

PLANNING COMMISSION

Agenda Item No.: G.1
Date: December 10, 2013

CASE NUMBER: PHG 13-0024

APPLICANT: Chick-fil-A

LOCATION: Escondido Promenade Shopping Center generally located on the southern side of West Valley Parkway, east of Auto Park Way, west of Interstate 15, addresses as 1290 Auto Park Way (APNs 232-240-52 and -53).

TYPE OF PROJECT: Modification to a Master and Precise Development Plan

PROJECT DESCRIPTION:

A Modification to the Master and Precise Development Plan for the Promenade Shopping Center to construct an approximately 2,908 SF Chick-fil-A restaurant with a drive-through. The former 2,268 SF El Pollo Loco/La Salsa restaurant would be demolished and the new restaurant constructed on the site.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: Planned Commercial (PC)

ZONING: Planned Development Commercial (PD-C)

BACKGROUND/SUMMARY OF ISSUES: A Master and Precise Development Plan, and Zone Change were approved by the City Council in 1986 (86-61-PD/CZ and 86-135-PD) for the development of the Promenade Commercial Center. A Precise Development Plan subsequently was approved by the Planning Commission in 1988 (88-115-PD) for the development of an El Pollo restaurant with a drive through on an outlying pad within the center. The El Pollo Restaurant was later changed to a La Salsa Restaurant. The restaurant building has been vacant for the past several years. The Master and Precise Development Plan for the commercial center has been modified several times over the past decades to modify the exterior of the buildings; increase the overall building square footage; upgrade ADA access and disabled parking throughout the center; and modify trash enclosures to conform to current storm water requirements. Most recently the exterior facade of the inline shops and some of the anchor tenants (Target, Dicks and Ross) were modified and the paint scheme was changed to a more earth-tone palate. This request is to demo the vacant El Pollo/La Salsa building and construct a new Chick-fil-A restaurant and drive-through aisle on the same pad. The new Chick-fil-A building utilizes a more modern architectural theme than the existing restaurant building, but incorporates architectural elements to reflect the most recent architectural and color changes to the center.

Staff feels the issues are as follows:

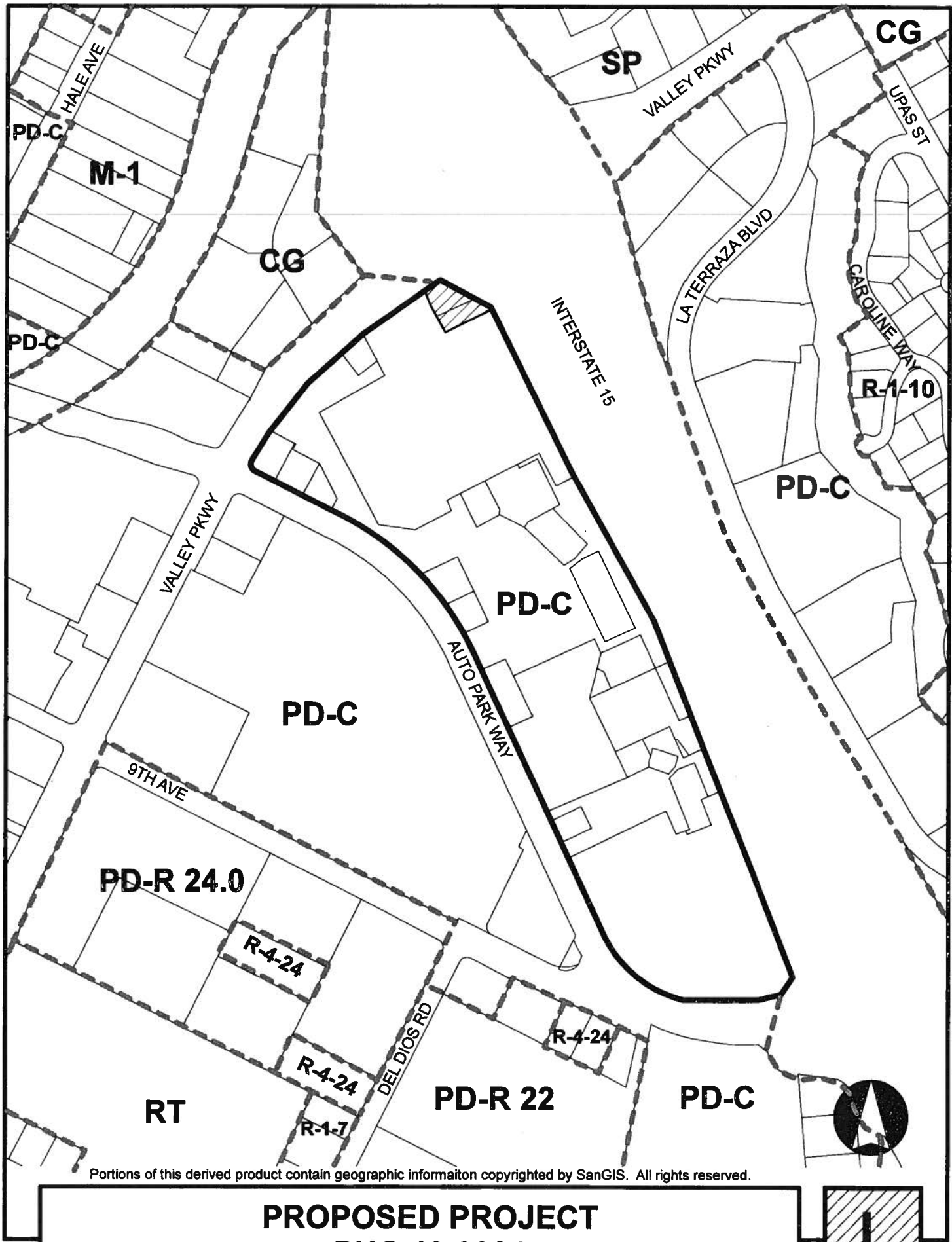
1. Whether the proposed Chick-fil-A building is compatible with the other buildings within the planned commercial center.
2. Whether there is sufficient parking available for the new restaurant.

REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the proposed Chick-fil-A restaurant would be consistent with the Master Plan for the commercial center since it would replace an existing restaurant and the design of the building would be compatible with other buildings throughout the center. The restaurant lease area provides sufficient parking spaces, which would not impact parking primarily used for the other retail and restaurant uses in the center.

Respectfully submitted,


Jay Paul
Associate Planner

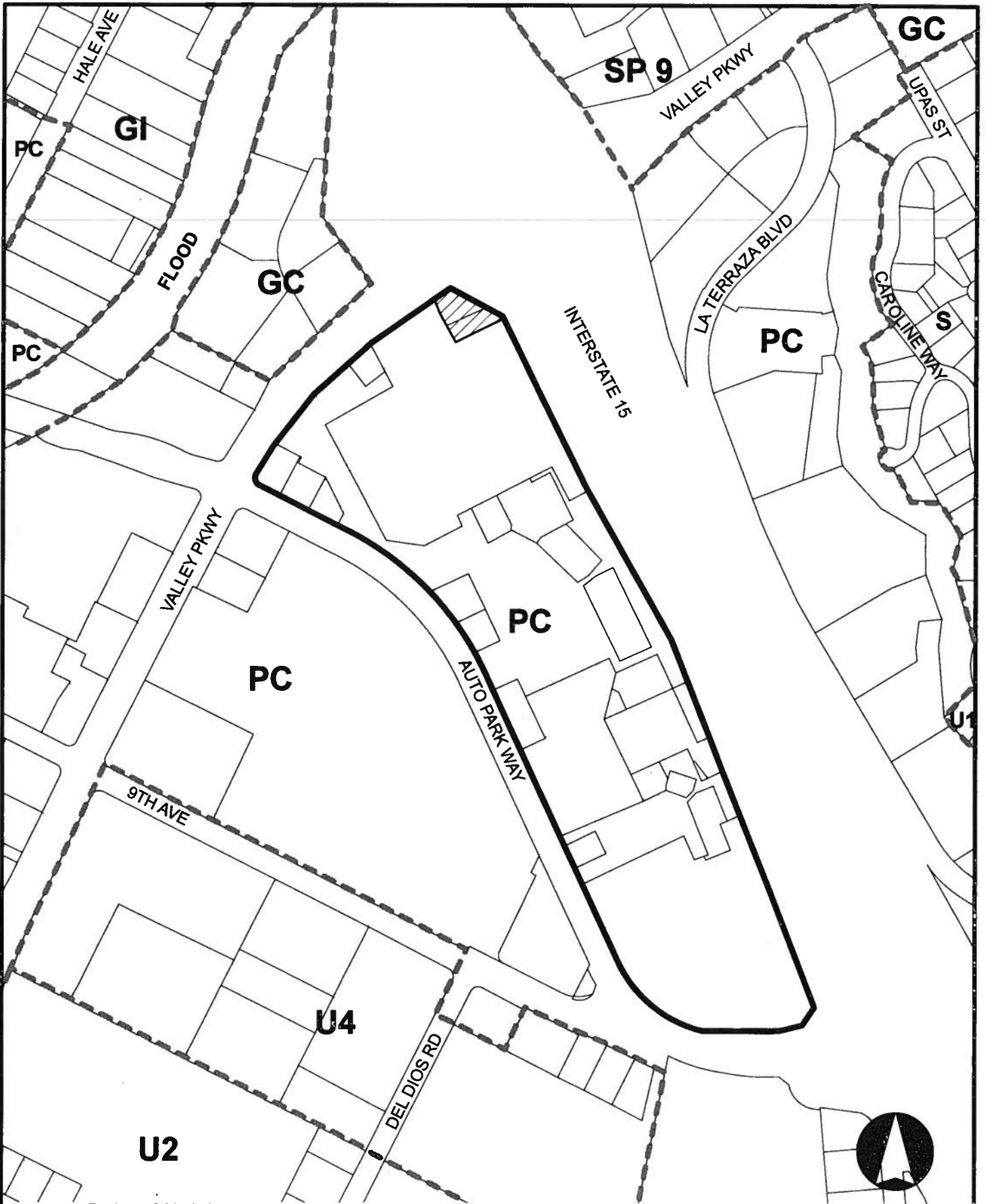


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**PROPOSED PROJECT
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LOCATION/ZONING

