

ORDINANCE NO. 2019-11R

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED MASTER DEVELOPMENT PLAN AND NEW PRECISE DEVELOPMENT PLAN TO CONSTRUCT A NEW INVENTORY PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS

APPLICANT: Lexus Escondido  
CASE NO.: PHG 18-0026

The City Council of the City of Escondido (“City”), California, DOES HEREBY ORDAIN as follows:

SECTION 1. The City Council makes the following findings:

a) Lexus Escondido (herein after referred to as “Applicant”), filed a verified application with the City of Escondido regarding property located at 1539 and 1551 Tanglewood Lane (APNs: 235-090-12-00 and 13-00), in the Planned Development Commercial (PD-C) Zone, more particularly described as shown on Exhibit “A” (“the property”), attached to this Ordinance and incorporated herein by this reference as though fully set forth. Said verified application constitutes a request for a modification to a previously approved Master Development Permit and a new Precise Development Plan to demolish two (2) residences and construct a new inventory parking lot for the adjacent Lexus car dealership as shown on Exhibit “B” and on file in the Planning Division, Planning Case No. PHG 18-0026, and incorporated herein by this reference as though fully set forth.

b) The Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the application before

the Planning Commission on February 12, 2019. Following the public hearing on February 12, 2019, the Planning Commission adopted Resolution No. 2019-01, which recommended that the City Council approve the project to construct a new inventory parking lot and associated site improvements (“Project”).

SECTION 2. An original copy of the proposed Master and Precise Development Plan and all other related Project materials are on file in the Office of the City Clerk, with a copy of each document submitted to the City Council for its consideration. The City Clerk, whose office is located at 201 North Broadway, Escondido, California 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

SECTION 3. The City Council did on August 21, 2019, hold a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including all application materials and other written and graphical information posted on the Project website;
- b) Oral testimony from City staff, interested parties, and the public;
- c) The City Council staff report, dated August 21, 2019, which along with its attachments, is incorporated herein by this reference as though fully set forth herein, including the Planning Commission's recommendation on the request; and
- d) Additional information submitted during the public hearing.

SECTION 4. Pursuant to the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (Article 14 of the California Code of Regulations Section 15000 et. seq.), the City is the lead agency for the Project, as the public agency with the principal responsibility for approving the proposed Project. The City Council, in its independent judgement, has determined the project to be exempt from environmental review. Pursuant to CEQA, the Project is exempt from further environmental review because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment CEQA Sections 15311, “Accessory Structures,” as described in the August 21, 2019, staff report, and a Notice of Exemption will be filed with the County Clerk.

SECTION 5. That, upon consideration of the Findings of Fact, attached as Exhibit “C,” and the Conditions of Approval, attached as Exhibit “D,” both of which are incorporated herein by this reference as though fully set forth herein, the City Council approves the Project.

SECTION 6. All references within this Ordinance to "Applicant" or "Developer," shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors of assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Project site.

SECTION 7. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct

and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 8. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9. The City Council authorizes all subsequent action to be taken by City Officials consistent with this Ordinance.

SECTION 10. That the City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

SECTION 11. The Ordinance shall become effective 30 days from the date of the passage.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 11<sup>th</sup> day of September, 2019 by the following vote to wit:

AYES : Councilmembers: DIAZ, MARTINEZ, MASSON, MORASCO, MCNAMARA

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:

DocuSigned by:  
*Paul McNamara*  
CAACE20782954D3...

PAUL MCNAMARA, Mayor of the  
City of Escondido, California

ATTEST: DocuSigned by:  
*Zack Beck*  
A58535D0BDC1430...

ZACK BECK, City Clerk of the  
City of Escondido, California

\*\*\*\*\*

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO : ss.  
CITY OF ESCONDIDO )

I, Zack Beck, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2019-11R passed at a regular meeting of the City Council of the City of Escondido held on the 11<sup>th</sup> day of September, 2019, after having been read at the regular meeting of said City Council held on the 21<sup>st</sup> day of August, 2019.

DocuSigned by:  
*Zack Beck*  
A58535D0BDC1430...  
ZACK BECK, City Clerk of the  
City of Escondido, California

ORDINANCE NO. 2019-11R

## **EXHIBIT "A"**

### **LEGAL LOT DESCRIPTION PHG 18-0026**

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

APN: 235-090-12-00

THE SOUTHERLY 125 FEET OF THE NORTHERLY 425 FEET OF THE EASTERLY 175 OF LOT 2, BLOCK 312 AS SHOWN ON SHEET "B" OF THE RE-SURVEY OF A PORTION OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 724, FILED AUGUST 13, 1892; THE SOUTHERLY AND NORTHERLY LINES OF THE ABOVE DESCRIBED PARCEL TO BE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE TO BE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, SAID DISTANCES TO BE MEASURED AT RIGHT ANGLES TO THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2.

APN: 235-090-13-00

THE SOUTHERLY 85 FEET OF THE NORTHERLY 510 FEET OF THE EASTERLY 175 OF LOT 2, BLOCK 312 OF RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 724, MADE BY GRAHAM AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

THE NORTHERLY AND SOUTHERLY LINES THEREOF TO BE DRAWN PARALLEL THE NORTHERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE TO BE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, SAID DISTANCE TO BE MEASURED AT RIGHT ANGLES TO THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2.



ABBREVIATIONS

SUBMITTAL PROCEDURES (CONT.)

SUBMITTAL PROCEDURES

FIRE DEPT. NOTES

Table with 3 columns: Abbreviation, Full Name, and Alternative Name. Includes entries like AMPERES, ANCHOR BOLT, INSULATION, etc.

Table with 2 columns: Section Header and Description. Includes sections like PART 2 - PRODUCTS, ACTION SUBMITTALS, GENERAL, etc.

Table with 2 columns: Section Header and Description. Includes sections like ACTION SUBMITTALS, GENERAL, INFORMATIONAL SUBMITTALS, etc.

Table with 2 columns: Section Header and Description. Includes sections like NEW AND EXISTING BUILDINGS, MOUNTING HEIGHT, EMERGENCY ACCESS, etc.

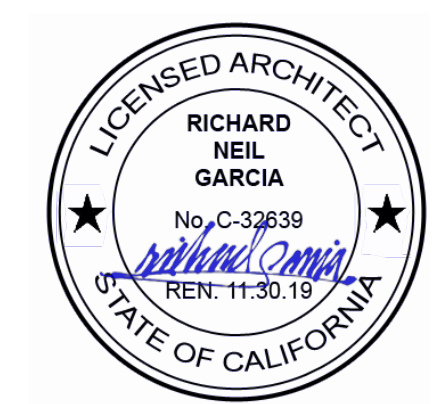
Table with 2 columns: DATE and DESCRIPTION. Includes header information for the Fire Dept. Notes section.



MARTIN & PAIGE  
Architecture, Inc.  
martinpaige.arch@gmail.com 949.303.8717  
Escondido - Ashburn - Asheville

1539/1651 Tanglewood Ln.,  
Escondido, CA 92029

Parking Lot Improvement



SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER:  
2017-0004

SCALE: 2018.12.17

DRAWN BY: RG

PLOT DATE:

SHEET NUMBER

A0.0

NOT USED

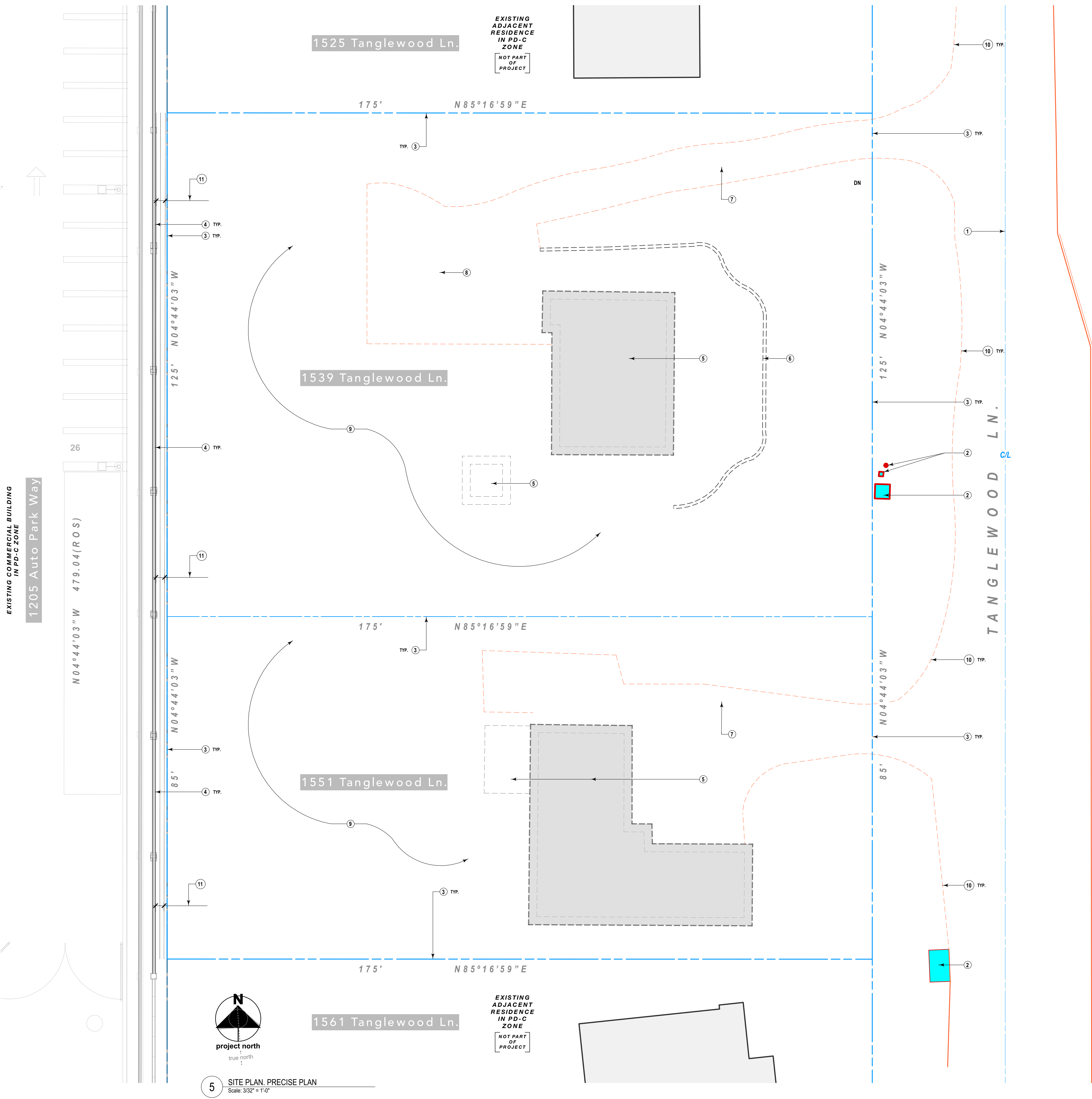
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NOT USED



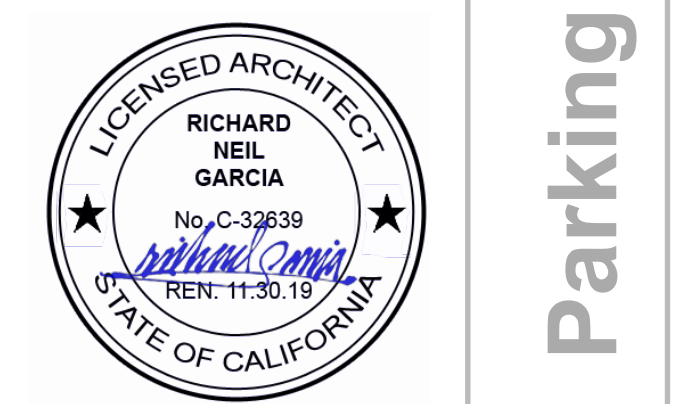


- ### DEMO SITE PLAN GENERAL NOTES
- CONTRACTOR SHALL REMOVE ALL DASHED ITEMS ON SITE INCLUDING, BUT NOT LIMITED TO: CONCRETE SLABS, ASPHALT PAVING, FENCING, DRIVEWAYS, SIDEWALK, CURB & GUTTER, SIGNAGE, ANY UTILITIES BEING ABANDONED (VERIFY WITH CIVIL DWGS), LANDSCAPING, TREES, POLES, ETC. AS REQUIRED FOR NEW CONSTRUCTION.
  - NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON DEMOLITION PLAN. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ITEMS TO BE DEMOLISHED AND WALK THE SITE PRIOR TO PROVIDING DEMOLITION.
  - THE CONTRACTOR SHALL INCLUDE IN THEIR COST THE REMOVAL OF ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OR THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THEIR COST ANYTHING NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS AND CIVIL DWGS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
  - UNLESS SPECIFICALLY NOTED TO BE SAVED/STOCKPILED OR REUSED/RELOCATED, ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND NO COST TO THE OWNER.
  - ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
  - DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SURGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
  - "CLEAR AND GRUB VEGETATION" SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
  - PROTECTION AND LOCATION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT VIOLATE ANY CITY REGULATIONS THAT MAY APPLY.
  - CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENT CONTROLS AS REQUIRED BY CITY AND AS PER CIVIL DWGS.
  - IF ANY TREES ARE DESIGNATED TO REMAIN, CONTRACTOR SHALL PROTECT EXISTING TREES AND SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.
  - VERIFY WITH CIVIL DWGS AND ANY NECESSARY SURVEYING OF SITE TO ENSURE LIMITS OF PROPERTY LINES ARE RESPECTED. ALL WORKS OCCURE INSIDE LIMITS OF PROPERTY, AND ADJACENT PROPERTIES ARE NOT DISTURBED. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTIES AND CITY FOR ANY DISTURBED AREAS.

