



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall – Planning Conference Room
September 28, 2023
3:00 p.m.

A. Call to Order

Zoning Administrator: Veronica Morones, City Planner

Staff Present:

Public Present:

B. Agenda items:

1. PL23-0245 – Modification to a Precise Development Plan
(Current Business)

REQUEST: A request to modify the Precise Development Plan to reduce the number of units from 120 to 109 units, with a density of 46.7 dwelling units per acre. The proposed modifications include eliminating a majority of the ground-floor units and replacing them with a ground-floor garage. Proposed modifications also include an increase in parking from 179 spaces to 205 spaces and in open space, as well as modifications to the exterior elevations and building height.

Location: 235 S. Pine St. (APNs 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00)

Applicant: Martin McComas (Casa Mercado Apartments, LLC)

Planner: Jay Paul, Senior Planner

ENVIRONMENTAL STATUS: This project qualifies for an exemption under CEQA Guidelines section 15332 (In-fill development projects).

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (____) ___ Date Unknown
- Referred to Planning Commission

C. Adjournment

I certify that these actions were taken at the Zoning Administrator meeting on September 28, 2023.

Zoning Administrator

Witness

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303

ZONING ADMINISTRATOR

CASE NUMBER: PL23-0245

APPLICANT: Martin McComas (Casa Mercado Apartments, LLC)

PROJECT LOCATION: The approximately 2.33-acre Project site is addressed at 235 S. Pine Street and surrounding properties (APNs 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00)

REQUEST: Modification to a Precise Development Plan

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Specific Plan Area (SPA 9)

ZONING: Mercado District

BACKGROUND:

The City Council previously approved a Tentative Subdivision Map, Master and Precise Development Plan, Specific Plan Amendment (City File Nos. SUB 20-0001, PHG 20-0009) in 2021 for the development of two, four story buildings (up to approx. 65 feet in height) to accommodate 120 air-space condominium units with a density of approximately 51.5 dwelling units per acre within the Mercado District of the Downtown Specific Plan. The Project utilizes a California/Mediterranean style of architecture and includes a mix of studio, one-bedroom, and two-bedroom units. The original approval included 179 parking spaces proposed, which include a combination of enclosed garages with open tandem parking in front, on-site covered and uncovered spaces, angled parking along the S. Pine Street frontage, and perpendicular spaces along the W. 3rd Avenue frontage. The Planned Development included a request for a 14% parking reduction from the required 208 spaces to 179 spaces (a reduction of 29 spaces), a 49% reduction in the overall open space requirement, and the allowance of ground-floor residential uses throughout the project site. The Planned Development also included a request to allow up to 70 square feet in wall signage; minor setback encroachment for a screen wall along 2nd Avenue, and reduction in covered parking spaces from 120 (one per unit) to 73 covered spaces. All of the existing structures would be demolished in order to accommodate the project.

PROJECT DESCRIPTION:

The project applicant Martin McComas submitted a request to modify the Precise Development Plan to reduce the number of units from 120 to 109 units with a density of 46.7 dwelling units per acre. The Project would maintain the California/Mediterranean architectural theme with exterior

modifications to all elevations to accommodate the revised building layout and exterior upper-floor balconies. The proposed modifications include eliminating a majority of the ground-floor units and replacing them with a ground-floor garage with primary access provided from the internal alley, and a podium deck above the ground-floor garage which would provide open space amenities. The primary exterior colors and accent materials generally would be retained (white stucco, brown wooden trim) and include tile and decorative metal accents to certain ground-floor windows, red metal awnings over select ground-floor windows, and additional tile wall accents along the alley. The proposed modification also includes an increase in parking from the 179 spaces to 205 spaces (145 internal/garaged, 42 spaces along 3rd Avenue, and 19 spaces along Pine Street). Up to seven additional open parking spaces would be provided along 2nd Avenue. The podium deck is designed to provide additional open space opportunities and includes a pool. The proposed modification increases the total open space from 18,333 square feet to 24,910 square feet (13,930 SF common and 10,981 SF private-balconies). The new unit mix would include 54 one-bedroom units, 55 two-room units ranging in size from 707 square feet to 1,135 square feet, and eliminates the smaller studio type units from the plan. The height of the building ranges from approximately 57 feet up to 64.8 feet in height at the rooflines, with one rooftop architectural tower feature up to approximately 67.7 feet in height. Section 33-1075 of the Zoning Code allows for certain architectural features to exceed height limits, such as towers, provided the feature is not deemed an excessive or unreasonable use of space that creates an unnecessary aesthetic impact on surrounding properties.