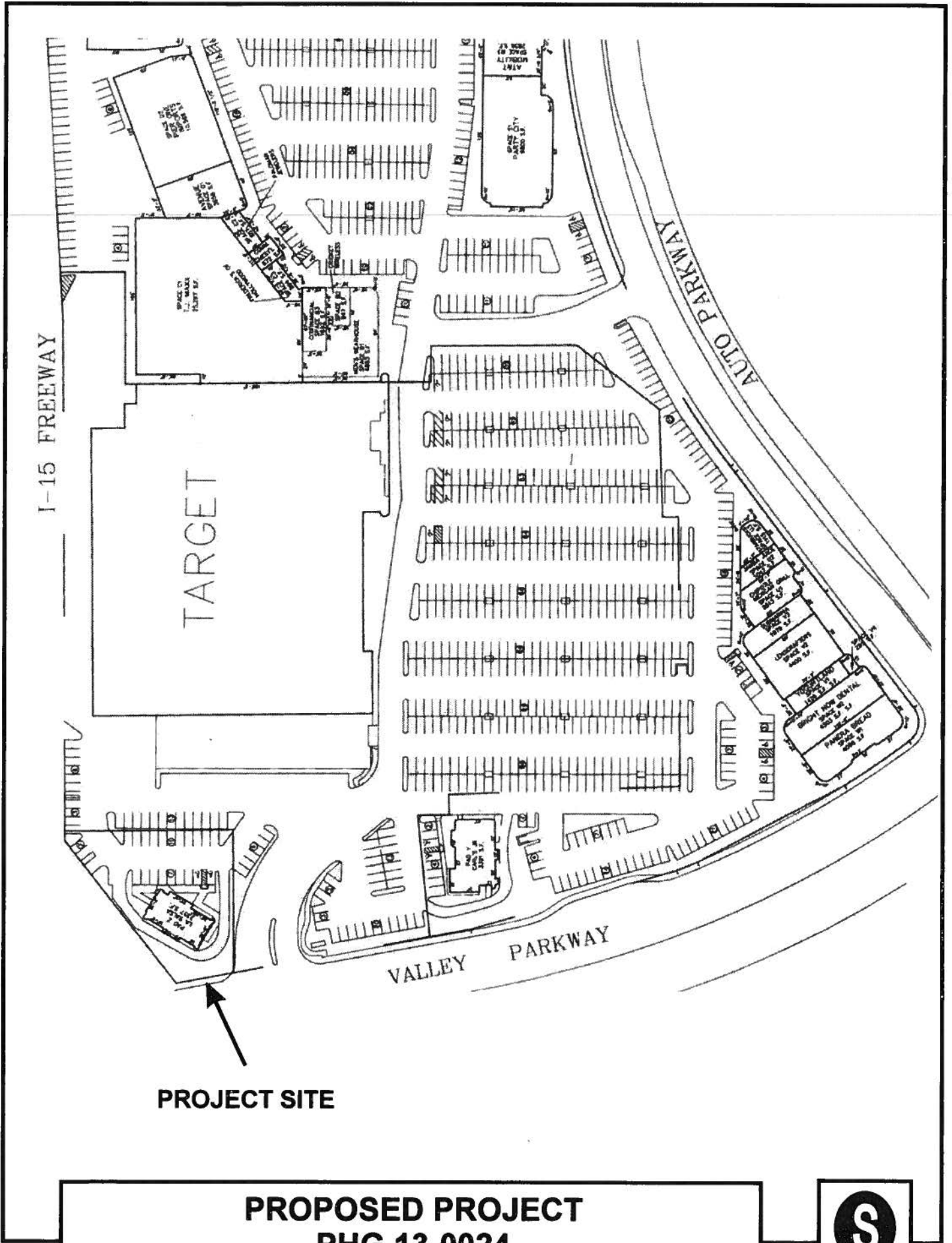


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**PROPOSED PROJECT
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GENERAL PLAN

