Avenue is classified as a Collector (84' r.o.w.), and Centre City Parkway is classified as a Major Road (102' r.o.w.). Access to the development would be from one driveway from Orange Street, with two gated, emergency only, drives on Orange Street and the alley to the south. Vehicle access to each unit would be provided by interior driveways. Each unit would include a two-car standard garage. In addition, there would be 29 on-site guest parking spaces distributed throughout the site for a total of 233 on-site parking spaces. The Zoning Code requires 26 guest spaces (one space per four units for 102 total units). In addition, parking would be permitted on Orange Street, as it is not a Circulation Element street, and parking currently is permitted on Second Avenue.

The traffic study prepared at the time the project was originally approved analyzed project traffic and determined that the design and conditions of approval adequately mitigated traffic impacts. The Traffic Analysis prepared by RBF Consulting on April 13, 2005 forecasts that a total of 612 average daily trips (ADTs) would be generated by the proposed project (6 trips per unit). Forty-nine of the trips would occur in the a.m. peak hour and 55 trips would occur in the p.m. peak hour. The analysis studied all surrounding roadway segments and intersections. Roadway segment levels of service were calculated based on the capacity of the roadway, classification and ADT volumes. All of the surrounding roadway segments currently operate at LOS "C" or better. The proposed project would not result in a deterioration of service on any of the roadway segments. Weekday peak hour intersection volumes were collected for the morning (7 to 9 a.m.) and evening (4 to 6 p.m.) peaks at all study intersections specifically for this project. All intersections also currently operate at LOS "C" or better. Based on project trip assignment, a LOS "C" or better would be maintained on all roadway segments and intersections with development of the project. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets.

4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does 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 is conditioned to provide a drainage study, which will determine the extent of drainage facilities necessary to control runoff. Runoff from the project will be directed into a series of BMP treatment swales and/or detention basins and/or inlet filter systems 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.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration, City Log No. ER 2005-20, was issued on July 14, 2005 for the 102-unit, City Square condominium development. Mitigation measures were developed to ensure the proper handling and removal of any asbestos containing materials during the demolition of buildings that previously existed on the site. Pursuant to CEQA Section 15162, no additional environmental review need be prepared for the subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the subject site is SPA #9 (Specific Planning Area #9), which encompasses the Downtown area. The SPA designation allows high-density residential, retail, commercial, service and mixed uses. The Interim Downtown Specific Plan establishes permitted land uses, residential densities and development standards for each of the districts in the specific plan area.

Whether the Revised Project Remains Consistent with the Interim Downtown Specific Plan

At the time the Interim Downtown Specific Plan was adopted in 2007, the City Square development had already been approved and partially constructed within the Professional Office District. The new Interim Downtown Specific Plan eliminated the Professional Office District and the site is now located in the Southern Gateway District. Residential standards for development in the Southern Gateway District were slightly modified to reflect some of the approved multi-family residential projects in the area including City Square, City Plaza (Escondido Blvd./Third Avenue), and 444 Escondido (Escondido Blvd./Fourth Avenue).

Development standards in the Southern Gateway District include a maximum height of 57 feet, no side or rear yard setback requirements, a maximum dwelling unit density of 45 units per acre, a requirement for 300 SF of open space per unit, and standard multi-family parking ratios. The proposed revisions to the remaining portion of the City Square development would be consistent with these standards. The maximum building height is proposed to be 37 feet, side and rear yard setbacks range from 0 feet to five feet, the proposed density remains 28 dwelling units per acre, a total of 49,293 SF of open space will be provided which equals 483 SF per unit, and the amount of parking provided exceeds multi-family requirements based on the number of two-bedroom and three-bedroom units proposed.

Whether the Proposed Architecture and Materials are Consistent with the Existing Residential Buildings on the Site

The two existing Barratt-designed buildings incorporate a contemporary "row-house" architecture, with stucco and "hardiplank" siding, balconies with steel railings, a mix of flat roofs with parapets and sloping shed roofs with exposed rafter tails, metal canopies, white vinyl windows, and deep earth tone building colors. All residential units have private balconies and two units share entrance foyers on the ground floor. More than half of the units in the original design were proposed to front on a landscaped pedestrian paseo.

The proposed revision to the site design and architecture takes the same number of remaining units and groups them into smaller building clusters that incorporate a contemporary townhome style of architecture. Fire access is provided by a circular loop through the site with vehicle courts branching from loop driveway. All tandem garages have been eliminated in favor of traditional two-car garages; and the double-stacked floor plans have been simplified to two floors of living area directly above the garage and entryway. Proposed architectural forms are similar to the existing buildings in that block forms with varying wall planes and articulated building heights are still proposed. A mix of flat roofs and sloping shed roofs with exposed rafter tails are provided on all the proposed buildings to maintain continuity with the existing buildings. Each proposed unit has at least one exterior balcony on the second or third floor. All units fronting on Orange Street have elevated stoop entries. Similar building materials are also incorporated into the revised design including stucco wall surfaces and horizontal lap siding, metal canopies and steel balcony railings. The applicant will enhance compatibility by incorporating the same rust, gold, gray and taupe color palette for the new buildings as well.

The open space paseo that ran through the center of the previous design has been replaced by a series of interconnected courtyards surrounded by residential units. At least 55 of the proposed 84 units will front on a substantial common open space area. On June 9, 2011, the Design Review Board reviewed the proposal for the second time and commended the applicant on the proposed design and response to their previous comments. The board voted 6-0 to recommend approval of the proposed modification to the Master and Precise Development Plan.

Appropriateness of the Proposed Design for the Elevated Stoop Entries for the Units Fronting on Orange Street

Most public views of the project will be from either Centre City Parkway or Orange Street. All buildings near Centre City Parkway will be at least 32 feet from the property line and separated from the right-of-way by extensive landscaping and a six-foot high masonry wall. The two proposed buildings fronting on Orange Street are more visually prominent and would be approximately six feet from the property line with attached stoop entryways extending to the right-of-way.

The elevated stoops for the 18 units along Orange Street are approximately two to three feet high with four to six steps up to the door entry level. Most of stoops are approximately six-feet deep and eight-feet wide and surrounded by a 6-inch curb wall. These areas were extensively studied during the design review process and both the applicant and the Design Review Board expressed a clear preference for the proposed design, while staff supported the inclusion of a garden wall around the stoop entries. The Design Review Board concurred with the applicant that the proposed design provided the appropriate separation from the public sidewalk, was consistent with the entryways on Second Avenue, and presented a clean appearance that would discourage homeowner storage in the area. Staff appreciates those views, but continues to believe a three-foot high wall, or combination of wall and railing, would enhance the sense of separation and security and help activate the streetscape by encouraging homeowners to place chairs on the stoops and actually use the area for more than just an entry to their residence. Therefore, a condition has been added to require the addition of a three-foot high wall/railing around the stoops for the units adjacent to Orange Street.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site includes the southern approximately 3.18 acres of a 3.65-acre parcel bounded by Second Avenue to the north, Centre City Parkway to the west, Orange Street to the east and the alley south of Third Avenue to the south. The City Square property is fairly level, lying at an average of approximately 642.6 feet above mean sea level (msl), and contains two residential condominium buildings with a total of 18 dwelling units located adjacent to Second Avenue. A single driveway behind the buildings provides access to all of the garages attached to those units. This driveway would now be jointly used by existing and future residents. The proposed modification area that is directly south of the existing driveway has been completely cleared of all former structures that once existed on the site and is surrounded by chain-link fencing. Vegetation in this area is dominated by invasive, weedy species and there are no areas of native vegetation on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

