

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** [September 13, 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 try to limit your testimony to three minutes.

1. [PL22-0115 and PL22-0484 / Dutch Bros. Coffee:](#)

REQUEST: A request for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, for a drive-through coffee facility. The proposal includes the demolition of an existing 3,815 square foot vacant restaurant building, and the construction of a 950 square foot drive-through building and on-site improvements including, but not limited to, dual drive-through lanes, landscaping, off-street parking, trash enclosures, and other associated site improvements. The Administrative Adjustment is required for a minor reduction in required parking.

PROPERTY SIZE AND LOCATION: 0.68 acre parcel located on the west side of North Centre City Parkway, south of West Washington Avenue, addressed as 507 W. Washington Avenue (Assessor's Parcel Number 229-271-26-00)

ENVIRONMENTAL STATUS: Categorically Exempt pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects)

APPLICANT: Armet, Davis, Newlove, and Associates; Kimberly Raden

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE: N/A

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.

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**

September 13, 2022

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

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

Commissioners absent: Dao Doan, Commissioner.

Staff present: Andrew Firestine, Director of Development Services; Adam Finestone, City Planner; Dare Delano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Sean Nicholas, Principal Planner; Jay Paul, Senior Planner and Jessica Engel, Minutes Clerk.

MINUTES:

Moved by Commissioner Barber and seconded by Commissioner Speer, to approve the Action Minutes of the August 23, 2022, Planning Commission meeting. Motion carried (5-0-1). Ayes: Barber, Mecaro, Paul, Speer and Weiler. Abstained: Barba. Absent: Doan

WRITTEN COMMUNICATIONS: Letters from Aaron Bove and Kamshad Raiszadeh in favor item G2 were placed on the dais ahead of the meeting. A copy of the final Planning Commission bylaws, approved at the August 23, 2022, Planning Commission meeting, were also placed on the dais ahead of the meeting.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS:

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.

Voted 4-2 to approve Resolution 2022-07, recommending the City Council grant the appeal.

PROJECTED COUNCIL HEARING DATE: September 28, 2022

COMMISSION DISCUSSION:

Commissioners discussed the information provided in presentations made by staff and the appellant.

PUBLIC COMMENTS:

Greg Drakos, appellant, and Andrea Contreras provided a presentation regarding the appeal. Tim Hutter and Glen Schniepp provided comments in favor of the appeal.

COMMISSION ACTION:

Vice-Chair Paul moved to recommend that the City Council grant the appeal and waive the condition for only the deed-restricted affordable housing units; the motion failed to gain a second.

Commissioner Barber moved to recommend that the City Council grant the appeal and waive the condition of approval, seconded by Commissioner Mecaro. Motion Carried (4-2). Ayes: Barba, Barber, Mecaro, and Speer. Nays: Paul and Weiler.

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.

Voted 4-2 to approve Resolution 2022-08, recommending the City Council grant the appeal.

PROJECTED COUNCIL HEARING DATE: September 28, 2022

COMMISSION DISCUSSION:

Commissioners discussed the information provided in presentations made by staff and the appellant.

PUBLIC COMMENTS:

Stephan Gaspar and Tim Hutter provided a presentation on behalf of the appellant regarding the appeal. Letters from Aaron Bove and Kamshad Raiszadeh in favor item G2 were read into the record.

COMMISSION ACTION:

Vice-Chair Paul moved to recommend that the City Council grant the appeal and waive the condition for only the deed-restricted affordable housing units; the motion failed to gain a second.

Commissioner Barber moved to recommend that the City Council grant the appeal and waive the condition of approval, seconded by Commissioner Mecaro. Motion Carried (4-2). Ayes: Barba, Barber, Mecaro, and Speer. Nays: Paul and Weiler.

CURRENT BUSINESS:

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

COMMISSION DISCUSSION:

Commissioners discussed the requirements for garages and carports, including increased development costs, the potential for applicants to appeal covered parking requirements and funding allocated for a parking study.

PUBLIC COMMENTS: None.

COMMISSION ACTION: None.

ORAL COMMUNICATION: None

FUTURE AGENDA:

Chair Barba moved to have a presentation on the CFD provided at a future meeting, seconded by Commissioner Barber.

PLANNING COMMISSIONERS:

Chair Barba advised the Commission that she will be absent the next three meetings and expressed concern about the greenspace at the Gateway area in Escondido.

DIRECTOR'S REPORT:

City Planner Adam Finestone updated the Commissioners that there will be a Public Hearing for consideration of a Dutch Bros. Coffee on the agenda for the next Planning Commission meeting scheduled for September 27, 2022.

ADJOURNMENT:

Chair Barba adjourned the meeting at 9:52 p.m.

Adam Finestone, Secretary to the
Escondido Planning Commission

Jessica Engel, Minutes Clerk



PLANNING COMMISSION

Agenda Item No.: G.1
Date: September 27, 2022

PROJECT NUMBER / NAME: PL22-0115, PL22-0484, and PL22-0505 / Dutch Bros. Coffee

REQUEST: A request for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, for a drive-through coffee facility. The proposal includes the demolition of an existing 3,815 square foot vacant restaurant building, and the construction of a 950 square foot drive-through building and on-site improvements including, but not limited to, dual drive-through lanes, landscaping, off-street parking, trash enclosures, and other associated site improvements. The Administrative Adjustment is required for a minor reduction in required parking.

LOCATION: 507 W. Washington Avenue

APN / APNS: 229-271-26-00

GENERAL PLAN / ZONING: General Commercial (GC) / General Commercial (C-G)

APPLICANT: Armet, Davis, Newlove, and Associates

PRIMARY REPRESENTATIVE: Kimberly Raden

DISCRETIONARY ACTIONS REQUESTED: Conditional Use Permit and Major Plot Plan

PREVIOUS ACTIONS: None

PROJECT PLANNER: Ivan Flores, Associate Planner

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2022-09

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

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

A. BACKGROUND:

The proposed project is located on a parcel currently occupied by a vacant commercial building. The commercial building has been vacant for an extended period of time. The project is located on the west side of North Centre City Parkway and south side of West Washington Avenue, addressed at 507 West Washington Avenue, Escondido, CA 92027 (Assessor’s Parcel No. 229-271-26-00) (see the Location Map and Aerial attached hereto as Attachment 1).

B. SUMMARY OF REQUEST:

Armet, Davis, Newlove, and Associates (“Applicant”) has applied for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, for the redevelopment of a site within the General Commercial (CG) zone and having a General Plan land use designation of General Commercial (GC). The redevelopment includes the demolition of an existing, vacant 3,815 square foot commercial building, and construction of a 950 square foot dual-lane drive-through with associated improvements (“Project”). The applicant will provide 19 off-street parking spaces with two drive-through lanes that can queue a total of 19 vehicles. Project plans are attached to draft Planning Commission Resolution No. 2022-09 as Exhibit “B,” which itself is attached to this staff report as Attachment 2. Additionally, site photos are attached to this staff report as Attachment 3 this reference.

C. SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size:	0.68 acres	
2. Lot Coverage / Floor Area Ratio:	<u>Minimum Required:</u> None	<u>Provided:</u> 3%
3. Building Height:	None UBC	24’-0”
4. Motor Vehicle Parking:	20 spaces	*19 spaces
5. Setbacks		
a) Front Yard	15’ facing Centre City Parkway	37’-0”
b) Rear Yard	None	91’-0”
c) Side Yard	None	53’-0”
6. Trees:	1:1 for mature trees that are replaced	**4
7. Signage:	All signs subject to conformance with Article 66 of the Escondido Zoning Code	

- 8. Trash: Covered trash enclosure provided on-site
- 9. Lighting: Outdoor lighting subject to Article 35
- 10. Heating and Ventilation: Heating, ventilation, and air conditioning (HVAC) units would be installed on the roof. Parapets are incorporated into roof design to screen units.

*Project will meet parking subject to the granting of an administrative adjustment as permitted by Section 33-764

**Conditions of approval will require replacement of mature trees at a 1:1 ratio.

D. PROJECT ANALYSIS:

1. General Plan Conformance:

The subject site is located within the General Commercial (GC) land use designation of the City's General Plan. The intent of this land use designation is to support a broad range of retail and service uses including eating and drinking establishments. The project is consistent with several General Plan policies as indicated below:

Commercial Land Use Policy 8.2 – Permit the Development of a broad range of retail and service activities within the General Commercial land use designation as described in Figure II-6.

Commercial Land Use Policy 8.11 - Allow drive-through facilities subject to the mitigation of identified air quality, traffic safety, and visual impacts based on appropriate studies submitted to the satisfaction of the city prior to approval.

2. Zoning Conformance:

The subject site is located within the General Commercial (C-G) zoning district. The purpose of this zoning district is to provide a range of retail and service uses for the community's general needs. Drive-through facilities are a conditionally permitted use within the zoning district. As indicated above, the proposed Project would comply with all development standards including off-street parking, landscaping, refuse areas, lot coverage, and building height.

3. Administrative Adjustment:

Pursuant to Section 33-1222 (c), the Director may refer an Administrative Adjustment application to the Planning Commission. The Director is referring this matter to the Planning Commission due to the concurrent processing of the Conditional Use Permit and Plot Plan associated with the overall development proposal. Escondido Zoning Code section 33-764 of Article 39 ("Off-Street Parking") allows for an administrative adjustment to reduce up to 25% of the number of parking spaces required by section 33-765 for non-residential uses. Drive-in, drive-up, drive-thru uses require a minimum of 20 off-street parking spaces plus one space for each 100 square feet of

gross floor area over 4,000 square feet. The applicant is proposing 19 off-street parking spaces and is deficient by one space as required by the aforementioned section. This request may be granted if the proposed adjustment will be compatible with adjacent properties; proximity to public transit; on-street and/or overflow parking; and the range of uses in the area. The proposed use is approximately .05 miles away from a bus stop on West Washington Avenue, and is surrounded by a commercial use to the north, supportive housing to the south, and a motel to the west. The reduction of required off-street parking by one space would not conflict with surrounding uses and circulation on-site because the queuing can accommodate an additional 19 vehicles; additionally, the nature of the proposed use does not require 20 spaces because it is a drive-through service only and does not include indoor dining. The granting of the Administrative Adjustment would not conflict with circulation on-site, and 19 spaces will be sufficient for the proposed use.

4. Climate Action Plan Consistency:

The City's ability to grow its population and economy while meeting reduction targets for greenhouse gas ("GHG") emissions will require broad-based community participation. The Climate Action Plan ("CAP") is intended to achieve reductions from all sources and sectors, existing and new. This is emphasized by the fact that the City's GHG reduction targets are a reduction below baseline GHG emissions. Therefore, GHG emissions in the City need to be reduced below existing levels, while additional GHG emissions are generated by growth through 2035. As such, new development can contribute its fair share of GHG reductions by complying with CAP strategies, goals, and actions that were determined to be applicable through the Checklist development process outlined in the CAP, or through a self-developed program.

The City adopted a revised Climate Action Plan on March 10, 2021. A checklist is required for discretionary projects that are subject to and not exempt from CEQA. Projects that are exempt from CEQA are deemed to be consistent with the City's CAP, with the exception of the Class 32 "In-Fill Development Projects" categorical exemption. These types of projects are required to demonstrate consistency with the CAP through the Checklist.

The 2021 CAP established a screening threshold of 500 MTCO₂e per year for commercial projects with a building size of 20,000 square feet or more. The proposed project consists of a 950 square-foot commercial building, and thus is considered to be less than significant and is not subject to the measures of the Climate Action Plan.

5. Site Design:

The proposed building will be centrally located in the parcel with access from Centre City Parkway and West Washington Avenue. A variety of shrubs, landscaping, and fencing are proposed to screen the drive-through lanes from the public right of way, specifically Centre City Parkway.

The existing topography of the site is relatively flat and any grading that is proposed will be minimal. The project includes 19 off-street parking spaces and can accommodate 19 spaces in the queueing line. The length of the queueing line will reduce the likelihood of conflicts with existing off-street parking and circulation within the subject site. The design of the site will result in a majority of the vehicle traffic to be accommodated on the subject parcel.

6. Building Design:

The project consists of a one-story stand-alone pad that is approximately 24'-0" in height (top of parapet). The applicant is proposing a mix of cement plaster, stone veneer, and metal canopies. The proposed colors for the exterior material are sandal (light brown), "Dutch Bros. blue" (navy blue), bone (off-white), zinc gray (dark gray), and bison beige. The proposal utilizes metal canopies and awnings to provide additional articulation on the building by avoiding flat surfaces throughout the elevations.

E. ENVIRONMENTAL STATUS:

California Environmental Quality Act ("CEQA") Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for an exemption under CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structure) and 15332 (In-Fill Development Projects). The CEQA Notice of Exemption prepared for the Project is included with this staff report as Attachment 4 for reference. The Notice of Exemption demonstrates that the Project qualifies for these exemptions and will not have a significant effect on the environment.

F. PUBLIC INPUT:

The project was noticed consistent with the requirements of both the Escondido Zoning Code and the State Law. Staff has not received any correspondence from the public regarding the project as of the preparation of this report.

G. CONCLUSION AND RECOMMENDATION:

Staff has found that the Project is consistent with the guiding principles identified in the Land Use and Community Form chapter of the Escondido General Plan. The Project is designed in conformance with the applicable development standards and design guidelines, and will contribute to the revitalization of an underutilized site.

Staff recommends that the Planning Commission adopt Resolution No. 2022-09, approving the Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, as described in this staff report and as detailed in Exhibits "A" through "D" of the resolution. The draft Planning Commission Resolution No. 2022-09, including Exhibits A, B, C, and D thereto, is included with this staff report as Attachment 5.