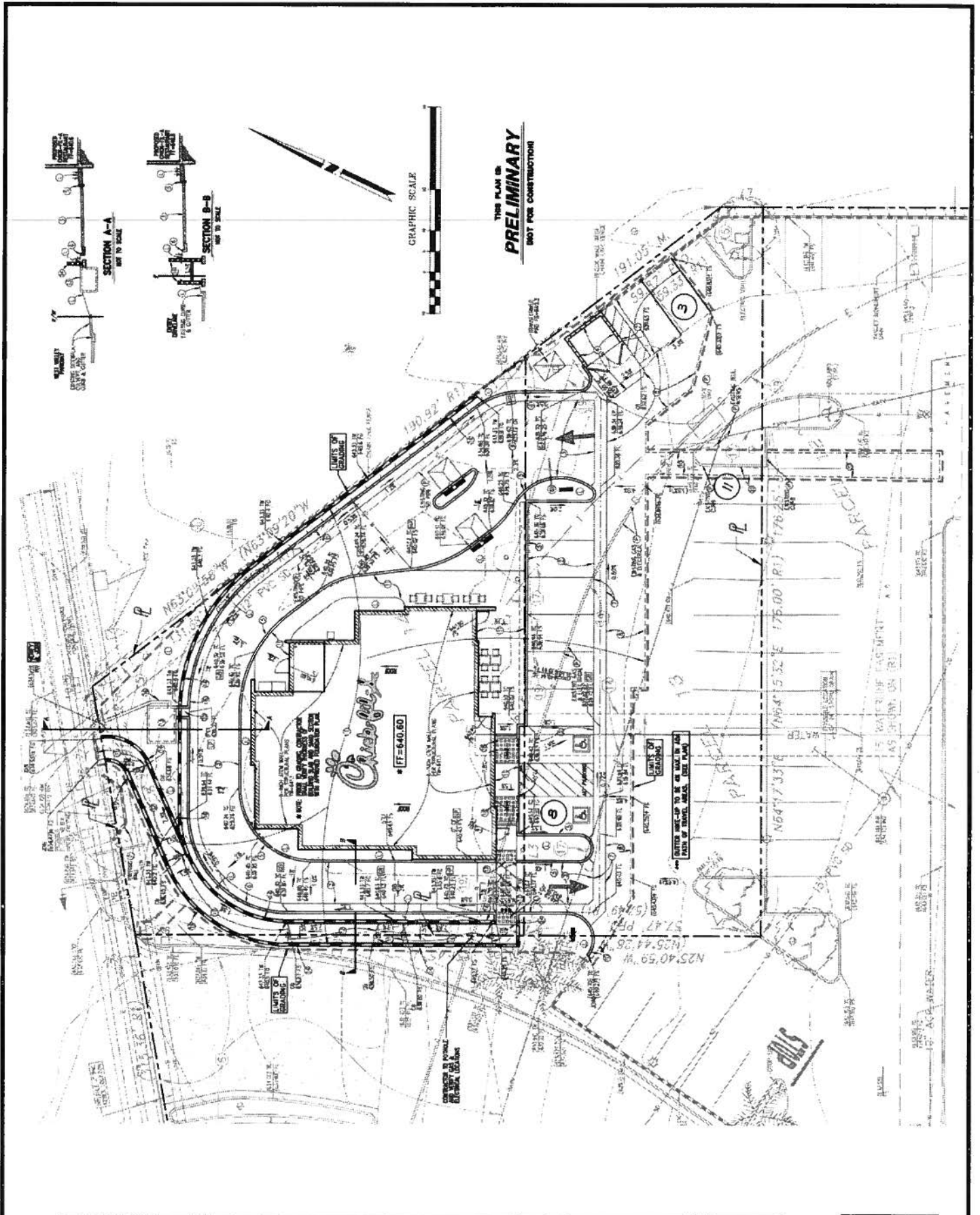


PROJECT SITE

**PROPOSED PROJECT
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SITE PLAN



**PROPOSED PROJECT
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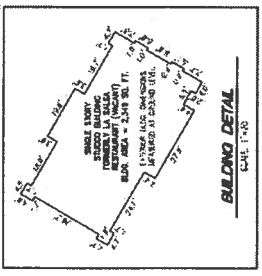
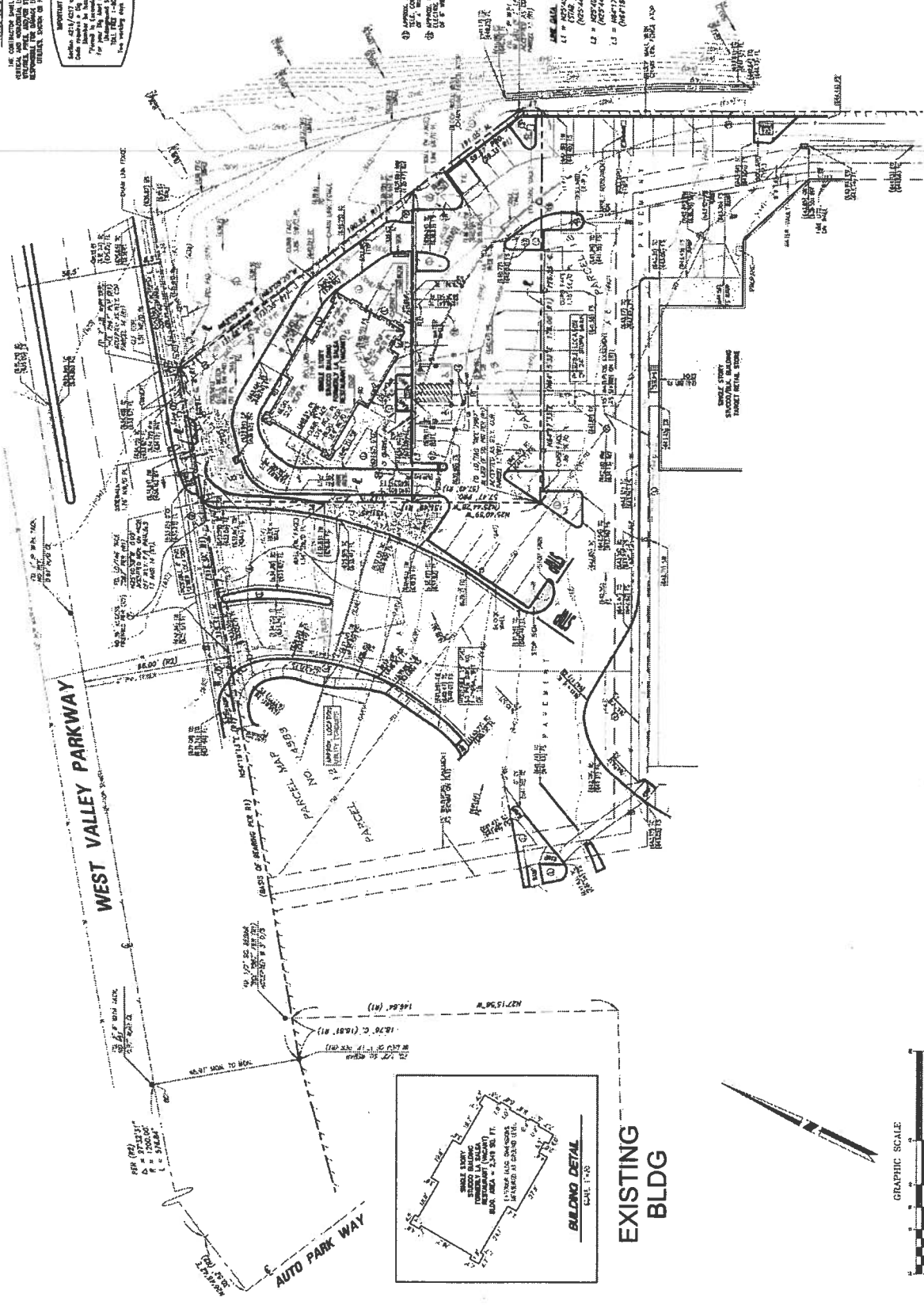
NOTICE TO CONTRACTORS

THE CONTRACTOR SHALL OBTAIN THE TIME, MATERIAL, LABOR, AND OTHER NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS.

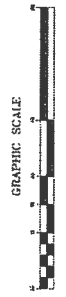
IMPORTANT NOTICE

Address: 4211/4212 of the International Brotherhood of Teamsters, Local 1010, 1010 West Valley Parkway, West Valley City, Utah 84115. For more information, call 801-972-1111. The meeting date is Friday, July 10, 2003.

I-15 FREEWAY



EXISTING BLDG

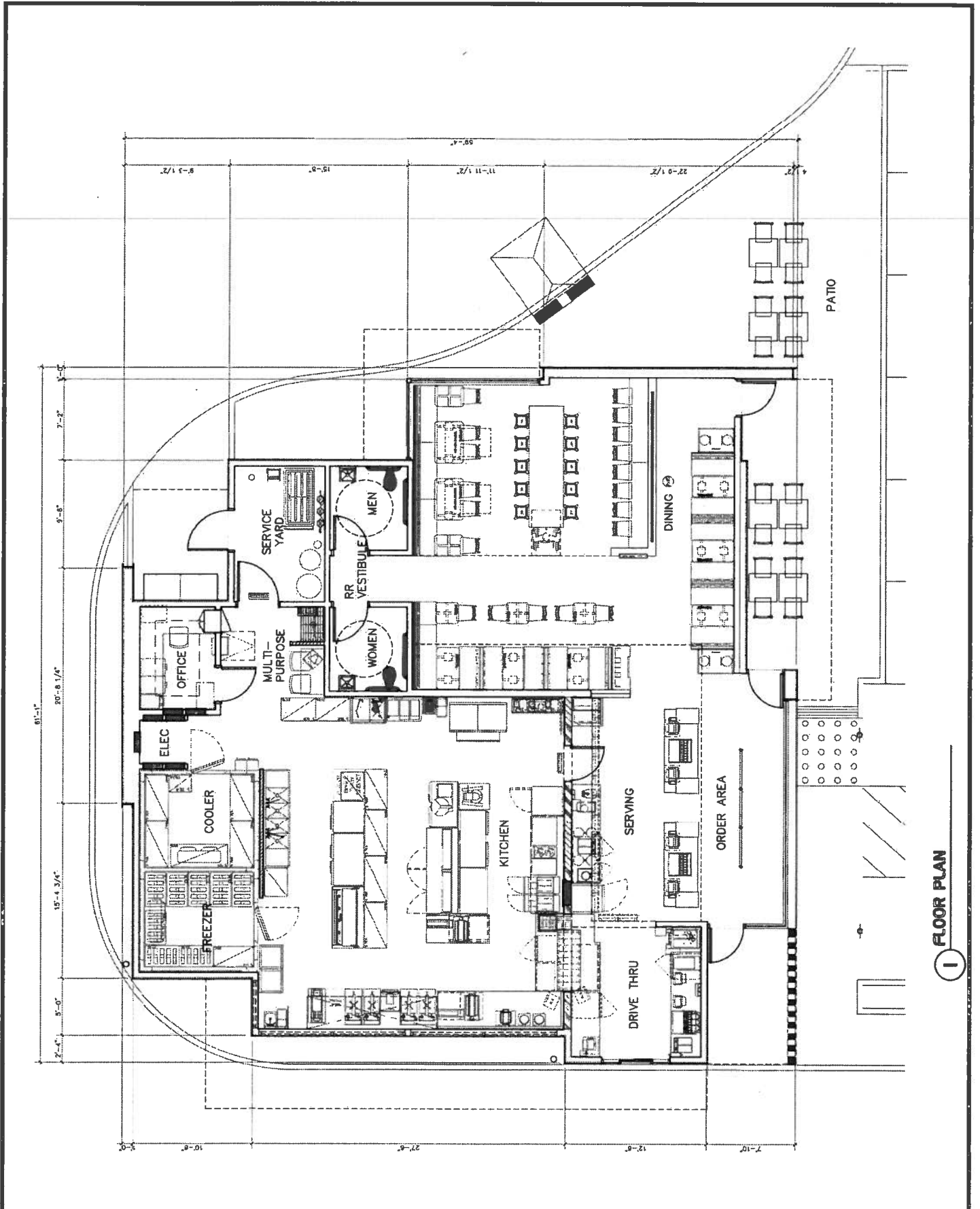


EXISTING BUILDING

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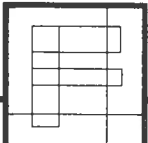