ENVIRONMENTAL STATUS:

The California Environmental Quality Act (“CEQA”) Guidelines list classes of discretionary projects that have been determined not to have a significant effect on the environment and as a result are exempt from further review under CEQA. The Project qualifies for an exemption under CEQA Guidelines section 15332 (In-fill Development Projects). A Notice of Exemption was filed posted with the County Clerk’s Office, dated May 18, 2021.

REASON FOR STAFF RECOMMENDATION:

1. All of the requirements of CEQA have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the Categorical Exemption prepared in conformance with CEQA Guidelines section 15332, “Infill Development Projects.”
2. The proposed project is consistent with the General Plan and Downtown Specific Plan as the Project would revitalize the Subject Property and expand the residential base, which would provide much needed housing to accommodate existing and future housing needs. Staff believes the proposed Project provides for a well-designed site and building design that will be beneficial to the Mercado District of the Downtown Specific Plan and will serve as a catalyst for continued revitalization of the corridor and help stabilize the surrounding commercial areas.

Respectfully submitted,

J Paul

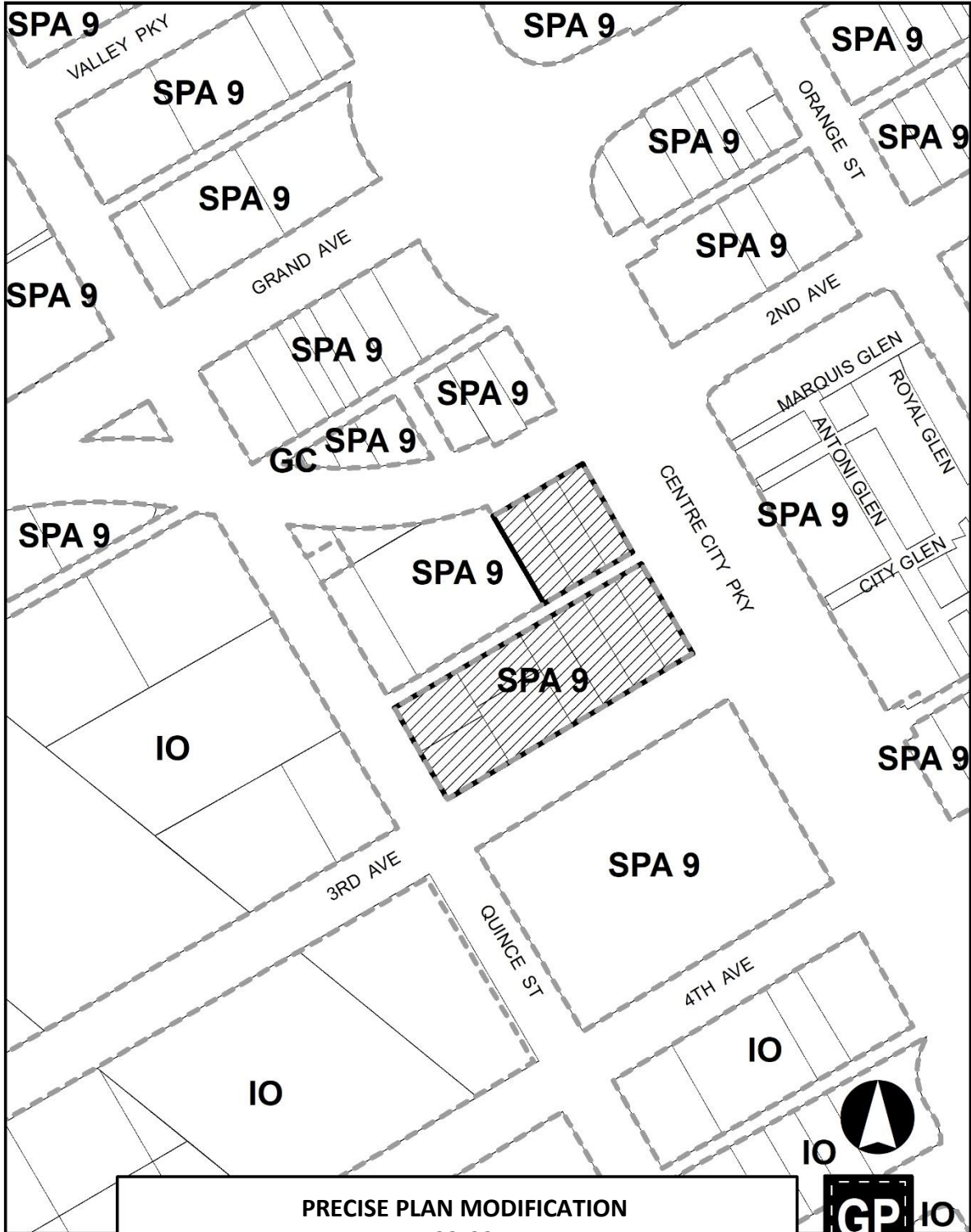
Jay Paul

Senior Planner

ATTACHMENTS:

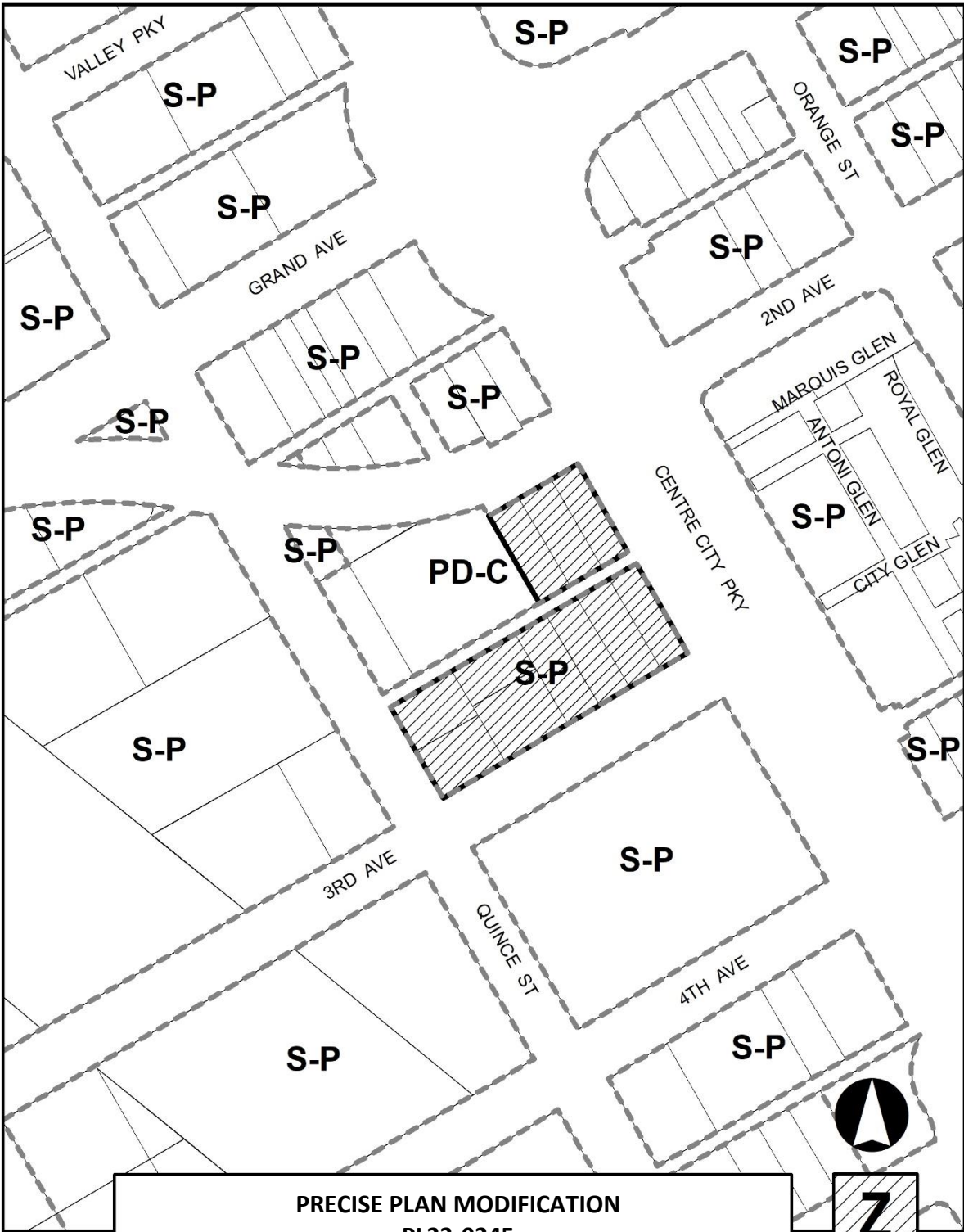
1. Project Location
2. CEQA Notice of Exemption
3. Zoning Administrator Resolution No. 2023-08, including Exhibits A, B, C, and D

