

ORDINANCE NO. 2019-12R

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A SPECIFIC PLAN AMENDMENT AND A MASTER AND PRECISE DEVELOPMENT PLAN FOR A 145-UNIT SENIOR HOUSING PROJECT

APPLICANT: San Diego Interfaith Housing Foundation  
CASE No.: PH.G. 17-0028

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) San Diego Interfaith Housing Foundation (herein after referred to as "Applicant"), filed a verified application with the City of Escondido regarding property located at 220 N. Quince Street (APN: 229-331-10-00), in the Gateway Transit District of the Downtown Specific Plan, 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 an amendment to the Downtown Specific Plan and a Planned Development Permit (Master and Precise Development Plan) to construct a 145-unit senior housing project as shown on Exhibits "B" (Downtown Specific Plan revisions) and "C" (Master and Precise Development Plan), and on file in the Planning Division, Planning Case No. PHG 17-0028, 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 August 13, 2019. Following the public hearing on August 13, 2019, the Planning Commission adopted Resolution No. 2019-15, which recommended

that the City Council approve the amendment to the Downtown Specific Plan and the Master and Precise development Plan to construct a 145-unit senior housing project (the "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 conducted a duly noticed public hearing on the matter on September 25, 2019, which was continued to October 23, 2019, for additional discussion. 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 reports, dated September 25, 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 reviewed the Final Initial Study/Mitigated Negative Declaration prepared for the project (City File No. ENV 17-0008), as described in the September 25, 2019, City Council staff report, including the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit "D" and incorporated herein by this reference. The City Council hereby adopts the Final Initial Study/Mitigated Negative Declaration, and instructs staff to file a Notice of Determination with the County Clerk.

SECTION 5. Upon consideration of the Findings of Fact, attached as Exhibit "E," and the Conditions of Approval, attached as Exhibit "F," 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 or 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. 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. 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 6<sup>th</sup> day of November, 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*  
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. 2019-12R passed at a regular meeting of the City Council of the City of Escondido held on the 6<sup>th</sup> day of November, 2019, after having been read at the regular meeting of said City Council held on the 23<sup>rd</sup> day of October, 2019.

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

ORDINANCE NO. 2019-12R

**EXHIBIT "A"****LEGAL DESCRIPTION**

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

PARCEL 1: APN 229-331-10-00

THAT PORTION OF LOT 1, BLOCK 11 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1 WHICH IS DISTANT THEREON NORTH 29°19' WEST 444.50 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG SAID SOUTHWESTERLY LOT LINE SOUTH 29°19' EAST 444.50 FEET TO SAID MOST SOUTHERLY CORNER; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT NORTH 59°08'52" EAST 443 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER PARCEL 6 OF FINAL ORDER OF CONDEMNATION IN SUPERIOR COURT, CASE NO. 146391, RECORDED DECEMBER 23, 1948, AS DOCUMENT NO. 126694, IN BOOK 3059, PAGE 454 OF OFFICIAL RECORDS, BEING A POINT IN A 3880 FOOT RADIUS CURVE CONCAVE EASTERLY IN THE SOUTHWESTERLY LINE OF SAID PARCEL 6, THE TANGENT TO SAID CURVE BEARING NORTH 24°26,14" WEST TO SAID POINT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 6 NORTHERLY ALONG SAID CURVE 71.37 FEET THROUGH AN ANGLE OF 1°03'14" AND TANGENT TO SAID CURVE NORTH 23°23' WEST 507.88 FEET TO A POINT WHICH IS DISTANT ALONG SAID SOUTHWESTERLY LINE SOUTH 23°23' EAST 190.00 FEET FROM THE NORTHERLY LINE OF SAID LOT THENCE SOUTH 44°44' WEST 522.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF LOT 1, BLOCK 11 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, NORTH 28°49'01" WEST A DISTANCE OF 444.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45°13'55" EAST 523.23 FEET; THENCE SOUTH 22°51,21" EAST 54.47 FEET; THENCE SOUTH 47°13'55" WEST A DISTANCE OF 339.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1453 FEET; THENCE ALONG SAID CURVE, IN A SOUTHWESTERLY DIRECTION, THROUGH AN ANGLE OF 6°43,54" A DISTANCE OF 170.71 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY LINE OF LOT 1, A RADIAL BEARING FROM SAID POINT OF INTERSECTION TO THE CENTER OF SAID CURVE BEARS NORTH 36°02'11" WEST; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 28°49'01" WEST A DISTANCE OF 23.64 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF LOT 1 IN BLOCK 11 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 1 DISTANT THEREON NORTH 59°37,09" EAST 150.37 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 28°49'01" WEST ALONG A LINE PARALLEL WITH THE WESTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 443.89 FEET TO A POINT IN THE ARC OF A 1453.00 FOOT RADIUS CURVE CONCAVE NORTHERLY IN THE SOUTHERLY BOUNDARY OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION FOR THE CITY OF ESCONDIDO RECORDED JUNE 1, 1965, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS FILE NO. 97472, A RADIAL OF SAID CURVE BEARING SOUTH 42°03'44" EAST TO SAID POINT IN SAID ARC; THENCE EASTERLY ALONG SAID ARC AND ALONG SAID SOUTHERLY BOUNDARY OF SAID CITY OF

ESCONDIDO LAND THROUGH A CENTRAL ANGLE OF 0°42'21" A DISTANCE OF 17.90 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID CITY OF ESCONDIDO LAND NORTH 47°13'55" EAST 339.75 FEET TO THE SOUTHEASTERLY CORNER THEREOF, BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF U. S. HIGHWAY 395; THENCE ALONG THE WESTERLY BOUNDARY OF SAID U. S. HIGHWAY 395, SOUTH 22°51'21" EAST 453.47 FEET TO THE BEGINNING OF A TANGENT 3880 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND ALONG SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF A DISTANCE OF 71.31 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 1; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 59°37,09" WEST 293.38 FEET TO THE POINT OF BEGINNING.

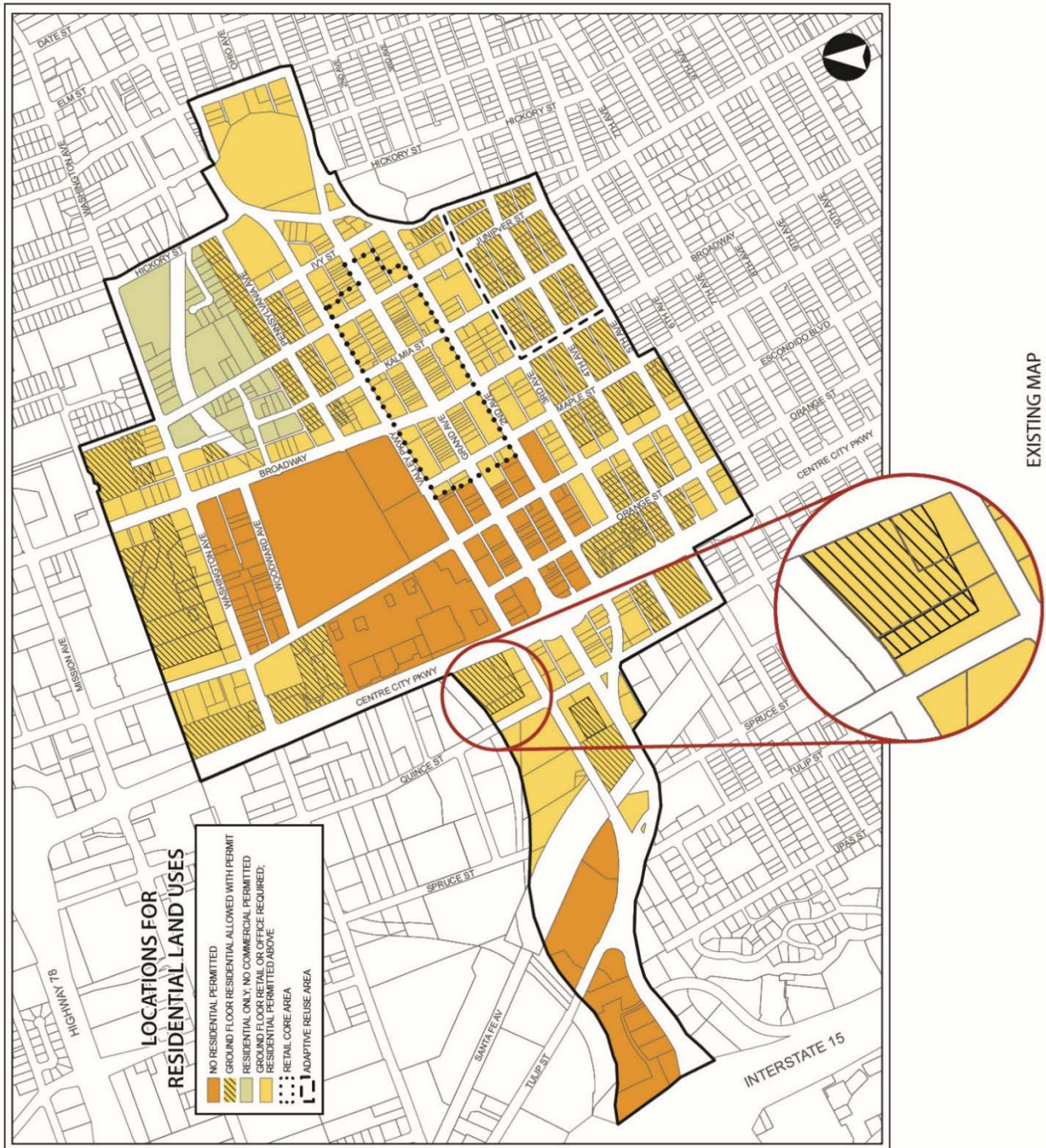
PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES OVER AND ACROSS A STRIP OF LAND 10.00 FEET IN WIDTH LYING WITHIN LOT 1, BLOCK 11 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, THE WESTERLY BOUNDARY LINE OF WHICH, BEING THE EASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE.

## EXHIBIT "B" SPECIFIC PLAN AMENDMENT PHG 17-0028 / ENV 17-0008

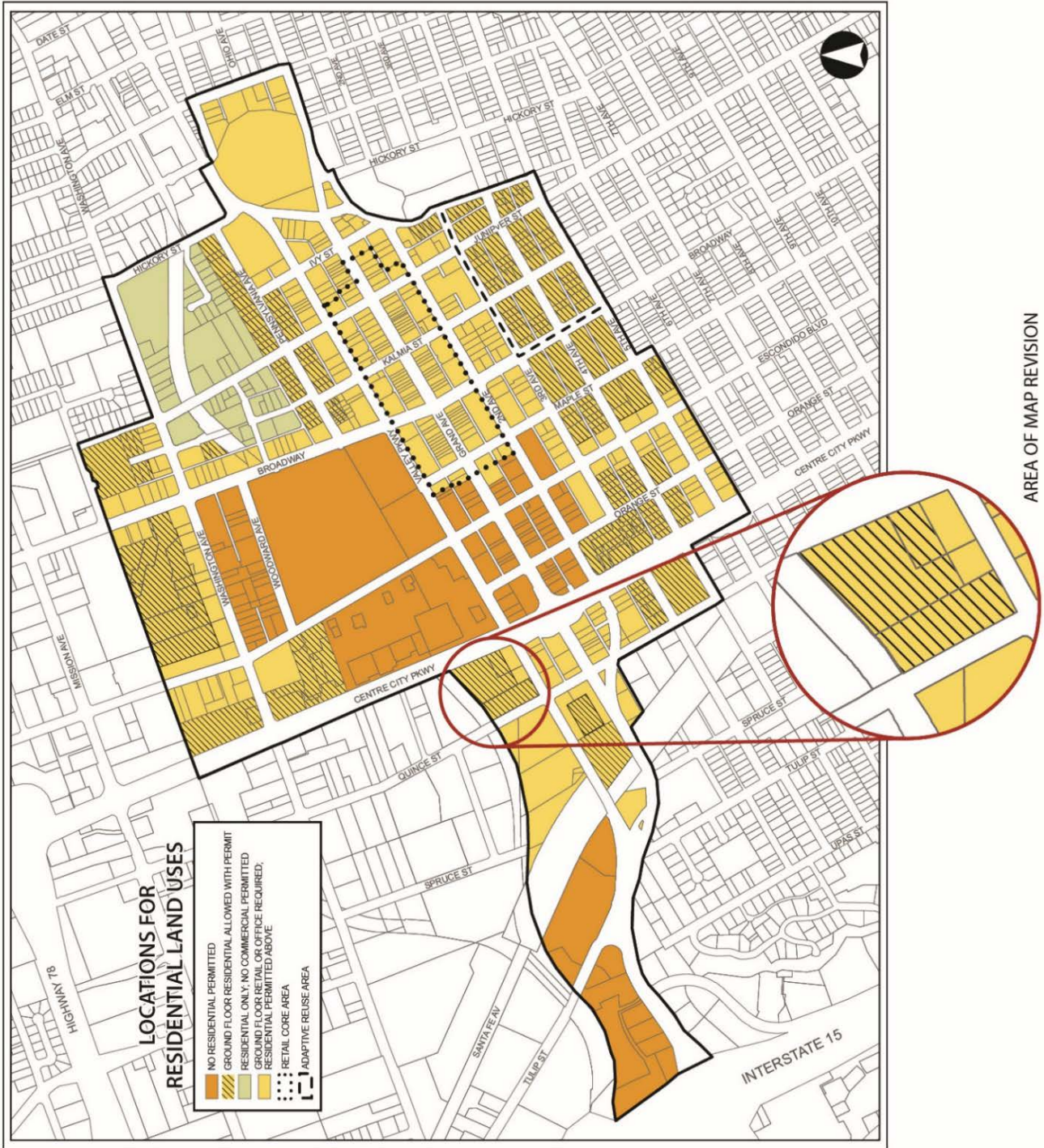
Revise Figure II-4 of the Downtown Specific Plan to allow ground floor residential uses on the subject property through the Planned Development application process, as depicted below on the following pages.

EXISTING FIGURE II-4 (detail area shown for clarity)





**PROPOSED FIGURE II-4 (detail area shown for clarity)**



Revise Chapter III, Section B.6. of the Downtown Specific Plan as shown below. ~~Strikeout~~ typeface indicates deletions and underline typeface indicates new text.

## 6. USABLE OPEN SPACE

### a. Definition

Usable open space is defined as an open area or recreational facility that is integrated into the development, in addition to the following:

- 1) Does not exceed a grade of 10% and excludes parking areas;
- 2) Common areas measure a minimum of 10 feet in all directions;
- 3) Private areas directly accessed from residential units measure a minimum of 5 feet in all directions; and,
- 4) Includes outdoor landscaping, walks, fountains, recreational facilities, etc. and interior common recreation areas.



### b. Residential-Only and Mixed-Use Residential Open Space

A minimum of 300 square feet of usable open space shall be provided per residential unit.

Required open space may be reduced up to 50% subject to Planned Development ~~and~~or Development Agreement approval in exchange for alternative open space benefitting the public including but not limited to:

- 1) Paying a per-square-foot in-lieu fee that contributes toward the cost of installing, improving and/or expanding parkland or facilities in the downtown area.
- 2) Providing on-site, publically accessible outdoor, street-level open space (i.e. plaza, courtyard, etc.) maintained by the property owner.





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Exhibit "C"  
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# QUINCE STREET SENIOR HOUSING DEVELOPMENT

## ESCONDIDO - CALIFORNIA

4TH SCHEMATIC DESIGN SUBMITTAL SET - APRIL 10, 2019  
UPDATED - JULY 29, 2019

3RD SCHEMATIC DESIGN SUBMITTAL SET - JANUARY 29, 2019  
2ND SCHEMATIC DESIGN SUBMITTAL SET - NOVEMBER 14, 2018  
INITIAL SCHEMATIC DESIGN SUBMITTAL SET - NOVEMBER 16, 2017

# SAN DIEGO INTERFAITH HOUSING FOUNDATION

## RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.

DEVELOPMENT SUMMARY	
<b>1. Summary of Request:</b> THE PROPOSED PROJECT IS A SENIOR HOUSING DEVELOPMENT IN THE CITY OF ESCONDIDO, CA. THE DEVELOPMENT SHALL INCLUDE 145 UNITS OF AFFORDABLE SENIOR APARTMENTS, A COMMUNITY CENTER, LEASING OFFICES, LAUNDRY FACILITIES, COMMUNITY GATHERING AND LANDSCAPED AREAS, AND PODIUM PARKING. THIS PROJECT WILL REPLACE, REPLACE AN THREE EXISTING WAREHOUSE BUILDINGS, BUILT IN THE LATE 1960'S.	
<b>2. Address:</b> 220 NORTH QUINCE STREET, ESCONDIDO, CA.	
<b>3. Legal Description:</b> PARCEL 11, PORTION OF LOT 1, BLOCK 11, AS SHOWN ON PARCEL MAP NO.527, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED APRIL 10, 1989 AT FILE NO. 210913, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY	
<b>4. Type of Development:</b> SENIOR HOUSING	<b>6. Permits Requested:</b> SPECIFIC PLAN AMENDMENT, MASTER DEVELOPMENT PLAN, PRECISE DEVELOPMENT PLAN
<b>7. Assessor's Parcel No.:</b> 229-331-110-00	<b>8. Zone:</b> S-P DOWNTOWN SPECIFIC PLAN/GATEWAY TRANSIT DISTRICT
<b>9. Type of Construction:</b> V-A & III-A (GARAGE)	<b>10. Occupancy:</b> R-2 & U
<b>11. Not Used.</b>	
<b>12. General Plan Designation:</b> SPA - Specific Plan Area	
<b>13. Floor Area Ratio:</b> 3.25	
<b>14. Site data:</b>	
<b>Area (Sq. Feet)</b>	<b>Coverage %</b>
<b>Site Area:</b> 64,804 S.F. (1.48 ac.) Gross 64,024 S.F. (1.47 ac.) Net	53,724/64,804 = 82.9% 39,006/64,804 = 58.6%
<b>Building:</b> 205,670 S.F.	(Includes 01 Level)
<b>Landscaping:</b> 2,389 SF/ST. LEVEL - 5.014 SF/PODIUM - 2,749 SF/TREE WELLS IN R/W	(1.7% On Site)
<b>15. Open Space Data:</b> 36,784 S.F. TOTAL	
<b>Common:</b> 26,561 S.F. <b>Private:</b> 10,223 S.F. <b>Ratio:</b> 253.6 S.F./UNIT	
<b>16. Parking Data:</b>	
<b>Ordinance Required:</b> 133 x 75 = 100 TWO BORMA UNITS ADMIN/OFFICE STAFF	<b>Proposed Parking:</b> STANDARD SPACES = 136 COMPACT SPACES = 6
<b>TOTAL:</b> = 100	<b>TOTAL:</b> = 142
<b>Parking Ratio:</b> 142 SPACES / 145 UNITS = .98	
<b>17. Setbacks:</b>	
<b>Ordinance Required:</b>	<b>Proposed Setbacks:</b>
<b>Front (N. Valley Parkway):</b> 14' FROM ULTIMATE ST. CURB FACE.	<b>Front (N. Valley Parkway):</b> 14' FROM ULTIMATE ST. CURB FACE.
<b>Street Side (Quince Street):</b> 14' FROM ULTIMATE ST. CURB FACE.	<b>Street Side (Quince Street):</b> 14' FROM ULTIMATE ST. CURB FACE.
<b>Int. Side (Alley):</b> 0'	<b>Int. Side (Alley):</b> 0'
<b>Rear (Pool Channel):</b> 0'	<b>Rear (Pool Channel):</b> 11'
<b>18. Building Square Footages:</b>	
LEVEL G1 - GARAGE/ENTRY/UTILITIES = 53,724 Sq. Ft.	LEVEL R1 - COMMON AREAS / RESIDENTIAL = 38,008 Sq. Ft.
LEVEL R1 - COMMON AREAS / RESIDENTIAL = 38,008 Sq. Ft.	LEVEL R2 - COMMON AREAS / RESIDENTIAL = 37,965 Sq. Ft.
LEVEL R3 - COMMON AREAS / RESIDENTIAL = 37,965 Sq. Ft.	LEVEL R4 - COMMON AREAS / RESIDENTIAL = 37,965 Sq. Ft.
<b>Total Building Area = 205,670 Sq. Ft.</b>	
LEVEL R1 - OPEN PODIUM / NON-BUILDING AREA = 16,316 Sq. Ft.	
LIVING AREA = 78,418 Sq. Ft.	BALCONIES/PATIOS = 8,184 Sq. Ft.
COMMUNITY / LEASING = 3,717 Sq. Ft.	LAUNDRY / UTILITY STORAGE/CIRCULATION = 2,019 Sq. Ft.
UTILITIES/BERNARDINI / CIRCULATION = 2,677 Sq. Ft.	GARAGE / ENTRY/UTILITIES = 53,724 Sq. Ft.
<b>Total Building Area = 205,670 Sq. Ft.</b>	
<b>19. Residential Unit Mix:</b>	
STUDIO 1 BATH (612 Sq. Ft.) = 4 Units 3%	1 BEDROOM 1 BATH (645-767 Sq. Ft.) = 129 Units 89%
2 BEDROOM 2 BATH (889 Sq. Ft.) = 12 Units 8%	<b>Total Number of Residential Units = 145 Units 100%</b>
R1 LEVEL: 1 STUDIO + 29 - 2 BR. + 3 - 3 BR. = 33 Units 22.8%	R2 LEVEL: 1 STUDIO + 34 - 2 BR. + 3 - 3 BR. = 38 Units 26.2%
R3 LEVEL: 1 STUDIO + 34 - 2 BR. + 3 - 3 BR. = 38 Units 26.2%	R4 LEVEL: 1 STUDIO + 32 - 2 BR. + 3 - 3 BR. = 36 Units 24.8%
<b>Total Number of Residential Units = 145 Units 100.0%</b>	
<b>20. Building Density:</b>	
<b>DENSITY CALC:</b> 145 DU / 1.47 AC - NET = 98.6 DU/AC	
<b>MAX. DENSITY:</b> 100 DU PER ACRE	
<b>PROPOSED DENSITY:</b> 98.6 DU/AC	
<b>21. Building Height:</b> <b>Allowable:</b> 5 STORES OR 75', WHICHEVER IS LESS <b>Proposed:</b> 61'-0" - APPROX.	



