

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** August 23, 2022

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting. The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same protocol regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so during the designated time for "Oral Communications." All persons addressing the Planning Commission are asked to state their names for the public record. If you wish to submit a written comment online please do so at <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who would need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>

**The Planning Division is the coordinating division for the Planning Commission.
For information, call 760-839-4671.**

E. WRITTEN COMMUNICATIONS:

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

F. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please limit your testimony to three minutes.

1. PL21-0304: Appeal of Pot Plan Approval:

REQUEST: Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 54-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. Six of the units will be deed-restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

PROPERTY SIZE AND LOCATION: 1.17 acre parcel located on the west side of South Escondido Boulevard, north of West 15th Avenue, addressed at 1401 S. Escondido Boulevard (Assessor Parcel Numbers 236-172-14-00 and 236-172-15-00).

ENVIRONMENTAL STATUS: A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) section 15332, "In-fill Development Projects."

APPELLANT: Cross Real Estate Investors, LLC, Greg Drakos

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: September 28, 2022

2. PL22-0032: Appeal of Plot Plan Approval:

REQUEST: Appeal of an administrative decision to approve a Major Plot Plan, including a density bonus, for a 48-unit apartment project in the Escondido Boulevard District of the South Centre City Specific Plan. The project includes the development of two, three-story buildings that contain 24 units per building. Five units will be deed restricted for very-low income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law. The appeal has been made by the project proponent and is specifically related to a condition of approval that requires new residential developments to offset their fiscal impacts to ongoing municipal services. The Planning Commission acts in an advisory role to the City Council on this appeal.

PROPERTY SIZE AND LOCATION: 1.02-acre parcel located on the east side of South Escondido Boulevard, north of Felicita Avenue, addressed at 1600 S. Escondido Boulevard (Assessor Parcel Number 236-460-16-00).

ENVIRONMENTAL STATUS: A Categorical Exemption was issued for the project in accordance with California Environmental Quality Act (CEQA) section 15332, "In-fill Development Projects."

APPELLANT: Spinezone Equity Partners, LLC, Kamshad Raiszadeh

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: September 28, 2022

H. CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

1. Policy Discussion: Covered Parking:

REQUEST: Discuss issues related to covered parking

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: This item is not a "project" as defined in CEQA Guidelines section 15378(b).

REQUESTOR: Vice-Chair Rick Paul

STAFF RECOMMENDATION: N/A

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

I. FUTURE AGENDA ITEMS

J. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

K. PLANNING COMMISSIONERS

L. CITY PLANNER'S REPORT

M. ADJOURNMENT

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

August 23, 2022

The meeting of the Escondido Planning Commission was called to order at 7 p.m. by Vice-Chair Paul, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Rick Paul, Vice-Chair; David Barber, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Katharine Barba, Chair; and Dao Doan, Commissioner.

Staff present: Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; and Jessica Engel, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler and seconded by Commissioner Barber, to approve the Action Minutes of the July 26, 2022, Planning Commission meeting. Motion carried (3-0-2). Ayes: Paul, Barber, and Weiler. Abstained: Mecaro and Speer; Absent: Barba and Doan..

WRITTEN COMMUNICATIONS: A letter from the Southwest Regional Council of Carpenters regarding the use of a local skilled and trained workforce was placed on the dais

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. **PGH20-0030: 2021 – 2029 Draft Housing Element Update**

REQUEST: Receive update on the 2021 – 2029 Draft Housing Element

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: None

COMMISSION DISCUSSION: None

PUBLIC COMMENTS:

Francisco Pena provided comments regarding the use of a local skilled and trained workforce on behalf of the Southwest Regional Council of Carpenters.

COMMISSION ACTION: None.

2. **PL22-0357 / Planning Commission By-Laws:**

REQUEST: Amendment of Planning Commission By-Laws.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: Development Services Department

STAFF RECOMMENDATION: Approve amended Planning Commission bylaws.

COMMISSION DISCUSSION:

Commissioners discussed the changes to the bylaws, including the procedure for Commissioner's adding items to future agendas, the length of time allotted for presenters and Public comments, the procedure for cancelling meetings, limits to submitting written comments prior to a meeting and the possibility of multimedia presentations by the Public.

COMMISSION ACTION:

Moved by Vice-Chair Paul and seconded by Commissioner Weiler to approve the Amendment of the Planning Commission bylaws with minor revisions. Motion carried (5-0). Ayes: Paul, Barber, Mecaro, Speer and Weiler. Absent: Barba and Doan.

ORAL COMMUNICATION: None

PLANNING COMMISSIONERS:

Vice-Chair Paul requested to add a discussion about covered parking to a future agenda.

DIRECTOR'S REPORT:

City Planner Adam Finestone updated the Commissioners that there will be two plot plan appeals and a discussion regarding covered parking on the agenda for the next Planning Commission meeting scheduled for September 13, 2022.

ADJOURNMENT:

Vice-chair Paul adjourned the meeting at 8:11 p.m.

Adam Finestone, Secretary to the
Escondido Planning Commission

Jessica Engel, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: September 13, 2022

PROJECT NUMBER / NAME: PL21-0304 / 1401 S. Escondido Blvd. Apartments

REQUEST: An appeal of a Condition of Approval applied to a Major Plot Plan requiring funding of ongoing municipal services required by the project

LOCATION: 1401 S. Escondido Blvd.

APN / APNS: 236-172-14-00 and 236-172-15-00

GENERAL PLAN / ZONING: Specific Plan Area (SPA 15) / Specific Plan (S-P; South Centre City Specific Plan)

APPLICANT: Cross Real Estate Investors, LLC.

PRIMARY REPRESENTATIVE:
Greg Drakos

DISCRETIONARY ACTIONS REQUESTED: Appeal of a Plot Plan approval.

PREVIOUS ACTIONS: The Plot Plan was administratively approved by the Director of Development Services on August 24, 2022.

PROJECT PLANNER: Sean Nicholas, Principal Planner

CEQA RECOMMENDATION: The development was determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill Development Projects).

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

REQUESTED ACTION: Adopt Resolution No. 2022-07.

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

- Andrew Firestine, Director of Development Services
- Adam Finestone, City Planner

A. BACKGROUND:

An administrative approval for a Plot Plan, inclusive of a density bonus, was issued on August 24, 2022, for a 54-unit apartment complex located at 1401 S. Escondido Blvd. The project includes six units that will be deed-restricted for very-low income households. The applicant appealed the inclusion of a condition of approval applied to the project which requires the developer to fund ongoing operational costs of providing municipal services required for the project. The appeal is based on the premise that density bonus projects are entitled to certain incentives and waivers, in addition to an increase in allowable density, in order to make a project financially feasible.

All other aspects of the project have been approved and not subject to the appeal.

B. ANALYSIS:

Density bonus law (Government Code section 65915 et. seq.) and Article 67 of the Escondido Zoning Code (Density Bonus and Residential Incentives) are intended to encourage the development of affordable housing. This is accomplished through the allowance for an increase in residential density above what would typically be allowed for a property, and through the provision of incentives and waivers from development standards that make construction of the project infeasible.

Allowable increases in density are based on a sliding scale that involves both the percentage of affordable units being provided, and the level of affordability of those units. Current zoning for the subject property would allow a total of 36 units; however, by deed restricting 15% of those units (amounting to six units) for very-low income households, the project is eligible for a 50% increase in allowable density, resulting a total allowance of 54 units.

The percentage of affordable units and level of affordability also entitles the applicant to three incentives and waivers. The incentives for this project include an increase in the maximum height allowance (from 45 feet and three stories to 49 feet and four stories), and a reduction in the amount of required open space (from 300 square feet per unit to 60 square feet per unit). The applicant has also requested an incentive to facilitate the construction of the project by eliminating the requirement to fund ongoing operational costs of providing municipal services required for the project. This requirement is identified as Condition of Approval A.11 in the Letter of Conditional Approval dated August 24, 2022, and included as Attachment 1 to this staff report. Specifically, the condition states:

Costs of Municipal Services. *In accordance with the General Plan, the Developer shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding shall be in accordance with the special tax levy adopted annually by the City Council based on the project density, unless another amount is approved by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (“CFD”) or the establishment of another lawful funding mechanism reasonably acceptable to the City (“Public Services Funding Agreement”). Projects that elect to annex into the Services*

CFD shall submit consent forms prior to the first permit issuance if they have not done so already. The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.

Government Code section 95915(l) states that density bonus law "...does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements." Similarly, section 33-1414(a)(2)(E) of the City of Escondido Municipal Code states that "the city council may, but is not required to, provide direct financial incentives, including direct financial aid in the form of a loan or grant, the provision of publicly owned land, or the waiver of fees or dedication requirements." Staff has consistently interpreted this to mean that the City is not required under density bonus law to waive fees or provide other direct financial incentives for a housing development and that staff does not have the authority to do so under the City of Escondido Municipal Code or the current City Council adopted policy concerning the funding of municipal services by new development.

Costs of Municipal Services

The condition cited above is consistent with existing City Council policy requiring all residential development to offset its impact on the general fund by providing an ongoing funding source to pay for public services demanded by the project. The following is a brief history of the creation, purpose, and implementation of that policy:

- On June 12, 2019, the City Council directed staff to investigate all options to address the structural budget deficit to ensure the budget deficit does not grow as the City develops, including evaluating the feasibility of a Citywide Services CFD as a streamlined means for projects to offset their ongoing impact to the general fund.
- On April 8, 2020, the City Council indicated its intent to require new residential development to offset the ongoing costs of providing public services.
- On May 13, 2020, the City Council held a duly noticed public hearing and adopted Resolution No. 2020-44 (Resolution of Formation) establishing CFD 2020-1, the Citywide Services CFD.
- On September 16, 2020, the City Council adopted Resolution No. 2020-115 annexing five projects with 66 units into CFD 2020-1 creating the second (2) zone of the Services CFD (Zone 2020-2).

- On September 23, 2020, the City Council restated its intent to require new residential development to offset the ongoing costs of providing public services, specifically noting that the requirement be applied to any project approved after May 13, 2020.
- On October 21, 2020, the City Council adopted Resolution No. 2020-147 annexing a 42-unit project located at 2608 S. Escondido Blvd. into CFD 2020-1 and creating the third (3) zone of the Services CFD (Zone 2020-03).
- On November 18, 2020, the City Council adopted Resolution No. 2020-160 annexing two (2) projects containing 21 units into CFD 2020-1 creating the fourth zone of the Services CFD (Zone 2020-04).
- On July 21, 2021, the City Council adopted Resolution No. 2021-77 approving the special tax rate for CFD 2020-1 (Public Services).

Planning Commission Review

Pursuant to Zoning Code Section 33-1304, decisions of the director may be appealed to the Planning Commission. However, because the requirement to fund all on-going operational costs of providing municipal services is a policy established by City Council, the Planning Commission does not have decision-making authority on the appeal. At its public hearing related to the Palomar Heights project on September 22, 2020, the Planning Commission specifically discussed this issue, at which time staff indicated that the Commission did not have the authority to waive Council policy. As such, the Planning Commission is acting in an advisory role to City Council on this appeal.

C. CONCLUSION AND RECOMMENDATION:

The Director of Development Services applied Condition of Approval A.11 to the project approval, requiring the project to fund all on-going operational costs of providing municipal services. Because the condition is consistent with current City Council policy, and because neither the Government Code nor the City of Escondido Municipal Code require the City to provide direct financial assistance to a density bonus project, staff does not support the removal of said condition. As such, and because the Planning Commission is serving in an advisory role to City Council on this appeal, staff recommends that the Planning Commission adopt Resolution No. 2022-07, recommending City Council deny the appeal and uphold the Director's decision to approve the project subject to all conditions of approval contained in the Conditional Letter of Approval attached to this staff report.

ATTACHMENTS:

1. Plot Plan Conditional Letter of Approval dated August 24, 2022
2. Appeal of condition of approval
3. Planning Commission Resolution No. 2022-07



Andrew Firestine, AICP
Director of Development Services
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4556 Fax: 760-839-4313

August 23, 2022

Greg Drakos
 1783 Crest Drive
 Encinitas, CA 92024

Subject: Plot Plan for a 54-Unit Density Bonus Project (PL21-0304)
 Location: 1401 South Escondido Blvd (236-172-14-00 and 236-172-15-00)
 Applicant: Greg Drakos

Dear Mr. Drakos:

This letter serves to inform you that the City of Escondido has completed its review, and does hereby conditionally approve Planning Case No. PL21-0304, which is a Major Plot Plan for a 54-unit density bonus project, including six units that will be deed restricted for very-low income located at 1401 S. Escondido Blvd. The subject property is zoned S-P (Specific Plan) and is located in the Escondido Boulevard District of South Centre City Specific Plan. The property has a Mixed-Use Overlay designation, and allows multi-family development at a density of up to 30 dwelling units per acre. The General Plan land use designation for the property is SPA 15: South Centre City Specific Plan.

This approval is subject to the Conditions of Approval attached as Exhibit "A" hereto. Compliance with the Conditions of Approval must be demonstrated on subsequently submitted plans for the project (building plans, grading/improvement plans, landscape plans, etc.). Said plans shall be in substantial conformance with those attached as Exhibit "C" hereto and on file with the Planning Division, except as modified by the Conditions of Approval in Exhibit "B."

Please note that the Plot Plan was reviewed for consistency with current City ordinances and policies and in no way vests any rights to the developer to construct to these standards in the future if the City ordinances and policies change. Additionally, please be aware that the Plot Plan was reviewed based on the assumption that the legal description for the subject property furnished by you, the applicant, and attached as Exhibit "D" hereto, is accurate, and that all easements, covenants, conditions, and other encumbrances and restrictions relating to the property have been completely and accurately depicted, described, and disclosed. Neither the City of Escondido nor any of its officers or employees assumes responsibility for the accuracy of said information.

PLAN PROCESSING REQUIREMENTS:

One revised electronic copy of the Plot Plan reflecting the Conditions of Approval shall be submitted for review by the Planning Division. Said Plot Plan must be certified by the Planning Division prior to submittal of other plans (e.g., building, grading, landscape) for the Project.

Pursuant to Government Code section 66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. Said fees shall be paid prior to or concurrent with the issuance of building permits, in accordance with the prevailing fee schedule in effect at the time of building permit issuance. The project may also be subject to dedications, reservations, and exactions as specified in the conditions of approval. NOTICE IS FURTHER GIVEN that the 90-day

period to protest the imposition of any fee, dedication, reservation, or other exaction described in this letter begins on the date of this letter and any such protest must be in a manner that complies with Government Code section 66020.

ENVIRONMENTAL DETERMINATION

This project has been determined to be exempt from further environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (Class 32, In-Fill Development). A Notice of Exemption has been prepared for the Project, a copy of which is attached to this letter as Exhibit "E." Approval of the subject project includes approval of the CEQA exemption.

The City of Escondido hereby notifies the applicant that the San Diego County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption for the Project. The applicant shall remit to the City of Escondido Planning Division a check payable to the "San Diego County Clerk" in the amount of \$50 within two working days of the date of this letter. Per CEQA Guidelines section 15062, the filing of a Notice of Exemption and the posting with the San Diego County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's determination that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.

CONCLUSION

The owner, or his/her authorized agent, shall sign the Acknowledgement and Acceptance of Conditions of Approval form enclosed with this letter, and submit such form within 10 days of receipt of this letter. Approval of this Plot Plan, including the Conditions of Approval applied to it, may be appealed as prescribed in Section 33-1303 of the Escondido Zoning Code. If no appeal is filed, the approval shall become final on the 11th day following the date of this letter.

This Plot Plan approval will expire two years from the date of this letter. If no building permit is obtained during this period, the approval shall be considered null and void. A one-year extension of the conditional approval may be granted, after consideration of the Director of Development Services, upon written request and submittal of the required fee prior to the expiration date.

Please be advised that if you seek judicial review of the final decision in this matter pursuant to Code of Civil Procedure section 1094.5, the time within which judicial review must be sought is governed by California Code of Civil Procedure section 1094.6.

Please feel free to contact me at (760)-839-4546, or via email at snicholas@escondido.org, if you have any questions.

Sincerely,



Sean Nicholas, AICP
Principal Planner

PL21-0304
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Exhibits:

- A. Findings of Fact
- B. Conditions of Approval
- C. Project Plans
- D. Legal Description
- E. CEQA Notice of Exemption

cc: Adam Finestone, City Planner

EXHIBIT “A”

FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development Project.
3. The City Planner, or their designee, has independently considered the full administrative record before it, which includes but is not limited to materials and evidence submitted by the applicant and other interested parties, and input provided by other City departments and public agencies. No substantial evidence has been submitted that would support a finding that any above-described exemption is not applicable to the Project. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Plot Plan Findings

The City Planner, or their designee, has reviewed the record, including applicable CEQA findings, and makes the following findings for a Plot Plan Permit:

1. The proposed multi-family residential project is an allowed use within the Escondido Boulevard District of the South Centre City Specific Plan (SPA 15). The Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Planning Area provisions, and improvement standards adopted by the City.
2. The Plot Plan is granted subject to such conditions as deemed necessary to meet the standards of the use and zone in which it is located and to comply with applicable design standards.
3. The Plot Plan is granted subject to such additional conditions as deemed necessary and desirable to preserve the public health, safety and general welfare.

EXHIBIT "B"

PLANNING CASE NO. PL21-0304

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on June 28, 2021, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on August 23, 2022, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 24 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized

agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a.** The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b.** Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c.** Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

- 5. Limitations on Use.** 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 Development Services Department.

6. Certificate of Occupancy.

- a.** No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Community Development.

7. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development 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 Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Costs of Municipal Services. Costs of Municipal Services. In accordance with the General Plan, the Developer shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding shall be in accordance with the special tax levy adopted annually by the City Council based on the project density, unless another amount is approved by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (“CFD”) or the establishment of another lawful funding mechanism reasonably acceptable to the City (“Public Services Funding Agreement”). Projects that elect to annex into the Services CFD shall submit consent forms prior to the first permit issuance if they have not done so already. The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager’s designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City’s issuance of any permit for the Project.

12. Public Art Partnership Program. All requirements of the Public Art Partnership Program as applicable, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

13. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

14. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

15. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

16. Enforcement. If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken

by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

17. Indemnification, Hold Harmless, Duty to Defend.

- a.** The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and

all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
- 5. Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

14. Construction Waste Reduction, Disposal, and Recycling. Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. Construction Equipment Emissions. Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

16. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of

construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A minimum of 73 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required, minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. In accordance with the California Green Building Standard Code, at least eight (8%) percent of the total number of required spaces shall be designated for clean air vehicles (CAV), and shall be shown on the revised site plan to the satisfaction of the Planning and Building divisions.
4. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.
5. 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, utility access and trash/recycling staging, and any other issues which affect the use and maintenance of the parking garage.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead

plant material shall be removed and replaced by the property owner or management company.

3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. 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, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) 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 Approved Plan set, 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.
 - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
 - c. 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.

- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Housing and Neighborhood Services Conditions:

1. The Project shall provide a minimum of six (6) dwelling units for very-low income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a building permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.
2. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and recorded on the applicable property for the requisite period of time.

F. Engineering Conditions:

GENERAL

1. The Developer shall provide the City Engineer with a current Preliminary Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, these utilities shall be relocated subject to approval of the owner of the utility/facility prior to approval of Grading plans and issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.
4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. As surety for the construction of required off-site and/or on-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.
6. 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.
7. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be corrected by the Developer to the satisfaction of the City Engineer.

8. The Developer's engineer shall submit to the Planning Department 3 copies of the Plot Plan as conditionally approved. These copies shall be signed by the Planning Department verifying that they are an accurate reproduction of the approved Plot Plan and one of these copies must be included with the first Final Engineering submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. All driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of 24'. The driveway apron off Escondido Blvd. is allowed to have a reduced return radius of 12 feet on the south side to accommodate the existing SDG&E equipment. All other driveway apron returns shall be the standard 20' radius.
2. The existing substandard radius curb return at the northwest corner of 15th Avenue and Escondido Blvd. (SE cor. of project frontage) shall be reconstructed to the City Standard minimum radius of 30 feet together with a new pedestrian ramp. This curb return reconstruction shall include the relocation and/or adjustment to grade of various utility and traffic signal equipment including 2 waterline air valves, a 1A traffic signal pole, pull boxes, etc.
3. The Developer will be required to modify the existing traffic signal poles & equipment, signing, and striping as needed to accommodate the curb return reconstruction in Condition 2 above. The Developer shall submit separate traffic signal and signing and striping modification improvement plans prepared by a Traffic Engineer for review and approval by the City Engineer. These traffic signal modifications shall be per current City, Caltrans, and MUTCD Standards and shall include video detection and APS as needed. The Developer's Traffic Engineer will also be responsible for any required signal timing and coordinating traffic signal modification work with the Developer's Contractor(s) and Equipment Suppliers and City staff.
4. The developer will be responsible for removal of all existing and the furnish and installation of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.
5. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
6. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
7. A new LED street light shall be installed per Escondido Standard Drawing E-1-E on the west side of the new project entrance off 15th Avenue.

8. The existing street light on Escondido Blvd. shall be relocated to the south side of the project's proposed new Escondido Blvd. driveway and it shall be retrofitted with an LED light head in accordance with Escondido Standard Drawing No. E-1-E.
9. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
10. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.
11. The Developer may be responsible for an overlay of portions of Escondido Blvd. and 15th Avenue due to utility trenches necessary to serve this project. The determination of the extent of any required overlay shall be to the satisfaction of the City Engineer.
12. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
13. All gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal.
14. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities within the Escondido Blvd. right-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

GRADING

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by a copy 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. All private access drives and parking areas shall be paved with a minimum of 3" asphalt concrete over 6" of aggregate base or 7" Portland cement concrete over 6" aggregate base. All paved areas exceeding 15% slope or less than 1.0% shall be paved with Portland cement concrete.
3. Any proposed retaining walls not a part of the building foundations or stem walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the

proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. The Developer will be required to pay for all required third party structural engineering review of these structural calculations and details. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Department plan review and Building Permit process.

4. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public R/W.
5. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or other work necessary to construct the project and/or the required improvements, or the Developer shall modify the project design so the construction in question is contained within the project's property lines.
6. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The Developer shall be responsible for maintaining all erosion control facilities throughout the project.
7. The Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
8. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
9. All existing foundations, structures, trees not otherwise designated "to remain" on the Plot plan, shall be removed or demolished from the site.
10. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Final 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. All on-site storm drains are private. The responsibility for maintenance of these storm drains shall be that of the Property Owner.
3. The project shall limit drainage flows to their pre-construction rates. Details and calculations for any detention vaults shall be submitted and approved as part of the grading plan check.

4. A Final 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 calculations for treatment, hydromodification, pump, and storage volumes. The SWQMP shall include detailed maintenance requirements and responsibilities for all onsite conveyance, treatment, detention, and pump facilities. The SWQMP shall demonstrate how any proposed proprietary best management practices like modular wetlands meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.
5. Trash enclosures shall be covered and be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.
6. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
7. All onsite and offsite storm water treatment and retention facilities and their drains including modular wetlands, underground storage and pumps, any permeable paver areas shall be considered private. The responsibility for maintenance and repair of all project constructed/installed post construction storm water treatment facilities both onsite and in the adjacent public right-of-way shall be that of the Property Owner.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshall. Fire hydrants shall connect to a minimum 8-inch water main.
2. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Utilities Engineer and Fire Marshal.
3. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.
4. All on-site water lines and backflow prevention devices beyond the City water meter or DDCA shall be considered a private water system. The Property Owner shall be responsible for all maintenance of these water lines and appurtenances.

5. A 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas.
6. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains or services.
7. There shall be no permanent private structures located within the City's Public Utility Easements.
8. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
9. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
10. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.
11. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

SEWER

1. A private 6-inch minimum PVC sewer lateral with a standard clean-out within 18-inches of the Public Utility Easement or ROW 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 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. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. The Property Owner shall be responsible for all maintenance of sewer laterals to the public sewer main.
5. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.

6. The location of all sewer laterals shall be shown on the grading and improvement plans.

LANDSCAPING

1. Site landscaping and irrigation plan for the project and for all right-of-way areas along the project frontages shall be prepared by a Licensed Landscape Architect and submitted to the Engineering Department with the second submittal of the grading plans for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

EASEMENTS AND DEDICATIONS

1. The developer shall dedicate to the public a 20-foot radius corner rounding at the northwest corner of 15th Ave. and Escondido Blvd.
2. All private and public easements affecting subject property both proposed and existing to remain shall be shown, delineated, dimensioned, and clearly labeled on the Final Map and all plan sets.
3. The Developer shall grant to the public two (2) feet of public utility easement beyond the public right-of-way along the project's entire 15th Avenue frontage.
4. The Developer shall grant to the public additional areas of public utility easement as needed in various locations for the placement of water meters, DDCAs, and air valves to the satisfaction of the City Engineer and Utilities Engineer.
5. The Developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed project prior to issuance of Building Permits. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Grading plans. Building permits will not be issued for structures in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

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.

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.

REPAYMENTS AND FEES


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

UTILITY UNDERGROUNDING AND RELOCATION

1. Any existing overhead utilities within the project boundary or along fronting streets shall be relocated underground as required by the City's Undergrounding Ordinance.
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.