	<u>Previously Approved</u>	<u>Proposed</u>
1. Property Size:	3.65 acres	Same, but proposed modification limited to southern 3.18 acres
2. Number of Units:	102 Total 18 constructed	Same 84 proposed for construction
3. Number of Lots:	One (102 air space units)	Same
4. Project Density:	28 dwelling units/acre	Same
5. Number of Buildings:	One building with eight units One building with ten units Three buildings with 12 units each <u>Three buildings with 16 units each</u> Eight buildings	Two Building A with three units each One Building B with four units One Building C with five units Five Building D with six units each Three Building E with seven units each One Building F with seven units <u>One Building G with eleven units</u> 14 buildings
6. Unit Type:	Plan 1: 35, 1,287 SF, 2BR/den, 2½BA Plan 2: 16, 1,310 SF, 2BR, 2½ BA Plan 2A: 16, 1,571 SF, 2BR/den, 2½BA Plan 3: 19, 1,783 SF 3BR/den, 2½BA Plan 3A: 16, 1,849 SF, 3BR/den, 2½BA	Plan 1: 21, 1,105 SF, 2BR, 2½BA Plan 2: 23, 1,131 SF, 2BR, 2½BA Plan 3: 25, 1,398 SF, 3BR, 3½BA Plan 4: 15, 1,477 SF, 3BR/den, 3 BA
	67 - 2BR units 35 - 3BR units	44 - 2BR units 40 - 3BR units
7. Grading:	Cut: 2,200 cubic yards Fill: 3,600 cubic yards Import: 1,400 cubic yards	Cut: 200 cubic yards Fill: 3,900 cubic yards Import: 3,700 cubic yards
8. Landscaping:	A landscaped paseo would extend through the length of the site from 2 nd Ave. to the alley. It would include seating areas, trellises,	Paseo now separated into three outdoor, landscaped, thematic courtyards with central pedestrian connection. Outdoor spaces include passive grass play area, benches,

ornamental paving, focal and accent landscaping, and decorative potted shrubs. Perimeter and interior landscaping would include 36"-box street trees, 24"-box trees, and a mixture of 1-gallon and 5-gallon shrubs.

trellises, seat walls, barbecues and tables, enhanced pavement and accent plantings. Perimeter and interior landscaping would include 24"-box and 15-gallon trees, and a mixture of 15-gallon, five-gallon and one-gallon shrub. Vine planters to be located adjacent to garage doors.

9. Amenities:

Each unit would have a private deck, fireplace, interior laundry room and two-car, tandem garage.

Each unit has one or two private balconies and some have private patios. All units have interior laundry facilities and two-car, side-by-side garages.

10. Building Color/Materials:

Contemporary, "row-house" architecture. Stucco and hardiplank (synthetic wood) siding exteriors. Flat, standing-seam metal roofs, metal shade canopies and trellis accents. Wood rafter tail accents. Metal sectional garage doors. Deep earth tone colors, including rust, gold, gray and taupe.

Contemporary, "Townhome" architecture using many of the same architectural forms and materials including shed roofs with composition shingles, metal canopies, steel railing on balconies, wood rafter tails, stucco and horizontal lap siding, and metal sectional garage doors. All building colors to match existing building colors.

11. Project Fencing:

A block wall with pilasters would be provided along Centre City Parkway and along the southern property boundary, the design to be to the satisfaction of the Design Review Board. Steel railing, matching the balcony railing, would be located around shared ground floor patios. No fencing is proposed along the Orange Street or Second Avenue frontages.

Existing block wall along Centre City Parkway would be extended south and along portions of southern property boundary using the same materials and colors. A tube-steel gate would be provided for driveways at the alley and on Orange Street. No other fencing is proposed along Orange Street.

C. CODE COMPLIANCE ANALYSIS

Southern Gateway District

Proposed

1. Setbacks:

Front (2nd Ave.): 10 feet

No Change proposed to existing buildings

Side:

Orange Street: 0 feet
 Centre City Parkway: 0 feet

0 feet for patios
 5 feet for parking

Rear (alley): 0 feet from edge of alley

1.4 feet from edge of alley

2. Parking:	56 – 2BR units at 1.75 spaces each <u>46 – 3BR units at 2 spaces each</u> 190 spaces + 26 guest spaces 216 total spaces required	233 total spaces provided, including 204 garage spaces, and 29 open guest spaces.
3. Building Height:	57 feet	37 feet
4. Usable Open Space:	30,600 SF (300 SF/unit)	49,293 SF (483 SF/unit)

**FINDINGS OF FACT
PHG 11-0009
EXHIBIT "A"**

Master and Precise Development Plans

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in Specific Planning Area #9.
2. The proposed location of the development allows the development to be well integrated with its surroundings near residentially and commercially zoned property, with a landscaped pedestrian access through the project linking the two areas. The development is located within the downtown urban core within walking distance to retail and commercial services.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued July 14, 2005 (City Log No. ER 2005-20), the traffic study completed for the project by RBF Consulting on April 13, 2005, and the Engineering Division.
4. All public facilities, sewer and water service are existing and/or available to the subject site, with proposed improvements.
5. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area.
6. The proposed development would be well integrated into its surroundings, since excessive grading would not be required, the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, and the development would provide an attractive pedestrian access through the site allowing convenient access for residents to nearby commercial services.
7. Utilizing the Planned Development process allows flexibility from the Specific Plan requirements, if necessary, to achieve a high-density residential project in the urban core.
8. The project would provide an environment of sustained desirability and stability since city services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

**CONDITIONS OF APPROVAL
PHG 11-0009
EXHIBIT "B"**

Planning Division Conditions

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
7. A total of 233 parking spaces are proposed in conjunction with this development. A minimum of 230 parking spaces shall be provided and maintained at all times, including 204 covered garage spaces and 26 open guest spaces. Said guest parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards
8. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
10. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures (including existing trash enclosures) shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
11. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits approved by the Design Review Board on June 9, 2001, and the exhibits and details in the staff report to the satisfaction of the Planning Division.

12. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the Interim Downtown Specific Plan and the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
13. All new utilities shall be underground.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.
15. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,060.25 for a project with a Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).
16. Prior to issuance of a grading permit, the emergency access road width, pavement and gate specifications shall be reviewed and approved by the Fire Department.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
19. All lots shall meet the lot area and average lot width requirements of the underlying XX zone. Conformance with these requirements shall be demonstrated on the Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map.
20. This Master and Precise Development Plan shall become null and void unless utilized within three years of the effective date of approval.
21. Approved street names for the project reflect a site design that no longer exists. No new or revised street names are part of this approval. A separate request shall be submitted and approved by the City Council prior to issuance of a grading permit.
22. Prior to issuance of a building permit, an interior acoustical analysis shall be submitted for review. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less.
23. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading plan.

24. The proposed garages for each unit shall provide clear interior dimensions of at least 19.5-feet wide by 20-feet deep. Storage shall not impede the ability to park two vehicles within each garage.
25. The applicant shall be responsible for ensuring that all residential units constructed in reliance on this approval are annexed into the existing homeowners association and are subject to the existing CC&Rs that regulate activities in the development.
26. The list of permitted pets/animals for units in this development shall stay within the limits of the R-4 zoning standards, unless more restrictive or as otherwise specified in the CC&Rs.
27. Prior to issuance of a building permit for Buildings "F" and "G," The applicant shall incorporate into the building plans a three-foot high wall or railing around and extending above the stoop areas for those units.

Landscaping Conditions

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation (including existing vegetation required as part of previous project approvals) shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. 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. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
3. 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.
4. 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. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.
6. The applicant shall be responsible for landscaping the Centre City Parkway right-of-way area adjacent to the project site to the satisfaction of the Engineering and Planning Divisions. Landscaping shall be consistent with the Centre City Parkway Landscape Master Plan and shall be maintained by the HOA or the City's Landscape Maintenance District.
7. 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 determined in the tree survey completed by Helix Environmental on April 30, 2005, as required by the Tree Preservation Ordinance (Ord. 93-11), to the satisfaction of the Planning Division.