### SPECIFIC PLAN AMENDMENT MASTER DEVELOPMENT PLAN PRECISE DEVELOPMENT PLAN

#### PROJECT DIRECTORY

**APPLICANT:** SAN DIEGO INTERFAITH HOUSING FOUNDATION  
7906 LESTER AVENUE  
LEMON GROVE, CALIFORNIA 91945  
(619) 668-1532 (619) 667-0891 FAX

**ARCHITECT:** RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.  
4580 CENTRE ST., SUITE 104  
SAN DIEGO, CALIFORNIA 92103  
(619) 544-8951 (619) 544-8941 FAX

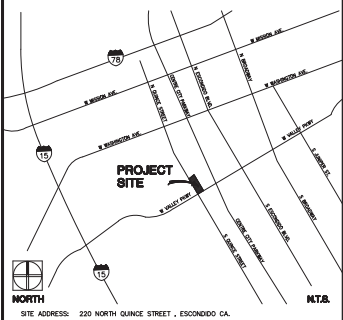
**CIVIL ENGINEER:** SW6 ENGINEERING, INC.  
261 AULIUM DRIVE, SUITE 115  
SAN MARCO, CALIFORNIA 92069  
(760) 744-0011

**LANDSCAPE ARCHITECT:** FORANWORK LANDSCAPE ARCHITECTURE  
1755 EDELMONT STREET  
SAN DIEGO, CALIFORNIA 92102  
(619) 269-4423

#### SHEET INDEX

ARCHITECTURAL	CIVIL	LANDSCAPE
TS TITLE SHEET	C1.0 PRELIM. GRADING & UTILITY PLAN	
AS1 ARCHITECTURAL SITE PLAN	C2.0 DETAILS & SECTIONS	
CS1 CHARACTER SKETCH		L1.0 CONCEPTUAL LANDSCAPE PLAN
CS2 CHARACTER SKETCH		L2.0 CONCEPTUAL LANDSCAPE PLAN
CS3 CHARACTER SKETCH		
CS4 CHARACTER SKETCH		
OS1 OPEN SPACE EXHIBIT		
OS2 OPEN SPACE EXHIBIT		
A01 UNIT PLANS		
A02 UNIT PLANS		
A11 1ST FLOOR PLAN		
A12 2ND FLOOR PLAN		
A13 3RD FLOOR PLAN		
A14 4TH FLOOR PLAN		
A15 5TH FLOOR PLAN		
A16 ROOF PLAN		
A17 EXT. ELEVATIONS		

#### VICINITY MAP



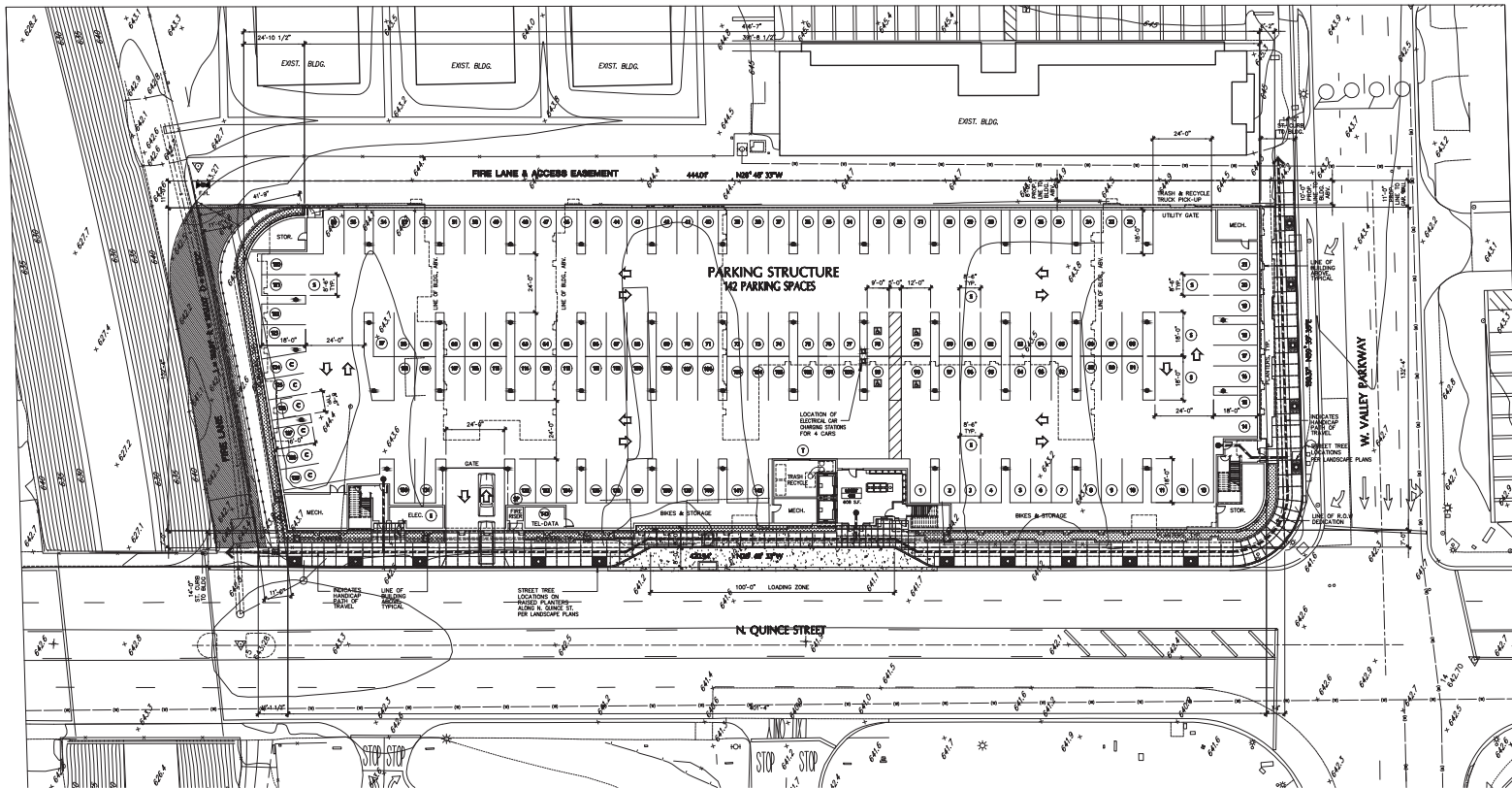
### QUINCE STREET SENIOR HOUSING DEVELOPMENT ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
7906 LESTER AVE.  
LEMON GROVE, CA 91945  
Phone: 619-668-1532

TITLE SHEET		
REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	01-14-18
▲ 2	3RD DES. SUBMITTAL	01-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19
REV. NO.	DESCRIPTION	DATE
▲ 4	4TH DES. SUBMITTAL UPDATE	06-19-19
▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
DATE:	NOV. 14, 2018	SHEET
JOB NO.		TS
DRAWN		
CHECKED		

THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. IS STRICTLY PROHIBITED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ALL VIOLATIONS FROM THE UNDERSIGNED AND CONTACTED BY THESE DRAWINGS.

Ordinance No. 2019-12  
Exhibit "C"  
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SCALE: 1" = 20'

**ARCHITECTURAL SITE PLAN**

146 DWELLING UNITS

FIRE DEPARTMENT NOTE:  
PER CITY OF ESCONDIDO, THE BUILDING SHALL BE SPRINKLERED PER NFA 13, CLASS 1 STANDPIPES, FIRE ALARMS, FIRE COMMAND CENTER, ANNUNCIATION ID AND LOCKING STAIRWAY DOOR.

SITE PLAN NOTE:  
REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION AND DETAILS.

**SITE LEGEND**

● FIRE HYDRANT LOCATION	⊕ ELEC. METER LOCATION	⊕ ELECTRICAL TRANSFORMER LOCATION
HCP HANDICAP PARKING SPACE - 9' x 18' MIN.	⊕ GAS METER LOCATION	--- INDICATES PROPERTY LINE
⊕ STANDARD PARKING SPACE 8'-6" x 18' MIN.	⊕ FIRE SPRINKLER RISER LOCATION	--- INDICATES EASEMENT LINE
⊕ COMPACT PARKING SPACE 6'-6" x 16' MIN.	⊕ TEL. DATA LOCATION	--- INDICATES SETBACK LINE
⊕ PARKING COUNT	⊕ TRASH / RECYCLE ENCLOSURE	--- INDICATES HANGAR PATH OF TRAVEL

**RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.**  
3000 CENTRE ST. SUITE 100, SAN DIEGO, CA 92108 619 244-8001 619 244-8004 FAX

**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**DEVELOPMENT SUMMARY**

- Summary of Request:** THE PROPOSED PROJECT IS A SENIOR HOUSING DEVELOPMENT IN THE CITY OF ESCONDIDO, CA. THE DEVELOPMENT SHALL INCLUDE 145 UNITS OF AFFORDABLE SENIOR APARTMENTS, A COMMUNITY CENTER, LEASING OFFICES, LAUNDRY FACILITIES, COMMUNITY GATHERING, AND LANDSCAPED AREAS, AND PODIUM PARKING. THIS PROJECT WILL REPLACE, AND ANCHOR, THREE EXISTING WAREHOUSE BUILDINGS, BUILT IN THE LATE 1960'S.
- Address:** 220 NORTH QUINCE STREET, ESCONDIDO, CA.
- Legal Description:** PARCEL 77, PORTION OF LOT 1, BLOCK 11, AS SHOWN ON PARCEL MAP NO. 027, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED APRIL 10, 1988 AT FILE NO. 210913, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

<b>4. Type of Development:</b> SENIOR HOUSING	<b>6. Permit Required:</b> SPECIFIC PLAN AMENDMENT
<b>7. Assessor's Parcel No.:</b> 229-331-10-00	<b>8. Assessor's Parcel No.:</b> MASTER DEVELOPMENT PLAN
<b>8. Zone:</b> S-P DOWNTOWN SPECIFIC PLAN/GATEWAY TRANSIT DISTRICT	<b>9. Precise Development Plan:</b> PRECISE DEVELOPMENT PLAN
<b>9. Type of Construction:</b> V-A & III-A (GARAGE)	<b>10. Occupancy:</b> R-2 (a & U)
<b>11. Not Used.</b>	
<b>12. General Plan Designation:</b> SPA - Specific Plan Area	
<b>13. Floor Area Ratio:</b> 3.25	

<b>14. Site data:</b>	<b>Area (Sq. Feet)</b>	<b>Coverage %</b>
<b>Site Area:</b> 64,804 S.F. (48 AC.) Gross		53,724 / 64,804 = 82.9%
<b>Building:</b> 205,670 S.F.		18,000 / 64,804 = 27.8%
<b>Landscaping:</b> 2,389 S.F. LEVEL - 5,014 S.F. PODIUM - 2,749 S.F. FREE WELLS IN R/W (177,777)		(Excludes G1 Level) (51,552)
<b>Common:</b> 26,561 S.F.	<b>Private:</b> 10,223 S.F.	<b>Ratio:</b> 253.6 S.F./UNIT

**15. Open Space Data:** 36,784 S.F. TOTAL

<b>16. Parking Data:</b>	<b>Ordinance Required:</b>	<b>Proposed Parking:</b>
STUDIO & ONE BRDM UNITS 133 x .75 = 100	TWO BRDM UNITS 12 x 1.5 = 18	STANDARDS PARKING = 136
ACTIVITIES STAFF		COMPACT SPACES = 6
<b>TOTAL = 118</b>	<b>TOTAL = 142</b>	

\*BASED ON THE CITY OF ESCONDIDO.

**17. Parking Ratio:** 142 SPACES / 145 UNITS = .98

<b>18. Building Area:</b>	<b>Level G1 - GARAGE / ENTRY / UTILITIES</b> = 53,724 Sq. Ft.
	<b>LEVEL R1 - COMMON AREAS / RESIDENTIAL</b> = 38,008 Sq. Ft.
	<b>LEVEL R2 - COMMON AREAS / RESIDENTIAL</b> = 28,008 Sq. Ft.
	<b>LEVEL R3 - COMMON AREAS / RESIDENTIAL</b> = 37,965 Sq. Ft.
	<b>LEVEL R4 - COMMON AREAS / RESIDENTIAL</b> = 37,965 Sq. Ft.
<b>Total Building Area</b> = 205,670 Sq. Ft.	

<b>19. Residential Unit Mix:</b>	
STUDIO 1 BATH (612 Sq. Ft.)	= 4 Units 3%
1 BEDROOM 1 BATH (645 - 767 Sq. Ft.)	= 129 Units 89%
2 BEDROOM 2 BATH (889 Sq. Ft.)	= 12 Units 8%
<b>Total Number of Residential Units:</b>	<b>= 145 Units 100%</b>
R1 LEVEL: 1 STUDIO + 29 - 2 BR. + 3 - 3 BR.	= 33 Units 22.8%
R2 LEVEL: 1 STUDIO + 34 - 2 BR. + 3 - 3 BR.	= 38 Units 26.2%
R3 LEVEL: 1 STUDIO + 34 - 2 BR. + 3 - 3 BR.	= 38 Units 26.2%
R4 LEVEL: 1 STUDIO + 32 - 2 BR. + 3 - 3 BR.	= 36 Units 24.8%
<b>Total Number of Residential Units:</b>	<b>= 145 Units 100.0%</b>

**20. Building Density:**

**DENSITY CALC:** 145 DU / 1.47 AC - NET = 98.6 DU/AC

**MAX. DENSITY:** 100 DU PER ACRE

**PROPOSED DENSITY:** 98.6 DU/AC

**21. Building Height:** Allowable: 5 STORES OR 75', WHICHEVER IS LESS. Proposed: 61'-0" - APPROX.

**QUINCE STREET SENIOR HOUSING DEVELOPMENT ESCONDIDO - CALIFORNIA**

San Diego Interfaith Housing Foundation  
796 LESTER AVE. Lemon Grove, CA 92045  
Phone: 619-668-1532

**ARCHITECTURAL SITE PLAN**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
1	2ND DES. SUBMITTAL	01-14-18	4	4TH DES. SUBMITTAL UPDATE	08-19-19
2	3RD DES. SUBMITTAL	01-29-19	5	4TH DES. SUBMITTAL UPDATE	07-29-19
3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018 SHEET: AS.1

JOB NO. \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_





CREEK & BIKE TRAIL      GARAGE ENTRANCE      ST. LEVEL PLANTERS & TREES      RESIDENTIAL ENTRANCE      APARTMENTS & BALCONIES      W. VALLEY PARKWAY

**STREET SCENE ALONG N. QUINCE STREET**



CREEK & BIKE TRAIL      PRIVATE BALCONIES, ABV.      STAIR ENTRANCE



GARAGE ENTRANCE      4TH LEVEL VIEW TERRACE, ABV.



GLASS RAILS, ABV.      ENTRY STOREFRONT & AWNINGS      MTL SIDING



STUCCO WALLS & MTL AWNINGS      OBSERVATION DECK W/ ART NICHES

**ENLARGED VIEWS ALONG N. QUINCE STREET**

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LESTER GROVE, CA 92045  
Phone: 619-668-1532

**CHARACTER SKETCH**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	06-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

SHEET: **CS.1**

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Ordinance No. 2019-12  
 Exhibit "C"  
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**RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.**  
 3050 CENTRE ST. SUITE 100, SAN DIEGO, CA 92108 619 544-0001 619 544-0001 FAX

**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**



PERSPECTIVE VIEW AT INTERSECTION OF QUINCE STREET & W. VALLEY PARKWAY

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
 ESCORDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
 7956 LESTER AVE.  
 LEMON GROVE, CA 92145  
 Phone: 619-668-1532

**CHARACTER SKETCH**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4th DES. SUBMITTAL UPDATE	05-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲		
▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018

SHEET: **CS.2**

APPROVED ARCHITECT  
 MICHAEL J. RODRIGUEZ  
 1000 G STREET, SUITE 100  
 SAN DIEGO, CA 92108

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 Exhibit "C"  
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**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**



PERSPECTIVE VIEW AT W. VALLEY PARKWAY



PERSPECTIVE VIEW AT W. VALLEY PARKWAY IN CONTEXT

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
 ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
 7956 LESTER AVE.  
 Lemon Grove, CA 92145  
 Phone: 619-668-1532

**CHARACTER SKETCH**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4th DES. SUBMITTAL UPDATE	06-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲		
▲ 3	4TH DES. SUBMITTAL	04-10-19	▲		

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 CHECKED \_\_\_\_\_

**CS.3**

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Ordinance No. 2019-12  
Exhibit "C"  
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PERSPECTIVE VIEW AT ALLEY AND NORTH ELEVATION



PERSPECTIVE VIEW AT CORNER OF NORTH QUINCE STREET



**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
ESCONDIDO - CALIFORNIA

**San Diego Interfaith Housing Foundation**  
7956 LESTER AVE.  
LESTER GROVE, CA 92045  
Phone: 619-668-1532

**CHARACTER SKETCH**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	05-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE NOV. 14, 2018	SHEET
JOB NO.	<b>CS.4</b>
DRAWN	
CHECKED	

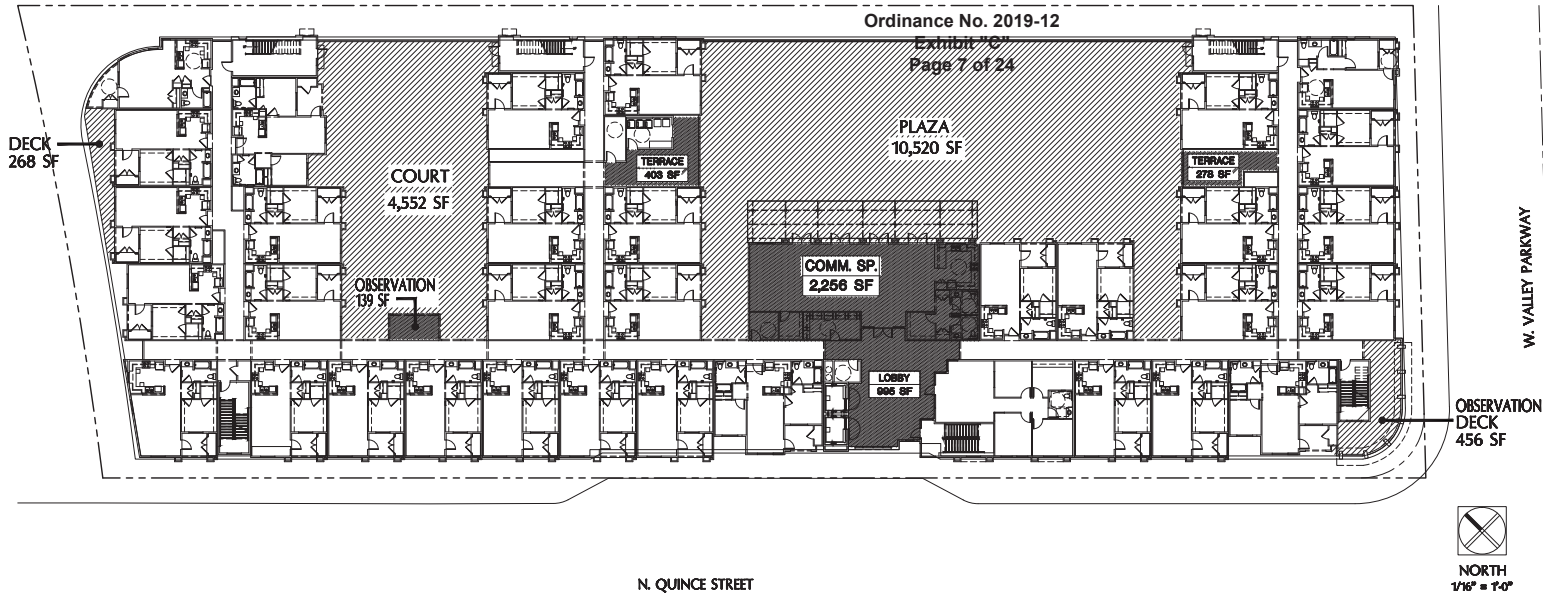


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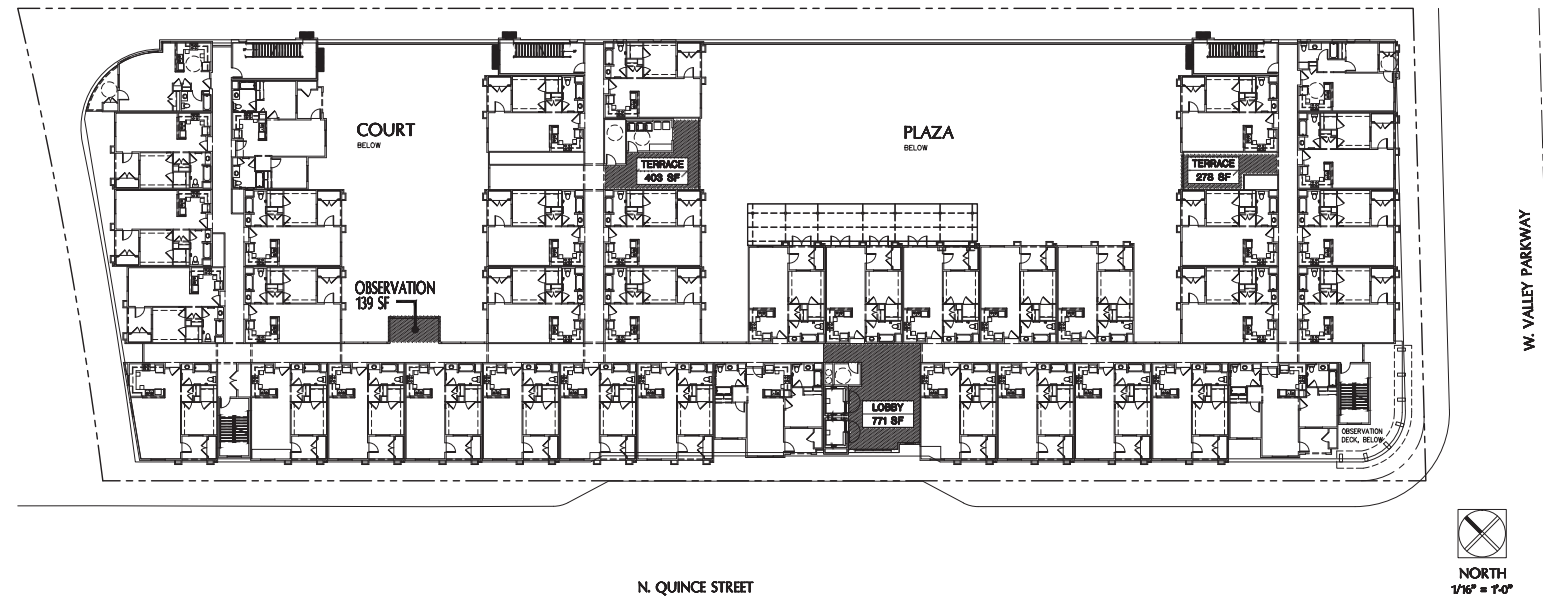
Ordinance No. 2019-12