- ### DEMO SITE PLAN KEYNOTES
- C/L OF STREET, REFER TO CIVIL DWGS
  - EXISTING UTILITIES TO REMAIN, PROTECT IN PLACE, REFER TO CIVIL DWGS
  - PROPERTY LINE, SEE CIVIL DWGS
  - EXISTING BLOCK WALL TO REMAIN, ALSO SEE CIVIL DWGS
  - EXISTING STRUCTURE TO BE DEMOLISHED, REFER TO CIVIL DWGS
  - EXISTING RETAINING WALL TO BE DEMOLISHED, REFER TO CIVIL DWGS
  - EXISTING DRIVEWAY TO BE DEMOLISHED, REFER TO CIVIL DWGS
  - EXISTING PARKING AREA TO BE DEMOLISHED, REFER TO CIVIL DWGS
  - CLEAR AND REMOVE ALL EXISTING VEGETATION AND TREES THROUGHOUT AND PREPARE FOR DEVELOPMENT IN ACCORDANCE WITH SOILS ENGINEER AND CIVIL ENGINEER RECOMMENDATIONS AND REQUIREMENTS
  - EXISTING PAVEMENT TO BE REMOVED AND PREPARE FOR NEW DEVELOPMENT, REFER TO CIVIL DWGS
  - EXISTING GUTTER TO REMAIN, PROTECT IN PLACE, VERIFY AND REFER TO CIVIL DWGS

DATE	DESCRIPTION
2018.12.17	BLDG DEPT. SUBMITTAL

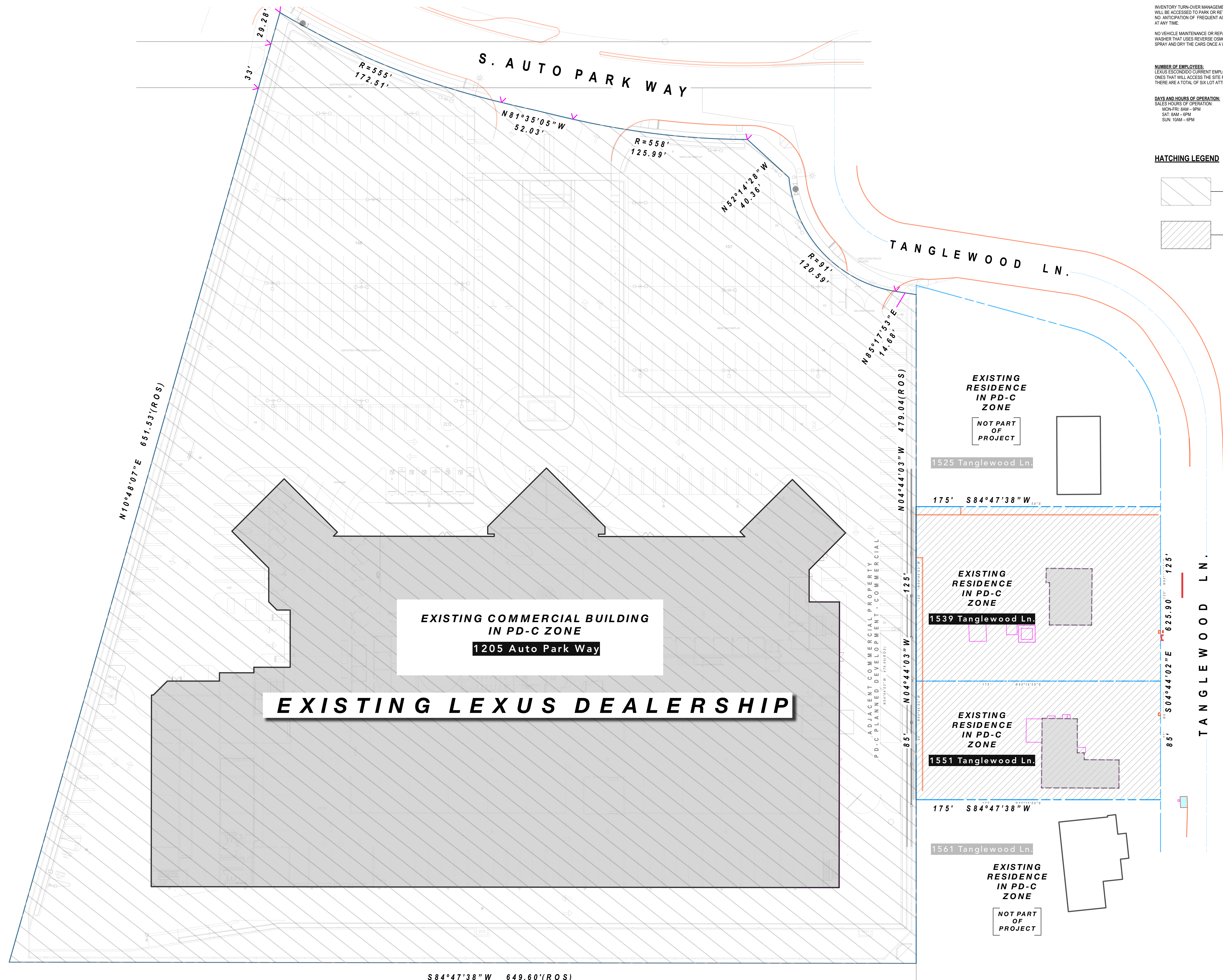
**MARTIN & PAIG**  
 Architecture, Inc.  
 martinpaig.arch@gmail.com 949.303.8717  
 Create ... Aspire ... Achieve



SHEET TITLE:  
**SITE PLAN DEMO**  
 PROJECT NUMBER:  
**2017-0004**  
 SCALE: 2018.00.00  
 DRAWN BY: RG  
 PLOT DATE: 2018.12.17  
 SHEET NUMBER

**AS1.1D**

# EXISTING MASTER PLAN



### PROJECT DESCRIPTION

MODIFICATIONS TO A PREVIOUSLY APPROVED MASTER PLAN OF THE LEXUS ESCONDIDO AUTO DEALERSHIP APN: 235-090-032 WITH THE ADDITION OF AN INVENTORY PARKING LOT AT ADJACENT LOTS THAT PROPOSED ADDITION TO THE MASTER PLAN INVOLVES REMOVAL OF RESIDENCES ON TWO EXISTING LOTS, 84 ACRES (ALREADY ZONED AS PD-C) TO MAKE WAY FOR AN AUTO INVENTORY ONLY PARKING LOT SPECIFIC ADDED LOTS INVOLVED ARE 1539 TANGLEWOOD LN. APN: 235-090-12, 50 ACRES & 1551 TANGLEWOOD LN. APN: 235-090-13, 34 ACRES

EMPLOYEE SCHEDULE AND OPERATIONS PLAN: LEXUS VEHICLES WILL CONTINUE TO BE DROPPED OFF ON THE 1205 AUTO PARK WAY PROPERTY. AFTER COMPLETING A PRE-DELIVERY INSPECTION IN THE SHOP AT 1205 APW, SOME VEHICLES WILL BE DRIVEN TO THE PROPOSED PARKING LOT BY DRIVING ON TANGLEWOOD AND ENTERING THE PROPERTY VIA THE DRIVEWAY. WE ANTICIPATE THAT WE WILL BE ABLE TO STORE APPROXIMATELY 140 VEHICLES ON-SITE. THESE WILL PRIMARILY BE NEW CARS THAT ARE DUPLICATES OF CARS ALREADY STORED ON THE 1205 APW PROPERTY. SHOULD A VEHICLE NEED RETRIEVAL FROM THE TANGLEWOOD LOT, A LOT ATTENDANT WOULD ACCESS THE LOT VIA THE PEDESTRIAN STAIRWAY FROM THE 1205 APW PROPERTY AND THEN DRIVE THE VEHICLE ON TANGLEWOOD TO THE DEALERSHIP. OF COURSE, THE INVERSE IS TRUE, THE LOT ATTENDANTS CAN USE THE PEDESTRIAN STAIRWELL AFTER DROPPING A CAR AT THE TANGLEWOOD LOT. THIS WILL REDUCE ANY WALKING BY STAFF ON TANGLEWOOD. WE ONLY ANTICIPATE 10 OR LESS TRIPS PER DAY DRIVING ON TANGLEWOOD TO ACCESS THE LOT. WE HAVE A LOT ATTENDANT TEAM OF SIX EMPLOYEES AND THERE ARE TYPICALLY 3 TO 4 ON AT ANY GIVEN TIME. THEY ARE PRIMARILY THE ONES THAT WOULD BE ACCESSING THE LOT. OUR SALES DEPARTMENT HOURS OF OPERATION ARE MON-FRI: 9AM - 6PM, SAT: 9AM - 6PM, SUN: 10AM - 6PM. THE SITE WILL BE SECURED WITH AN AUTOMATIC GATE AND PLANNED TO HAVE SURVEILLANCE CAMERAS ON THE SITE THAT ARE TIED IN TO OUR SURVEILLANCE SYSTEM AT THE 1205 APW PROPERTY. WE HAVE A SECURITY CONTRACT WITH KNIGHT SECURITY FOR THE 1205 APW PROPERTY AND WOULD ADD THE PARKING LOT TO THE CONTRACT FOR PATROL/MONITORING.

INVENTORY TURN-OVER MANAGEMENT PLAN AND ON-SITE TRUCK ACCESS DELIVERY PLAN: IT IS DIFFICULT TO ANTICIPATE HOW OFTEN THE SITE WILL BE ACCESSED TO PARK OR RETRIEVE VEHICLES. BECAUSE IT IS PLANNED TO KEEP PRIMARILY DUPLICATE VEHICLES AT THE SITE, THERE IS NO ANTICIPATION OF FREQUENT ACCESS. THERE WOULD BE NO TRANSPORT TRUCKS ON TANGLEWOOD, IN THE RIGHT-OF-WAY, OR ON THE LOT AT ANY TIME.

NO VEHICLE MAINTENANCE OR REPAIR WILL OCCUR ON THE PARKING LOT SITE. THE VEHICLES WILL BE CLEANED WEEKLY BY A MOBILE CAR WASHER THAT USES REVERSE OSMOSIS WATER ONLY. HE WOULD PULL HIS TRUCK THAT HAS AN RO TANK ON IT ON TO THE PARKING LOT AND SPRAY AND DRY THE CARS ONCE A WEEK. NO STORAGE OF CHEMICALS OR HAZARDOUS MATERIALS ON THE SITE ARE PLANNED.

NUMBER OF EMPLOYEES: LEXUS ESCONDIDO CURRENT EMPLOYEE COUNT IS 138. THE LOT ATTENDANTS ARE THE ONES THAT WILL ACCESS THE SITE FOR PARKING AND RETRIEVAL OF INVENTORY VEHICLES. THERE ARE A TOTAL OF SIX LOT ATTENDANTS, TYPICALLY 3-4 ON AT ANY GIVEN TIME.