Building Division Conditions

1. Appropriate accessible paths of travel shall be required from the public way.

Fire Department Conditions

1. Tif. 150 dpi, 11" x 17" page size file copy of project shall be provided showing building floor plan and site plan.

Fire Protection Systems

1. NFPA 13R **automatic fire sprinkler system** will be required.
2. Smoke detectors shall be required above all stairwell landings.
3. **Standpipe systems** shall be required at the following locations:
 - A. Hose valves may be required between entry doors.
4. An approved fire alarm system shall be required.
5. A fire hydrant is required to be located within 50 feet of the fire department connection, unless otherwise specified. Please show location on plans.
6. Fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure shall be required every 300 feet to the satisfaction of the Fire Department.
7. Additional hydrants may be required near intersections, fire department connections or other locations.
8. Extinguisher(s) shall be provided at locations indicated with a minimum rating of 2A-10B: C in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet (CFC 906.2; T-19 Art. 5). Extinguishers must be mounted not more than 5 feet nor less than 3 ½ feet above the floor.

Access

1. Alleys shall be improved to 24' width. "NO PARKING" must be posted.
2. Speed humps/bumps shall not be allowed.
3. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants shall be provided prior to the accumulation of any combustible materials on the job site.
4. All gated entrances shall be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates shall be operable by Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements **must** be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager shall be easily accessible to the Fire Department.
5. A 28' inside turning radius shall be required on all corners to the satisfaction of the Fire Department.
6. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
7. 13'6" vertical clearances shall be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width shall be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.
8. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas and provisions to provide ongoing maintenance shall be reflected in the CC&Rs. A copy of the CC&Rs listing this

requirement shall be submitted to the Escondido Planning Department. "FIRE LANE" signs and red curbs shall meet specifications of the Escondido Police Department.

Engineering Division Conditions

GENERAL

1. The applicant shall provide the Director of Engineering Services with a Title Report covering subject property. The Title Report shall clearly state the signatory requirements for the granting of easements; need to verify that the signatures of owners of the previously sold units are not required.
2. The location of all existing on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed units and structures, these utilities shall be removed or relocated.
3. As surety for the removal and construction of required off-site and/or on-site improvements, new Surety Bonds and Improvement Agreement in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the issuance of any Building Permits.
4. No further Building Permits shall be issued for any construction within this Subdivision until all conditions of this Development have been fulfilled or secured by new Surety and Agreement.
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 Director of Engineering Services.
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 Director of Engineering Services.
7. The engineer shall submit to the Planning Department a copy of the Modification to the Master Development Plan and Precise Development Plan as presented to the Planning Commission and the City Council. This Exhibit will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Modification and must be included in the first submittal for 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 Modification to the Master Development Plan and Precise Development Plan approval and to the satisfaction of the Director of Engineering Services. 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 Director of Engineering Services.
2. The developer shall construct frontage half-width 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

Orange Street

CLASSIFICATION

Commercial (52'/80)

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

3. The developer shall construct the following improvements on Centre City Parkway; widen existing right-turn lane to allow for a 5-foot wide bike lane and a 15 foot wide right-turn lane and extend to the south for a total length of 200 feet with transition to join existing edge of pavement prior to the existing drainage structure headwall, to the satisfaction of the Director of Engineering Services. The developer shall also install curb & gutter along new edge of roadway, overlay and re-stripe the bike and right-turn lane. The developer shall also regrade and landscape and provide recycled water irrigation system for the parkway area along project frontage on Centre City Parkway. These improvements have been constructed by the previous developer, however; they have not fully completed and accepted by the City. The project developer shall be responsible to complete the improvements to the satisfaction of the City Engineer.
4. The developer shall grind and overlay and restripe Second Avenue (Between Centre City Parkway) and Orange Avenue (Between Second Avenue and Third Avenue) along project frontage to the satisfaction of the Director of Engineering Services. These improvements have been constructed by the previous developer, however; they have not been accepted by the City. Prior to completion of the project the current developer shall be responsible to repair any damages to the roadway improvements to the satisfaction of the City Engineer.
5. The developer shall remove and reconstruct existing curb & gutter and sidewalk along project frontage on Second Avenue. The developer shall also remove and reconstruct curb-returns at northwest and northeast corners to meet current ADA requirements and allow for Centre City Parkway widening. These improvements have been constructed by the previous developer, however; they have not fully completed and accepted by the City. The project developer shall be responsible to complete the improvements to the satisfaction of the City Engineer.
6. The existing traffic signal at the intersection of Centre City Parkway and Second Ave. has been modified by the previous developer, however; modification has not been fully completed and accepted by the City. The project developer shall be responsible to complete the improvements to the satisfaction of the City Engineer.
7. The existing traffic signal at the intersection of Orange Street and Second Ave. has been modified by the previous developer, however; modification has not been fully completed and accepted by the City. The project developer shall be responsible to complete the improvements to the satisfaction of the City Engineer.
8. The developer shall be responsible to remove and replace the existing curb & gutter and sidewalk along project frontage on Orange Street to the satisfaction of the Director of Engineering Services. The developer shall also responsible to bring Orange Street surface improvements to the satisfaction of the City Engineer prior to completion of the project.
9. The developer shall improve the existing alley along southerly property line to public Alley standards (22 feet wide) to the satisfaction of Director of Engineering Services.
10. Street/Alley Improvement plans prepared by a registered civil engineer shall be provided for review and approval by the City Engineer for all proposed public improvements.
11. The main access to this project shall be improved with an alley-type driveway in accordance with Escondido Standard Drawing No. G-3-E with a minimum throat width of 32 feet.
12. All on-site roads, driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the Director of Engineering Services and Fire Marshal.
13. 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 Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
14. The developer's 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.

15. The developer shall be responsible for an overlay of Orange Street due to the many utility trenches necessary to serve this project and/or to repair existing damage along frontage. The determination of the extent of the overlay shall be to the satisfaction of the Director of Engineering Services.
16. The developer shall be required to construct an emergency access gates to the satisfaction of the Director of Engineering Services and City Fire Marshal.
17. The developer shall be required to construct 180-watt street lights in accordance with Escondido Standard Drawing E-1-E on Orange Street at the project and alley entrances.

GRADING

1. A new site grading and erosion control plan shall be submitted to and 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 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.
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 Director of Engineering Services.
5. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
6. The developer shall be responsible for landscaping and irrigation along all project frontages including Centre City Parkway and include provisions in the CC&R for the maintenance of landscaping by the property owners association.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the Director of Engineering Services and shall be based on a drainage study to be prepared by the engineer of work.
2. All on-site storm drains not in public easements and all storm water treatment facilities are private. The responsibility for maintenance of these storm drains and treatment facilities shall be that of the Property Owner's Association. Provisions stating this shall be included in the WQTR and CC&R'S.
3. An updated Water Quality Technical Report shall be prepared for the project in accordance with the City's Storm Water Management Requirements and approved by the Director of Engineering Services. This updated Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of Bio-Retention Basins within or along the perimeter of the parking and driveway areas as the primary method of storm water treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The on-site trash enclosure shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Engineering Services.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. A hydraulic analysis of the proposed water improvements will be required to determine water main sizes and water system looping necessary to provide adequate domestic service and fire protection as required by the Director of Utilities and Fire Marshal.
3. The project water system shall be designed with multiple connections to the surrounding existing City water mains to the satisfaction of the Director of Utilities, including a 10-inch or larger connection to the existing 24" water main on the west side of Centre City Pkwy. The existing 8" or 10" waterline connecting to this 24" water main in Centre City Pkwy shall be abandoned or replaced to the satisfaction of the Director of Utilities.
4. All public water facilities (water meters, fire check valves, back flow devices, air-vacs, etc) shall be installed centered within a public utility easements and no structures including fences shall encroach within these easements.
5. All on-site private water pipes shall be located outside public easements and will be considered a private water system. The Property Owner's Association will be responsible for all maintenance of these water pipes and facilities. This shall be clearly stated in the CC&R's.

RECYCLED WATER

1. The developer is required to construct a recycled water irrigation system for frontage parkway areas and Centre City Parkway landscaping area. This system should be built to the satisfaction of the Planning Director and the Director of Utilities.

SEWER

1. All sewer main locations and sizing shall be to the satisfaction of the Director of Utilities and the Director of Engineering Services. Required sewer main improvements include construction of onsite sewer main and the replacement of the existing sewer in the alley between Third and Fourth to Centre City Parkway to the satisfaction of the Director of Engineering Services and the Director of Utilities.
2. All on-site sewer laterals and sewer mains not within public sewer easements will be considered private. The Property Owners' Association will be responsible for all maintenance of these laterals and mains. This shall be clearly stated in the CC&R's.