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**BUILDING FLOOR PLAN - LEVEL R1**  
COMMON OPEN SPACE

SCALE: 1/16" = 1'-0"



**BUILDING FLOOR PLAN - LEVEL R2**  
COMMON OPEN SPACE

SCALE: 1/16" = 1'-0"



**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**COMMON OPEN SPACE CALCULATIONS**

LEVEL	SQ. FOOTAGE
LEVEL G1 - INCLUDES LOBBY	539 S.F.
LEVEL R1 - INCLUDES LOBBY, COMMON SPACES, & TERRACES	19,869 S.F.
LEVEL R2 - INCLUDES LOBBY, TERRACES & OBSERVATION DECKS	1,591 S.F.
LEVEL R3 - INCLUDES LOBBY, TERRACES & OBSERVATION DECKS	1,529 S.F.
LEVEL R4 - INCLUDES LOBBY, TERRACES & OBSERVATION DECKS	3,003 S.F.
<b>TOTAL COMMON OPEN SPACE</b>	<b>26,561 S.F.</b>

**PRIVATE OPEN SPACE CALCULATIONS**

UNIT	SQ. FOOTAGE
UNIT A1 - INC. PATIOS & BALCS 4 X 81 S.F.	324 S.F.
UNIT B1 - INC. PATIOS & BALCS 4 X 38 S.F.	152 S.F.
UNIT B2 - INC. PATIOS & BALCS 121 X 71 S.F.	8,591 S.F.
UNIT B3 - INC. PATIOS & BALCS 4 X 61 S.F.	244 S.F.
UNIT C1 - INC. PATIOS & BALCS 12 X 76 S.F.	912 S.F.
<b>TOTAL PRIVATE OPEN SPACE</b>	<b>10,223 S.F.</b>

NOTE: REFER TO UNIT PLANS FOR PATIO & BALCONY LOCATIONS

**TOTAL OPEN SPACE CALCULATIONS**

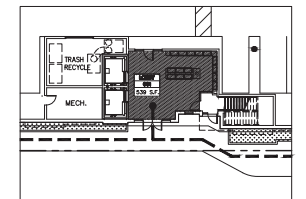
SPACE	SQ. FOOTAGE
TOTAL COMMON OPEN SPACE	26,561 S.F.
TOTAL PRIVATE OPEN SPACE	10,223 S.F.
<b>TOTAL OPEN SPACE</b>	<b>36,784 S.F.</b>

**PROPOSED OPEN SPACE RATIO**

<b>36,784 S.F. / 143 UNITS</b>	<b>253.6 S.F. / UNIT</b>
--------------------------------	--------------------------

**LEGEND**

EXTERIOR COMMON OPEN SPACE	
INTERIOR/COVERED OPEN SPACE	



**PART. BLDG. PLAN - LEVEL G1**  
COMMON OPEN SPACE

SCALE: 1/16" = 1'-0"

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
SCARBOROUGH - CALIFORNIA

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LESTER GROVE, CA 92045  
Phone: 619-668-1532

**COMMON OPEN SPACE EXHIBIT**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	08-19-19			

DATE: NOV. 14, 2018 SHEET: OS.1

JOB NO. \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
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 Exhibit "C"  
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**SPECIFIC PLAN AMENDMENT  
 MASTER DEVELOPMENT PLAN  
 PRECISE DEVELOPMENT PLAN**

**COMMON OPEN SPACE CALCULATIONS**

LEVEL	SQ. FOOTAGE
LEVEL 01 - INCLUDES LOBBY	539 S.F.
LEVEL 01 - INCLUDES LOBBY, COMMONITY SPACES, & TERRACES	19,869 S.F.
LEVEL R2 - INCLUDES LOBBY, TERRACES & OBSERVATION DECKS	1,591 S.F.
LEVEL R3 - INCLUDES LOBBY, TERRACES & OBSERVATION DECKS	1,559 S.F.
LEVEL R4 - INCLUDES LOBBY, TERRACES & OBSERVATION DECKS	3,003 S.F.
<b>TOTAL COMMON OPEN SPACE</b>	<b>26,561 S.F.</b>

**PRIVATE OPEN SPACE CALCULATIONS**

UNIT	SQ. FOOTAGE
UNIT A1 - INC. PATIOS & BALCS	324 S.F.
UNIT B1 - INC. PATIOS & BALCS	152 S.F.
UNIT B2 - INC. PATIOS & BALCS	8,591 S.F.
UNIT B3 - INC. PATIOS & BALCS	244 S.F.
UNIT C1 - INC. PATIOS & BALCS	912 S.F.
<b>TOTAL PRIVATE OPEN SPACE</b>	<b>10,223 S.F.</b>

NOTE: REFER TO UNIT PLANS FOR PATIO & BALCONY LOCATIONS

**TOTAL OPEN SPACE CALCULATIONS**

SPACE	SQ. FOOTAGE
TOTAL COMMON OPEN SPACE	26,561 S.F.
TOTAL PRIVATE OPEN SPACE	10,223 S.F.
<b>TOTAL OPEN SPACE</b>	<b>36,784 S.F.</b>

**PROPOSED OPEN SPACE RATIO**

<b>36,784 S.F. / 145 UNITS</b>	<b>2536 S.F. / UNIT</b>
--------------------------------	-------------------------

**LEGEND**

EXTERIOR COMMON OPEN SPACE	
INTERIOR/COVERED OPEN SPACE	

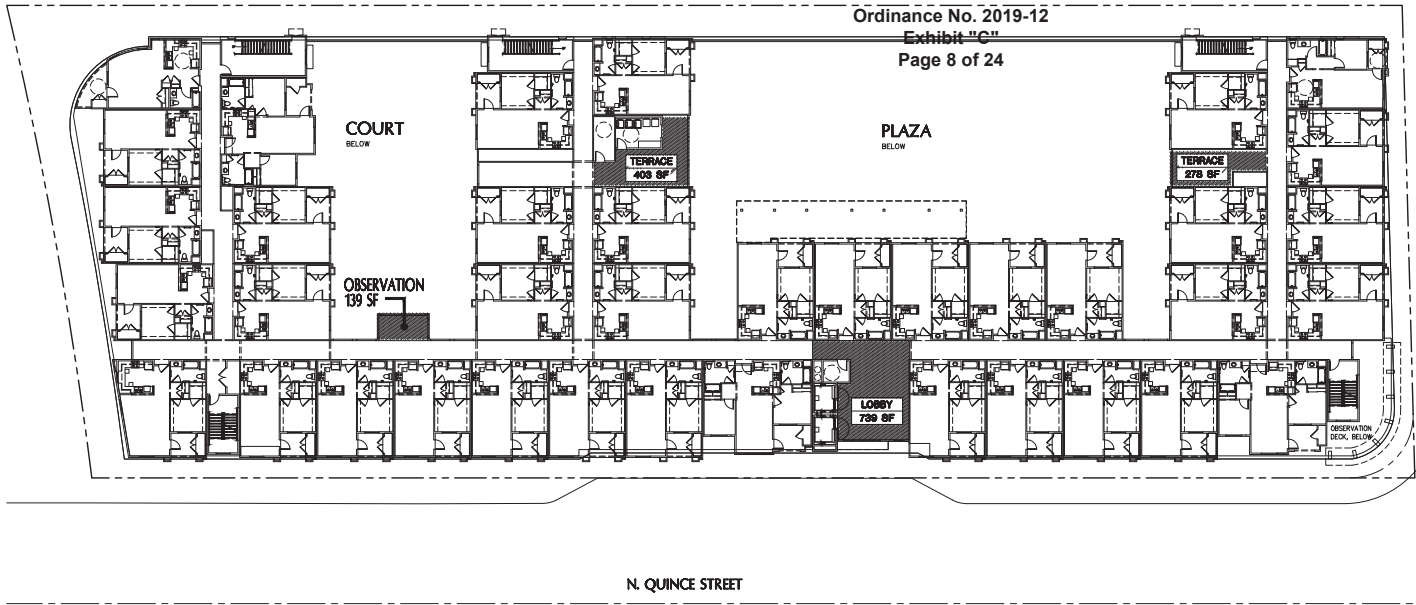
**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
 ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
 796 LESTER AVE.  
 LEMON GROVE, CA 91945  
 Phone: 619-668-1532

**COMMON OPEN SPACE EXHIBIT**

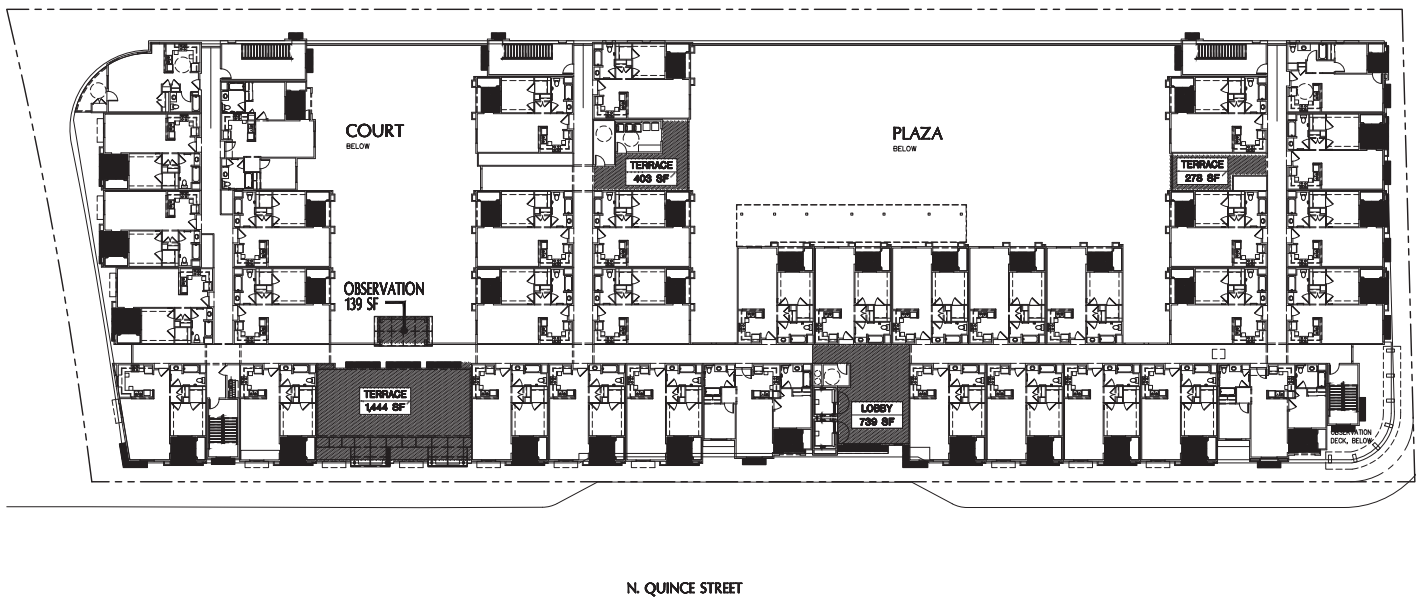
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▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	08-19-19			

DATE: NOV. 14, 2018	SHEET
JOB NO.	<b>OS.2</b>
DRAWN	
CHECKED	



**BUILDING FLOOR PLAN - LEVEL R3**  
 COMMON OPEN SPACE

SCALE: 1/16" = 1'-0"



**BUILDING FLOOR PLAN - LEVEL R4**  
 COMMON OPEN SPACE

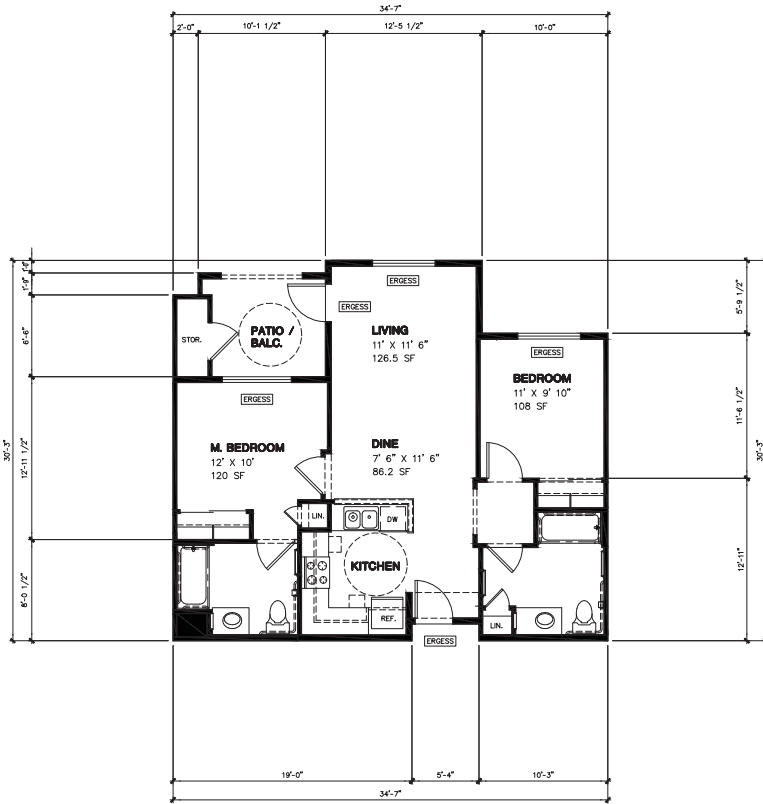
SCALE: 1/16" = 1'-0"

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Ordinance No. 2019-12  
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**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**



**UNIT C1**

**2 BEDROOM - 2 BATH**

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

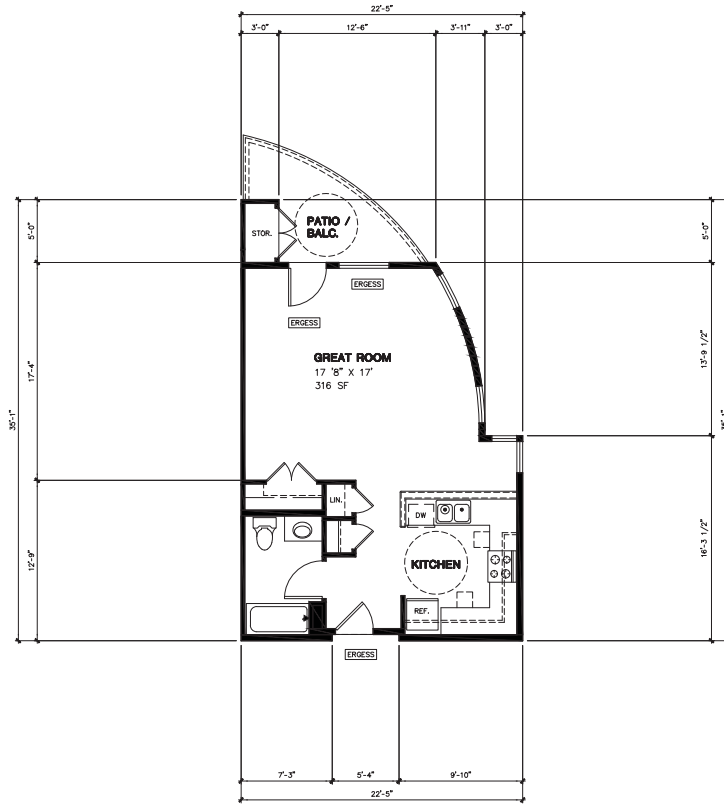
ERCESS INDICATES EMERGENCY EGRESS & RESCUE DOOR OR WINDOW LOCATION

**ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS**

SPACE	SQ. FOOTAGE
LIVING AREA	126.5 S.F.
<b>SUB-TOTAL</b>	<b>126.5 S.F.</b>

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	76 S.F.
STORAGE	20 S.F.
<b>SUB-TOTAL</b>	<b>96 S.F.</b>
<b>TOTAL</b>	<b>222.5 S.F.</b>



**UNIT A1**

**STUDIO - 1 BATH**

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

ERCESS INDICATES EMERGENCY EGRESS & RESCUE DOOR OR WINDOW LOCATION

**ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS**

SPACE	SQ. FOOTAGE
LIVING AREA	316 S.F.
<b>SUB-TOTAL</b>	<b>316 S.F.</b>

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	81 S.F.
STORAGE	15 S.F.
<b>SUB-TOTAL</b>	<b>96 S.F.</b>
<b>TOTAL</b>	<b>412 S.F.</b>

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
SACRAMENTO - CALIFORNIA

San Diego Interfaith Housing Foundation  
796 LESTER AVE. LEMON GROVE, CA 92145  
Phone: 619-668-1532

**REVISIONS**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
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▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

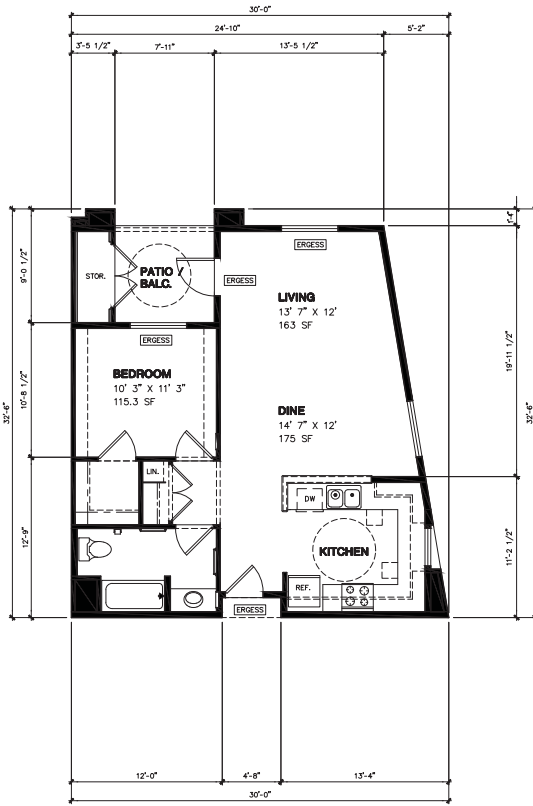
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Ordinance No. 2019-12  
Exhibit "C"  
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**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**



**UNIT B3**

1 BEDROOM - 1 BATH

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

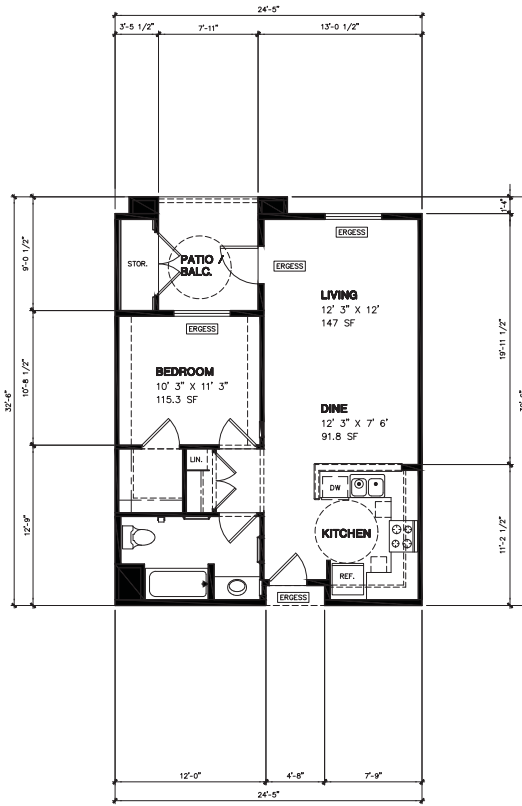
(ERCESS) INDICATES EMERGENCY EGRESS & RESCUE DOOR OR WINDOW LOCATION

**ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS**

SPACE	SQ. FOOTAGE
LIVING AREA	767 S.F.
<b>SUB-TOTAL</b>	<b>767 S.F.</b>

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	61 S.F.
STORAGE	30 S.F.
<b>SUB-TOTAL</b>	<b>91 S.F.</b>
<b>TOTAL</b>	<b>858 S.F.</b>