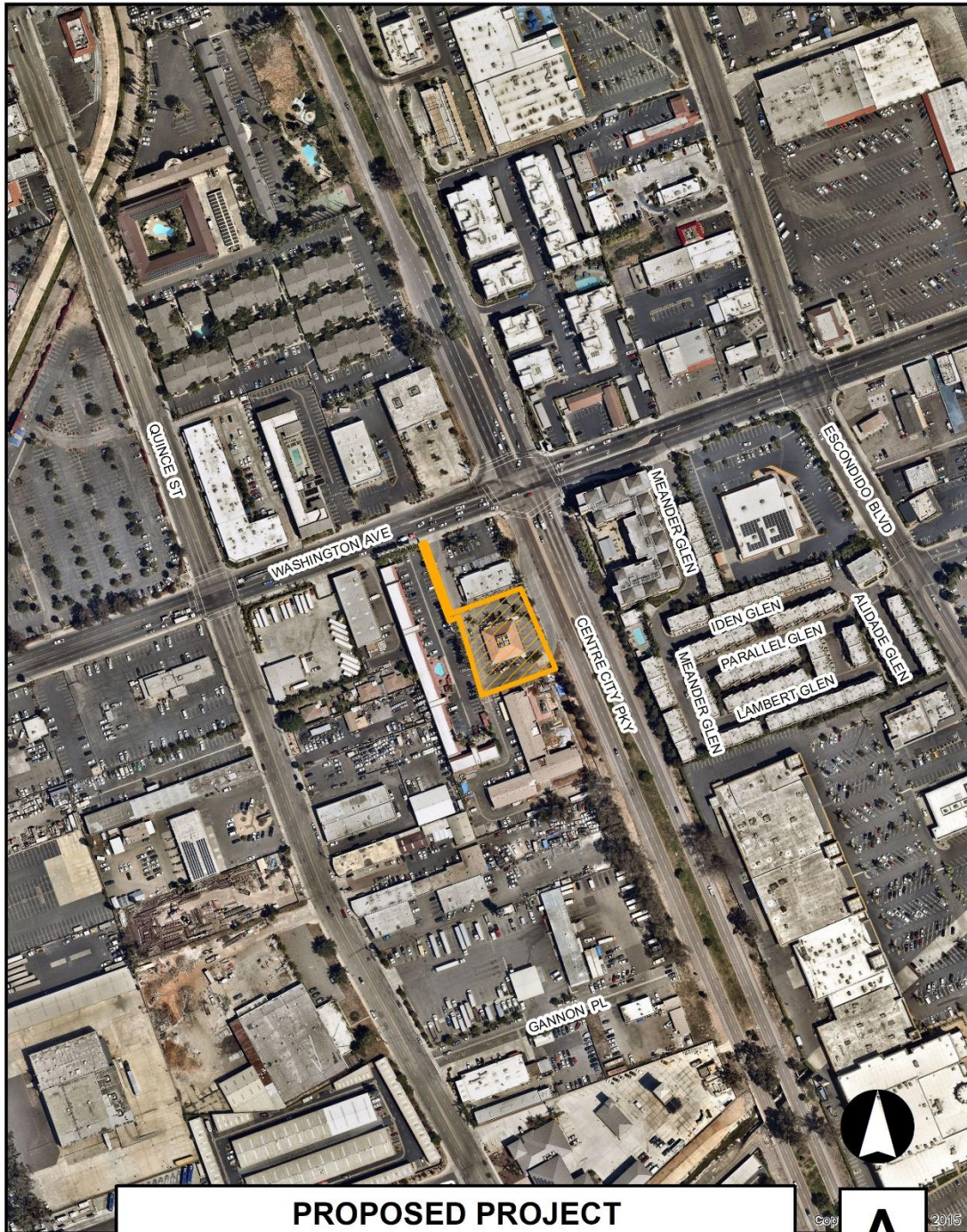
ATTACHMENTS:

1. Attachment 1 - Location and General Plan Map
2. Attachment 2 - Project Plans
3. Attachment 3 - Site Photos
4. Attachment 4 - Notice of Exemption

Project Case Nos.: PL22-0115 / PL22-0484 / PL22-0505
Planning Commission Meeting
Date: September 27, 2022

5. Attachment 5 - Draft Resolution No. 2022-09 with Exhibits A, B, C, and D

Attachment 1
Location Map, General Plan, and Zoning Map

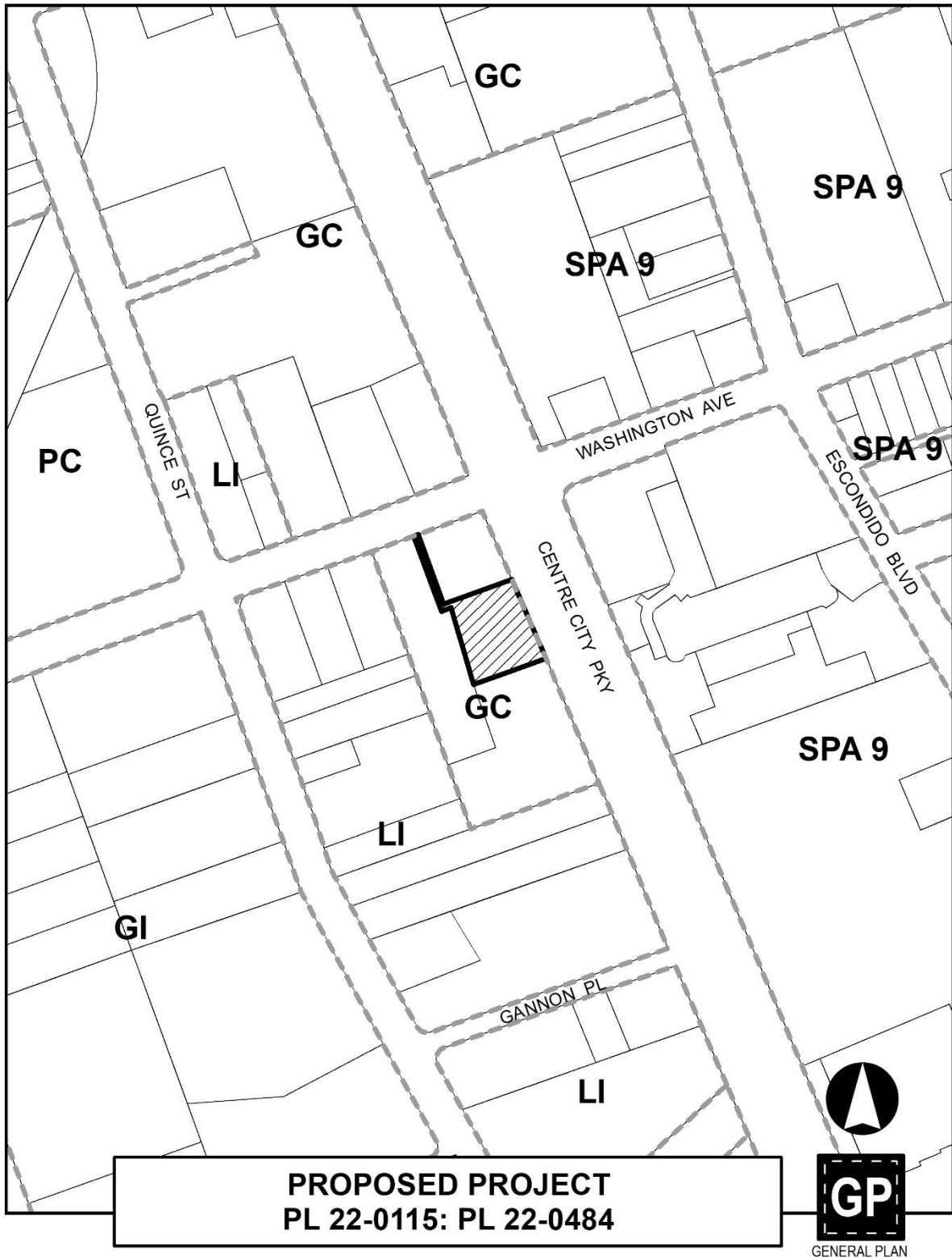


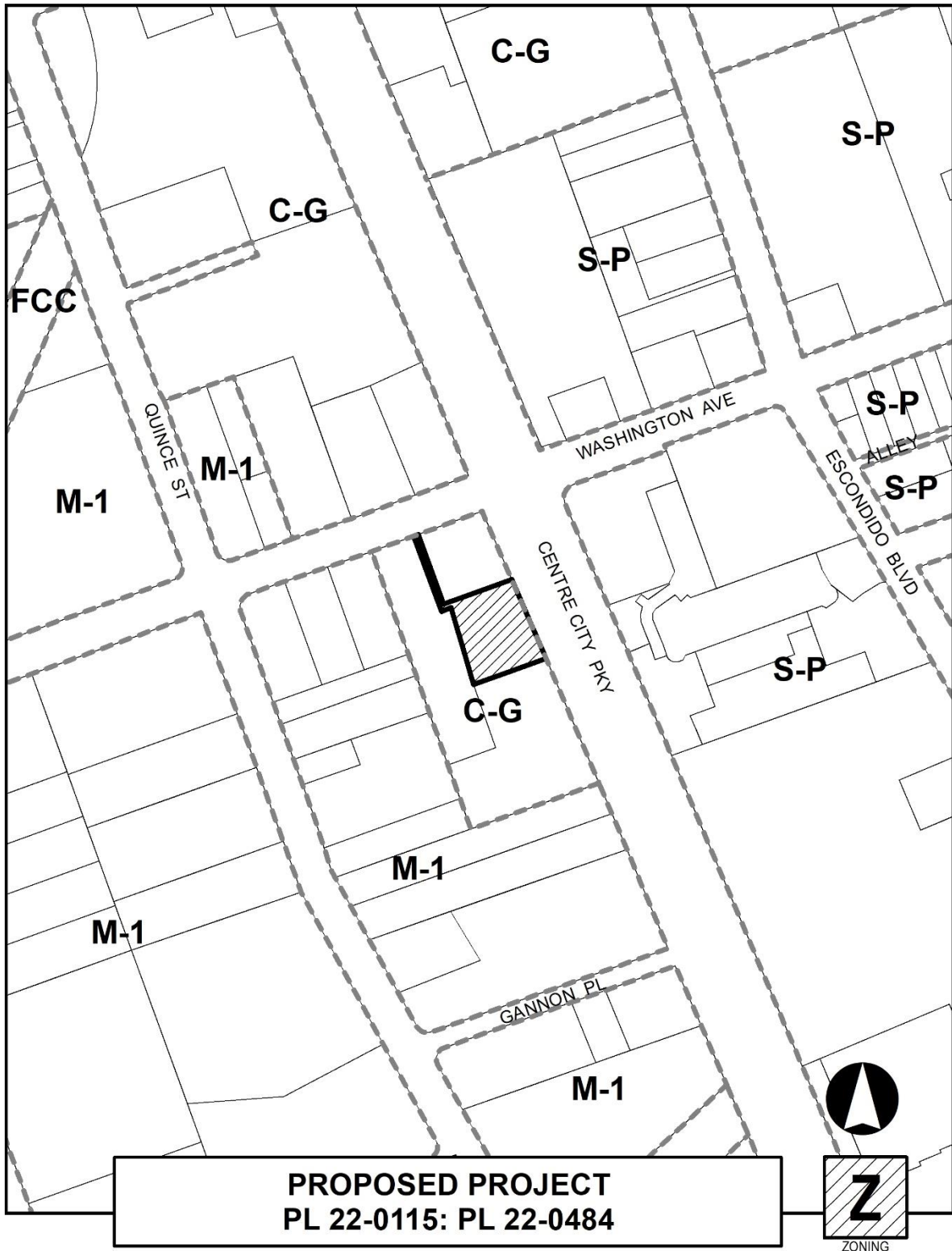
**PROPOSED PROJECT
PL 22-0115; PL 22-0484**