DAYS AND HOURS OF OPERATION:  
SALES HOURS OF OPERATION:  
MON-FRI: 9AM - 6PM  
SAT: 9AM - 6PM  
SUN: 10AM - 6PM

### HATCHING LEGEND

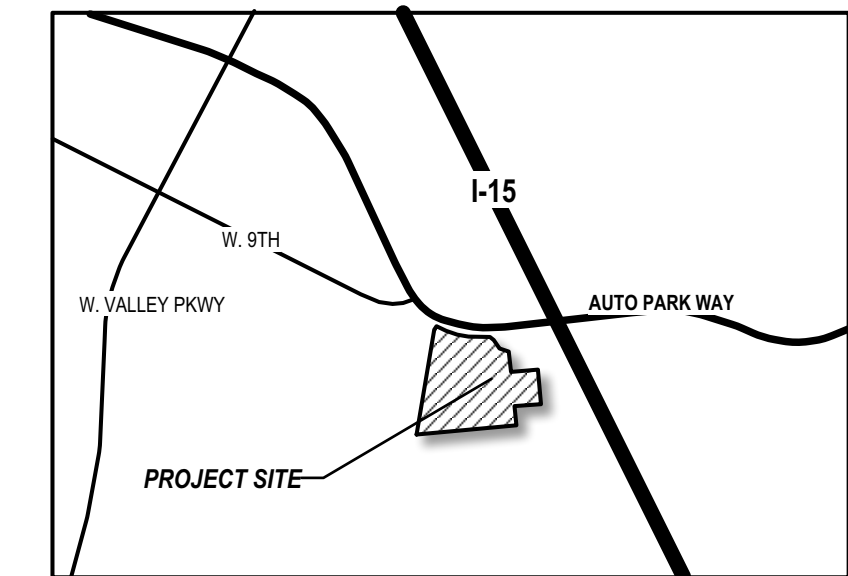
- HATCHING INDICATES EXISTING LEXUS MASTER PLAN
- HATCHING INDICATES EXISTING LOTS PROPOSED TO BE JOINED AS PART OF LEXUS MASTER PLAN

### SHEET INDEX

- ARCHITECTURAL**
  - AS1.1E EXISTING LEXUS MASTER PLAN
  - AS1.1P PROPOSED LEXUS MASTER PLAN
  - AS1.1A PROPOSED SITE PLAN/PRELIM PLAN
  - AS1.1F ELEVATION SECTIONS PROPOSED
- CIVIL**
  - CT1 EXISTING TOPOGRAPHY 1539/1551 TANGLEWOOD LN.
  - CT2 CONCEPTUAL GRADING PLAN 1539/1551 TANGLEWOOD LN.
  - CT3 PROFILE SITE SECTIONS 1539/1551 TANGLEWOOD LN.
- LANDSCAPE**
  - LS1 COVER SHEET
  - LS2 MATERIAL CALLOUT
  - RS1 IRRIGATION PLAN
  - RS2 IRRIGATION DETAILS
  - RS3 IRRIGATION SPECIFICATIONS
  - LP1 LANDSCAPE PLAN
  - LPD-1 LANDSCAPE PLANTING DETAILS
  - LPN-1 PLANTING NOTES

### PROJECT TEAM

- OWNER:**  
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SAN CLEMENTE, CA 92673  
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EMAIL: MARTIN@PAIGEARCH.COM
- STRUCTURAL ENGINEER:**  
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- LANDSCAPE ARCHITECT:**  
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- CONTRACTOR:**  
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OFFICE: 760.961.3100  
EMAIL: MATTS@KUNZIKANDSARA.COM



DATE	DESCRIPTION
2018.12.17	BLDG DEPT. SUBMITTAL

**MARTIN & PAIGE**  
Architecture, Inc.  
martinpaige.arch@gmail.com 949.303.8717  
*Elevate ... Inspire ... Achieve*

1539/1551 Tanglewood Ln.,  
Escondido, CA 92029

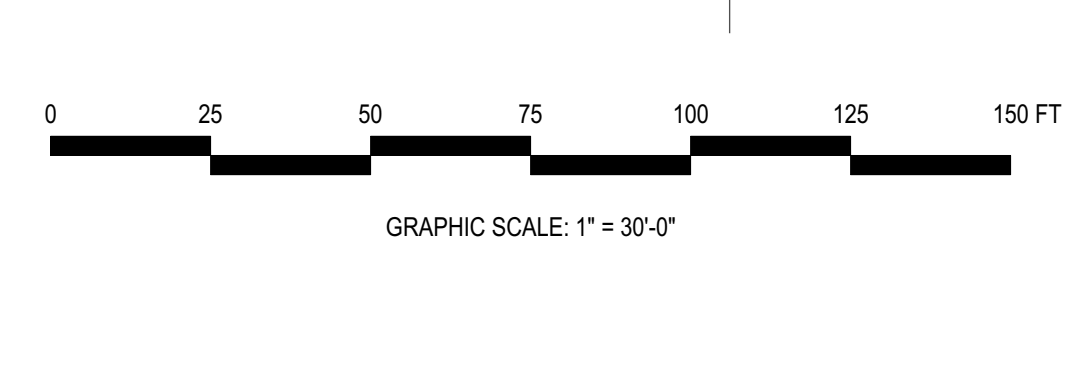
**Parking Lot Improvement**

**EXISTING LEXUS MASTER PLAN**

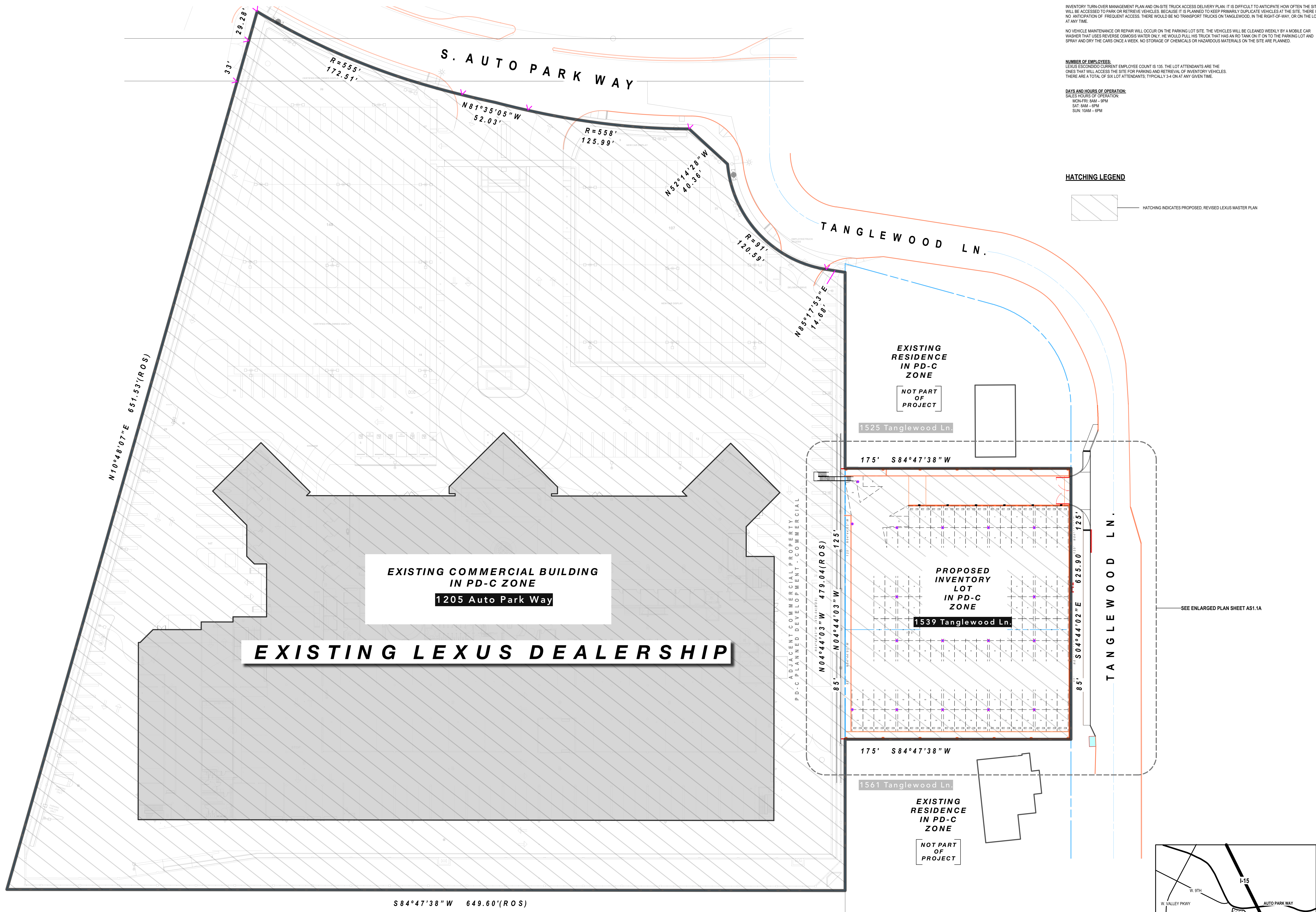
PROJECT NUMBER:  
**2017-0004**

SCALE:  
DRAWN BY: RG  
PLOT DATE: 2018.12.17  
SHEET NUMBER

**AS1.1E**



# PROPOSED MASTER PLAN



### PROJECT DESCRIPTION

MODIFICATIONS TO A PREVIOUSLY APPROVED MASTER PLAN OF THE LEXUS ESCONDIDO AUTO DEALERSHIP APN: 235-090-032 WITH THE ADDITION OF AN INVENTORY PARKING LOT AT ADJACENT LOTS THAT PROPOSED ADDITION TO THE MASTER PLAN INVOLVES REMOVAL OF RESIDENCES ON TWO EXISTING LOTS, 84 ACRES (READY ZONED AS PD-C) TO MAKE WAY FOR AN AUTO INVENTORY ONLY PARKING LOT SPECIFIC ADDED LOTS INVOLVED ARE 1539 TANGLEWOOD LN. APN: 235-090-12, 50 ACRES & 1551 TANGLEWOOD LN. APN: 235-090-13, 34 ACRES

EMPLOYEE SCHEDULE AND OPERATIONS PLAN: LEXUS VEHICLES WILL CONTINUE TO BE DROPPED OFF ON THE 1205 AUTO PARK WAY PROPERTY. AFTER COMPLETING A PRE-DELIVERY INSPECTION IN THE SHOP AT 1205 APW, SOME VEHICLES WILL BE DRIVEN TO THE PROPOSED PARKING LOT BY DRIVING ON TANGLEWOOD AND ENTERING THE PROPERTY VIA THE DRIVEWAY. WE ANTICIPATE THAT WE WILL BE ABLE TO STORE APPROXIMATELY 140 VEHICLES ON-SITE. THESE WILL PRIMARILY BE NEW CARS THAT ARE DUPLICATES OF CARS ALREADY STORED ON THE 1205 APW PROPERTY. SHOULD A VEHICLE NEED RETRIEVAL FROM THE TANGLEWOOD LOT, A LOT ATTENDANT WOULD ACCESS THE LOT VIA THE PEDESTRIAN STARWAY FROM THE 1205 APW PROPERTY AND THEN DRIVE THE VEHICLE ON TANGLEWOOD TO THE DEALERSHIP. OF COURSE, THE INVERSE IS TRUE. THE LOT ATTENDANTS CAN USE THE PEDESTRIAN STARWAY AFTER DROPPING A CAR AT THE TANGLEWOOD LOT. THIS WILL REDUCE ANY WALKING BY STAFF ON TANGLEWOOD. WE ONLY ANTICIPATE 10 OR LESS TRIPS PER DAY DRIVING ON TANGLEWOOD TO ACCESS THE LOT. WE HAVE A LOT ATTENDANT TEAM OF SIX EMPLOYEES AND THESE ARE TYPICALLY 1/2 TO 4 HOURS AT ANY GIVEN TIME. THEY ARE PRIMARILY THE ONES THAT WOULD BE ACCESSING THE LOT. OUR SALES DEPARTMENT HOURS OF OPERATION ARE MON-FRI: 8AM - 6PM, SAT: 8AM - 6PM, SUN: 10AM - 6PM. THE SITE WILL BE SECURED WITH AN AUTOMATIC GATE AND WE PLAN TO HAVE SURVEILLANCE CAMERAS ON THE SITE THAT ARE TIED IN TO OUR SURVEILLANCE SYSTEM AT THE 1205 APW PROPERTY. WE HAVE A SECURITY CONTRACT WITH KNIGHT SECURITY FOR THE 1205 APW PROPERTY AND WOULD ADD THE PARKING LOT TO THE CONTRACT FOR PATROL/MONITORING.

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NO VEHICLE MAINTENANCE OR REPAIR WILL OCCUR ON THE PARKING LOT SITE. THE VEHICLES WILL BE CLEANED WEEKLY BY A MOBILE CAR WASHER THAT USES REVERSE OSMOSIS WATER ONLY. HE WOULD PULL HIS TRUCK THAT HAS AN RO TANK ON IT ON TO THE PARKING LOT AND SPRAY AND DRY THE CARS ONCE A WEEK. NO STORAGE OF CHEMICALS OR HAZARDOUS MATERIALS ON THE SITE ARE PLANNED.

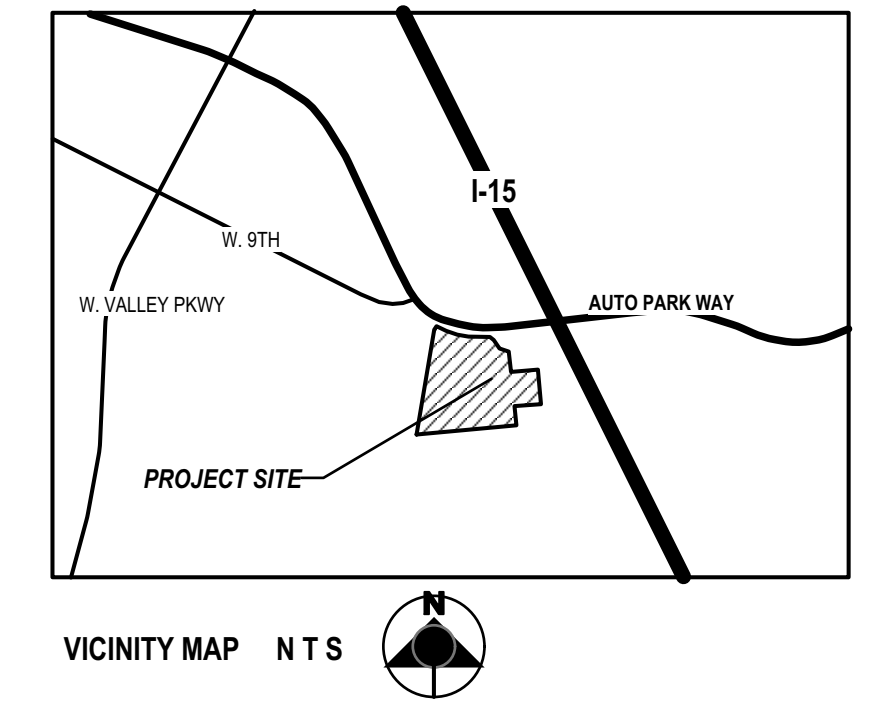
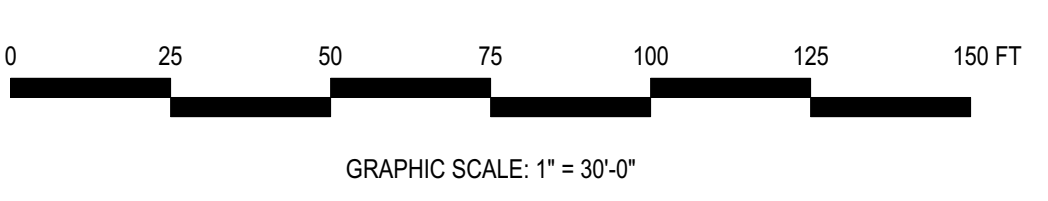
NUMBER OF EMPLOYEES:  
LEXUS ESCONDIDO CURRENT EMPLOYEE COUNT IS 135. THE LOT ATTENDANTS ARE THE ONES THAT WILL ACCESS THE SITE FOR PARKING AND RETRIEVAL OF INVENTORY VEHICLES. THERE ARE A TOTAL OF SIX LOT ATTENDANTS; TYPICALLY 3-4 ON AT ANY GIVEN TIME.