**UNIT B2**

1 BEDROOM - 1 BATH

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

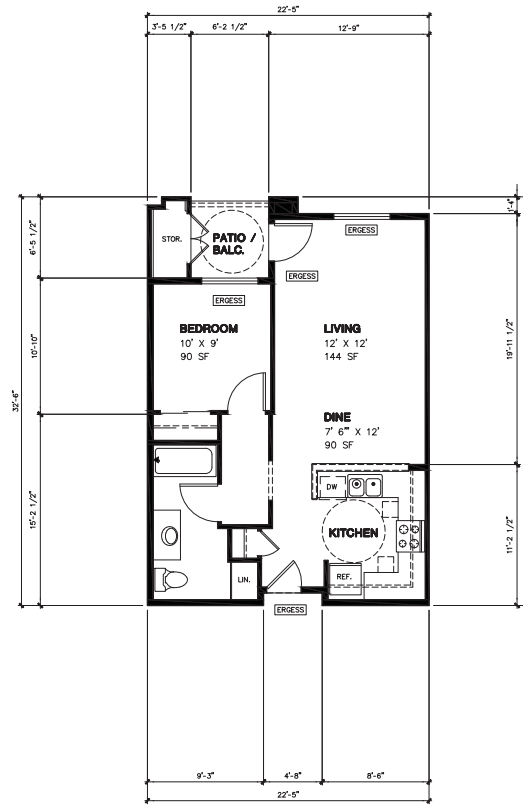
(ERCESS) INDICATES EMERGENCY EGRESS & RESCUE DOOR OR WINDOW LOCATION

**ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS**

SPACE	SQ. FOOTAGE
LIVING AREA	665 S.F.
<b>SUB-TOTAL</b>	<b>665 S.F.</b>

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	71 S.F.
STORAGE	29 S.F.
<b>SUB-TOTAL</b>	<b>100 S.F.</b>
<b>TOTAL</b>	<b>765 S.F.</b>



**UNIT B1**

1 BEDROOM - 1 BATH

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

(ERCESS) INDICATES EMERGENCY EGRESS & RESCUE DOOR OR WINDOW LOCATION

**ACCESSIBLE & ADAPTABLE UNITS AT ALL LEVELS**

SPACE	SQ. FOOTAGE
LIVING AREA	645 S.F.
<b>SUB-TOTAL</b>	<b>645 S.F.</b>

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	38 S.F.
STORAGE	21 S.F.
<b>SUB-TOTAL</b>	<b>59 S.F.</b>
<b>TOTAL</b>	<b>704 S.F.</b>

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
SANDRIDGE - CALIFORNIA

San Diego Interfaith Housing Foundation  
9766 LESTER AVE.  
LEMON GROVE, CA 92145  
PHONE: 619-668-1532

**UNIT PLANS**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

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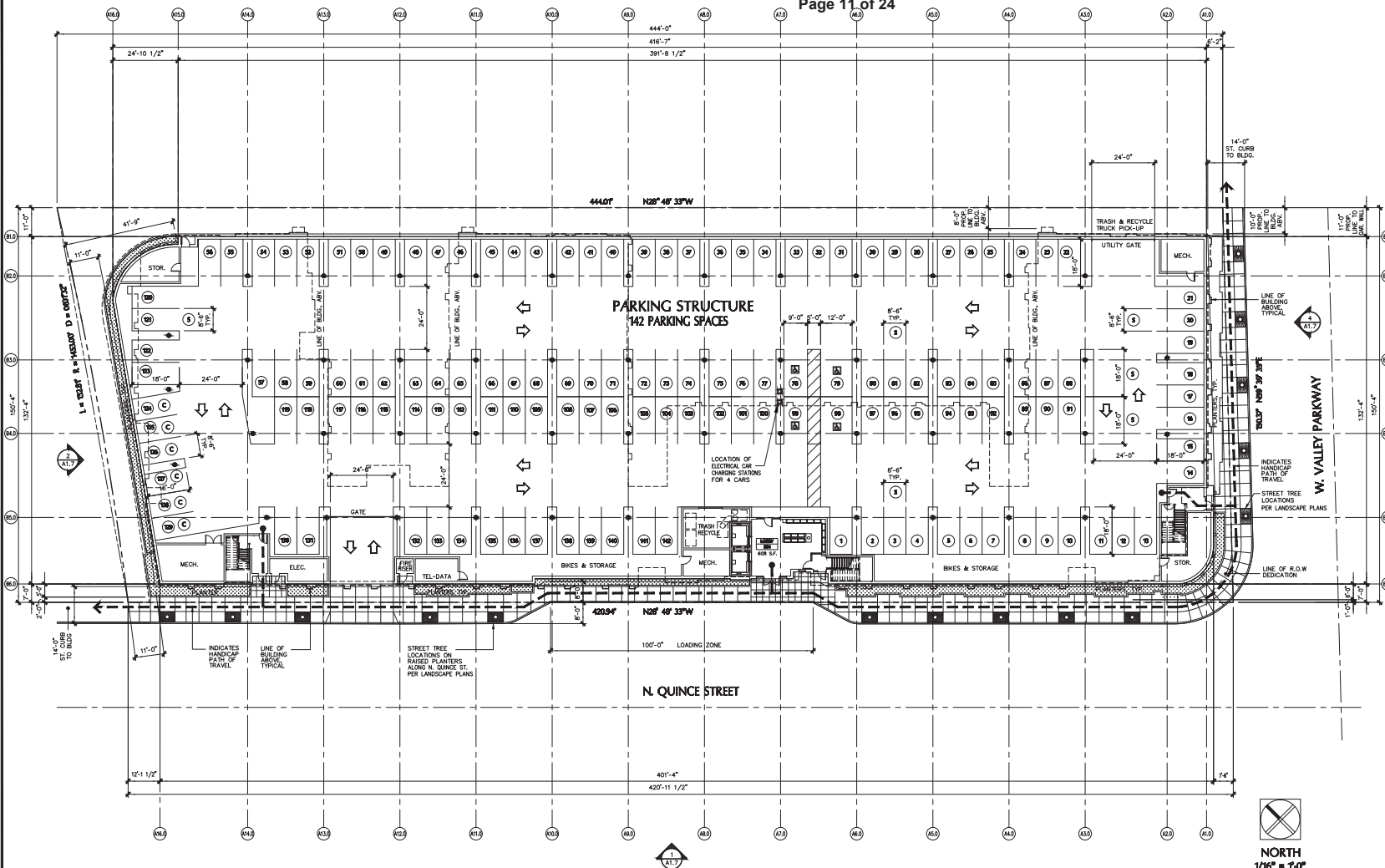
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Ordinance No. 2019-12  
Exhibit "C"  
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**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**



**BUILDING FLOOR PLAN - G1 LEVEL**

**53,724 SQUARE FEET**

SCALE: 1/16" = 1'-0"

**FIRE DEPARTMENT NOTE:**  
PER CITY OF ESCONDIDO, THE BUILDING SHALL BE SPRINKLERED PER NFPA 13, CLASS 1 STANDPIPES, FIRE ALARMS, FIRE COMMAND CENTER, ANNUNCIATION ID AND LOCKING STAIRWAY DOOR.

**PLAN NOTE:**  
REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL SITE & PODIUM INFORMATION AND DETAILS.

**LEVEL G1 - AREA CALCULATIONS**

SPACE	SQ. FOOTAGE
GARAGE/PARKING AREA	49,733 S.F.
LOBBY / ELEVATORS / STAIRS	1,650 S.F.
MECHANICAL / UTILITY SPACES	1,997 S.F.
TRASH / RECYCLE ROOM	344 S.F.
<b>TOTAL AREA - LEVEL G1</b>	<b>53,724 S.F.</b>

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
ESCONDIDO - CALIFORNIA

**San Diego Interfaith Housing Foundation**  
796 LESTER AVE.  
LEMON GROVE, CA 92143  
PHONE: 619-668-1532

**1ST FLR. PLAN - GARAGE LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	06-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

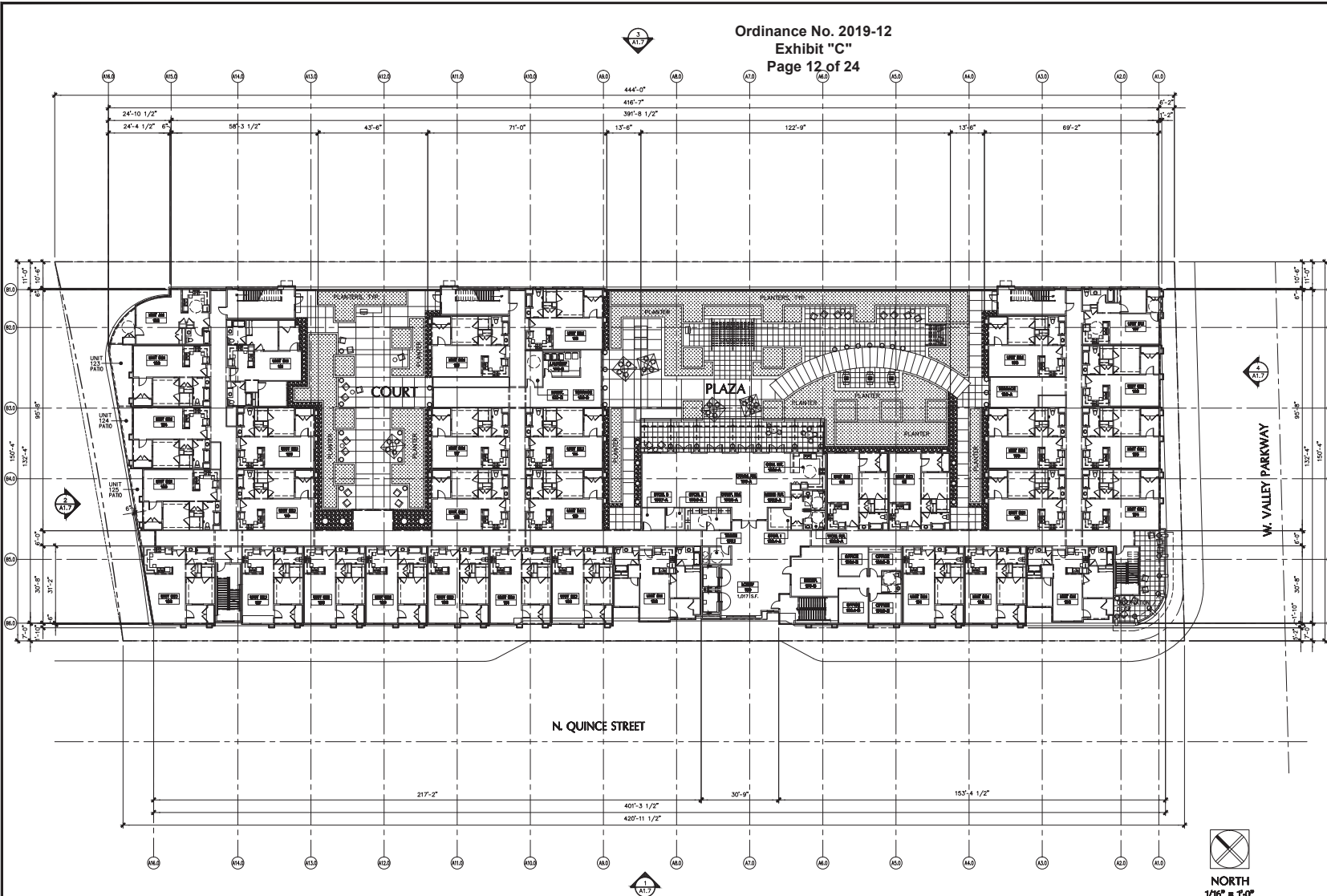
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Ordinance No. 2019-12  
Exhibit "C"  
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**BUILDING FLOOR PLAN - LEVEL R1**

**38,008 SQUARE FEET**

SCALE: 1/16" = 1'-0"

**FIRE DEPARTMENT NOTE:**  
PER CITY OF ESCONDIDO, THE BUILDING SHALL BE SPRINKLERED PER NFPA 13, CLASS 1 STANDPIPES, FIRE ALARMS, FIRE COMMAND CENTER, ANNUNCIATION ID AND LOCKING STAIRWAY DOOR.

**PLAN NOTE:**  
REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL SITE & PODIUM INFORMATION AND DETAILS.

**LEVEL R1 - AREA CALCULATIONS**

SPACE	SQ. FOOTAGE
APARTMENT UNITS / PATIOS	27,540 S.F.
LOBBY	1,017 S.F.
COMMUNITY AREA	2,178 S.F.
LEASING OFFICE	1,167 S.F.
MAINTENANCE ROOM	111 S.F.
LAUNDRY ROOM	159 S.F.
TRASH ROOM	93 S.F.
UTILITY / STORAGE AREAS	263 S.F.
CORRIDORS / STAIRS / CIRCULATION	4,795 S.F.
TERRACES	481 S.F.
<b>TOTAL AREA - LEVEL R1</b>	<b>38,008 S.F.</b>
LEVEL R1 - OPEN PODIUM / NON-BUILDING AREA	16,316



**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**QUINCE STREET SENIOR HOUSING DEVELOPMENT  
ESCONDIDO - CALIFORNIA**

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LEMON GROVE, CA 92143  
Phone: 619-668-1532

**2ND FLR. PLAN - R1 LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

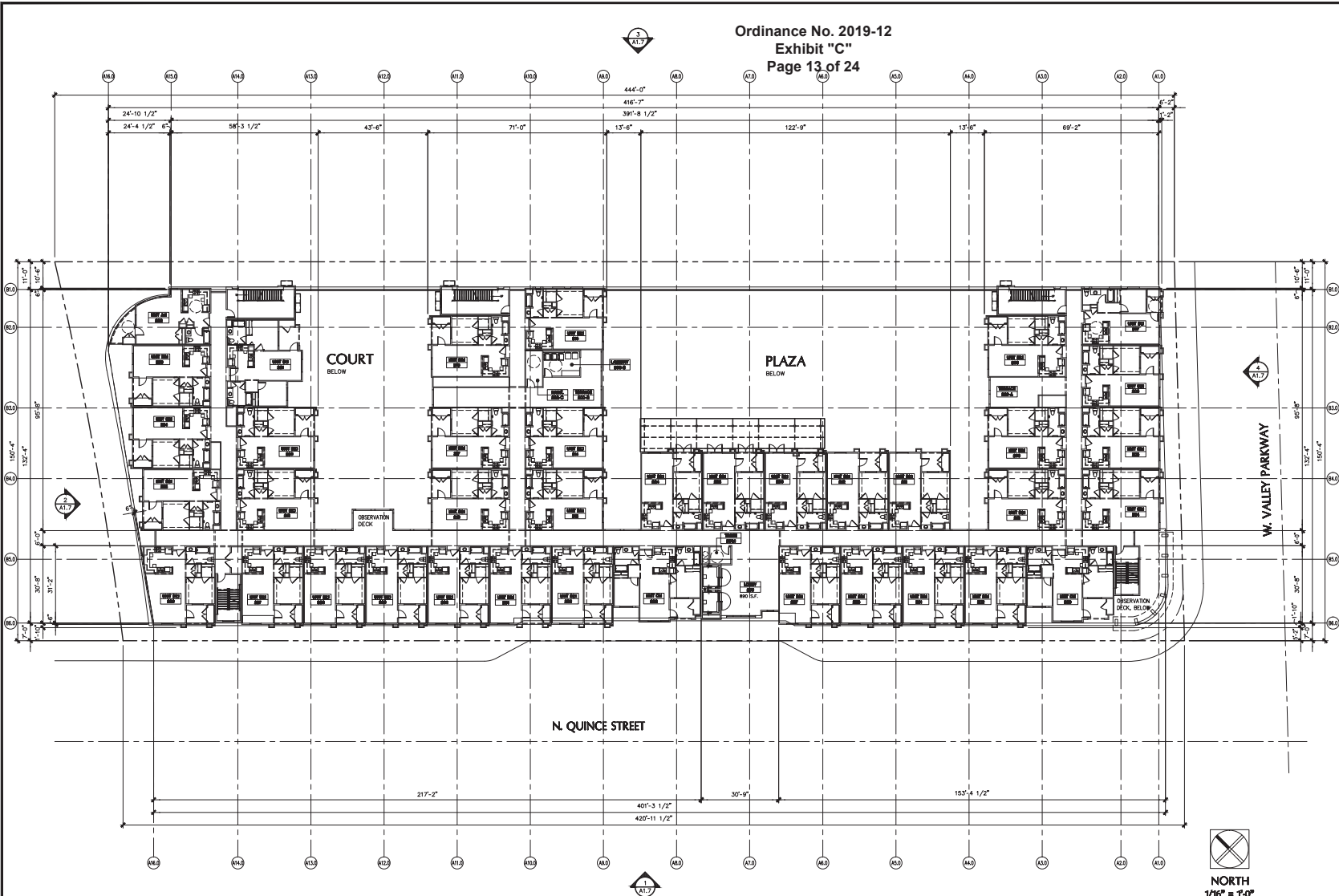
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**BUILDING FLOOR PLAN - LEVEL R2**

**38,008 SQUARE FEET**

SCALE: 1/16" = 1'-0"

**FIRE DEPARTMENT NOTE:**  
PER CITY OF ESCONDIDO, THE BUILDING SHALL BE SPRINKLERED PER NFPA 13, CLASS 1 STANDPIPES, FIRE ALARMS, FIRE COMMAND CENTER, ANNUNCIATION ID AND LOCKING STAIRWAY DOOR.

**LEVEL R2 - AREA CALCULATIONS**

SPACE	SQ. FOOTAGE
APARTMENT UNITS / BALCONIES	31,016 S.F.
LOBBY	890 S.F.
MAINTENANCE ROOM	111 S.F.
LAUNDRY ROOM	159 S.F.
TRASH ROOM	93 S.F.
UTILITY / STORAGE AREAS	263 S.F.
CORRIDORS / STAIRS / CIRCULATION	4,795 S.F.
TERRACES	681 S.F.
<b>TOTAL AREA - LEVEL R2</b>	<b>38,008 S.F.</b>



**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**QUINCE STREET SENIOR HOUSING DEVELOPMENT  
ESCONDIDO - CALIFORNIA**

**San Diego Interfaith Housing Foundation**  
7956 LESTER AVE.  
LEMON GROVE, CA 92143  
Phone: 619-668-1532

**3RD FLR. PLAN - R2 LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	08-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

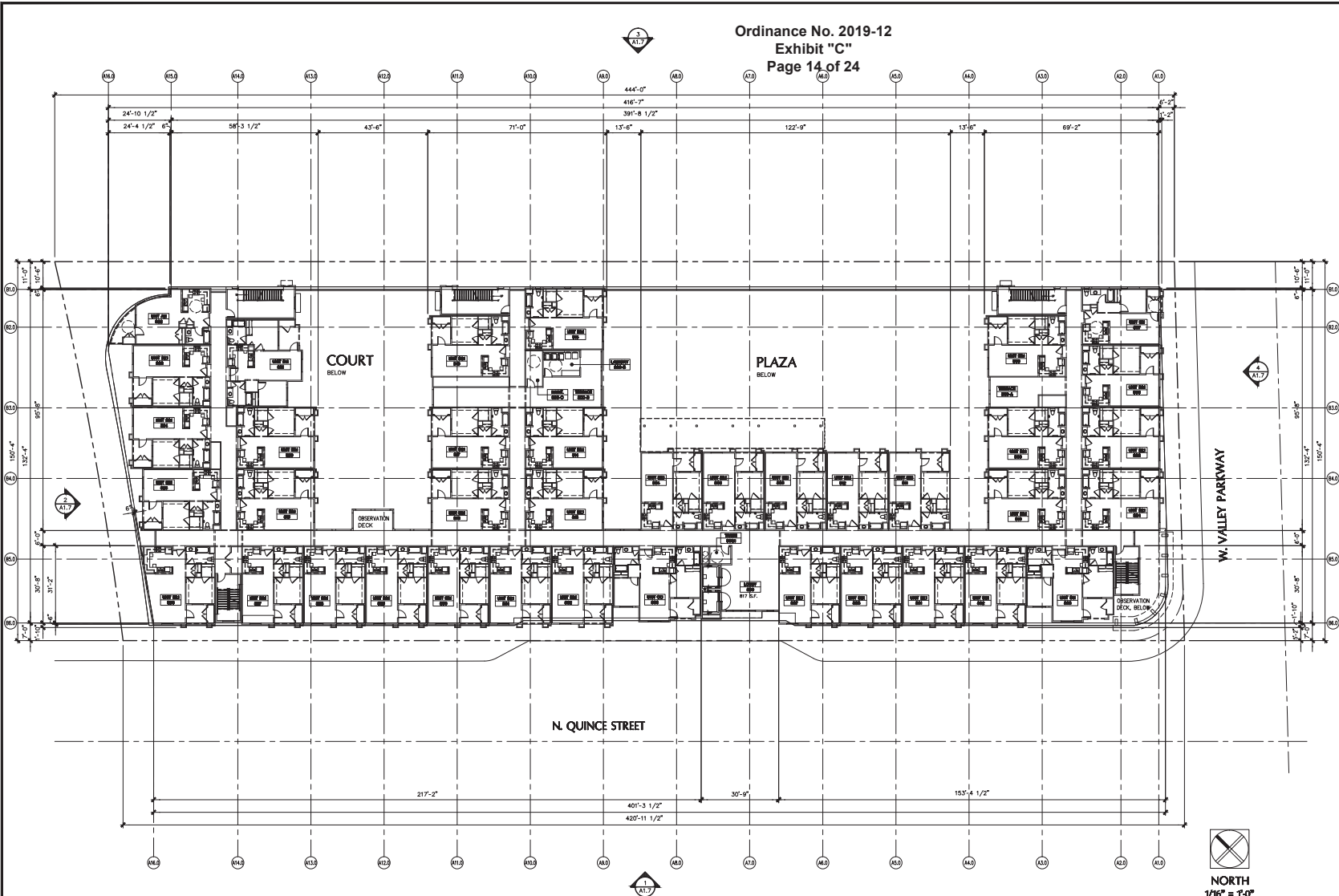
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Ordinance No. 2019-12  
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**BUILDING FLOOR PLAN - LEVEL R3**

**37,965 SQUARE FEET**

SCALE: 1/16" = 1'-0"

FIRE DEPARTMENT NOTE:  
PER CITY OF ESCONDIDO, THE BUILDING SHALL BE SPRINKLERED PER NFPA 13, CLASS 1 STANDPIPES, FIRE ALARMS, FIRE COMMAND CENTER, ANNUNCIATION ID AND LOCKING STAIRWAY DOOR.