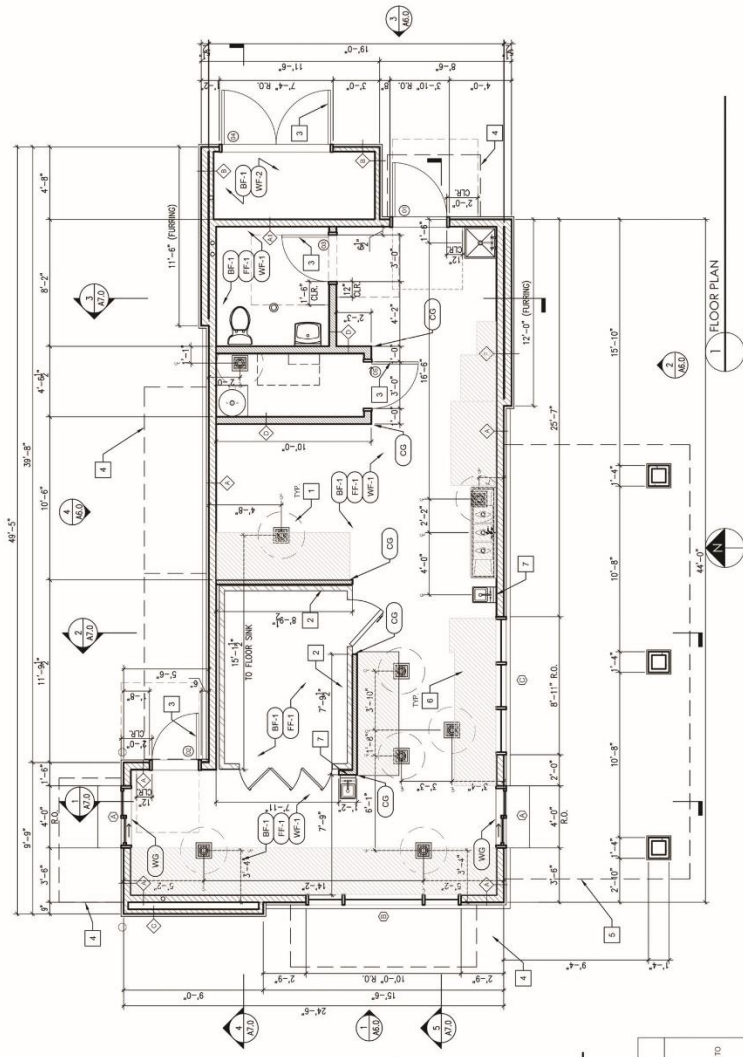


A

AERIAL

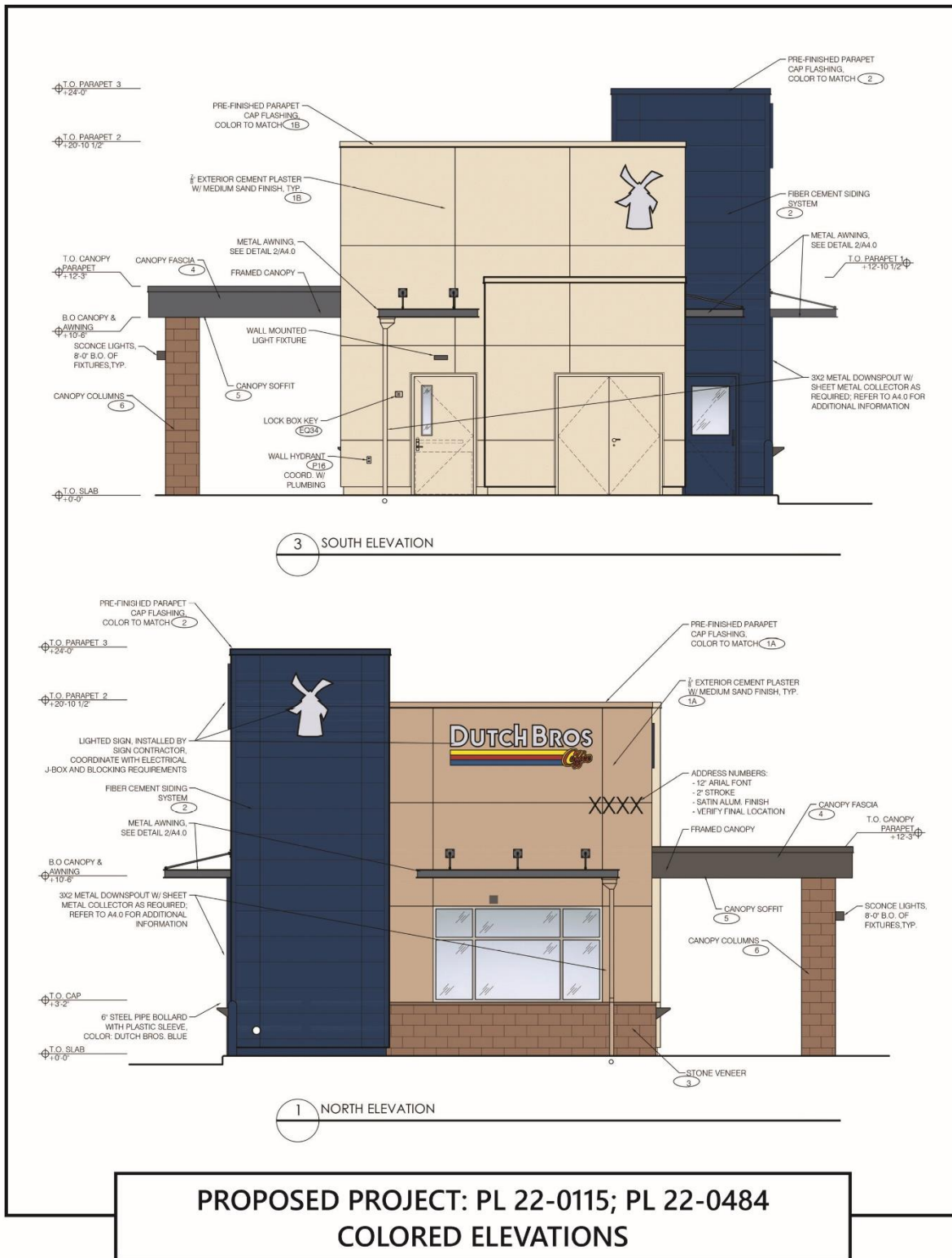


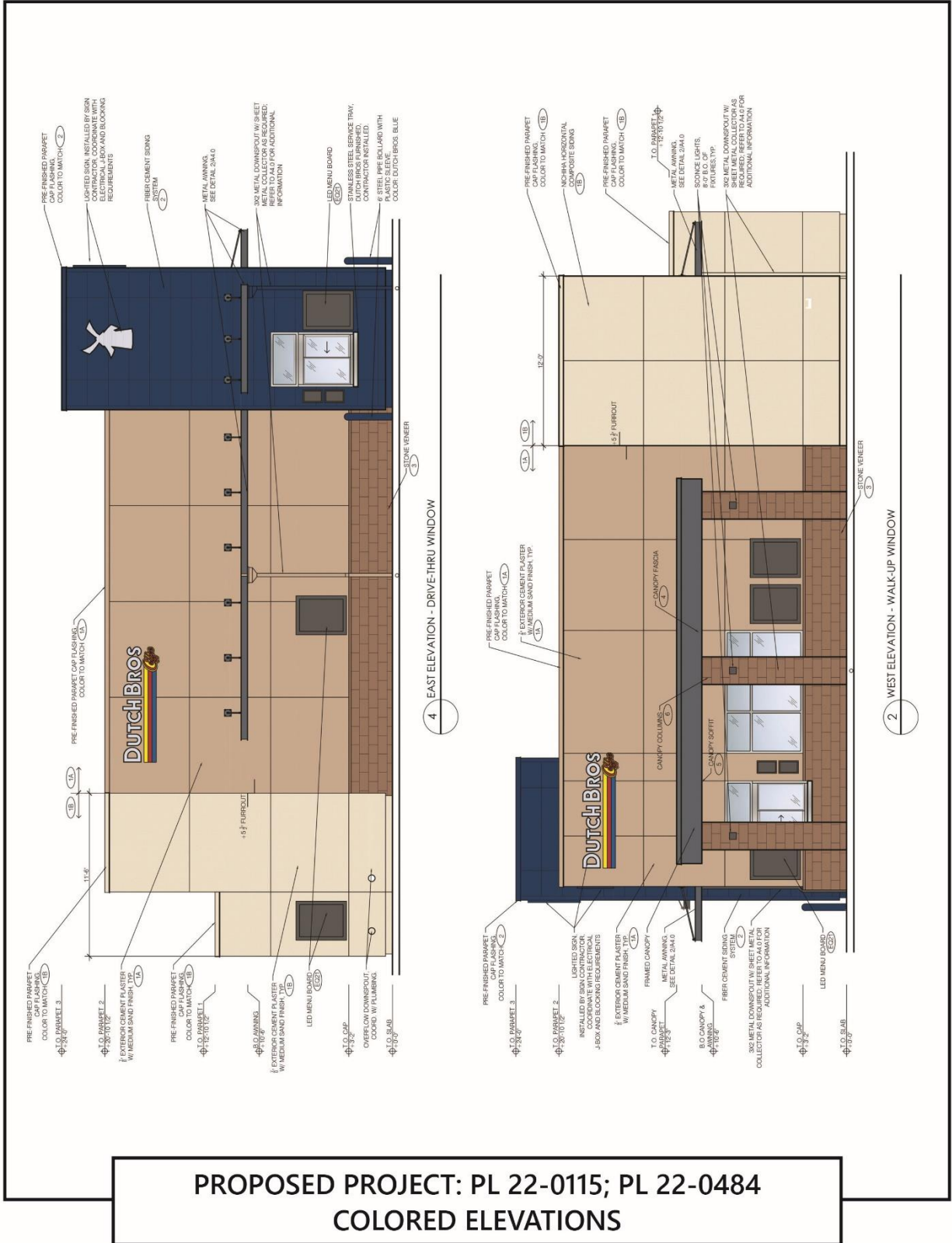




- GENERAL NOTES:**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
 2. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
 3. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE IDENTIFIED AS SHOWN IN SECTION 803.
 - FLAKE SPREAD FINISHS: CLASS A --25
 - WALL PAINT - CLASS A - --25
 - PLASTIC LAMINATE - CLASS A - --25
 - STAINLESS STEEL CORNER GUARDS - CLASS A --25
 - CEILING TILE - CLASS A --25
 4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 715.2 AT THE FOLLOWING LOCATIONS:
 - a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING SPACES, AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
 - c. AT THE INTERSECTIONS BETWEEN CONCRETE, VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND CAVE CEILING.
 - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER STAIRS IS UNFURRED.
 - e. IN OPENINGS AROUND VENTS, PRESS DUCTS, CHIMNEYS, PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- PARTITION KEY**
- NEW FULL HEIGHT INTERIOR PARTITION
 - NEW EXTERIOR WALL CONSTRUCTION
 - NEW PREFAB WALK-IN COOLER
- PLAN NOTES**
1. 30" O FOUNDATION SCHEDULE (GFS) SHALL BE Laid OUT TYP.
 2. PAINT COLOR AND FRAME FITZ. BOTH LIES.
 3. LINE OF FINISH CROWN ABOVE.
 4. G.C. TO INSTALL F.F.Z. UNDER ALL EQUIPMENT FOR EASY CLEANING. WATCHED AREAS TO PROVIDE FIRE BLOCKING AT HAND DRK.

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
 FLOOR PLAN**







Attachment 3

Site Photos



**PROPOSED PROJECT: PL 22-0115; PL 22-0484
PHOTO EXHIBIT**

Southern View from
shared driveway



Western View from
internal driveway



**PROPOSED PROJECT: PL 22-0115; PL 22-0484
PHOTO EXHIBIT**



ATTACHMENT 4

**CITY OF ESCONDIDO
PLANNING DIVISION
201 N. 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 N. Broadway
Escondido, CA 92025

Project Title/Case No: Dutch Bros. Coffee / PL22-0115, PL22-0484, and PL22-0505

Project Location - Specific: The project is located on the west side of North Centre City Parkway and south side of West Washington Avenue, addressed as 507 West Washington Avenue, Escondido, CA 92025 (APN: 229-271-26-00)

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

Description of Project:

A request for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, for a drive-through coffee facility. The proposal includes the demolition of an existing 3,815 square foot vacant restaurant building, and the construction of a 950 square foot drive-through building and on-site improvements including, but not limited to, dual drive-through lanes, landscaping, off-street parking, trash enclosures, and other associated site improvements. The Administrative Adjustment is required for a minor reduction in required parking.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Kimberly Raden (Armet, Davis, Newlove, and Associates)

Address: 1330 Olympic Blvd, Santa Monica, CA 90404

Telephone: 805-796-9537

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

Exempt Status:

The project is categorically exempt, as separate and independent basis, pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

Reasons why project is exempt:

The 0.68-acre project site is within City limits, and will be developed with a new structure less than 2,500 square feet in size, and associated on-site improvements. The site is zoned for the use and is consistent with the applicable general plan policies as well as with the General Commercial (C-G) zoning designation and Commercial General land use designation outlined in the City's General Plan. It has been determined that the project would not result in any significant impacts to traffic, noise, air quality, or water quality. The project does not include the use of hazardous substances. The project site does not contain any sensitive habitat and all required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements.

Lead Agency Contact Person: Ivan Flores, Associate Planner

Area Code/Telephone/Extension: 760-839-4529

Signature: _____
Ivan Flores
Associate Planner

September 28, 2022
Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

ATTACHMENT 5

Planning Commission
Hearing Date: September 27, 2022

Effective Date: October 08, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-09

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT, MAJOR
PLOT PLAN, AND ADMINISTRATIVE ADJUSTMENT,
FOR THE CONSTRUCTION OF A DRIVE-THROUGH
FACILITY

APPLICANT: Armet Davis Newlove & Associates

CASE NO: PL22-0115, PL22-0484, and PL22-0505

WHEREAS, Armet, Davis, Newlove, & Associates (“Applicant”), filed a land use development application, Planning Case Nos. PL22-0115, PL22-0484, and PL22-0505 (“Application”) constituting a request for a Conditional Use Permit, Major Plot Plan, and Administrative Adjustment, to allow for the construction of a 950 square-foot dual-lane drive-through coffee facility, and the reduction of off-street parking (“Project”) on a .69 gross acre site located at 507 West Washington Avenue (APN 229-271-26-00), in the General Commercial (CG) Zone; 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, drive-through facilities are a conditionally permitted uses within the CG Zone, subject to the approval of a Conditional Use Permit and Major Plot Plan, in accordance with Articles 16 and 61 of the Escondido Zoning Code; and

WHEREAS, a reduction of less than 25% of the required amount of parking for non-residential uses is permitted subject to approval an Administrative Adjustment in accordance with Articles 39 and 61 of the Escondido Zoning Code; 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 Project; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plans shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

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

WHEREAS, on September 27, 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 including plans, studies, written and graphical 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 27, 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. As a separate and independent basis, the Planning Commission, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).
3. 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 determinations, attached hereto as

Exhibit “C,” relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a decision on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit “D,” is hereby approved by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial conformance and may require amendment by the appropriate hearing body.

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. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Planning and Engineering Division of the Development Services Department. 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 27th 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

Decision may be appealed to City Council pursuant to Zoning Code Section 33-1303

Exhibit A

Legal Description

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

PARCEL 1:

PARCEL "B" OF PARCEL MAP NO. 725, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN THE OFFICE OF THE COUNTY RECORDS OF SAN DIEGO COUNTY, JANUARY 26, 1872

PARCEL 2:

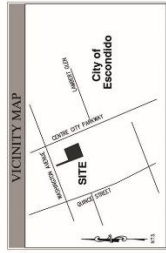
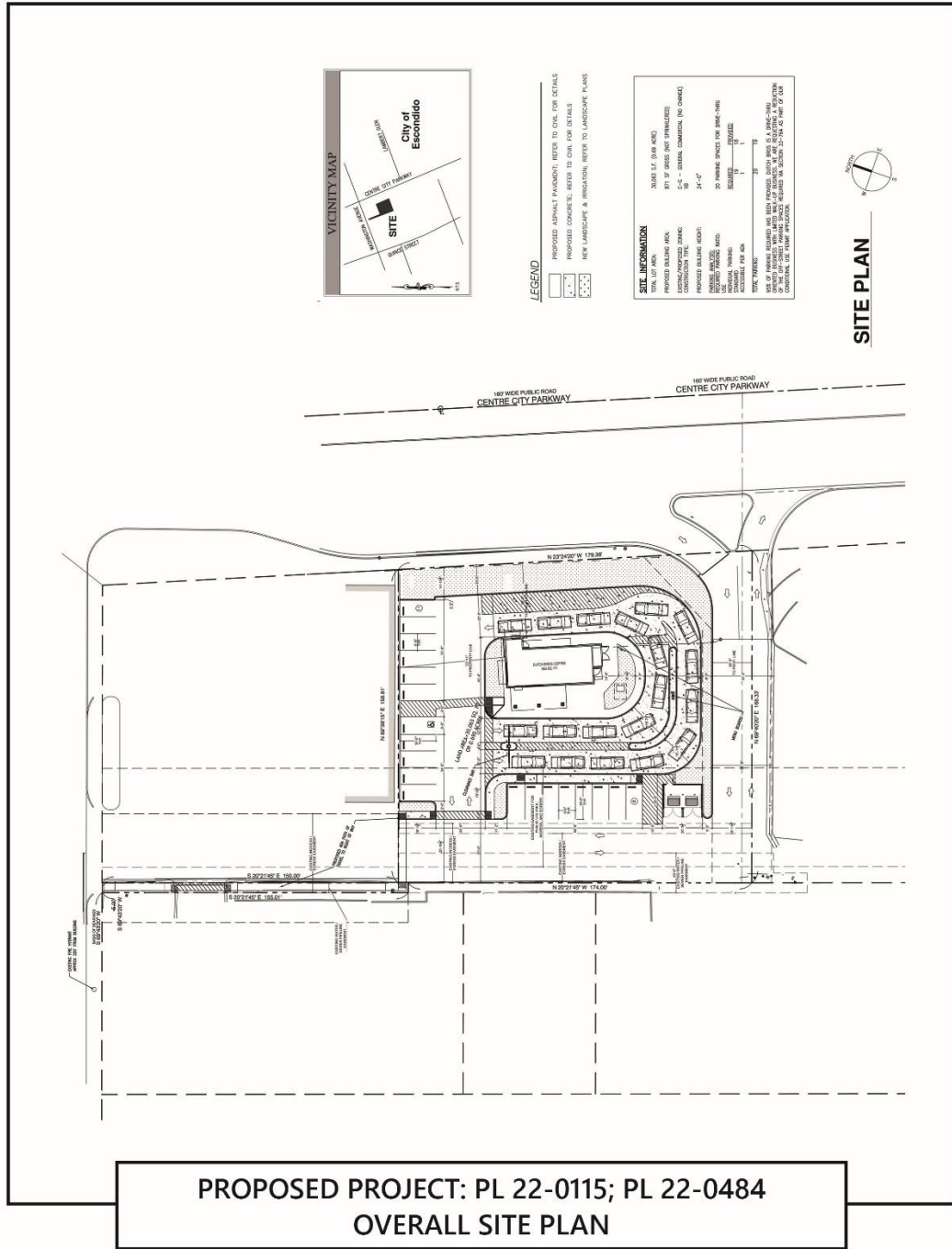
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE SOUTHWESTERLY 35.00 FEET OF PARCEL "C" OF SAID PARCEL MAP NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 26, 1972.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD AND PUBLIC UTILITIES, OVER, UNDER, ALONG AND ACROSS THE NORTHEASTERLY 15.00 FEET OF THE NORTHWESTERLY 155.01 FEET OF PARCEL A OF SAID PARCEL MAP NO. 725

APN: 229-271-26

Exhibit B Project Plans



LEGEND

- PROPOSED SPECIAL PAYMENT NEEDS TO CON FOR DETAILS
- PROPOSED CONCERNS NEEDS TO CON FOR DETAILS
- NET LANDSCAPE & IRRIGATION, REF TO LANDSCAPE PLANS

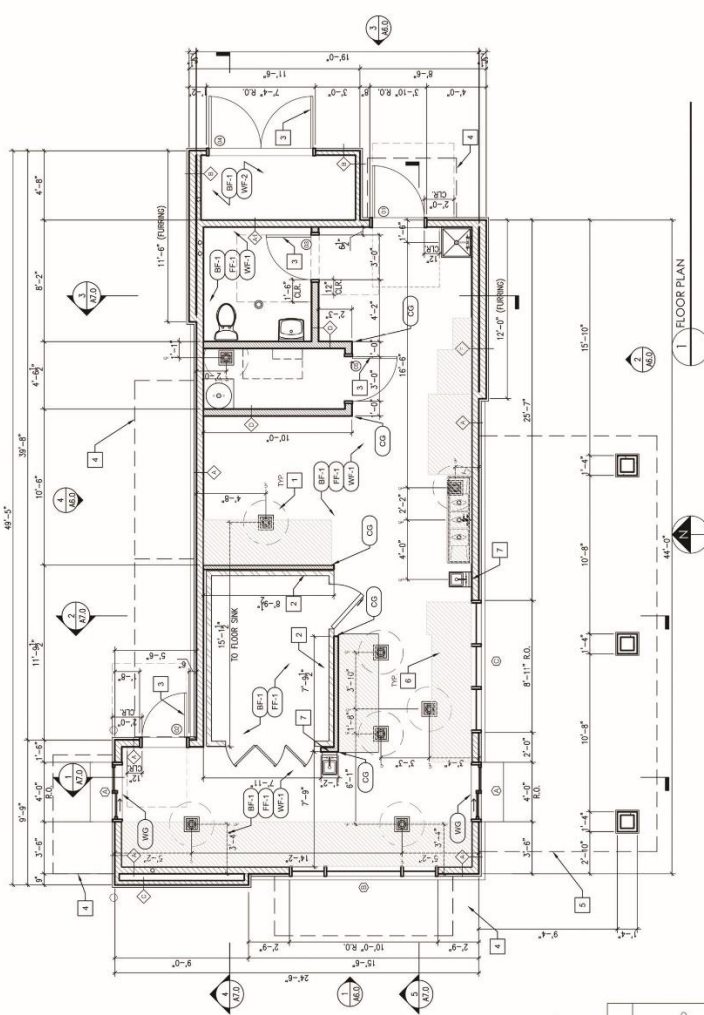
SITE INFORMATION

TOTAL LOT AREA	25,840.17 (6.50 AC)
PROPOSED BUILDING AREA	871,157.00 (19.80 AC)
EXISTING/PAVED DRIVEWAY	10,000.00 (2.28 AC)
PROPOSED BUILDING HEIGHT	34'-0"
PROPOSED DRIVEWAY WIDTH	12'-0"
PROPOSED DRIVEWAY LENGTH	100'-0"
PROPOSED DRIVEWAY AREA	1,200.00 (2.75 AC)
PROPOSED DRIVEWAY PER AC	1.80
TOTAL PARKING	28
TOTAL DRIVEWAY	100