EASEMENTS AND DEDICATIONS

1. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to the approval of the revised grading and improvement plans. 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 Director of Engineering Services prior to approval of the revised Grading and Improvement plans.

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Grading and Improvement plans.
3. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City. The minimum easement width is 20 feet. Easements with additional public utilities shall be increased in width accordingly.
4. The following material necessary for processing the dedication or easement shall be submitted as follows: 1) a current grant deed or title report, 2) a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying, 3) traverse closure tapes. The City will review the plat and legal and upon approval shall prepare all final documents.
5. All proposed landings and steps along Orange Street shall be kept out of the public right-of Way. Some additional street vacation along Orange Avenue in line with previous street vacations may be allowed subject to approval by the City Council. All street vacations shall be accomplished by means of a separate public hearing before the City Council.
6. Building permits will not be issued for units and structures which conflict with existing easements or public Right-of-Way, nor will any securities be released until all existing excess utility easements have been quitclaimed.

REPAYMENTS AND FEES

1. The developer may request a repayment for the off-site construction of sewer and water improvements that could benefit an adjoining property owner. The completed repayment agreement must be prepared in accordance with the City Repayment Agreement Policy.
2. A cash security or other security satisfactory to the Director of Engineering Services shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading and landscaping for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading work up to a maximum of \$50,000, unless a higher amount is deemed necessary by the Director of Engineering Services. The balance of the grading work shall be secured by a new Grading Surety bond, an instrument of credit, a letter of credit or such other security as may be approved by the Director of Engineering Services and the City Attorney.
3. 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&R's

1. Copies of the revised CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to the issuance of any new Building Permits.
2. The developer shall make provisions in the CC&R's for maintenance by Property Owners' Association of private roadways, driveways, parking areas, private utilities (including sewer and water), storm water treatment facilities, drainage swales, private street lighting, storm drains and any common open spaces. These provisions must be approved by the Engineering Department prior to the issuance of any new Building Permit.
3. The CC&R's shall make provisions for the Property Owners' Association to maintain parkway landscaping along project frontage on Centre City Parkway, Second Avenue and Orange Street.
4. The CC&R's must state that the Property 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.

5. The CC&R's must state that if stamped concrete is used in the private street the Property Owners' 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 and along Orange Street and Alley shall be relocated underground as required by the Subdivision Ordinance.
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.



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

MITIGATED NEGATIVE DECLARATION

FILED
Gregory J. Smith, Recorder/County Clerk

JUL 14 2005

BY 
DEPUTY

CASE NO.: ER-2005-20
DATE ISSUED: July 14, 2005
PUBLIC REVIEW PERIOD: July 19, 2005 – August 8, 2005

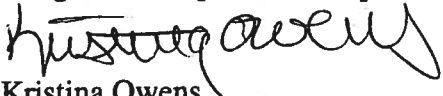
PROJECT DESCRIPTION: A request for a Preliminary, Master and Precise Development Plan, in conjunction with a one-lot Tentative Subdivision Map to construct 102 attached condominium units. Two and three-bedroom units would be located in nine four-story buildings. The request also includes a Zoning Code Amendment to allow residential uses on the ground floor without a commercial component, in this portion of the Professional Office District. Four residential structures and an approximately 20,000 SF commercial structure would be removed prior to constructing the residential units.

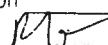
LOCATION: 3.6 acres bounded by Second Avenue to the north, Centre City Parkway to the west, Orange Street to the east, and the alley south of Third Avenue to the south, addressed as 203 South Orange Street.

APPLICANT: John Barone, 2nd & Orange Associates

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act, and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

FINDINGS: The findings of this review are that the Initial Study identified impacts that might be potentially significant, but mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.


Kristina Owens
Assistant Planner II

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on JUL 14 2005
Posted JUL 14 2005 Removed _____
Returned to agency on _____
Deputy _____ 

ATTACHMENT A
MITIGATION MEASURES

ER 2005-20

Tract 921, 2005-28-PD, 2005-06-AZ
City Square, 203 South Orange Street

Applicant's Mitigation Measures:

Hazards and Hazardous Materials

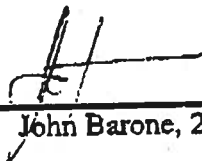
1. 1. Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

**ER 2005-20
City Square
203 South Orange Street, Tract 921, 2005-28-PD, 2005-06-AZ**

The items listed on the attached Mitigation Monitoring Program constitute an enforceable commitment pursuant to Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178.) The applicant will be required to provide and comply with all of the mitigation measures listed herein. These mitigation measures have also been included as conditions of the project approval.

7/13/05
Date



John Barone, 2nd & Orange Associates
Applicant's Signature

**ATTACHMENT "A"
MITIGATION MONITORING REPORT**

PROJECT NAME: City Square
PROJECT DESCRIPTION: 102 Unit Attached Condominiums
PROJECT LOCATION: 203 South Orange Street

NEG .DEC. NO.: ER 2005-20
ASSOC. CASE NO: Tract 921, 2005-28-PD,
 2005-06-AZ

CONTACT PERSON: John Barone, 2nd & Orange Associates
PHONE NUMBER: (858) 259-3037

APPROVAL BODY/DATE:
PROJECT MANAGER:

NATURE OF IMPACT	MITIGATION MEASURE	IDENTIFICATION. NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
Hazardous and Hazardous Materials	1. Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.	Hazardous and Hazardous Materials #1	Applicant		
	Staff to review contracts with contractors/consultants prior to issuance of demolition permit.		Planning Division		



Charles D. Grimm
Director of Planning and Building
Planning Division
(760) 839-4671, FAX (760) 839-4313

July 14, 2005

Mr. John Barone
2nd & Orange Associates
11232 El Camino Real, Ste 175
San Diego, CA 92130

SUBJECT: Environmental Review Determination, Case No. ER 2005-20

Dear Mr. Barone:

An analysis of your Environmental Review application has resulted in the enclosed "Notice of Proposed Mitigated Negative Declaration," issued in draft form. Issuance of this document indicates the City determined the following finding applies to the proposed project:

The proposed project may have a significant effect on the environment. However, in this case the project will not have a significant effect on the environment because of specific mitigation measures which have been incorporated into the design and implementation of the project.

Public notice of the Proposed Mitigated Negative Declaration has been distributed for a public review period, ending on August 8, 2005. Depending on the relevance of any public comments received during the public review period, staff reserves the right to change the terms and conclusions of this "Proposed Mitigated Negative Declaration."

If you have any questions regarding this environmental review, please call me at (760) 839-4310.

Sincerely,

Kristina Owens, AICP
Assistant Planner II

Cc: Rich Miller, MetroPlan



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

NOTICE OF MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project because of specific mitigation measures which have been incorporated into the design and implementation of the project. The description of the project is as follows:

ER 2005-20: A request for a Preliminary, Master and Precise Development Plan, in conjunction with a one-lot Tentative Subdivision Map to construct 102 attached condominium units. Two and three-bedroom units would be located in nine four-story buildings. The request also includes a Zoning Code Amendment to allow residential uses on the ground floor without a commercial component, in this portion of the Professional Office District. Four residential structures and an approximately 20,000 SF commercial structure would be removed prior to constructing the residential units.

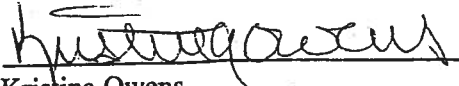
LOCATION: 3.6 acres bounded by Second Avenue to the north, Centre City Parkway to the west, Orange Street to the east, and the alley south of Third Avenue to the south, addressed as 203 South Orange Street.

APPLICANT: John Barone, 2nd & Orange Associates

The review and comment period will end August 8, 2005. A copy of the Environmental Initial Study and the Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5:30 p.m., August 8, 2005. Due to the City's 9/80 work schedule, City Hall is closed on Friday, July 29, 2005.