**LEVEL R3 - AREA CALCULATIONS**

SPACE	SQ. FOOTAGE
APARTMENT UNITS / BALCONIES	31,016 S.F.
LOBBY	817 S.F.
MAINTENANCE ROOM	111 S.F.
LAUNDRY ROOM	159 S.F.
TRASH ROOM	93 S.F.
UTILITY / STORAGE AREAS	263 S.F.
CORRIDORS / STAIRS / CIRCULATION	4,825 S.F.
TERRACES	681 S.F.
<b>TOTAL AREA - LEVEL R3</b>	<b>37,965 S.F.</b>



**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**QUINCE STREET SENIOR HOUSING DEVELOPMENT  
ESCONDIDO - CALIFORNIA**

San Diego Interfaith Housing Foundation  
7956 LESTER AVE.  
LEMON GROVE, CA 92143  
Phone: 619-668-1532

**4TH FLR PLAN - R3 LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	08-10-19			

DATE: NOV. 14, 2018

JOB NO. \_\_\_\_\_

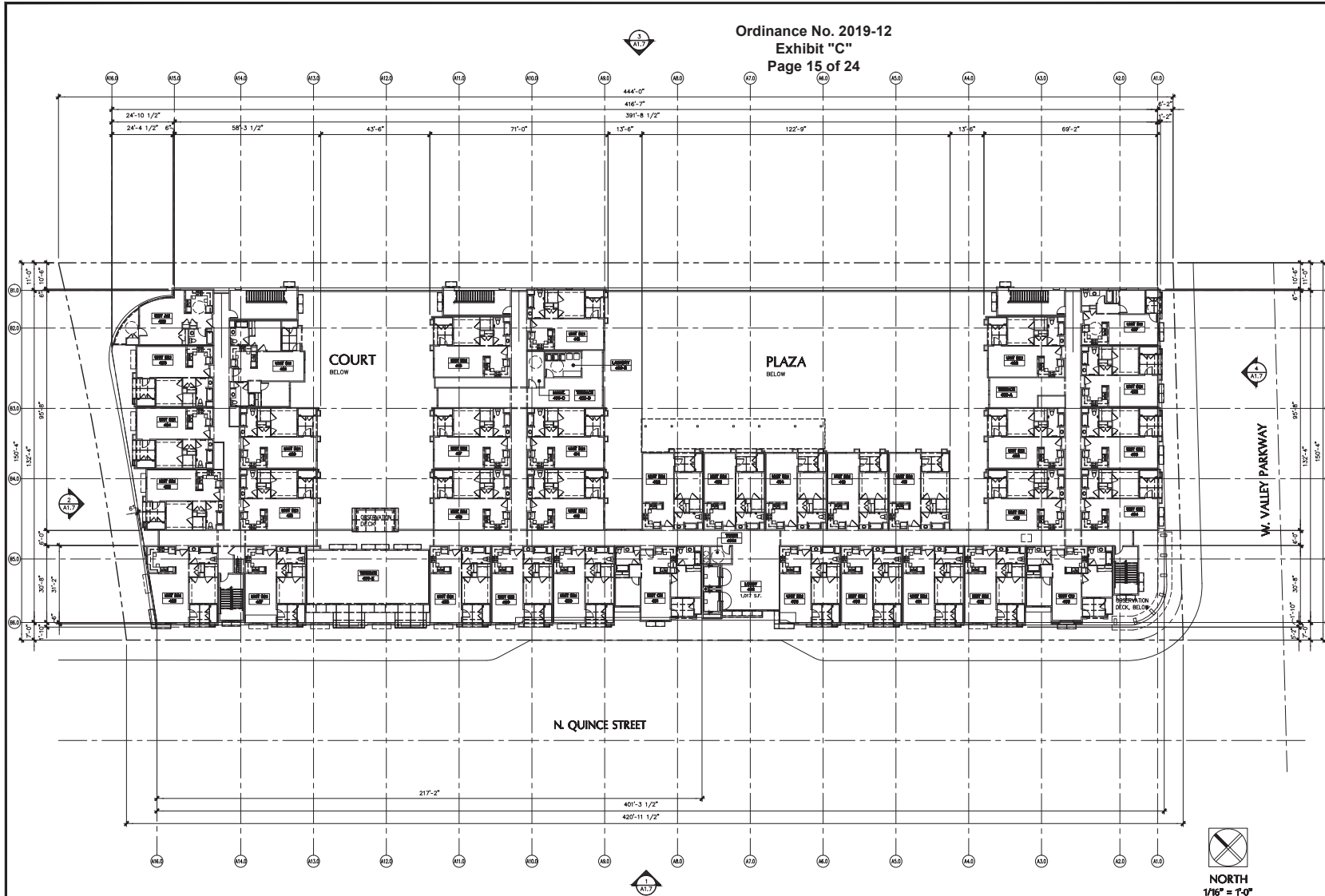
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Exhibit "C"  
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**BUILDING FLOOR PLAN - LEVEL R4**

**37,965 SQUARE FEET**

SCALE: 1/16" = 1'-0"

FIRE DEPARTMENT NOTE:  
PER CITY OF ESCONDIDO, THE BUILDING SHALL BE SPRINKLERED PER  
NFPA 13, CLASS I STANDPIPES, FIRE ALARMS, FIRE COMMAND CENTER,  
ANNUNCIATION ID AND LOCKING STAIRWAY DOOR.

**LEVEL R4 - AREA CALCULATIONS**

SPACE	SQ. FOOTAGE
APARTMENT UNITS / BALCONIES	20,010 S.F.
LOBBY	817 S.F.
MAINTENANCE ROOM	111 S.F.
LAUNDRY ROOM	159 S.F.
TRASH ROOM	93 S.F.
UTILITY / STORAGE AREAS	263 S.F.
CORRIDORS / STAIRS / CIRCULATION	4,820 S.F.
TERRACES	2,181 S.F.
<b>TOTAL AREA - LEVEL R4</b>	<b>37,965 S.F.</b>



**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**QUINCE STREET SENIOR HOUSING DEVELOPMENT  
ESCONDIDO - CALIFORNIA**

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LEMON GROVE, CA 92543  
Phone: 619-668-1532

**5TH FLR. PLAN - R4 LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	04-10-19			

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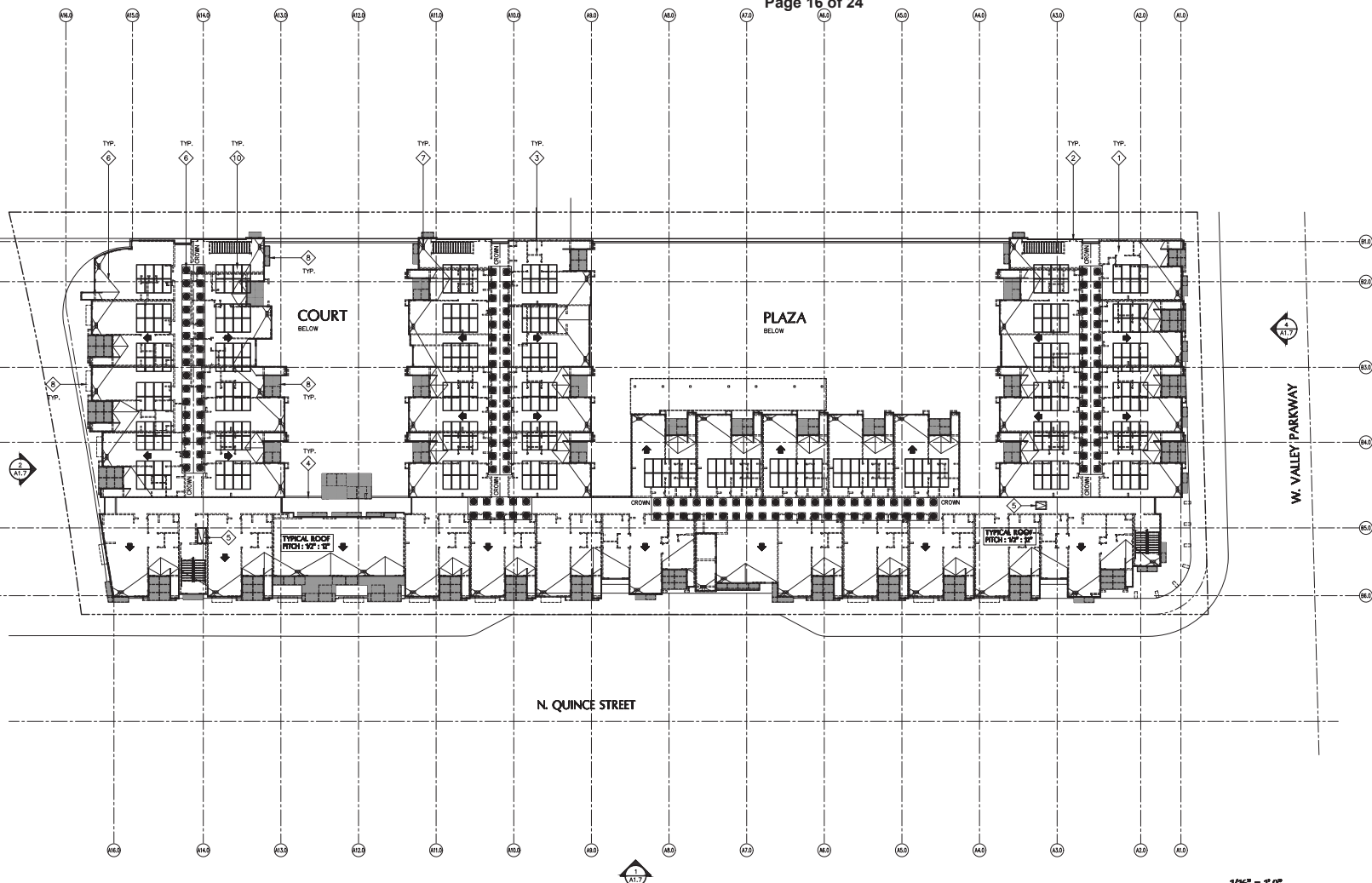
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**SPECIFIC PLAN AMENDMENT**  
**MASTER DEVELOPMENT PLAN**  
**PRECISE DEVELOPMENT PLAN**

**TYPICAL ROOF LEGEND**

- 1 T.P.O. ROOFING AT FLAT ROOF AREAS.
- 2 PARAPET WALL WITH METAL COPING.
- 3 LINE OF BUILDING WALLS, BELOW.
- 4 LINE OF OPEN BALCONY, BELOW.
- 5 LINE OF ROOF ACCESS PANEL.
- 6 LINE OF ROOF CRICKET.
- 7 LOCATION OF ROOF DRAIN.
- 8 HATCHED AREA INDICATES EXT. AWNING.  
 [Hatched Box] UPPER LEVEL  
 [White Box] LOWER LEVEL
- 9 AC MECH. EQUIP. LOCATION ON PLATFORM.  
 [Circle with X] AC CONDENSER
- 10 LOCATION OF ROOF MOUNTED SOLAR PANELS



**BUILDING ROOF PLAN**

NOTE:  
MECHANICAL AND ELECTRICAL EQUIPMENT AND OTHER BUILDING AFFIXTURES (INCLUDING DOWNSPOUTS) SHALL BE SCREENED FROM PUBLIC VIEW.

SCALE: 1/16" = 1'-0"

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
SACRAMENTO - CALIFORNIA

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LEMON GROVE, CA 92143  
PHONE: 619-668-1532

**ROOF PLAN**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	11-14-18	▲ 4	4TH DES. SUBMITTAL UPDATE	05-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲ 5	4TH DES. SUBMITTAL UPDATE	07-29-19
▲ 3	4TH DES. SUBMITTAL	08-10-19			

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**EXTERIOR ELEVATION 1**

WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



**EXTERIOR ELEVATION 4**

SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



**EXTERIOR ELEVATION 2**

NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



**EXTERIOR ELEVATION 3**

EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**TYPICAL EXTERIOR FINISHES**

- 1 T.P.O. ROOFING AT FLAT ROOF AREAS
- 2 EXTERIOR STUCCO WALL FINISH
- 3 EXTERIOR GALV. METAL SIDING
- 4 METAL DOOR & WINDOW CANOPIES
- 5 EXPOSED METAL TRELIS MEMBERS
- 6 METAL CLAD EXTERIOR DOORS
- 7 METAL CLAD FRENCH DOORS
- 8 VINYL FRAMED WINDOWS
- 9 METAL OR GLASS BALCONY RAILINGS
- 10 STOREFRONT WINDOWS AT COMMON SPACES
- 11 STOREFRONT DOORS AT COMMON SPACES
- 12 METAL GATES AT GARAGE - PAINTED
- 13 METAL GRILLES AT GARAGE - PAINTED
- 14 METAL WALL ART PANELS AT STREET INTERSECTION
- 15 STREET LEVEL PLANTERS
- 16 1" WIDE HORIZONTAL STUCCO REVEALS

**EXTERIOR COLORS**

- THE EXTERIOR COLOR RANGE, SUCH AS:
  - WARM GRAY
  - WARM SIENNA COLOR
  - BURNT COBRE EARTH TONE
  - WARM / OFF-WHITES
  - EARTH GREEN / OLIVE
  - WARM CHARCOAL
  - METALLIC SILVER
- ACCENT COLOR RANGE, SUCH AS:
  - SLATE ORANGE / VERMILION
  - SLATE GREEN / SAGE
  - CLEAR ALUMINUM
  - WARM / OFF-WHITES
  - METALLIC SILVER

NOTE:  
MECHANICAL AND ELECTRICAL EQUIPMENT AND OTHER BUILDING APPURTENANCES (INCLUDING DOWNSPOUTS) SHALL BE SCREENED FROM PUBLIC VIEW.

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LEMON GROVE, CA 91945  
Phone: 619-668-1532

**EXTERIOR ELEVATIONS**

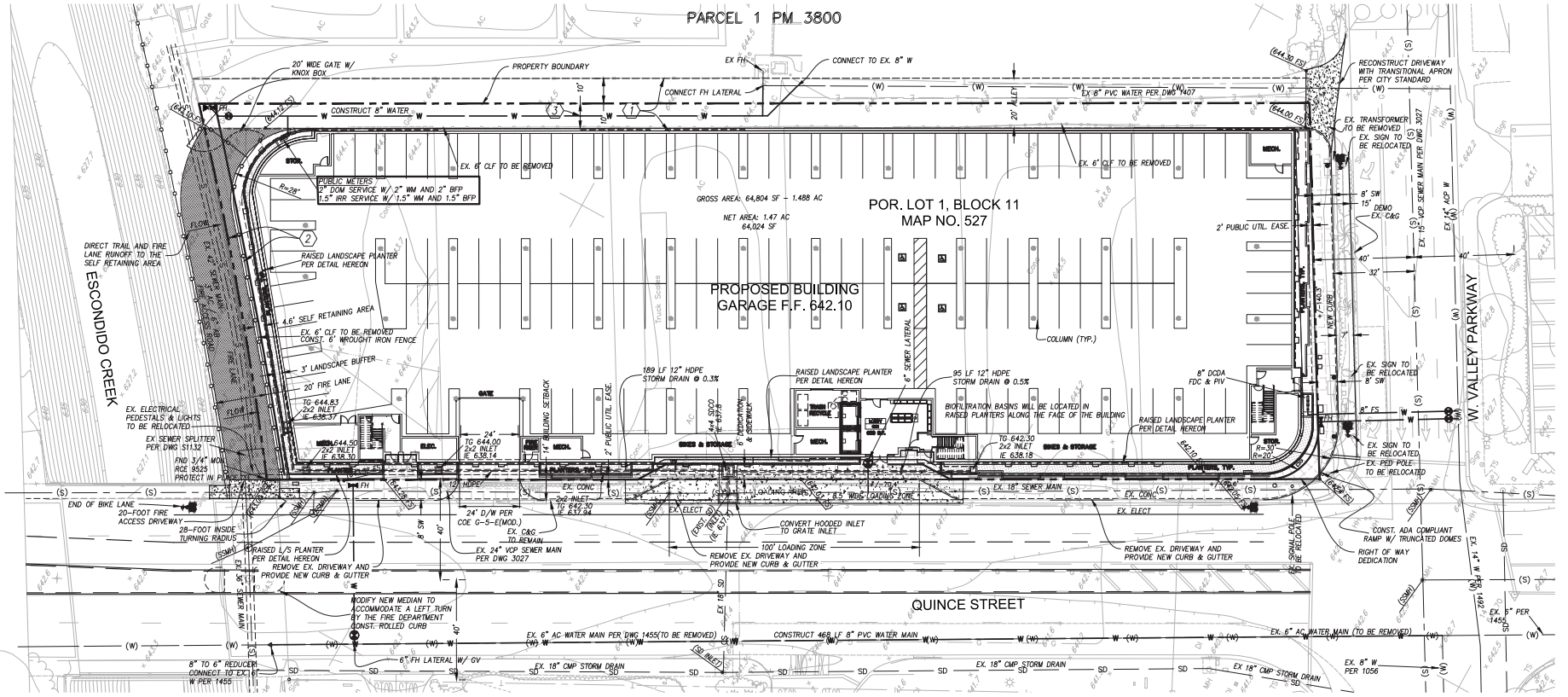
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▲ 3	4TH DES. SUBMITTAL	08-19-19			

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JOB NO.	<b>A17</b>
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EARTHWORK QUANTITIES  
1,000 CY OFFHAUL

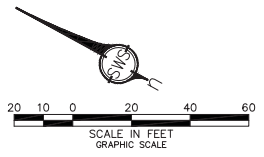
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**LEGEND**

	FIRE ACCESS ROAD
	RAISED BIOFILTRATION
	ROW
	CENTERLINE
	CURB AND GUTTER
	WATER MAIN
	WROUGHT IRON FENCE
	FIRE HYDRANT
	GATE VALVE
	PUBLIC SIDEWALK
	DCDA, FDC AND PIV
	SEWER LATERAL

- EASEMENT NOTES**
- EXISTING ROAD AND PUBLIC UTILITY EASEMENT GRANTED IN A DOCUMENT GRANTED TO LAWRENCE W. WEIR AND MARIE A. WEIR RECORDED ON NOVEMBER 1, 1965 AS DOC. NO. 1965-0197983 OF OFFICIAL RECORDS.
  - PROPOSED FIRE ACCESS EASEMENT ON PROJECT SITE EXTENDS TO FENCE ALONG THE BIKE PATH.
  - PROPOSED 10' WATERLINE EASEMENT TO THE CITY OF ESCONCIDO.