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SITE PLAN



GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. O.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
3. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 900.2. FINISHES FOR WALLS, CEILING, FLOOR, PARTITIONS AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 900.3.
4. FRAME SPREAD PARTINGS:
 WALL TILE - CLASS A - <25
 WALL PAINT - CLASS A - <35
 PARTITION PANELS - CLASS A - <25
 STAINLESS STEEL CORNER GUARDS - CLASS A - <25
 CEILING TILE - CLASS A - <25
5. PARTITIONS MUST BE FRAMED IN ACCORDANCE WITH SECTION 900.2 FOR FINISHING LOCATIONS.
6. INCLUDING SPACES BETWEEN PARTITIONS, INCLUDING PARTED SPACES, AT THE CEILING AND FLOOR LEVELS.
7. INCLUDING SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PARTED SPACES, AT IN-FLOOR INTERVALS ALONG THE LENGTH OF THE WALL.
8. AT THE INTERCONNECTIONS BETWEEN CONCEALED PARTITIONS, CONCEALED PARTITIONS SHALL OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
9. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STILGS, ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER STAIRS IS UNFURRED.
10. IN ROOMS AND AREAS WHERE DUCTS, DOWNERS, CONDUITS, AND SIMILAR SERVICES OPEN UP, PROVIDE PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

PARTITION KEY

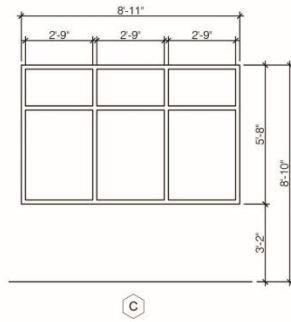
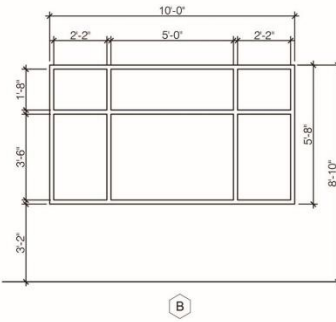
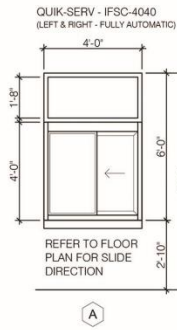
- NEW FULL HEIGHT INTERIOR PARTITION
- NEW EXTERIOR WALL CONSTRUCTION
- NEW PREFAB WALK-IN COOLER

PLAN NOTES

1. NEW FINISHES TO BE SPECIFIED BY THE ARCHITECT OUT-TYP.
2. PROVIDE FINISHES TO BE SPECIFIED BY THE ARCHITECT.
3. LINE OF FINISHES TO BE SPECIFIED BY THE ARCHITECT.
4. LINE OF FINISHES TO BE SPECIFIED BY THE ARCHITECT.
5. LINE OF FINISHES TO BE SPECIFIED BY THE ARCHITECT.
6. LINE OF FINISHES TO BE SPECIFIED BY THE ARCHITECT.
7. FINISHES TO BE SPECIFIED BY THE ARCHITECT.

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
FLOOR PLAN**

WINDOW TYPE SCHEDULE



FIXED U-FACTOR = U-0.38
OPERABLE U-FACTOR = U-0.48

NOTES:
- STOREFRONT WINDOW SYSTEMS SHALL HAVE A CLEAR ANODIZED ALUMINUM FACTORY FINISH
- ALL GLAZING SHALL BE TEMPERED GLASS PER SPECS ON SHEET G2.3

DOOR SCHEDULE

#	SIZE		TYPE		GLASS		MATERIAL		HARDWARE	NOTES:
	WIDTH	HEIGHT	DR.	FR.	DR.	FR.	DR.	FR.		
01	3'-6"	7'-0"	A	1	TEMP.	-	HM	HMD	GROUP 1	A,B,C,D,E,F
02	3'-0"	7'-0"	B	2	TEMP.	-	HM	HMD	GROUP 2	A,B,C,D,E,F
03	3'-0"	7'-0"	C	2	-	-	HM	HMD	GROUP 3	B,D,F
04	7'-0"	7'-0"	D	4	-	-	HM	HMD	GROUP 4	B
05	3'-0"	7'-0"	E	2	-	-	HM	HMD	GROUP 5	B
06	3'-0"	3'-0"	F	3	-	-	HM	HMD	GROUP 6	B

NOTES:

HM: HOLLOW METAL, 16 GA.
HMD: HOLLOW METAL WELDED & DIMPLED

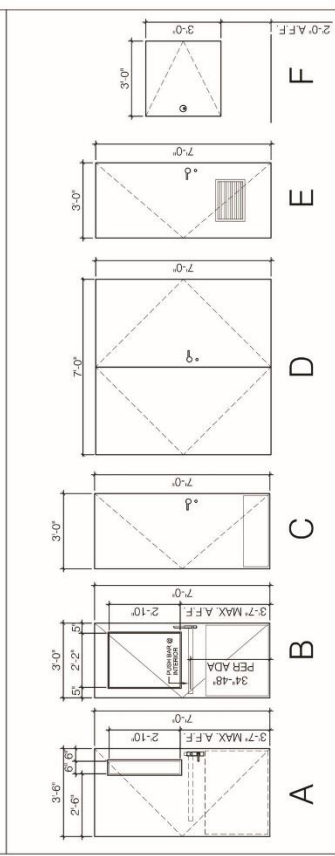
A ENSURE EMERGENCY HARDWARE IS IN WORKING CONDITION.
B DOOR & FRAME SHALL BE PAINT GRADE & PAINTED DUTCH BROS DARK GRAY.
C DOOR TO HAVE SIGN POSTED ABOVE THAT STATES: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."
D CLOSER SHALL BE BOLTED THROUGH DOOR LEAF & ARM MOUNTED USING HEAD-JAMB MOUNT.
E PROVIDE ADA COMPLIANT THRESHOLD SET IN SILICONE SEALANT.
F THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 LB FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECT TO A 15 LB FORCE PER IBC 1010.1.3

DOOR NOTES

- THIS PLAN IS ISSUED SO THAT THE CONTRACTOR CAN MAINTAIN FULL COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE FOR WHEELCHAIR MANEUVERABILITY AT DOORS. THIS DETAIL INDICATES PARTIAL REQUIREMENTS OF THE CODE. IT IS ADVISED THAT THE CONTRACTOR OBTAIN A COMPLETE COPY OF THESE CODES FOR REFERENCE.
- THE DIMENSIONS SHOWN ARE CRITICAL FOR COMPLIANCE WITH THE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER CLEARANCES FOR WHEELCHAIR MANEUVERABILITY. IF CONFLICTS OCCUR, BRING TO DESIGNER'S ATTENTION IMMEDIATELY.
- FOR FULL SWING DOORS A MINIMUM 2'-10" WIDE DOOR IS REQUIRED FOR CLEARANCE. FOR 90° SWING DOORS A MINIMUM 3'-0" WIDE DOOR IS REQUIRED FOR CLEARANCE.
- IN ORDER TO ACHIEVE THE REQUIRED 12" OR 18" MINIMUM CLEARANCES AT DOOR AND A MINIMUM PASSAGE WIDTH, THE DOOR FRAME AT HINGE SIDE MAY HAVE TO BE AGAINST THE ADJACENT WALL.
- THE MAXIMUM EFFORT FOR BOTH INTERIOR AND EXTERIOR DOORS IS 5 LBS. CLOSING SPEED IS 5 SEC MIN. FROM 90° TO 12°.
- 1/2" MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING ENTRANCES AND ALL DOORS.
- DOOR HARDWARE AT ALL EXIT DOORS TO ALLOW DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT PER APPROPRIATE CODE.
- SIGNAGE FOR ONLY MAIN ENTRY DOORS ALLOWED TO HAVE KEY LOCKING DEVICES TO STATE, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- 10" HIGH KICK PLATE AT BOTTOM OF GLAZED AND STOREFRONT DOORS.
- ALL DOORS EQUIPPED WITH SINGLE-EFFORT, NON-GRASPING TYPE HARDWARE BETWEEN 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR.
- WIDTH OF DOORS TO BE A MINIMUM OF 36" TO PROVIDE REQUIRED 32" NET CLEARANCE WIDTH BETWEEN THE FACE OF THE DOOR AND THE JAMB.
- ALL DOORS TO BE KEYPED ALIKE; GC TO PROVIDE A TOTAL OF 4 KEYS.

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
SCHEDULES**

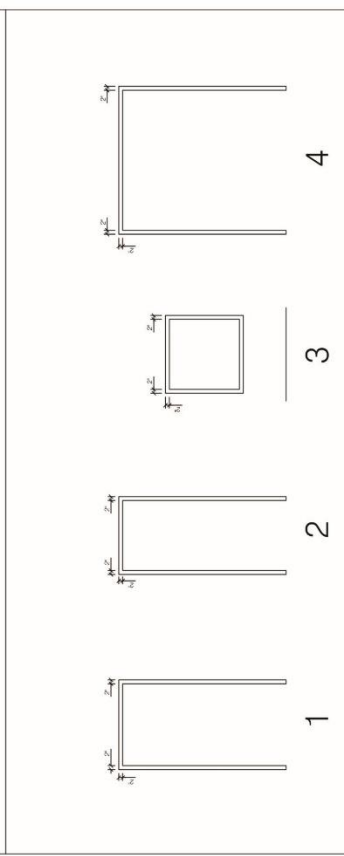
DOOR TYPE SCHEDULE



NOTES:

1	REFERENCE DOOR SCHEDULE FOR SIZES AND MATERIALS (TYP.)
2	DOOR HARDWARE, CLOSERS, KICKPLATES, PANIC HARDWARE AND THRESHOLDS SHALL BE LOCATED AND INSTALLED PER ADA AND LOCAL REQUIREMENTS.

DOOR FRAME TYPE SCHEDULE



NOTES:

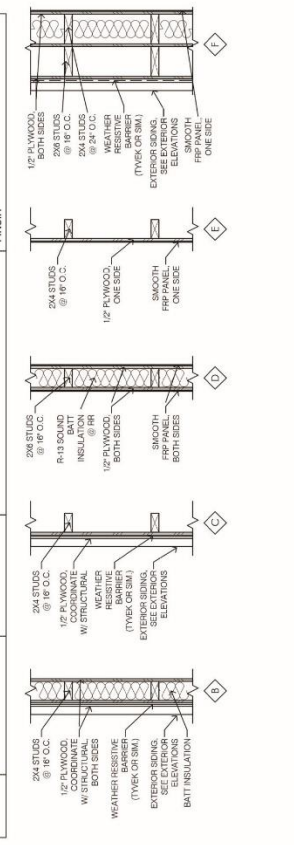
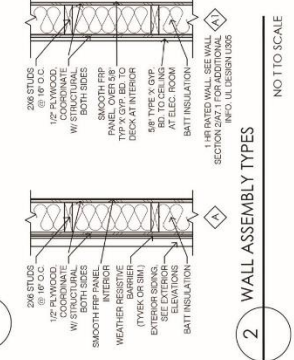
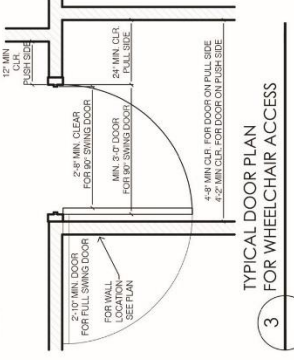
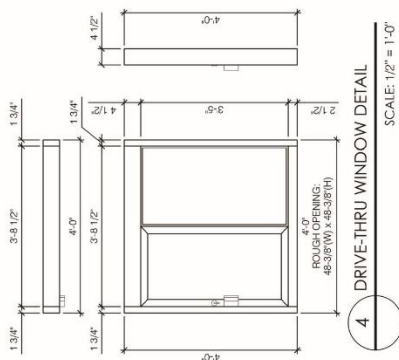
1	REFERENCE DOOR SCHEDULE FOR SIZES AND MATERIALS (TYP.)
---	--

- HARDWARE GROUPS:**
- GROUP 1:**
 1 EA. HINGES PIANO HINGES - CONTINUOUS
 1 EA. THRESHOLD PEAKO 2716A
 1 EA. DOOR SEAL PS074, BLACK
 1 EA. DOOR CLOSER SARGENT 1431 RUJ EN
 1 EA. PANIC PUSH HARDWARE
 1 EA. 40"x30" KICK PLATE, INTERIOR, HAGER 190S FINISH, US32D
- GROUP 2:**
 3 EA. HINGES PIANO HINGES - CONTINUOUS
 1 EA. TRILGY T2 SERIES EXIT TRIM ETL027 ALARM LOCK
 ALL METAL, 12 BUTTON KEYPAD, WATERPROOF
 VERSION WITH US24D FINISH
 1 EA. THRESHOLD PEAKO 2716A
 1 EA. DOOR SEAL PS074, BLACK
 1 EA. DOOR CLOSER SARGENT 1431 RUJ EN
 1 EA. PANIC PUSH HARDWARE
 1 EA. 40"x30" KICK PLATE, INTERIOR, HAGER 190S FINISH, US32D
- GROUP 3:**
 3 EA. HINGES MCKINNEY T2714.4.5X4.5 NRP, FINISH 652
 1 EA. DEADBOLT SCHLAGE BS71 INDICATOR,
 63S SATIN FINISH SATIN FINISH
 1 EA. HANDLE PULL 626 SATIN FINISH
 1 EA. DOOR CLOSER SARGENT 1431 RUJ EN
 1 EA. 34"x12" KICK PLATE, HAGER 190S FINISH, US32D
- GROUP 4:**
 3 EA. HINGES MCKINNEY T2714.4.5X4.5 NRP, FINISH 652
 1 EA. LOCKSET SCHLAGE L9463 ENTRANCE LOCK
 SCHLAGE 06 STANDARD HANDLE SATIN FINISH
 FULL FACE, ESCUTCHION L983-363 EZ TURN
 1 EA. FLUSH BOLT INES FB31PP 63S STEEL, 7"
 1 EA. DOOR SEAL PS074, BLACK
 1 EA. DOOR SHOE PEAKO 211APK
 1 EA. DOOR SEAL PS074, BLACK
 1 EA. KICK DOWN INES FS555.5' BLACK PAINTED
- GROUP 5:**
 3 EA. HINGES MCKINNEY T2714.4.5 X 4.5 NRP, US32D FINISH
 1 EA. LOCKSET SCHLAGE L9463 ENTRANCE LOCK
 SCHLAGE 06 STANDARD HANDLE SATIN FINISH
 FULL FACE, ESCUTCHION L983-363 EZ TURN
 1 EA. THRESHOLD PEAKO 2716A
 1 EA. DOOR SHOE PEAKO 211APK
 1 EA. DOOR VENT 24X12 MIN.
 1 EA. KICK DOWN INES FS555.5' BLK FINISH
- GROUP 6:**
 3 EA. HINGES MCKINNEY T2714.4.5 X 4.5 NRP, US32D FINISH
 1 EA. SCHLAGE D06050 SINGLE CYLINDER DEAD BOLT
 1 EA. DOOR SEAL PS074, BLACK
- NOTE:** HAND-ACTIVATED DOOR-OPENING HARDWARE SHALL BE LOCATED 30 MIN. AND 44 MAX. INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