Further information may be obtained by contacting **Kristina Owens** at the Planning Division, telephone (760) 839-4310. Please refer to Case No. ER 2005-20

DATED: July 14, 2005


Kristina Owens
Assistant Planner II





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

MITIGATED NEGATIVE DECLARATION

CASE NO.: ER-2005-20
 DATE ISSUED: July 14, 2005
 PUBLIC REVIEW PERIOD: July 19, 2005 – August 8, 2005

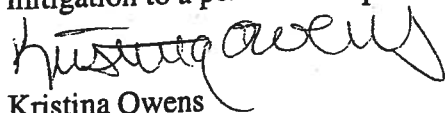
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APPLICANT: John Barone, 2nd & Orange Associates

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act, and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

FINDINGS: The findings of this review are that the Initial Study identified impacts that might be potentially significant, but mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.


 Kristina Owens
 Assistant Planner II

INITIAL STUDY PART II
Supplemental Comments
2005-28-PD, Tract 921, 2005-06-AZ, ER 2005-20

GENERAL PURPOSE The following section evaluates the potential impacts of the proposed Preliminary, Master and Precise Development Plans, Tentative Subdivision Map, and Zoning Code Amendment for a 102-unit attached residential development on approximately 3.6 acres at 203 South Orange Street. The attached environmental checklist, consistent with the California Environmental Quality Act (CEQA) Guidelines, was used to focus this study on physical factors that may be further impacted by the proposed project. The Initial Study will serve to identify, evaluate and mitigate any effects determined to be potentially significant leading to the issuance of a Mitigated Negative Declaration.

PROJECT DESCRIPTION A request for a Preliminary, Master and Precise Development Plan, in conjunction with a one-lot Tentative Subdivision Map to construct 102 attached condominium units. Two and three-bedroom units would be located in nine four-story buildings. The request also includes a Zoning Code Amendment to allow residential uses on the ground floor without a commercial component, in this portion of the Professional Office District. Four residential structures and an approximately 20,000 SF commercial structure would be removed prior to constructing the residential units.

ENVIRONMENTAL SETTING The project site is located on the approximately 3.6 acres bound by Second Avenue to the north, Centre City Parkway to the west, Orange Street to the east, and the alley south of Third Avenue to the south. The 3.6-acre site is comprised of several parcels, which have been under separate ownership. The site is currently occupied by a commercial disaster restoration building at the northern end of the site, a paved parking area and four single-family residences. The commercial building was occupied by the Escondido Post Office until the early 1990's. The majority of the site is paved and developed, and there is ornamental vegetation on the site adjacent to the structures. There is no native vegetation on-site. The site is fairly level, lying at an average of approximately 642.6 feet above mean sea level (MSL). The high point of the site is approximately 644.6 feet above msl in the southwestern corner of the site. The surrounding area has been completely developed, with mostly commercial, single-family and some multi-family residences. The entire site is located within the Professional Office District of the Downtown Revitalization Area Specific Plan, with a portion also located within the Retail Overlay District. The entire site is located within the SP (Specific Plan)/Tier 1 (Central) designated area of the General Plan. The site has frontage on Centre City Parkway, Orange Street and Second Avenue, and access is available from Orange Street, Second Avenue and a public alley. Second Avenue is classified as a Collector (84' r.o.w.) in the City's Circulation Element and Centre City Parkway is classified as a Major Road (102' r.o.w). Orange Street and Third Avenue are unclassified. The western end of both the alley and Third Avenue, running through the project site, would be vacated as part of the applicant's request.

The area surrounding the site is mostly low profile commercial and residential in character, with both multi-family and single-family development. Adjacent land uses and zoning are as follow:

North: Professional Office District of the Downtown Revitalization Area Specific Plan zoning/ Commercial businesses are located to the north.

- West: PD-C (Planned Development, Commercial) and PD-I (Planned Development Industrial) zoning/ Commercial and industrial businesses are located to the west across Centre City Parkway.
- East: Professional Office District of the Downtown Revitalization Area Specific Plan zoning / Single-family and some low-density multi-family residences are located to the east.
- South: Urban Neighborhood District of the Downtown Revitalization Area Specific Plan zoning / Multi-family residential developments are located to the south.

I. LAND USE AND PLANNING

The 3.6-acre site is comprised of several parcels. The entire site is located within the Professional Office District of the Downtown Revitalization Area Specific Plan, with a portion also within the Retail Overlay District. The entire site is located within the SP (Specific Plan)/Tier 1 (Central) designated area of the General Plan. The Professional Office District allows residential uses on the ground floor only as part of a mixed-use development with an overall density of 45 du/acre, multiplied by a percentage of the development devoted to residential use. An amendment to the Professional Office District of the Specific Plan is proposed to allow ground floor residential development without a commercial component on the 3.6-acre site. With adoption of the Amendment, plans could be processed for a residential project in accordance with the planned development process, and shall conform with the density provisions and other development standards of the District. A one-lot Tentative Subdivision Map also is proposed, along with a Preliminary, Master and Precise Development Plan in order to construct 102, attached, air-space condominium units. Access to the site would be from Orange Street, with emergency only, gated egress onto Orange Street and onto the existing alley to the south.

The project would include two and three bedroom units ranging from 1,287 SF to 1,849 SF. The units would include two-bedroom, two-bathroom flats, two-bedroom, two and one half bathroom, two-story units, and three-bedroom, two and one-half bathroom, two-story units with an optional fourth floor loft. Each unit would have an attached two-car tandem garage on the ground floor. Guest parking would be provided within the development along centre City Parkway. The project would meet all parking requirements.

The proposed project would not conflict with applicable environmental plans since the subject property does not contain any sensitive habitat or species, or any area designated for preservation. No rare upland habitats such as coastal sage scrub or native grassland would be impacted by future construction. Therefore, the project would not interfere with the preservation of high quality habitat or biological corridors and linkage areas identified by the MHCP. There are no scenic resources on the site such as trees, rock outcroppings or historic buildings, and the proposed project would not degrade the existing visual character of the site, which currently includes a commercial use and single-family residences.

The proposal will not disrupt or divide the physical arrangement of an established community, since the project is in-fill in nature and the site is surrounded by a mixture of multi-family and single-family residentially zoned and developed property, and commercial development. The past uses on the site were commercial and residential in nature. Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Approval of the proposed project will not create any significant land use impacts. Multi-family housing would be considered compatible with the

existing adjacent uses. Housing within a portion of the Professional Office District and Retail Overlay District should serve to unify the downtown by integrating commercial and residential activities. The proposed Zoning Code Amendment would permit a residential condominium development through the planned development process. The proposed Preliminary, Master and Precise Development Plan and Tentative Subdivision Map would permit a 102-unit residential condominium development. The proposed project would connect the surrounding residential projects to the east and south with the commercial uses to the north, through pedestrian connections. Existing residential housing stock is being removed in the form of three units, but 102 units of ownership housing would be added to the neighborhood. The proposed Tentative Subdivision Map, Planned Development and Zoning Code Amendment would not alter the character or views of the site, or result in a substantial adverse effect on a scenic vista, as there are no significant views through the subject property from adjacent residential properties. Development of the proposed project would not introduce a new source of light and glare in the area as the site is currently developed. The primary source of additional lighting would be from street lights and residential lighting. Compliance with the City's Outdoor Lighting Ordinance (Zoning Code Article 35) would ensure that impacts related to lighting and glare, resulting from the proposed project, would be less than significant. Therefore, no significant land-use impacts are anticipated to occur with development of the proposed project.

II. AGRICULTURAL RESOURCES

The project site contains a commercial structure and four single-family residences. The majority of the site has been cleared of any native vegetation, paved, and used for several years for various commercial businesses including a parking lot. The southern portion of the site has been developed with three single-family residences. According to the project history in the historical resources survey, completed by ASM Affiliates, Inc., there is no indication that the site has been used in the recent past for agricultural purposes. There is some ornamental vegetation on the site, which is associated with the commercial building and the residences. There is little potential for future agricultural production on the site, since the site is designated for commercial, residential and mixed uses, is located in the downtown areas, and is surrounded by medium-density multi-family, single-family residential and commercial uses. The site contains no Significant Agricultural lands as shown in the Final Environmental Impact Report for the 2000 General Plan Update (Figure 5.12-5), and is not subject to a Williamson Act contract. Additionally, there are no significant farmlands near the subject property. Therefore, the proposed project would have no significant effects on agricultural resources or farmland in Escondido or North San Diego County.