ATTACHMENT 1



PRECISE PLAN MODIFICATION
PL23-0245





PRECISE PLAN MODIFICATION
PL23-0245



ZONING



**PRECISE PLAN MODIFICATION
PL23-0245**



A

AERIAL

© 2015

2015

ATTACHMENT 2



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

May 18, 2021 01:30 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2021-000368
State Receipt # 37051820210317

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

CASA MERCADO/ SUB 20-0001, PHG 20-0009, AND ENV 20-0001

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>May 18, 2021</u>
Posted <u>May 18, 2021</u> Removed <u>JUN 17 2021</u>
Returned to agency on <u>JUN 22 2021</u>
DEPUTY <u>Monica Morales</u>



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

Notice of Exemption

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

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

Project Title/Case No.: CASA MERCADO / SUB 20-0001, PHG 20-0009, and ENV 20-0001

Project Location - Specific: The approximately 2.33-acre site fronts on W. 2nd Avenue, S. Pine Street, W. 3rd Avenue, and S. Quince Street. The site is located within the Mercado District of the Downtown Specific Planning Area and is comprised of 11 parcels (APNs, 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00). The reference address is 235 S. Pine Street.

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

Description of Project: Tentative Subdivision Map, and Master and Precise Development Plan for the development of two, four-story buildings (up to approx. 64 feet in height) to accommodate up to 120 air-space condominium units with a density of approximately 51.5 dwelling units per acre. Up to 179 parking spaces are proposed. Vacation of a portion of W. 3rd Avenue, S. Pine Street, and public alley along the project frontage also is requested. An amendment to the Downtown Specific Plan is requested to eliminate the ground-floor commercial requirement and permit ground-floor residential units through the Planned Development Permit process. All of the existing structures would be demolished. The project is partially located on City-owned property (0.93 acres) and will require approval of a Purchase and Sale Agreement, as a concurrent discretionary action.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Renovation Realty, Inc. (Rep: Cannon Christian) Telephone: (858) 243-3621
 Address: 4830 Viewridge Avenue, Ste D., San Diego, CA 92123

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

Exempt Status: Categorical Exemption. CEQA Guidelines section 15332 (In-Fill Development Projects) and section 15312 (Surplus Government Property Sales).

Reasons why project is exempt:

The proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15332, as an In-Fill Project, and section 15312 Surplus Government Property Sales meeting all applicable conditions, as further described below.

General Plan and Zoning Consistency

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The City's General Plan land use designation for the project site is Specific Plan (SP). The project site is located within the Mercado District (M) of the Downtown Specific Plan (SPA 9). Multi-family residential and condominium type development up to 100 dwelling units per acre and buildings up to 4 stories and 60 feet in height are permitted within the Mercado District of the Downtown Specific Plan.

NOE
Casa Mercado
4.27.21

The Downtown Specific Plan allows for modifications to development standards through the discretionary Planned Development process. The project thus adheres to the criteria of CEQA Guidelines section 15332(a).