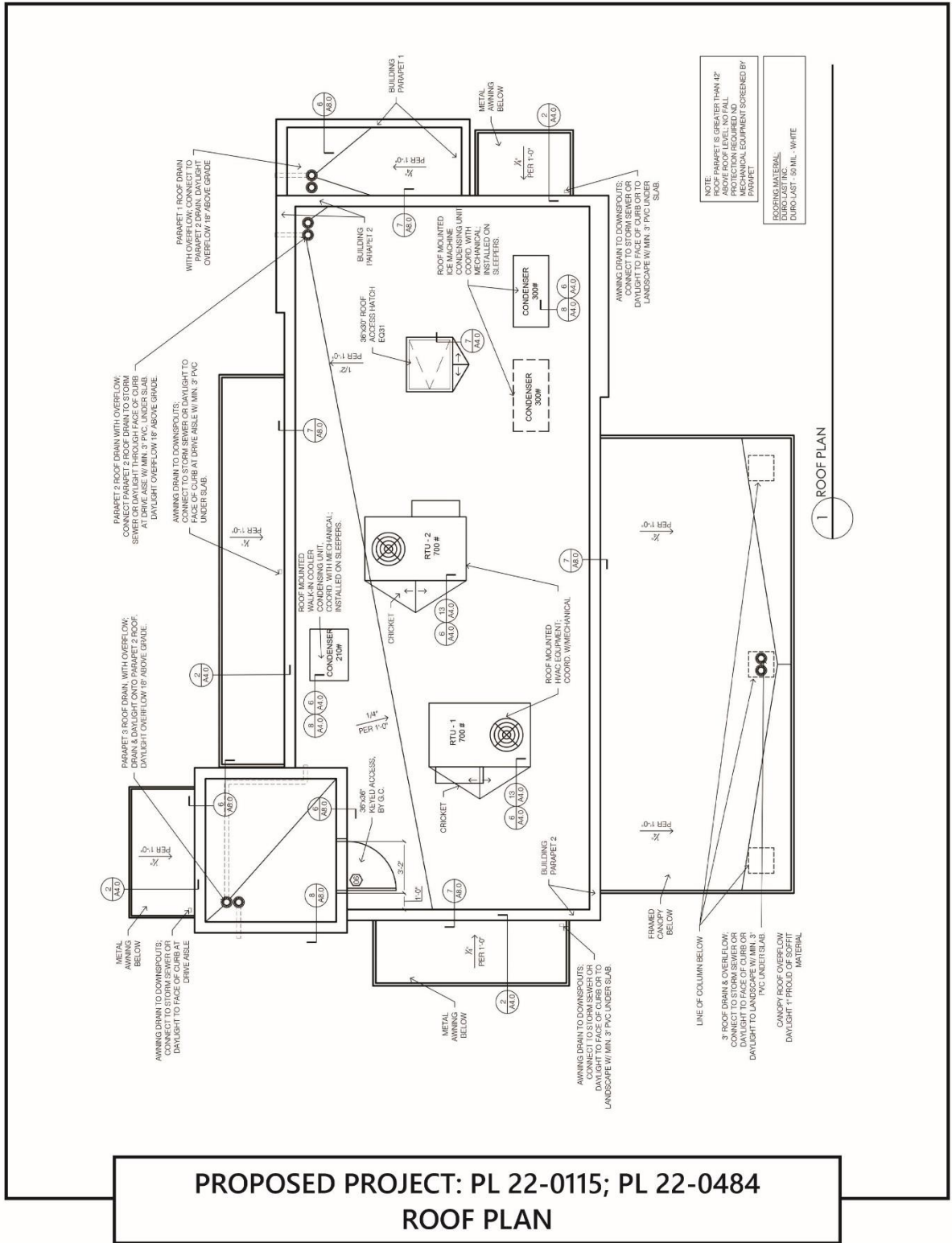
PROPOSED PROJECT: PL 22-0115; PL 22-0484
SCHEDULES

FINISH SCHEDULE

ID TAG	FINISH DESCRIPTION	MANUFACTURER	MODEL	REMARKS
FLOOR				
FF-1	FLOOR TILE - TEXTURED	BEDOSIANS	6" x 6" DOTI ANTHRACITE R12 - DIAMOND TEXTURED	PRODUCTION AREA FIELD TILE
FF-2	FLOOR TILE - SMOOTH	BEDOSIANS	6" x 6" DOTI ANTHRACITE MATT R9 - SMOOTH	INSTALLED UNDER COUNTERTOPS & EQUIPMENT. REFER TO NOTE PLAN NOTE 6
	EPOXY GROUT	LATICRETE	IG 2000 IND. EPOXY GROUT #2 KIT BLACK GROUT STRECHALOCK IG 2000 PART A/B EPOXY STRECHALOCK PART C COLOR PACKET PERMACOLOR GROUT	JOB PACK
	BOND COAT	LATICRETE	4-XLT GRAY	
	CAULKING	LATICRETE	LATASIL CAULKING	
	WATERPROOFING	LATICRETE	HYDRO BAN WATERPROOF/ANTIFRACTURE	
WALL				
WF-1	FRP FIBERGLASS REINFORCED PANEL	MARLITE	S 100G - 4' x 10' PANELS	COLOR: WHITE. PROVIDE ALL NECESSARY TRIM PIECES
WF-2	CDX 1/2"	-	-	COLOR: OUTDOOR LATEX WHITE PAINT
BF-1	WALL BASE - COVE	BEDOSIANS	4" x 8" SMOOTH COVE - ANTHRACITE	SANITARY COVE
CEILING				
CLG-1	VINYL FACED ACT	USG	SHEETROCK BRAND LAY-IN CEILING PANEL - 3260	FLAT WHITE, SMOOTH
CLG-2	FRP OVER 12" CDX	MARLITE	S 100G - 4' x 10' PANELS	COLOR: WHITE. PROVIDE ALL NECESSARY TRIM PIECES. PROVIDE ADHESIVE & PAN HEAD SCREWS AT 24" O.C. E.W.
PAINT				
PT-1	DB LIGHT GRAY	SHERWIN WILLIAMS	8656-12046 - BLDG DB LIGHT GRAY	REFER TO S.W. PAINT SPECS
PT-2	DB DARK GRAY	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	REFER TO S.W. PAINT SPECS
PT-3	DB BLUE	SHERWIN WILLIAMS	8656-12045 - BLDG DB BLUE	REFER TO S.W. PAINT SPECS
PT-4	-	SHERWIN WILLIAMS	SW-7006 - EXTRA WHE	SEMI GLOSS
GUARDS				
CG	CORNER GUARD	AS INDUSTRIES	CUSTOM	12X1" LONG W/ 2" WINGS. DRILLED .96" SHARP CORNER. BRUSHED FINISH
WG	WALL GUARD	AS INDUSTRIES	CUSTOM	12X1" HIGH X 12" WIDE WINDOW SILL. TOP OF COVE BASE BRUSHED FINISH



PROPOSED PROJECT: PL 22-0115; PL 22-0484
SCHEDULE AND DETAILS



NOTE:
 ROOF PARAPET IS GREATER THAN 42\"/>

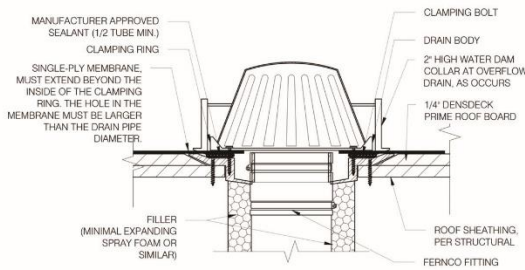
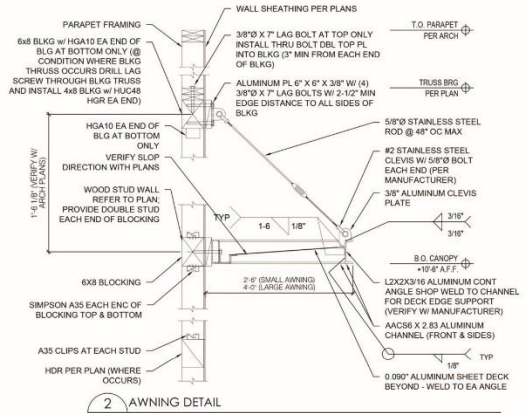
ROOFING MATERIAL:
 DURA-FAST - 50 MIL - WHITE

1 ROOF PLAN

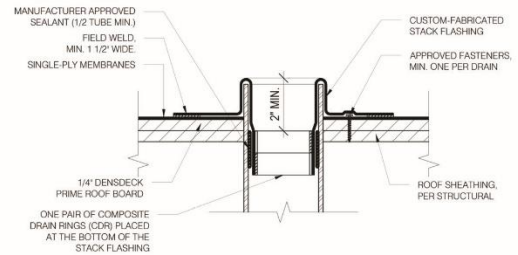
PROPOSED PROJECT: PL 22-0115; PL 22-0484
ROOF PLAN

GENERAL NOTES:

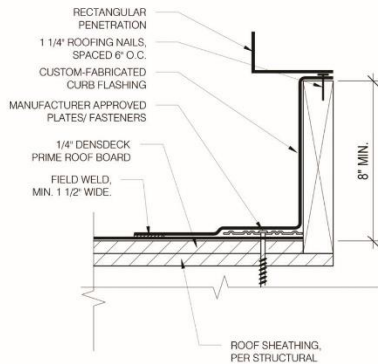
1. COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (IE: VENT STACKS VENT PIPES, CONDUIT PENETRATIONS, ETC.). FLASH ALL PENETRATIONS WEATHER TIGHT.
2. SLOPE ALL CRICKETS AS SHOWN AT A MINIMUM SLOPE OF 1/4" PER FOOT FROM HORIZ. PLANE, UNLESS NOTED OTHERWISE
3. PROVIDE BUILT-UP TAPERED INSULATION ROOF CRICKETS AT ALL CURB LOCATIONS TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
4. ALL METAL ROOF FLASHING DETAILS SHALL BE PER SMACNA AND MANUFACTURERS RECOMMENDATIONS AND REVIEWED BY THE ARCHITECT FOR DESIGN INTENT.
5. PROVIDE ROOF INSULATION SYSTEM BELOW ROOFING MEMBRANE, PER THE ROOFING ASSEMBLIES SPECIFIED IN DIVISION 07 SECTIONS "THERMOPLASTIC POLYOLEFIN ROOFING" AND "APPLIED FIREPROOFING".
6. PROVIDE SUPPLEMENTAL INSULATION OVERBUILDS WHERE INDICATED FOR ROOF SLOPE CONTINUATION.



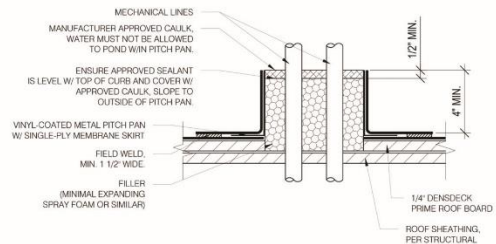
3 TYPICAL 4" ROOF DRAIN & OVERFLOW



4 ROOF OVERFLOW

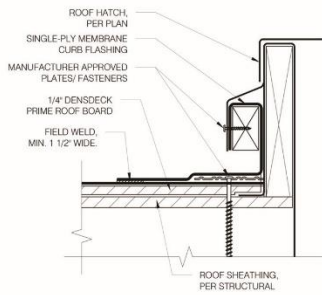


5 CURB DETAIL

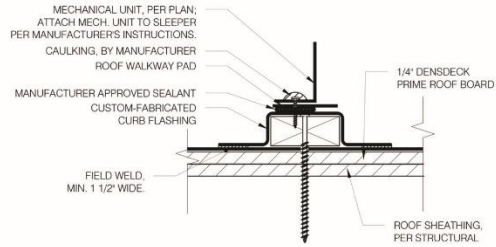


6

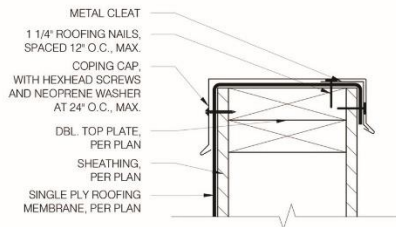
**PROPOSED PROJECT: PL 22-0115; PL 22-0484
ROOF DETAILS**



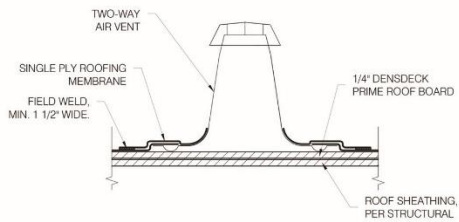
7 ROOF ACCESS HATCH



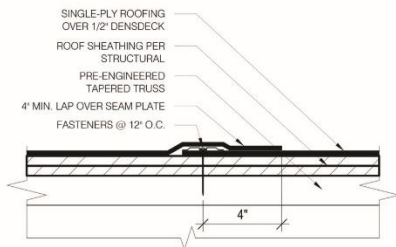
8 MECHANICAL UNIT SLEEPER
ALTERNATE CURB: FLEXI FOOT 250