DAYS AND HOURS OF OPERATION:  
SALES HOURS OF OPERATION:  
MON-FRI: 8AM - 6PM  
SAT: 8AM - 6PM  
SUN: 10AM - 6PM

### HATCHING LEGEND

 HATCHING INDICATES PROPOSED, REVISED LEXUS MASTER PLAN

SEE ENLARGED PLAN SHEET AS1.1A



DATE	DESCRIPTION
2018.12.17	BLDGS DEPT. SUBMITTAL



**MARTIN & PAIGE**  
Architecture, Inc.  
martinpaige.arch@gmail.com 949.303.8717  
Escondido - Aspire - Advance



SHEET TITLE:  
**PROPOSED LEXUS MASTER PLAN**

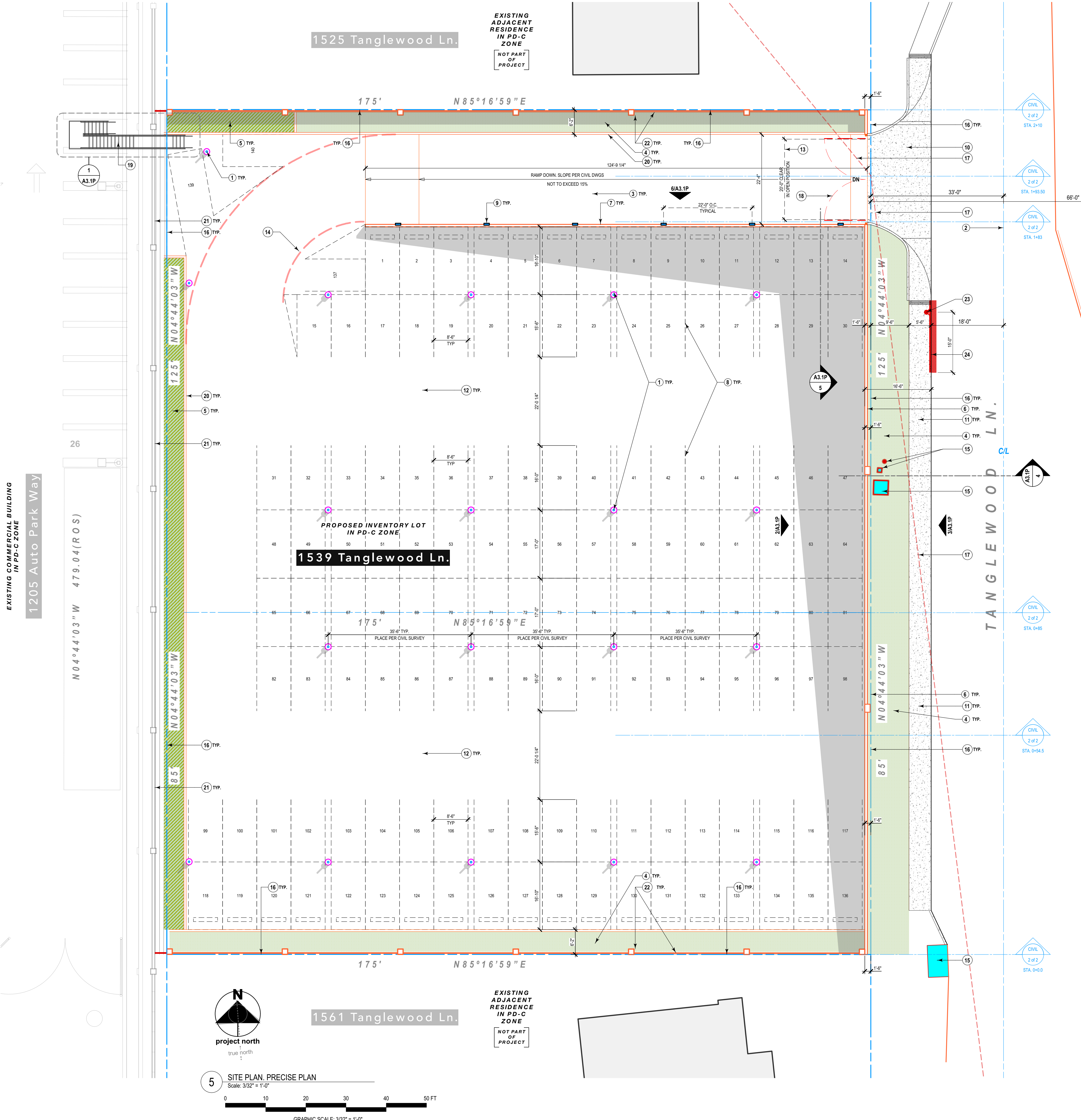
PROJECT NUMBER:  
**2017-0004**

SCALE:  
DRAWN BY: RG  
PLOT DATE: 2018.12.17  
SHEET NUMBER

## AS1.1P

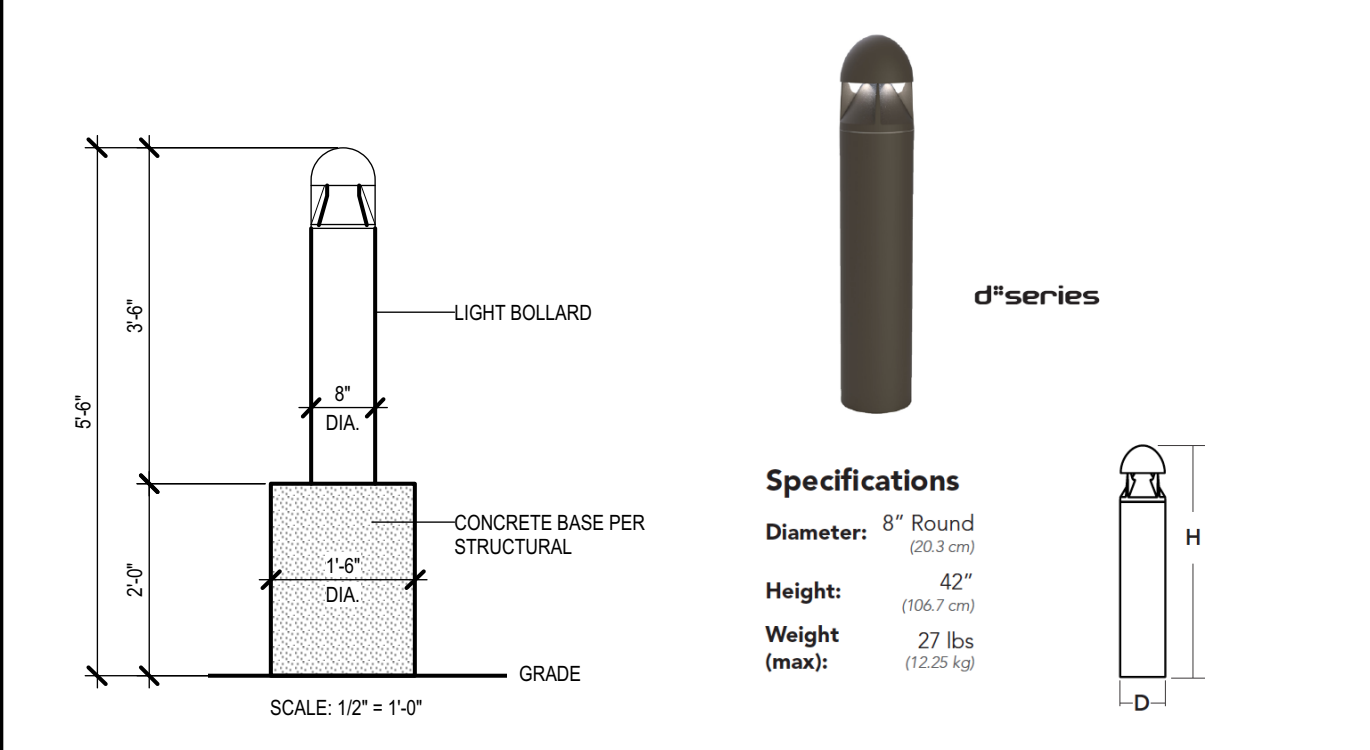
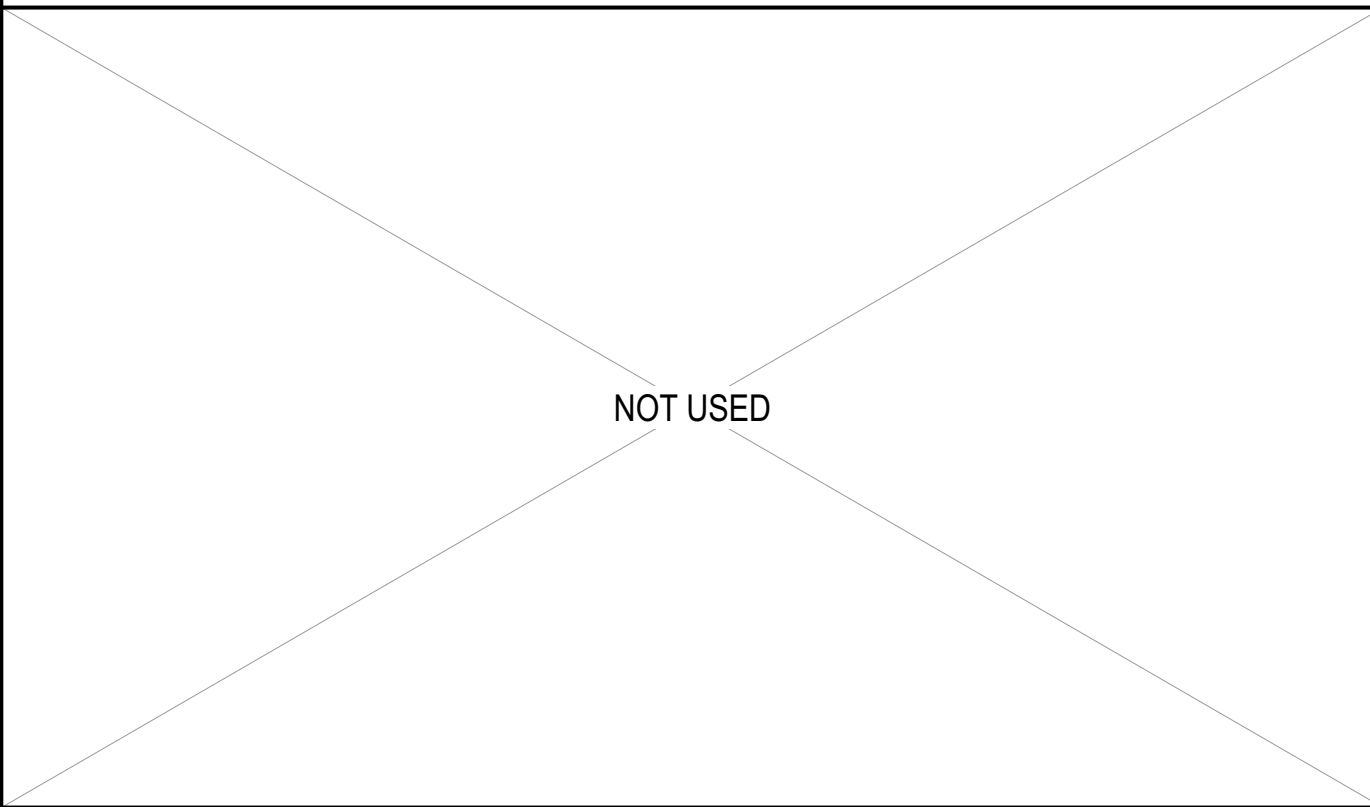
1539/1551 Tanglewood Ln.,  
Escondido, CA 92029