Exhibit "C"
Approved Plans

SHEET INDEX	
A-SP	SITE PLAN
A-1	UNIT PLANS
A-2	BUILDING PLANS
A-3	ELEVATIONS
A-4	PERSPECTIVES
A-6	TRASH / CARPORT
A-7	SITE PHOTOS
A-8	
1 OF 2	GRADING & UTILITY PLAN
2 OF 2	NW CURB RETURN
L1	LANDSCAPE PLAN
L2	EXISTING TREE PLAN



PROPOSED PROJECT: PL 21-0304
TITLE PAGE

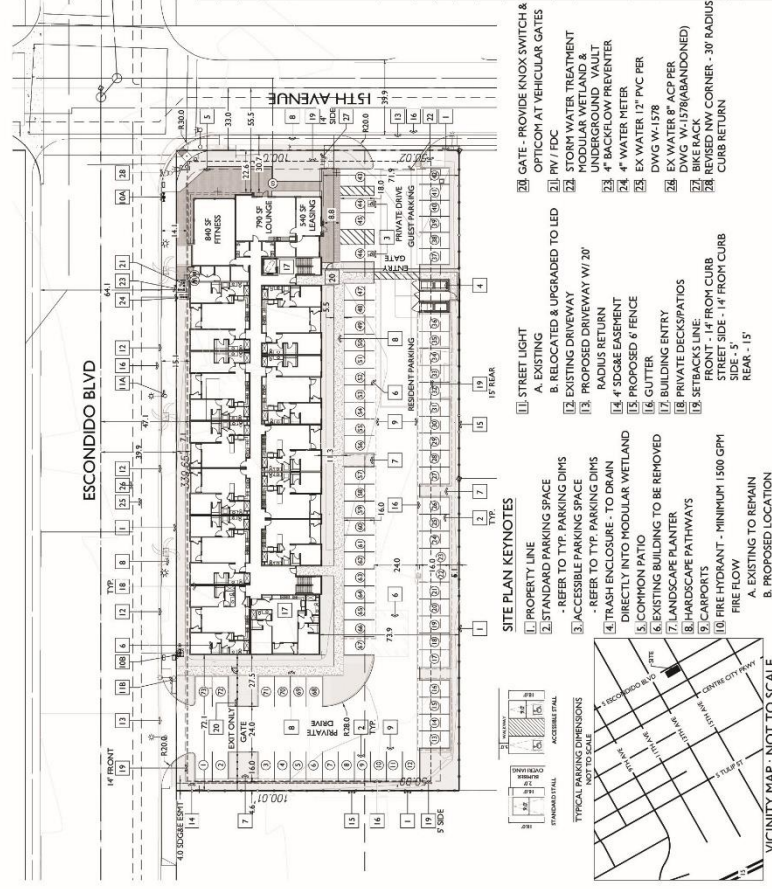
PROJECT SUMMARY
4 STORY (TYPE V CONST. / R2 OCC)
STACKED FLATS DBL LOADED CORRIDOR

ADDRESS
1401 S. ESCONDIDO BLVD
54 DU
TOTAL HOMES
PAD AREA
1.17 ACRES
S-P SPECIFIC PLAN AREA

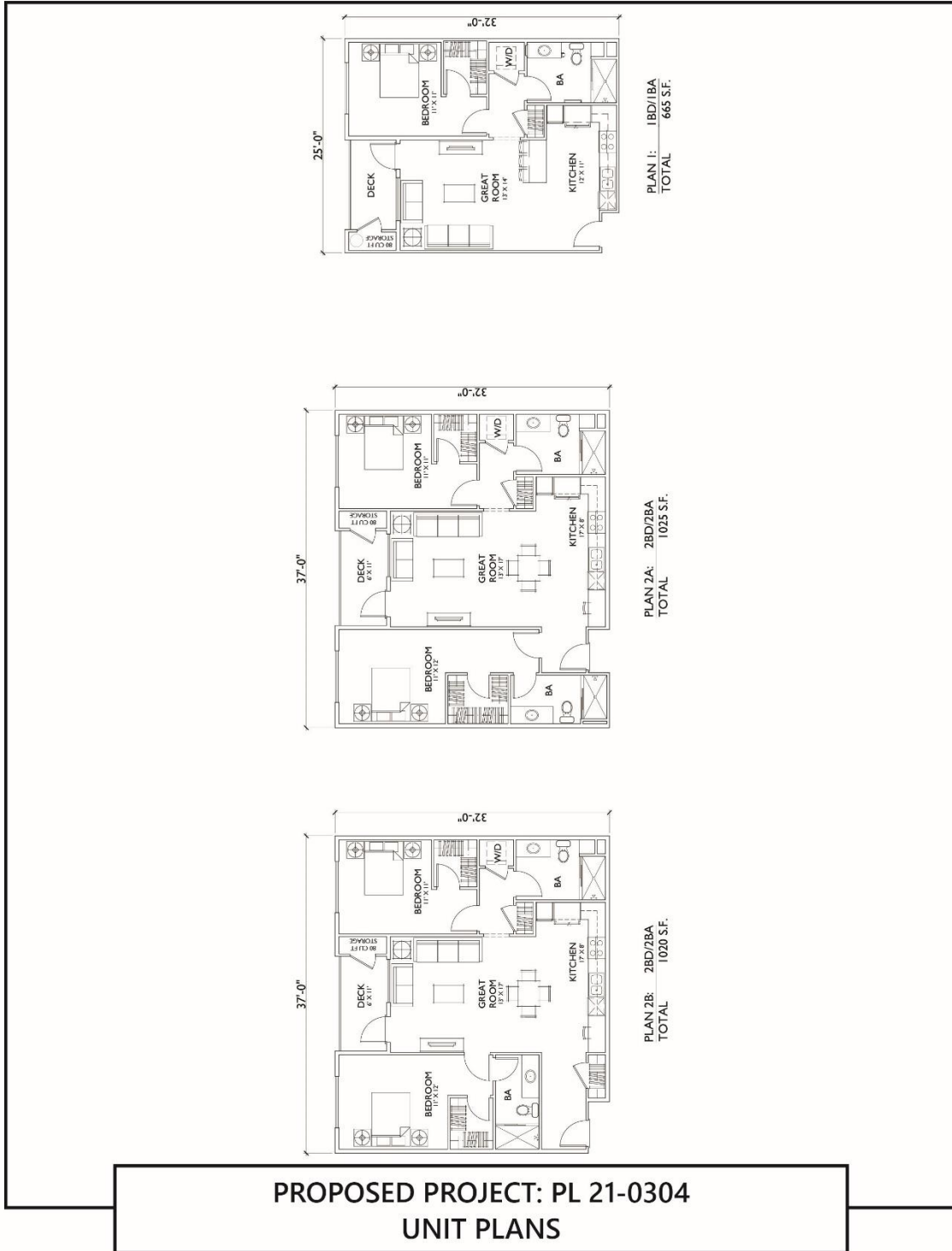
UNIT MIX
PLAN 1 1BD/1BA 665 SF
PLAN 2A 2BD/2BA 1,025 SF
PLAN 2B 2BD/2BA 1,025 SF
54 TOTAL UNITS

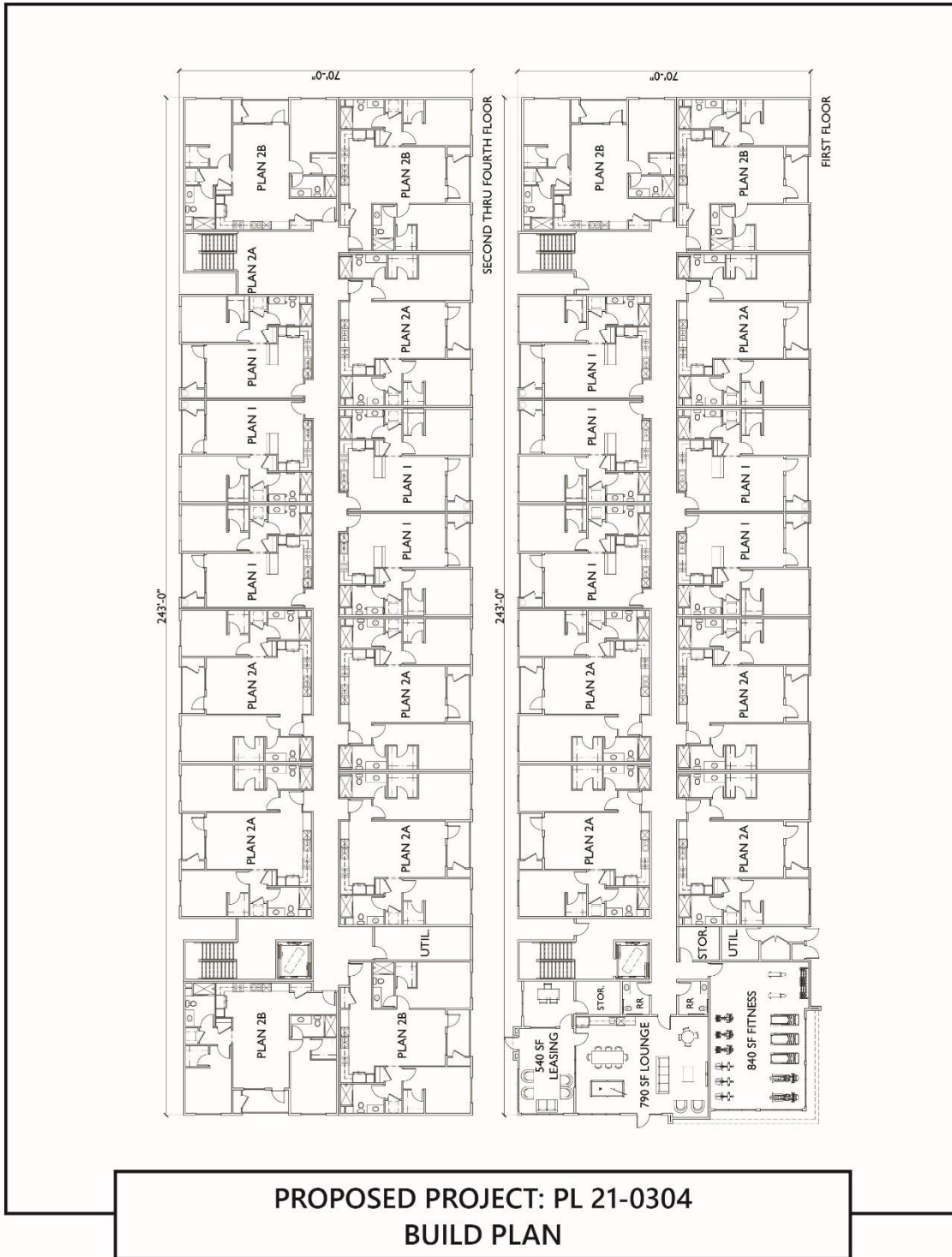
DEVELOPMENT STANDARDS
SOUTH CENTRE CITY SPECIFIC PLAN
ESCONDIDO BLVD DISTRICT

DEVELOPMENT STANDARD	STANDARD	PROPOSED	NOTES
DENSITY	36 UNITS 1.17 AC X 30 DU/AC = 36 UNITS	54 UNITS MAX DENSITY BONUS 50% TOTAL UNITS ALLOWED = 54 UNITS 36 BASE + 18 BONUS = 54 UNITS 36 BASE X .55 = 19.8 UNITS	3 INCENTIVES ALLOWED
BUILDING HEIGHT	8.5 STORIES	49 FT	INCENTIVE #1
LOT AREA	NONE	NONE	
MAX BUILDING COVERAGE	NONE	66%	(18,460 SQ/FT)
SETBACK: FRONT	14 FT FROM CURB	14.1 FT FROM CURB	
SETBACK: SIDE INTERIOR	5 FT	72.1 FT	
SETBACK: REAR	14 FT FROM CURB	30.7 FT FROM CURB	
PARKING	57 SPACES (E.C.C. 67 SEC 3-14.15 (2A) 1.17 AC X 1 = 13.44 SP (50) 280 X 1 = 40 SP	71 SPACES (54 COVERED)	
BIKE PARKING	54 DU X .25 = 14 SPACES	14 SPACES	
OPEN SPACE	TOTAL: 10,200 SF 54 DU X 200 SF = 10,800 SF PLAN COMPLETION: 1,000 SF 75% X 10,200 SF = 7,650 SF PLAN 2B: 14 X 60 SF = 840 SF	1,000 SF PRIVATE: 3,240 SF TOTAL: 4,240 SF	INCENTIVE #2
STORAGE	80 CU FT PER UNIT	80 CU FT PER UNIT	
COMMUNITY DISTRICT	CFD 2003-1	WAIVED	INCENTIVE #3



**PROPOSED PROJECT: PL 21-0304
OVERALL SITE PLAN**





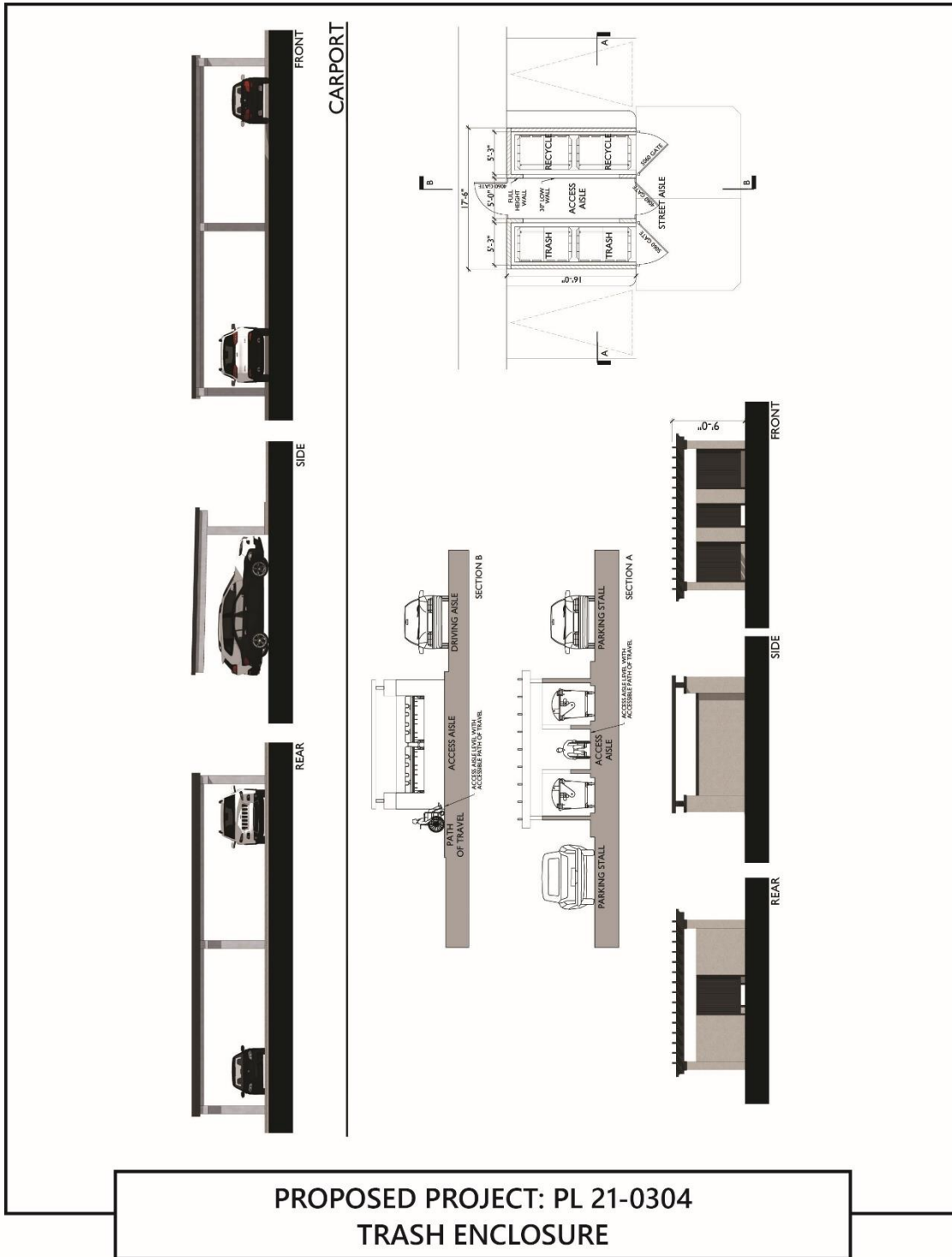
**PROPOSED PROJECT: PL 21-0304
BUILD PLAN**







**PROPOSED PROJECT: PL 21-0304
PERSPECTIVES**







4. ESCONDIDO BLVD



5. ESCONDIDO BLVD AND 15TH AVE

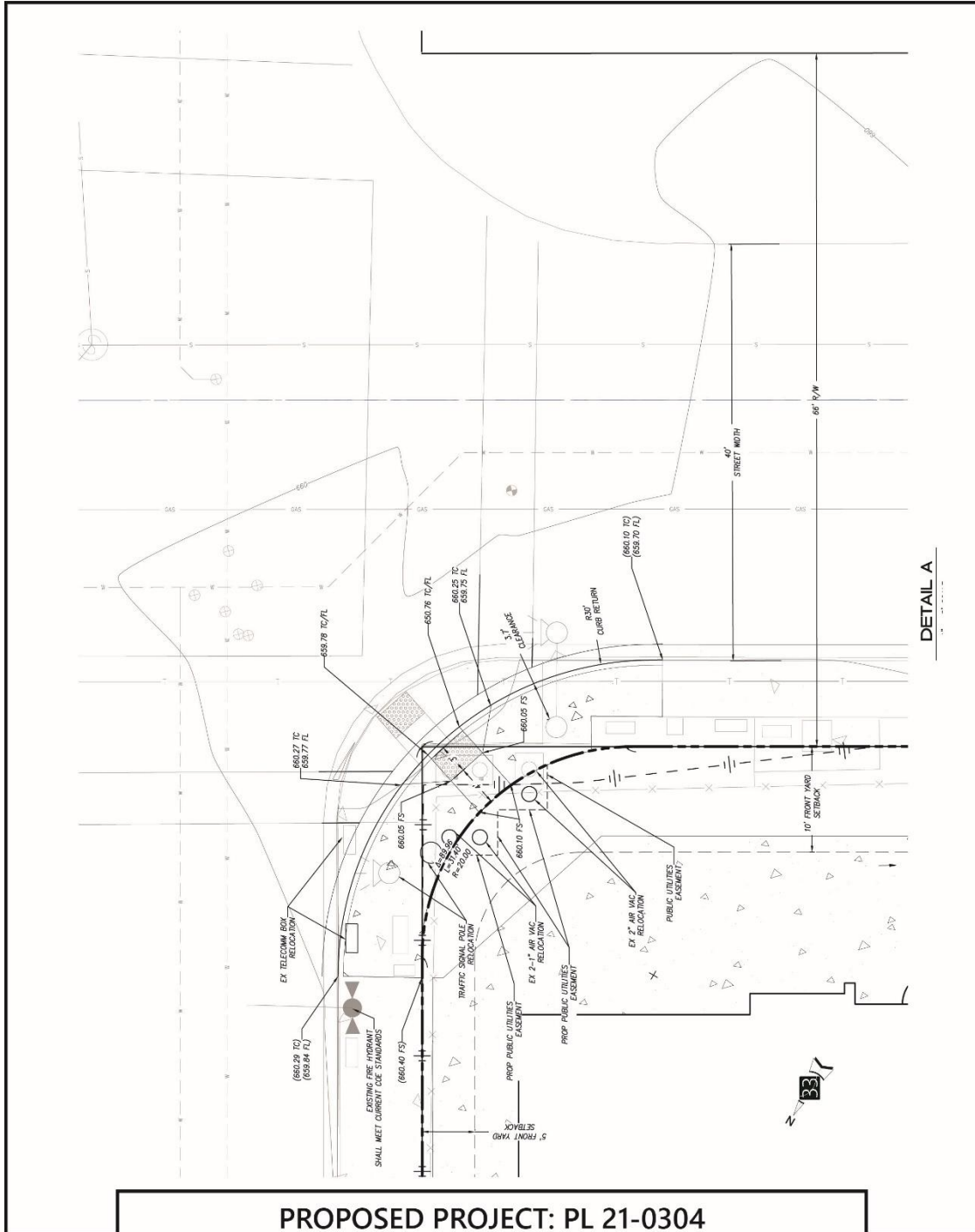


KEY MAP: NOT TO SCALE

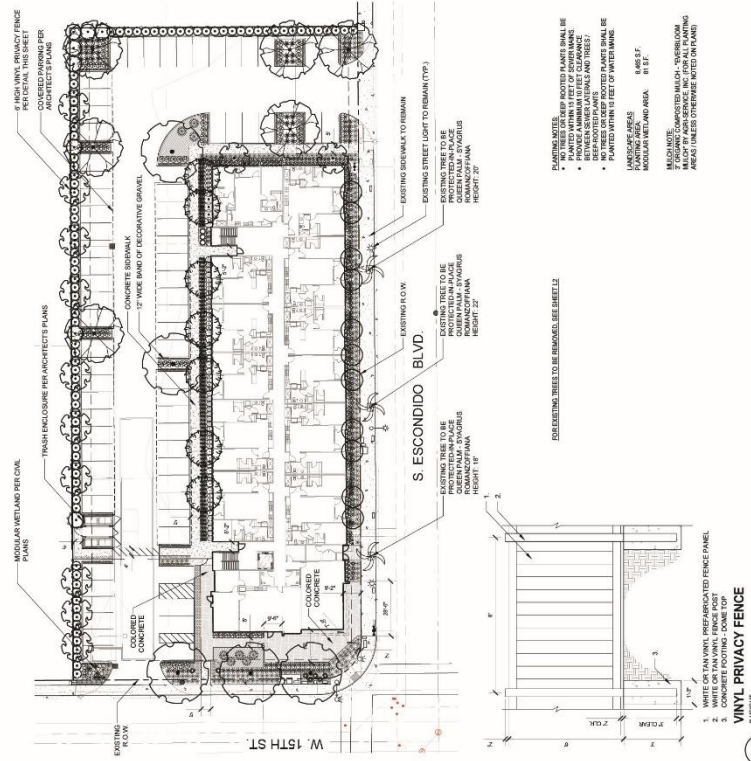


6. 15TH AVE

**PROPOSED PROJECT: PL 21-0304
SITE PHOTOS**



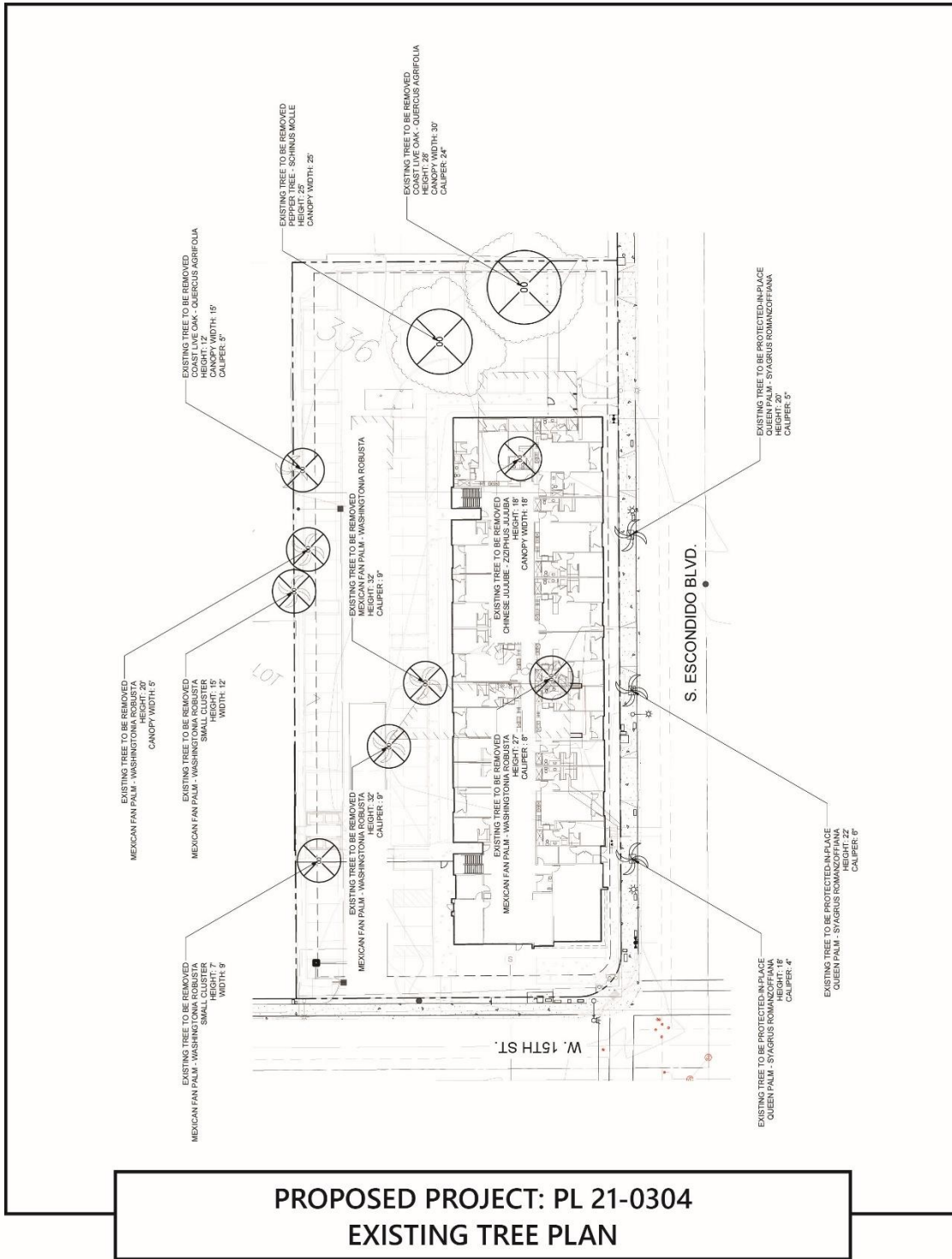
PROPOSED PROJECT: PL 21-0304
CONCEPTUAL GRADING AND UTILITY PLAN



PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER (IRRIG.)
ACACIA LINDORFII	SHOESTRING ACACIA	7	2" BOX	PER PLAN	LOW	
CERODAMIA DESERTI MUSEUM	DESERT MUSEUM PALM MESSE	5	2" BOX	PER PLAN	LOW	
LARIX NOBILIS SWANSTON	SWEET BAY	12	2" BOX	PER PLAN	LOW	
MORICOLA GRANIFLORA LITTLE DESM	LITTLE GERMANSHOLA	11	2" BOX	PER PLAN	MED	
QUERCUS AGROFOLIA	CASTLE OAK	5	3" BOX	PER PLAN	LOW	
SPINES						
AGAVE BLUE GLOW	BLUE GLOW AGAVE	7	15 GAL	PER PLAN	LOW	
BOULEGIA GRACILE BLOND AMBITON	BLOND AMBITON BLUE GRAMA	200	5 GAL	PER PLAN	LOW	
CALLISTEMON MINIMALIS LITTLE JOHN	LITTLE JOHN BUTTERFLUSH	120	5 GAL	PER PLAN	LOW	
CHONDRILLUM ALBIPUNTUM	GAPE BUSH	13	5 GAL	PER PLAN	MED	
CISTIS A PARVIFLUS	ORCHID ROCKROSE	14	5 GAL	PER PLAN	LOW	
CONIFERUS DESIGNALINE	NEW ZEALAND CARBANE TREE	12	5 GAL	PER PLAN	MED	
DASYLIRION WHEELER	DESERT SPOON	8	15 GAL	PER PLAN	LOW	
EMMELIA REVOLUTA LITTLE REY	LITTLE REY FLAXLILY	207	5 GAL	PER PLAN	LOW	
ECHINOACTIS GRACILIS	GOLDEN BARREL CACTUS	3	15 GAL	PER PLAN	LOW	
HEX VORTEXIA STONES DWAMP	STONES DWAMP PALM	8	5 GAL	PER PLAN	LOW	
HEX VORTEXIA STONES DWAMP	CALIFORNIA GRAY BUSH	8	5 GAL	PER PLAN	LOW	
JANUS PATENS	LYNITE EVERGREENING TX FINGER	5	5 GAL	PER PLAN	LOW	
LEUCOPHYLLUM LYNITE EVERGREENING	LYNITE EVERGREENING TX FINGER	5	5 GAL	PER PLAN	LOW	
LEWIS CONCORDIUS LANTYON PRINCE	LEWIS CONCORDIUS LANTYON PRINCE	36	5 GAL	PER PLAN	LOW	
LOGSTRIUM JAPONICUM TEAMBAT	JAPANESE PRINCE	40	5 GAL	PER PLAN	MED	
LOWNDRUM LONGIFOLIA PATNAM BEAUTY	VARIEGATED DWAMP MAT RUSH	98	5 GAL	PER PLAN	LOW	
MALLENBERGIA RUBRA	PINE BILLY	54	5 GAL	PER PLAN	LOW	
MALLENBERGIA RUBRA	DEER GRASS	2	5 GAL	PER PLAN	MED	
PHAROS CALIFORNIA MONDO SAN BRUNO	COFFEEBERRY	91	5 GAL	PER PLAN	LOW	
SAMBURINA TRIPANGATA	MOTHER-IN-LAW'S TONGUE	34	5 GAL	PER PLAN	LOW	
WESTRINGIA FRUTICOSA WYVYABRE GBF	COAST ROSEMARY	28	5 GAL	PER PLAN	LOW	
GROUNDCOVERS						
TELECIUM COSSINI	GERMANDER	1 GAL	1" P.O.C.		LOW	
UNDECO BARRERUSCAE	BLUE FENCE	1 GAL	1" P.O.C.		LOW	

**PROPOSED PROJECT: PL 21-0304
LANDSCAPE PLAN**



PL21-0304, Exhibit "D"
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:

LOT 8 AND THE EASTERLY ONE-HALF (1/2) OF LOT 7 IN BLOCK 219 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886.