Project Location, Size, and Context

Public Resources Code section 21072 defines a "qualified urban use" as "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." The project is on a site within City limits that is no more than five acres and substantially surrounded by qualified urban uses.

The approximately 2.3-acre project site is located within an urban downtown area of the City, and has been previously developed with residential and commercial-type development. The site is surrounded by urban development and public streets. The project thus adheres to the criteria of CEQA Guidelines section 15332(b).

Endangered, Rare, or Threatened Species

The project site is located within the highly developed and urban area of the City, and developed with residential and commercial uses. The site is surrounded on all sides by either developed properties and/or city streets. No riparian habitat or other sensitive natural community or potential jurisdictional features were observed within the project site or within a 100-foot boundary from the project site. It was therefore concluded that the project would not result in any significant biological impacts. The project thus adheres to the criteria of CEQA Guidelines section 15332(c).

Traffic

A Traffic Impact Analysis (TIA) was prepared for the project by Linscott Law and Greenspan (January 2020). The Project is anticipated to generate up to 720 daily trips with 58 trips (12 inbound/46 outbound) in a.m. peak hour and 65 trips (46 inbound/19 outbound) during p.m. peak hour. It was concluded that the project would not result in any significant traffic or transportation related impacts.

Noise

A Noise Technical Report was prepared for the Project by Helix Environmental Planning (August 2019). The proposed condominium development would be compatible with the adjacent uses, and as such, the project is not anticipated to generate any significant increases to the existing ambient noise level. Operational noise sources, would not exceed allowable City limits, and construction-related impacts are short term and would cease once the project is completed. It was therefore concluded that the project would not result in any significant noise impacts.

Air Quality

An Air Quality Technical Report was prepared for the Project by Helix Environmental Planning (August 2019). Due to the residential nature of the project and number of proposed condominium units (120 units), the project would not exceed screening-level criteria thresholds for construction or operational level impacts, nor create any operational related dust or odor-related impacts. Project emissions also would not exceed the GHG screening threshold of 2,500 MT CO₂e established by the City of Escondido Climate Action Plan. It was therefore concluded that the project would not result in any significant air quality or GHG impacts.

Water Quality

A preliminary drainage study and Storm Water Quality Management Plan was prepared for the project. Storm water quality impacts during construction would be prevented through implementation of a grading and erosion control plan that is required by the City's Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code) and the State General Permit to Discharge Stormwater Associated with Construction Activities (NPDES No. CA2000002), which requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) by a Qualified SWPPP Developer. It was therefore concluded that the project would not result in any significant water quality impacts.

For the foregoing reasons, with respect to traffic, noise, air quality, and water quality, the project adheres to the criteria of CEQA Guidelines section 15332(d).

NOE
Casa Mercado
4.27.21

Utilities and Public Services

The Fire Department indicated that appropriate fire protection can be provided with the implementation of the required building/site design features. Appropriate fire flow would be provided to the project site with the installation of the required water line upgrades and fire hydrants.

Sewer and water would be provided by the City of Escondido. San Diego Gas and Electric (SDG&E) would provide electrical service to the site. The Engineering Division indicated that appropriate utilities will be provided to the project with existing facilities located within existing streets or easements. Escondido Disposal, Inc. would provide trash service.

It was therefore concluded that the project would not result in any significant utility or public service impacts. The project thus adheres to the criteria of CEQA Guidelines section 15332(e).

The proposed project or its circumstances also would not result in any exceptions to categorical exemptions, as identified in CEQA Guidelines section 15300.2, as further described below:

Location: Not applicable to Class 32 exemption

Cumulative Impact: All resource topics associated with the project have been analyzed and were found to pose no significant impact. The project would not make a cumulatively considerable contribution to a significant cumulative impact.

Significant Effect: There are no known unusual circumstances applicable to the project or project site that could result in a significant effect on the environment.

Scenic Highways: The project is not located in the vicinity of any designated or eligible state scenic highway.

Hazardous Waste Sites: There are no on-site hazardous waste sites associated with the project site listed under Government Code section 65962.5.