III. TRANSPORTATION/TRAFFIC

The project site fronts on Centre City Parkway, Orange Street and Second Avenue. Both Third Avenue and an alley which run through the project site would be vacated as part of the project. Orange Street is unclassified in the City's Circulation Element, while Second Avenue is classified as a Collector (84' r.o.w.), and Centre City Parkway is classified as a Major Road (102' r.o.w.). Access to the development would be from one driveway from Orange Street, with two gated, emergency only, drives on Orange Street and the alley to the south. Access to each unit would be provided by interior driveways. Each unit would include a two-car tandem garage. In addition, there would be 29 on-site guest parking spaces provided along Centre City Parkway, along the western boundary of the site, for a total of 233 on-site parking spaces. The Zoning Code requires 26 guest spaces (one space per four units). In addition, parking would be permitted on Orange Street, as it is not a Circulation Element street, and is currently permitted on Second Avenue.

According to the City of Escondido Environmental Quality Regulations (Article 47, Sec. 33-924), impacts are considered significant if the project:

1. Causes the level of services (LOS) of a circulation element street to fall below a mid-range of LOS "D" and/or adds more than 200 ADT to a circulation element street within an LOS below the mid-range "D" yet above LOS "F".
2. Exceeds, either individually or cumulatively, a level of services standard established by the County Congestion Management Agency for designated roads and highways.
3. Results in a change of air traffic patterns, including either an increase in traffic levels or in location that results in substantial safety risks or increased hazards due to a design feature.
4. Results in inadequate emergency access or parking capacity, or conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

A Traffic Impact Analysis was prepared by RBF Consulting on April 13, 2005. The report evaluates the traffic impacts of the proposed residential development. The Analysis forecasts that a total of 612 average daily trips (ADTs) would be generated by the proposed project (6 trips per unit). Forty-nine of the trips would occur in the a.m. peak hour and 55 trips would occur in the p.m. peak hour. The analysis studied all surrounding roadway segments and intersections. Roadway segment levels of service were calculated based on the capacity of the roadway based on classification and ADT volumes. All of the surrounding roadway segments currently operate at Level A or C. The proposed project would not result in a deterioration of service on any of the roadway segments. Weekday peak hour intersection volumes were collected for the morning (7 to 9 a.m.) and evening (4 to 6 p.m.) peaks at all study intersections specifically for this project. All intersections currently operate at LOS "A" or "C". Based on project trip assignment, current levels of service would be maintained on all roadway segments with development of the project. Similarly the levels of service for intersection would not change except for the unsignalized intersection at Orange Street/Third Avenue that would be a "B" rather than "A" LOS.

The analysis also considered the cumulative impacts associated with traffic generated from the 14 identified projects in the cumulative analysis, both with and without the proposed project. All of the study roadway segments are forecast to operate at acceptable levels of service, LOS "C" or better, with or without the proposed project under cumulative conditions. All study intersections also are forecast to operate at LOS "C" or better for both the a.m. and p.m. peak hours with the addition of the proposed project trips under cumulative conditions. The study concludes that the proposed project would not have a negative impact on the adjacent streets or intersections.

The Engineering Division has concurred with the conclusions of the Traffic Impact Analysis, and indicates that this project would not materially degrade the levels of service of the adjacent streets or intersections. Therefore, this project will not have a significant impact on transportation or circulation.

IV. AIR QUALITY

The San Diego Air Basin is a non-attainment area for federal and state air quality standards for ozone. The basin also is a non-attainment area for state standards for particulate matter less than ten microns in diameter (PM10). Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. According to the Traffic Study completed for the project, the project is expected to generate 612 additional average daily trips. The addition of 612 daily trips generated by the site would not significantly impact the existing level-of-service on the adjacent roadway network based on the existing plus cumulative plus project conditions and the Engineering Division. These trips were analyzed by RBF Consulting in the traffic impact analysis dated April 13, 2005. Since the project would not deteriorate the Level of Service on adjacent streets or intersections, and the project would not exceed SCAQMD (South Coast Air Quality Management District) or local

thresholds of significance, the project would not result in a significant impact to local or regional air quality.

The proposed development itself is not anticipated to significantly deteriorate air quality since the project does not involve any manufacturing uses, and since a residential use is not expected to create objectionable odors or noxious conditions. Project construction would generate short-term emission of air pollutants. Dust from grading and other site preparation would generate particulate matter emission. Due to the small amount of grading, and with appropriate use of grading and operation procedures, the project would not generate significant particulate matter of dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities, and would reduce potential impacts to a less than significant level. Emissions from construction equipment, worker and delivery and material hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

V. BIOLOGICAL RESOURCES

The project site has been developed with a large commercial structure, an asphalt paved parking and storage lot, and four single-family residences. There is some ornamental vegetation surrounding the structures, but the majority of native vegetation has been removed from the site. The site is listed as developed/disturbed land on SANDAG's City of Escondido Focused Plan Area Map, with no sensitive vegetation species located nearby.

Helix Environmental Planning, Inc. conducted a biological site analysis, including a tree survey, on April 30, 2004. According to the survey, the entire 3.6-acre project area is dominated by urban/developed land but includes a vacant 0.2-acre portion in the southeastern portion of the project site. The majority of the vegetation found on the site is ornamental landscaping and common weeds, such as grass (*Bromus* sp.), barley (*Hordeum* sp.), and crete hedyinois (*Hedypnois cretica*). No areas of native habitat or vegetation exist anywhere on the site. The site does support approximately 0.2 acre of non-native grassland in the vacant lot. The project site supports 46 trees in total, including 10 tree species (such as eucalyptus, pepper, palms, and cottonwood trees), and 25 trees that fall under the City's definition of mature trees. None of the mature trees found on site is considered protected. One oak tree (*Quercus* sp.) was found on the site but is not considered mature or protected under the Escondido Zoning Code because it only has a diameter at breast height (DBH) of three inches.

No sensitive plant or animal species were observed on-site during the visit. No raptors or nests were observed. No wetlands, natural or man-made drainages or non-wetland Waters of the U.S. were observed. Wetland permits from the U.S. Army Corps of Engineers and the California Department of Fish and Game will not be required.

The proposed project will not produce any significant biological impacts according to City significance criteria. The proposed Subdivision Map, Preliminary, Master and Precise Development Plans, and Zoning Code Amendment would not result in any significant impact on the City's biological resources, since the entire site has been previously disturbed, existing residential and commercial development surrounds the project site, and the area is not environmentally sensitive. No significant populations of sensitive plants or animals are present and the project will not encroach upon any wildlife habitat areas. The proposed project would not have any potential, adverse, individual or cumulative impacts on wildlife or biological resources, and the project will have a de minimus impact to fish and wildlife resources.

VI. CULTURAL RESOURCES

There is an approximately 20,000 SF commercial structure and four single-family residences on the site. The commercial structure has been utilized by various commercial uses, including a United States Post Office and a disaster restoration service, over the past several years. ASM Affiliates, Inc prepared a Historical Resource Survey of the site in December, 2004.

A total of five buildings currently exist on-site, one commercial building and four residences. Of these buildings, two are over 50 years old. These buildings, at 409 ½ West Third Avenue and 421 West Third Avenue, were evaluated for eligibility to the California Register of Historic Resources and to the Escondido Local Register of Historical Resources. None of the structures on the site is listed on the Local Register of Historical Places, although two of the residences are located on the Citywide Inventory of Historic Resources. The house at 409 ½ West Third Avenue is a small wood-frame alley house, constructed between 1927 and 1949, according to records, although it was most likely constructed after 1945. It is a much altered structure with poor integrity and was constructed as a cottage. The second house at 421 West Third Avenue is a Craftsman-style house constructed in the mid-1920's. The original building was considerably smaller than the current building, and it appears that it was extensively extended and remodeled in the late 1950s. Due to its extensive remodeling, it has poor integrity. According to the Survey, neither residence is of great architectural or historical significance, nor is eligible for the either the California or Escondido Registers.