[APN: 236-172-14-00](#) AND 236-172-15-00



Exhibit "E"
CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

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

Project Title/Case No: PL21-0304

Project Location - Specific:

1401 South Escondido Blvd (APNs 236-172-14-00 and 236-172-15-00)

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

Description of Project:

A Major Plot Plan Approval for a 54-unit density bonus project, including six units that will be deed restricted for very-low income.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Greg Drakos

Address: 1783 Crest Drive, Encinitas, CA, 92024 Telephone: 858-525-2195

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15332, In-Fill Development (Class 32).

Reasons why project is exempt:

The project is consistent with the applicable general plan designation, zoning designation, and applicable policies and provides additional affordable housing through the use of the Density Bonus provisions. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project will not create significant effects relating to traffic, noise, air quality, or water quality. The site is adequately serviced with all applicable utilities and public services. There is also no unusual circumstances that occur on-site.

Lead Agency Contact Person: Sean Nicholas **Area Code/Telephone/Extension:**
760-839-4546

Signature: _____
Sean Nicholas
Principal Planner

Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

Law Offices of Andrea Contreras
LAND USE | REAL ESTATE | ENVIRONMENTAL

August 23, 2022

Chair Barba and Members of the Planning Commission
City of Escondido
201 North Broadway
Escondido, CA 92025-2798
Attn: Zack Beck, City Clerk (by email only: zbeck@escondido.org)

Re: Appeal of Condition 11 of Plot Plan No.: PL21-0304

Dear Chair Barba and Planning Commissioners:

I represent Cross Real Estate Investors, LLC (“Cross”), the prospective owner and developer of fifty-four (54) workforce¹ and affordable housing units at 1401 & 1405 S. Escondido Avenue (the “Project”). The Project will create forty-eight (48) workforce units and six (6) affordable housing units on a site with prior residential and commercial uses. On August 23, 2022, the City conditionally approved a Plot Plan for the Project. The purpose of this letter is to appeal Plot Plan Condition 11, which reads as follows:

Condition of Approval 11: **Costs of Municipal Services**. In accordance with the General Plan, the Developer shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding shall be in accordance with the special tax levy adopted annually by the City Council based on the project density, unless another amount is approved by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (“CFD”) or the establishment of another lawful funding mechanism reasonably acceptable to the City (“Public Services Funding Agreement”). Projects that elect to annex into the Services CFD shall submit consent forms prior to the first permit issuance if they have not done so already. The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager’s designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City’s issuance of any permit for the Project.

Cross requests the planning commission grant the appeal and strike Condition 11. The Condition essentially requires annexation into CFD No. 2020-1, also known as the City’s “Service CFD”. Based on the current uncertainty regarding the legality of CFD No. 2020-1, the Condition should be struck. In the alternative, Cross requests the condition be waived in accordance with state Density Bonus laws.

Community Facilities District No. 2020-1 is Legally Unsound

On February 26, 2021, the Building Industry Association of San Diego County filed a Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief against the City of Escondido and

¹ Workforce housing refers to those dwelling units that are naturally affordable to a working population and does not include luxury amenities that would otherwise drive up the price, as with Class “A” projects.

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the City Council of Escondido (“Petition”) challenging the legality of Council Resolution No. 2020-44 (“Resolution”), which establishes the requirement of future annexation into the CFD.² The Petition alleges the CFD was improperly formed, the Resolution and the CFD violate California state law and the California Constitution, and that the City Council acted without proper authority, among many other allegations. The lawsuit is underway, and no trial date has been set.

Cross submits the City should not be implementing the CFD and Resolution until the lawsuit is decided. It is arbitrary and capricious to subject Cross to a requirement that is legally questionable, if not unconstitutional.

Cross has also learned the Council approved a sales tax increase ballot measure that will be on the November 2022 election ballot. The measure is popular and expected to pass.³ The purpose of the sales tax increase is to provide a significant infusion into the budget and alleviate the need for development fees over and above the current impact fees, which are already a barrier to affordable and workforce housing.

The City Should Waive the Condition for this Project Under Density Bonus Law

Cross initially submitted a plot plan application for this Project to the City in June of 2021. Since then, construction and other project costs have increased by more than 35%. Due to the affordable housing aspect of the Project, application of the special assessment required by CFD 2020-1 will make the Project economically infeasible. We request the City waive the requirement for this Project as an incentive under California’s density bonus law.

Density Bonus Incentive

Due to the provision of affordable units, Cross is entitled to certain incentives under both state and local density bonus law. Cross requests the City grant the concession of waiving annexation into CFD 2020-1 for the Project.

California Government Code section 65915 provides as follows:

(d)(1) An applicant for a density bonus [as requested in accordance with subdivision] (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county **shall grant the concession or incentive** requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

² *Building Industry of San Diego County v. City of Escondido, et al.*, Superior Court for the County of San Diego, Case No. 37-2021-00008423.

³ <https://www.sandiegouniontribune.com/communities/north-county/escondido/story/2022-07-17/escondido-sales-tax>

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(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(Emphasis added).

Government Code section 65915(k) directs that an incentive or concession “does not limit . . . the provision of direct financial incentives for the housing development” and further notes an applicant may request incentives such as waiving fees or costs.

Escondido Municipal Code (“EMC”) section 33-414(D) allows the City to grant regulatory incentives or concessions proposed by the developer that result in identifiable, financially sufficient, and actual cost reductions that contribute to the economic feasibility of a project. EMC section 33-414(E) allows the City to provide direct financial incentives in the form of a waiver of fees or dedication requirements.

The Project is entitled to three incentives under the state Density Bonus law. The breakdown of the application of density bonus and incentives is as follows:

DENSITY BONUS - 2021 (AB 2345)	
CALCULATION	
Maximum Permitted Density	30 Units
Property Size	1.17 Acres
<hr/>	
Allowable Units at Max Density	36
Affordable Units	15% 6
Density Bonus Units	50% 18
Base Units	36
Density Bonus Units	18
<hr/>	
Total Units	54
Market Rate Units	48
Affordable Units	6
<hr/>	
Total Units	54
% Affordable	13.0%
Incentives	3

A court recently determined the City must have supporting evidence to determine the requested “concession or incentive does not result in identifiable and actual cost reductions” in order to deny the request. *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549. The law recognizes a presumption the concession or incentive will result in an identifiable and actual cost reduction. “By requiring the city to grant incentives

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unless it makes particular findings, the statute places the burden of proof on the city to overcome the presumption that incentives will result in cost reductions.” *Id.* at 556.

This project will provide much-needed infill affordable and workforce housing. In today’s economic climate, with rising interest rates, construction and long-term financing are more difficult to obtain than in recent years. To require an additional \$783 per dwelling unit per year simply makes the project unfinanceable and infeasible. There is no evidence waiver of CFD No. 2020-1 will not result in identifiable and actual cost reductions. There is no evidence waiver of CFD No. 2020-1 will result in a specific adverse impact to public health or safety, or that the concession is contrary to state or federal law. Therefore, Cross respectfully asks the Planning Commission to grant its request to waive annexation into CFD No. 2020-1 as a concession to its affordable project under the state and local density bonus laws.

The CFD No. 2020-1 was established to establish financing for the provision of public services for a new single-family, large-scale master planned community subdivision at the edge of the City limits. There had never been any other development there, and extending necessary public services came with a cost. That cost was covered by CFD No. 2020-1. The City went on to require all new residential projects be included in the CFD. This project is an infill project that is replacing existing development. At least some of the cost contemplated by CFD No. 2020-1 is already provided for in the current budget.

Requiring the annexation into the CFD raises uncertainty for this project. The City will have to evaluate the amount of the tax to be levied against the development. Gov. Code section 53339.3(d) states the special tax cannot be higher than the established tax in the existing CFD, “except that a higher or lower tax may be levied within the territory proposed to be annexed or to be annexed in the future to the extent that the actual cost of providing the services in that territory is higher or lower than the cost of providing those services in the existing district.”

We do not know the cost of those services and the annexation process will not take place until some future time. This uncertainty is untenable for a project like this.

The City has waived the annexation into the CFD in the past—most significantly to the much larger market-rate housing development on the former Palomar Hospital site. This affordable housing project should not bear the financial burdens of market-rate housing.

For the foregoing reasons, Cross respectfully requests the Planning Commission strike the condition requiring annexation into CFD No. 2020-1, or in the alternative, recommend the City Council waive the annexation requirement for this affordable housing project.

Sincerely,



Andrea Contreras

Cc: Andrew Firestine, Director of Development Services (by email only: afirestine@escondido.org)
Sean Nicholas, Principal Planner (by email only: snicholas@escondido.org)

ATTACHMENT 3

Planning Commission
Hearing Date: September 13, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DENY THE APPEAL OF THE STANDARD CONDITION OF APPROVAL AND REQUIRE PAYMENT FOR ONGOING MUNICIPAL SERVICES

APPLICANT: Cross Real Estate Investors, LLC.

CASE NO: PL21-0304

WHEREAS, Cross Real estate Investors, LLC. ("Applicant"), filed a land use development application, Planning Case No. PL21-0304 ("Application"), constituting a request for a Plot Plan for a 54-unit apartment complex including six deed-restricted very-low income units ("Project") on a 1.17 net acre site located at 1401 S. Escondido Blvd. (Assessor's Parcel Numbers 236-172-14-00 and 236-172-15-00), in the South Centre City Specific Plan; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and

the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of 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, and it was determined that the project as a whole is categorically exempt from further review under pursuant to CEQA Guidelines section 15332 (Class 32) - In-Fill Development; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and the Director of Development Services approved the Plot Plan for the Project as depicted in the administrative approval and subject to all conditions of approval included in the administrative approval; and

WHEREAS, the applicant submitted an appeal of one condition of approval associated with the payment of costs associated with providing ongoing municipal services; and

WHEREAS, no other aspect of the approval has been appealed, and all other components of the project have been approved and are not subject to the appeal; and

WHEREAS, City staff provided public notice of the appeal of the condition of approval in accordance with City and State public noticing requirements; and

WHEREAS, on September 13, 2022, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all

persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information and other material submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated September 13, 2022, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determination attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends that the City Council deny the appeal of the condition of approval to remove the requirement for the payment of costs associated with providing ongoing municipal services.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval set forth in the administrative approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 13th day of September, 2022, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

KATHARINE BARBA, Chair
Escondido Planning Commission

ATTEST:

ADAM FINESTONE, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

Jessica Engel, Minutes Clerk
Escondido Planning Commission

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:

LOT 8 AND THE EASTERLY ONE-HALF (1/2) OF LOT 7 IN BLOCK 219 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886.

[APN: 236-172-14-00](#) AND 236-172-15-00

EXHIBIT “B”

FINDINGS OF FACT

The Planning Commission has reviewed the record, and makes the following finding for the denial of the appeal for the condition of approval for the ongoing payment for municipal services:

1. On September 23, 2020, following multiple public hearings, the City Council adopted a policy requiring all new residential development approved after May 13, 2020, to pay for their ongoing costs of providing municipal services.
2. Removal of the condition of approval is contrary to the City Council adopted policy requiring future residential projects to fund all on-going operational costs of providing municipal services.

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 13, 2022

PROJECT NUMBER / NAME: PL22-0032 / 1600 S. Escondido Blvd. Apartments

REQUEST: An appeal of a Condition of Approval applied to a Major Plot Plan requiring funding of ongoing municipal services required by the project

LOCATION: 1600 S. Escondido Blvd.

APN / APNS: 236-460-16-00

GENERAL PLAN / ZONING: Specific Plan Area (SPA 15) / Specific Plan (S-P; South Centre City Specific Plan)

APPLICANT: Spinezone Equity Partners, LLC., Kamshad Raiszadeh

PRIMARY REPRESENTATIVE: Scott, Maas, FieldXStudio

DISCRETIONARY ACTIONS REQUESTED: Appeal of a Plot Plan approval.

PREVIOUS ACTIONS: The Plot Plan was administratively approved by the Director of Development Services on July 28, 2022.

PROJECT PLANNER: Jay Paul, Senior Planner

CEQA RECOMMENDATION: The development was determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill Development Projects).

STAFF RECOMMENDATION: Recommend the City Council deny the appeal and uphold the Director's decision.

REQUESTED ACTION: Adopt Resolution No. 2022-08.

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

- Andrew Firestine, Director of Development Services
- Adam Finestone, City Planner

A. BACKGROUND:

An administrative approval for a Plot Plan, inclusive of a density bonus, was issued on July 28, 2022, for a 48-unit apartment complex located at 1600 S. Escondido Blvd. The project includes five units that will be deed-restricted for very-low income households. The applicant appealed the inclusion of a condition of approval applied to the project which requires the developer to fund ongoing operational costs of providing municipal services required for the project. The appeal is based on the premise that density bonus projects are entitled to certain incentives and waivers, in addition to an increase in allowable density, in order to make a project financially feasible.

All other aspects of the project have been approved and not subject to the appeal.

B. ANALYSIS:

Density bonus law (Government Code section 65915 et. seq.) and Article 67 of the Escondido Zoning Code (Density Bonus and Residential Incentives) are intended to encourage the development of affordable housing. This is accomplished through the allowance for an increase in residential density above what would typically be allowed for a property, and through the provision of incentives and waivers from development standards that make construction of the project infeasible.

Allowable increases in density are based on a sliding scale that involves both the percentage of affordable units being provided, and the level of affordability of those units. Current zoning for the subject property would allow a total of 31 units; however, by deed restricting 15% of those units (amounting to five units) for very-low income households, the project is eligible for a 50% increase in allowable density, resulting in a total allowance of 48 units.

The percentage of affordable units and level of affordability also entitles the applicant to three incentives and waivers. The incentives for this project include a reduction in open space, parking design requirements, and design standards. The applicant has also requested an incentive to facilitate the construction of the project by eliminating the requirement to fund ongoing operational costs of providing municipal services required for the project. This requirement is identified as Condition of Approval A.11 in the Letter of Conditional Approval dated July 26, 2022, and included as Attachment 1 to this staff report. Specifically, the condition states:

Community Facility District or Funding Mechanism. *The Applicant shall fund all ongoing operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (“CFD”) or the establishment of another lawful funding mechanism reasonably acceptable to the City (“Public Services Funding Agreement”). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or*

City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.

Government Code section 95915(l) states that density bonus law "...does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements." Similarly, section 33-1414(a)(2)(E) of the City of Escondido Municipal Code states that "the city council may, but is not required to, provide direct financial incentives, including direct financial aid in the form of a loan or grant, the provision of publicly owned land, or the waiver of fees or dedication requirements." Staff has consistently interpreted this to mean that the City is not required under density bonus law to waive fees or provide other direct financial incentives for a housing development and that staff does not have the authority to do so under the City of Escondido Municipal Code or the current City Council adopted policy concerning the funding of municipal services by new development.

Costs of Municipal Services

The condition cited above is consistent with existing City Council policy requiring all residential development to offset its impact on the general fund by providing an ongoing funding source to pay for public services demanded by the project. The following is a brief history of the creation, purpose, and implementation of that policy:

- On June 12, 2019, the City Council directed staff to investigate all options to address the structural budget deficit to ensure the budget deficit does not grow as the City develops, including evaluating the feasibility of a Citywide Services CFD as a streamlined means for projects to offset their ongoing impact to the general fund.
- On April 8, 2020, the City Council indicated its intent to require new residential development to offset the ongoing costs of providing public services.
- On May 13, 2020, the City Council held a duly noticed public hearing and adopted Resolution No. 2020-44 (Resolution of Formation) establishing CFD 2020-1, the Citywide Services CFD.
- On September 16, 2020, the City Council adopted Resolution No. 2020-115 annexing five projects with 66 units into CFD 2020-1 creating the second (2) zone of the Services CFD (Zone 2020-2).
- On September 23, 2020, the City Council restated its intent to require new residential development to offset the ongoing costs of providing public services, specifically noting that the requirement be applied to any project approved after May 13, 2020.

- On October 21, 2020, the City Council adopted Resolution No. 2020-147 annexing a 42-unit project located at 2608 S. Escondido Blvd. into CFD 2020-1 and creating the third (3) zone of the Services CFD (Zone 2020-03).
- On November 18, 2020, the City Council adopted Resolution No. 2020-160 annexing two (2) projects containing 21 units into CFD 2020-1 creating the fourth zone of the Services CFD (Zone 2020-04).
- On July 21, 2021, the City Council adopted Resolution No. 2021-77 approving the special tax rate for CFD 2020-1 (Public Services).

Planning Commission Review

Pursuant to Zoning Code Section 33-1304, decisions of the director may be appealed to the Planning Commission. However, because the requirement to fund all on-going operational costs of providing municipal services is a policy established by City Council, the Planning Commission does not have decision-making authority on the appeal. At its public hearing related to the Palomar Heights project on September 22, 2020, the Planning Commission specifically discussed this issue, at which time staff indicated that the Commission did not have the authority to waive Council policy. As such, the Planning Commission is acting in an advisory role to City Council on this appeal.

C. CONCLUSION AND RECOMMENDATION:

The Director of Development Services applied Condition of Approval A.11 to the project approval, requiring the project to fund all on-going operational costs of providing municipal services. Because the condition is consistent with current City Council policy, and because neither the Government Code nor the City of Escondido Municipal Code require the City to provide direct financial assistance to a density bonus project, staff does not support the removal of said condition. As such, and because the Planning Commission is serving in an advisory role to City Council on this appeal, staff recommends that the Planning Commission adopt Resolution No. 2022-08, recommending City Council deny the appeal and uphold the Director's decision to approve the project subject to all conditions of approval contained in the Conditional Letter of Approval attached to this staff report.

ATTACHMENTS:

1. Plot Plan Conditional Letter of Approval dated July 28, 2022
2. Appeal of Condition of Approval
3. Planning Commission Resolution No. 2022-08



Adam Finestone, AICP
City Planner
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 28, 2022

Scott Maas
FieldXStudio
2033 San Elijo Ave., #643
Cardiff by the Sea, CA 92007

Subject: Plot Plan and Density Bonus for 48 apartment units (City Project No. PL22-0032)
Location: 1600 S. Escondido Boulevard (APN 236-460-16-00)

Dear Mr. Maas:

This letter serves to inform you that the City of Escondido has completed its review, and does hereby conditionally approve Planning Case No. PL22-0032, which is a Major Plot Plan and Density Bonus to develop 48 apartment units (two, 3-story buildings) and 58 surface parking spaces located at 1600 S. Escondido Boulevard ("Project") based on the Findings of Fact contained in Exhibit "A" attached hereto. The Project includes a 50 percent density bonus to include 17 density bonus units (five very low-income units) for a total of 48 units per the provisions of the State of California Density Bonus Law and Article 67 of the Escondido Zoning Code. The Density Bonus also includes approval of certain concession/incentives. The Project will include 18 one-bedroom and 30 two-bedroom units. The existing commercial office building will be demolished. The subject property is located within the South Centre City Specific Plan (SPA 15) and Escondido Boulevard District that allows multi-family residential development.

This approval is subject to the Conditions of Approval attached as Exhibit "B" hereto. Compliance with the Conditions of Approval must be demonstrated on subsequently submitted plans for the project (building plans, grading/improvement plans, landscape plans, etc.). Said plans shall be in substantial conformance with those attached as Exhibit "C" hereto and on file with the Planning Division, except as modified by the Conditions of Approval in Exhibit "B."

Please note that the Plot Plan was reviewed for consistency with current City ordinances and policies and in no way vests any rights to the developer to construct to these standards in the future if the City ordinances and policies change. Additionally, please be aware that the Plot Plan was reviewed based on the assumption that the legal description for the subject property furnished by you, the applicant, and attached as Exhibit "D" hereto, is accurate, and that all easements, covenants, conditions, and other encumbrances and restrictions relating to the property have been completely and accurately depicted, described, and disclosed. Neither the City of Escondido nor any of its officers or employees assumes responsibility for the accuracy of said information.

PLAN PROCESSING REQUIREMENTS:

One revised hard-copy and one electronic copy of the Plot Plan reflecting conformance with the Conditions of Approval shall be submitted for review by the Planning Division. Said Plot Plan must be certified by the Planning Division prior to submittal of other plans (e.g., building, grading, landscape) for the Project.

Pursuant to Government Code section 66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City's Development Fee Inventory on file in both the Planning Division and Engineering Services Division (Development Services Department). Said fees shall be paid prior to or concurrent with the issuance of building permits, in accordance with the prevailing fee schedule in effect at the time of building permit issuance. The project may also be subject to dedications, reservations, and exactions as specified in the conditions of approval. NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this letter begins on the date of this letter and any such protest must be in a manner that complies with Government Code section 66020.

ENVIRONMENTAL DETERMINATION

This project has been determined to be exempt from further environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill Development Projects). A Notice of Exemption has been prepared for the Project, a copy of which is attached to this letter as Exhibit "E." Approval of the subject project includes approval of the CEQA exemption.

The City of Escondido hereby notifies the applicant that the San Diego County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption for the Project. The applicant shall remit to the City of Escondido Planning Division a check payable to the "San Diego County Clerk" in the amount of \$50 within two working days of the date of this letter. Per CEQA Guidelines section 15062, the filing of a Notice of Exemption and the posting with the San Diego County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's determination that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.

CONCLUSION

The owner, or authorized agent, shall sign the Acknowledgement and Acceptance of Conditions of Approval form included with this letter and return it within 10 days of receipt of this letter. Approval of this Plot Plan, including the Conditions of Approval applied to it, may be appealed as prescribed in Section 33-1303 of the Escondido Zoning Code. If no appeal is filed, the approval shall become final on the 11th day following the date of this letter.

This Plot Plan approval will expire two years from the date of this letter. If no building permit is obtained during this period, the approval shall be considered null and void. A one-year extension of the conditional approval may be granted, after consideration of the Director of Development Services, upon written request and submittal of the required fee prior to the expiration date.

Please be advised that if you seek judicial review of the final decision in this matter pursuant to Code of Civil Procedure section 1094.5, the time within which judicial review must be sought is governed by California Code of Civil Procedure section 1094.6.

Please feel free to contact me at (760)-839-4537, or via email at Jpaul@escondido.org , if you have any questions.

Sincerely,

JPaul

Jay Paul
Senior Planner

Exhibits:

- A. Findings of Fact
- B. Conditions of Approval
- C. Project Plans
- D. Legal Description
- E. CEQA Notice of Exemption

cc: Adam Finestone, City Planner

EXHIBIT A

FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development Project.
3. The City Planner, or their designee, has independently considered the full administrative record before it, which includes but is not limited to materials and evidence submitted by the applicant and other interested parties, and input provided by other City departments and public agencies. No substantial evidence has been submitted that would support a finding that any above-described exemption is not applicable to the Project. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Plot Plan Findings

The City Planner, or their designee, has reviewed the record, including applicable CEQA findings, and makes the following findings for a Plot Plan Permit:

1. The proposed multi-family residential project is an allowed use within the Escondido Boulevard District of the South Centre City Specific Plan (SPA 15). The Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Planning Area provisions, and improvement standards adopted by the City.
2. The Plot Plan is granted subject to such conditions as deemed necessary to meet the standards of the use and zone in which it is located and to comply with applicable design standards.
3. The Plot Plan is granted subject to such additional conditions as deemed necessary and desirable to preserve the public health, safety and general welfare.

EXHIBIT B

CONDITIONS OF APPROVAL

This project is conditionally approved as set forth on the application received by the City of Escondido on January 19, 2022, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Concept Landscape Plans and Colored Elevations and Perspectives; all designated as approved on July 28, 2022, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a.** Acceptance of the Permit by the Applicant; and
 - b.** Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.

- 2. Permit Expiration.** The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit within two years of this approval. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The City Planner, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. One hard copy and one electronic copy of the final Approved Plan set demonstrating conformance with the 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 any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the City Planner to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. 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 Development Services Department.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the City Planner.

7. Availability of Permit Conditions.

- a. Prior to grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the City Planner.
- b. The Applicant shall make a copy of the terms/conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and

conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. Through plan check processing, the Applicant shall pay development 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 Development Services Department.
- 11. Community Facility District or Funding Mechanism.** The Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District ("CFD") or the establishment of another lawful funding mechanism reasonably acceptable to the City ("Public Services Funding Agreement"). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or

City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.

12. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

13. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

14. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

15. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

16. Enforcement. If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City

of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

17. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Division, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code and the South Centre City Specific Plan. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or Management Company shall maintain the property in good visual and functional condition. This shall include, but not

be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
14. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described

in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. **Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary Project-generated functional equivalencies in the diesel PM emissions level are achieved.
16. **Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A shown on the site plan, a minimum of 58 surface parking spaces (which includes up to 20 tandem spaces) shall be provided at all times. Covered spaces are not required for this project as allowed per Density Bonus concessions/incentives. Said parking spaces

provided by the applicant, and any additional parking spaces provided above the required, minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The stripping shall be drawn on the plans or a note shall be included indicating double-stripping per City standards. Each set of tandem spaces shall be specifically designated to a single unit.

2. Prior to issuance of building permits, a parking management plan shall be submitted to the Planning Division for review and approval. Said plan shall address space assignment(s), gate hours (if left open), general maintenance, signage and striping, delivery and other short-term parking allowances/requirements, guest parking, and any other issues which affect the use and maintenance of the parking areas/spaces.
 3. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
 4. In accordance with the California Green Building Standard Code, at least eight (8%) percent of the total number of required spaces shall be designated for clean air vehicles (CAV), and shall be shown on the revised site plan to the satisfaction of the Planning and Building divisions.
 5. For multi-family residential and commercial (i.e. office and retail commercial) projects, at least 10 percent of the total parking spaces provided shall be for electric vehicles, and shall be shown on the revised site plan to the satisfaction of the Planning and Building Divisions.
 6. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.
 7. The gated access to the Project shall be electric. All residents shall be provided with remote access for entrance to the site. An electric/magnetic loop or other appropriate device shall be installed on the interior of the site so that the gate automatically opens for exiting vehicles. The final design of the gate shall be approved by the Fire Department and include appropriate Knox and opticon devices as may be required.
- D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.
1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.