Historic Resources: A Cultural Resource Study, dated July 2019, was prepared for the project by PanGis. It was concluded the project will not cause a substantial adverse change in the significance of a historical resource. None of the documented cultural resources within the project area are considered historical resources for the purposes of CEQA, and none are considered historic properties under Section 106 of NHPA. Tribal outreach and consultation also were conducted in accordance with State Senate Bill 18 and State Assembly Bill 52.

For the foregoing reasons, the project and sale of surplus City property is categorically exempt pursuant to CEQA Guidelines section 15332, as an in-fill development project and section 15312 for surplus government property sales.

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

Signature: _____

Jay Paul, Senior Planner

April 27, 2021

Date

Signed by Lead Agency

Date received for filing at OPR: N/A

ATTACHMENT 3

Zoning Administrator

Meeting Date: September 28, 2023

Effective Date: October 9, 2023

RESOLUTION NO. 2023-08

A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MODIFICATION TO A PRECISE
DEVELOPMENT PLAN FOR THE CASA MERCADO
CONDOMINIUM PROJECT AT 235 S. PINE STREET

APPLICANT: Martin McComas

CASE NO: PL23-0245

WHEREAS, the Zoning Administrator of the City of Escondido did, on September 28, 2023, hold a public meeting to consider a request for a modification to a previously approved Precise Development Plan, previous Planning Case Nos. SUB 20-0001, PHG 20-0009 and ENV 20-0001 on an approximately 2.33-acre project site ("Project") located within the Mercado District of the Downtown Specific Plan. The Project site generally is located on the southwestern corner of W. 2nd Avenue and S. Pine Street, north of W. 3rd Avenue, east of S. Quince Street, addressed at 235 W. 2nd Avenue and others, (APNs 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00), and more particularly described in Exhibit "A" and incorporated by this reference as though fully set forth herein ("Property");

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public meeting, including, without limitation, written information, and the staff report dated, September 28, 2023, which along with its attachments is incorporated herein by this reference; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared in conformance with CEQA Guidelines section 15332 “Infill Development Projects.” The Notice of Exemption was filed in the Offices of the County Clerk, dated May 18, 2021; and

WHEREAS, a staff report was presented discussing the issues in the matter.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15332 (Infill Development Projects). The Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects.
3. That, considering the Factors to be Considered/Findings of Fact attached as Exhibit “B” hereto, and applicable law, the Zoning Administrator hereby approves Planning Case No. PL23-0245, subject to the Conditions of Approval attached as Exhibit "C" hereto, and as depicted in the Project Plans attached as Exhibit “D” hereto.
4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 36 months of the original effective date of approval (Planning Case Nos. SUB 20-0001 and PHG 20-0009), unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Department. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

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 Section 66020.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 28th day of September, 2023.

VERONICA MORONES
Zoning Administrator,
City of Escondido

WITNESS

Note: This action may be appealed to Planning Commission pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

Legal Description PL23-0245

The land hereinafter referred to is situated in the City of Escondido, County of San Diego, State of CA, and is described as follows:

Lot 7 and 8, Block 88 of Escondido in the City of Escondido, County of San Diego, State of California according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886. Excepting therefrom the Easterly 6 feet of Lot 8.

APN: 233-032-19-00

APN: 233-032-10-00

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

PARCEL 1:

LOTS 9 AND 10 IN BLOCK 88, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1886.

APN(S): 233-032-07-00; 233-032-08-00

PARCEL 2:

LOTS 3, 4 AND 5 OF BLOCK 88 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1886.

APN(S): 233-032-12-00; 233-032-13-00; 233-032-14-00

PARCEL 3:

LOTS 7 AND 8 IN BLOCK 88, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1886.

EXCEPT THE EASTERLY 6 FEET OF LOT 8.

APN(S): 233-032-10-00; 233-032-19-00

PARCEL 4:

LOT 6 IN BLOCK 88, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1886.

APN(S): 233-032-11-00

PARCEL 5:

THE SOUTHEASTERLY ONE HALF OF LOTS 1 AND 2 IN BLOCK 88, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1886.

APN(S): 33-032-17-00

EXHIBIT "B"

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 such categorical exemption applies to proposed developments within city limits on sites of no more than five acres substantially surrounded by urban uses, where the site 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 Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the September 28, 2023, Zoning Administrator 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.