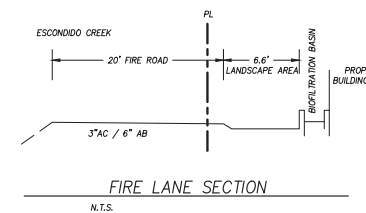
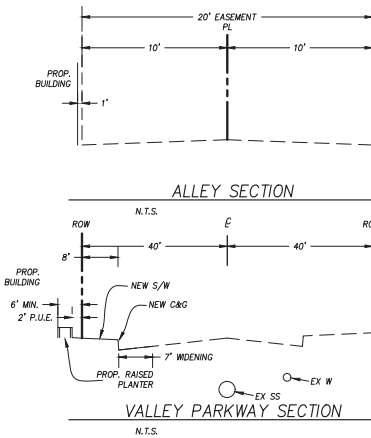
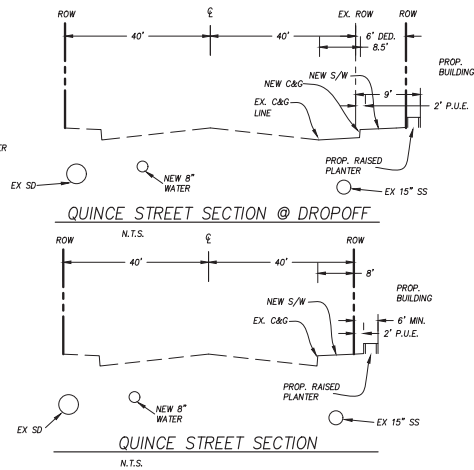
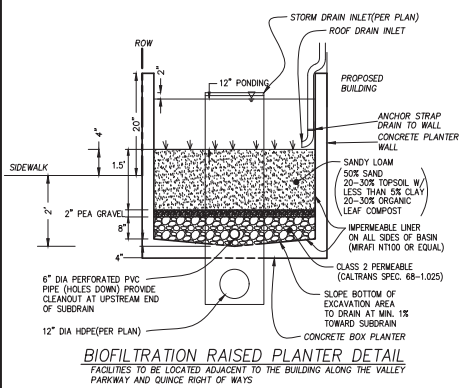
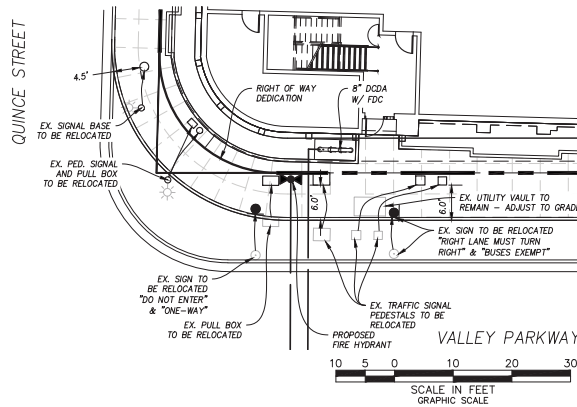
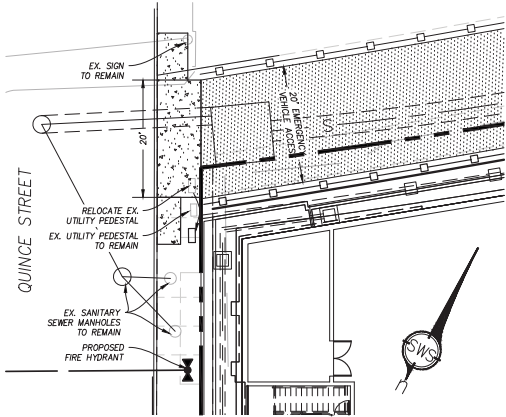


PRELIMINARY GRADING AND UTILITY PLAN

**SWS ENGINEERING, INC.**  
 1835 Lake San Marcos Drive, Suite 300, San Marcos, CA 92078  
 15160 Torreydale Parkway, Suite 201, Temecula, CA 92592  
 Phone: (951) 691-1100 Fax: (951) 691-1101  
 Email: info@sws-engineering.com Website: www.sws-engineering.com



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**DETAILS & SECTIONS**

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**RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.**  
2000 CENTRE ST. SUITE 100, SAN DIEGO, CA 92108 619 544-8000 619 544-0041 FAX

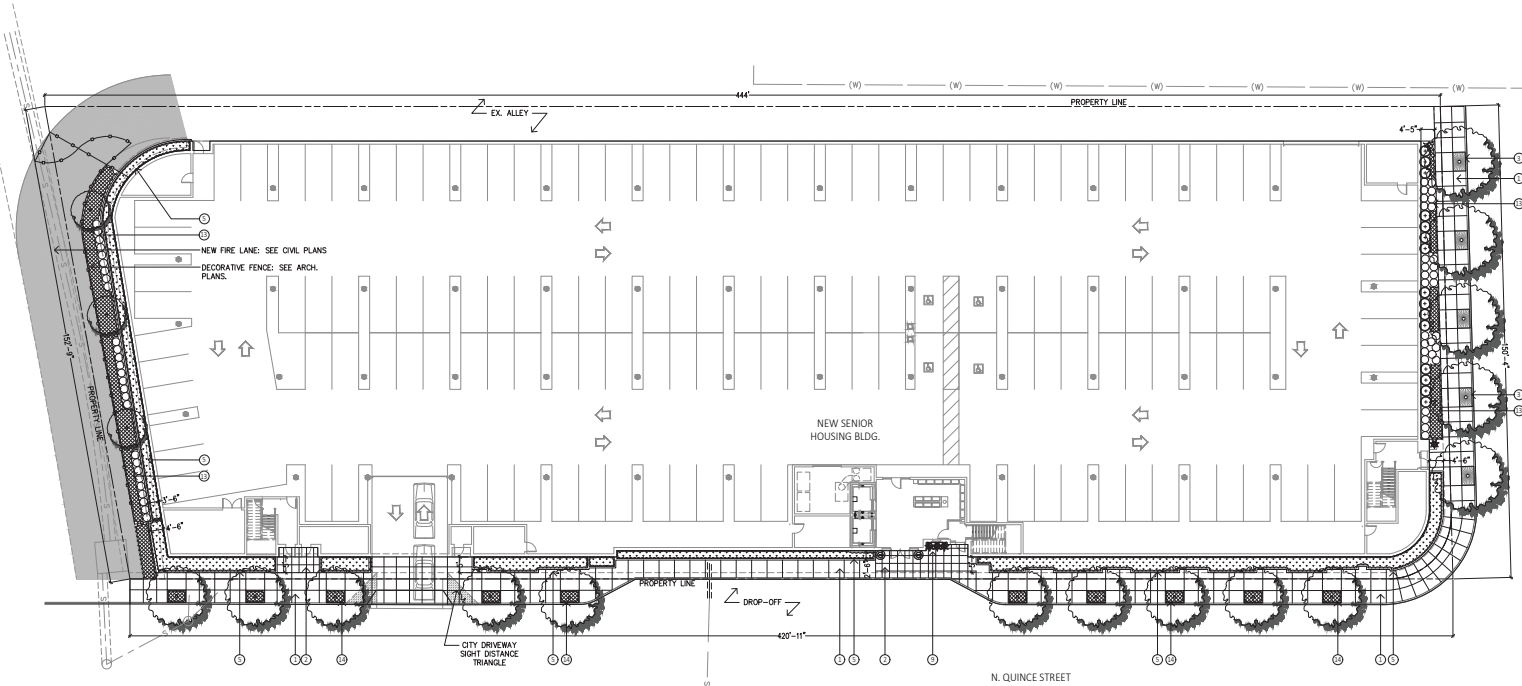
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2585 UNIVERSITY AVE.  
SAN DIEGO, CA 92104  
T 619 269-4423

**f/w**  
LANDSCAPE ARCHITECTURE

**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**CANDIDATE PLANT LEGEND**

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS
<b>PROJECT STREET TREES:</b>			
	AGONIA FLEMINGIA (PERFORATED WILLOW)	24" BOX	MCD
	RHICLANCIA (AFRICAN SUMAC)	24" BOX	LOW
<b>PRIMARY ACCENT TREES (SUCH AS):</b>			
	HOENIA X 'PURPLE ROSE' (PURPLE ROSE LOCUST)	36" BOX	LOW
	TIPUANA TIPU (TIPU TREE)	36" BOX	LOW
	KOHLERUTERA BIPINNATA (CHINESE FLAME TREE)	36" BOX	MCD
<b>SECONDARY ACCENT TREES (SUCH AS):</b>			
	CERCIS CANADENSIS (EASTERN REDBUD)	15-GAL	LOW
	CERCIS OCCIDENTALIS (WESTERN REDBUD)	15-GAL	LOW
	LAURUS N. 'SANTITAS' (SWEET BAY)	15-GAL	LOW
	PITISPORUM TENIFOLIUM (SICHUAN)	15-GAL	LOW
	ZELKOYA S. 'IFSAKI' (JAPANESE SPRING ELLIPTICAL)	15-GAL	LOW
	LOPHOCOMMIS COMMERTA (BRISBANE BOX)	15-GAL	LOW
<b>SHRUBS/SUCCULENTS/GROUNDCOVERS/POTTED PLANTS (SUCH AS):</b>			
	ACONITUM SPP. (ACONITUM)	1 GAL	LOW
	ALOE SPP.	1 GAL	LOW
	CORNYLIE SPP.	5 GAL	LOW
	DIETES BICOLOR (FORNIGHT LILY)	1 GAL	MCD
	GERANIUM 'NOBILIT' (INGEL'S GERANIE)	5 GAL	LOW
	LANTANA MONTIVIDENSIS (STRAWBERRY LANTANA)	1 GAL	LOW
	LAURUS NOBILIS (LAUREL)	5 GAL	LOW
	LEPTOSPERMUM S. CIVIS (DWARF TEA TREE)	5 GAL	LOW
	MAHONIA SPP. (OREGON GRAPE)	1 GAL	LOW
	MIDORUM 'PUTAH CREEK' (CREEPING MIDORUM)	1 GAL	LOW
	PITISPORUM T. 'WHEELER'S DW' (DWARF MOSS ORANGE)	5 GAL	MCD
	POLYSTICHUM MUNITUM (WESTERN SWORD FERN)	1 GAL	LOW
	PRUNUS C. 'BRIGHT 'N' TIGHT' (DWARF CAROLINA CHERRY)	5 GAL	MCD
	ROSEMARINUS S. (ROSEMARY CULTIVARS)	1 GAL	LOW
	SENECIO SERPENS (BLUE CHALK STICKS)	1 GAL	LOW
<b>VINES (SUCH AS):</b>			
	BOUGAINVILLEA SPP. (BOUGAINVILLEA)	5 GAL	LOW
	HARDENBERGIA VIOLACEA (LILAC VINE)	5 GAL	MCD
	FIGUS REPENS (CREEPING FIG)	5 GAL	MCD
<b>STORMWATER (SUCH AS):</b>			
	CAREX SPP. (DEED)	1 GAL	MCD
	FESTUCA MAERI (ITALY FESCUE)	1 GAL	LOW
	IRIS DOUGLASSIANA (DOUGLAS IRIS)	1 GAL	MCD
	MULDOBERGIA DUBIA (PINE MARLE)	1 GAL	LOW



**CONCEPTUAL LANDSCAPE PLAN - LEVEL 1**

NORTH  
SCALE: 1/16" = 1'-0"

**CONCEPTUAL STATEMENT OF DESIGN INTENT**  
THE PROPOSED LANDSCAPE DESIGN IS INTENDED TO PROVIDE AN ENVIRONMENTALLY-RESPONSIBLE AND AESTHETICALLY-PLEASANT SOLUTION FOR BOTH THE PROJECT INHABITANTS AND THE LOCAL COMMUNITY AS A WHOLE. BOLD PLANT MASSINGS AND CONSIDERATION TO FORMS, TEXTURES, AND COLORS WILL BE PROVIDED SO AS TO PROVIDE AN APPROPRIATE NATURAL CONTEXT TO THE BUILDING AND ALSO PROVIDE YEAR-ROUND VISUAL INTEREST.  
THE PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE WATER CODES, INCLUDING AB 1881 (MWELO). THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES.  
THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH CITY OF ESCONDIDO LANDSCAPE GUIDELINES.

**IRRIGATION SYSTEM**  
THE PROJECT SHALL BE DESIGNED SO AS TO COMPLY WITH THE STATE'S "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" (AB 1881). THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES. HYDROZONES WILL BE SEPARATED BASED ON PLANT REQUIREMENTS AND SOLAR EXPOSURE.  
THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH THE CITY OF ESCONDIDO LANDSCAPE WATER CONSERVATION ORDINANCE."

**ADDITIONAL DESIGN NOTES**  
THE MINIMUM TREE IMPROVEMENT SEPARATION DISTANCES:  
SEWER = 8FT, UNDERGROUND UTILITY LINES = 5FT, ABOVE GROUND UTILITY STRUCTURES = 10FT, DRIVEWAYS = 8FT  
THE MINIMUM STREET TREE SHALL BE 15-GAL SIZE, 2" CALIPER AND 6FT IN HEIGHT IN ACCORDANCE WITH THE CITY OF ESCONDIDO STANDARDS.  
ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER-FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS POINT.  
THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS.

**LANDSCAPE DATA**

PROPOSED LEVEL 1 PLANTING:	3136 SF
PROPOSED LEVEL 2 PLANTING:	5014 SF
PROPOSED PLANTING WITHIN R.O.B.:	360 SF
PROPOSED ENHANCED LEVEL 1 PLANTING:	421 SF
PROPOSED ENHANCED LEVEL 2 PLANTING:	2880 SF

NO DEDICATED RETAINING WALLS

**LANDSCAPE ELEMENTS LEGEND**

- ① CONCRETE PAVING
- ② FINISHED CONCRETE PAVING
- ③ 4x6 TREE GRATE (WITH ADA-COMPLIANT OPENINGS)
- ④ CITY SIDEWALK - CONCRETE PAVING
- ⑤ STORMWATER TREATMENT PLANTER: MIN. 18" HIGH (SEE CIVIL PLANS)
- ⑥ LEVEL 2 PLANTERS:  
VARYING HEIGHTS OF 18", 24", 30", 42"
- ⑦ RESIDENT RECREATION AREA
- ⑧ DECORATIVE COBBLE
- ⑨ POTTED PLANTS
- ⑩ TRELLIS SHADE STRUCTURE
- ⑪ OUTDOOR FURNITURE
- ⑫ BBQ COUNTER
- ⑬ AT-GRADE PLANTER BED
- ⑭ LARGE PRE-CAST CONCRETE PLANTERS FOR QUINCE TREES  
(NO IN-GROUND PLANTING DUE TO SEWER RESTRICTIONS)

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
796 LESTER AVE.  
LEMON GROVE, CA 92103  
PHONE: 619-668-1532

**CONCEPTUAL LANDSCAPE PLAN LEVEL 1**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND DES. SUBMITTAL	10-14-18	▲ 4	4th DES. SUBMITTAL UPDATE	08-19-19
▲ 2	3RD DES. SUBMITTAL	01-29-19	▲		
▲ 3	4TH DES. SUBMITTAL	04-10-19	▲		

DATE: NOV. 14, 2018 SHEET: LC.1

JOB NO. \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_

Ordinance No. 2019-12  
Exhibit "C"  
Page 21 of 24

**RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.**  
4000 CENTRE ST. SUITE 100, SAN DIEGO, CA 92104 (619) 544-0001 (619) 544-0002 FAX

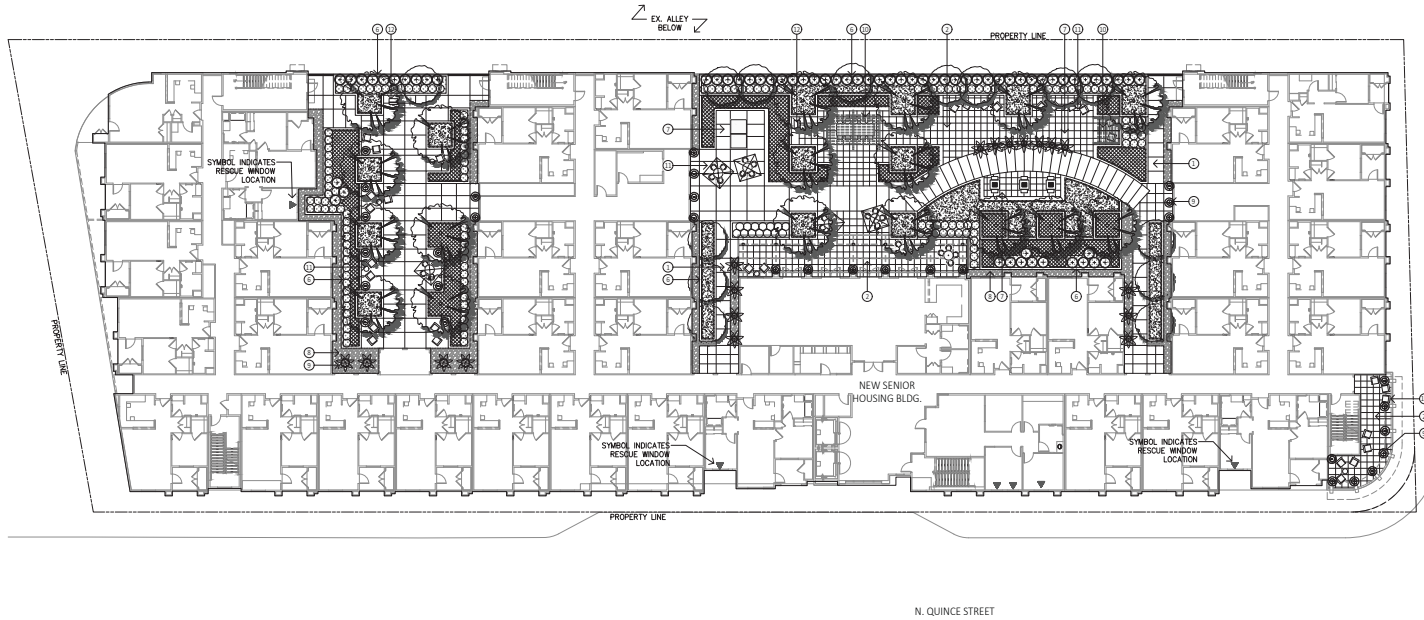
form/work  
2585 UNIVERSITY AVE.  
SAN DIEGO, CA 92104  
T: 619 269-8423

**f/w**  
LANDSCAPE ARCHITECTURE

**SPECIFIC PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN  
PRECISE DEVELOPMENT PLAN**

**CANDIDATE PLANT LEGEND**

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	MUCLOS
<b>PROJECT STREET TREES:</b>			
	AGAVE FLEXIOSA (PEPPERMINT WILLOW)	24" BOX	MDD
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	LOW
<b>PRIMARY ACCENT TREES (SUICH AS):</b>			
	ROBINIA 'PURPLE ROSE' (PURPLE ROSE LOCUST)	36" BOX	LOW
	TRIFOLIUM TIPU (TIPU TREE)	36" BOX	LOW
	KOELREUTERIA BIPINNATA (CHINESE FLAME TREE)	36" BOX	MDD
<b>SECONDARY ACCENT TREES (SUICH AS):</b>			
	CERCIS CANADENSIS (EASTERN REDBUD)	15-GAL	LOW
	CERCIS OCCIDENTALIS (WESTERN REDBUD)	15-GAL	LOW
	LAURUS N. 'SABATOGA' (SWEET BAY)	15-GAL	LOW
	PITTOSPORUM TENEBROSUM (KOHUHU)	15-GAL	LOW
	ZELKOVA S. 'P5 KW7' (CITY SPRITE ELDER)	15-GAL	LOW
	LOPHOSTEMON CONFERTA (BROSBANE BUSH)	15-GAL	LOW
<b>SHRUBS/SUCCULENTS/GROUNDCOVERS/POTTED PLANTS (SUICH AS):</b>			
	AECIDIUM SPP. (AECIDIUM)	1 GAL	LOW
	ALOE SPP. (ALOE)	1 GAL	LOW
	CORYDINE SPP. (CORYDINE)	5 GAL	LOW
	DIERIS BICOLOR (FOURTH NIGHT LIGHT)	1 GAL	MDD
	GREVILLEA 'NOELIT' (NOEL'S GREVILLEA)	5 GAL	LOW
	LANTANA MONTEVIDEOENSIS (TRAILING LANTANA)	1 GAL	LOW
	LARIX NOBILIS (LAUREL)	5 GAL	LOW
	LEPTODERMIS S. CV5 (DWARF YAW TREE)	5 GAL	LOW
	MAHONIA SPP. (OREGON GRAPE)	1 GAL	LOW
	MORNINGGLORY 'RUBEN CREEK' (CREEPING MORNINGGLORY)	1 GAL	LOW
	PITTOCOROLA F. 'WHEELER'S DWG' (DWARF MOCK ORANGE)	5 GAL	MDD
	POLYSTICHUM MONTANUM (WESTERN VALENTINE)	1 GAL	LOW
	PRUNUS C. 'BRIGHT 'N' TIGHT' (DWARF CAROLINA CHERRY)	5 GAL	MDD
	ROSEMARINUS O. (ROSEMARY CULTIVARS)	1 GAL	LOW
	SENECIO SERPENS (BLUE CHALK STICKS)	1 GAL	LOW
<b>VINES (SUICH AS):</b>			
	BOUGAINVILLEA SPP. (BOUGAINVILLEA)	5 GAL	LOW
	HARDENBERGIA VIOLACEA (LILAC VINE)	5 GAL	MDD
	FIGUS REPENS (CREEPING FIG)	5 GAL	MDD
<b>STORMWATER (SUICH AS):</b>			
	CAREX SPP. (SEDGE)	1 GAL	MDD
	FESTUCA MAUREI (ATLAS FESCUE)	1 GAL	LOW
	IRIS DOUGLASSIANA (DOUGLASS IRIS)	1 GAL	MDD
	MULHBERGIA DUBIA (PINE MULBERRY)	1 GAL	LOW



**CONCEPTUAL LANDSCAPE PLAN - LEVEL 2**

**CONCEPTUAL STATEMENT OF DESIGN INTENT**

THE PROPOSED LANDSCAPE DESIGN IS INTENDED TO PROVIDE AN ENVIRONMENTALLY-RESPONSIBLE AND AESTHETICALLY-PLEASANT SOLUTION FOR BOTH THE PROJECT INHABITANTS AND THE LOCAL COMMUNITY AS A WHOLE. BOLD PLANT MASSINGS AND CONSIDERATION TO FORMS, TEXTURES, AND COLORS WILL BE PROVIDED SO AS TO PROVIDE AN APPROPRIATE NATURAL CONTEXT TO THE BUILDING AND ALSO PROVIDE YEAR-ROUND VISUAL INTEREST.

THE PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE WATER CODES, INCLUDING AB 1881 (MIWEL). THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES.

THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH CITY OF ESCONDIDO LANDSCAPE GUIDELINES.