2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or Management Company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Division for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code and the Downtown Specific Plan. 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, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Division prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, 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.
 - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
 - c. 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.

- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes (stucco-finished, decorative/split-face blocks, etc.), and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the City Planner.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast-growing shrubbery that will screen the enclosures' wall surface. The City Planner shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.
- f. Any landscaping that is damaged or destroyed as a result of the Project shall be repaired and/or replaced, to the satisfaction of the Planning Division.
- g. Any trees removed as part of the Project shall be replaced elsewhere on the Project site, and shall be shown on the revised site plan.
- h. Appropriate screening landscaping shall be required around any transformers and shall be shown on the site plan and to the satisfaction of the Planning Division.
- i. Landscaping within the street/public right-of-way shall be installed and maintained by the adjacent property owner.

E. Specific Planning Division Conditions:

1. No utilities shall be released for any purpose or Certificate of Occupancy issued until all requirements of the Planning and Building Divisions, Fire Department and Engineering Services Division have been completed.
2. Building plans, prepared by a licensed design professional, must be submitted for the Project and must comply with the building and fire codes in effect at the time of building plan submittal.
3. The plans submitted for building permit shall include notes or details containing the necessary work involved in complying with these Project conditions.

4. 5 residential units shall be deed restricted to households qualifying as very-low income rents per state policy.
5. The screening of roof-mounted, ground-mounted, or wall-mounted mechanical equipment and devices is required in accordance with Section 33-1085 of the Escondido Zoning Code.
6. The building, architecture, colors and materials, and conceptual landscaping shall be in substantial conformance with the Plot Plan exhibits attached as Exhibit "D" and on-file with the Planning Division, except as modified by these conditions of approval. Minor modifications may be approved by the City Planner. Major modification will require a modification to the Plot Plan in accordance with Article 61. The final design of the western screen wall, pedestrian entry gate/trellis, street frontage landscape design, vehicular access gate and western building elevation and stairs shall be approved by the Planning Division prior to the submittal of grading and building plans for the Project.
7. Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-4 zoned properties (pursuant to Article 57), unless more restrictive standards are applied by the property owner.
8. 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.).

F. Housing and Neighborhood Services Conditions:

1. The Project shall provide a minimum of 5 dwelling units for very-low income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a building permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.
2. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and recorded on the applicable property for the requisite period of time.

G. General Building Division Conditions: Building plans must be submitted for the Project. These comments are preliminary only. A comprehensive plan check will be completed prior to permit issuance and additional technical code requirements may be identified and changes to the originally submitted plans may be required.

1. The applicant shall submit a complete set of construction plans to the Development Services Department for building permit plan check processing. The submittal shall include a Soils/Geotechnical Report, structural calculations, and State Energy compliance documentation (Title 24). Construction plans shall include a site plan, a foundation plan, floor and roof framing plans, floor plan(s), section details, exterior elevations, and materials specifications. Submitted plans must show compliance with the latest adopted editions of the California Building Code (The International Building Code with California Amendments, the California Mechanical, Electrical and Plumbing Codes). Commercial and Multi-residential construction must also contain details and notes to show compliance with State disabled accessibility mandates. These comments are preliminary only. A comprehensive plan check will be completed prior to permit issuance, additional technical code requirements may be identified, and changes to the originally submitted plans may be required.

H. General Fire Division Conditions:

1. Fire underground line, fire sprinkler, and fire alarm plans shall be a deferred submittal to the Escondido Fire Department. An approved paved access and adequate water supply shall be provided prior to any combustible being brought to the site. FDC and hydrant placement shall be approved by the Escondido Fire Department.

I. General Engineering Division Conditions:

1. The applicant shall provide the City Engineer with a Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed Project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading Plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.
4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit

amount shall be 10 percent of the total cost of the Project private improvements, drainage and landscaping. The Developer is required to provide Performance (100 percent of total public improvement cost estimate), Labor and Material (50 percent of total public improvement cost estimate) and Guarantee and Warranty (10 percent of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. As surety for the construction of required off-site and/or on-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 Grading Plan, Improvement Plan, or Building Permit.
6. If site conditions change adjacent to the proposed development prior to completion of the Project, the developer will be responsible to modify the improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
7. 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 project's access drive shall be constructed as an alley-type driveway apron with a minimum throat width of 24-feet and a driveway apron with a 4-foot minimum ADA path of travel maintained near the R/W line to the satisfaction of the City Engineer.
2. All on-site driveways, and parking areas will be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
3. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
4. The Developer shall be responsible for an overlay of South Escondido Blvd. 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.
5. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.
6. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.

7. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
8. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
9. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
10. All gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal.
11. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.
12. The Developer shall install trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.
13. The installation of all utilities and facilities (green street tree wells, fire hydrant, transformers, etc.) shall be constructed at the ultimate location and to the satisfaction of the City Engineer.

Grading and Site Improvements

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied with a copy 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. All private driveways and parking areas shall be paved with a minimum of 3-inch asphalt concrete (AC) over 6-inch of asphalt Base (AB) or 7-inch Portland Concrete Cement (PCC) over 6-inch AB. All paved areas exceeding 15 percent slope or less than 1.0 percent shall be paved with PCC.
3. Any proposed retaining walls not a part of the building foundations or stem walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Stem walls, foundation structures, or deepened footings that are to be

constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.

4. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or work necessary to construct the project and/or the required improvements.
5. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The Developer shall be responsible for maintaining all erosion control facilities throughout the project.
6. The Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
7. 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.
8. All existing foundations, structures, trees not otherwise noted to remain or be relocated shall be removed or demolished from the site.
9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

Drainage

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the property owner.
3. The Project shall limit drainage flows to their pre-construction rates. Details and calculations for the detention basin or on-site storage shall be submitted and approved as part of the grading plan check.
4. 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 treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.

5. All site drainage with emphasis on the roadway, parking, and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
6. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
7. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner.
8. The Developer's engineer shall design and the Developer shall construct any permeable surfaces proposed for the Project to the specifications of the County of San Diego Green Streets manual in effect at the time the grading permits are issued. All permeable surfaces within the Project footprint that are subject to vehicular traffic shall be designed for H20 loading.
9. The project owner shall perpetually maintain all permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third-party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The project owner will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

Water Supply

1. All water main locations and sizing shall be to the satisfaction of the City Engineer and Utilities Engineer. The developer is required at their sole expense to design and construct an 8-inch waterline extension in the driveway. The water main extension shall connect to the existing 12-inch AC water main located in S. Escondido Blvd. Construction of the water main and related appurtenances shall be in accordance with the Standards and Specifications of the City of Escondido. A minimum 20-foot public utility easement shall be provided for all proposed water mains. There shall be no permanent structures located within the public utility easement.
2. All water services, detector check assemblies, and other water appurtenances shall be designed and installed at locations required and approved by the Director of Utilities. All new

water main locations and sizing shall be to the satisfaction of the City Engineer and, in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.

3. Fire hydrants and/or fire protection together with an adequate water supply shall be installed at locations approved by the Fire Marshal. On-site fire hydrants located by the Fire Marshal may require water main looping.
4. 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.
5. Water meters and back flow prevention devices shall not be installed within a driveway apron or private drive areas.
6. A minimum 1-inch water meter, 1-inch water service and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. All on-site water lines and backflow prevention devices not in public easements or the City's Right of Way shall be considered a private water system. The Property Owner will be solely responsible for all maintenance of these water lines and facilities.
7. The Developer shall disconnect at the public main, all water services and fire hydrant laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.
8. Any water meter and fire hydrant services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter and/or fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.
9. There shall be no permanent structures located within the City's Public Utilities Easements.
10. No trees or deep-rooted plants shall be planted within 10-feet of any water service.

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. 8-inches in diameter sewer laterals shall be connected to the public sewer at a manhole.
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. Sewer laterals shall be 5-feet horizontally clear from other utilities.

4. All abandoned sewer laterals shall be removed or capped at the property line and so noted on the improvement plans to the satisfaction of the Utilities Engineer.
5. All sewer lateral(s) and grease traps shall be considered a private sewer system. The Property Owner will be responsible for all maintenance of the sewer lateral(s) and system to the sewer main.

Landscape

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan for review and approval by Engineering Services Division and Planning Division. The initial submittal of the landscape plans shall include the required plan check fees.

Easement and Dedications

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Grading and Improvement Plans.
2. Public waterline easements for water which are deemed necessary by the City Engineer shall be granted to the City. The initial submittal of the plat and legal shall include the required Public Waterline Easement fee in effect at the time of the submittal.
3. The Developer is responsible for making the arrangements quitclaim all easements of record which conflict with the proposed development prior to approval of the Grading plans and Building Permits. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Grading plans and Building Permits. Building permits will not be issued for lots in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

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 public documents. The initial submittal of the plat and legal shall include the required Dedication fee in effect at the time of the submittal.

Citywide Community Facilities District (CFD)

1. In accordance with the General Plan, the applicant shall offset the cost of public services through an approved funding mechanism. The applicant has indicated their intent to meet this requirement through annexation to the Citywide Community Facilities District (CFD). The applicant shall submit a complete Annexation Application, Unanimous Approval signed by the property owner, a title report issued within the last 30-days, and processing fees to the Engineering Department prior to the first submittal of the Building Permit. The Annexation

Application and the Unanimous Approval forms are available on the following webpage:
<https://www.escondido.org/community-facilities-districts>

Fees

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

Utility and Undergrounding and Relocation

1. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

Surveying and Monumentation

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey (or Corner Record if appropriate) shall be recorded.

SOUTH ESCONDIDO APARTMENTS

CITY OF ESCONDIDO PLOT PLAN REVIEW & DENSITY BONUS APPLICATION

1600 S. ESCONDIDO BLVD, ESCONDIDO, CA 92025



SOUTH ESCONDIDO Apartments
1600 S. ESCONDIDO BLVD, ESCONDIDO CA 92025

PROJECT OWNER:
SPRINCONE EQUITY PARTNERS, LLC
1600 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

ARCHITECT:
FIELDSTUDIO
4000 MANCHESTER AVE, SUITE 200
BIRDMOUNT, CA 92024
PH: (657) 331-5669
WWW.FIELDSTUDIO.COM

LANDSCAPE ARCHITECT:
NEW LANDSCAPE ARCHITECTURE
528 HORNBLAND DR., SUITE 3
SAN DIEGO, CA 92109

CIVIL ENGINEER:
K&S ENGINEERING
1400 W. CENTER CT., SUITE 100
SAN DIEGO, CA 92104
PH: (619) 292-5555

STRUCTURAL:
GUALLI ENGINEERING
4403 MANCHESTER AVE #203
ENCINITAS, CA 92024
PH: (760) 652-9257

MECHANICAL & PLUMBING ENGINEER:
M&P ENGINEERS
1810 GUILLESPIE WAY, SUITE 207
EL CAJON, CA 92020
PH: (619) 752-2757

DRY UTILITIES:
ENGINEERING PARTNERS INC.
10150 MEANLEY DRIVE SUITE 200
SAN DIEGO, CA 92131

GEOTECHNICAL:
CHRISTIAN WHEELER ENGINEERING
280 W. BUREAU
SAN DIEGO, CA 92105
PH: (619) 552-1741

PROJECT TIME:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:



TITLE SHEET
A0.00

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AL02	CONCEPTUAL GRADING PLAN
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C-2	CONCEPTUAL GRADING PLAN
C-3	CONCEPTUAL GRADING PLAN
C-4	CONCEPTUAL GRADING PLAN
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LA01	SCHEMATIC LANDSCAPE PLAN
LA02	SCHEMATIC LANDSCAPE MATERIALS
LA03	SCHEMATIC LANDSCAPE MATERIALS
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AR98	FLOOR PLAN - LEVEL 98
AR99	FLOOR PLAN - LEVEL 99
AR100	FLOOR PLAN - LEVEL 100

DEVELOPMENT SUMMARY:

PROJECT DESCRIPTION:
CONSTRUCTION OF 48-UNIT APARTMENT BUILDING AND SURFACE PARKING LOT PROVIDING 58 PARKING STALLS. THIS PROJECT INCLUDES AN APPLICATION FOR DENSITY BONUS.

EXISTING LAND USE:
COMMERCIAL/RETAIL

PROPOSED LAND USE:
RESIDENTIAL

BUILDING HEIGHTS/STORIES:
ALLOWABLE: 45'

SETBACKS:
FRONT SETBACK: 15' AT FIRST STORY, 8' STEP BACK AT 2ND STORY AND ABOVE
REAR SETBACK: 15' AT FIRST STORY, 8' STEP BACK AT 2ND STORY AND ABOVE
INTERIOR SIDE SETBACK: 8' STEP BACK AT 3RD STORY AND ABOVE

DENSITY CALCULATION:
BASE DENSITY: 12.6 TO 30.0 UNITS/30 X 1.07 = 32.1, ROUND UP TO 33
15% VERY LOW INCOME: 1.5 X 33 = 4.95, ROUND UP TO 5
50% DENSITY BONUS: 33 X 35 = 115.5, ROUND UP TO 117
50 UNITS TOTAL ALLOWED INCLUDING 5 VERY LOW INCOME (INCOME)

48 UNITS PROPOSED (INCLUDING 5 VERY LOW INCOME)

"REFER TO DENSITY BONUS APPLICATION WARRIOR OF DEVELOPMENT STANDARDS & ALLOW FOR 3 INCENTIVES"

REQUESTED DEVELOPMENT INCENTIVES & WARRIOR OF DEVELOPMENT STANDARDS:

DEVELOPMENT INCENTIVES:

- RESERVED
- RESERVED
- RESERVED

WARRIOR OF STANDARDS:

- REDUCE STORAGE REQUIREMENTS
- REDUCE REAR YARD SETBACK TO 13.5'
- NO 3RD FLOOR STEP BACK AT REAR YARD

AREA CALCULATIONS:
EXISTING COMMERCIAL BUILDING AREA: 5,588 SF
PROPOSED FLOOR AREA: 30,331 SF
REFER TO SHEET A0.01 FOR DETAILED AREA CALCULATIONS

FLOOR AREA RATIO:
N/A

BUILDING LOT COVERAGE:
N/A

OCCUPANCY GROUPS:
R-2 RESIDENTIAL

PROPOSED CONSTRUCTION TYPE:
TYPE IIA, WOOD FRAMED

FIRE SPRINKLER: NFPA 13

PROPERTY INFO:

SITE ADDRESS:
1600 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

ASSessor'S PARCEL NO. (APN):
236-465-16-00

LOT AREA:
46,657 SF (1.07-acre) GROSS/NET

LEGAL DESCRIPTION:
LOT 1, BLOCK 252, CITY OF ESCONDIDO, RANCHO RINCON DEL OMBLO SUBDIVISION, TRACT #725, MAP 725

ZONE:
S-P
SOUTH CENTRE CITY SPECIFIC PLAN
ESCONDIDO BLVD DISTRICT

OVERLAY ZONES:
ESCONDIDO MIXED-USE OVERLAY

REQUIRED ENTITLEMENTS:
PLOT PLAN REVIEW
DENSITY BONUS APPLICATION

PROJECT TEAM:

OWNER/APPLICANT:
SPRINCONE EQUITY PARTNERS, LLC
1600 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025
ATTN: MANHAD RAJZADEH
krajzadeh@sprincone.com
(657) 331-5669

ARCHITECT:
FIELDSTUDIO
4000 MANCHESTER AVE #203
ENCINITAS, CA 92024
ATTN: SCOTT MAS, ARCHITECT
scott@fieldstudio.com
(657) 331-5672

CIVIL ENGINEER:
K&S ENGINEERING
1400 W. CENTER CT., SUITE 100
SAN DIEGO, CA 92104
(619) 292-5555

STRUCTURAL:
GUALLI ENGINEERING
4403 MANCHESTER AVE #203
ENCINITAS, CA 92024
(760) 652-9257

LANDSCAPE ARCHITECT:
NEW LANDSCAPE ARCHITECTURE
528 HORNBLAND DRIVE SUITE 3
SAN DIEGO, CA 92109
(619) 304-6701

MECHANICAL & PLUMBING ENGINEER:
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1810 GUILLESPIE WAY, SUITE 207
EL CAJON, CA 92020
(619) 752-2757

DRY UTILITIES:
ENGINEERING PARTNERS INC.
10150 MEANLEY DRIVE SUITE 200
SAN DIEGO, CA 92131

GEOTECHNICAL:
CHRISTIAN WHEELER ENGINEERING
280 W. BUREAU
SAN DIEGO, CA 92105
(619) 552-1741

DEVELOPMENT SUBMITTALS

- FIRE SPRINKLERS
- FIRE UNDERGROUND LINES
- FIRE RESPONDER RADIO COVERAGE

DEFERRED SUBMITTALS TO ESCONDIDO FIRE DEPT.

FIRE DEPT. NOTES:

- ADDRESS NUMBERS SHALL BE PLACED IN LOCATION APPROVED BY FIRE DEPT. AND VISIBLE FROM ALL DIRECTIONS.
- ALL POWER OPERATED VEHICULAR GATES SHALL BE EQUIPPED WITH INOX ELECTRIC OVERRIDE.
- BUILDING ENTRANCES IN COMMON AREAS APPROVED BY THE FIRE DEPT.
- CALIFORNIA FIRE CODE SECTION 903.
- FIRE ALARM SYSTEM REQUIRED IN BUILDINGS PER CALIFORNIA FIRE CODE SECTION 903.2.2.5.
- ELEVATOR CANTO TO ACCOMMODATE AN IMBALANCE GURNEY.
- ALL COMMON AREAS SHALL BE LOCATED IN THE MAIN ENTRANCE AREA OR DESIGNATED ROOM WITH AN EXTERIOR ACCESS DOOR AS APPROVED BY THE FIRE DEPT.
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- FIRE EXTINGUISHERS MUST BE IN COMMON AREAS AS APPROVED BY THE FIRE DEPT.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED AS PER CALIFORNIA FIRE CODE SECTION 103.
- PROJECT SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE FIGHTING ACCESS TO ALL COMMON AREAS WORKERS INCLUDING EBA COVERAGE BENEFICIARIES.

GENERAL NOTES:

- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA TIRE CODE AS AMENDED AND ADOPTED BY THE CITY OF ESCONDIDO.
- THESE PLANS SHALL COMPLY WITH THE CITY OF ESCONDIDO MUNICIPAL CODE.
- APPLICABLE BUILDING CODES:
2019 California Building Code, Title 24, Part 2, Vol. 1
2019 California Electrical Code, Title 24, Part 2, Vol. 2
2019 California Mechanical Code, Title 24, Part 2, Vol. 3
2019 California Plumbing Code, Title 24, Part 2, Vol. 4
2019 California Fire Code, Title 24, Part 2, Vol. 5
2019 California Energy Code, Title 24, Part 2, Vol. 6
2019 California Green Building Standards Code
- THE INSPECTOR WILL REQUIRE 60% EXPANSIVE SOIL AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.

DEFERRED SUBMITTALS

- FIRE SPRINKLERS
- FIRE UNDERGROUND LINES
- FIRE RESPONDER RADIO COVERAGE

DEFERRED SUBMITTALS TO ESCONDIDO FIRE DEPT.

PROPERTY INFO:

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ESCONDIDO, CA 92025

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DENSITY BONUS APPLICATION

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OWNER/APPLICANT:
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ESCONDIDO, CA 92025
ATTN: MANHAD RAJZADEH
krajzadeh@sprincone.com
(657) 331-5669

ARCHITECT:
FIELDSTUDIO
4000 MANCHESTER AVE #203
ENCINITAS, CA 92024
ATTN: SCOTT MAS, ARCHITECT
scott@fieldstudio.com
(657) 331-5672

CIVIL ENGINEER:
K&S ENGINEERING
1400 W. CENTER CT., SUITE 100
SAN DIEGO, CA 92104
(619) 292-5555

STRUCTURAL:
GUALLI ENGINEERING
4403 MANCHESTER AVE #203
ENCINITAS, CA 92024
(760) 652-9257

LANDSCAPE ARCHITECT:
NEW LANDSCAPE ARCHITECTURE
528 HORNBLAND DRIVE SUITE 3
SAN DIEGO, CA 92109
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MECHANICAL & PLUMBING ENGINEER:
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EL CAJON, CA 92020
(619) 752-2757

DRY UTILITIES:
ENGINEERING PARTNERS INC.
10150 MEANLEY DRIVE SUITE 200
SAN DIEGO, CA 92131

GEOTECHNICAL:
CHRISTIAN WHEELER ENGINEERING
280 W. BUREAU
SAN DIEGO, CA 92105
(619) 552-1741

DEVELOPMENT SUBMITTALS

- FIRE SPRINKLERS
- FIRE UNDERGROUND LINES
- FIRE RESPONDER RADIO COVERAGE

DEFERRED SUBMITTALS TO ESCONDIDO FIRE DEPT.

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UNIT SUMMARY:

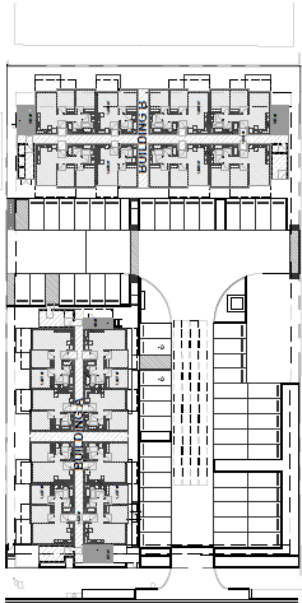
UNIT TYPE	BLDG A	BLDG B	TOTAL	%
1-BEDROOM	12	6	18	37.5%
2-BEDROOM	12	18	30	62.5%
TOTAL	24	24	48	100%

AREA SUMMARY:

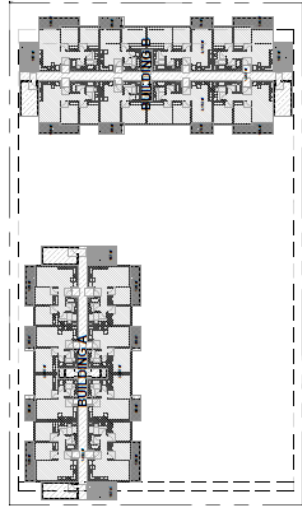
BUILDING A	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
RESIDENTIAL - LEASABLE	5,028	5,794	5,794	17,216
RESIDENTIAL - NON-LEASABLE	1,546	1,393	874	3,813
BLDG A SUBTOTAL	7,174	7,187	6,668	21,029
DECK/PATIO AREA	-	844	1,162	2,006
EXTERIOR STAIRS	257	334	-	591
BUILDING B	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
RESIDENTIAL - LEASABLE	6,142	6,304	6,304	18,750
RESIDENTIAL - NON-LEASABLE	1,024	1,457	932	4,013
BLDG B SUBTOTAL	7,766	7,761	7,236	22,763
DECK/PATIO AREA	-	822	1,348	2,170
EXTERIOR STAIRS	334	334	-	668
PROJECT TOTAL GROSS AREA				43,792

LEGEND:

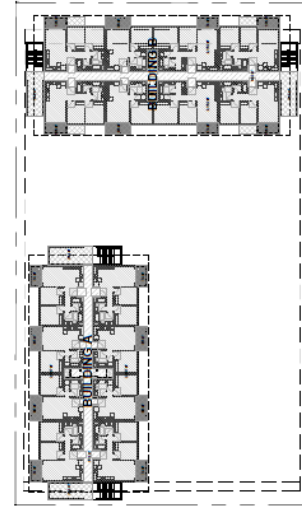
- RESIDENTIAL - LEASABLE
- RESIDENTIAL - NON-LEASABLE
- DECKS/PATIOS
- EXTERIOR STAIRS



LEVEL 01



LEVEL 01



LEVEL 03

1 AREA TAKEOFF PLANS
SCALE: 1/32"=1'-0"



SOUTH ESCONDIDO
Apartments

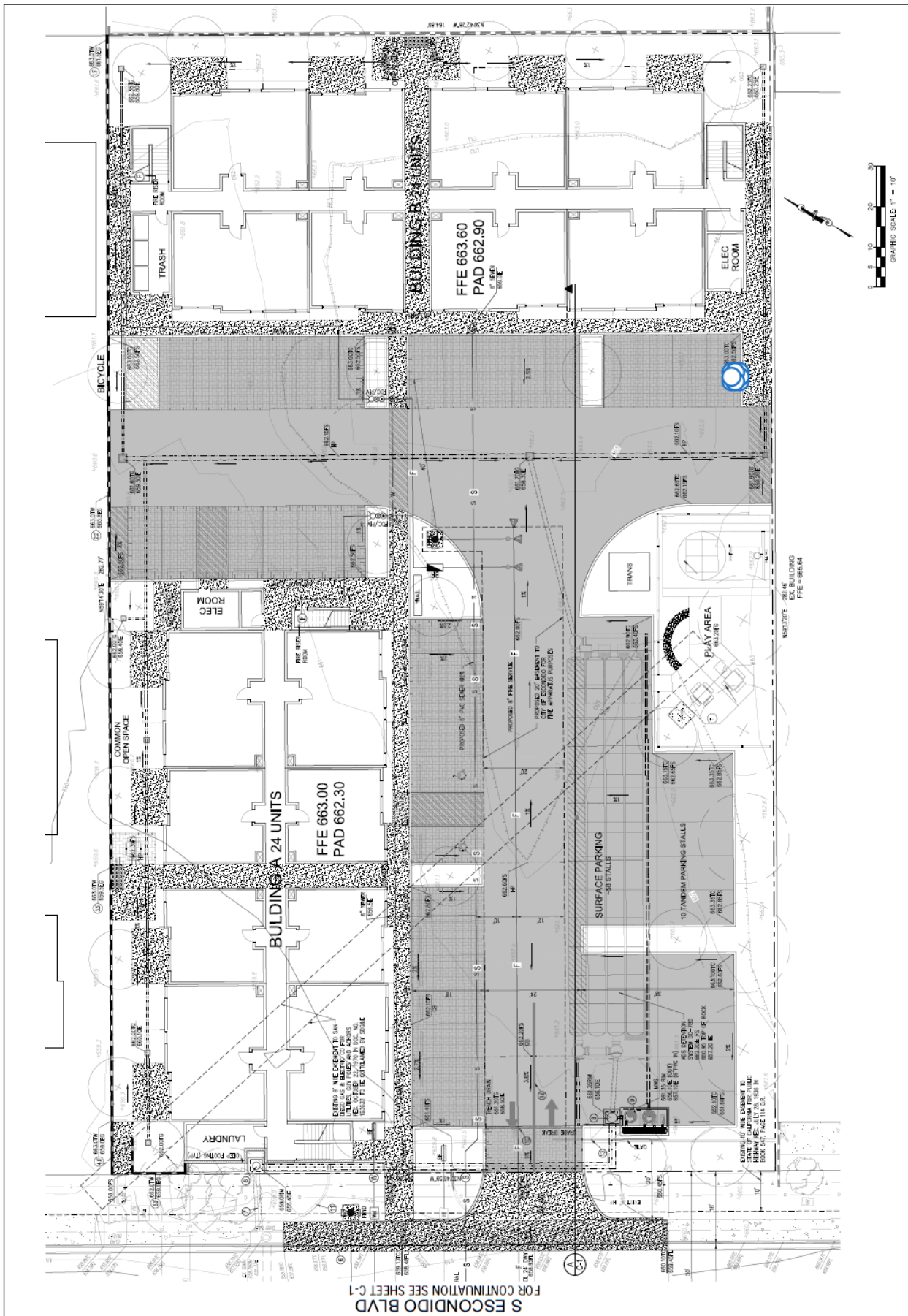
1585 BAKER STREET, SUITE 100, SAN JOSE, CA 95128
City of Escondido Project ID: PL252022