SITE PLAN



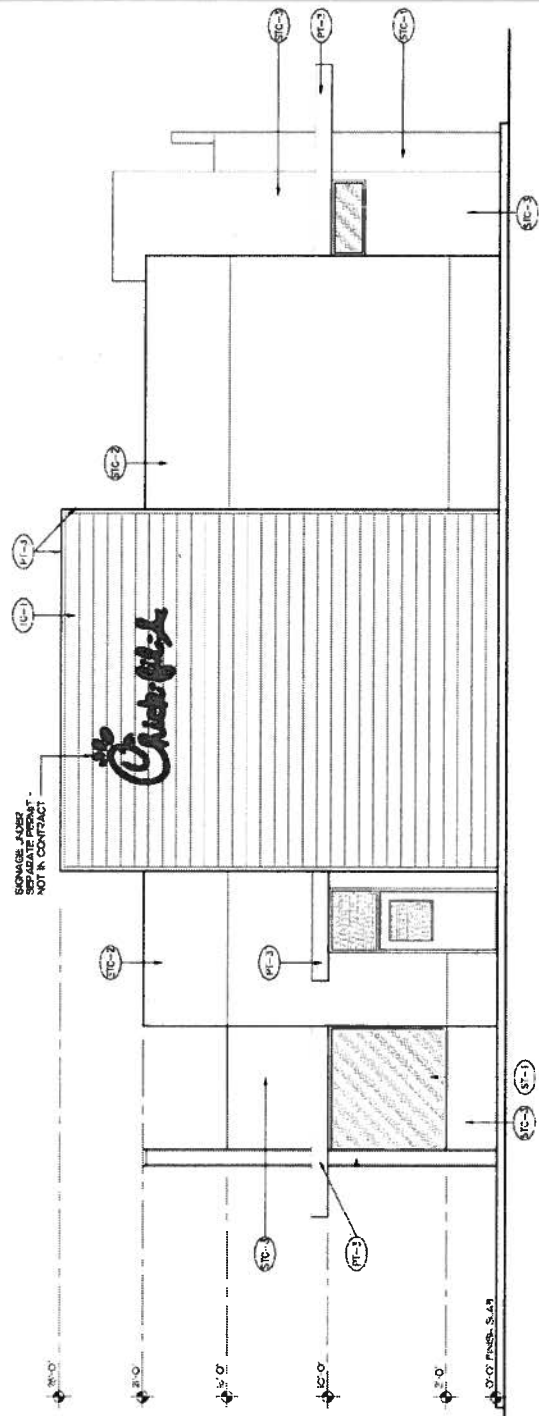
1 FLOOR PLAN

**PROPOSED PROJECT
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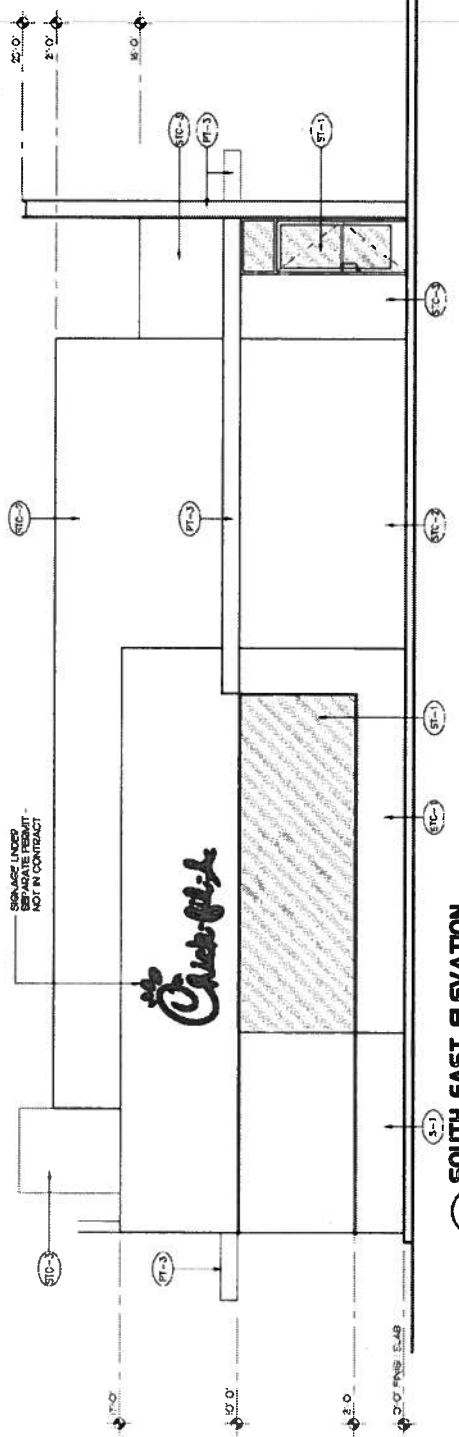


FLOOR PLAN

- STC-1 EXTERIOR PLASTER
GRECIAN IVORY
- STC-2 EXTERIOR PLASTER
STUDIO TAUPE
- STC-3 - EXTERIOR PLASTER
STEELY GRAY
- A-1 ALUMINUM AWNING
SIVER MIST
- WD-21 EXTERIOR WOOD
DECKING PLANKS
SIAM
- S-1 STONE VENEER
SCREEN WALL
CROSSROADS



1 NORTH WEST ELEVATION



2 SOUTH EAST ELEVATION

**PROPOSED PROJECT
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ELEVATIONS

STC-1 EXTERIOR PLASTER
GRECIAN IVORY

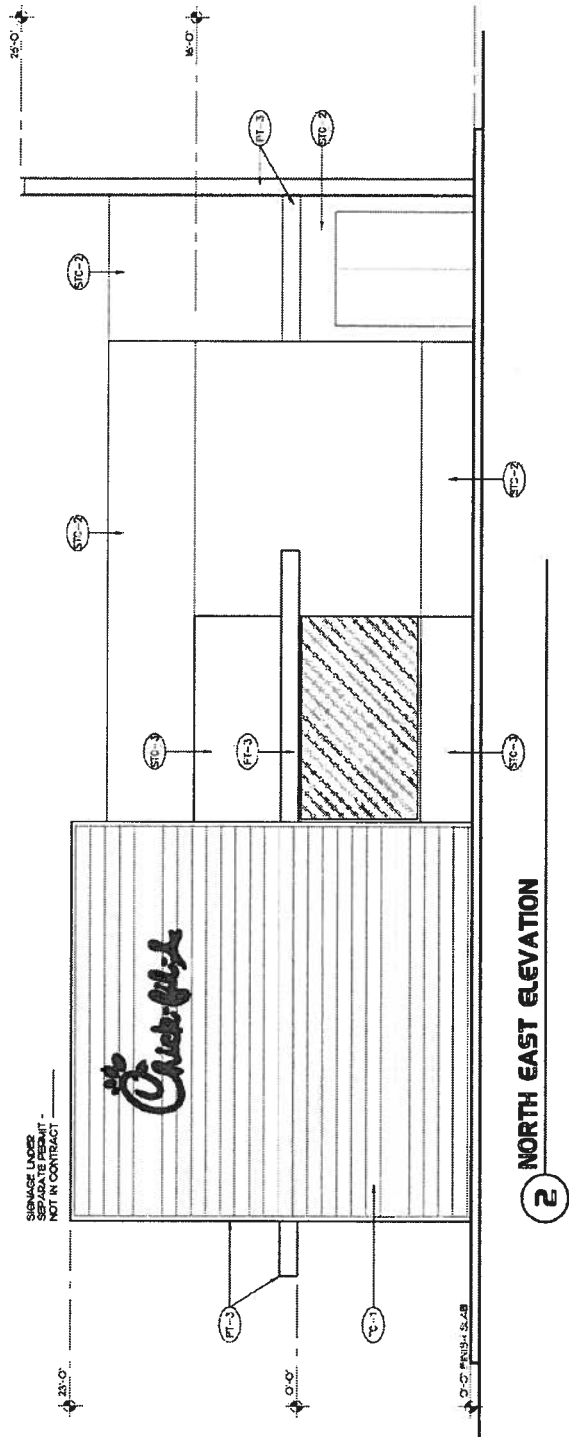
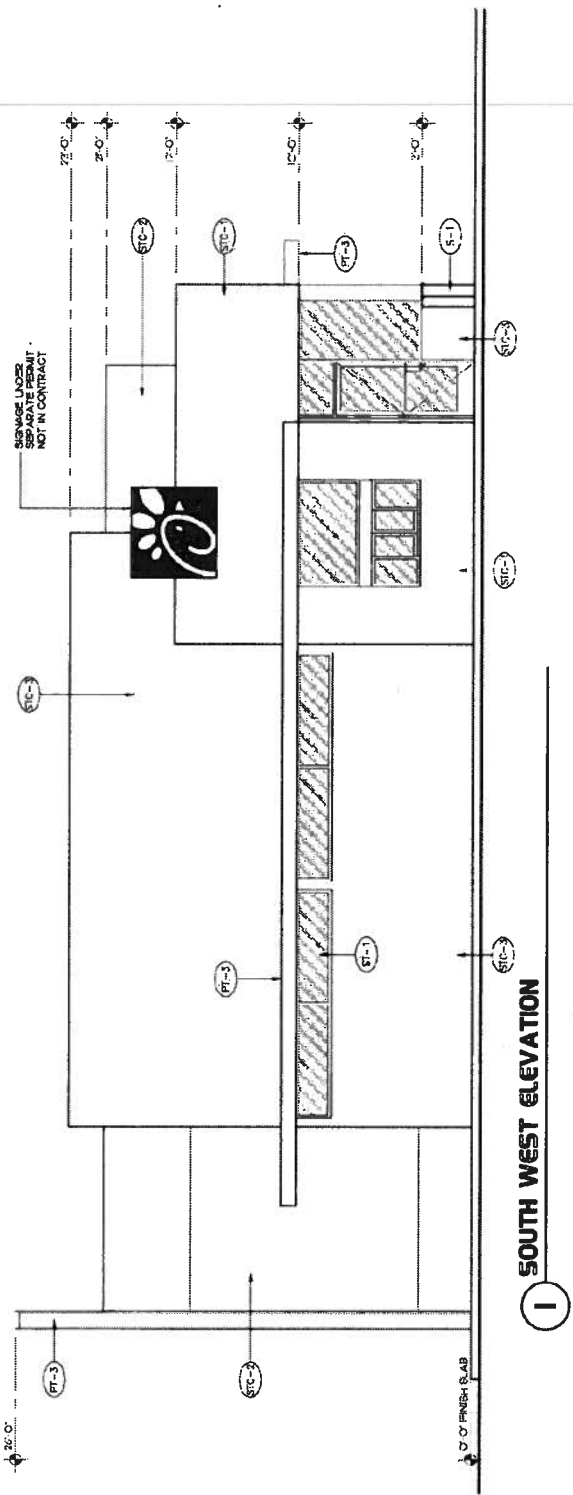
STC-2 EXTERIOR PLASTER
STUDIO TAUPE