**LANDSCAPE DATA**

PROPOSED LEVEL 1 PLANTING:	3136 SF
PROPOSED LEVEL 2 PLANTING:	5074 SF
PROPOSED PLANTING WITHIN R.O.W.:	360 SF
PROPOSED ENHANCED LEVEL 1 PAVING:	421 SF
PROPOSED ENHANCED LEVEL 2 PAVING:	2890 SF
NO DEDICATED RETAINING WALLS	

**LANDSCAPE ELEMENTS LEGEND**

- ① CONCRETE PAVING
- ② ENHANCED CONCRETE PAVING
- ③ 4x6 TREE GRATE (WITH ADA-COMPLIANT OPENINGS)
- ④ CITY SIDEWALK: CONCRETE PAVING
- ⑤ STORMWATER TREATMENT PLANTER: MIN. 18" HIGH (SEE CIVIL PLANS)
- ⑥ LEVEL 2 PLANTERS:  
VARYING HEIGHTS OF 18", 24", 30", 42"
- ⑦ RESIDENT RECREATION AREA
- ⑧ DECORATIVE COBBLE
- ⑨ POTTED PLANTS
- ⑩ TRELLIS SHADE STRUCTURE
- ⑪ OUTDOOR FURNITURE
- ⑫ BBQ COUNTER
- ⑬ AT-GRADER PLANT BED

**IRRIGATION SYSTEM**

THE PROJECT SHALL BE DESIGNED SO AS TO COMPLY WITH THE STATE'S "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" (AB 1881). THE IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS AND EFFICIENT WATER-BASED CONTROL TECHNOLOGIES. HYDROZONES WILL BE SEPARATED BASED ON PLANT REQUIREMENTS AND SOLAR EXPOSURE.

THE LANDSCAPE PLANS SHALL ALSO BE PREPARED SO AS TO COMPLY WITH "THE CITY OF ESCONDIDO LANDSCAPE WATER CONSERVATION ORDINANCE."

**ADDITIONAL DESIGN NOTES**

THE MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCES:  
SEWER = 8FT, UNDERGROUND UTILITY LINES = 5FT, ABOVE GROUND UTILITY STRUCTURES = 10FT, DRIVEWAYS = 8FT

THE MINIMUM STREET TREE SHALL BE 15-GAL SIZE, 2" CALIPER AND 6FT IN HEIGHT IN ACCORDANCE WITH THE CITY OF ESCONDIDO STANDARDS.

ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER-FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS.

**QUINCE STREET SENIOR HOUSING DEVELOPMENT**  
ESCONDIDO - CALIFORNIA

San Diego Interfaith Housing Foundation  
7956 LESTER AVE.  
LELAND, CALIF. 92045  
PHONE: 619-666-1532

**CONCEPTUAL LANDSCAPE PLAN LEVEL 2**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	200 DES. SUBMITTAL	11-14-18	▲ 1		
▲ 2	300 DES. SUBMITTAL	01-29-19	▲ 1		

DATE: NOV. 14, 2018

SHEET: **LC.2**

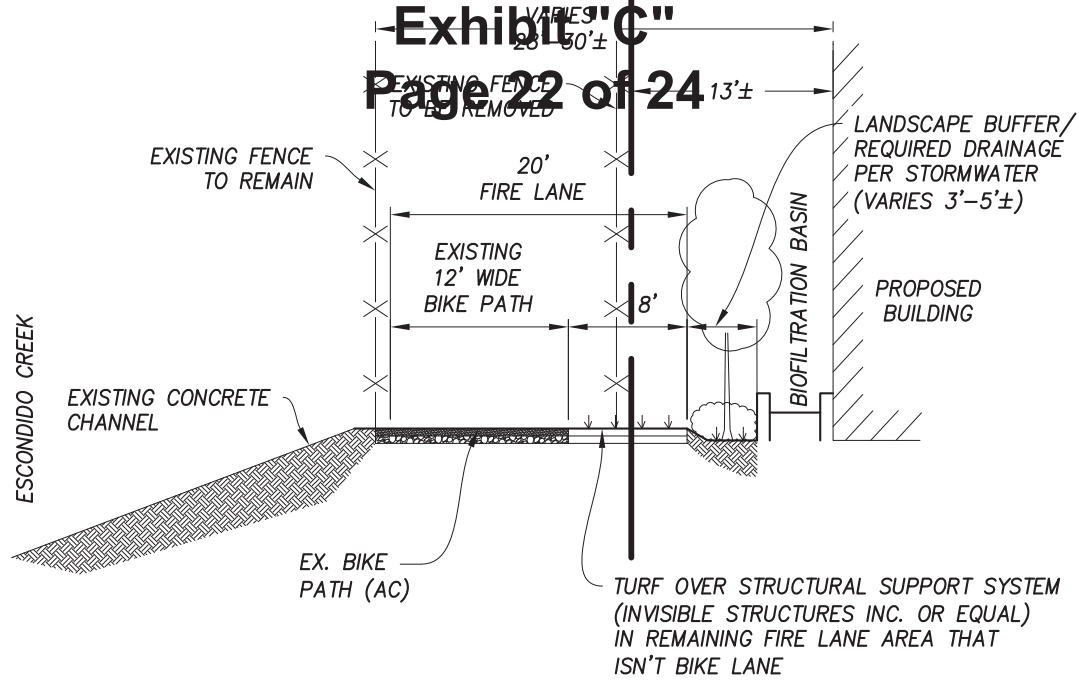
LOW VOL.

DRAWN

CHECKED

# Ordinance No. 2019-12

**Exhibit "C"**  
Page 22 of 24



NOT TO SCALE

## FIRE LANE SECTION

QUINCE SENIOR HOUSING  
220 N. QUINCE STREET



## SWS ENGINEERING, INC.

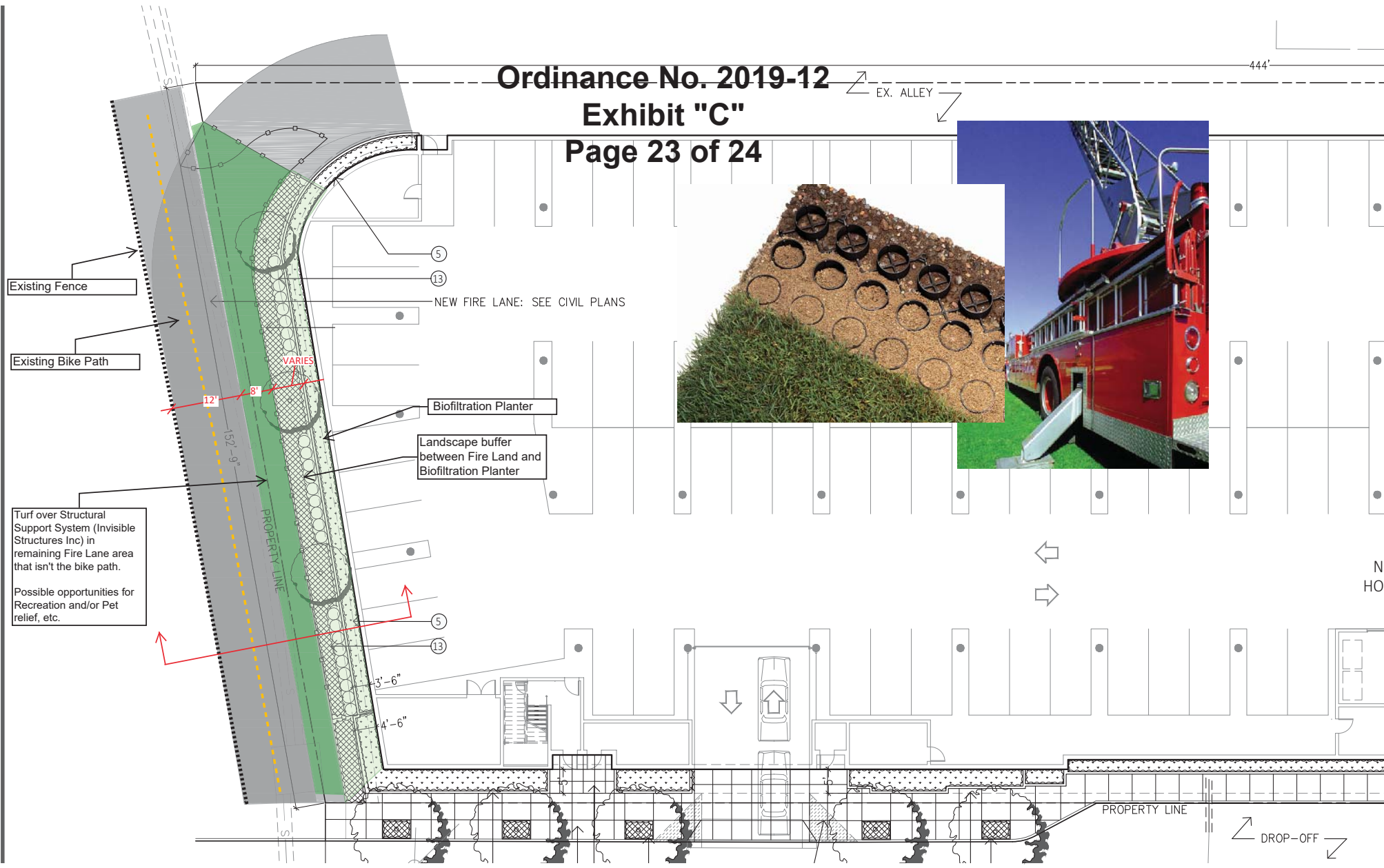
CIVIL ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
1635 Lake San Marcos Drive, Suite 200  
San Marcos, CA 92078  
P: 760-744-0011 F: 760-744-0046

DATE: Oct 08, 19 5:47pm by: Matt.Spencer  
FILE: Z:\Projects\2016\16-034\PROD\Exhibits\Fire Lane Section\16-034\_FIRE LANE-MOD.dwg

# Ordinance No. 2019-12 Exhibit "C" Page 23 of 24

444'

EX. ALLEY



Turf over Structural Support System (Invisible Structures Inc) in remaining Fire Lane area that isn't the bike path.

Possible opportunities for Recreation and/or Pet relief, etc.



NE  
HOU



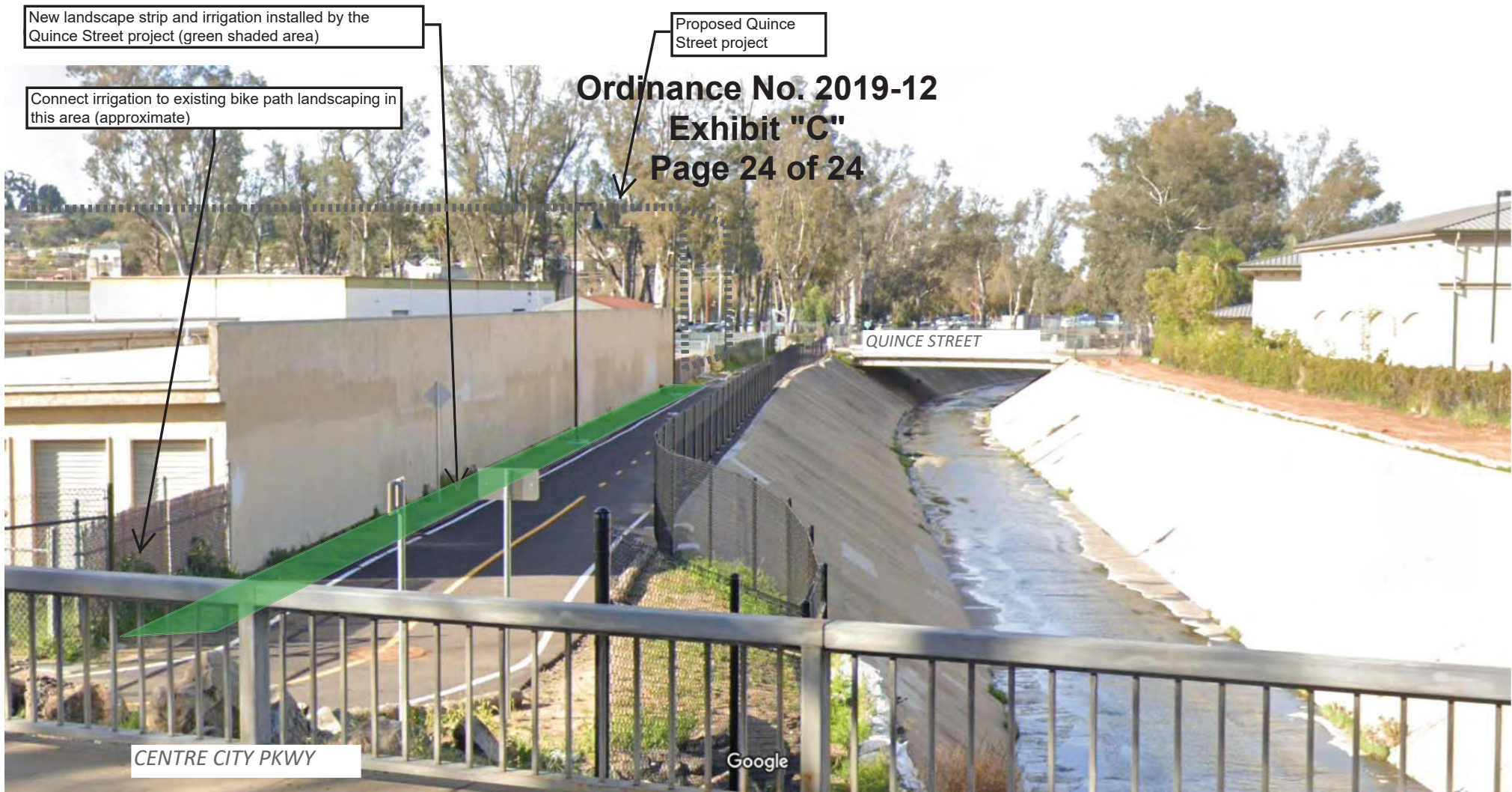


Image capture: Mar 2019 © 2019 Google

*QUINCE STREET SENIOR HOUSING DEVELOPMENT  
Supplemental Landscape Exhibit  
(View from Centre City Pkwy looking back towards Quince Street)  
10-05-19*

## EXHIBIT "D"

Mitigation Monitoring and Reporting Program for the  
220 North Quince Street Senior Housing Project**Mitigated Negative Declaration/Initial Study Environmental Checklist****City File No. ENV 17-0008**

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the 220 North Quince Street Senior Housing Project (proposed project), which is the subject of the Draft Mitigated Negative Declaration (MND) and Initial Study Environmental Checklist, complies with all applicable environmental mitigation requirements. The mitigation described in the MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the MND and Initial Study Environmental Checklist. Only those subsections of the environmental issues presented in the Initial Study Environmental Checklist that have mitigation measures are provided below in the MMRP table. All other subsections do not contain mitigation measures. For each mitigation measure, the MMRP table identifies the following: (1) mitigation measure, (2) implementation action, (3) responsible agency/party, (4) monitoring schedule, and (5) verification date.

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<b>Cultural Resources</b>						
<p><b>CUL-1:</b> The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.</p>	<ul style="list-style-type: none"> <li>Applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement.</li> </ul>	Applicant; City of Escondido Community Development Department Planning Division	X			
<p><b>CUL-2:</b> Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	<ul style="list-style-type: none"> <li>Require verification and approval of qualified archaeologist.</li> </ul>	Applicant; City of Escondido Community Development Department Planning Division	X			



Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<b>CUL-3:</b> The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	<ul style="list-style-type: none"> <li>Require monitoring program coordination.</li> </ul>	City of Escondido Community Development Department Planning Division; Qualified Archaeologist; Grading Contractor	X			
<b>CUL-4:</b> During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	<ul style="list-style-type: none"> <li>Require on-site archaeological monitor and Native American Monitor.</li> </ul>	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division		X		
<b>CUL-5:</b> In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	<ul style="list-style-type: none"> <li>Require identification and preservation of any unidentified cultural resources.</li> </ul>	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner; Native American Monitor		X		
<b>CUL-6:</b> If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered	<ul style="list-style-type: none"> <li>Require identification and preservation of any significant tribal resource.</li> <li>Consultation with Native American Monitor.</li> </ul>	City of Escondido Community Development Department Planning Division; Project		X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.		Archaeologist; Native American Monitor; TCA Tribe				
<b>CUL-7:</b> The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.	<ul style="list-style-type: none"> <li>Require research design and data recovery program.</li> <li>Consultation with Native American Monitor.</li> </ul>	City of Escondido Community Development Department Planning Division; Project Archaeologist; TCA Tribe		X		
<b>CUL-8:</b> As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any	<ul style="list-style-type: none"> <li>Require identification and preservation of any undiscovered cultural resources or human remains.</li> </ul>	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner		X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.</p>						
<p><b>CUL-9:</b> If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.</p>	<ul style="list-style-type: none"> <li>Require that a Native American monitor is present during any testing or cataloging.</li> <li>Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe.</li> <li>Any tribal cultural resources collected by the qualified archaeologist that are denied collection by the TCA Tribe shall be curated at the San Diego Archaeological Center.</li> <li>Any resource determined not to be a tribal cultural resource shall be curated at the San Diego Archaeological Center.</li> </ul>	<p>City of Escondido Community Development Department Planning Division; Project Archaeologist</p>		X	X	

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p><b>CUL-10:</b> Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.</p>	<ul style="list-style-type: none"> <li>Require documentation of analysis and data by the qualified archaeologist.</li> <li>Consultation with Native American Monitor.</li> </ul>	<p>Qualified Archaeologist; Native American Monitor</p>			X	
<p><b>Geology and Soils</b></p>						
<p><b>GEO-1:</b> General and specific recommendations identified in Section 8.0 of the project Geotechnical Investigation prepared by SCST (2017) shall be implemented in the design and construction of the proposed project to address the presence of potentially compressible and potentially liquefiable soils. To mitigate the potentially compressible soils and reduce the potential for static settlement and distress to the planned building and improvements, remedial grading of the existing upper soil shall be performed. To mitigate the liquefaction hazard and the resulting settlements to acceptable levels, ground improvement consisting of rammed aggregate piers extending down to the underlying granodiorite shall be performed. A qualified geotechnical consultant shall observe the ground improvement operations and verify that hazards related to compressible soils and liquefaction have been mitigated to acceptable levels. All applicable recommendations, including those identified in the Geotechnical Investigation (SCST 2017) located in Appendix C of the MND, shall be included on the grading and site plans prepared for the project and shall be implemented during project design and construction. Project grading plans shall be reviewed by a qualified</p>	<ul style="list-style-type: none"> <li>Require remedial grading of existing upper soil.</li> <li>Require ground improvement consisting of rammed aggregate piers extending down to the underlying granodiorite.</li> <li>Require a qualified geotechnical consultant to observe the ground improvement operations and grading.</li> <li>Require a qualified geotechnical consultant to review final design submittal.</li> </ul>	<p>Qualified Geotechnical Consultant; Construction Contractor</p>	X	X		



Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
geotechnical consultant prior to final design submittal to determine if additional analysis and recommendations beyond those summarized above (and listed in full in the Geotechnical Investigation) are required. All geotechnical recommendations shall be fully implemented in accordance with applicable industry/regulatory standards (e.g., CBC requirements).						
<b>Hazards and Hazardous Materials</b>						
<b>HAZ-1:</b> Testing for soil contamination shall be conducted by an individual licensed in the State of California to assess soil conditions for the potential presence of contaminated soils following the completion of grading activities, but prior to construction of on-site structures. Soil sampling shall be performed in areas deemed most likely to have had residual impact from previously released diesel fuel, gasoline, or waste oil associated with the historical recognized environmental condition at the property. In the event that contaminated soils are encountered, these soils shall be properly tested, managed, and disposed of at a licensed facility in accordance with the County Department of Environmental Health requirements.	<ul style="list-style-type: none"> <li>Require testing for soil contamination in areas most likely to have had residual impact from previously released hazardous materials.</li> <li>Require testing, managing, and disposal of contaminated soils.</li> </ul>	Applicant/ Construction Contractor	X			
<b>Noise</b>						
<b>NOI-1:</b> For the project's habitable areas (both living rooms and bedrooms) with a view (including partial) of North Quince Street or West Valley Parkway, which are likely to exceed an interior noise level of 45 CNEL, the following measures shall be incorporated to provide the required noise control to ensure that noise levels at interior habitable areas are 45 CNEL or less: <ul style="list-style-type: none"> <li>Exterior wall requirement of standard 0.875-inch stucco over 0.5-inch shearwall on 2x6 studs with 0.625-inch Type "X" Drywall.</li> <li>Minimum window requirement of STC 28.</li> <li>Window construction of dual glazing window thickness 0.125-inch and 0.5-inch air gap.</li> </ul>	<ul style="list-style-type: none"> <li>Require incorporation of noise minimization measures into the construction of exterior walls and windows.</li> <li>Require appropriate air circulation.</li> <li>Require the inclusion of a mechanical ventilation system into the building design.</li> </ul>	Applicant/ Construction Contractor	X	X		

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<ul style="list-style-type: none"> <li>Appropriate means of air circulation and provision of fresh air must be present to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior.</li> <li>The building design would include a mechanical ventilation system that would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2013 CBC) to ensure that windows would be able to remain permanently closed.</li> </ul>						

## EXHIBIT "E"

### FACTORS TO CONSIDER / FINDINGS OF FACT

#### PHG 17-0028 / ENV 17-0008

##### Environmental Determination(s):

1. Pursuant to the California Environmental Quality Act, (CEQA, Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations Section 15000 et. seq., the City of Escondido is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. An Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the State CEQA Guidelines, and the local environmental procedures. The decision making body of the Lead Agency shall adopt the proposed IS/MND only if:
  - It finds on the basis of the whole record before it that there is no substantial evidence the project will have a significant effect on the environment, and
  - The IS/MND reflects the Lead Agency's independent judgment and analysis.
3. The Final IS/MND and Mitigation Monitoring and Reporting Plan (MMRP), collectively constitute the environmental documentation under and pursuant to CEQA, the CEQA Guidelines, and local environmental procedures relating to the project, and shall be referred to herein collectively as the "CEQA Documents."
4. The City Council has received the material record supporting all of the CEQA Documents for the project. The City Council finds the following:
  - The IS/MND reflects the City's independent judgment and analysis.
  - That there is no substantial evidence that the Project or any of its aspects could result in significant adverse impacts that cannot be mitigated related to the CEQA Documents, with the implementation of the mitigation measures in the MMRP. All previously identified impacts have been mitigated to less than a significant level.
  - The City Council also finds that the mitigation measures listed in the MMRP will not cause any potentially significant effects.
5. Mitigation measures are recommended to be incorporated as part of the adoption of the Mitigated Negative Declaration. The recommended approval of the Project also includes

the adoption of the Mitigation Monitoring and Reporting Program (MMRP) that is attached to the Resolution.