PROJECT NAME: SOUTH ESCONDIDO APARTMENTS
ARCHITECT: K&S ENGINEERING, INC.
CLIENT: SOUTHWEST EQUITY PARTNERS, LLC
CONTRACT NO.: 2022-001
DATE: 08/15/2022

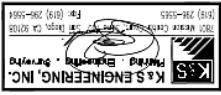
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19	08/15/2022	ISSUED FOR PERMIT
20	08/15/2022	ISSUED FOR PERMIT



CONCEPTUAL GRADING PLAN
C-2



S ESCONDIDO BLVD
FOR CONTINUATION SEE SHEET C-1

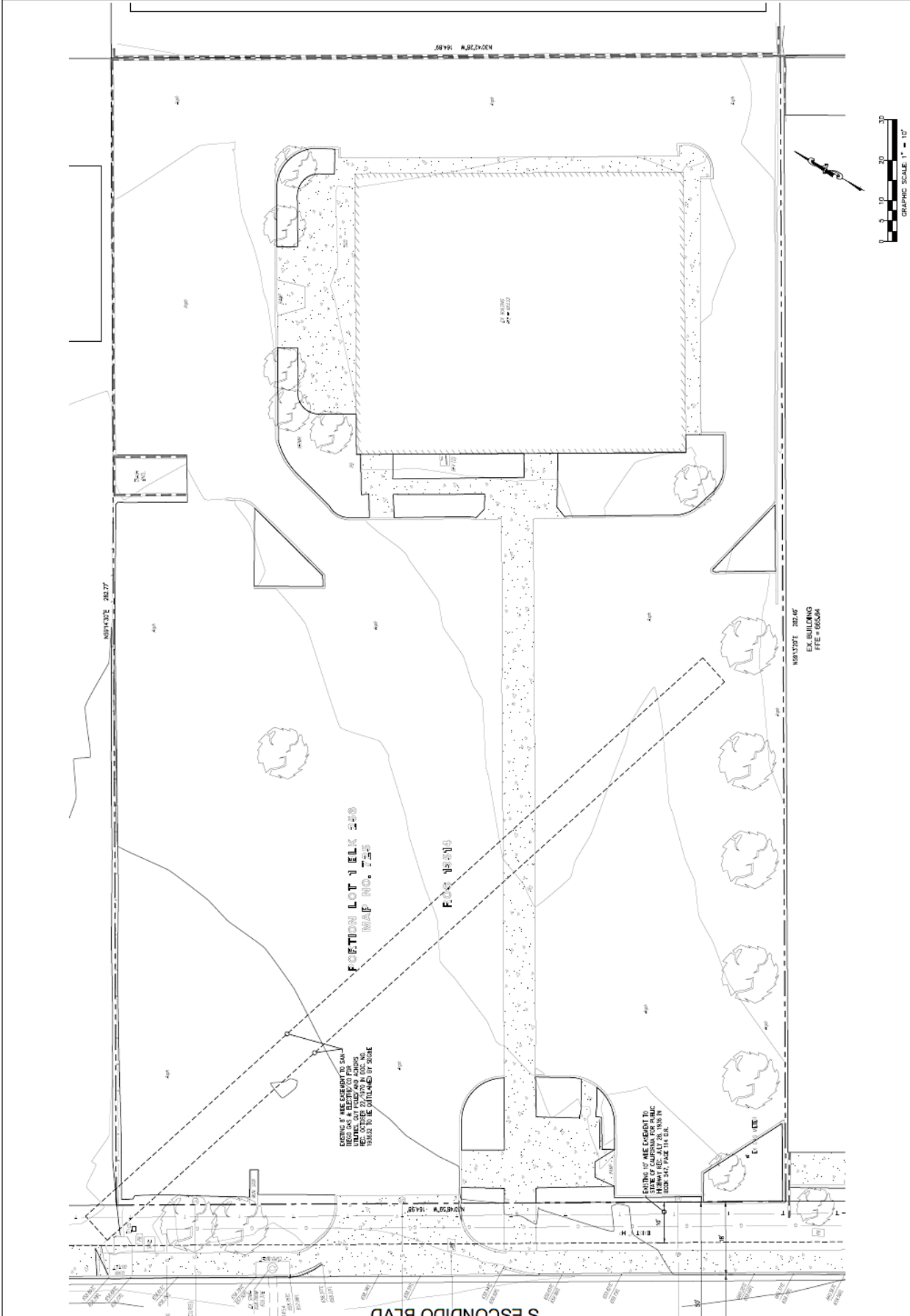


SOUTH ESCONDIDO
 Apartments
 SOUTH ESCONDIDO
 2000 W. ESCONDIDO
 ESCONDIDO, CA 92627

PROPERTY OWNER: SPINERZINE EQUITY PARTNERS, LLC
 PROJECT NAME: SOUTH ESCONDIDO APARTMENTS
 ARCHITECT: HILLSTADT ARCHITECTS
 LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTS
 STRUCTURAL ENGINEER: STRUCTURAL ENGINEERS
 MECHANICAL ENGINEER: MECHANICAL ENGINEERS
 ELECTRICAL ENGINEER: ELECTRICAL ENGINEERS
 CIVIL ENGINEER: CIVIL ENGINEERS
 GEOTECHNICAL ENGINEER: GEOTECHNICAL ENGINEERS
 SOIL REMEDIATION ENGINEER: SOIL REMEDIATION ENGINEERS
 ENVIRONMENTAL ENGINEER: ENVIRONMENTAL ENGINEERS
 ARCHITECTURAL RENDERING: ARCHITECTURAL RENDERING
 CONSTRUCTION MANAGEMENT: CONSTRUCTION MANAGEMENT
 GENERAL CONTRACTOR: GENERAL CONTRACTOR
 LANDSCAPE CONTRACTOR: LANDSCAPE CONTRACTOR
 SIGN CONTRACTOR: SIGN CONTRACTOR
 FENCE CONTRACTOR: FENCE CONTRACTOR
 IRRIGATION CONTRACTOR: IRRIGATION CONTRACTOR
 LIGHTING CONTRACTOR: LIGHTING CONTRACTOR
 PAINT CONTRACTOR: PAINT CONTRACTOR
 FLOORING CONTRACTOR: FLOORING CONTRACTOR
 ROOFING CONTRACTOR: ROOFING CONTRACTOR
 CONCRETE CONTRACTOR: CONCRETE CONTRACTOR
 PLUMBING CONTRACTOR: PLUMBING CONTRACTOR
 HEATING AND AIR CONDITIONING CONTRACTOR: HEATING AND AIR CONDITIONING CONTRACTOR
 ELEVATOR CONTRACTOR: ELEVATOR CONTRACTOR
 GLASS AND GLAZING CONTRACTOR: GLASS AND GLAZING CONTRACTOR
 CURB CONTRACTOR: CURB CONTRACTOR
 SIGN CONTRACTOR: SIGN CONTRACTOR
 FENCE CONTRACTOR: FENCE CONTRACTOR
 IRRIGATION CONTRACTOR: IRRIGATION CONTRACTOR
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 ELEVATOR CONTRACTOR: ELEVATOR CONTRACTOR
 GLASS AND GLAZING CONTRACTOR: GLASS AND GLAZING CONTRACTOR



DATE: 08/13/2024
 TOPOGRAPHIC SURVEY PLAN
 C-4



LANDSCAPE IMPROVEMENT PLANS FOR
SOUTH ESCONCIDO
APARTMENTS

1505 S. Esccondo Blvd., Escondido, CA 92025

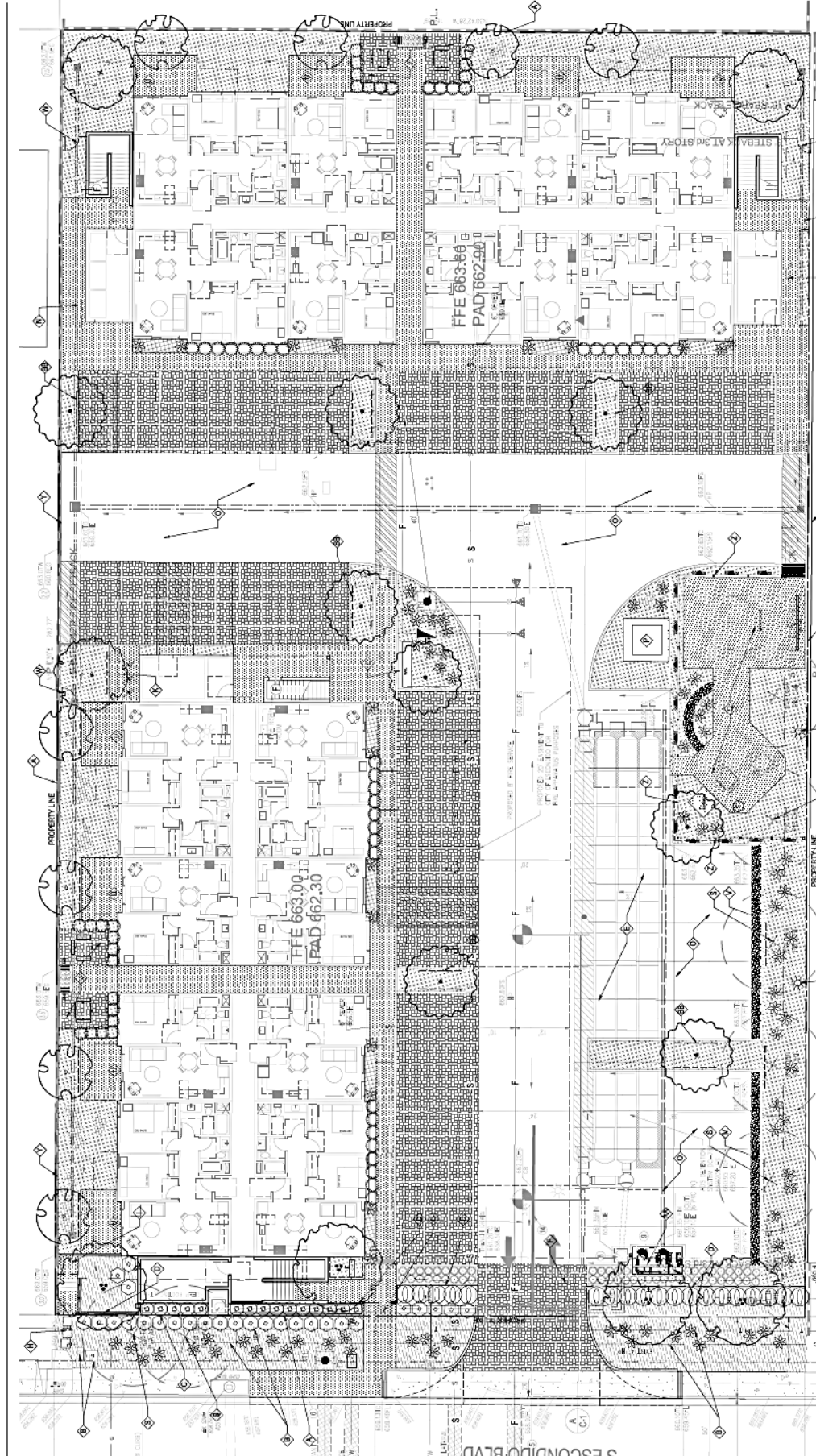
Project No. 201
Drawn: XXX
Checked: JLN
NERRI
LANDSCAPE
ARCHITECTURE
www.nerrila.com
1000 N. Main Street
Escondido, CA 92026



100% SD
SUBMITTAL
5/10/2022

SCHEMATIC
LANDSCAPE
PLAN

L1



- STREET TREE CALCULATION**
 (1) 24' BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE
 STREET FRONTAGE: 164.87'
 STREET TREE REQUIRED: 5 TREES
 STREET TREE PROVIDED: 8 TREES (2 EXISTING, 4 PROPOSED)
- MATERIAL LEGEND:**
 PROPOSED HARDSCAPE MATERIAL LEGEND:
 - Hardscape paving: 1" x 1" x 1" (Integral color concrete with 1/4" rebar @ 3')
 - Hardscape paving: 2" (Stamped concrete)
 - Hardscape paving: 3" (Concrete pavers with concrete border)
 - Hardscape paving: 4" (Block pavers with concrete border)
- LANDSCAPE KEY NOTES:**
 - PROPERTY LINE: TYPICAL SYMBOL
 - EXISTING UTILITIES IN THE RIGHT-OF-WAY TO REMAIN
 - MASONRY RETAINING/PLANTER WALL DETAIL B1.4
 - 6" HIGH TUBULAR STEEL FENCE PER DETAIL B1.4
 - MODULAR WETLANDS SYSTEM BELOW DRIVEWAY
 - VEHICULAR SLIDING GATE PER DETAIL C1.4
 - PEDESTRIAN GATE PER DETAIL B1.4
 - MAINTENANCE ACCESS STEP STONE
- MAINTENANCE AREA:**
 - COMMON AREA
 - CONCRETE PAVERS & TABLES
 - 3" PERIMETER FENCE
 - BARBECUES
 - BIKE RACKS
 - MAILBOXES
 - INSTALL 1/2" LONG ROOT BARRIER WHERE EXISTING OR NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, (TYP. SYMBOL)
 - EMERGENCY EGRESS WALKWAY
- WETLANDS ACCESS GATE:**
 - EX. BUILT DRAIN: FFE = 665.64
- ASPHALT DRIVEWAY:**
 - ELECTRICAL TRANSFORMER
 - POND/PLAY AREA:
 - PATIO PAVING
 - 2" PERIMETER FENCE WITH VINES PER DETAIL A1.4
 - SANDY GARDEN WITH LOG PATH
 - REPLACE EXISTING LIGHT
 - EXISTING LIGHT TO REMAIN
 - EXISTING TREE TO REMAIN (TYP. SYMBOL)
- BACK:**
 - PRIVATE PATIO
 - DO STRIP AT SHORTENED PARKING SPACE (TO PRESERVE EXISTING TREES)
 - 6" HIGH TUBULAR STEEL FENCE
 - PEDESTRIAN GATE PER DETAIL B1.4
 - EXISTING BUILDING WALL ON ADJACENT PROPERTY
 - 6" MAX. HT. (PERIM. SIDE) MASONRY FENCE WITH SMOOTH STUCCO FINISH
 - 3" WOOD, 2-RAIL FENCE PER DETAIL A1.4
- MODULAR WETLAND STORM WATER FACILITY PER CIVIL PLANS:**
 - INSTALL 1/2" LONG ROOT BARRIER WHERE EXISTING OR NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, (TYP. SYMBOL)





"Golden Rain Tree" *Koelreuteria bipinnata*



"Chinese Pistache" *Pistachia chinensis*



"Sweet Bay" *Laurus nobilis*



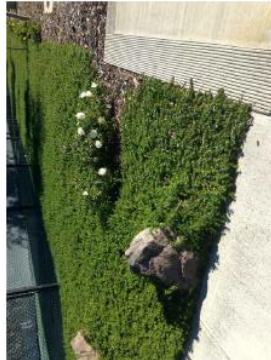
"Dwarf Cape Myrtle" *Lagerstroemia 'Purple Magic'*



"Dwarf Cape Myrtle" *Lagerstroemia 'Enduring Summer'*



Carissa macrocarpa "Green Carpet" - Green Carpet Natal Plum



Myoporum parvifolium "Prostrate Myoporum"



Pelargonium hortorum - "Garden Geranium"



Parthenocissus tricuspidata - "Boston Ivy"



Pandorea jaenocoides 'Alba' - "White Bower Vine"



Rosemarinus officinalis "Tuscan Blue" - "Tuscan Blue Rosemary"



Westringia fruticosa - "Grey Box Coast Rosemary"



Westringia fruticosa "Wynnable Gem" - "Wynnable Gem Coast Rosemary"



Prunus caroliniana - "Carolina Laurel Cherry"



Agave 'Blue Flame' - "Blue Flame Agave"





Sand Finish Concrete - #5 TopCast with Davis 'Sandstone' color



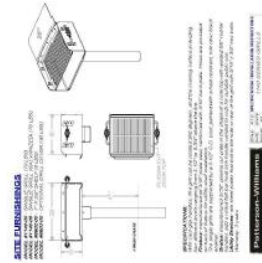
Concrete Pavers - Adenstone Aviano-589



Ball Wall - Pacific Play



Tables - Victor Stanley



Barbecue Grills - Patterson Williams



Trash Receptacle - Victor Stanley



Bike Racks - Victor Stanley



Tables - Victor Stanley



Light Retrofit - Architectural Area Lighting

SOUTH ESCONDIDO APARTMENTS

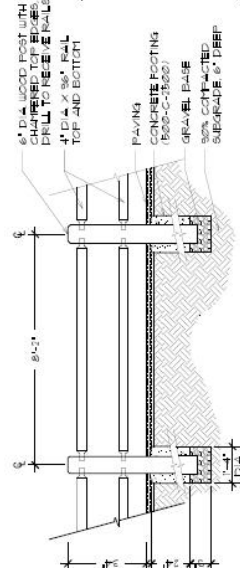
LANDSCAPE IMPROVEMENT PLANS FOR

1900 S. Esccondo Blvd, Escondido, CA 92025

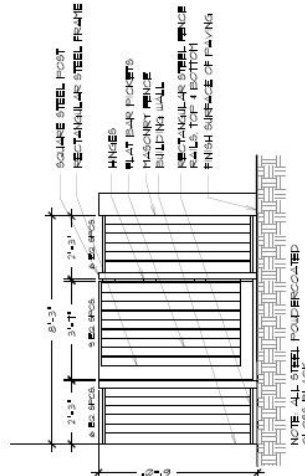


HERNANDEZ LANDSCAPE ARCHITECTURE
1800 S. ESCONDO BLVD. SUITE 200
ESCONDIDO, CA 92025
TEL: (760) 943-1111
WWW.HLAA.COM

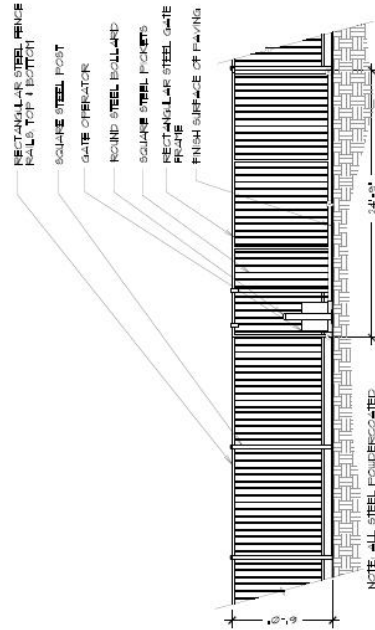
Project No. XX
Drawn: JH
Checked: JH



DETAIL A - PLAY AREA FENCING



DETAIL B - STEEL FENCE & PEDESTRIAN GATE



DETAIL C - STEEL FENCE & VEHICULAR GATE

SCHEMATIC
LANDSCAPE
MATERIALS

100% SD
SUBMITTAL
6/10/2023

L4

SOUTH ESCONDIDO
Apartments

1800 S. ESCONDIDO BLVD, ESCONDIDO, CA 92025

PROPERTY OWNER:

SKYLINE EQUITY PARTNERS, LLC
1800 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

PROJECT TEAM:

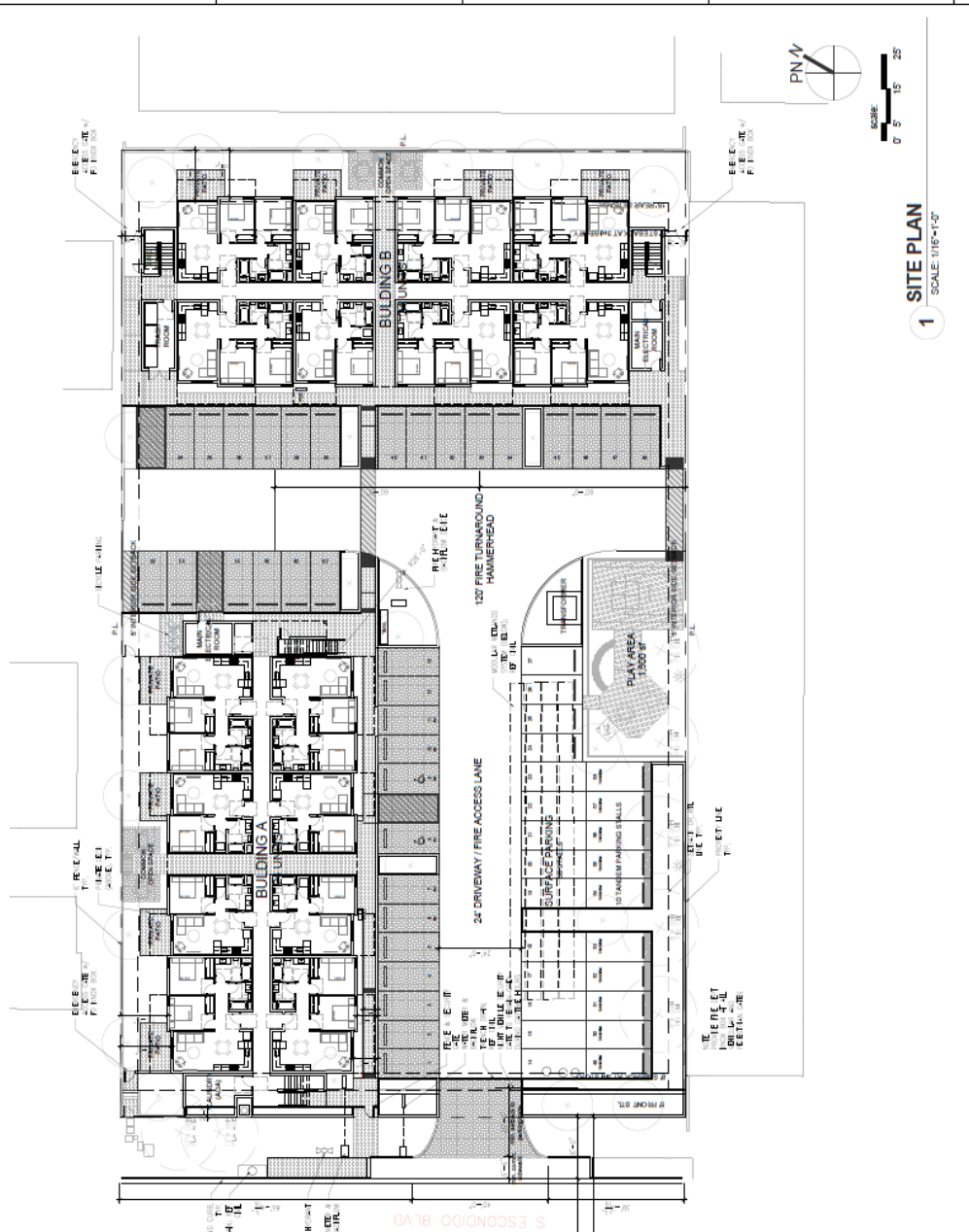
- ARCHITECT:**
FIELDXSTUDIO
2000 SAN BLAS AVE #202
CARPINTERIA, CA 92007
- GENERAL CONTRACTOR:**
QUALITY REAL ESTATE
4402 MANCHESTER AVE, SUITE 200
ESCONDIDO, CA 92024
- CIVIL ENGINEER:**
K&S ENGINEERING, INC.
1400 S. ESCONDIDO, SUITE 100
SAN DIEGO, CA 92108
- LANDSCAPE ARCHITECT:**
NEBI LANDSCAPE ARCHITECTURE
225 HORNBLAND ST., SUITE 2
SAN DIEGO, CA 92108
- MEP ENGINEER:**
M&P ENGINEERING, INC.
1810 BALDWIN WAY #207
S. CALON, CA 92020
- GEOTECHNICAL ENGINEER:**
CHRISTIAN WHEELER ENGINEERING
SAN DIEGO, CA 92108
- ENVIRONMENTAL ENGINEER:**
ENVIRONMENTAL ENGINEERS
1810 BALDWIN WAY SUITE 200
SAN DIEGO, CA 92107

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/11/2015	ISSUED FOR PERMITS
2	08/11/2015	ISSUED FOR PERMITS
3	08/11/2015	ISSUED FOR PERMITS
4	08/11/2015	ISSUED FOR PERMITS
5	08/11/2015	ISSUED FOR PERMITS
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19	08/11/2015	ISSUED FOR PERMITS
20	08/11/2015	ISSUED FOR PERMITS



SITE PLAN
A1.01



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

SITE PLAN NOTES:	GENERAL PLAN NOTES:	FIRE DEPT NOTES:	AUTOMATIC FIRE SPRINKLER SYSTEM NOTES:
<p>1. REFER TO CIVIL SHEETS FOR STORM WATER QUALITY NOTES AND REGULATORY REQUIREMENTS FOR THIS PROPERTY.</p> <p>2. REFER TO CIVIL SHEETS FOR STORM WATER QUALITY NOTES AND REGULATORY REQUIREMENTS FOR THIS PROPERTY.</p>	<p>1. DIMENSIONS ARE MEASURED TO THE FACE OF FLOOR & CENTER OF FINISH.</p> <p>2. DIMENSIONS ARE MEASURED TO THE FACE OF FINISH.</p> <p>3. DIMENSIONS ARE MEASURED TO THE FACE OF FINISH.</p> <p>4. KEY NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS NOT ALL ITEMS ARE FOUND ON EACH SHEET.</p> <p>5. ALL DIMENSIONS TO BE CLASSED BY FIELDX.</p> <p>6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.</p> <p>7. REFER TO CIVIL SHEETS FOR ADDITIONAL INFO.</p>	<p>1. GATES: All gates or other obstructions or devices, which would obstruct the entrance to any fire hydrant, shall be approved by the Fire Department. An approved gate shall be installed at the entrance to any fire hydrant. The gate shall be constructed of steel or other non-combustible material and shall be installed per the Department's standards.</p> <p>2. APPROVED GATES: Approved gates shall be installed at all fire hydrant entrances. Approved gates shall be constructed of steel or other non-combustible material and shall be installed per the Department's standards. Approved gates shall be installed at all fire hydrant entrances. Approved gates shall be constructed of steel or other non-combustible material and shall be installed per the Department's standards.</p>	<p>3. AUTOMATIC FIRE SPRINKLER SYSTEM: Sprinklers shall be provided in accordance with the applicable code requirements. The location and size of water service underground shall be indicated as shown on approved fire hydrant plans. A minimum 1-inch water main shall be installed in the underground. A fire department shall be required at all fire hydrant locations. A fire department shall be required at all fire hydrant locations. A fire department shall be required at all fire hydrant locations. A fire department shall be required at all fire hydrant locations.</p>