STC-3 - EXTERIOR PLASTER
STEELY GRAY

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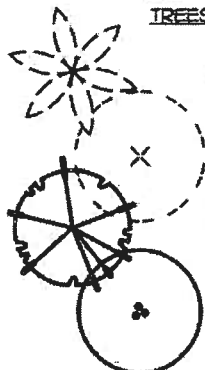


**PROPOSED PROJECT
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ELEVATIONS

PLANTING LEGEND

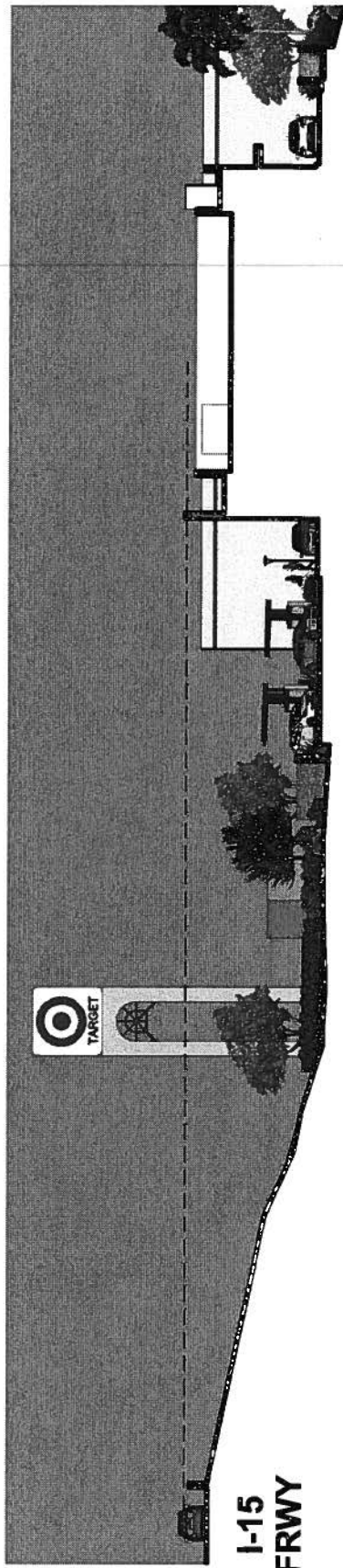


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE (PER WUCOLS)
TREES						
	EXISTING STAGRUS ROMANZOFFIANUM	QUEEN PALM	FIELD VERIFY	11	REFER TO PLAN FOR NOTES	
	EXISTING JACARANDA MIMOSIFOLIA	JACARANDA	FIELD VERIFY	4	REFER TO PLAN FOR NOTES	
	LAGERSTROEMIA INDICA TUSKEGEE	GRAPE MYRTLE	24' BOX	1	STANDARD	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24' BOX	2	STANDARD	MEDIUM
SHRUBS / GROUND COVERS						
Ⓐ	DIETES VEGETA	FORTNIGHT LILY	5 GAL.	98	3'-0" O.C.	MEDIUM
▨	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	95 SF.	15" O.C.	MEDIUM
*	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GALLON	65	3'-0" O.C.	LOW
▩	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GALLON	395 SF.	18" O.C.	LOW
Ⓕ	LIRIOPE GIGANTEA	BIG BLUE LILY TURF	5 GALLON	13	3'-0" O.C.	MEDIUM
⊙	LIRIOPE GIGANTEA 'VARIEGATA'	VARIEGATED LILY TURF	5 GALLON	13	2'-0" O.C.	MEDIUM
Ⓝ	PHORMIUM 'PINK STRIPE'	NEW ZEALAND FLAX	5 GALLON	70	3'-0" O.C.	LOW
Ⓧ	PHOTINIA FRASERI	FRASER'S PHOTINIA	15 GALLON	8	3'-6" O.C.	MEDIUM
Ⓥ	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	15 GALLON	8	3'-6" O.C.	MEDIUM
⊕	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GALLON	7	AS SHOWN	MEDIUM
Ⓛ	RHUS OVATA	SUGAR BUSH	15 GALLON HIGH BRANCHING	2	AS SHOWN PER BIOFILTER SPECS	LOW
Ⓢ	PRUNUS CAROLINIANA 'COMPACTA 2'	EMERALD KING CAROLINA LAUREL CHERRY	15 GALLON COLUMNAR	3	AS SHOWN	MEDIUM

**PROPOSED PROJECT
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LANDSCAPE PLAN



SECTION #2

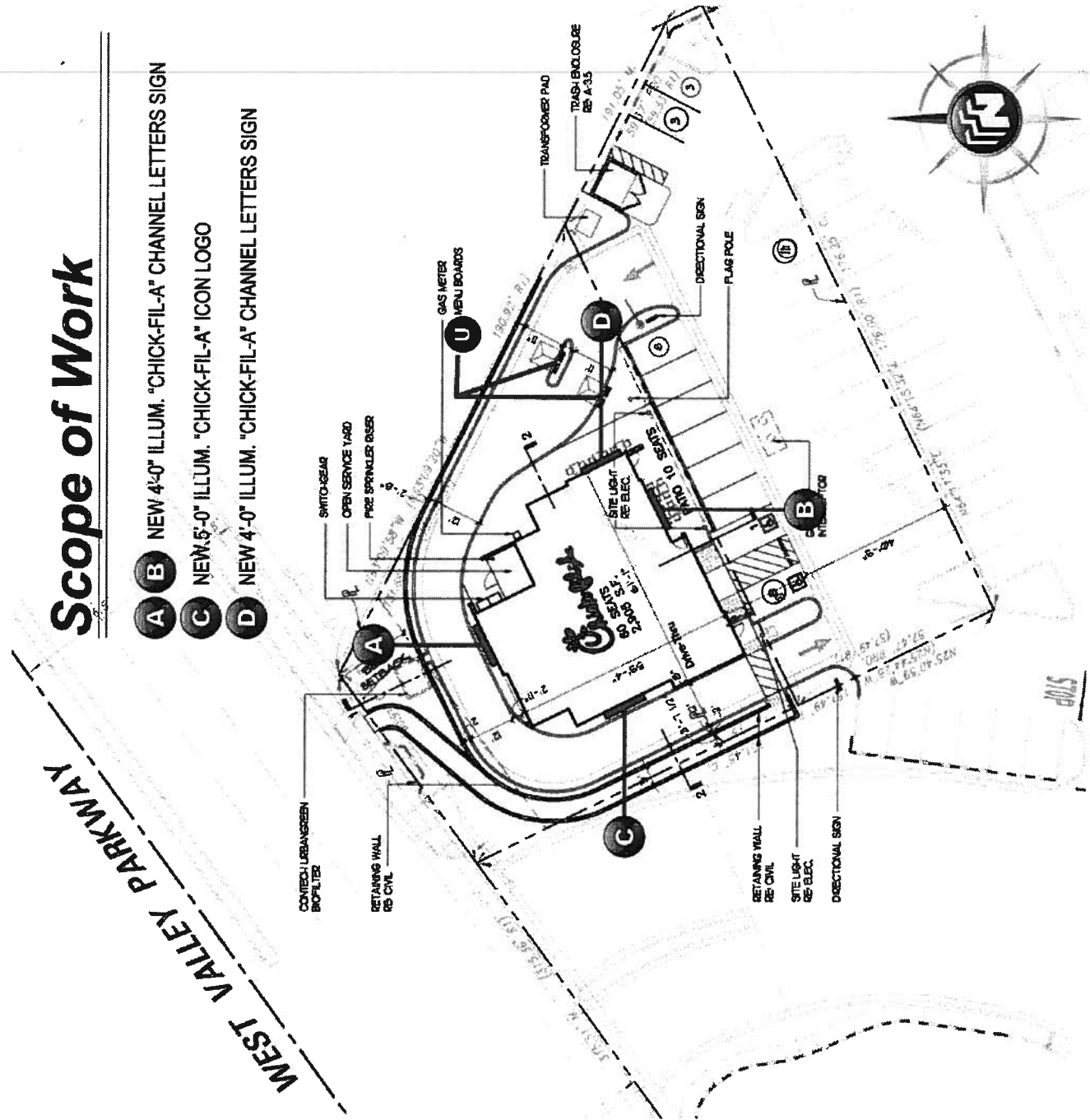
**PROPOSED PROJECT
PHG 13-0024**



STREET SECTION

Scope of Work

- A** NEW 4'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- B** NEW 4'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- C** NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO
- D** NEW 4'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN



**PROPOSED PROJECT
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A NEW 4'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN

Northwest Elevation 1366.8 sq ft



B NEW 4'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN

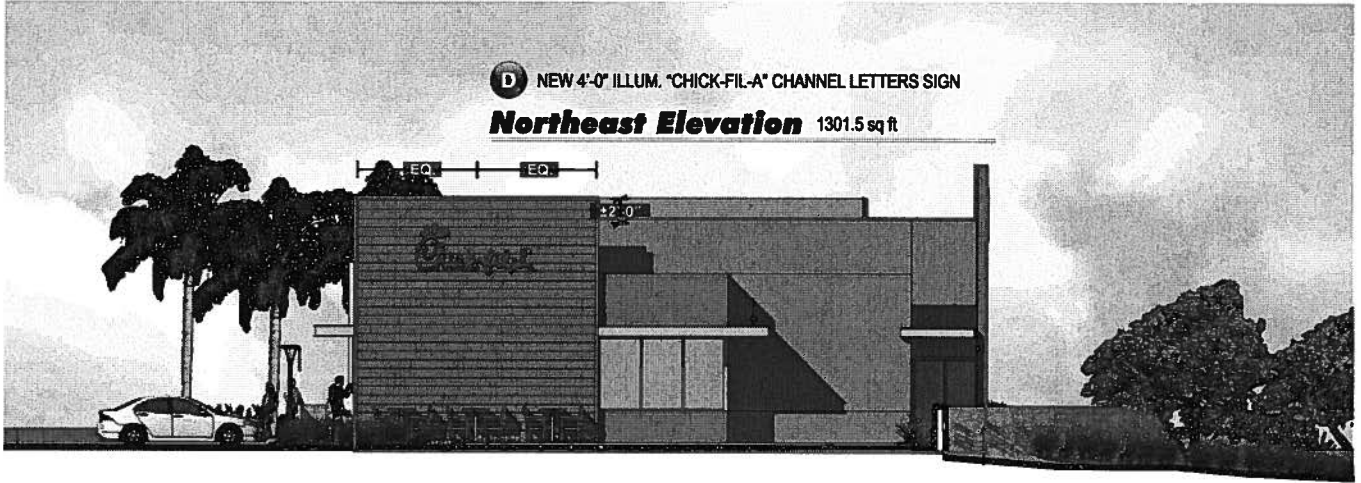
Southeast Elevation 1254.67 sq ft



**PROPOSED PROJECT
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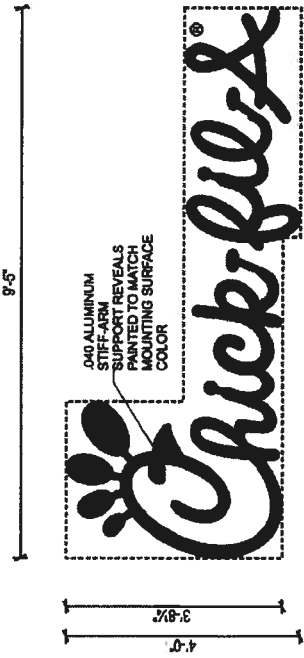
ELEVATIONS



**PROPOSED PROJECT
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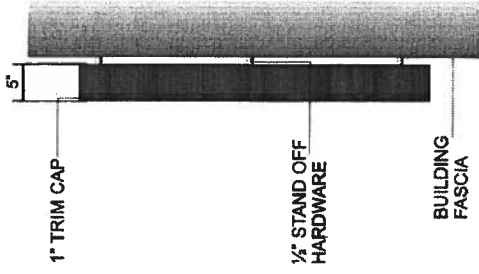
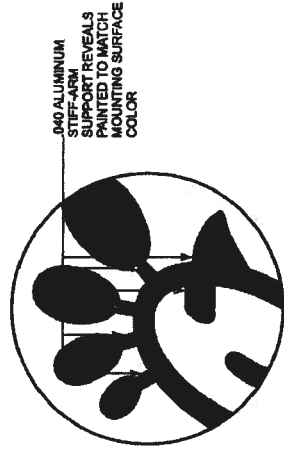


ELEVATIONS



AREA: 37.66 SQ. FT.
 AREA: 22.48 SQ. FT.
 WITH LIGHT LINES

A B D NEW 4'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN



Specifications:

BODY: S/F CUSTOM FABRICATED ALUMINUM CABINET CONSTRUCTED OF .040 WITH .060 ALUMINUM BACKS.

FACES: .1875 ROHM & HAAS #2783 RED ACRYLIC

TRIM CAP: 1" DEEP JEWELITE TRIM CAP (ADHERED VIA WELD ON RETURNS)

RETURNS: 5" DEEP RETURNS PAINTED TO MATCH MOUNTING SURFACE COLOR

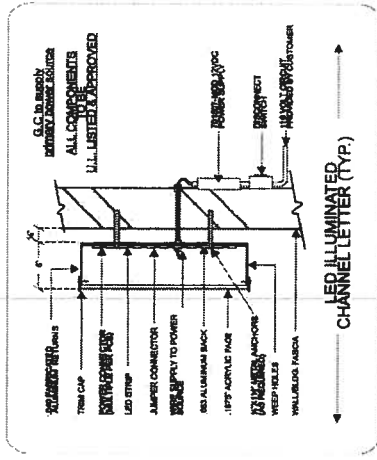
STANDOFF: 1/4" STAND OFF HARDWARE

REGISTERED: .1875 CLEAR ACRYLIC FLAG WITH VINYL ATTACHED TO BACK OF 'A'

ILLUMINATION: RED LED LIGHTING WITH REMOTE TRANSFORMERS

ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS.

RED ACRYLIC #2783 TO MATCH BUILDING

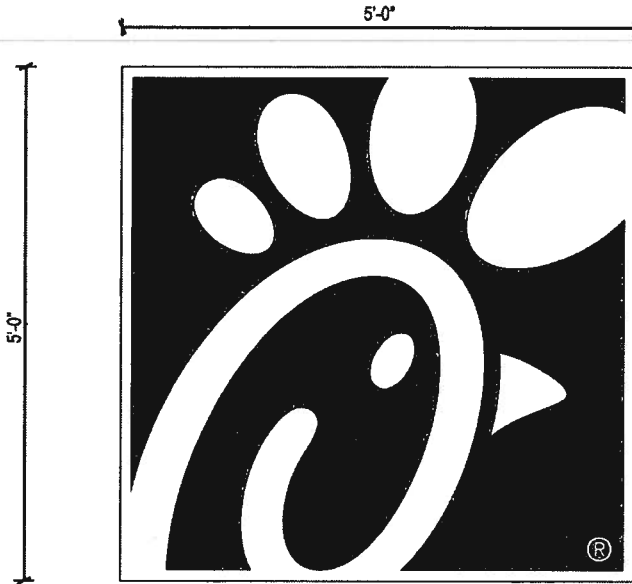


PROPOSED PROJECT
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SIGNS

CHICK-FIL-A S/F LED ILLUMINATED CHANNEL LETTERS

SCALE: 1/4" = 1'-0"



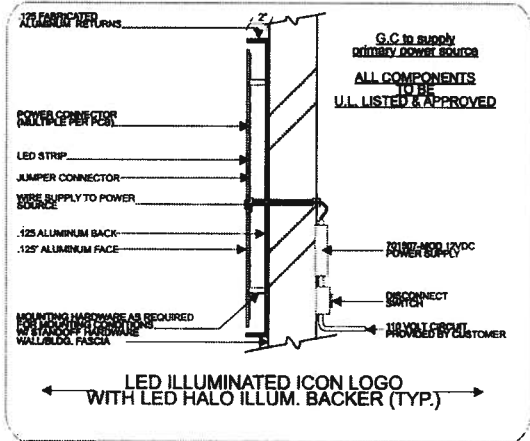
NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO

FACE VIEW
AREA: 25.00 SQ. FT.

Specifications:

- BACKGROUND: FABRICATED ALUMINUM PAN. .125 ALUMINUM. INTERIOR PAINTED WHITE SATIN. EXTERIOR PAINTED DARK BRONZE. 2" DEEP.
- FACES: .125 ALUMINUM ROUTED OUT GRAPHIC WITH 1 1/2" STAND OFF HARDWARE. STAND OFF HARDWARE TO BE PAINTED WHITE. FACE TO BE PAINTED DARK BRONZE. REVERSE SIDE OF FACE TO BE PAINTED WHITE
- ILLUMINATION: WHITE LED TO BE ADHERED TO BACK OF ALUMINUM FACE.

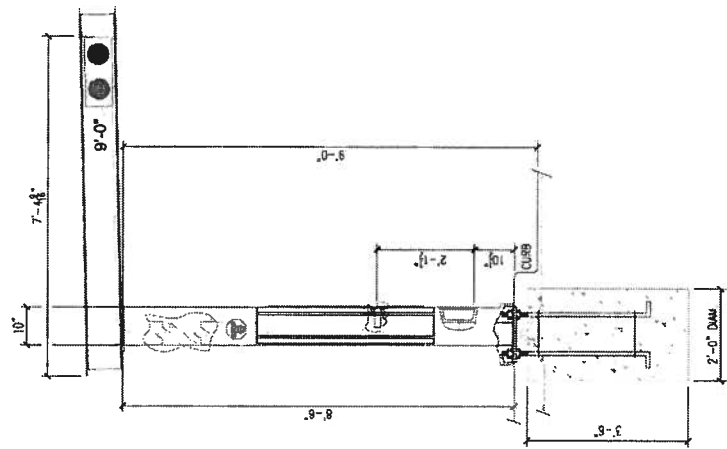
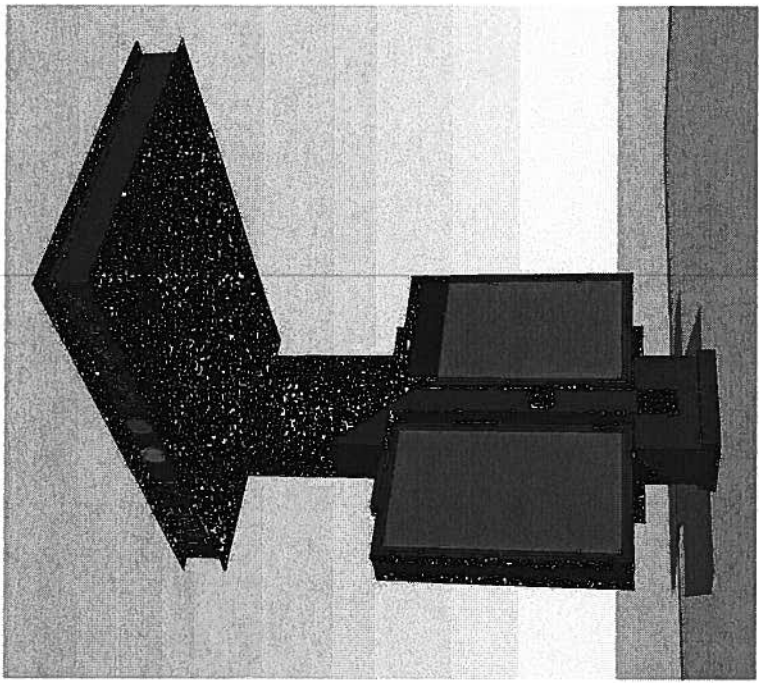
ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS



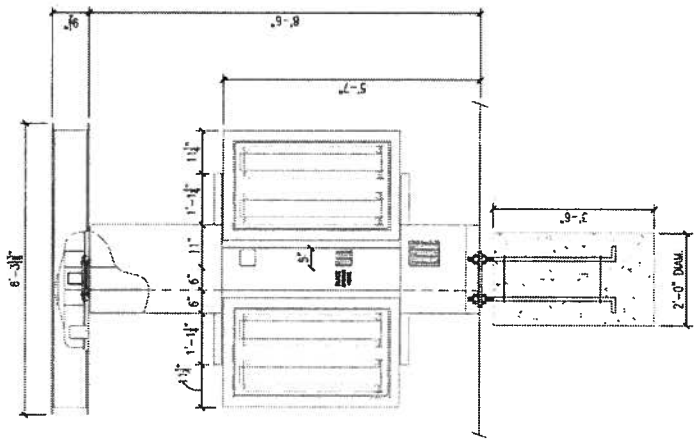
NEW S/F ILLUMINATED ICON LOGO

**PROPOSED PROJECT
PHG 13-0024**

SIGN



U Order Point (drive-thru)



**PROPOSED PROJECT
PHG 13-0024**



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: CG (General Commercial) / A variety of commercial uses and gas station are located north of the shopping center across West Valley Parkway, including the Interstate 15 off- and on-ramps.

SOUTH: PD-C and PD-R-22 (Planned Development Commercial and Planned Development Residential, 22 du/ac) / The existing Target store is located immediately south of the proposed restaurant pad.

EAST: PD-C (Planned Development Commercial) / Interstate 15 is located immediately to the east of the shopping center at a higher elevation. A variety of commercial development is located further to the east.

WEST: PD-C (Planned Development Commercial) / Del Dios Middle School is located west of the shopping center across Auto Park Way. Existing commercial buildings and parking are located immediately west of the proposed restaurant pad.

B. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e), Class 1, "Existing Facilities" and 15302 "Replacement and Reconstruction," and 15303 "New Construction." In staff's opinion, the proposed project would not have a significant impact to the environment. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.

C. CONFORMANCE WITH CITY POLICY

General Plan

The Escondido General Plan identifies the Escondido Promenade as a comprehensively planned commercial development with architectural features consistently designed and maintained to ensure a high quality, single theme commercial area. The Master and Precise Plan also include provisions to allow design flexibility to achieve a superior design. The Chick-fil-A restaurant is consistent with the Planned Development zoning and list of permitted uses established for the shopping center. The proposed project would be in conformance with General Plan Goals and Policies which encourage economic activities to expand or locate in Escondido that are clean and nonpolluting; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; will maintain the City's fiscal stability; and are aesthetically superior. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services are provided to the site.

D. PROJECT ANALYSIS

Whether the design of the proposed Chick-fil-A building is in conformance with the Promenade Master Plan

The proposed new 2,908 SF restaurant building would be in conformance with the Promenade Master Plan which allows a restaurant and drive-through up to 3,600 SF on the outpad. The design of the new building incorporates varied wall planes and roof lines, as well as the metal canopy/awning features that recently have been incorporated into the front facades of the inline shop and several outpad buildings. The building also would utilize a similar color palette for the center consisting of white/ivory, light tan and grey stucco exterior. New retaining walls and a low screen wall are necessary to accommodate the expanded building footprint and drive-through aisle; a new disabled access pathway from Valley Parkway; and to screen headlights of the cars within the drive aisle. The new walls would be clad in a decorative stone veneer to enhance the visual appeal of the site adjacent to heavily traveled West Valley Parkway. The applicant feels the upgraded stone finish would not compete with the other retaining walls throughout the center because the subject pad appears to be a detached component from the center. Staff feels the stone finish would be appropriate for the site and would not conflict with the center's design. The site also would be re-landscaped to enhance certain areas of the new

building and also provide appropriate screening where necessary. The main entry to the building would face inward towards the parking spaces and the building would provide a buffer area for the outdoor seating areas from the internal main driveway and Valley Parkway.

Whether Adequate Parking is Available to serve the New Restaurant and Existing Shopping Center

The Promenade Master Plan requires a parking ratio of 1 space for every 200 SF of floor area for all uses within the center. The center originally provided more spaces than required, but many of these spaces have been removed or reconfigured due to various building modifications/expansions and ADA upgrades to the site and parking areas over the years. The parking area around the restaurant pad and northern side of the Target store generally are underutilized due to its more remote location within the center, which is offset from the primary parking areas and bisected by the main entrance drive to the center. The new restaurant would require 14 parking spaces based on the 1:200 ratio and 22 dedicated spaces are provided within the lease/pad area. There are 2,060 parking space located throughout the center and the current center building area would require 2058 spaces. The increase in square footage of the new restaurant (640 SF) would require three additional parking spaces to be provided and the center has an excess of two spaces. As part of the new building and pad modifications, the existing electrical transformer and trash enclosure will be relocated/rebuilt which will allow one additional parking space to be created to offset the parking required to support the overall center parking ratio of 1:200. The applicant also conducted a peak parking survey on a Saturday in November, and the results indicated an excess of parking across the center during typical operating times, although the parking spaces in front of Target generally are in higher demand due to the nature of the department store.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The 33.41-acre shopping center is comprised of 24 parcels and developed with an approximately 413,262 SF, single-story commercial shopping center, parking lots and landscaping. The shopping center is comprised of three major tenant spaces located within the in-line shops, and various freestanding buildings consisting of a combination of various retail and services uses and restaurants. The center is bounded by West Valley Parkway on the north, Auto Park Way on the west, Ninth Avenue on the south and Interstate 15 on the east.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Center Size: 33.41 acres, 24 parcels
2. Center Building Area: 417,945 SF total area of all buildings (includes 2,268 SF vacant former El Pollo Loco/La Salsa restaurant on subject pad –“Y”)
3. Chick-Fil-A area: 19,418 SF pad/lease area comprised of two parcels
4. Proposed Building Area: 2,908 SF with drive-through
5. Hours of Operation: Typically 6 a.m. – 10 p.m. Monday – Thursday
6:00 a.m. – 12:00 a.m. Friday and Saturday
Closed – Sunday
*Note: Hours may vary as needed
6. Signage: Four exterior wall signs consisting of three illuminated red channel letter signs (approx. 22.50 SF each) and one cabinet type logo sign (25 SF) on building. Total wall sign area 92.5 SF. Master Sign Plan allows 25 SF of wall signage per 1,000 SF building area – up to 116 SF max allowed on the building.

Two freestanding menu displays (2 sign boards per freestanding sign) also requested (one per drive aisle entrance)
Approx. 8.7 SF per sign board – Approx. 35 SF total sign display area.
Sign Code allows max 2 menu signs per drive-through restaurant with up to 32 SF max per sign and height of 6 feet. Proposed menu board at 5'-7' top of board with architectural elements/overhang up to 9.5' with traffic signal lights to control the queue.

Two drive-through directional signs with logo, with one at entry and one at exit
7. Existing Parking: 2,060 spaces provided. Center requires 1:200 parking ratio or a min. of 2058 spaces based on current building-floor area of 417,262 SF and previously modified parking calculations for Target Store reconfiguration and outdoor storage (99-46-PD).
8. Parking Provided: 22 spaces are provided within the specific parcel and lease area for the restaurant. A min. of 14 spaces are required at 1:200 ratio in conformance with the Planned Development. One additional full-sized space provided with the reconstruction/relocation of the trash enclosure.
9. Landscaping: Ornamental landscape plant palette used around all elevations of the buildings. Stone veneer on exterior of retaining and screen walls.
10. Mechanical: Mechanical/HVAC equipment located on roof of building and screened by parapet walls.

	<u>Proposed</u>	<u>Master Plan Requirements</u>
11. Setbacks: Valley Pkwy:	32' to building 17' to drive-through aisle	10' min. building and parking
12. Building Height:	26' highest feature	Up to 28'
13. Building Materials:	Stucco and wood exterior walls Aluminum metal awnings earth tone colors to compliment existing center color palate (Ivory-Pearl White, Taupe-Tan and gray stucco, dark brown comp wood siding and stone veneer on screen walls).	Stucco and/or decorative block Center modified in 2011 to change the center colors to a more earth tone palate and metal front facade elements/awnings with louver accents.