6. The City Council further finds the Final IS/MND has been completed in compliance with CEQA and it constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA.
7. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Civic Center. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the 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.

Specific Plan Amendment:

1. The public health, safety and welfare would not be adversely affected by the proposed amendments to the Downtown Specific Plan because the amendment would refine development standards in a manner that would allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the Escondido Transit Center.

The proposed action to amend the Downtown Specific Plan to: 1) change the location for allowable ground-floor residential land uses, and 2) allow a reduction in open space requirements through either a Planned Development or Development Agreement approval rather than both. The Amendment is necessary to accommodate the development of the Quince Street Senior Housing Project and to streamline regulatory requirements while facilitating the reasonable application of land use regulation to ensure desired community character is preserved.

2. The proposed amendments to the Downtown Specific Plan would not be detrimental to surrounding properties since they would assist in implementation of the vision and goals identified in the Specific Plan. The proposed changes would have no effect on the residential density allowed in the area and would not allow any new commercial uses that are not already permitted in the Specific Plan. Additionally, the amendment would allow a development that would increase the residential population in an area where public transportation is readily available and would support the economic viability of existing and future businesses in the project vicinity.
3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan, would not detrimentally impact levels of service on area roadways, would not unduly



burden public services in the area, and would be consistent with the transit-oriented development opportunities envisioned for the project area. It would also retain the General Plan vision which states the Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.

Master and Precise Development Plan:

1. The location, design, and residential density of the proposed planned development are consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in Specific Plan Area #9. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to plan for quality managed and sustainable growth and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The proposed location of the development allows the planned development to be well integrated with its surroundings by providing a high-density residential housing project for senior citizens in close proximity to transit, and near retail and other commercially developed properties. Adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report). The residential project also would not be out of character for the area because the Gateway Transit District of the Downtown Specific Plan envisions an upscale urban area with a mix of high-density residential and commercial development, and the proximity to the Escondido Transit Center makes the density appropriate. The overall mass and scale of the buildings is appropriate for the proposed location due to the street-oriented appeal and urban design characteristics, along with the quality of the architectural design and use of a variety of building materials and colors.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued June 8, 2019 (City File No. ENV 17-0008), the traffic study completed for the project by Linscott, Law & Greenspan, Engineers (June 3, 2019), and the Engineering Division.
4. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area.

5. The reduction in open space is warranted due to the high-quality and well thought-out design of the project which includes amenities appropriate for a senior housing project, including a large plaza, community room/club house, and other view decks and outdoor seating areas. The project also proposes to make improvements to Escondido Creek adjacent to its property line, as well as providing landscaping for an additional off-site section of the Escondido Creek Trail.
6. The proposed development would be well integrated into its surroundings, since the new structure would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
7. Utilizing the Planned Development process allows flexibility from the Specific Plan requirements to achieve a high-density residential project in the urban core. The project would provide residential opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
8. The project would provide an environment of sustained desirability and stability since city services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

**EXHIBIT "F"**  
**CONDITIONS OF APPROVAL**  
**PHG 17-0028 / ENV 17-0008**

**Planning Division Conditions**

**A. Project Mitigation Measures**

1. The approval of the Specific Plan Amendment and Master and Precise Development Plan, Planning Case Nos. PHG 17-0028 and ENV 17-0008, (hereinafter referred to as "Project"), is granted subject to the approval of the Final IS/MND and is subject to all Project features and mitigation measures contained therein. Applicant shall implement, or cause the implementation of the Final IS/MND Mitigation Monitoring and Reporting Program, provided as an Exhibit "D" to this ordinance.

**B. General**

1. This project is conditionally approved as set forth on the application received by the City of Escondido, all designated as approved by the City Council on October 23, 2019, and shall not be altered without express authorization by the Community Development Department.
2. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein. Nothing in this permit shall relieve the Applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.

Exceptions granted by the Planned Development Permit to the development standards identified in the Downtown Specific Plan are as follows:

- a) Allow ground-floor residential use (parking garage as an accessory use to residential uses above)

3. Prior to any use of the project site pursuant to this permit, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The developer shall be required to pay all development fees of the City prior to building permit issuance, including any applicable City-Wide Facilities fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.
5. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Building Official, and the Fire Chief.
6. Prior to building permit issuance, the applicant shall enter into and cause to be recorded a Senior Housing Regulatory Agreement, to be provided by the City, which shall contain requirements for the design, phasing, construction, marketing, occupancy and maintenance of the senior housing project. The provision herein does not limit the authority of the applicant to enter into an affordable housing covenant or regulatory agreement with nonpossessory interest in real property imposing limitations, restrictions or affirmative obligations that encourage development or that ensure continued availability of affordable rental and owner-occupied housing for low or moderate income individuals.
7. Up to three (3) residential units in the project may be age-unrestricted. Said age-unrestricted units shall be occupied by on-site property management and/or maintenance staff only.
8. The appropriate agreement(s) shall contain the term, household income requirements and restrictions (if any), rental rate restriction (if any), sales price restriction (if any), monitoring procedures and any other conditions to ensure the appropriate occupancy during the term. The occupancy term of the senior housing project shall commence on the issuance of certification of occupancy for unit, and continue in accordance with provisions contained within the Senior Housing Ordinance (Article 41 of the Escondido Zoning Code). Said Regulatory Agreement shall be of a form and content satisfactory to the Community Development Director.
9. The legal description, attached as Exhibit "A" to this ordinance, 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.

10. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
11. Three (3) copies of revised plan sets, reflecting any modifications identified in these conditions of approval, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of grading, public improvement and landscape plans for the project.
12. This Planned Development Permit shall expire three (3) years after the date of final approval of this project, that date being the effective date of the ordinance approving the Permit, unless building permits are issued for the project. Extensions of time may be requested in the same manner as would be permitted for a tentative map.
13. An inspection by the Planning Division will be required prior to occupancy of the project. Items subject to inspection include, but are not limited to, parking layout and striping, identification of handicap parking stalls and required signage, landscaping, trash enclosures, and architecture, as well as any other conditions of approval. Everything shall be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
14. At all times during the effective period of this permit, the responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the operation of the authorized activity.
15. In the event that any of the conditions of this permit are not satisfied, the Community Development Department shall cause a noticed hearing to be set before the authorized agency to determine whether the City of Escondido should, acting through the authorized agency, add, amend, or delete conditions and regulations contained in this permit.
16. 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.
17. Nothing in this permit shall authorize the applicant to intensify the authorized activity beyond that which is specifically described in this permit. Any future modifications to the approved project will be reviewed relative to the findings for substantial conformance. Modifications beyond the scope described therein will require submittal of an amendment to the project plans and approval by the authorized agency.



18. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant shall remit to the City of Escondido Planning Division, within two (2) working days of the effective date of the adoption of the Mitigated Negative Declaration, a check payable to the "San Diego County Clerk," in the amount of \$ \$2,404.75 for a project with a Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,354.75 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increases after the date of this approval, the applicant shall be responsible for the increase.

### **C. Architecture and Design**

1. All signs are to be approved by a separate sign permit. All signs must be consistent with the sign standards in the Downtown Specific Plan.
2. A minimum of 80 cubic feet of private storage shall be provided in each residential unit. Said storage shall be in addition to typical cabinets and closets, and shall have no dimension less than two feet.
3. Any retaining walls and raised planters shall be constructed with split-face block or shall be stucco-finished to match the color(s) used on the building.
4. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
5. Prior to building permit issuance, proposed outdoor lighting fixtures shall be submitted to the Planning Division for review and approval.
6. Site lighting and photometric plans shall be included with the building plans.
7. The building, architecture, colors and materials, and conceptual landscaping shall be in substantial conformance with the Master and Precise Development Plan attached as Exhibit "C" to this ordinance and on-file with the Planning Division, except as modified by these conditions of approval. Any major modifications to the exterior architectural building

elements or lessening of the quality of the exterior design shall require the processing of a Precise Plan modification, as described in Article 19 of the Escondido Zoning Code. Minor modifications may be approved through a design review process described in Article 64 of the Escondido Zoning Code.

8. Color and material callouts on the plans shall be revised to reflect those shown on the Architectural Color Scheme board submitted by the applicant on January 15, 2019, and on-file in the Planning Division.
9. Louvered vents or other method of screening acceptable to the Director of Community Development shall be provided on the ground floor in order to screen the garage from public view. Wrought iron fencing is not sufficient.
10. Illuminated art panels shall be provided in locations shown on the plans attached to this ordinance as Exhibit "C." Final design of said panels shall be subject to design review by the Planning Division.
11. All mechanical equipment shall be screened from view in accordance with Section 33-1085 of the Escondido Zoning Code.
12. All new utilities shall be underground.

**D. Operational**

1. Trash and recycling shall be picked up as frequently as necessary to prevent overflow.
2. The property owner/manager shall be responsible for placing trash and recycling bins by the utility gate near the southeast side of parking garage prior to scheduled pickup time(s). Bins shall not impede vehicular circulation within the parking garage. Bins shall be returned to the trash room as soon as they have been emptied by the hauler.
3. Provisions shall be made so that trash and recycling materials are not placed in the trash chute(s) while the bins are not in place. This may be accomplished by providing other receptacles in the trash room when the bins are not in place, by locking the chutes, or by other means that will accomplish this provision.
4. Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-5 zoned properties, unless more restrictive standards are applied by the property owner.
5. The property owner/manager shall install and maintain a pet-waste station in the open space area adjacent to the fire lane on the north side of the project. Waste bags shall be

replenished whenever necessary and the waste receptacle emptied on a daily basis or more often if necessitated by use of said receptacle.

6. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
7. Security cameras shall be provided if deemed necessary by the Police Chief.
8. Any decorative pavement, driveways and sidewalks shall be indicated on the building and landscape plans, including appropriate notes regarding type and color of materials. Any decorative paving damaged or removed by the City or other utility provider in order to perform maintenance of public utilities shall be replaced at the sole expense of the property owner.
9. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.).

**E. Parking, Access and Circulation**

1. A minimum of 120 parking spaces shall be provided on-site, including at least four accessible parking spaces. No more than 30 percent of the parking spaces shall be compact spaces.
2. Electric vehicle charging spaces shall be provided in accordance with the California Building Code.
3. All parking spaces shall be striped in conformance with Article 39 of the Escondido Zoning Code.
4. All onsite parking spaces shall be within a grade-level garage accessed from one driveway on N. Quince Street. Said driveway and all interior parking aisles shall be a minimum of 24 feet wide.
5. The garage identified in Parking, Access and Circulation condition no. E4 above may be gated, however said gate shall remain open from 7:00 a.m. to 7:00 p.m. The City Engineer may require modifications to these hours if it is determined that they are not sufficient to preclude impacts to the traffic flow on N. Quince Street resulting from vehicle queuing.
6. The gated access identified in Parking, Access and Circulation condition no. E5 above shall be electric. All residents with assigned parking spaces and all employees shall be

provided with remote access for entrance into the garage. An electric/magnetic loop shall be installed on the interior of the garage so that the gate automatically opens for exiting vehicles.

7. A parking and garage management plan shall be submitted to the City for review. Said plan shall address parking lot access, space assignment(s), gate hours, general maintenance, signage and striping, delivery and other short-term parking allowances/requirements, guest parking and access, utility access, trash/recycling staging, and any other issues which affect the use and maintenance of the parking garage.
8. A utility gate shall be provided in the alley, near the southeast corner of the building, to allow maintenance and other utility access to the site, including, but not limited to, pickup of trash and recycling.
9. An emergency access/fire lane with a minimum width of 20 feet shall be provided along the north and east sides of the building, to the satisfaction of the Fire Department.

#### **F. Landscaping**

1. All landscaping shall be installed prior to occupancy.
2. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
3. All irrigation shall be maintained in fully operational condition.
4. The property owner assumes all responsibility for maintaining all on-site landscaping and any landscaping in the public right-of-way adjacent to the property, including potted plants.
5. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees.
6. The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Master and Precise Development Plans, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.

7. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
8. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Due to the presence of a sewer main under the sidewalk on N. Quince Street, it may be necessary to provide street trees in above-ground pots, designed to the satisfaction of the Director of Community Development and City Engineer. If it is necessary to install street trees in above-ground pots along N. Quince Street, street trees along W. Valley Parkway shall also be placed in above-ground pots to maintain a uniform and cohesive appearance along the project frontages.
9. Trees planted in pots shall be selected based on their ability to flourish in such circumstances.
10. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Building permits may be required.
11. "Grass-crete" or other similar plant-able surface material capable of supporting fire apparatus (75,000 pounds) shall be installed on the portion of the fire lane along the north side of the property that is not paved for use as a bike path. If the "grass=crete" is damaged or removed by the City or other utility provider in order to perform maintenance of public utilities, it shall be replaced at the sole expense of the property owner.
12. A contiguous strip of landscaping shall be provided between the bike lane and the proposed building.
13. The developer shall install landscaping and irrigation in a strip of land along the south side of the bike path, between the project's eastern property line and Centre City Parkway, as shown in Exhibit "C." Planting materials and species shall be consistent with those provided on the project site.

## **Engineering Conditions**

### **General**

1. The applicant shall provide the City Engineer a current Title Report covering the subject property.



2. 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.
3. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
4. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

**Street Improvements and Traffic**

1. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<b><u>STREET</u></b>	<b><u>CLASSIFICATION</u></b>
W. Valley Parkway	Collector (32' half width)

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

2. The W. Valley Parkway improvements shall transition within the existing driveway apron east of the site.
3. All driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of 24 feet.
4. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
5. The developer may be responsible for an overlay of Quince Street and W. Valley Parkway due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
6. An Encroachment Permit shall be obtained from the Engineering Department for all work within the public right-of-way. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections, and note on the plans.

7. A 30-foot radius curb return and pedestrian ramp shall be constructed at the northeast corner of W. Valley Parkway and Quince Street.
8. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping and raised planters may be required at the discretion of the City Engineer.
9. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. The developer's contractor shall complete all necessary removal of existing striping and signage and shall install all new signing and striping per the approved plans and as directed by the Field Engineer.
10. The developer will be required to provide a detailed detour and traffic control plan for all construction within the existing right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. The traffic control plan shall be approved prior to the issuance of an Encroachment Permit for construction within the public right-of-way.
11. The developer shall be required to install "No Parking – Bike Lane" signs and red-paint the curb along the project's N. Quince Street and W. Valley Parkway frontage at 150-foot spacing, except in the area designated as the delivery/loading zone described in Street Improvement and Traffic condition no. 16 below. The signs shall be mounted on the street light poles where possible.
12. The developer shall be required to construct a LED street light in accordance with Escondido Standard Drawing No. E-1-E on Quince Street near the project's entrance.
13. Pedestrian access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
14. All gated entrances shall be designed and constructed to the satisfaction of the City Engineer and the Fire Marshal.
15. The project owner shall remove and replace all damaged sidewalks and curb and gutters along project frontages on Quince Street and W. Valley Parkway to the satisfaction of the City Engineer, prior to issuance of Certificate of Occupancy.
16. An 8.5 foot-wide and 100-foot long loading zone shall be constructed along the project frontage on Quince Street.
17. The existing traffic signal the intersection of W. Valley Parkway and Quince Street shall be modified to accommodate the required widening of W. Valley Parkway and the 30' curb return to the satisfaction of the City Engineer. Modifications shall include relocating or

replacing the traffic signal poles and equipment, cabinets, pull boxes, video detection, etc., per all current MUCTD and Caltrans standards.

18. The existing traffic signal at W. Valley Parkway and Centre City Parkway shall be modified to add an audible pedestrian signal (A.P.S.) system to the satisfaction of the City Engineer.
19. 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 prepared by a registered Civil Engineer shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. 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.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. The developer shall be required to construct a 20-foot-wide emergency access road on the north side of the property to the satisfaction of the City Engineer and City Fire Marshal. The width of the access road located on City property (along Escondido Creek bike path) and on this property shall be to the satisfaction of the City Engineer and Fire Marshall.
5. The trash enclosure area shall be constructed or modified to comply with storm water quality management requirement to the satisfaction of the City Engineer.
6. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.

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. Any blasting operations performed in connection with the improvements of the project shall comply with the City of Escondido Blasting Operations Ordinance.
9. The developer shall be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
10. 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 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 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. The project shall limit drainage flows to their pre-construction rates. Details and calculations for basins shall be submitted and approved as part of the grading plan check.
3. 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.
4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention basins within or along the perimeter of the parking and driveway area as the primary method of storm water

treatment and hydro-modification compliance. The landscape plans shall reflect these areas of storm water treatment.

5. 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.
6. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. 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.
7. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
8. The project owner shall install and maintain trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.

### **Water Supply**

1. Required water main improvements for the project include construction of an 8-inch public water main in Quince Street from Valley Parkway along the project's Quince Street property frontage to the north end of the parcel. The 8-inch water main shall be in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer. The existing 6-inch water main in Quince Street that the 8-inch water main is replacing shall be abandoned.
2. Required water main improvements for the project include construction of an 8-inch public water main extension in the private access drive on the easterly side of the proposed project. The 8-inch water main extension shall serve the proposed hydrant at the northeast corner of the proposed building and shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer. A public utility easement shall be granted to the City of Escondido with a minimum easement width of 10-feet.
3. The existing 8-inch public water main that extends from Valley Parkway north along the easterly side of the proposed project shall be located within a minimum 10-foot public utility easement.



4. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall connect to a minimum 8-inch water main.
5. A fire suppression sprinkler system shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings and per the requirements of the Fire Marshal.
6. A 1-inch minimum water service, 1-inch water meter, and back flow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. The water meter and back flow prevention device shall be located near the northeast corner of the site. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.
7. A 1.5-inch minimum irrigation service, 1.5-inch irrigation meter, and back flow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. The water meter and back flow prevention device shall be located near the northeast corner of the site. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.
8. All on-site water lines and backflow prevention devices beyond the City water meter shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
9. No trees or deep rooted plants shall be planted within 10-feet of any water mains.
10. There shall be no permanent structures located within the City's Public Utilities Easements.

### **Sewer**

1. A private 6-inch minimum PVC sewer lateral with a standard clean-out within 18-inches of the Public Utilities Easement or right-of-way shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye fitting or Inserta-Tee.
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral except in movable above-ground planters, to the satisfaction of the City Engineer. Sewer laterals shall be 5-feet horizontally clear from other utilities.

4. Should the above-ground planters referenced in Sewer condition no. 3 above need to be moved to allow access to a sewer main or lateral, it shall be the responsibility of the property owner to temporarily remove said planters. The property owner will also be responsible for putting the planters back in place after any work which necessitated their relocation has been completed.
5. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of the sewer laterals to the sewer main.
6. There shall be no permanent structures located within the City's Public Utilities Easements.

### **Easements and Dedication**

1. The developer shall dedicate 6 feet of right-of-way along the proposed loading zone located on the project frontage on Quince Street.
2. A ten (10)-foot public utility easements shall be granted to the City for the public water main extension in the private access drive on the easterly side of the proposed project.
3. The property owner shall grant to the City a two (2) foot public utility easement along the property frontage of Quince Street and W. Valley Parkway in accordance with the design standards and the requirements of the City Engineer.
4. The owner shall dedicate to the public a 20-foot radius corner rounding at Quince Street and W. Valley Parkway.
5. An emergency access easement shall be granted to the City for the portion of the emergency access located along the north end of the parcel. The width of the easement shall be to the satisfaction of the City Engineer and Fire Marshal.
6. All easements, both private and public, affecting subject property shall be delineated and labeled on the grading plans.
7. The developer shall make arrangements to remove from title all existing easements which conflict with the proposed project structure.
8. Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or 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.

### **Repayment and Fees / 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 or maintain 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 building permits are issued.

### **Miscellaneous Requirements / Surveying and Monumentation**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded. If all record property corners of record are found at the completion of the project, they shall be flagged in the field for inspection and no corner record or record of survey will be required.

### **Utility Undergrounding and Relocation**

1. All new dry utilities to serve the project shall be constructed underground.
2. The developer shall sign a written agreement stating that they have made all such arrangements as may be necessary to coordinate and provide utility construction, relocation, and undergrounding. All new utilities shall be constructed underground.

### **Fire Department Conditions**

1. Project shall comply with mid-rise ordinance.
2. An approved paved all weather access and an adequate water supply shall be provided prior to combustibles being brought to the site.
3. Vertical clearance of 13'6" shall be provided over all access roadways.

4. Turning radius of 28ft inside shall be provide on access.
5. Gates/fencing shall not impede fire access.
6. Provide covers over "panic" buttons in the units, to prevent false alarms. Work with Escondido Fire Department on specifications for these covers.