Precise Development Plan Determinations:

1. The location, design, and residential density of the proposed planned development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use development is permitted and encouraged in Specific Plan Area (SPA 9). The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to plan for quality managed and sustainable growth and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The site is physically suitable for the proposed density of development because the property is within a high-density redevelopment area and the project will assist in the ongoing revitalization of the Mercado District and Downtown retail core by establishing a permanent residential base in the downtown area. The subject site is located within the Mercado District of the Downtown Specific Plan, which allows multi-family mixed-use development up to 100 du/ac. Based on the property size of 2.33 acres, the Mercado District would allow up to 233 units and a four-story structure up to 60 feet in height. The request to construct 109 units and a 4-story structure up to 65 feet in height (with a tower roof element up to 67.7 feet in height) is consistent with the land use density and development requirements envisioned for this area, the approved Master Development Plan, and Zoning Code. The Zoning Code allows certain non-habitable architectural features to exceed height limits, such as towers, parapets and mechanical screens. The project density of 46.7 du/ac is consistent with the allowable density for the project site. The originally approved Planned Development, consisting of a Master and Precise Development Plan, includes a request for a 14 percent parking reduction from 220 spaces to 179 spaces (29 spaces), a 49 percent reduction in the overall open space requirement, and the allowance of ground-floor residential uses throughout the project site. The Precise Development Plan modification would increase the number of spaces to 205. The Planned Development also includes a request to allow up to 70 square feet in wall signage; minor setback encroachment for screen wall along 2nd Avenue. The Downtown Specific Plan allows for modifications to development standards through the Planned Development process. The proposed modifications to the development standards would be appropriate for this project, as discussed in the City Council staff report dated September 28, 2023.
2. The proposed location of the development allows the planned development to be well integrated with its surroundings by providing a high-density mixed-use residential housing project in close proximity to transit, and near retail and other commercially developed properties. Adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report). The project also would not be out of character for the area because the Mercado District of the Downtown Specific Plan envisions an upscale urban area with a mix of high-density residential and commercial development, and the proximity to the Escondido Transit Center makes the density appropriate. The overall mass and scale of the buildings is appropriate for the proposed location due to the street-oriented appeal and urban design characteristics, along with the quality of the architectural design and use of a variety of building materials and colors.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, as determined by the Engineering Division and detailed in the preliminary Traffic Assessment that was prepared for the project by Linscott, Law and Greenspan.
4. The overall design of the proposed residential mixed-use development would produce an attractive, efficient and stable environment for living, because adequate residential amenities, parking, and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The project includes sufficient on-site open space amenities appropriate for this high-density urban development, including a podium and roof-deck common open areas with view decks and outdoor seating areas, and private balconies for each unit.
5. The proposed development would be well integrated into its surroundings because the new structures would incorporate compatible and integrated architecture, materials and colors, and the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
6. Utilizing the Planned Development process allows flexibility from the Downtown Specific Plan requirements in order to achieve a high-density residential project in the urban core. The project would provide residential opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
7. The project would provide an environment of sustained desirability and stability because city services and adequate access would be provided; adequate parking would be provided; the proposed architecture would be integrated into its surroundings; and the project could serve as a catalyst for further revitalization efforts in the area.
8. The improvements are not likely to cause substantial environmental concerns because the property was previously developed as with residential and commercial uses. The site does not contain any sensitive or protected habitat or other environmental concerns as determined during the environmental review. The design of the project and the type of improvements are not likely to cause serious public health problems because the project will not degrade the levels of service on the adjoining streets or drainage system as the project incorporates street and drainage improvements are part of the project and city sewer and water is available to the site.
9. The general provisions, conditions, and exceptions applicable to the underlying Downtown Specific Plan shall be applied in the planned development zone, unless a different regulation

or standard is prescribed by an adopted planned development zone. Development standards related to parking, open space, and sign placement as described in the May 12, 2021 staff report shall be governed by site-specific the Master Development Plan standards, unless modified by this Precise Plan described in the September 28, 2023 staff report, which shall be adopted as part of the zone. All other provisions of the Escondido Zoning Code shall prevail during the implementation and operation of the Project.