Project History

- 88-115-PD Precise Development Plan approved in 1989 for the development of a 2,268 SF El Pollo Loco restaurant with a drive through. Eleven parking spaces required for the restaurant (2,268 SF at 1:200 per PD). Original PD approved for a building up to 3,600 SF on the pad.
- 86-61-CZ/PD
86-62-SP City Council approved a zone change from CG and CT to PD-C and the Preliminary and Master Plan, as well as a Specific Plan to realign and widen Auto Park Way.
- 86-135-PD Precise Development Plan for a portion of the center to approved the exterior designs for Target, Mervyn's and the proposed in-line shops, along with additional architectural treatments and modifications to the center. The building square footage also was increased from 403,360 SF to 413,310 SF.

EXHIBIT "A"

FINDINGS OF FACT PHG 13-0024

Master and Precise Development Plan Modification

1. The General Plan identifies the Escondido Promenade as a comprehensively planned commercial development with architectural features that are consistently designed and maintained to ensure a high quality, single theme commercial area. The Master and Precise Plan also include provisions to allow design flexibility to achieve a superior design. The design of the new restaurant would be compatible with the other commercial buildings throughout the center and would incorporate similar architectural features and a similar color palate. The new restaurant also would be in conformance with General Plan Economic Policies which encourage economic activities to expand or locate in Escondido that are clean and nonpolluting; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services would be provided to the site.
2. The proposed Precise Development Plan would not cause deterioration of bordering land uses since the site is zoned for commercial development and is developed with an approximately 417,945 SF of commercial building space. The approval of the proposed restaurant and drive through would be based on sound principles of land use since the Promenade Master Plan permits a restaurant and drive through on the subject pad. The design and mass and scale of the new restaurant would be in conformance with the allowable square footage for the outpad (up to 3,600 SF). The design of the building would be compatible with the overall design of the other buildings located throughout the center. The site is physically suitable to accommodate the use since adequate setbacks, access, circulation and landscaping could be provided. The proposed development is well-integrated with the surrounding properties since the design would be consistent with surrounding commercial structures. The overall design of the proposed project would produce an attractive commercial facility due to the quality of the architectural features provided and retention of design elements used throughout the center.
3. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e), Class 1, "Existing Facilities," 15302 "Replacement and Reconstruction," and 15303 "New Construction." In staff's opinion, the proposed project would not have a significant impact to the environment. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 13-0024

General

1. All relevant conditions of the previous Master and Precise Development Plans approved and/or amended for the Promenade Shopping Center shall remain in effect, except as modified by this amendment to the Master and Precise Development Plan.
2. As proposed, the project shall be in substantial conformance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
3. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, City Engineer and the Fire Chief.
4. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
5. All new utilities shall be placed underground, to the satisfaction of the City Engineer.
6. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47), unless otherwise allowed per the Comprehensive Sign Program and the approved Precise Development Plan. A separate sign permit will be required for project signage at the time of building permits for the installation of the signs. All final signage must be approved by the center landlord/management.
7. 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.
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
9. A minimum of 14 parking spaces shall be maintained for the facility in conformance with the Center's min. parking ratio of 1:200. One additional full-sized space shall be provided as part of the relocation and reconstruction of the trash enclosure. Said parking spaces shall be striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
10. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee

within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

Landscaping

1. Five copies of a detailed final landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of building/grading permits, along with the current plan check fee at the time of submittal. The landscape and irrigation plans shall comply with the provisions, requirements and standards outline in the City's Water Efficient Landscape Regulations (Zoning Code Article 62). The landscape planters and perimeter landscape areas shall include an appropriate mix of shrubs, groundcover, trees and appropriate mulch). The irrigation system shall be fixed/upgraded to include a water efficient system within the new areas. This requirement shall be noted on the plans.
2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. An appropriate number of street and perimeter trees shall be included in the plans. Any mature trees removed shall be replaced with min. 24-inch box-sized specimen trees.
3. Appropriate shrubs and landscape materials shall be used around the drive-through aisle to screen the headlights of cars from the adjoining roadway.
4. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
5. Prior to final, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan

ENGINEERING CONDITIONS OF APPROVAL

PHG13-0024

IMPROVEMENTS

1. All onsite and offsite 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.
2. As surety for the construction of required off-site and/or on-site water line or other public improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of plans and the issuance of Building Permits.
3. Any existing damaged and broken sidewalk, curb & gutter adjacent to the project on West Valley Parkway, shall be removed and replaced in accordance with City Standards, and to the satisfaction of the Field Engineering Inspector.
4. Adequate horizontal sight distance shall be provided at driveway entrances. Restrictions on landscaping may be required at the discretion of the City Engineer.
5. A concrete pedestrian access route from Valley Parkway shall be provided into the project to the satisfaction of the City Engineer and Building Official.
6. The developer will be required to provide a detailed traffic control plan, for any required construction within the West Valley Parkway right-of-way to the satisfaction of the City's 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.

An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Fire and Engineering Departments.
2. All 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. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. Erosion control, including riprap, interim slope planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control measures throughout the development of the project.
6. After the approval of the site grading and erosion control plan, and prior to the start of construction of the grading and improvements, the developer shall be required to obtain a Grading Permit and Encroachment Permit from the Engineering Field Office.

All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will not be forwarded from the Building Department.

DRAINAGE

1. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted together with the grading plans. The Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements.
2. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of landscaped bio-retention basins as the primary method of storm water treatment and to maintain predevelopment run-off flows. The landscape plans will also need to reflect these areas of storm water treatment.
3. The site trash enclosure area shall drain toward a landscaped area or be tied into the site sewer system, and shall include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
4. Downspouts of the building shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground or to an approved storm water treatment facility.
5. The leaseholder will be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
6. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the property owner.

WATER SUPPLY

1. Industrial type fire hydrants per City of Escondido Standard Drawing No. W-3-E and/or fire service lines if required shall be installed at locations approved by the Fire Marshal and adequate public water mains and/or service laterals shall be installed per improvement plans submitted to and approved by the City Engineer and Director of Utilities.
2. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public water improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required fire service and /or fire hydrant improvements shall be constructed prior to issuance of final occupancy by the City.
3. Any existing water services that will not be used for this project shall be shut off and disconnected at the water main.

SEWER

1. All on-site sewer mains not in public easements and the sewer laterals to each building will be considered a private sewer system. The property owner / lease holder will be responsible for all maintenance of these mains and laterals.
2. A separate sewer lateral shall be installed from the public main to the building and shall be 6" PVC minimum with a standard clean-out at the property line or easement line.
3. Any new development whose wastewater discharge may contain pollutants not normally found in or in concentrations in excess of those normally found in domestic waste water shall require a Wastewater Discharge Permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the City system. The Wastewater Discharge permit may require monitoring, mitigation, or alternate disposal methods.
4. No trees or deep rooted bushes shall be planted within ten (10) feet of the public water and sewer mains, and the private sewer lateral(s).

EASEMENTS

1. A Public Waterline Easement shall be granted to the City of Escondido for all public water mains within the project site. The easement shall include all fire hydrants, fire services, water meters and other appurtenances. The minimum easement width shall be 20 feet.
2. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading and improvement plans if required.
3. All property ownership and leasing boundaries affecting subject property shall be shown and labeled on the grading and improvement plans if required.

Material necessary for processing an easement shall include: a current grant deed or title report, a legal description and plat of the easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

CASH SECURITY AND FEES

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



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

Notice of Exemption

To: San Diego County Recorder's Office
 Attn: Deputy County Clerk
 P.O. Box 121750
 San Diego, CA 92112-1750

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

Project Title/Case No.: PHG 13-0024 (Chick-fil-A)

Project Location - Specific: Escondido Promenade Shopping Center generally located on the southern side of West Valley Parkway, east of Auto Park Way, west of Interstate 15, addresses as 1290 Auto Park Way (APNs 232-240-52 and -53).

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

Description of Project: A Modification to the Master and Precise Development Plan for the Promenade Shopping Center to construct an approximately 2,908 SF Chick-fil-A restaurant with a drive-through. The former 2,268 SF El Pollo Loco/La Salsa restaurant would be demolished and the new restaurant constructed on the site.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name 4G Development & Consulting, Inc. (Ed Hale) Telephone (858) 408-1894
 Address P.O. Box 270571 San Diego, CA 92198-2571

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

Exempt Status: Categorical Exemption. CEQA Section 15301(e), Class 1, "Existing Facilities" and 15302 "Replacement and Reconstruction" and 15303 "New Construction."

Reasons why project is exempt:

1. The project is located within a developed commercial center within an urban area of the City. The subject pad is developed with a restaurant building and drive-through aisle, paved parking and ornamental landscaping. The Master Plan for the center allows for development of a restaurant on the pad up to 3,600 SF and the project only would include the removal of the existing restaurant and construction of a new 2,908 SF restaurant and drive-through on the same developed site.
2. The project area is not located adjacent to any sensitive wildlife or habitat areas, and no significant grading or removal of native vegetation is proposed or required. There is no reasonable possibility the project would have a significant effect on the environment.
3. The site is in an area where all public services and facilities are available to allow for the proposed use.

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

Signature:  November 25, 2013
 Jay Paul, Associate Planner Date

Signed by Lead Agency Date received for filing at OPR: N/A
 Signed by Applicant