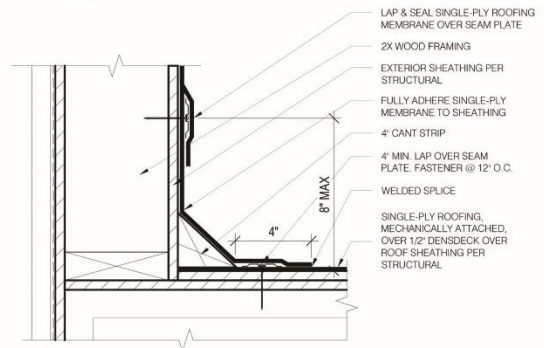
9 PARAPET CAP W/ CONT. CLEAT



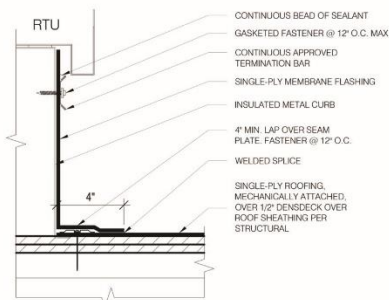
10 TWO-WAY AIR VENT



11 SINGLE PLY SYSTEM ASSEMBLY

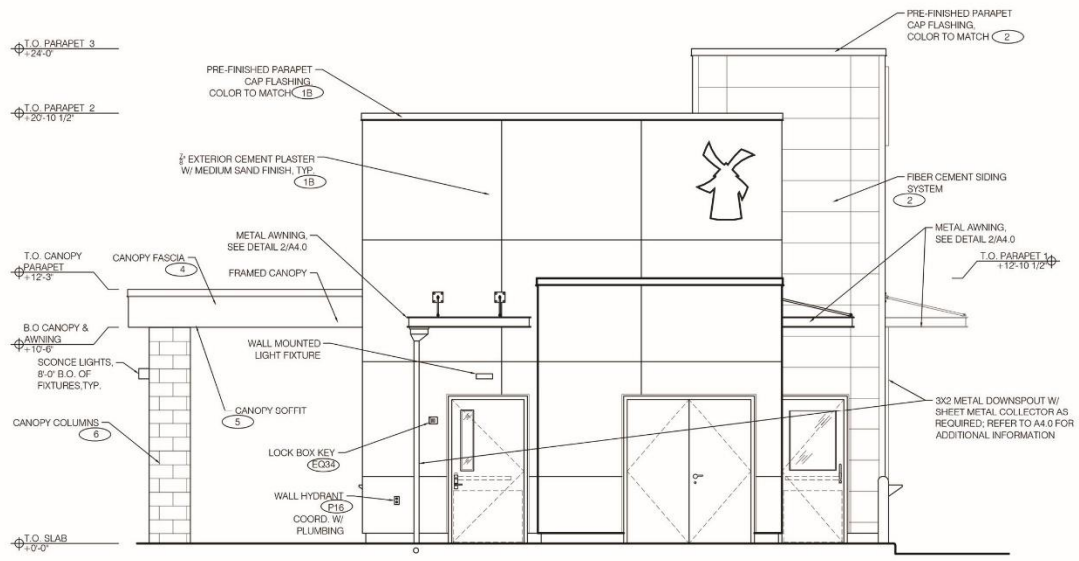


12 TYPICAL ROOF TO PARAPET

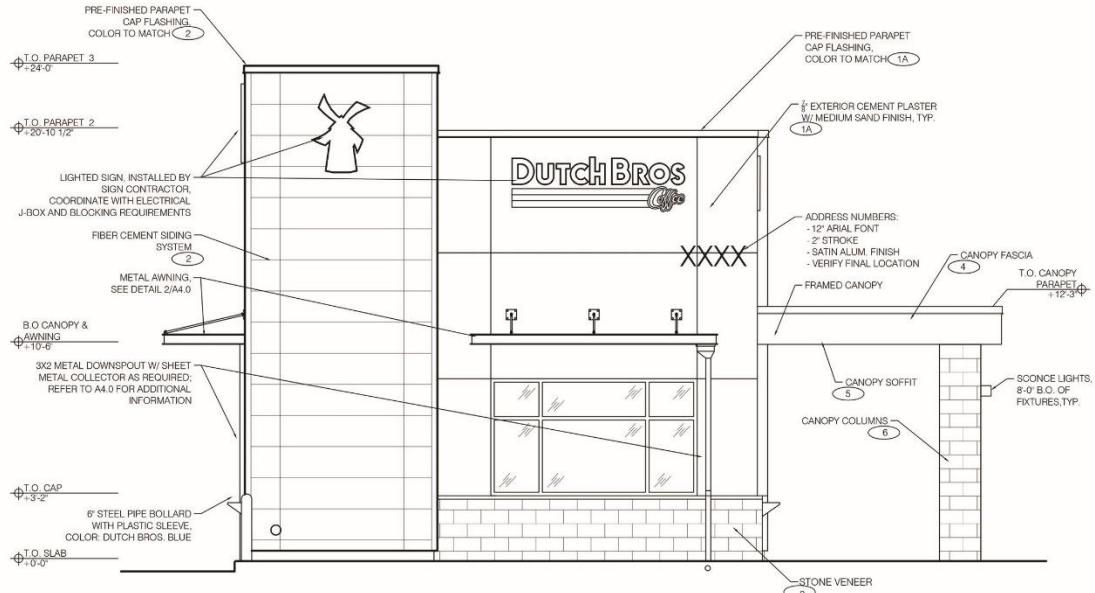


13 SELF-FLASHING CURB

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
ROOF DETAILS**

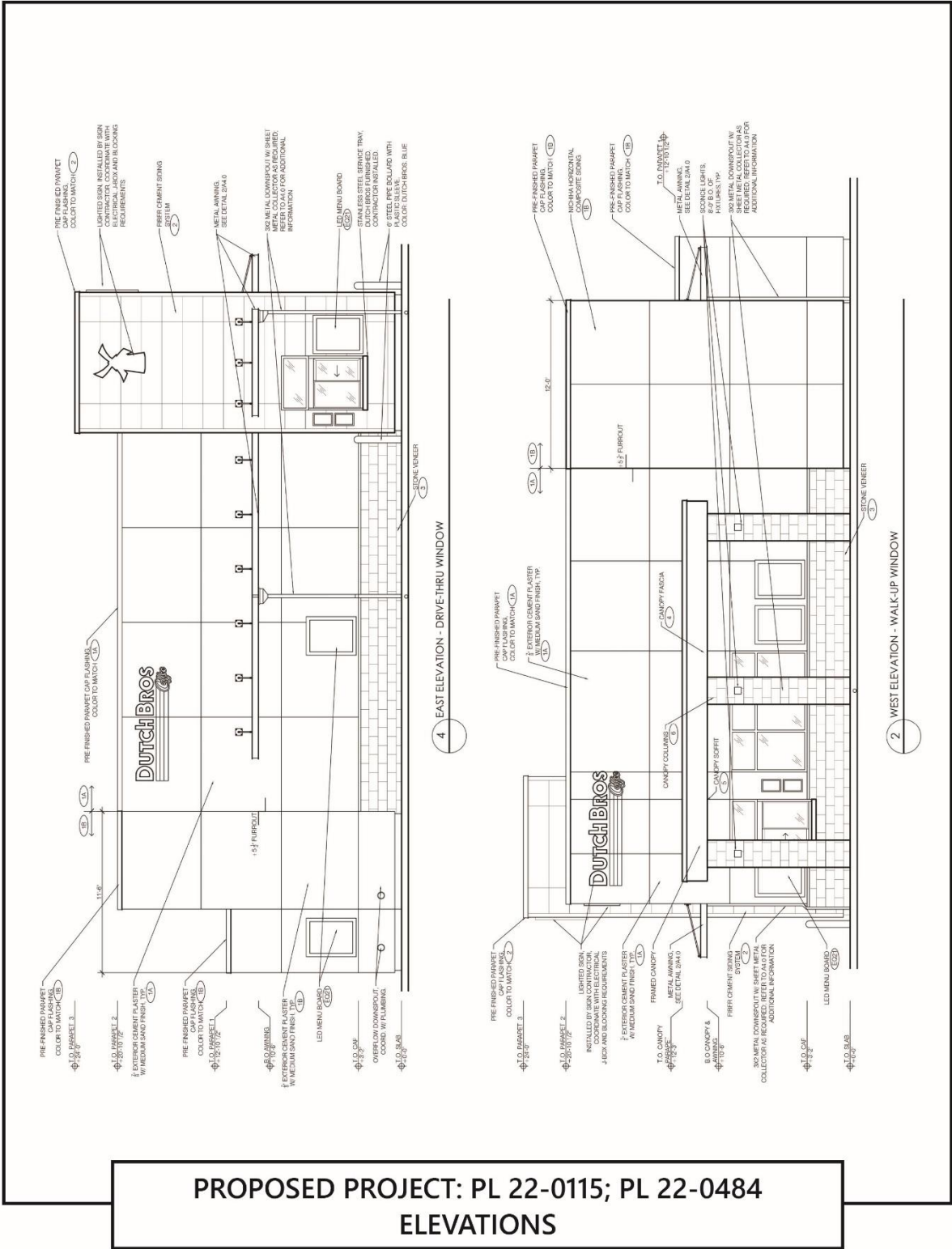


3 SOUTH ELEVATION



1 NORTH ELEVATION

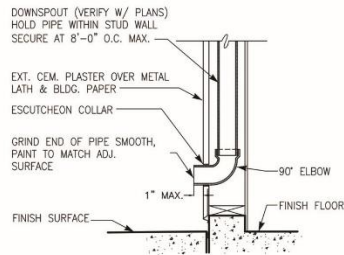
**PROPOSED PROJECT: PL 22-0115; PL 22-0484
ELEVATIONS**



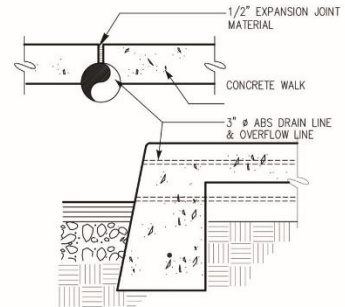
**PROPOSED PROJECT: PL 22-0115; PL 22-0484
ELEVATIONS**

EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	DUNN EDWARDS	DEC715 SANDAL	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	DUNN EDWARDS	DEC765 BONE	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1C	METAL FASCIA		METAL FASCIA	COLOR TO MATCH DUNN EDWARDS DEC750 BISON BEIGE
ZONE 2 (TOWER) (Z2)				
2A	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ OPEN OUTSIDE CORNERS	FACTORY PAINTED BLDG DB BLUE; CAP FLASHING TO MATCH BLDG DB BLUE
2B	METAL FASCIA		METAL FASCIA	COLOR TO MATCH DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ANGELUS BLOCK	SPLIT FACE 4"x8"x16"	COLOR: HARVEST
ZONE 4 (FRAMED CANOPY)				
4	METAL FASCIA		METAL FASCIA	COLOR TO MATCH MORIN ZINC GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, 1/8" REVEAL
6	STONE VENEER	ANGELUS BLOCK	SPLITFACE 4"x8"x16"	COLOR: HARVEST PRECISION
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION				

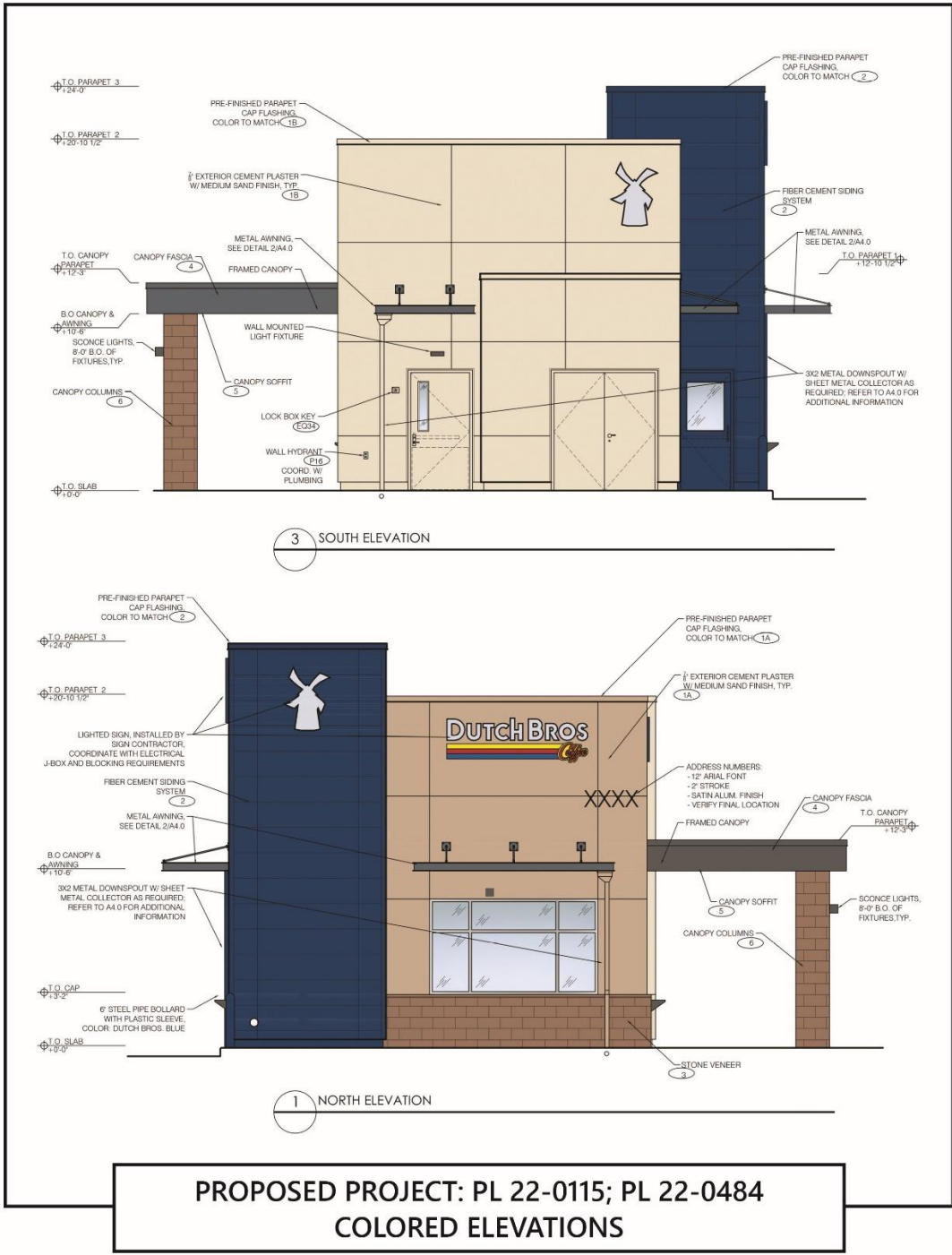


6 OVERFLOW DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

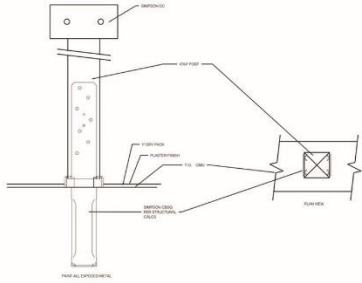


5 ROOF DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

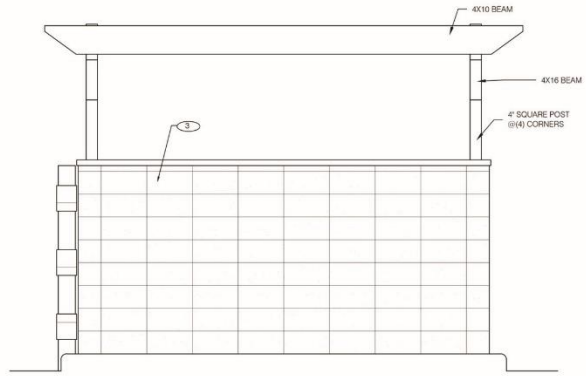
**PROPOSED PROJECT: PL 22-0115; PL 22-0484
SCHEDULE AND DETAILS**



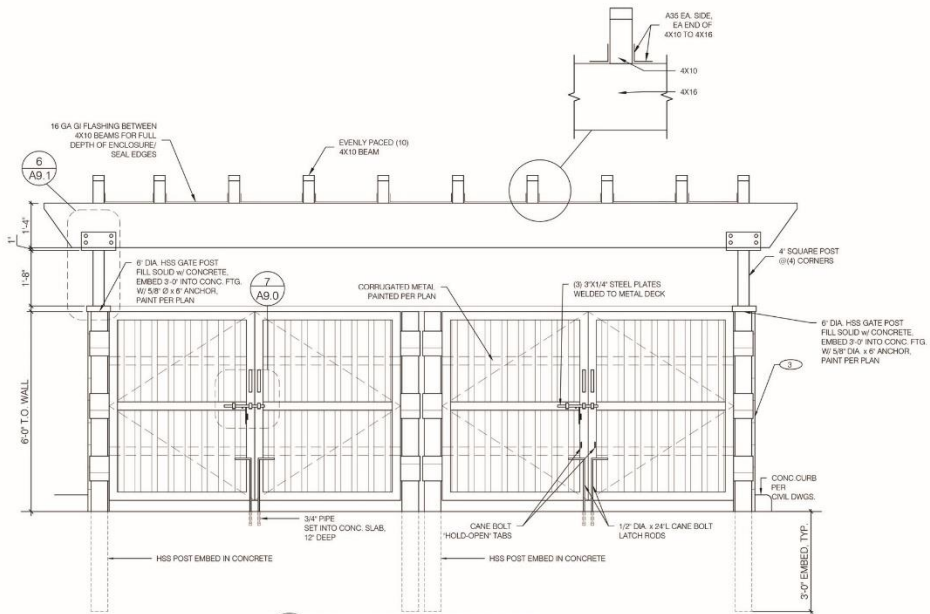
TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE: 80X16	ANGELUS BLOCK	HARVEST	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE STAINED TO MATCH
	CHAU CAP	ANGELUS BLOCK	HARVEST	12BX2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-1235 - BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	8656-1245 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS



6 TRASH ENCLOSURE TRELLIS SUPPORT DETAIL

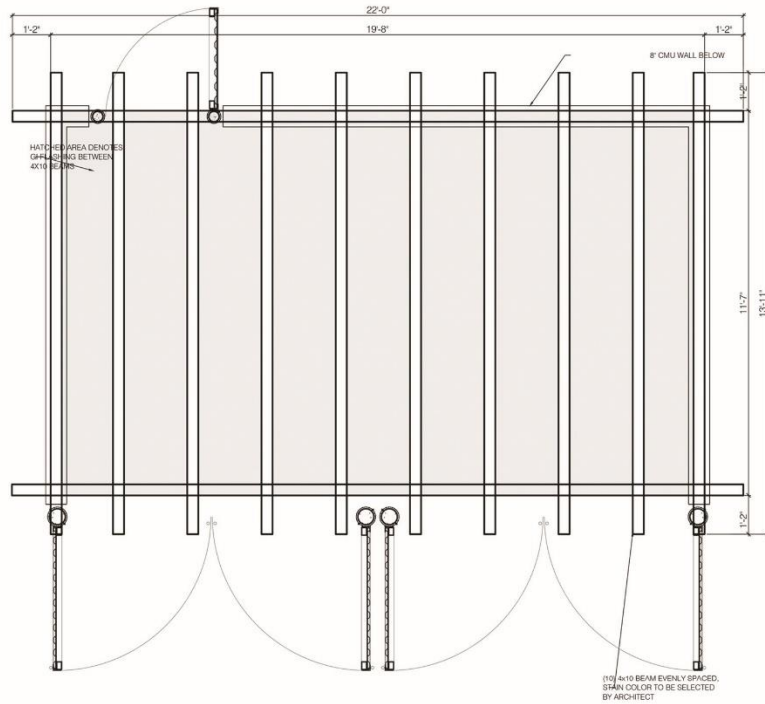


3 TRASH ENCLOSURE SIDE ELEVATION

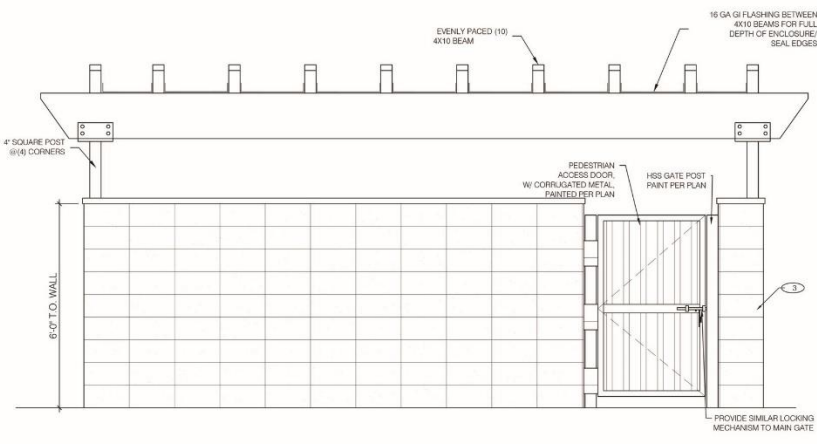


2 TRASH ENCLOSURE FRONT ELEVATION

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
TRASH ENCLOSURE PLAN/ELEVATIONS**



5 TRASH ENCLOSURE CANOPY- PLAN



4 TRASH ENCLOSURE REAR ELEVATION

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
TRASH ENCLOSURE PLAN/ELEVATIONS**

STORM DRAIN CONSTRUCTION NOTES

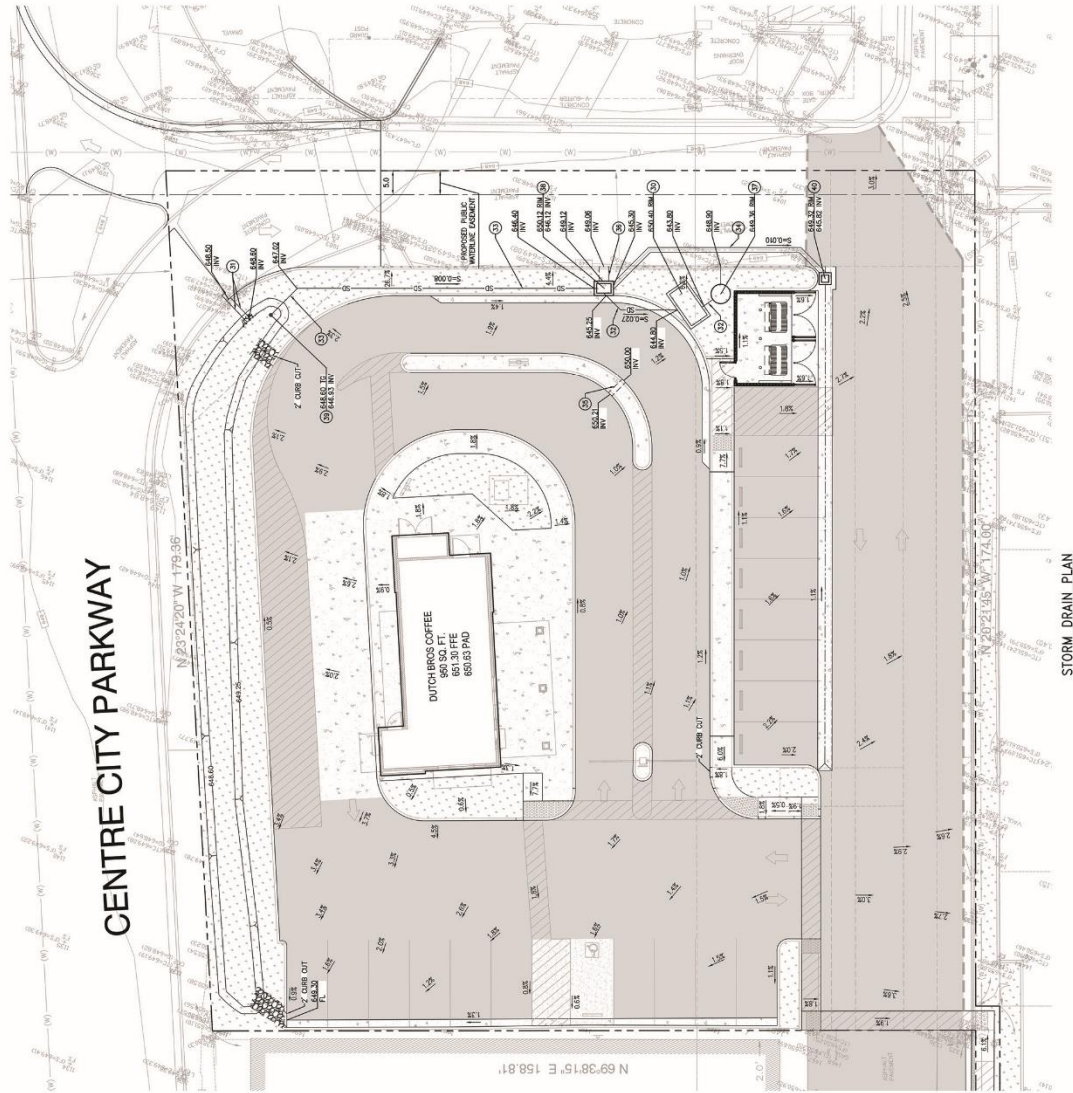
- 1. INSTALL 4" HDPE STORM DRAIN LINE.
- 2. INSTALL 6" HDPE STORM DRAIN LINE.
- 3. INSTALL 8" HDPE STORM DRAIN LINE.
- 4. INSTALL 12" HDPE STORM DRAIN LINE.
- 5. INSTALL 18" HDPE STORM DRAIN LINE.
- 6. INSTALL 3.5" X 12" PARKWAY DRAIN PER SPINNS STD PLAN NO. 10-2, DETAILS ON SHEET 13.
- 7. INSTALL 3.5" X 24" PARKWAY DRAIN PER SPINNS STD PLAN NO. 10-2, DETAILS ON SHEET 13.
- 8. INSTALL MANHOLE WITH SUBMERSIBLE PUMP SYSTEM AND RISING MAIN.
- 9. INSTALL 18" X 18" CURB INLET WITH FLOURED ROSET FILING, PER PLAN PDP-0002, DETAILS ON SHEET 13.
- 10. INSTALL INVERTCAST 6" DROP IN AFRAM GRATE INLET, PER DETAILS ON SHEET 13.
- 11. INSTALL 18" X 18" FLAT GRATED FLOURED INLET, PER DETAILS ON SHEET 13.

NOTE.

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING MANHOLES AND SHALL RELOCATE, REMOVE, OR ABANDON AS NECESSARY. THE LOCATION OF ALL EXISTING STORM DRAIN LINES SHALL BE VERIFIED BY THE CONTRACTOR.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED STORM LINE



**PROPOSED PROJECT: PL 22-0115; PL 22-0484
STORM DRAIN PLAN**

GRADING CONSTRUCTION NOTES

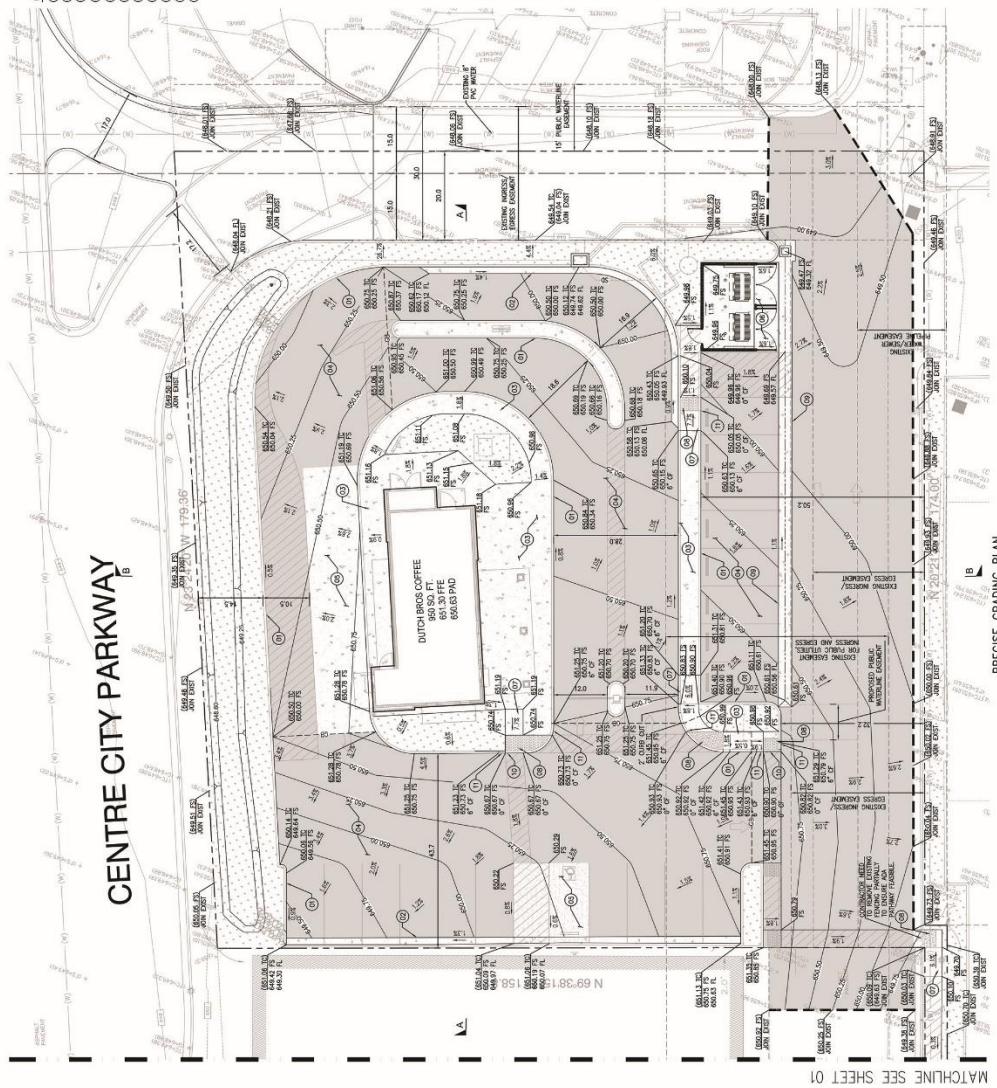
- 1. CONTRACTOR TO VERIFY FINISH ELEVATION WITH SOIL ENGINEER.
- 2. UNDERGROUND EXISTING UTILITY POWER POLE ALONG FRONTAGE OF PROPERTY OF THE CITY OF DENVER.
- 3. ALL PRIVATE CONCRETE AND PAVING AREAS SHALL BE FINISHED WITH A MINIMUM OF 3" COMPACTED GRANULAR FILL UNDER ALL PAVED AREAS EXCLUDING THE SLURRY OR LESS THAN 18" DEPTH AND SHALL BE FINISHED TO OBTAIN PROPER DRAINAGE SLOPES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 5. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 7. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.

LEGEND

- PROPOSED AS FURNISH
- PROPOSED FOR DEMOLITION
- PROPOSED FOR PAVEMENT
- LANDSCAPE
- PRIORITY LINE
- LIMIT OF WORK

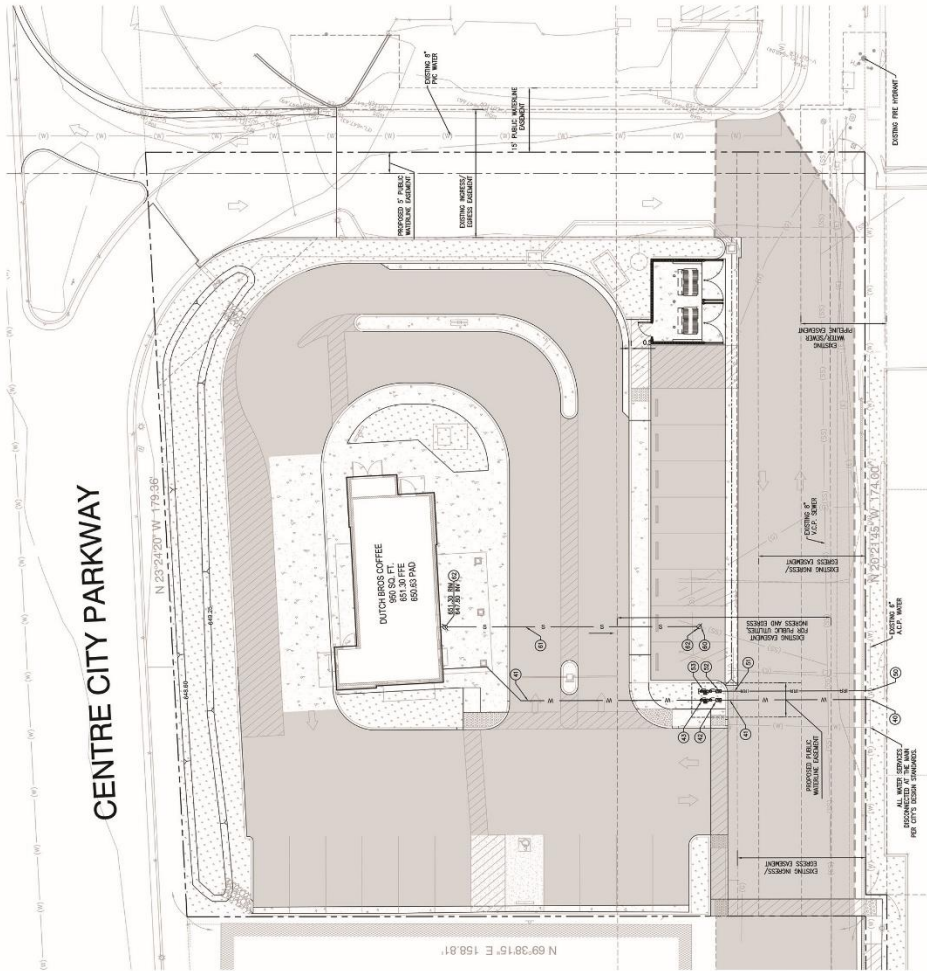
NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 3. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 4. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 5. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.
- 7. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM DENVER DEPARTMENT OF UTILITIES FOR ANY OFF-SITE CHANGES OR WORK NECESSARY TO CONSTRUCT THE PROPOSED PROJECT AND RECORD A STORM WATER CONTROL FACILITY MAINTENANCE APPROVAL SHALL BE REQUIRED.