Under CEQA and the City of Escondido's Historical Resource Guidelines a significant resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey. The Historical Resource Survey evaluates the potential significance of the structures based on significance criteria in the Historic Resources Section of the Zoning Code. In order for a structure to be listed on Escondido's Local Register of Historical Places, a resource must meet at least two of the seven criteria in the Historical Resources Ordinance. The Historic Resource Survey by ASM Affiliates indicates that the structures on the site are not historically significant under any of the criteria. The site also does not possess any great aspects of historical integrity, based on National Park Service criteria. In order to qualify for listing under the California Register/National Register a resource must be significant within a historic context and meet one or more of the following criteria: A) Be associated with an event or series of events that have made a significant contribution to the broad pattern of history; B) Have an unequivocal association with the lives of people significant in the past; C) Embody distinctive characteristics of a type, period, or method of construction; and D) Have yielded or may be likely to yield information important in local, state, or national prehistory or history. According to the study, neither residence meets any criteria for eligibility for the historic registers, and is not recommended as eligible for the California or Escondido Registers. Therefore, there would be no adverse impact in demolishing the resource and no mitigation is required

No prehistoric resources were identified the project property. In addition, the property was examined in an intense pedestrian survey for the presence of significant archaeological and historic resources. Implementation of the project will not result in direct or indirect impacts to any significant cultural or historical resources.

The balance of the Downtown Specific Plan area has been completely developed with existing commercial uses and there is no physical evidence of any historic or cultural resources on the subject site. A review of the City's Archaeological Resource Inventory reveals no known archaeological sites within close proximity. Since there are no historical, archaeological and/or paleontological resources known to be present within the subject area, the project will not result in any significant impacts.

VII. GEOLOGY AND SOILS

The site is not located in an area subject to a 100-year flood event. The project site consist of approximately 3.6 acres and is fairly level. The site is located at an average of approximately 642.6 feet above mean sea level (MSL). The high point of the site is approximately 644.6 feet above msl in the southwestern corner of the site. There are no significant topographic features on the property.

As part of the proposed Tentative Subdivision Map, Preliminary, Master and Precise Development Plan, and Zoning Code Amendment applications, demolition and grading would occur on the site for the construction of 102 new attached condominiums and associated pavement and parking areas. The grading design proposes 2,200 cubic yards (CY) of cut and 3,600 CY of fill, for a total import of 1,400 CY. No exemptions from the Grading Ordinance are proposed. The slope of the entire site is less than 10%.

A Preliminary Geotechnical Investigation was prepared by Geocon Geotechnical Consultants on October 25, 2004, to evaluate the surface and subsurface soil conditions and general site geology, and to address any geotechnical constraints. According to the report, the site is underlain by two soil types and one geologic unit: undocumented fill, alluvium, and granitic rock. Groundwater was located in some of the borings at depths of approximately 9 to 14 feet below the ground surface. The site is not located on any know active, potential active or inactive fault traces as defined by the California Geologic Society (CGS). The nearest known active faults are the Rose Canyon and Elsinore-Julian faults, located approximately 15 ½ and 17 miles west and east of the site respectively. Earthquakes that might occur along those faults are potential generators of ground motion at the site. The site could likely experience some ground shaking effects from future earthquakes along any of the known faults located within 30 miles of the site. The site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. The potential for liquefaction is low due to the dense nature of the underlying granitic rock and the recommended grading. In addition, no landslides are present on the property or a location which could impact the site.

According to the Geotechnical Engineer, with standard grading and compaction practices, no significant impacts to geology or soils are expected. The project would not expose people or structures to geologic hazards since there are no known active faults within the immediate vicinity and the North County region is not known for its seismic activity. The study concluded that the site can support the proposed project and is relatively free of geologic hazards.

VIII. HAZARDS AND HAZARDOUS MATERIALS

The project site includes four single-family residences, an approximately 20,000 SF commercial building used for a commercial cleaning/restoration business, and pavement. In order to evaluate the project site for any environmental concerns, including groundwater contamination, lead, or asbestos, a Phase I Environmental Site Assessment was prepared by Geocon Consultants on June 9, 2004. All five structures on the site were evaluated. The asphalt paved storage yard is occupied by vehicles and metal roll-off storage boxes related to the business. The interior of the commercial building includes office space and storage areas for cleaning chemicals.

No significant odors, pools of liquid, drums, significantly stained soil, above-ground storage tanks, wells or pits were observed on the site. The San Diego County Department of Environmental Health (DEH) lists the commercial site on its Hazardous Waste Sites List. There was an underground storage tank associated with the former post office site, which was removed in 1993. Groundwater monitoring occurred and the DEH closed the case in July 1993.

An asbestos and lead paint survey was conducted on the on-site structures. Asbestos containing material was found in all five of the structures. Lead containing paint was found in four of the structures. The Site Assessment recommends that a licensed asbestos abatement contractor and a California Department of Health Services licensed lead abatement contractor be contracted for removal services prior to demolition of the structures.

Mitigation Measure:

1. **Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.**

Due to the residential nature of the development and the lack of hazardous materials associated with the proposed residential development, the project would not result in the creation of any health hazard, the release of any hazardous substance, or the exposure of people to potential health hazards, with implementation of the proposed mitigation measure. In addition, the project would comply with all applicable building and fire codes. The project site is not located near an airport or private airstrip and the site has not been identified on the Hazardous Waste Sites List which is published by the California Environmental Protection Agency (CAL/EPA) through the County Health Department's HMMD (Hazardous Material Management Division). The site is not located within a Fire Hazard Area, as identified in the Final Environmental Impact Report for the 2000 General Plan Update (Figure 5.7-2). The Fire Department has indicated that they support the proposed project as conditioned, with fire sprinklers and alarms in the units, 28-foot-wide minimum driveway widths, and additional fire hydrants. Consequently, no adverse impacts with regards to hazards will occur.

IX. HYDROLOGY AND WATER QUALITY

The project site is currently developed with an approximately 20,000 SF commercial structure and four single-family residences. The amount of run-off would be expected to increase when the site is developed with 102 attached residential dwelling units, due to the increased amount of impervious surfaces associated with residential development (i.e. roofs, hardscape, driveways, etc.). The amount of additional water runoff and change to absorption rates due to the proposed Preliminary, Master and Precise Development Plan and one-lot Tentative Subdivision Map would not be significant as any runoff would be directed to an approved drainage facility, as approved by the Engineering Division. No significant negative impacts on water quality or drainage are anticipated. The Engineering Department has indicated that the project would not materially degrade levels of service of existing drainage facilities or have a significant impact to water resources. The project would require a detailed drainage study which would determine the extent of the drainage improvements necessary to control run-off.

The property is not located within a 100-year flood area. In addition, there are no surface bodies of water on or adjacent to the site. Proposed street improvements and grading are not anticipated to impact any nearby wells. The project would be served by City water. No significant impacts on water quality or drainage are anticipated.

X. MINERAL RESOURCES

The project will not result in the use or depletion of nonrenewable, natural mineral resources, existing energy or mineral resources, since there is no evidence that the subject property contains such extractable

natural resources on-site. Also, energy services are currently available to the site and the proposed project would not substantially increase the use of nonrenewable natural resources or require the development of new sources of energy. Therefore, no impact upon existing on-site energy and mineral resources would result.