SOUTH ESCONDIDO Apartments
1601 E. ESCONDIDO BLVD ESCONDIDO CA 92026

PROPERTY OWNER:
SPINEMORE EQUITY PARTNERS, LLC
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92026

PROJECT TEAM:
ARCHITECT:
FIELDSTUDIO ARCHITECTS
2000 SAN LEANDRO AVE #140
CARLSBAD-THE SEA, CA 92007

STRUCTURAL ENGINEER:
QUALIS ENGINEERING
4400 MANCHESTER AVE, SUITE 200
ESCONDIDO, CA 92024

MECHANICAL ENGINEER:
M&M ENGINEERS, INC.
7871 MISSION CENTER CT, SUITE 100
SAN DIEGO, CA 92118

LANDSCAPE ARCHITECT:
HEMI LANDSCAPE ARCHITECTURE
SUITE 5
SAN DIEGO, CA 92108

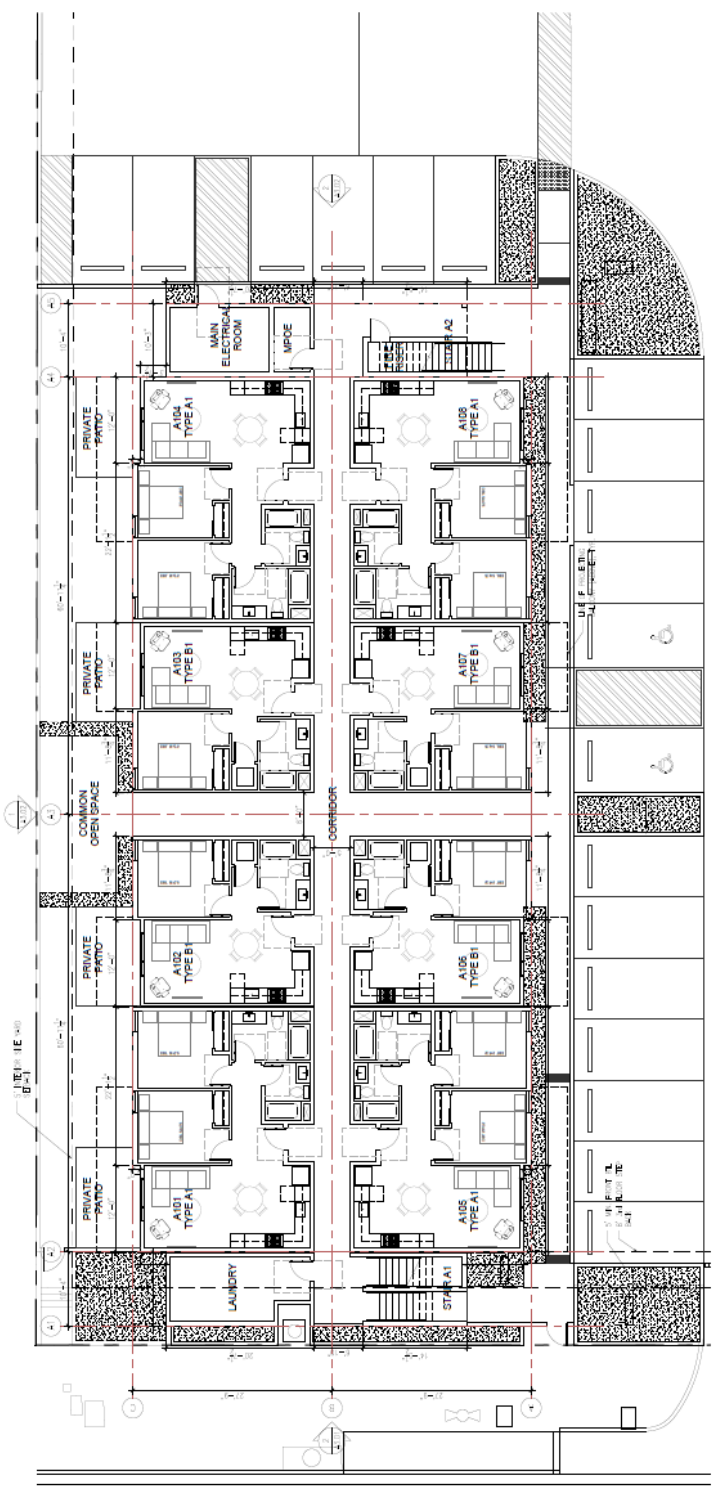
MVP ENGINEER:
M&M ENGINEERING, INC.
1810 GALLERIE WAY #207
E. CALVIN, CA 92020

GEOTECHNICAL ENGINEER:
M&M ENGINEERING, INC.
1810 GALLERIE WAY #207
E. CALVIN, CA 92020

DRY/UTILITIES:
ENGINEERING PARTNERS, INC.
1810 GALLERIE WAY SUITE 200
SAN DIEGO, CA 92107

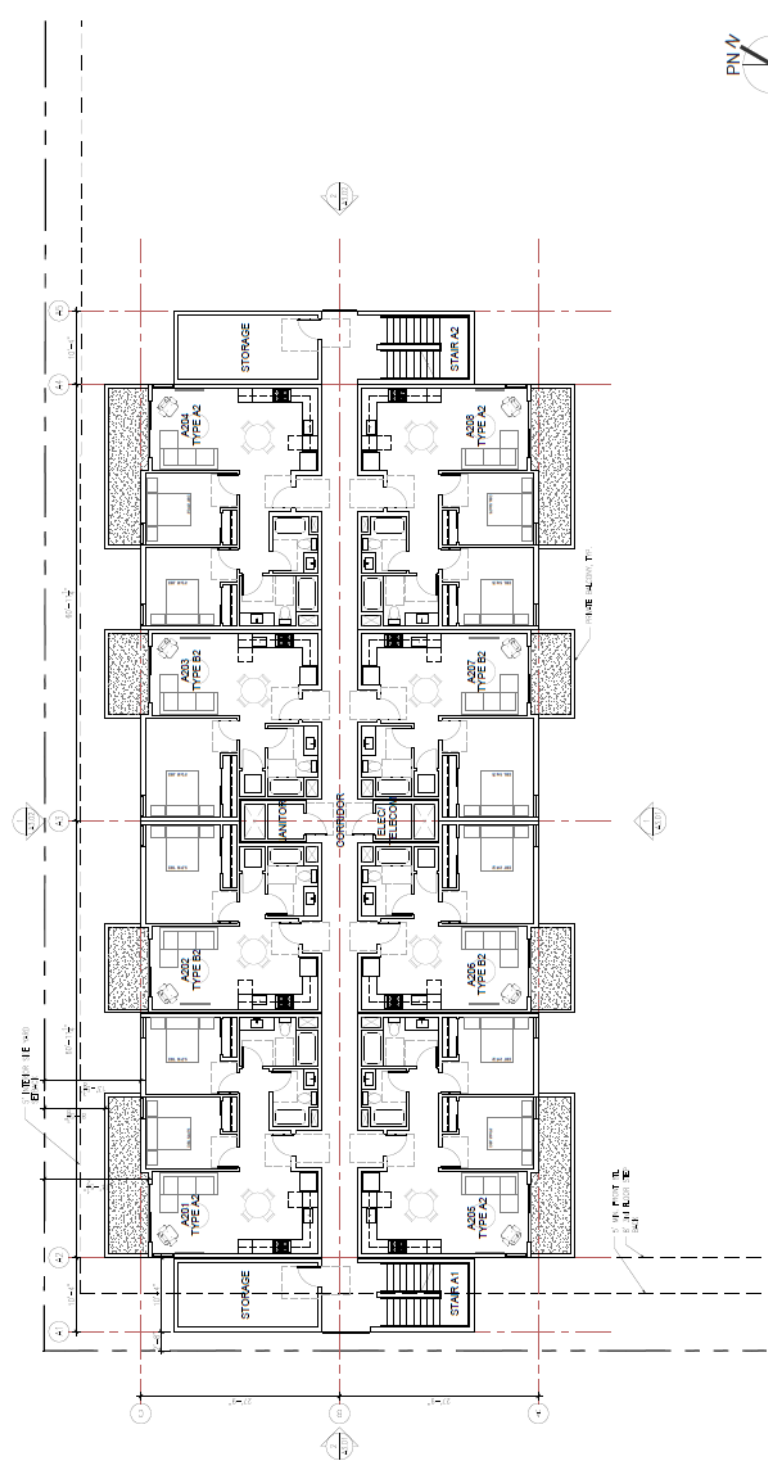


**BUILDING A
LEVEL 01
FLOOR PLAN
A2.01**

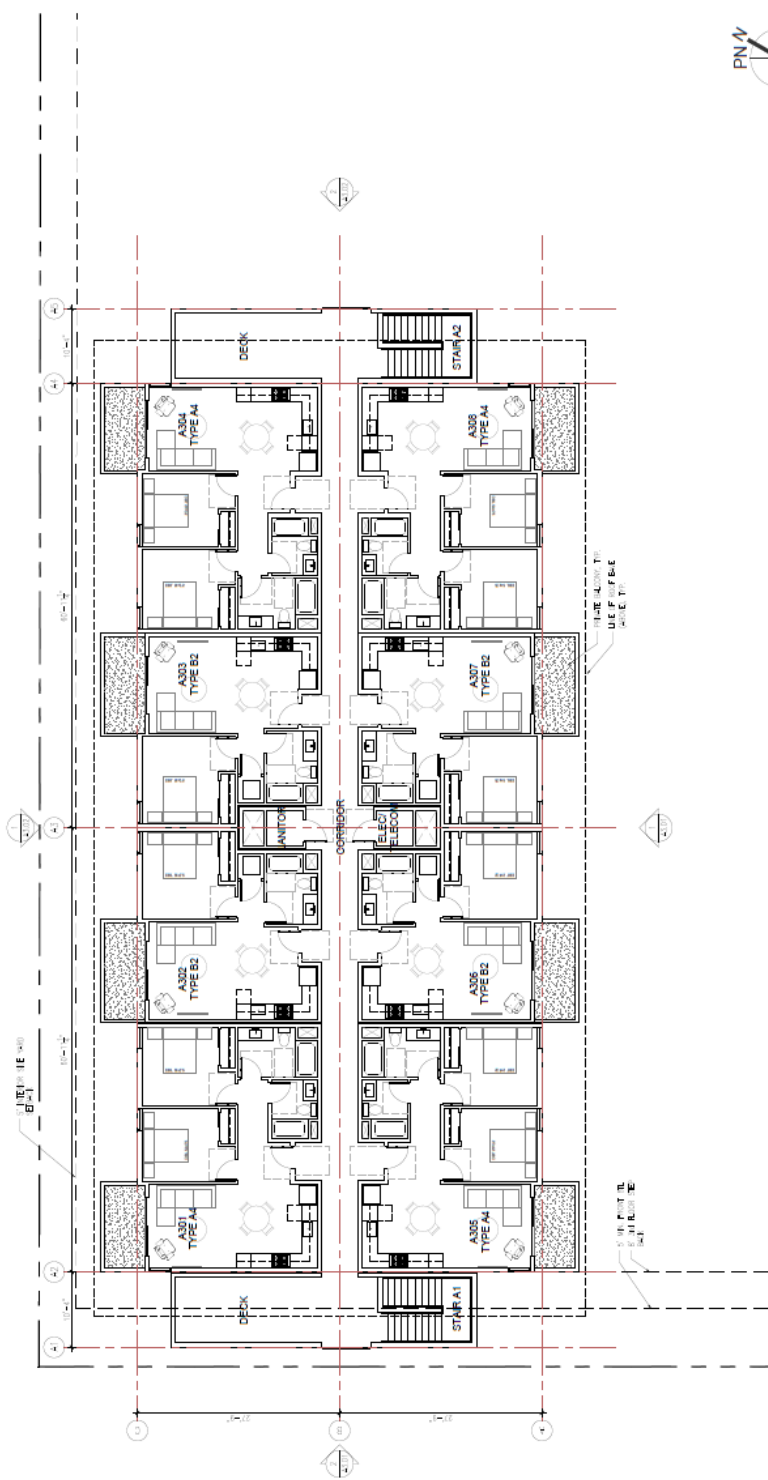


SCALE:
0' 2" = 10'

1 FLOOR PLAN - LEVEL 01
SCALE: 1/8"=1'-0"



1 FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"



SCALE
0' 2' 4' 6' 8' 10'

1 FLOOR PLAN - LEVEL 03
SCALE: 1/8"=1'-0"

SOUTH ESCONDIDO
Apartments

1800 S. ESCONDIDO BLVD., ESCONDIDO, CA 92025

PROJECT NUMBER

ENGINEERING PARTNERS, LLC
1800 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

ARCHITECT

REDAKSTUDIO
2000 SAN ELIAS AVE #450
CARLEPPA-THE-SEA, CA 92007
STRUCTURAL ENGINEER:
QUALIS ENGINEERING
10000 AVENUE 100, SUITE 200
BONITA, CA 92004

CIVIL ENGINEER

K&S ENGINEERING, INC
7801 MISSION CENTER CT, SUITE 100
SAN DIEGO, CA 92118

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE
3031 HARBOUR BLDG STE SUITE 3
SAN DIEGO, CA 92108

MVP ENGINEER

H+W ENGINEERING, INC
1810 BULLSEYE WAY #207
EL CAJON, CA 92020

GEOTECHNICAL ENGINEER

ENGINEERING
5045 MONSIEUR AVENUE
SAN DIEGO, CA 92108

DRY UTILITIES

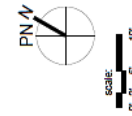
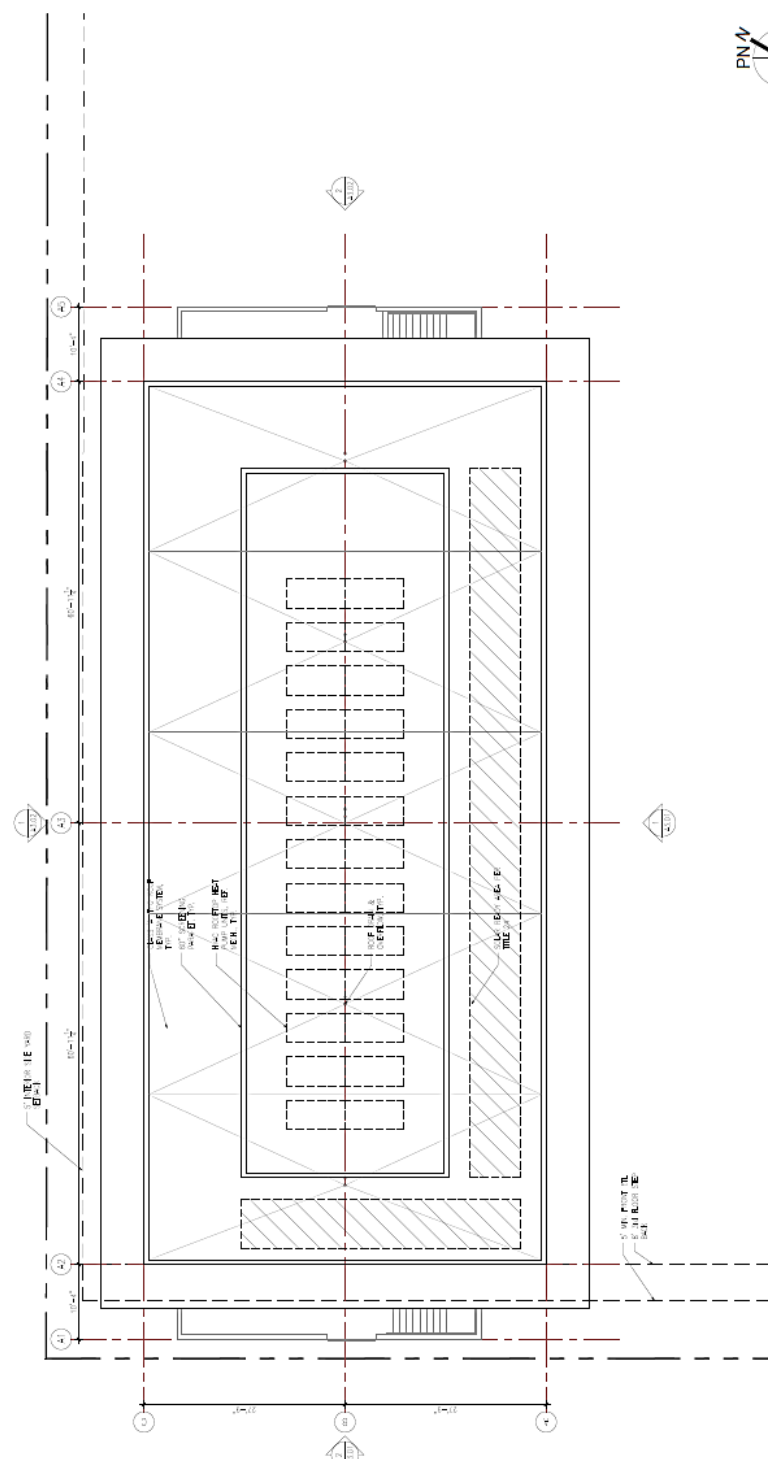
ENGINEERING PARTNERS, INC.
1800 S. ESCONDIDO BLVD, SUITE 200
SAN DIEGO, CA 92108

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	09/13/2022
2	ISSUE FOR PERMIT	09/13/2022
3	ISSUE FOR PERMIT	09/13/2022
4	ISSUE FOR PERMIT	09/13/2022
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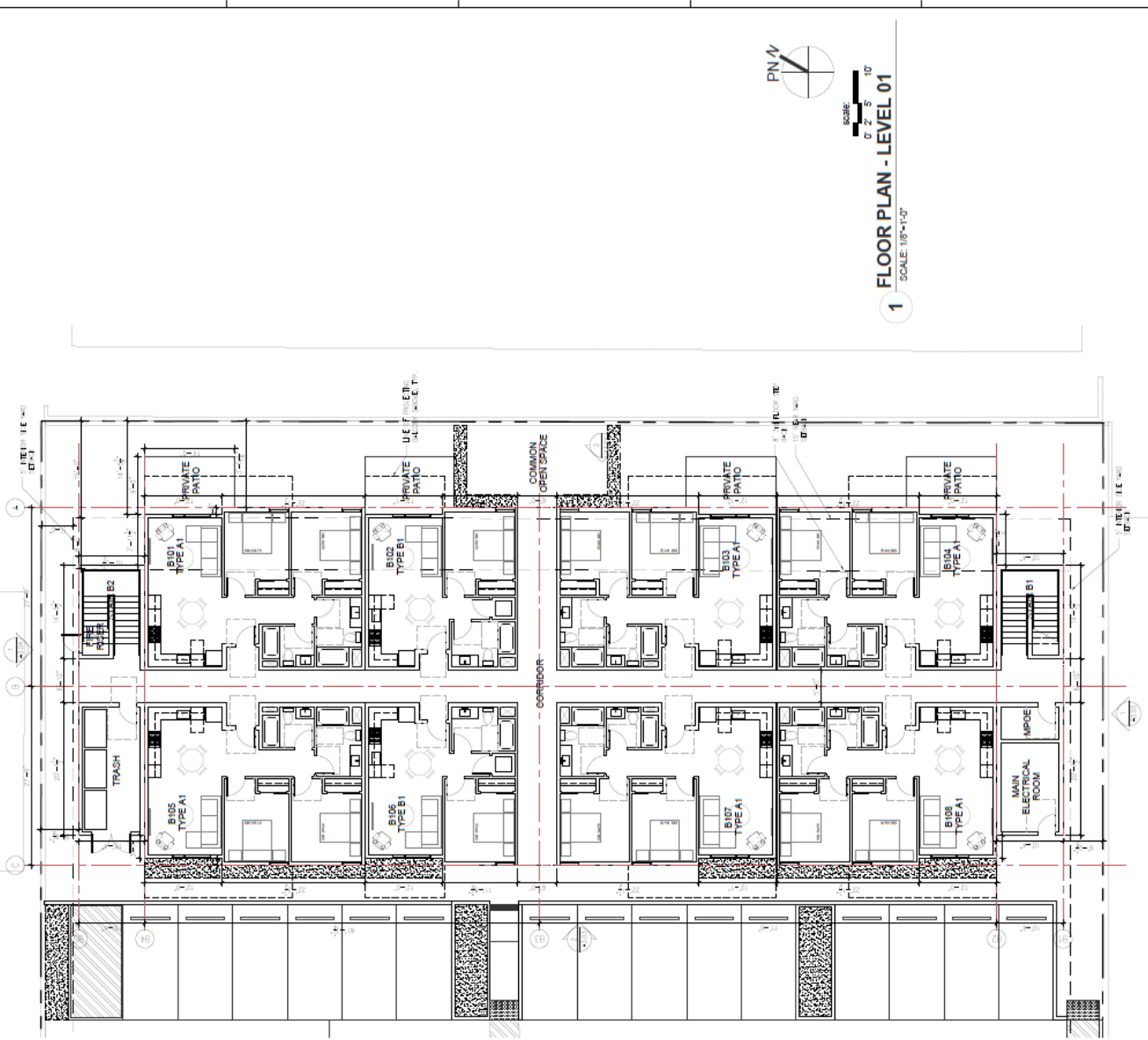
BUILDING A
ROOF PLAN
A2.04



1 ROOF PLAN
SCALE: 1/8"=1'-0"

PERMITS RECEIVED:

1. 2015 Building Dept	2015077
2. 2015 Planning Dept	2015077
3. 2015 Fire Dept	2015077
4. 2015 Health Dept	2015077
5. 2015 Public Works	2015077
6. 2015 Fire Marshal	2015077
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18. 2015 Fire Marshal	2015077
19. 2015 Fire Marshal	2015077
20. 2015 Fire Marshal	2015077



1 FLOOR PLAN - LEVEL 01
SCALE: 1/8"=1'-0"

PN 1/4

DATE: 07-25-17



SOUTH ESCONDIDO Apartments

1900 S. ESCONDIDO BLVD, ESCONDIDO, CA 92028

PROPERTY OWNER:

SPRINGCRE EQUITY PARTNERS, LLC
1900 S. ESCONDIDO BLVD
ESCONDIDO, CA 92028

PROJECT TEAM:

ARCHITECT:
FIELDSTUDIO
1700 S. ESCONDIDO BLVD, SUITE 400
ESCONDIDO, CA 92028

STRUCTURAL ENGINEER:
QUALIS ENGINEERING
4000 MANCHESTER AVE, SUITE 200
ESCONDIDO, CA 92024

CIVIL ENGINEER:
M&P ENGINEERS, INC.
7801 MISSION CENTER CT, SUITE 100
SAN DIEGO, CA 92178

LANDSCAPE ARCHITECT:
M&P LANDSCAPE ARCHITECTURE
3000 LA JOLLA VILLAS
SAN DIEGO, CA 92130

M&P ENGINEER:
M&P ENGINEERS, INC.
1970 BELLEFLORE BLVD #207
ESCONDIDO, CA 92028

GEOTECHNICAL ENGINEER:
M&P ENGINEERS, INC.
5040 SAND AVENUE
SAN DIEGO, CA 92130

MEP ENGINEER:
M&P ENGINEERS, INC.
1970 BELLEFLORE BLVD #207
ESCONDIDO, CA 92028

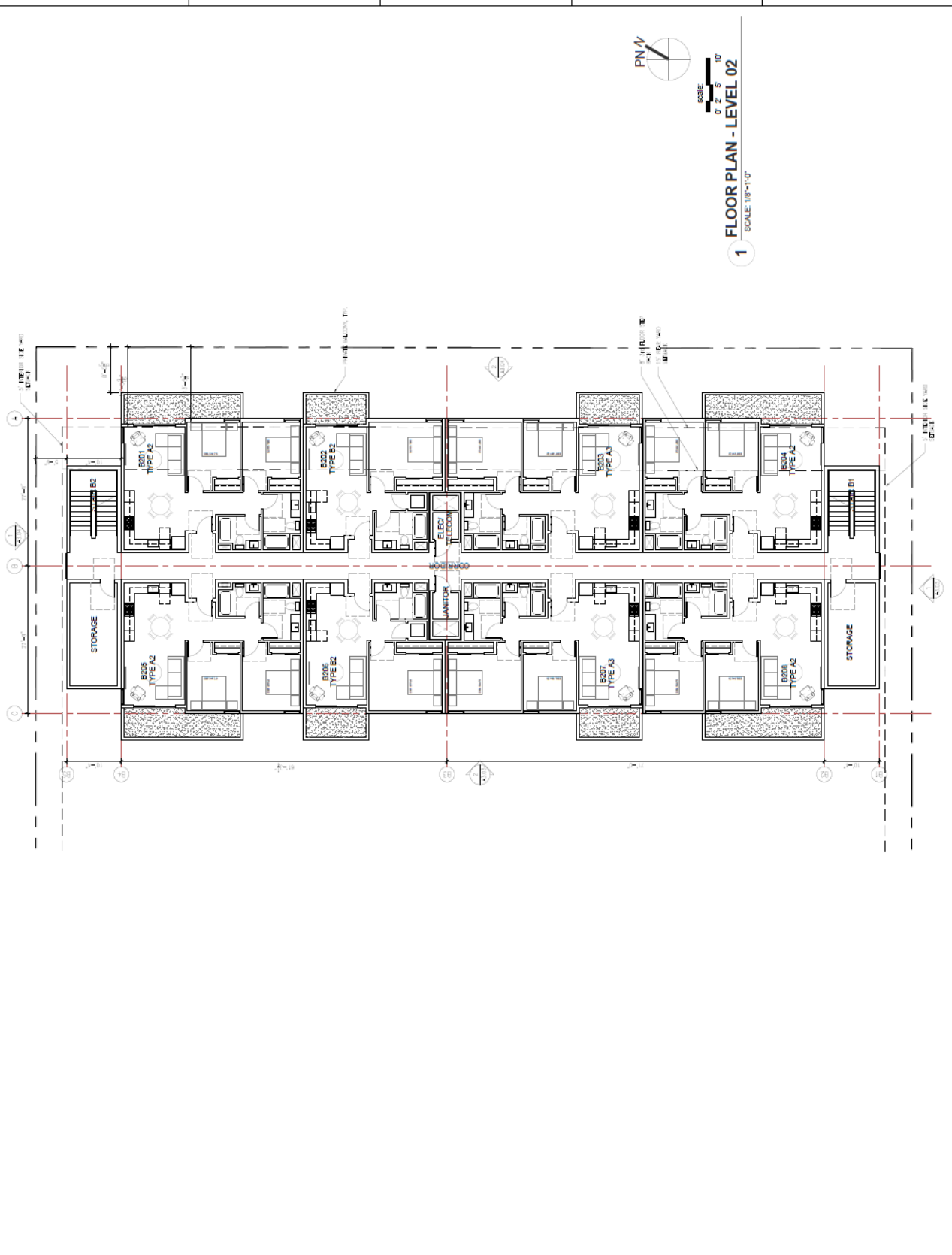
MECHANICAL ENGINEER:
M&P ENGINEERS, INC.
1970 BELLEFLORE BLVD #207
ESCONDIDO, CA 92028