**Tanglewood Ln. | Parking Lot Improvement**

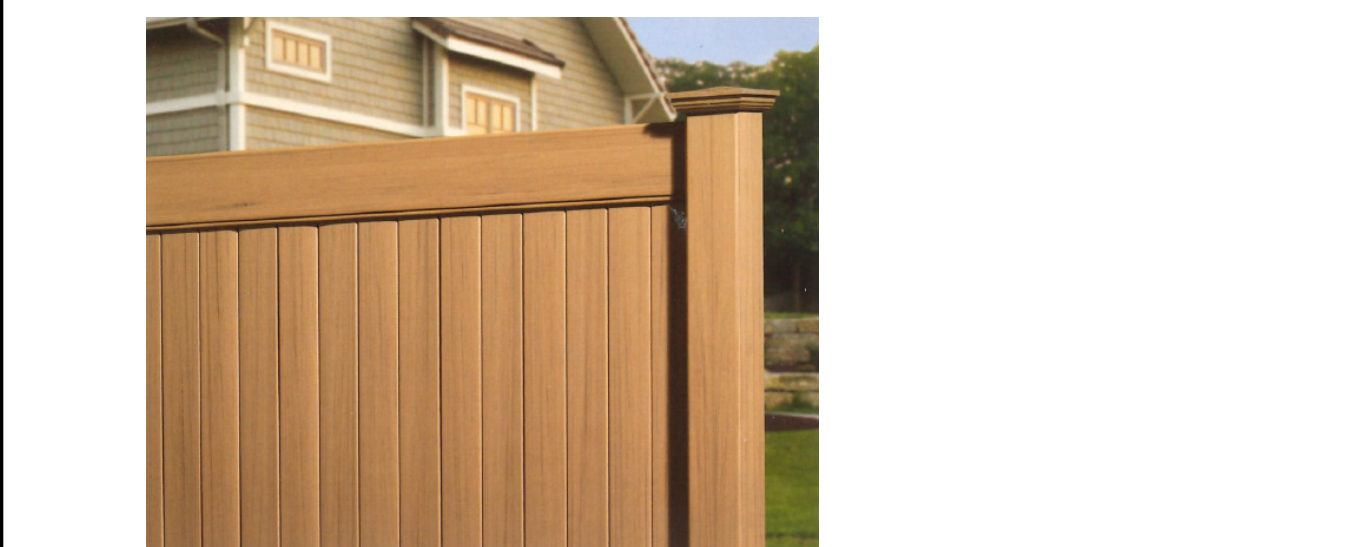


**SITE PLAN KEYNOTES**

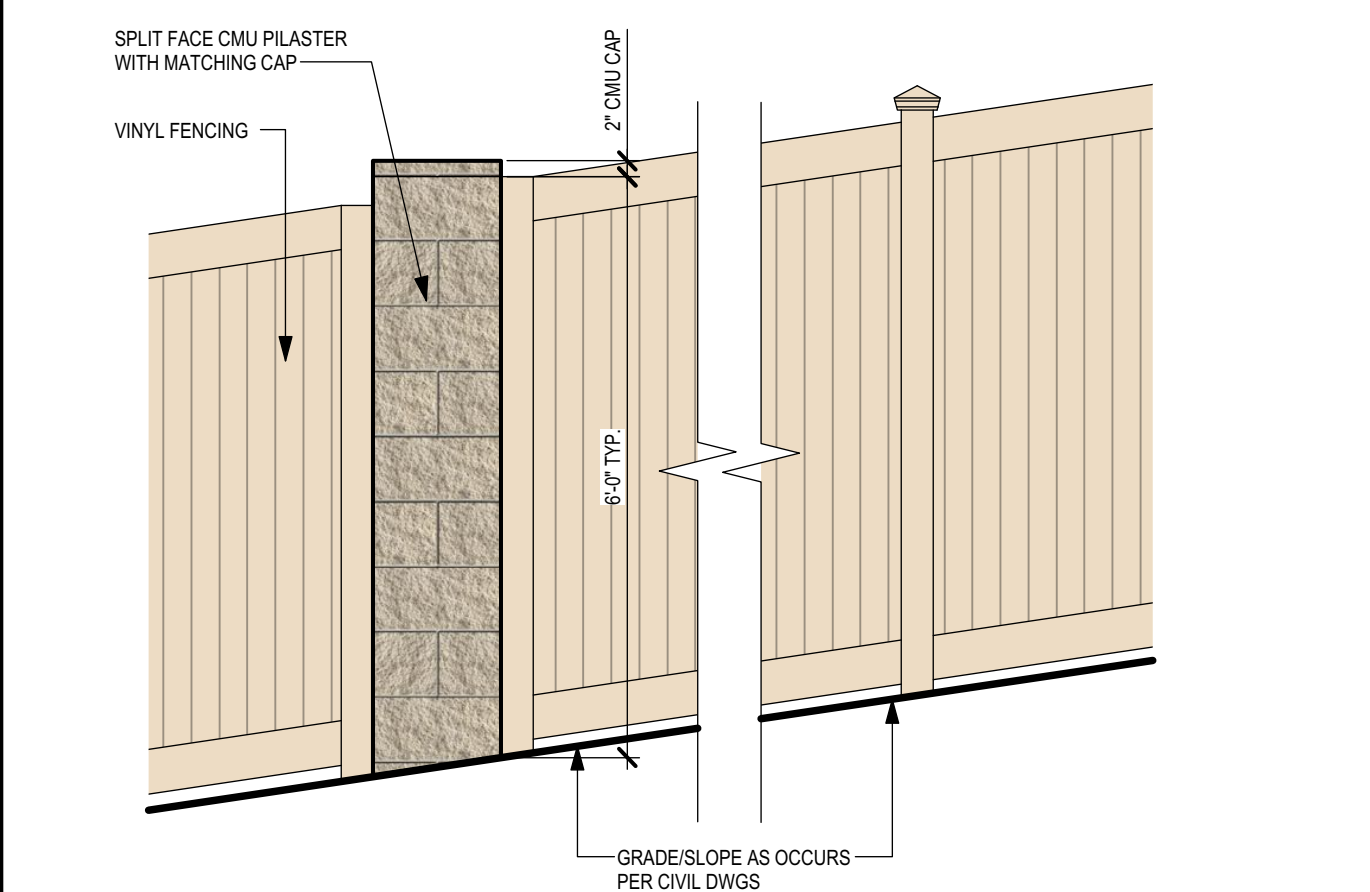
1. LITHONIA LIGHTING D-SERIES LED BOLLARD 42" TALL, 16LED, 16C, 700MA, 39 WATTS, 3,028 LUMENS, 50K 5YH H36 TEXTURED NATURAL ALUMINUM DN4X20 MOUNTED ON 24" HIGH, 18" DIAMETER CONCRETE BASE. TYPICAL. ALSO SEE STRUCTURAL DWGS
2. C/L OF STREET. REFER TO CIVIL DWGS
3. NEW AC RAMP WITH SLOPES AS INDICATED. ALSO SEE CIVIL DWGS
4. LANDSCAPING SHOWN FOR REFERENCE. REFER TO LANDSCAPE DWGS
5. SHADING INDICATES BIORIENTATION AREA SHOWN FOR REFERENCE. SEE LANDSCAPE AND CIVIL DWGS
6. 6" HIGH SPLIT FACE CMU & CONCRETE RETAINING WALL TOPPED WITH CMU CAP. COLOR: ORCO BLOCK NUFAD MW TO COMPLIMENT EXISTING LEXUS BUILDING. HEIGHT IS RELATIVE TO UPPER STREET GRADE SIDE OF WALL. ALSO SEE CIVIL AND STRUCTURAL DWGS
7. SPLIT FACE CMU AND CONCRETE RAMP RETAINING WALL WITH CMU CAP. COLOR: COLOR ORCO BLOCK NUFAD MW TO COMPLIMENT EXISTING LEXUS BUILDING. HT TO BE MIN. 42" ABOVE RAMP SURFACE. ALSO SEE STRUCTURAL DWGS
8. DASHED LINES INDICATE NON-STRIPPED INVENTORY PARKING STALL SHOWN FOR REFERENCE ONLY
9. LITHONIA LIGHTING LED WALL LUMINAIRE TWRL1 LED P3-S0K-MVOLT-1-00BX1D TO OCCUR ALONG LOW WALL IN LOCATIONS AS SHOWN MOUNT @ 3'-4" ABV ADJACENT RAMP SURFACE. SEE ELECTRICAL DWGS AND PROVIDE POWER AS NEEDED
10. NEW CONCRETE DRIVEWAY APRON TO BE PER CITY STANDARDS. REFER TO CIVIL DWGS
11. NEW REINFORCED CONCRETE SIDEWALK AND CURBING PER CITY STANDARDS. REFER TO CIVIL DWGS
12. NEW AC SURFACE OVER COMPACTED SOIL. PER SOILS REPORT RECOMMENDATIONS AND CIVIL DWGS
13. MAINTAIN 20' CLEAR FOR AMBULANCE ACCESS REQUIREMENTS
14. INDICATES 20' INSIDE RADIUS FOR AMBULANCE ACCESS
15. EXISTING UTILITIES TO REMAIN. PROTECT IN PLACE. REFER TO CIVIL DWGS
16. PROPERTY LINE. SEE CIVIL DWGS
17. SIGHT LINE PER CITY OF ESCONCADO FIGURE NO. 14. SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
18. 8" HIGH WROUGHT IRON SWING GATE. PRIMED AND PAINTED. COLOR TO MATCH NEW ADJACENT WALL. PROVIDE KNOX BOX PER FIRE AUTHORITY REQUIREMENTS
19. NEW METAL STAR JOINING EXISTING LEVUS GRADE BELOW UP TO NEW INVENTORY PARKING LOT SURFACE. ALSO SEE STRUCTURAL DWGS
20. REINFORCED CONCRETE CURBING. REFER TO CIVIL DWGS
21. EXISTING BLOCK WALL TO REMAIN. PROTECT IN PLACE. ALSO SEE CIVIL DWGS
22. 6" HIGH SPLIT FACE CMU PLASTER TOPPED WITH CMU CAP. COLOR: ORCO BLOCK NUFAD MW TO COMPLIMENT EXISTING LEXUS BUILDING. SPACE APPROX. 3/4" BETWEEN SPACES ALONG LENGTH. PROVIDE 6" HIGH VINYL PRIVACY FENCING SOLID CLASSIC STYLE BY PV GEM IN BETWEEN PLASTERS. COLOR TO BE NATURAL CEDAR. ALSO SEE STRUCTURAL AND CIVIL DWGS
23. PROPOSED LOCATION FOR NEW FIRE HYDRANT. ALSO SEE CIVIL DWGS. PROVIDE A MIN. OF 1500 GPM @ 20 PSI
24. PAINT CURB RED IN ACCORDANCE WITH LOCAL FIRE AUTHORITY REQUIREMENTS FOR A DISTANCE OF 15' FROM PROPOSED FIRE HYDRANT LOCATION. VERIFY EXTENT AND ALL REQUIREMENTS WITH LOCAL FIRE AUTHORITY BEFORE PROCEEDING



**42" HIGH LED BOLLARD AS DESCRIBED PER KEYNOTE 1**



**6'-0" HIGH VINYL FENCING AS DESCRIBED PER KEYNOTE 22**



**TYPICAL FENCE ELEVATION EXAMPLE ALONG SIDEYARDS**  
SCALE: NTS ALSO REFERENCE KEYNOTE 22

**SITE PLAN LEGEND**

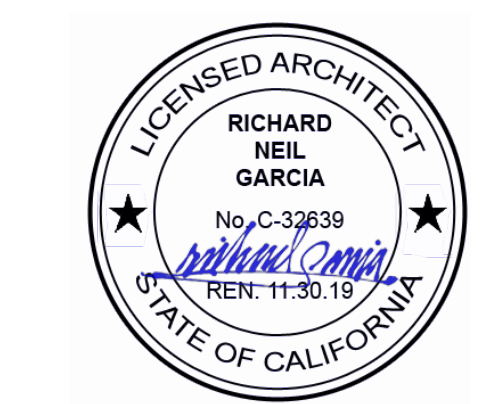
- PROPERTY LINE. SEE CIVIL DWGS
- [Patterned Box] PROPOSED REINFORCED CONCRETE
- [Green Box] PROPOSED LANDSCAPING. SEE LANDSCAPE DWGS
- [Green Box with Dashed Lines] PROPOSED LANDSCAPING BIORIENTATION. SEE CIVIL & LANDSCAPE DWGS