XI. NOISE

The project site is located at the Intersection of Centre City Parkway, Orange Street and Second Avenue. The site is located within a projected noise corridor of 60 dBA or greater. Orange Street is unclassified in the City's Circulation Element, while Second Avenue is classified as a Collector (84' r.o.w.) and Centre City Parkway is classified as a Major Road (102' r.o.w.). The City's General Plan Noise Element contains noise policies, which outline acceptable noise levels associated with each type of land use. Policy E1.6 outlines the measures to be implemented to minimize impacts on and from new projects. The policy also establishes noise/land use compatibility guidelines and states that the City's Noise Ordinance shall be used to control noise from other than transportation sources. The General Plan goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less, especially where outdoor use is a major consideration such as backyards. The outdoor standard is not applied to balconies or patios. The proposed condominium units are attached and have private patios and balconies, rather than common recreation and landscaped areas. According to the General Plan, residential projects also shall provide for an interior noise level of 45 dB or less due to exterior sources.

The proposed project includes 102, new attached condominium units. The site is surrounded by multi-family and single-family residential developments, and existing commercial uses. An Acoustical Site Assessment of the property was completed on June 27, 2005, by Pacific Noise Control. According to the assessment, primary noise source at the site is vehicular traffic along Centre City Parkway, Second Avenue, and Orange Street. The existing traffic volumes are approximately 24,000 average daily trips (ADT) along Centre City Parkway, 18,512 ADT along Second Avenue, and 1,616 ADT along Orange Street. Noise measurements were taken at three locations on the site, one along each of the adjacent streets. The existing noise level was 66 dB adjacent to Centre City Parkway, 70 dB adjacent to Second Avenue, and 60 dB adjacent to Orange Street. Future traffic noise levels using 2030 traffic volumes also were determined. The noise levels would be 71 dB facing Centre City Parkway, 73 dB facing Second Avenue, and 61 dB facing Orange Street. Although future traffic noise levels would exceed the City's 60 dB threshold within outdoor use areas, there are no back yards or common, usable open space proposed in the project, and the exterior noise criteria is not applied at patios and balconies. While the applicant is proposing noise barriers along Centre City Parkway, Second Avenue and Orange Street in order to reduce the noise levels on outdoor patios, no negative impact is anticipated and mitigation is not required.

It is anticipated that the future residences facing Orange Street, Centre City Parkway and Second Avenue would require mitigation to meet the interior noise requirement of 45 dB. The Acoustical Assessment indicates that an interior noise study for the residences would be required prior to issuing building permits to ensure that the interior noise level would not exceed 45 dB. It is anticipated that mitigation would be required in the form of mechanical ventilation, dual-pane windows, minimum STC ratings for windows and doors, and the requirement that some windows be closed.

The project would introduce 102 new residential units and associated traffic and roads to the area. Development of the project would incrementally increase the noise levels within the adjacent area. However, since the area is surrounded by existing residential units and commercial development, there would not be any new or unusual noises introduced to the immediate area which would impact adjacent residences. Construction of the proposed project would create a temporary noise impact both on-site and at nearby residences. Temporary activities would include excavation, grading, clearing, construction,

and landscaping. Properly maintained modern construction equipment would meet the noise limits in the City's Noise Ordinance.

XII. POPULATION AND HOUSING

The project site is located in the Professional Office District of the Downtown Specific Plan. The General Plan Land-Use Designation is Specific Plan. The proposed Zoning Code (Specific Plan) Amendment would permit a 102-unit residential project on the site with no commercial component. The proposed Tentative Subdivision Map and Preliminary, Master and Precise Development Plan would be in conformance with the General Plan, since the existing General Plan designation of Specific Plan is consistent with the Specific Plan zoning designation, and the proposed residential density is less than permitted in the Specific Plan.

Three residential units had been developed on the site. Three of the units have been abandoned and secured. The other residence is occupied and those residents would be displaced. Approval of the proposed project would result in 102 new detached ownership units. Population within the surrounding area and the City of Escondido would increase incrementally as a result of the proposed project. However, the density of the proposed development is consistent with the General Plan designation of Specific Plan. Development within the Professional Office District allows a maximum density of 45 du/acre, multiplied by a percentage of the development devoted to residential use. The site is surrounded by similar single-family and multi-family residential and commercial development. The proposed project would not significantly alter the location, distribution or population density within the area. It is expected that the project would provide market-rate, ownership units, which would positively impact the City's housing demand and benefit the adjacent commercial areas.

The proposed development would add to the existing housing stock and would not be considered growth inducing since the project site is located within a residential area surrounded on two sides by existing single-family and multi-family residential developments, and public facilities are available to the site or can be provided via a nominal extension.

XIII. PUBLIC SERVICES

The proposed modification would result in a minimal increase in demand for Police services. The Escondido Police Department has indicated their ability to adequately serve the site and no significant impacts to police services are anticipated.

The subject site is served by Fire Station No. 1, which is located at 310 North Quince Street. The proposed residential project would result in an incremental increase in demand for fire services. The Fire Department has indicated their ability to adequately serve the project, as conditioned, and no significant impacts to fire services are anticipated. The conditions include provision of fire sprinklers and fire alarms in units, and minimum driveway widths ranging from 24 feet to 28 feet.

Development of 102 residences would generate approximately 27 elementary school (K-8) students (102 x .268) and approximately 13 high school students (102 x 0.13). The Escondido Elementary School District and Escondido High School District have indicated that due to the continuing growth throughout the area, they are unable to meet the Quality-of-Life Standards approved within the City of Escondido's General Plan without mitigation of student housing needs generated by new development. However, the incremental impact of proposed residential developments on the school system would be offset by the future impact fees collected upon issuance of building permits. These fees are set by the school district. The City's Growth Management provisions require a will serve letter from the school districts prior to issuance of building permits.

XIV. RECREATION

The proposed attached residential condominium development will not impact the quality or quantity of existing recreational opportunities, since the site does not contain existing recreational amenities that would be modified or eliminated, and it is not listed as a potential park site in the City's Master Plan of Parks and Trails. In addition, there are no proposed trails on the property, or trails that would be affected by the proposed project. The development of 102 units with the proposed Preliminary, Master and Precise development Plan, Zoning Code Amendment and Tentative Subdivision Map would result in an incremental increase in the demand for recreational facilities in the City. However, this increase in demand would be offset by the park fees paid per unit by the project applicant.

XV. UTILITIES AND SERVICE SYSTEMS

The majority of fuel and energy usage associated with this development would be for space and water heating needs (natural gas) and for everyday lighting and power needs (electricity) for the dwelling units. The proposal would not utilize substantial amounts of fuel or energy, or require the development of new sources of energy due to its in-fill nature, and its limited size and energy requirements.

Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a class III landfill for disposal. Solid waste pick-up will be available for the project by EDI for all phases of project implementation, including from construction to residential curbside collection. No significant solid waste disposal impacts are anticipated.

Adequate public facilities are existing and City water and sewer services are existing and available to the entire site or can be provided with nominal extension of nearby facilities. The Engineering Department will require submittal of a drainage study to determine the extent of drainage facilities necessary to control runoff. No significant drainage impacts are anticipated based on the preliminary grading plan and the anticipated use of the site. No adverse impacts to city utilities will occur with the construction of the proposed project and no significant impacts will result

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

Potential impacts to the environment as a result of this project are related to the potential for hazards and hazardous materials impacts to future residents of the development. Proposed mitigation of these impacts would reduce the potential effects below a level of significance. No significant biological resource exists on-site. Therefore there will be no adverse effect on any animal or plant species. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project is not expected to have any significant adverse effect on human beings, either directly or indirectly.

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan Update EIR, April 2000
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Project Description and Preliminary Information
9. Comments from other Departments:
 - Engineering
 - Building
 - Fire
10. City of Escondido Subarea Plan Focus Planning Area Map
11. Traffic Impact Analysis by RBF Consulting dated April 13, 2005.
12. Phase I Environmental Assessment by Geocon Consultants Inc., dated June 9, 2004.
13. Acoustical Analysis by Pacific Noise Control, dated June 27, 2005.
14. Preliminary Geotechnical Investigation, Geocon Consultants Inc., dated October 25, 2004.
16. Water Quality Technical report by Project Design Consultants, dated April 2005.
17. Historic Resources Survey, completed by ASM Affiliates, December 2004.
18. Site Visits/Field Inspection
19. Biological and tree survey by Helix Environmental Planning, Inc dated April 30, 2005.