**PROPOSED PROJECT: PL 22-0115; PL 22-0484
PRECISE GRADING PLAN**

CENTRE CITY PARKWAY



WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING WATER LINE FOR CITY OF ESCOBADO STD.
2. INSTALL 12\"/>

IRRIGATION WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING WATER LINE FOR CITY OF ESCOBADO STD.
2. INSTALL 12\"/>

SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING SEWER LINE FOR CITY OF ESCOBADO STD.
2. INSTALL 8\"/>

LEGEND

- — — — — PROPERTY LINE
- — — — — LIMIT OF WORK
- - - - - PROPOSED SEWER LINE
- - - - - PROPOSED WATER LINE
- - - - - PROPOSED IRRIGATION WATER LINE
- - - - - PROPOSED GAS WATER LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING SEWER LINE

NOTE:

1. CONSTRUCTION SHALL BE DONE WITHIN LOCATION OF ALL UTILITIES AND SHALL BE ACCORDING TO THE CITY OF ESCOBADO STANDARD SPECIFICATIONS FOR UTILITIES.
2. THE LOCATION OF UTILITIES SHALL BE VERIFIED BY THE BUILDING DEPARTMENT.



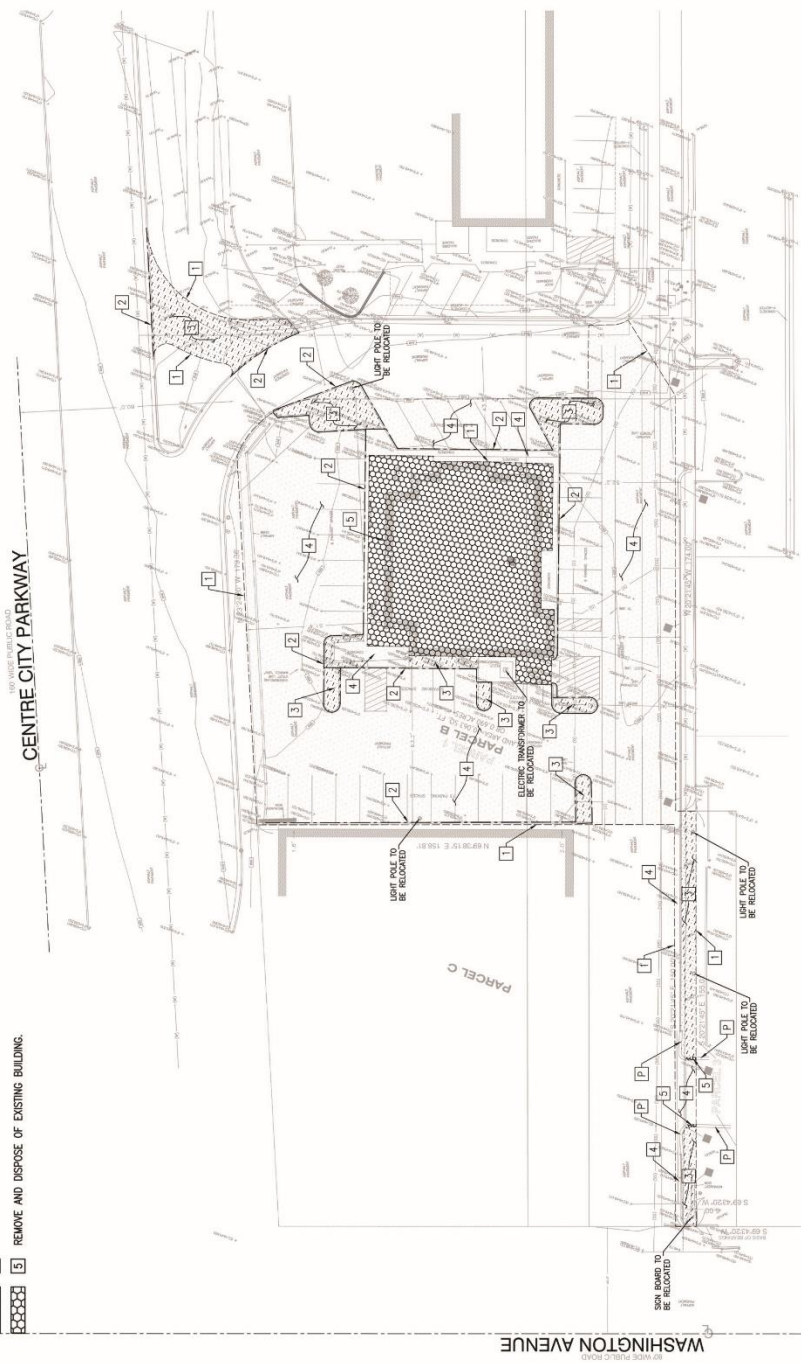
PROPOSED PROJECT: PL 22-0115; PL 22-0484
UTILITY PLAN

DEMOLITION NOTES:

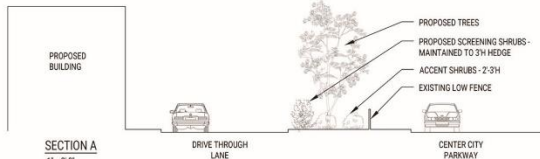
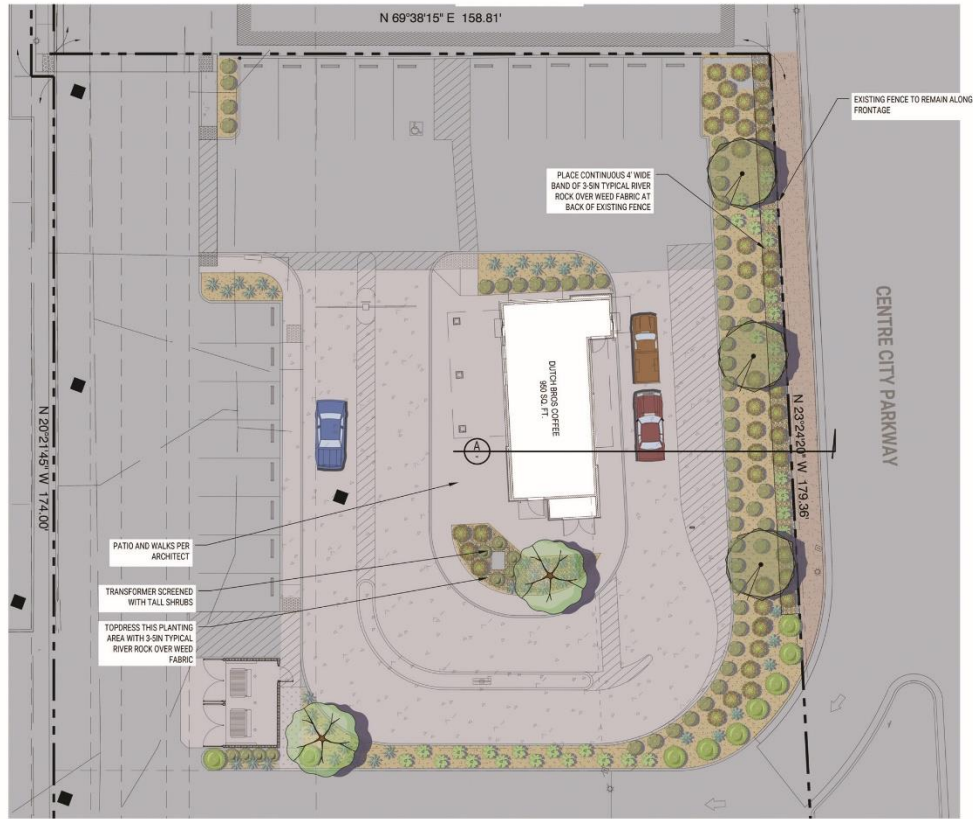
- P** PROTECT IN PLACE EXISTING ITEM INDICATED.
- 1** APPROXIMATE LIMIT OF SMCUT.
- 2** REMOVE AND DISPOSE OF EXISTING CURB, CURB & GUTTER, AND/OR GUTTER.
- 3** REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND IRRIGATION. RE-CONNECT/ADJUST IRRIGATION AS NEEDED TO MAINTAIN COVERAGE. OVER-EXCAVATE AND RE-COMPACT SUB-SURFACE TO SATISFACTION OF GEOTECHNICAL ENGINEER.
- 4** REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING & CONCRETE.
- 5** REMOVE AND DISPOSE OF EXISTING BUILDING.



**PROPOSED PROJECT: PL 22-0115; PL 22-0484
DEMOLITION PLAN**



DEMOLITION PLAN
SCALE 1" = 20'



CONCEPTUAL PLANT LIST

TREES		CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	OLE WIL	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE - STANDARD FORM	24" BOX	3	
	TRI BRI	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	2	
SHRUBS		CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	V	AGAVE VILMORINIANA / OCTOPUS AGAVE	10 GAL.	8	
	AR	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	9	
	CI	CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	1 GAL.	44	
	L	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.	9	
	LB	LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	1 GAL.	33	
	M	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.	35	
	O	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	51	

IRRIGATION DESIGN CRITERIA

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS.

A WEATHER SENSING 'SMART' CONTROLLER WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

PLANTING DESIGN CRITERIA

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS WHICH REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED.

COMPLIANCE STATEMENT

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE FIELD.

WES AROLA - CA 9958

**PROPOSED PROJECT: PL 22-0115; PL 22-0484
LANDSCAPE PLAN**

EXHIBIT "C"

FACTORS TO BE CONSIDERED / 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 Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects) because the Property is within city limits on sites of no more than five acres substantially surrounded by urban uses, has no habitat value for special status species, can be adequately served by all required utilities and public services, and the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (CEQA Guidelines § 15332(b)-(e)).
3. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) because such categorical exemption applies to proposed developments that do not exceed 2,500 square feet on sites zoned for such use, if not involving the use of significant amount of hazardous substances; the use can be serviced by all necessary public services and facilities; and is not an environmentally sensitive area. The Project is a 950 square foot development and satisfies all requirements noted above.
4. The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.
5. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the September 27, 2022, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described

exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Plot Plan Findings (Escondido Zoning Code section 33-1316)

1. The Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Improvement Standards adopted by the City. The Project site is located within the General Commercial (CG) zone. A drive-through restaurant is a conditionally permitted use within this zoning district subject to approval of a Conditional Use Permit, as indicated on the land use matrix.
2. Conditions of approval have been incorporated into the Project to ensure that it will meet the standards of the use and the development standards of the CG zone. The Project has been reviewed in conformance with applicable development standards, design standards, and displays high-quality architecture as required for drive-through uses by the Escondido Zoning Code.
3. The proposed use at the location requested will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; and will not have a substantial adverse effect on abutting property or the allowed use of the abutting property because it will not generate excessive noise, traffic, vibration, or other disturbance. Furthermore, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

Conditional Use Permit Findings (Escondido Zoning Code section 33-1203)

1. The proposed Project has been designed and conditioned to comply with all applicable zoning regulations. The Project is located within an area that currently does not contain a drive-through coffee facility. The Project would provide a service for the nearby community and has been designed to reduce land use conflicts with surrounding properties.
2. The proposed Project will replace a vacant underutilized building. The Project is surrounded by commercial uses to the east and residential uses to the east. Conditions have been incorporated into the approval of the Project to ensure no conflicts will occur with surrounding uses.
3. The proposed Project is located within the General Commercial land use designation of the City's General Plan. The conditional use is located in an area surrounded by

commercial uses and a mix of residential uses to the east. The Project is located on North City Centre Parkway which is considered a Super Major Road in the Mobility and Infrastructure Chapter of the City's General Plan. The use will complement this area of the community as drive-throughs are appropriate on this type of road classification.

Administrative Adjustment Findings

1. The proposed reduction in required parking spaces is permitted as long as it is consistent with the purpose and intent of the Escondido Zoning Code. Parking requirements are established to ensure that there is sufficient parking to accommodate the associated land uses. Because the facility will be only 950 square feet and will not have any indoor dining area, it is anticipated that the proposed parking reduction will be sufficient to serve the site, as it is only a one space reduction from the required 20 spaces.
2. The parking reduction will not be detrimental to surrounding land uses because parking will still be sufficient to serve the site so that patrons will not need to utilize parking on adjacent properties or on nearby public streets.

EXHIBIT "D"

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **March 07, 2022**, 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 **September 27, 2022**, and shall not be altered without express authorization by the Development Service 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 36 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 Development Services.

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. 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.

12. 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.

13. 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.

14. 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.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. 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 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. 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 Development Services 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 19 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 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.

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. **Landscape 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. Specific Planning Division Conditions:

1. Landscaping adjacent to North Centre City Parkway shall be spaced 2 – 3 feet apart, and shall be periodically trimmed to maintain a height of 3'-0".
2. The applicant shall be responsible for replacing mature trees on-site at a ratio of 1:1 with preference towards trees of equal size and caliper. The replacement trees shall be shown on the landscape plans and shall be approved by the Director of Development Services, or their designee, prior to approval of the landscaping plans.

F. Specific Fire Department Conditions:

1. An adequate water supply and approved paved access is required prior to any combustibles being brought to the site.

G. Specific Engineering Division Conditions:

GENERAL

1. The Developer shall provide the City Engineer with a Preliminary 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% 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 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 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 improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be designed in compliance with the City of Escondido Design Standards and requirements of the City Engineer. Private driveway opening and drive aisles shall be designed in accordance with the requirements of the City Engineer, Fire Marshal, and Planning Director.
2. The project driveway access on Centre City Parkway shall be designed as a street intersection with curb returns, and triangular island, with a minimum throat width of twenty (20) feet, per the City's CCP driveway opening criteria and to the satisfaction of the City Engineer.
3. The project owner shall be responsible for design and construction of frontage improvements on Centre City Parkway consisting of:

- a) Project access shall be in accordance with the Centre City Parkway access design guidelines and to the requirements of the City Engineer.
 - b) The raised median triangular island shall include decorative stamped concrete paving per the City's Design Standards. The easterly median curb shall be reconstructed to 56' feet from centerline
4. All on-site driveways, parking areas and access improvements shall be designed and constructed to the requirements of the Fire Marshal, Planning Director and the City Engineer. The on-site driveways, parking areas and access improvements will be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
 5. The existing street lights on Centre City Parkway must be either retrofitted or replaced with an LED street light in accordance with Escondido Standard Drawing No. E-1-E.
 6. The Developer is required to grind and overlay the limits of all damaged public and private street sections due to utilities trenches or construction activities to the requirements of the City Engineer.
 7. 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.
 8. 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 cross-walks and 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.
 9. The Developer shall be responsible for installation of slurry sealcoat or approved equal to refresh the pavement surface within the improvement limits, and 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.
 10. 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
 11. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
 12. All gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal.

13. 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.
14. The Developer shall install trash capture devices on existing storm drain swales and inlets within and along the project's frontage to the satisfaction of the City Engineer.
15. 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 uploaded to the City of Escondido online portal and shall be accompanied with copies of the preliminary soils and geotechnical report. The Soils Engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete (AC) over 6" of asphalt Base (AB) or 7" Portland Concrete Cement (PCC) over 6" AB. All paved areas exceeding 15% slope or less than 1.0% 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. All existing foundations, structures, trees not otherwise noted to remain or be relocated shall be removed or demolished from the site.
8. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
9. 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.

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. 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 final SWQMP shall be submitted for approval with the final improvement and grading plans. The final SWQMP shall include treatment calculations, post-construction storm water treatment and hydromodification flow control 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.
4. All site drainage with emphasis on the 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.

5. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
6. 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.

WATER SUPPLY

1. 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 and in accordance with the current City of Escondido Design Standards and Standard Drawings.
2. 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.
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.
5. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
6. 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.
7. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
8. There shall be no permanent structures located within the City's Public utility Easements.

11. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
12. 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.
13. 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.
14. 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 is required for the project and shall be 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. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
6. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
7. 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.
8. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido

Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system.

9. A Grease trap, if required, for the restaurant component of the project shall be installed at an approved location to the satisfaction of the Director of Utilities.

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 and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

EASEMENTS 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 utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City.

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.

SECURITIES AND FEES

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

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.