DATE	DESCRIPTION
2018.12.17	BLDG DEPT. SUBMITTAL

**MARTIN & PAIGE**  
Architecture, Inc.  
martinpaige.arch@gmail.com 949.303.8717  
*Elevate ... Inspire ... Achieve*

1539/1551 Tanglewood Ln.,  
Escondido, CA 92029

**Tanglewood Ln. | Parking Lot Improvement**



SHEET TITLE:  
**PROPOSED SITE PLAN PRECISE PLAN**

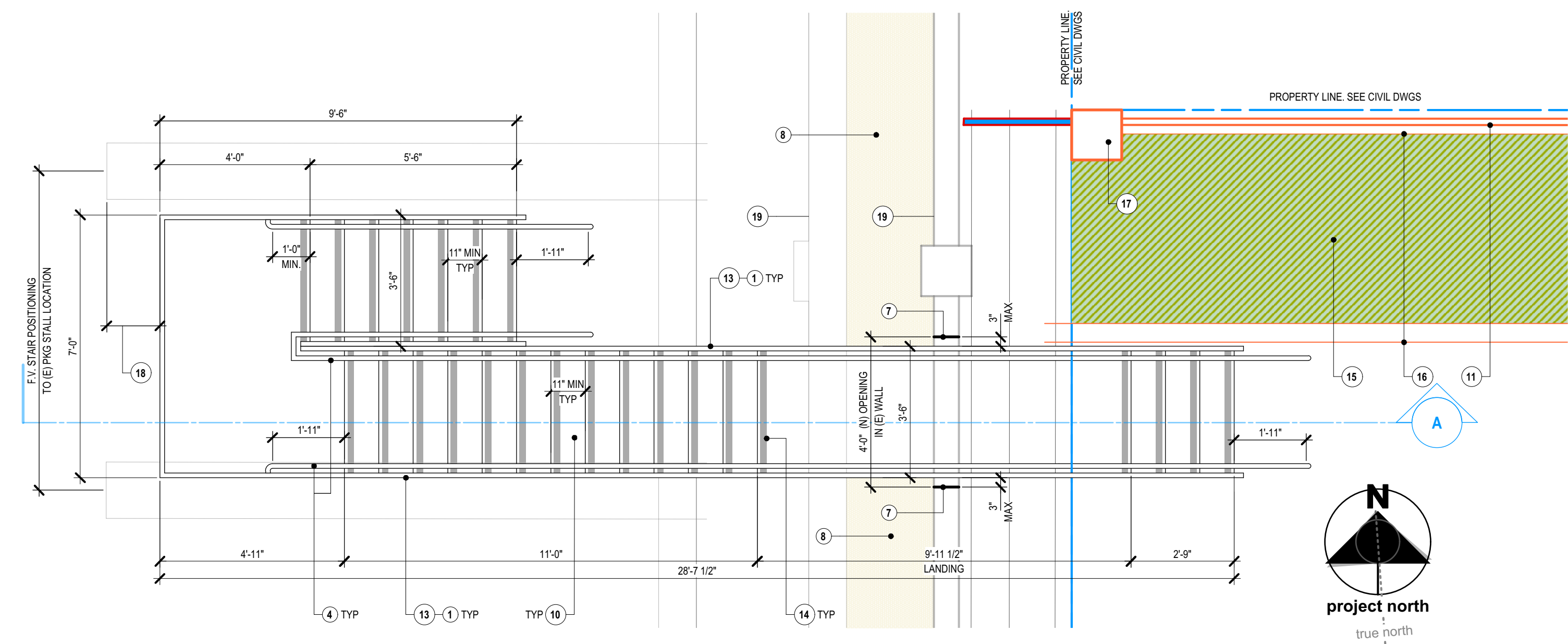
PROJECT NUMBER:  
**2017-0004**

SCALE:  
DRAWN BY: RG

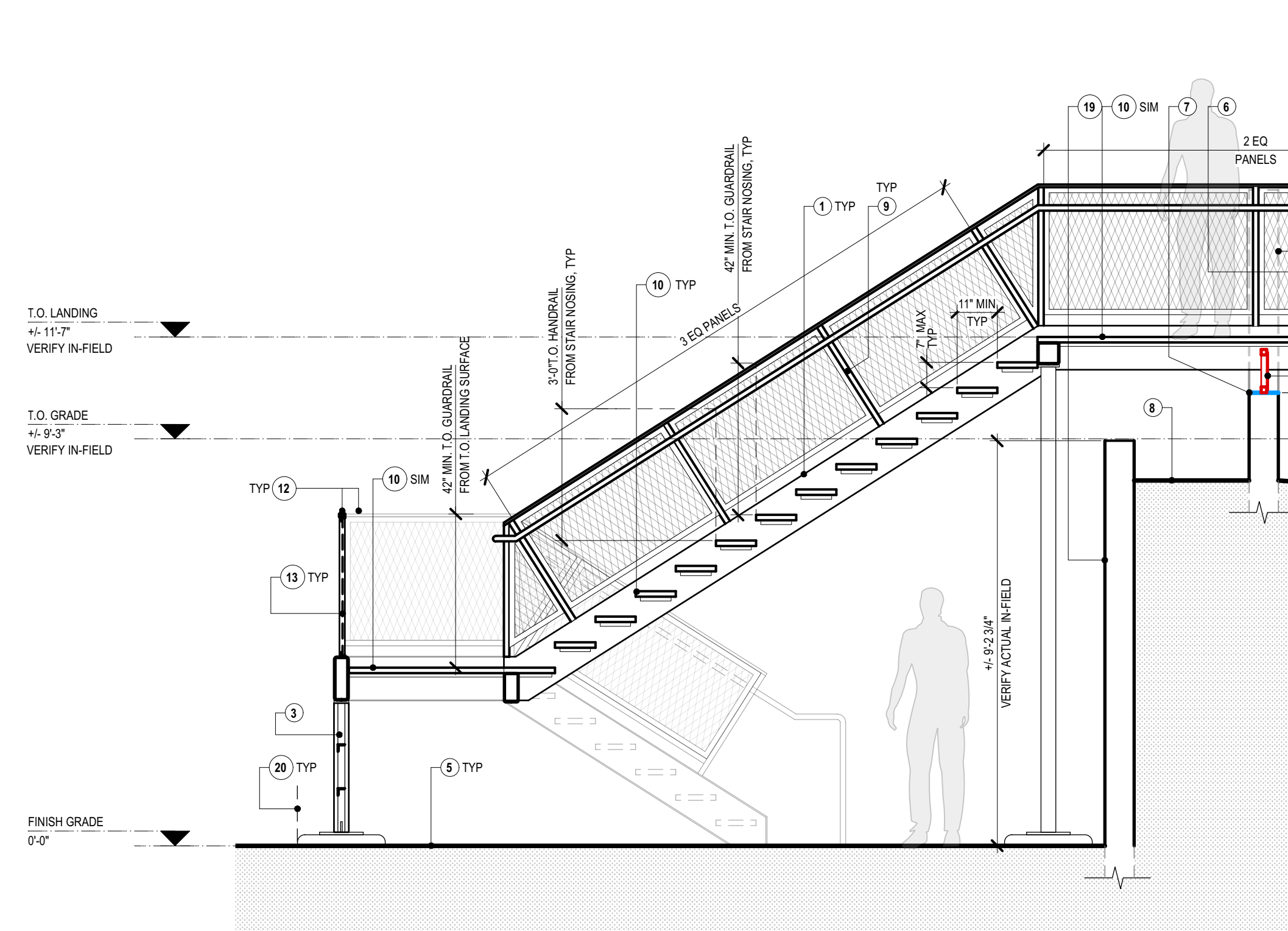
PLOT DATE: 2018.12.17

SHEET NUMBER

**AS1.1A**



3/8" = 1'-0"  
STAIR PLAN



3/8" = 1'-0"  
STAIR SECTION/ELEVATION

**STAIR KEYNOTES**

- 1. GALVANIZED METAL HSS STAIR STRINGER PER STRUCTURAL DWGS. PRIMEPAINTED.
2. CAP FILLER: GALVANIZED EXPANDED METAL DIAMOND PATTERN WITH GALVANIZED METAL HSS FULL FRAME SURROUND. WELD TO FRAME SECURE IN PLACE TO T.O. WALL AS SHOWN SHALL FULL IN ENTIRE WIDTH OF OPENING. SEE STRUCTURAL DWGS. PRIMEPAINTED.
3. GALVANIZED METAL POST SUPPORT PER STRUCTURAL DWGS. PRIMEPAINTED.
4. 1 1/2\"/>

**STAIR GENERAL NOTES**

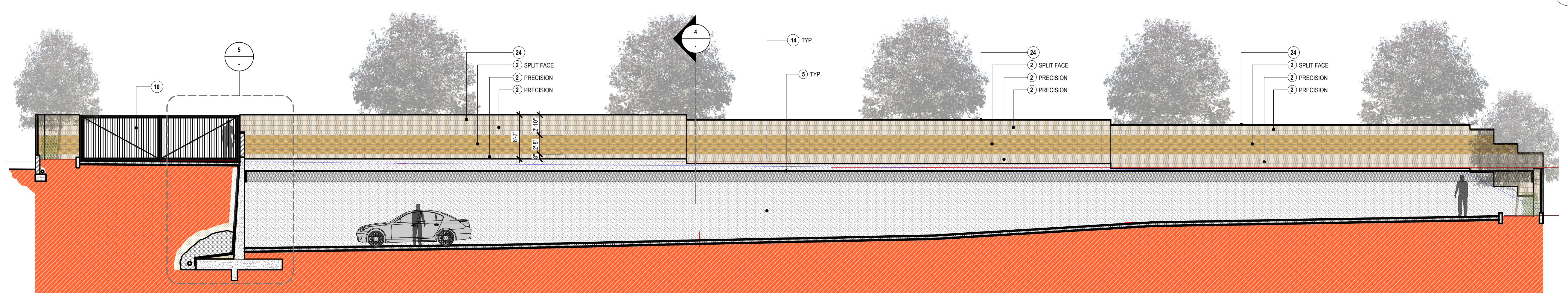
- 1. ALL STAIRS SHALL BE DESIGNED PER ALL APPLICABLE SECTIONS OF THE UNIFORM BUILDING CODE, CALIFORNIA BUILDING CODE, TITLE 24 AND AMERICANS WITH DISABILITIES ACT.
2. CONTRACTOR SHALL PROVIDE ENGINEERED DRAWINGS FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION.
3. ALL METAL SHALL HAVE (3) SHIPCOAT'S PRIMER, PAINT PER FINISH SCHEDULE.
4. ALL BAR/STOCK SHALL BE WELDED AT ALL CONNECTIONS AND INTERFACE POINTS.
5. PREP ALL METAL AND BRASS SURFACES FOR ARCHITECTURAL FINISH. PRIMEPAINT PER FINISH SCHEDULE.
6. THE MINIMUM WIDTH OF A STAIRWAY SHALL BE NOT LESS THAN 44\"/>