ELECTRICAL ENGINEER:
M&P ENGINEERS, INC.
1970 BELLEFLORE BLVD #207
ESCONDIDO, CA 92028

DRAWING NUMBER	
NO.	DATE
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2	08/03/2021
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100	08/03/2021



SHEET NAME:
BUILDING B
LEVEL 02
FLOOR PLAN
A2.12



1 FLOOR PLAN - LEVEL 02
SCALE: 1/8"=1'-0"

SOUTH ESCONDIDO Apartments
1905 S. ESCONDIDO BLVD, ESCONDIDO CA, 92025

PROPERTY OWNER:
SPINICINE EQUITY PARTNERS, LLC
1905 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

PROJECT TEAM:

ARCHITECT:
FIELDXSTUDIO
200 SAN ELIO AVE #145
CARLSBAD, CA 92008

STRUCTURAL ENGINEER:
STANLEY ENGINEERS
4424 MANCHESTER AVE, SUITE 200
ENCINITAS, CA 92024

CIVIL ENGINEER:
K&S ENGINEERING, INC
1400 S. EL CAMINO, SUITE 100
SAN DIEGO, CA 92108

LANDSCAPE ARCHITECT:
NEELI LANDSCAPE ARCHITECTURE
428 HORNBERG ST, SUITE 5
SAN DIEGO, CA 92104

MEP ENGINEER:
JANUS ENGINEERING, INC
1810 CALLE DEL MAR #207
EL CAJON, CA 92020

GEOTECHNICAL ENGINEER:
CHRISTIAN WHEELER ENGINEERING
1400 S. EL CAMINO, SUITE 100
SAN DIEGO, CA 92108

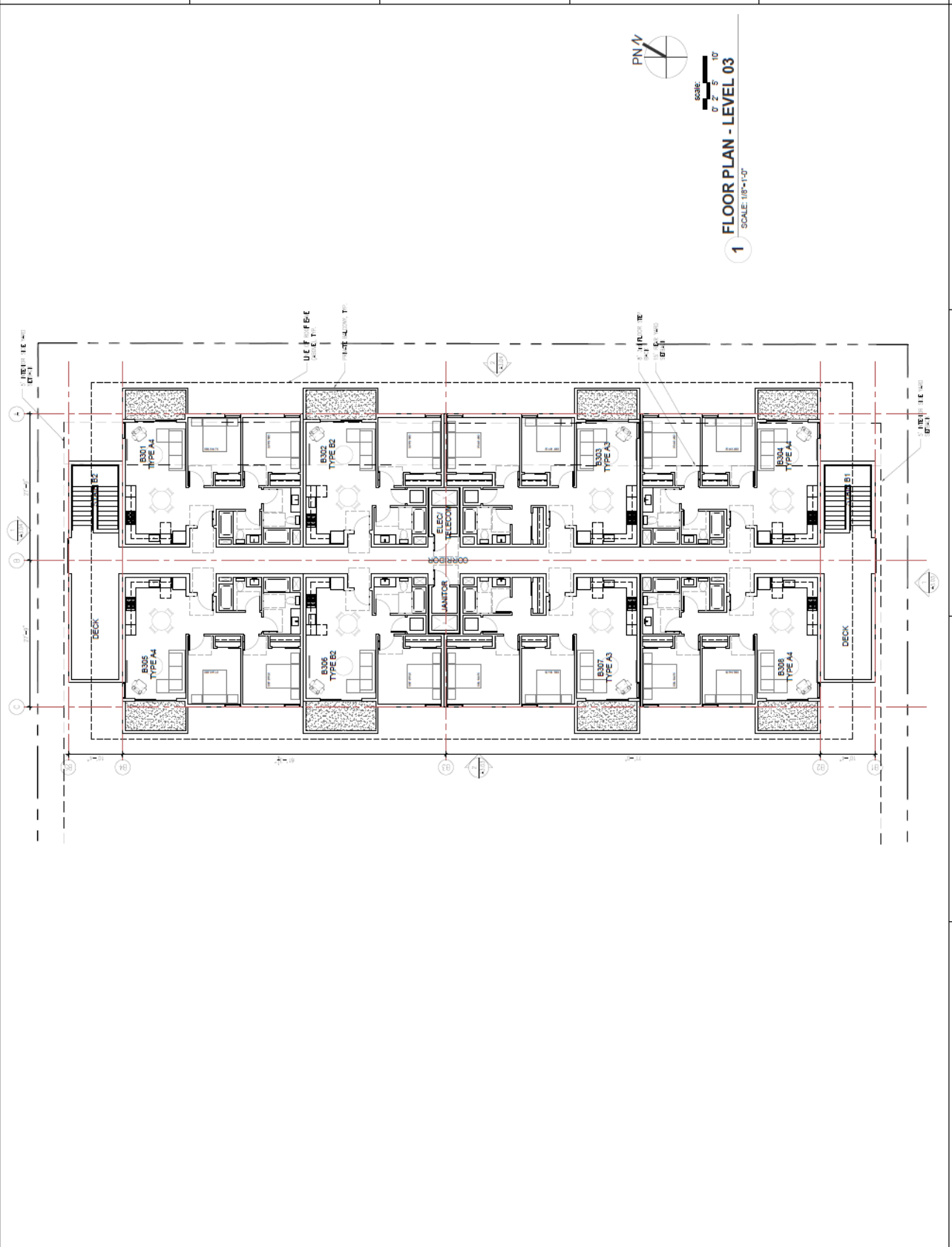
CONTRACTOR:
ENGINEERING PARTNERS INC.
10100 MEADOW DRIVE SUITE 200
SAN DIEGO, CA 92121

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/13/2022	ISSUED FOR PERMIT
2	09/13/2022	ISSUED FOR PERMIT
3	09/13/2022	ISSUED FOR PERMIT
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99	09/13/2022	ISSUED FOR PERMIT
100	09/13/2022	ISSUED FOR PERMIT



**BUILDING B
LEVEL 03
FLOOR PLAN
A2.13**



SOUTH ESCONDIDO Apartments

1605 S. ESCONDIDO BLVD, ESCONDIDO CA, 92025

PROPERTY OWNER:

SPINIZIONE EQUITY PARTNERS, LLC
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

PROJECT TEAM:

ARCHITECT:
FIELDSTUDIO
2000 SAN JULIO AVE #640
CARROLL PINES-CA, CA 92007

STRUCTURAL ENGINEER:
MARTIN MORGAN ARCHITECTURE
1402 MANCHESTER AVE, SUITE 205
ESCONDIDO, CA 92024

MECHANICAL ENGINEER:
K&S ENGINEERING, INC
7807 MEDINA CENTER CT, SUITE 100
SAN DIEGO, CA 92126

LANDSCAPE ARCHITECT:
MAYNARD MORGAN ARCHITECTURE
1402 MANCHESTER AVE, SUITE 205
ESCONDIDO, CA 92024

MECHANICAL ENGINEER:
M&M ENGINEERING, INC
1815 GALLEPPE WAY #207
EL CAJON, CA 92020

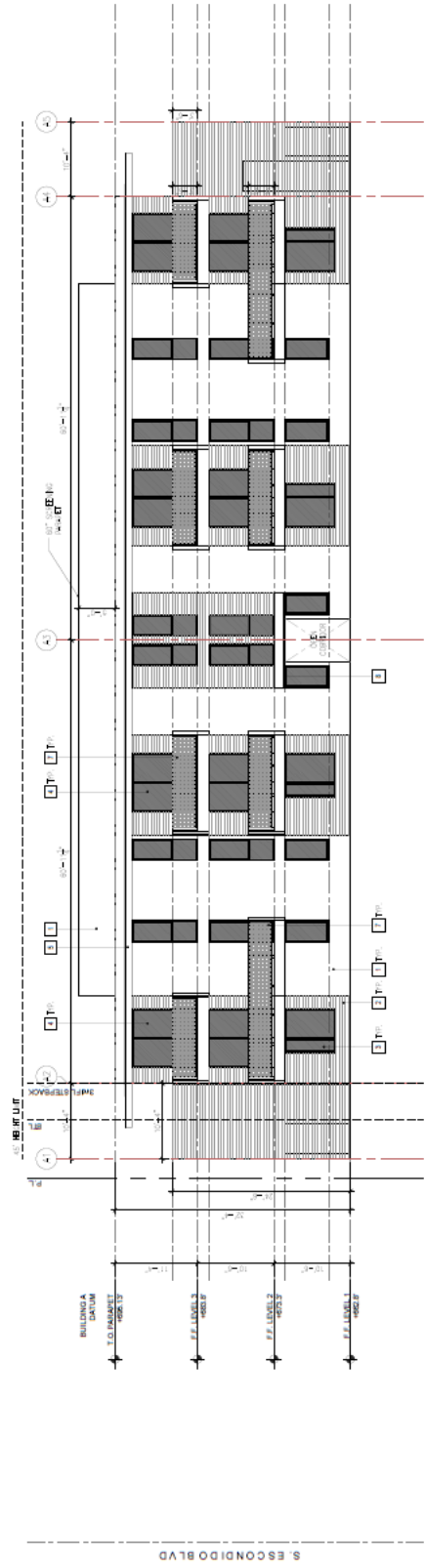
GEOTECHNICAL ENGINEER:
CHRISTIAN WHEELER ENGINEERING
SAN DIEGO, CA 92120

ENVIRONMENTAL ENGINEER:
ENGINEERING PARTNERS INC.
10130 MEANLEY DRIVE SUITE 200
SAN DIEGO, CA 92121

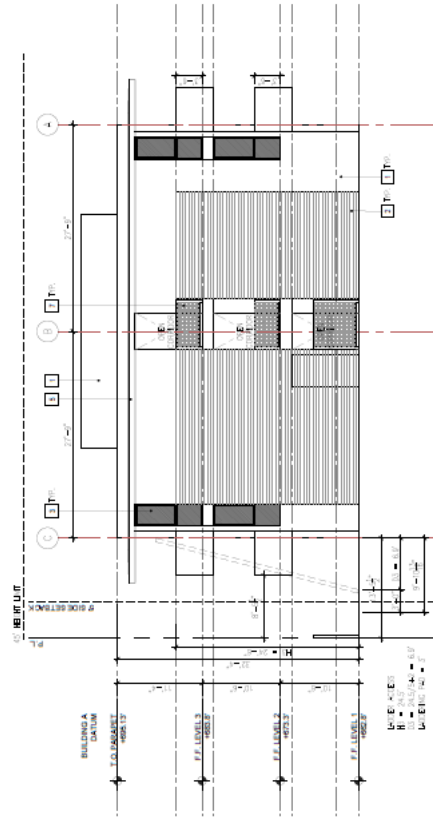
DRAWING NUMBER:
SOUTH ELEVATION - BLDG A
DATE: 09/13/2022
BY: [Redacted]
CHECKED BY: [Redacted]



BUILDING A EXTERIOR ELEVATIONS A3.01



1 SOUTH ELEVATION - BLDG A
SCALE: 1/8"=1'-0"



2 WEST ELEVATION - BLDG A
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
1. GROUNDS ARE MEASURED TO THE FACE OF STUD & CENTER OF FINISH.
 2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH.
 3. DIMENSIONS SHOWN ARE TYPICAL OF THESE SHEET ONLY.
 4. KEY NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS NOT ALL ITEMS ARE FOUND ON EACH SHEET.
 5. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS.
 6. ALL FOOTING TO BE CLASS A TYPE BATTED.
 7. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
 8. REFER TO SHEET T-01 AND T-02 FOR DETAILS NOTES.
- KEY NOTES:**
- 1 STUCCO COLOR 1-1/4"
 - 2 CEMENTITIOUS SHELF-SIDE FINISH
 - 3 ALUM. WINDOW SYSTEM DARK BRONZE ANODIZED
 - 4 ALUM. DOORS SYSTEM DARK BRONZE ANODIZED
 - 5 ALUM. BREAK METAL TRIM
 - 6 METAL DOOR & TRIM PAINTED
 - 7 STEEL & WIRE MESH GUARDRAIL SYSTEM
 - 8 PAINT STEEL CASING
 - 9 CONCRETE FINISH
 - 10 CMU RETAINING WALL

SOUTH ESCONDIDO Apartments

1801 S. ESCONDIDO BLVD, ESCONDIDO CA 92025

PROPERTY OWNER:
SPRINGCRE EQUITY PARTNERS, LLC
1401 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

ARCHITECT:
FIELDXSTUDIO
2000 SAN ELIJO AVE #440
CARLSBAD, THE-SEA, CA 92007

STRUCTURAL ENGINEER:
GALLS ENGINEERING
1010 MEANLEY DRIVE SUITE 200
SAN DIEGO, CA 92101

MECHANICAL ENGINEER:
K&M ENGINEERING, INC
1801 MESSINA CENTER CT, SUITE 100
SAN DIEGO, CA 92108

LANDSCAPE ARCHITECT:
NEW LANDSCAPE ARCHITECTURE
1401 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

MECHANICAL ENGINEER:
H&W ENGINEERING, INC
1810 GULLEPPE WAY #107
EL CAJON, CA 92020

GEOTECHNICAL ENGINEER:
CHRISTIAN WHEELER ENGINEERING
1401 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

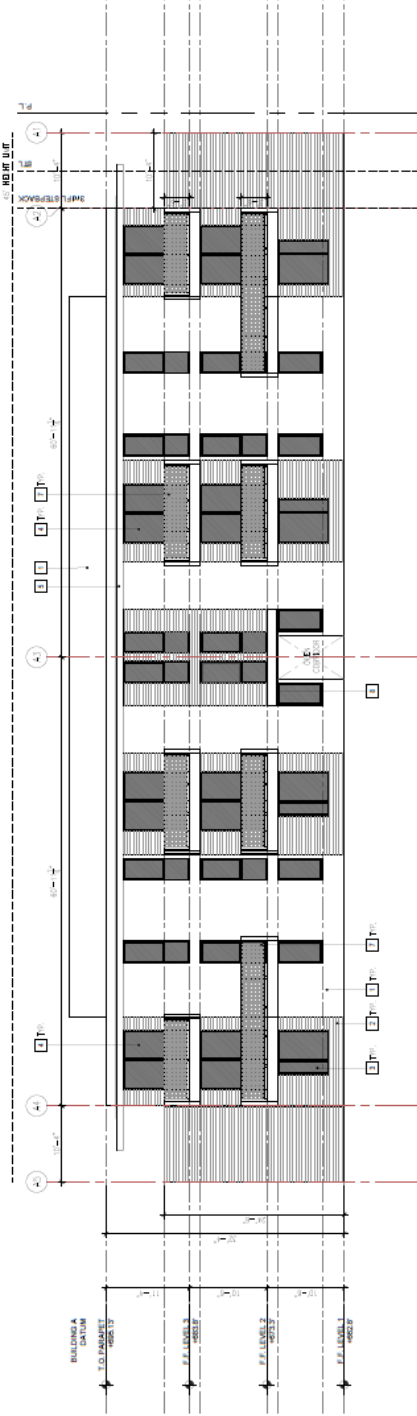
CONTRACTOR:
ENGINEERING PARTNERS, INC.
1010 MEANLEY DRIVE SUITE 200
SAN DIEGO, CA 92101

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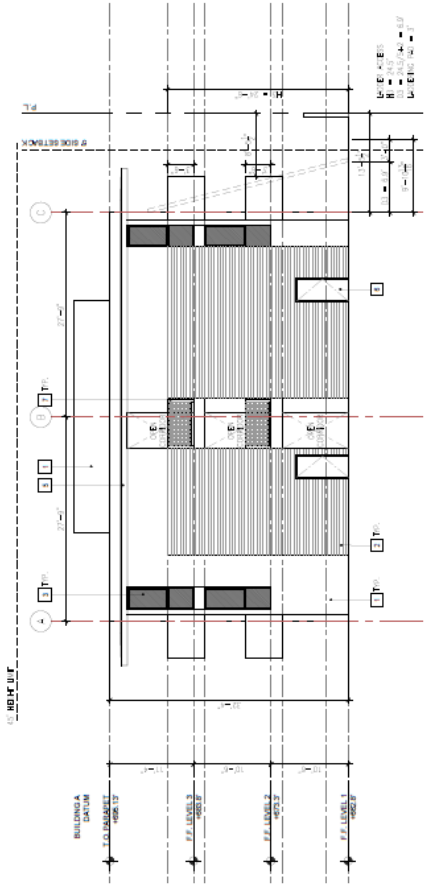
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2. State of California	2/15/2022
3. Mechanical	2/15/2022
4. Structural	2/15/2022
5. Fire	2/15/2022
6. Electrical	2/15/2022
7. Plumbing	2/15/2022
8. Other	
9. Other	
10. Other	
11. Other	
12. Other	



PROJECT NAME:
BUILDING A EXTERIOR ELEVATIONS
A3.02



1 NORTH ELEVATION - BLDG A
SCALE: 1/8"=1'-0"



2 EAST ELEVATION - BLDG A
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. DIMENSIONS ARE MEASURED TO THE FACE OF STUD & CENTER OF STEEL UNLESS NOTED OTHERWISE.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH.
3. DIMENSIONS SHOWN ARE TYPICAL OF THESE SHEETS ONLY.
4. REFER TO ALL OTHER SHEETS FOR DIMENSIONS AND FINISHES.
5. REFER TO WALL, FLOOR AND CEILING TYPES FOR FINISHES.
6. ALL ROOFING TO BE CLASS A FIRE RATED.
7. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.
8. REFER TO SHEETS A3.01 AND A3.02 FOR DETAIL NOTES.

KEY NOTES:

- | | |
|-----|---|
| 1 | STUCCO COLOR 1-TN |
| 2 | CERAMITIC TILE SHEAP SANDING PAINTED |
| 3 | ALUM WINDOW SYSTEM DARK BRONZE ANODIZED |
| 4 | ALUM WINDOW SYSTEM DARK BRONZE ANODIZED |
| 5 | ALUM WINDOW SYSTEM DARK BRONZE ANODIZED |
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| 98 | ALUM WINDOW SYSTEM DARK BRONZE ANODIZED |
| 99 | ALUM WINDOW SYSTEM DARK BRONZE ANODIZED |
| 100 | ALUM WINDOW SYSTEM DARK BRONZE ANODIZED |

SOUTH ESCONDIDO Apartments
1900 S. ESCONDIDO BLVD, ESCONDIDO CA 92025

PROPERTY OWNER:
SPINELINE EQUITY PARTNERS, LLC
1900 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

PROJECT TEAM:
ARCHITECT:
FIELDSTUDIO
3000 SAN JULIO AVE #340
CARPINTERIA, CA 92007

STRUCTURAL ENGINEER:
MCM ENGINEERING, INC.
4400 MANCHESTER AVE, SUITE 200
ESCONDIDO, CA 92024

CIVIL ENGINEER:
K&S ENGINEERING, INC.
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

MEP ENGINEER:
M&W ENGINEERING, INC.
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

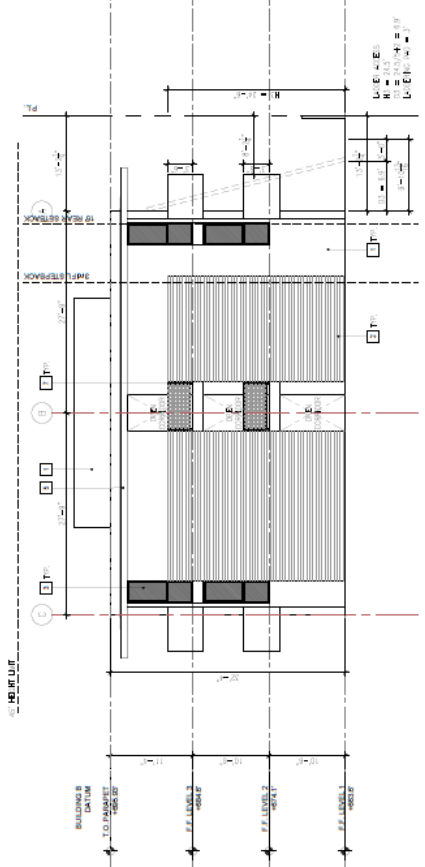
GEOTECHNICAL ENGINEER:
CHRISTIAN WHEELER ENGINEERING
5000 HOME AVENUE
SAN DIEGO, CA 92108

DRY UTILITIES:
M&W ENGINEERING, INC.
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

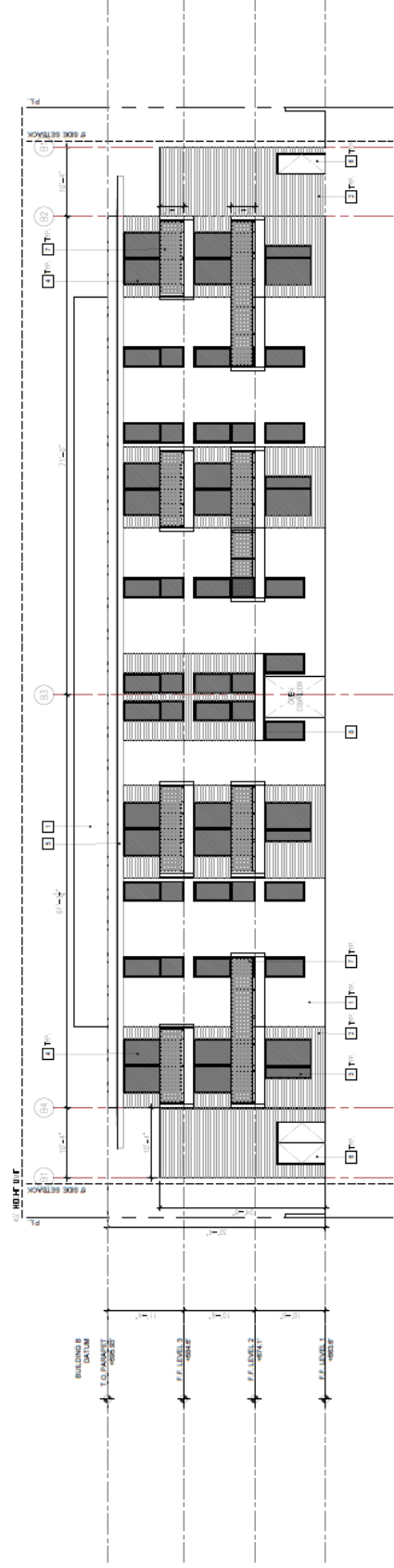
PLUMBING ENGINEER:
M&W ENGINEERING, INC.
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025



BUILDING B EXTERIOR ELEVATIONS A3.03



1 SOUTH ELEVATION - BLDG B
SCALE: 1/8"=1'-0"



2 WEST ELEVATION - BLDG B
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. DIMENSIONS ARE MEASURED TO THE FACE OF STUD & CENTER OF STEEL L.I.N.G.
2. DIMENSIONS SHOWN ARE TYPICAL OF THESE SHEET ONLY.
3. DIMENSIONS SHOWN ARE TYPICAL OF THESE SHEET ONLY.
4. REFER TO WALL, FLOOR AND CEILING TYPES FOR FINISHES.
5. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
6. REFER TO SHEETS A201 AND A202 FOR DETAILED NOTES.