**SECTION/ELEVATION KEYNOTES**

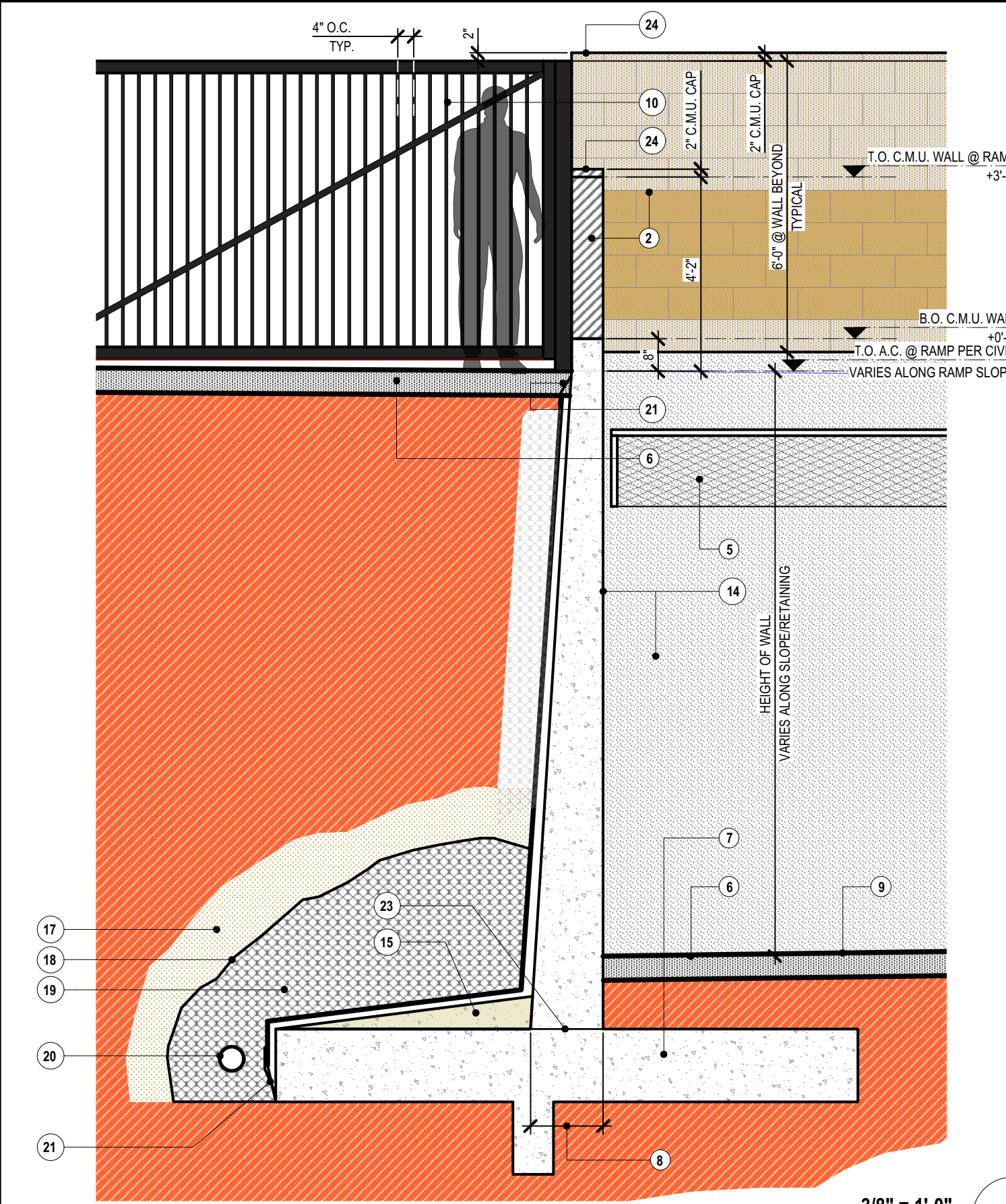
- 1. LANDSCAPE AREA, GRADE VARIES. SEE LANDSCAPE AND CIVIL DWGS.
2. 8\"/>



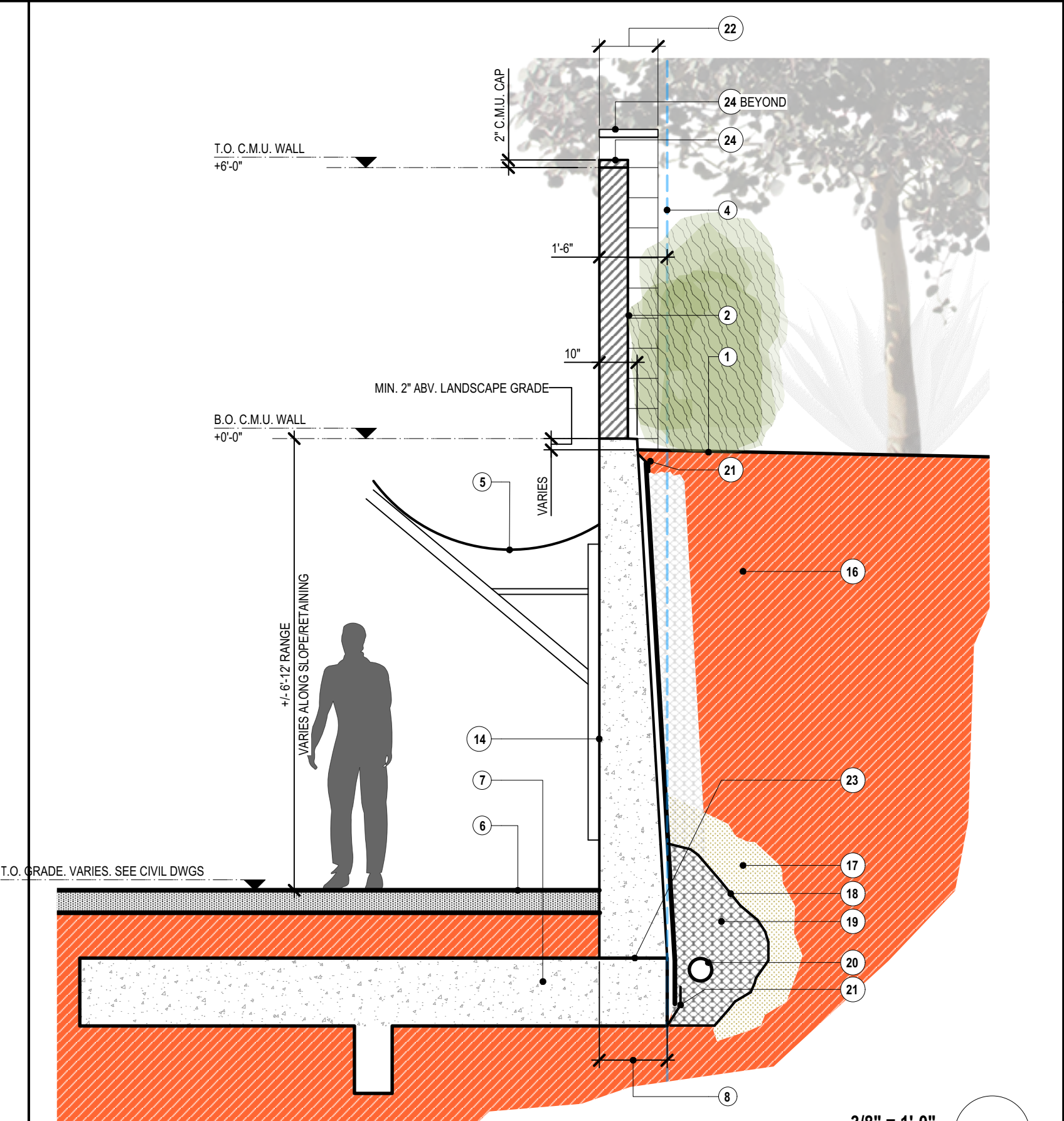
1/8" = 1'-0"  
TANGLEWOOD STREET ELEVATION



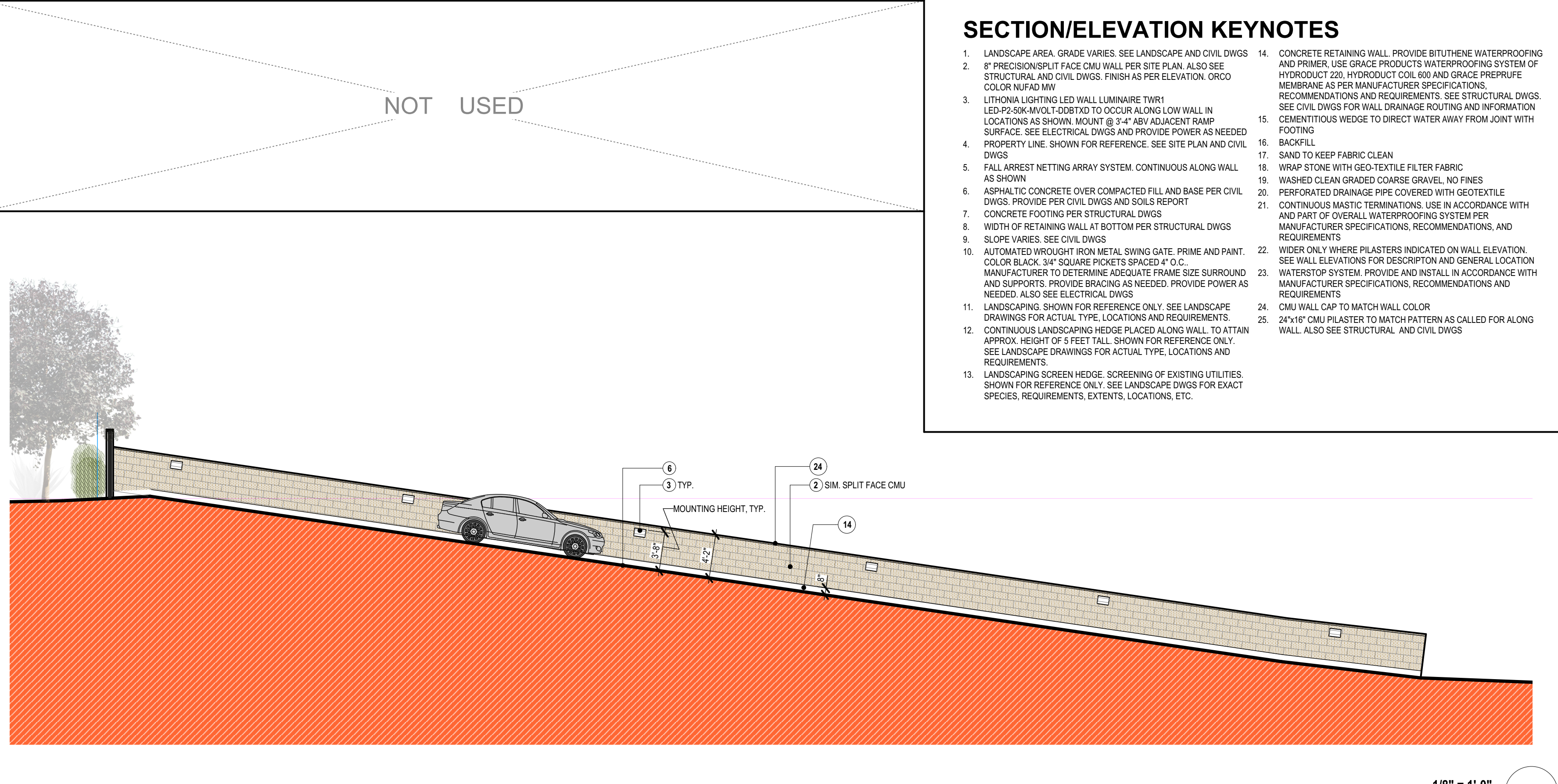
1/8" = 1'-0"  
SECTION/ELEVATION



3/8" = 1'-0"  
WALL SECTION @ RAMP



3/8" = 1'-0"  
WALL SECTION ALONG TANGLEWOOD



1/8" = 1'-0"  
WALL ELEVATION @ RAMP

Table with 2 columns: DATE, DESCRIPTION. Row 1: 2018.12.17, BLDG DEPT. SUBMITTAL.



1539/1551 Tanglewood Ln., Escondido, CA 92029

Licensed Architect: RICHARD NEIL GARCIA, No. C-33839, State of California. Includes a circular seal. Text: SHEET TITLE: ELEVATIONS/ SECTIONS PROPOSED. PROJECT NUMBER: 2017-0004. SCALE: VARIES. DRAWN BY: RG. PLOT DATE: 2018.12.17. SHEET NUMBER: A3.1P.

PROJECT NUMBER: 2017-0004. SCALE: VARIES. DRAWN BY: RG. PLOT DATE: 2018.12.17. SHEET NUMBER: A3.1P.

## **EXHIBIT "C"**

### **FACTORS TO BE CONSIDERED/FINDINGS OF FACT PHG 18-0026**

#### Environmental Determinations:

The proposed project is categorically exempt from environmental review in conformance with CEQA Sections 15311, "Accessory structures." Section 15311/Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots. The Secretary of the California Resources Agency has determined that the projects in these classes do not have significant effect on the environment, and therefore are categorically exempt from CEQA.

Under CEQA, exemptions shall not be applied in the following circumstances:

(1) A categorical exemption shall not be used for a project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

(2) A categorical exemption shall not be used for a project located on a site which is included on any list of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code.

(3) A categorical exemption shall also not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

That is, a project that would ordinarily be insignificant in its impact on the environment, may be significant in a particularly sensitive or hazardous area. The City has completed its review of the application and there is no reasonable possibility of a significant effect due to unusual circumstances surrounding the project. The subject site is not in an area of special significance that has been designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The Project is exempt from CEQA.

#### Planned Development Determinations:

All the required findings for Planning Commission have been satisfied in accordance with Section 33-403 of Article 19 (Planned Development Ordinance) of the Escondido Zoning Code.

(1) The location, design, and residential density of the proposed Planned Development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido

city council, or in the process of being prepared and adopted. Future land use compatibility is based on information from General Plans. The General Plan was examined to assess potential consistency with the goals and objective defined therein. The General Plan land-use designation for the site is Planned Commercial (PC), which provides for a variety of commercial activities within a self-contained, comprehensively planned development. The proposed use does not alter the underlying General Plan designation and maintains commercial lands within the City. The site, after Project implementation, is intended to support the larger Lexus Escondido dealership. Additionally the proposed use furthers other goals and policies of the General Plan in that it ensures compatible transition from commercial development to residential neighborhoods, while sustaining and developing the city's economy and fiscal stability.

(2) The proposed location allows the Planned Development to be well integrated with its surroundings. The subject site is located among other commercial uses, as well as two non-conforming single-family residences. The subject site is in close proximity to residential land use activities, which consists of the aforementioned non-conforming single-family residences on either side of the subject site, as well as other residential uses on Tanglewood Lane. Because the analysis of the area's sensitivity or compatibility is based on the presence of residential properties, focused site design efforts have been made to screen the car inventory storage and reduce the visual impact of the proposed use so that the street still appears and functions as a residential neighborhood. Additionally, the Project would not result in or generate any adverse noise, dust, odor or traffic impacts. This helps ensure compatible transition from the larger commercial developments from the north, to existing residential neighborhood.

(3) All vehicular traffic generated by the Planned Development will be accommodated safely and without causing undue congestion upon adjoining streets. Lexus vehicles would continue to be dropped off on the 1205 Auto Parkway property. After completing a pre-deliver inspection in the shop at 1205 Auto Parkway, some vehicles will be driving to the proposed parking lot (1539 and 1551 Tanglewood Lane) by driving on Tanglewood Lane. The new parking lot can accommodate up to 140 vehicles. These vehicles would be duplicate new car vehicles of cars already stored on the 1205 Auto Parkway property. Approximately ten (10) cars or less are expected to be driving on Tanglewood, subsequent to initial import.

(4) The proposed location and design allows residents and business establishments proposed within the zone to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. All public facilities necessary to serve the project are in place, or are proposed as associated site improvements.