KEY NOTES:

1. STUCCO COLOR 1 - TAN
2. IDENTIFICTION STRIP/PAINTING PAINTED
3. ALUM. DOOR SYSTEM DARK BRONZE ANODIZED
4. ALUM. DOOR SYSTEM DARK BRONZE ANODIZED
5. ALUM. MESH METAL TRIM
6. METAL DOOR & TRIM PAINTED
7. STEEL & WIRE MESH GUARDRAIL SYSTEM
8. PLATE STEEL CANOPY
9. WROUGHT IRON FENCING & GATE
10. CMU RETAINING WALL

SOUTH ESCONDIDO Apartments
190 S. ESCONDIDO BLVD, ESCONDIDO CA 92025

PROPERTY OWNER:
SPINZONI EQUITY PARTNERS, LLC
1900 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

ARCHITECT:
FIELDSTUDIO
1900 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

STRUCTURAL ENGINEER:
QUALIS ENGINEERING
4425 MANCHESTER AVE, SUITE 200
ESCONDIDO, CA 92024

CIVIL ENGINEER:
MCM ENGINEERS, INC.
1900 S. ESCONDIDO BLVD, SUITE 100
ESCONDIDO, CA 92025

LANDSCAPE ARCHITECT:
NEB LANDSCAPE ARCHITECTURE
1900 S. ESCONDIDO BLVD, SUITE 5
ESCONDIDO, CA 92025

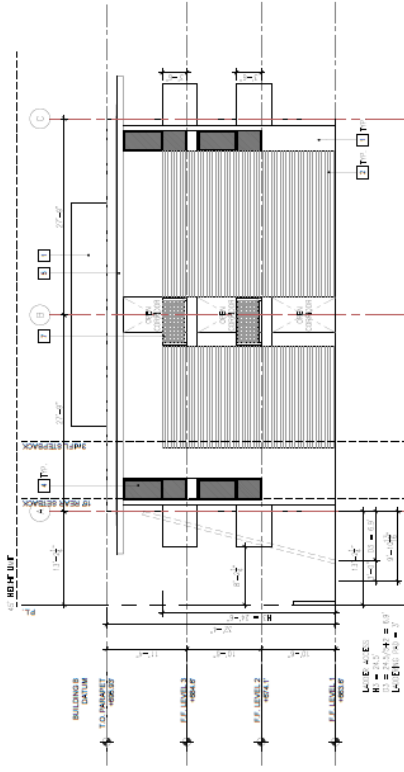
M/E/P ENGINEER:
HFW ENGINEERING, INC.
1910 BULLSEYE WAY #207
ESCONDIDO, CA 92025

GEOTECHNICAL ENGINEER:
SANTITAS ENGINEERING
5000 N. MISSION AVE
SAN JOSE, CA 95128

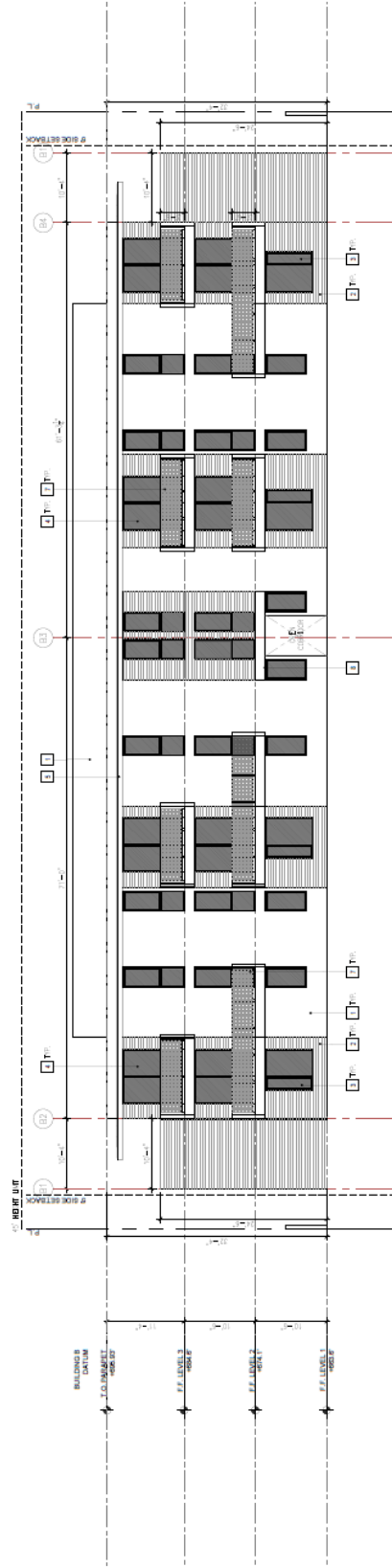
MECHANICAL ENGINEER:
ENGINEERING PARTNERS, INC.
1900 S. ESCONDIDO BLVD, SUITE 200
ESCONDIDO, CA 92025



BUILDING B EXTERIOR ELEVATIONS A3.04



1 NORTH ELEVATION - BLDG B
SCALE: 1/8"=1'-0"



2 EAST ELEVATION - BLDG B
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
1. DIMENSIONS ARE MEASURED TO THE FACE OF STUD CENTER OF
 2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH.
 3. DIMENSIONS SHOWN ARE TYPICAL OF THESE SHEET ONLY.
 4. FINISH NOTES ON THIS SHEET ARE AN ACCUMULATION OF FINISH NOTES FROM ALL SHEETS IN THIS PROJECT. REFER TO ALL SHEETS FOR FINISHES.
 5. ALL FINISHES TO BE CALIBRATED BY A TESTED LABORATORY.
 6. REFER TO SHEETS A3.01 AND A3.02 FOR DETAILED NOTES.
- KEY NOTES:**
- 1 STUCCO COLOR 1-TAN
 - 2 CERAMITIC TILE 1-TAN
 - 3 ALUM WINDOW SYSTEM DARK BRONZE ANODIZED
 - 4 ALUM DOOR SYSTEM DARK BRONZE ANODIZED
 - 5 ALUM BREAKAWAY TRIM
 - 6 ALUM BREAKAWAY TRIM
 - 7 STAINLESS STEEL ANODIZED
 - 8 STEEL & ALUM BRICK/GRANDISAL SYSTEM
 - 9 PLATE STEEL CANOPY
 - 10 WROUGHT IRON FENCING & GATE
 - 11 CMU RETAINING WALL

PROPERTY OWNER:
SPINEMORE EQUITY PARTNERS, LLC
1000 S. ESCONDIDO BLVD
ESCONDIDO, CA 92025

ARCHITECT:
FIELDSTUDIO
1000 S. ESCONDIDO BLVD. #100
ESCONDIDO, CA 92025
761-754-1100
WWW.FIELDSTUDIO.COM

CIVIL ENGINEER:
K&S ENGINEERING, INC.
1400 MANCHESTER AVE, SUITE 200
ESCONDIDO, CA 92024

Mechanical Engineer:
H&W ENGINEERING, INC.
1870 COLLEGE HWY #207
ESCONDIDO, CA 92025

Electrical Engineer:
S&S ENGINEERING, INC.
5040 HOME AVENUE
SAN DIEGO, CA 92110

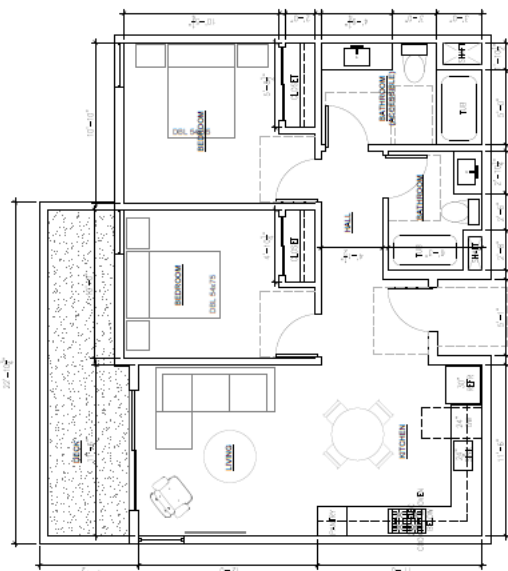
Structural Engineer:
S&S ENGINEERING, INC.
10100 MEADOW DRIVE SUITE 200
SAN DIEGO, CA 92131

PLANNING PERMITS:

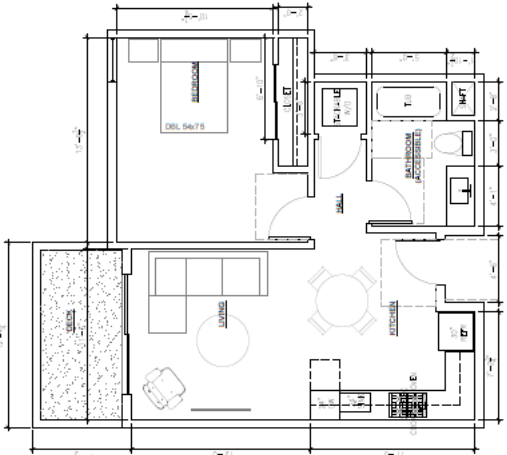
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12. Other	



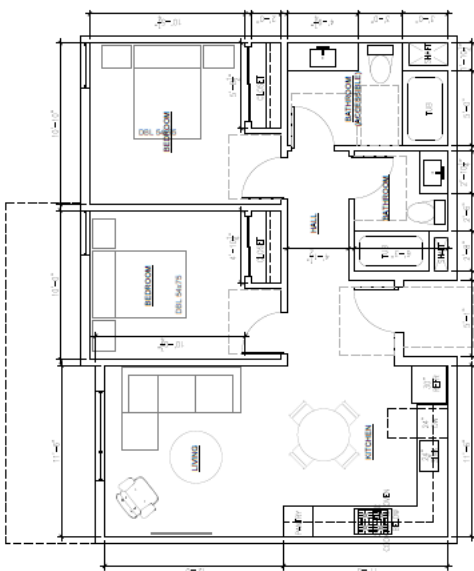
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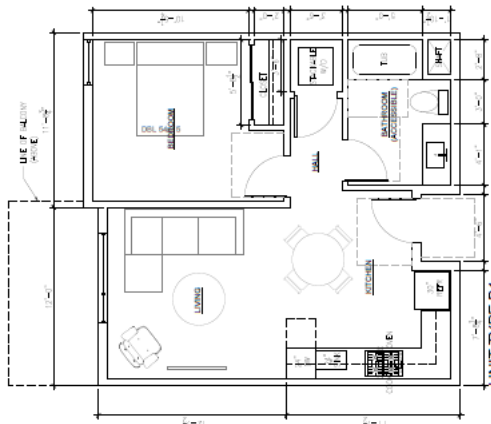
UNIT TYPE A2
1-BEDROOM, 1-BATHROOM
520 sq ft gross



UNIT TYPE B2
1-BEDROOM, 1-BATHROOM
610 sq ft gross



UNIT TYPE A1
2-BEDROOM, 1-BATHROOM
620 sq ft gross



UNIT TYPE B1
1-BEDROOM, 1-BATHROOM
550 sq ft gross

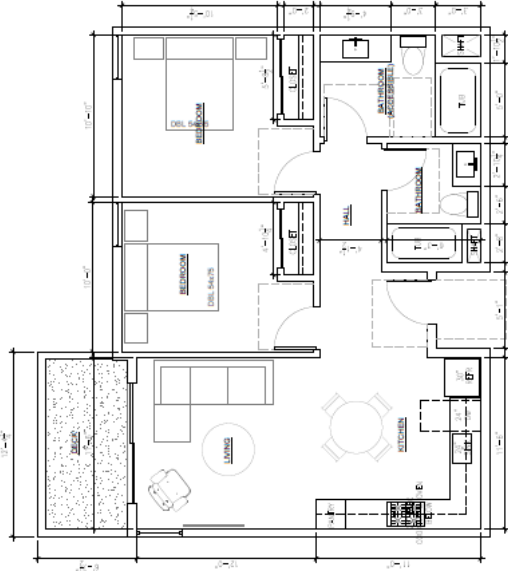
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SCALE: 1/8"=1'-0"

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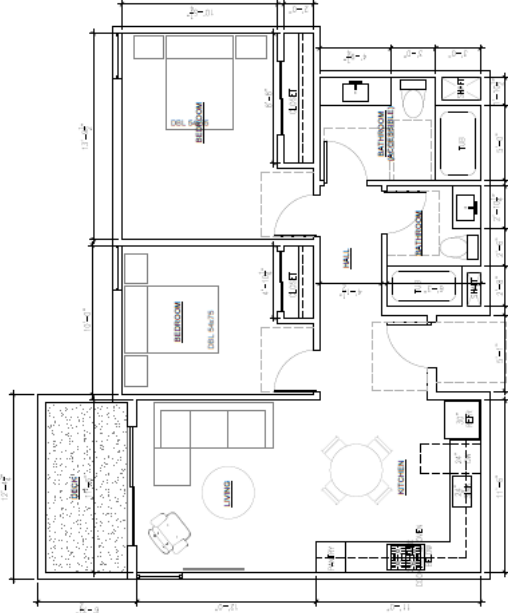
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100. 2024, 10/13/2024



DATE:



UNIT TYPE A4
2-BEDROOM, 1-BATHROOM
820 sq ft gross



UNIT TYPE A3
2-BEDROOM, 1-BATHROOM
862 sq ft gross

1 UNIT TYPE PLANS
SCALE: 1/8"=1'-0"

SOUTH ESCONDIDO Apartments

1800 S. ESCONDIDO BLVD, ESCONDIDO CA 92029

PROPERTY OWNER:
 EPINEXIONE EQUITY PARTNERS, LLC
 1800 S. ESCONDIDO BLVD
 ESCONDIDO, CA 92029

PROJECT TEAM:
ARCHITECT:
 FIELDSTUDIO
 2305 SAN BLAS AVE #545
 CARLEPP-BY-THE-SEA, CA 92037
STRUCTURAL ENGINEER:
 GIBBLE ENGINEERING
 4403 MANCHESTER AVE, SUITE 200
 ESCONDIDO, CA 92029
CIVIL ENGINEER:
 K&S ENGINEERING, INC
 7301 GALLERIA CENTER CT, SUITE 100
 SAN DIEGO, CA 92118
LANDSCAPE ARCHITECT:
 H&W ENGINEERING, INC
 1815 GALLERIA WAY #207
 EL CAJON, CA 92020
MEP ENGINEER:
 H&W ENGINEERING, INC
 1815 GALLERIA WAY #207
 EL CAJON, CA 92020
GEOTECHNICAL ENGINEER:
 CHRISTIAN WHEELER ENGINEERING
 5840 HOME AVENUE
 SAN DIEGO, CA 92121
DRY UTILITIES:
 ENGINEERING PARTNERS INC
 10170 KENNEDY DRIVE SUITE 200
 SAN DIEGO, CA 92121

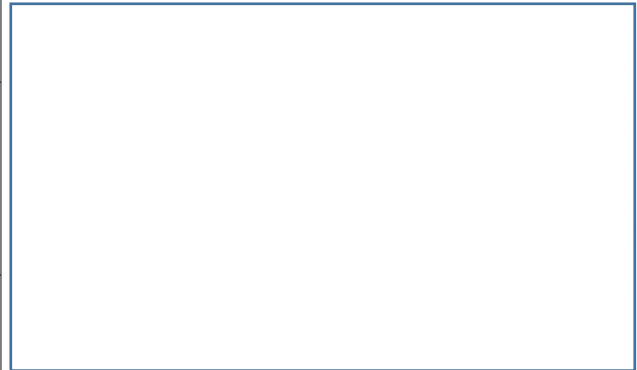
DATE:

01. 30% Schematic Design	07/2021
02. 45% Schematic Design	07/2021
03. Preliminary	08/2021
04. Preliminary	08/2021
05. Preliminary	08/2021
06. Preliminary	08/2021
07. Preliminary	08/2021
08. Preliminary	08/2021
09. Preliminary	08/2021
10. Preliminary	08/2021
11. Preliminary	08/2021
12. Preliminary	08/2021



PROJECT NAME:

CONCEPTUAL 3D VIEWS
A6.01



1 CONCEPTUAL 3D VIEWS
 NOT TO SCALE

NOTE: THESE COLOR RENDERINGS ARE CONCEPTUAL IN NATURE AND INTENDED TO ILLUSTRATE THE DESIGN INTENT. FINAL MATERIALS, COLORS, AND DETAILING MAY CHANGE.

DATE: 07/2021







Steel & Wire Mesh Guardrail System



Unit Pavers



1. Stucco: Color 1 Tan



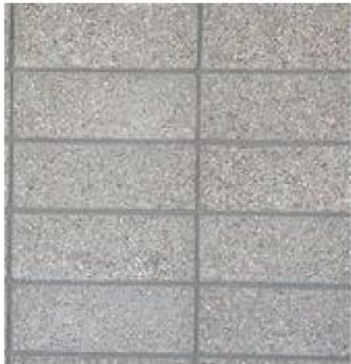
Wrought Iron Fencing



Concrete Flatwork broom finish



2. Cement Shiplap Siding: Painted



CMU Retaining Walls



Concrete Flatwork heavy aggregate finish



3. Alum. Doors/Windows: Dark Bronze Anodized

COLOR & MATERIALS BOARD

SOUTH ESCONDIDO APARTMENTS
1600 S. Escondido Blvd

EXHIBIT D

Legal Description

the following described property in the City of **Escondido**, County of **San Diego**, State of **California**:

THE WESTERLY 297.00 FEET OF LOT 1 IN BLOCK 256 OF THE RESURVEY OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, MADE BY J. M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTH 7 1/2 ACRES OF SAID LOT AS CONVEYED IN DEED FROM EDWIN J. FITCH AND MARY FITCH TO MRS. H. LONIGAN, DATED AUGUST 28, 1894 AND RECORDED IN BOOK 230, PAGE 415, OF DEEDS.



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

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
 Attn: Fish and Wildlife Notices
 1600 Pacific Highway, Room 260
 San Diego, CA 92101
 MS A-33

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

Project Title/Case No.: Major Plot Plan and Density Bonus (City Project No. PL22-0032)

Project Location - Specific: 1600 S. Escondido Boulevard (APN 236-460-16-00)

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

Description of Project: A Major Plot Plan and Density Bonus to construct 48 apartment units on a 1.02-acre parcel of land within the South Centre City Specific Plan (Escondido Boulevard District). The site contains an existing commercial building that will be removed. The project includes the development of two, three-story buildings that contain 24 units per building. 58 open parking spaces will be provided.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Scott Maas / FieldXStudio Telephone: (858) 337-6909

Address: 2033 San Elijo Ave., #643 Cardiff by the Sea, CA 92007

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

Exempt Status: Categorical Exemption. CEQA Sections 15332 "In-fill Development Projects."

Reasons why project is exempt:

1. The project is consistent with the applicable general plan designation (South Center City Specific Plan – Escondido Boulevard District); all applicable general plan polices, and the applicable zoning designation and regulations.
2. The proposed project occurs within City limits on no more than five acres and is surrounded by urban uses on all sides.
3. The project has no value as habitat for endangered, rare, or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services.

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

Signature: *J Paul* July 28, 2022
 Jay Paul, Senior Planner Date

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



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

FOR INTERNAL USE ONLY
Case No.: PL22-0032
Date Submitted: 8-8-2022
Project Planner: JPAUL
Fees Paid: [checked]
Receipt No.:
Date Deemed Complete:
Planning Commission Hearing Date: 9-13-22

APPEAL OF ADMINISTRATIVE DECISION TO PLANNING COMMISSION

APPLICANT/CONTACT PERSON/APPELLANT

Name (Print): Fieldxstudio, Inc.
Address: 2033 San Elijo Ave #643
City, State, Zip: Cardiff by the Sea, CA 92007
Phone: 858-752-9212
Fax:
E-mail: scott@fieldxstudio.com
Signature: [Signature]
Date: 8/5/2022

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Spinezone Equity Partners LLC
Address: 1600 S. Escondido Blvd
City, State, Zip: Escondido, CA 92025
Phone: 858-337-6909
Fax:
E-mail: kam@spinezone.com
Signature: [Signature]
Date: 8/8/2022 | 11:10:15 PDT

Description of Administrative Decision Being Appealed: As detailed in Attachment 1, Applicant is appealing the City's conditional approval of the Major Plot Plan and Density Bonus to develop 48 apartment units and 58 surface parking spaces at 1600 S. Escondido Boulevard ("Project"). Specifically, Applicant appeals from the City condition requiring Applicant to fund all on-going operational costs of municipal services associated with the Project via (a) annexation into Community Facilities District ("CFD") 2020-1; or (b) establishment of another lawful funding mechanism. Applicant requests an incentive/concession waiving this condition, as permitted by State Density Bonus Law.

Related Case No. (if applicable): Planning Case No. PL22-0032
Site Address: 1600 S. Escondido Boulevard
Assessor Parcel Number: APN 236-460-16-00

Submittal Requirements:

As determined by the Director of Community Development, additional information may be required to make a complete application. This will be determined on a case-by-case basis.

- 1. Completed and signed Appeal Application form (a letter of permission, signed by the owner may be substituted for the owner's signature on the application form)
2. Plat map showing all properties within 500 feet of the subject property with the 500-foot radius drawn (see attached)
3. Typewritten list of all current Assessor Parcel Numbers within the 500-foot radius (see attached)
4. Plans as needed on a case-by-case basis
5. Photographs of the site and the adjacent property, mounted on 8 1/2" x 11" paper and labeled (if applicable)
6. Fees

The Administrative Decision shall be final unless a written appeal to the Planning Commission and fee are filed in accordance with Section 33-1304 of the Zoning Code.

ATTACHMENT 1

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
One America Plaza
600 West Broadway, 27th Floor | San Diego, CA 92101-0903
Telephone: 619.233.1155 | Facsimile: 619.233.1158
www.allenmatkins.com

Timothy M. Hutter
E-mail: thutter@allenmatkins.com
Direct Dial: 6192351510 File Number: 392846.00002/4869-0139-4221.3

August 8, 2022

Mayor Paul MacNamara and Escondido City Council
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

**Re: Appeal of Administrative Decision Conditionally Approving
Project No. PL22-0032; Request for Density Bonus Incentive**

Dear Honorable Mayor MacNamara and esteemed Councilmembers:

This firm represents KirE Builders, Inc. (“KirE”), a prospective purchaser and developer of the real property located at 1600 S. Escondido Boulevard, in Escondido, CA (APN No. 236-460-16-00) (“Property”). We write this letter in support of the Appeal of Administrative Decision (“Appeal”) filed by FieldXStudio (“Applicant”) for the above-referenced project.

On July 28, 2022, the City conditionally approved a Major Plot Plan and Density Bonus to develop 48 apartment units and 58 surface parking spaces at 1600 South Escondido Boulevard, in Escondido, CA (the “Project”). The Conditions of Approval for the Project require Applicant to fund all on-going operational costs of providing municipal services required for the Project through either (1) an agreement to form or annex into a Community Facilities District, or (2) the establishment of another lawful funding mechanism reasonably acceptable to the City. The Conditions of Approval specifically provide that Applicant will meet this requirement through annexation into the Citywide Community Facilities District (“CFD 2020-1”).

By this appeal, Applicant requests that the City approve a Density Bonus concession waiving the requirement that Applicant “fund all on-going operational costs of providing municipal services required for the Project,” via annexation into CFD 2020-1 or otherwise.

A. Density Bonus Incentives and Concessions

Under State Density Bonus Law, a developer who agrees to include a specified percentage of affordable housing in a project is entitled to a density bonus, plus incentives and concessions intended to reduce the costs of building projects with affordable housing. (Gov. Code § 65915(d).) Here, the Project will provide five affordable units (15% of base density) for very low-income households and, for that reason, Applicant is entitled to three incentives or concessions under State Density Bonus Law and the Escondido Municipal Code. (See Gov. Code § 65915(d)(2)(C); EMC §

Mayor Paul MacNamara and Escondido City Council
August 8, 2022

Page 2

33-1414(a)(1)(A), Table E.) Incentives or concessions may include any “regulatory incentives or concessions proposed by the developer or the [local agency] that result in identifiable and actual cost reductions to provide for affordable housing costs.” (Gov. Code § 65915(k)(3).) Direct financial incentives (e.g., the waiver of fees or dedication requirements) are permitted. (Gov. Code §65915(l); EMC 33-1414(a)(2)(E).)

Under State Density Bonus Law, local agencies have limited discretion to deny requested concessions or incentives. Specifically, Government Code section 65915(d)(1) provides that a local agency “shall grant the concession or incentive requested by the applicant” unless the local agency makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

Importantly, the applicant “is not required to establish that cost reductions result.” (*Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 555.) Instead, the local agency “shall bear the burden of proof for the denial of a requested concession or incentive.” (Gov. Code § 65915(d)(4).) “By requiring the city to grant incentives unless it makes particular findings, the statute places the burden of proof on the city to overcome the presumption that incentives will result in cost reductions.” (*Schreiber, supra*, 69 Cal.App.5th at 556.) Here, the burden clearly falls on the City to support and make a written finding to deny the concession. In other circumstances where development regulations or conditions are implicated in a concession or incentive request, there can be debate about whether the requested concession would actually reduce costs for a project providing affordable housing. Here, that question is easily answered in the affirmative.

B. Elimination of the CFD 2020-1 Annexation Requirement Will Reduce Costs Associated With the Project, and No Other Grounds Exist to Deny the Requested Concession

CFD 2020-1 was formed on May 13, 2020 as part of the City's efforts to fund municipal services associated with new residential development. In furtherance of this goal, each new residential unit permitted after May 13, 2020 must be annexed into CFD 2020-1 and pay a special annual tax or, alternatively, provide an alternate funding mechanism to offset the development's impact to municipal services.

Here, Applicant requests that the City grant a Density Bonus concession waiving the requirement that the Project be annexed into CFD 2020-1 or provide an alternative funding mechanism. As you are likely aware, the creation of CFD No. 2020-1 was initially driven by the City's approval of a single-family home project planned for land that had previously been a golf course. The CFD is thus intended to cover the costs of extending municipal services to parts of the City where they were not previously needed. By contrast, this Project is an infill project that is replacing existing commercial development. As a result, at least some of the costs that would be covered by CFD No. 2020-1 are already provided for in the current budget. Still, the cost impacts are unknown, but likely to be tens of thousands of dollars annually for the Project. For the affordable units in the Project, where rents are capped at 30% of 50% of area median income, the annual CFD expense may approach the monthly rent that can be charged. For the market-rate units, some or all of the CFD expense will necessarily be passed onto residents, thereby increasing the cost of housing for those units and pushing them out of reach for some tenants.

Even with the exact amount levied against the Project still to be determined, elimination of such a tax would unquestionably reduce costs associated with the Project, and thereby assist the developer as it strives to provide affordable housing in the City. There is no evidence that elimination of this requirement would have a specific, adverse impact on public health and safety or on any real property that is listed in the California Register of Historical Resources; nor is there evidence that granting such a concession would be contrary to state or federal law. Under these circumstances, approval of the requested concession is appropriate and consistent with the Density Bonus Law.

Eliminating this requirement is likewise consistent with the City's prior waiver of the CFD annexation requirement for other projects, most recently for the Palomar Heights project approved in January 2021. The Palomar Heights project included 510 market-rate units. The much smaller size of the Project – and the provision of affordable housing – makes elimination of the CFD requirement even more appropriate in this case.


Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Mayor Paul MacNamara and Escondido City Council
August 8, 2022

Page 4

For all of the reasons discussed above, KirE supports Applicant's Appeal and respectfully requests that the City grant the requested Density Bonus concession.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Hutter".

Timothy M. Hutter

TMH

ATTACHMENT 3

Planning Commission
Hearing Date: September 13, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DENY THE APPEAL OF THE STANDARD CONDITION OF APPROVAL AND REQUIRE PAYMENT FOR ONGOING MUNICIPAL SERVICES

APPLICANT: Spinezone Equity Partners, LLC

CASE NO: PL22-0032

WHEREAS, Spinezone Equity Partners, LLC (“Applicant”), filed a land use development application, Planning Case No. PL22-0032 (“Application”), constituting a request for a Plot Plan for a 48-unit apartment complex including five deed-restricted very-low income units (“Project”) on a 1.02 net acre site located at 1600 S. Escondido Blvd. (Assessor’s Parcel Numbers 236-460-16-00), in the South Centre City Specific Plan; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and

the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of 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, and it was determined that the project as a whole is categorically exempt from further review under pursuant to CEQA Guidelines section 15332 (Class 32) - In-Fill Development; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and the Director of Development Services approved the Plot Plan for the Project as depicted in the administrative approval and subject to all conditions of approval included in the administrative approval; and

WHEREAS, the applicant submitted an appeal of one condition of approval associated with the payment of costs associated with providing ongoing municipal services; and

WHEREAS, no other aspect of the approval has been appealed, and all other components of the project have been approved and are not subject to the appeal; and

WHEREAS, City staff provided public notice of the appeal of the condition of approval in accordance with City and State public noticing requirements; and

WHEREAS, on September 13, 2022, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all

persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information and other material submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated September 13, 2022, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determination attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends that the City Council deny the appeal of the condition of approval to remove the requirement for the payment of costs associated with providing ongoing municipal services.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval set forth in the administrative approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 13th day of September, 2022, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:
ABSENT: COMMISSIONERS:

KATHARINE BARBA, Chair
Escondido Planning Commission

ATTEST:

ADAM FINESTONE, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

Jessica Engel, Minutes Clerk
Escondido Planning Commission

Exhibit "A"

Legal Description

THE WESTERLY 297.00 FEET OF LOT 1 IN BLOCK 256 OF THE RESURVEY OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, MADE BY J. M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTH 7 1/2 ACRES OF SAID LOT AS CONVEYED IN DEED FROM EDWIN J. FITCH AND MARY FITCH TO MRS. H. LONIGAN, DATED AUGUST 28, 1894 AND RECORDED IN BOOK 230, PAGE 415, OF DEEDS.

APN- 236-460-16-00

EXHIBIT “B”

FINDINGS OF FACT

The Planning Commission has reviewed the record, and makes the following finding for the denial of the appeal for the condition of approval for the ongoing payment for municipal services:

1. On September 23, 2020, following multiple public hearings, the City Council adopted a policy requiring all new residential development approved after May 13, 2020, to pay for their ongoing costs of providing municipal services.
2. Removal of the condition of approval is contrary to the City Council adopted policy requiring future residential projects to fund all on-going operational costs of providing municipal services.

PLANNING COMMISSION

Agenda Item No.: H.1
Date: September 13, 2022

TO: Planning Commissioners
FROM: Adam Finestone, City Planner
SUBJECT: Policy Discussion: Covered Parking

Pursuant to the Planning Commission bylaws, on August 23, 2022, Vice-Chair Paul requested, and Commissioner Speer concurred, that the Commission discuss covered parking at a future meeting. Staff requests that the Chair accommodate this discussion or defer to Vice-Chair Paul to do so.