(5) The overall design of the proposed Planned Development produces an attractive, efficient and stable environment. In accordance with Section 33-780 of Article 39 (Off-Street Parking Ordinance), every parking area abutting residentially zoned property shall provide a solid wall, view-obscuring fence or compact evergreen hedge six (6) feet in height, provided that along the street side said wall, fence or hedge shall not exceed thirty-six (36) inches in height. The

application request includes an exception to this standard to ensure that proposed use is well-screened and the application supports land use compatibility.

(6) The Planned Development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties. The site is physically suitable to accommodate the proposed inventory storage, and adequate on-site circulation, parking and screening would be provided. After project implementation, most of the car storage would not be visible from surrounding properties. The street side elevation is approximately 697 to 699 feet above mean sea level. The finished grade of the lot would be approximately 681 to 687 feet above mean sea level. The lower profile and proposed location would reduce the visibility of the car storage on the inventory lot. Car inventory storage will be more completely screened by the proposed six (6) foot wall. New berm landscaping would help screen the wall from street view.

(7) The uses proposed have a beneficial effect not obtainable under existing zoning regulations. The proposed project is consistent with the General Plan and the project meets all nearly all the applicable zoning standards. In consideration of the code requirements and intent of the Planned Development Ordinance, providing a more flexible regulatory framework and allowing an exception to the wall height in the front yard, increases the amount of on-site screening provided, and would have a beneficial effect not obtainable under existing zoning regulations.



## **EXHIBIT "D"**

### **CONDITIONS OF APPROVAL**

#### **PHG 18-0026**

This project is conditionally approved as set forth on the application and project drawings, all designated by the Planning Commission on February 12, 2019, and shall not be altered without the express authorization by the Planning Division.

Nothing in this permit shall relieve the applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. The permit request is specifically connected to 1539 and 1551 Tangelwood Lane to construct a new inventory parking lot for the adjacent Lexus car dealership at 1205 Auto Park Way. Nothing in the following Conditions of Approval shall relieve or waive compliance with all previous Conditions of Approval associated with Planning Case Nos. 2006-10-PD and PHG12-0001 (and/or other permit or actions associated with 1205 Tanglewood Lane.

#### **GENERAL**

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
2. The 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.
3. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any 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.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
5. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). All lighting on the site shall be pedestrian level, bollard, and/or low profile to promote land use adjacency. Any lighting used to illuminate an off-street parking

area or walking path shall be arranged so as to deflect light away from any adjoining property or from public streets through fixture type, height and location. Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

6. No signage is permitted for this use.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). Furthermore, no loud or boisterous noises shall emanate from the inventory lot, either by persons congregating there or by the playing of recording instruments, communication radios, and/or television sets or other sound-producing equipment.
8. All new utilities and utility runs shall be underground.
9. No outdoor storage of any type is permitted unless specifically authorized by this permit to construct a inventory parking lot for new cars. All parts and materials incidental to the operation of said dealership shall be stored at the main facility at 1205 Autopark Way. All vehicle repair and maintenance shall occur at the main facility, and all use and disposal of residual parts shall be done in a manner that is satisfactorily in compliance with all local, state, and federal laws.
10. Lexus vehicles would continue to be dropped off on the 1205 Auto Park Way property. After completing a pre-deliver inspection in the shop at 1205 Auto Park way, some vehicles will be driving to the proposed parking lot (1539 and 1551 Tanglewood Lane) by driving on Tanglewood Lane. Should a vehicle need retrieval, a lot attendant would access the lot via a pedestrian stairway from the 1205 Auto Parkway site and then drive the vehicle on Tanglewood Lane to the dealership. Factory direct drop-offs or truck loading/unloading is prohibited (i.e. no transport trucks on Tanglewood Lane).
11. The hours of operation of the inventory lot are Mon-Fri: 8 a.m. to 9 p.m., Sat: 8 a.m. to 6 p.m., and Sun: 10 a.m. to 6 p.m. The 1539 and 1551 Tanglewood Lane inventory lot will be secured with an automatic gate and the applicant intends on installing security cameras on the site that are tied into the larger dealership surveillance system at the 1205 Auto Parkway site. Public access to the inventory lot is prohibited.
12. The vehicles may be cleaned no more than once weekly by a mobile car washer in compliance with any best management practices that may be required by law for stormwater protection. Additional cleaning may be needed from time to time to respond to inclement weather conditions.
13. Striping shall be provided on-site for stalls and/or or directional flow for fire lane access.

14. No vertical lift devices may be utilized on the site to vertically stack car inventory (vertical tandem parking) without first obtaining approval from the Director of Community Development and demonstrating through site line analysis no visual impact to surrounding land uses.
15. The operation of the facility shall be consistent with the Details of Request contained within the Planning Commission staff report. Any changes to operational characteristics of the facility must first be approved by the City through the appropriate review process.
16. No trash enclosures permitted on-site. The site is incidental the main facility at 1205 Autopark Way, to be used primarily for lot attendants to a limited extent.
17. A final landscape and irrigation plan shall be submitted to the Planning Division for review and approval. The plan shall be in substantial conformance with the conceptual landscape plan.
18. Prior to occupancy and a condition of issuance of a business license, Lexus Escondido shall install all required/proposed improvements (including screening, storm water improvements, parking areas and landscaping) in conformance with the approved site plan and landscape plan. Appropriate irrigation shall be provided for all landscape areas. All existing planter areas shall be repaired and landscaping brought into compliance with current standards. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
19. All landscaping, fences, and walls on site, in any adjoining public parkways shall be permanently maintained by the owner, assigns, or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping, repair and replacement of plant materials and irrigation systems, and general clean-up. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the approval.
20. No employee may store, or permit to be stored, a personal vehicle, truck, or other personal property on the inventory lot, or within the adjacent public-right-of-way or other public property without permission of the City Engineer. All corporate and business deliveries and truck transport shall occur at 1205 Autopark Way. Individual vehicles from the inventory may be driven to and from the inventory lot, subject to the Details of the Request of this permit.
21. Any new walls shall incorporate decorative materials or finishes, and shall be indicated on the building plans. All freestanding walls visible from points beyond the project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.

22. A Lot Tie Agreement shall be recorded between APNs 235-090-32-00, 235-090-12-00 and 235-090-13-00 prior to the issuance of building permits for the project.
23. The Precise Development Plan shall be null and void if not utilized within twelve (12) months of the effective date of approval.
24. At any time after project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Precise Development Plan permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
25. An inspection by the Planning Division will be required prior to operation of the project. 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.
26. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

## **MUSIC NOISE**

1. Prior to issuance of a Grading Permit, the 2014 Noise Compliance Plan for the Centre/Lexus Escondido (Associated with Planning Case No. PHG12-0001) shall be updated and amended under the authority of the Community Development Director and the satisfaction of the Planning Division. The amended Noise Compliance Plan shall be modified as appropriate to incorporate the following guidelines and criteria. The designated local authority of the City of Escondido shall make use of the updated Noise Compliance Plan, conditions associated with PHG12-0001, and statutory powers to implement noise protection.

- A. Unless a variance has been applied for and granted, it is unlawful for any person to cause or allow the creation of any noise to the extent that the one (1) hour average sound level of 65 dB(A), at any point on or beyond the boundaries of the property on which the sound is produced. To ensure that this level is not exceeded applicable limits have been provided as set forth below, except that construction noise level limits shall be governed by the Escondido Municipal and Zoning Codes.

The Music Noise Level (MNL) when assessed at the prediction stage or measured during sound checks or concerts should not exceed 91db(A) Leq maximum from the pre-selected measurement location. Performances shall have an endpoint not to exceed 10 PM. Rehearsals and sound checks are permitted on a limited basis in advance of the advertised event. Efforts should be made to reduced amplified MNL during the school year.

*Notes:* Rather than being an optional attenuation measure, the property manager and/or the appointed noise control assistant shall utilize acoustical blankets for the large concert events in which there is full sound production by an audio company with an attendance of greater than 250 - 300 people.

- B. The permanent noise monitoring terminals at the south and west property boundaries will no longer be required. The Music Noise Level (MNL) should be measured using an integrating-averaging sound level meter, such as and not limited to a Bruel and Kjaer 2250 class 1 sound level meter. The sound level meter shall be appropriately calibrated and adjusted as necessary by means of an acoustical calibrator to ensure meter accuracy within the tolerances set forth in American National Standards. The microphone shall be not less than four (4) feet above the ground, at least four (4) feet distant from walls or other large reflecting surfaces, in a pre-selected location on the roof deck which shall be 35 feet from the speaker or noise source. Useful control can be exercised by monitoring over one minute periods to enable early warning for possible breaches.
- C. Daily noise music level readings or the annual noise compliance report will no longer be required. However, the property manager and/or the appointed noise control assistant shall continuously monitor noise levels at the sound mixer position (or other noise source control point), or pre-selected measurement point as described herein, and advise the sound engineer accordingly to ensure that the noise limits are not exceeded. The Community Development Director or his/her designee, shall have access to the results at any time during the event or testing. Said Director or designee shall also have the right to conduct their own noise investigation or noise monitoring from the locations described herein.
- D. The property manager and/or the appointed noise control assistant shall ensure that the promoter, sound system supplier, and all individual sound engineers are informed of the sound control limits and any instructions necessary to ensure compliance. It should be

noted that the introduction of an audience to a venue increases the acoustic absorption present. This has the effect of reducing the sound level in the venue for a given amplifier setting compared to the sound test. Also, the nature of many concerts requires the sound volume level to be increased during the event to enhance the performance. The prevailing noise control restrictions should be borne in mind so that the sound volume at the start of the event is not too high, hence allowing scope for an increase during the event.

- E. When monitoring the music noise level, the sound of the audience applause can be a significant contributor. It is not possible to address this issue precisely; instead it is recommended that any such effect be noted.
- F. Assessment of noise in terms of dB(A) is very convenient but it can underestimate the intrusiveness of low frequency noise. Furthermore, low frequency noise can be very noticeable indoors. Thus, even if the dB(A) guidelines is being met, unreasonable disturbance may be occurring because of the low frequency noise. With certain types of events, therefore, it may be necessary to set an additional criterion in terms of low frequency noise, or apply additional control conditions.
- G. Owner will retain use and monitoring of the telephone hotline and feedback email address to receive and respond to any comments/concerns from neighbors.
- H. Penalties in the form of a fine or event suspension should be considered for non-compliance.

## **ENGINEERING CONDITIONS OF APPROVAL**

### **STREET IMPROVEMENTS AND TRAFFIC**

1. Frontage street improvements shall be constructed on Tanglewood Lane to Residential Road Standards in accordance with the design standards and the requirements of the City Engineer.
2. The developer shall relocate the existing street light on Tanglewood Lane and shall install a new LED light fixture in accordance with Escondido Standard Drawing No. E-1-E.
3. All driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of twenty-four (24) feet.
4. Adequate horizontal sight distance shall be provided at the driveway entrance. Increased parkway widths, open space easement, and restrictions on landscaping may be required at the discretion of the City Engineer.

5. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways to the satisfaction of the Traffic Engineer. Parking may be restricted along the project frontage for sight distance. A private contractor shall do any removal of existing striping and shall install all new signage and striping per the approved plans as directed by the Field Engineering.
6. All gated entrances shall be designed and improved to the satisfaction of the City Engineer and the Fire Marshal.
7. The project owner shall plant street trees along property frontage on Tanglewood Lane. to the satisfaction of Planning Director, prior to final inspection and bond release.
8. As surety for the construction of required off-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of any building permit.
9. An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

## **GRADING**

1. A site grading and erosion control plan by a Registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project. The site grading and erosion control plan will not be forwarded from the Building Department, but shall be submitted separately to the Engineering Department.
2. A site landscaping and irrigation plan shall be submitted with the first submittal of the grading plan to the Engineering Dept.
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. All driveway grades shall conform to the City of Escondido Design Standards and Standard Drawings.
5. Erosion control, including riprap, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The

developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.

6. 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 retaining wall design is in conformance with the recommendations and specifications as outlined in their report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by the 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 Department plan review and permit process. The cost of any third party review deemed necessary by the City Engineer shall be reimbursed by the owner.
7. After the approval of the site grading and erosion control plan, and prior to the start of construction of the grading and street improvements, the developer shall obtain a Grading Permit and Encroachment Permit from the Engineering Field Office. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections.
8. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
9. A Construction General Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.
10. The developer shall be responsible for the recycling all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other locations approved by the Director of Engineering Services.
11. All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.

## **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced



onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.

3. All on-site storm drains, detention basins, and all post-construction BMP's facilities are private. The responsibility for maintenance of these storm drains shall be that of the property owner or property owner's association.
4. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

### **WATER SUPPLY**

1. A public water main extension is required to provide water service and/or fire protection. Construction of the water main shall be in accordance with the Standards and Specifications of the City of Escondido.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

### **CASH SECURITY AND FEES**

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

### **BUILDING CONDITIONS OF APPROVAL**

1. Demolition permits for the existing residential structures.
2. Compliance with the 2016 CBC Chapter 10 for stairs, landings, handrail and guards.
3. Permits, engineering, energy and details for site lights.

4. Permits, engineering, details for retaining walls.

**FIRE CONDITIONS OF APPROVAL**

1. Provide a hydrant or move existing hydrant to same side of the street as proposed project.
2. Will need to a min of 1500 GPM@ 20 PSI.