No Net Loss

1. No Net Loss Law (Government Code section 65863) applies when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density or affordability level than shown in the Housing Element. The project site is not identified in the City's General Plan Housing Element Suitable Sites Inventory for the 6th RHNA Planning Cycle. Because the provision of "no net loss" applies to housing located on any site listed in the City's Housing Element, the City does not need to determine if this project or a decision related to this project would be subject to No Net Loss Law and its remedies

EXHIBIT "C"

PLANNING CASE NO. PL23-0245 CONDITIONS OF APPROVAL

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, or its successor(s) in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** Should the Applicant fail 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, the Permit shall expire thirty-six (36) months from the effective date of the original project 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 application, the Permit shall automatically expire after one (1) 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 Community Development, 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. Three copies of final Approved Plan set, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a.** The operation and/or 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. This includes modifications to any Grading Exemptions for the slope and walls up to an additional one foot in height. 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 Community Development Department.

6. Certificate of Occupancy.

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

7. Availability of Permit Conditions.

- a.** Prior to Final Map recordation, 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 Community Development.
- 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 Community Development Department.
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.** The City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

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

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 (i) 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; and (ii) any Claims related to the Agreement of Purchase and Sale and Joint Escrow Agreements executed by the City and the Applicant, including but not limited to any challenge to the City's determination that the disposition of the Property is exempt from the January 1, 2020 amendments to the Surplus Land Act (California Government Code section 54220 et seq.). Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

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

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of the 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.** Appropriate trash enclosure(s) or other approved trash system 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 is not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. As previously approved, a minimum of 179 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 stripping shall be drawn on the plans or a note shall be included indicating double-stripping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. 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. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Planning Division 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 Community Development.
- 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. Historic/Cultural

- a. Prior to issuance of demolition and/or grading permits, appropriate photo documentation of the site and buildings shall be completed by a qualified cultural/historic consultant utilizing the appropriate California Office of Historic Preservation DPR forms/format. The final photos/forms shall be submitted to the Escondido Planning Division.
- b. **Salvage Materials.** Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.
- c. The applicant shall enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are: (1) to provide the applicant with clear expectations regarding tribal cultural resources and (2) to formalize protocols and procedures between them. The applicant/owner and the TCA Tribe responsible for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities.
- d. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist

that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

- e. The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- f. During the initial demolition, site grading, excavation, or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- g. In the event that previously-unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- h. If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe, and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- i. If a potentially significant tribal cultural resources and/or unique archaeological resource is discovered, the avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

- j. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the Project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- k. If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the TCA Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
- l. Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the Project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

2. Noise

- a. Prior to issuance of building permits, the building plans shall incorporate the required building materials described in the Helix Noise Technical Study (Section 4.1.6) to ensure all rooms comply with the relevant interior noise standards of 45 CNEL for

habitable areas. Appropriate means of air circulation and provision of fresh air also shall be incorporated into the final building plans to ensure that windows would be able to remain closed.

3. Hazardous Materials

- b.** Any materials containing asbestos that will be disturbed during demolition activities must be managed in accordance with any applicable local, State and Federal regulations by a licensed abatement contractor under controlled conditions. Current federal and state regulations require any repair, renovation and/or demolition of such materials be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance Technician. The materials must be disposed of at an approved facility licensed to handle such waste.

4. Design/Operational

- a.** All walls shall be constructed out of decorative materials and include a matching cap (mortar cap not allowed). This shall be clearly noted on the grading plans and landscape plans.
- b.** The project shall incorporate a minimum of 1 tree per dwelling unit into the project landscape plans, unless modified by the Director of Development Services. Specimen sized trees (minimum 24" box) shall be incorporate into the project street frontages along Pine Street, 3rd Avenue and Quince Street, where feasible.
- d.** All mechanical equipment visible from adjacent streets shall incorporate an architectural screen and landscaping around the units to complement the design of the units. The screens for the rooftop equipment shall be tall enough and designed to provide adequate noise attenuation from the rooftop recreation space. The screens shall be included on either the building and/or landscape plan.
- e.** An appropriate mix of trees, shrubs and ground cover shall be incorporated into the overall landscape design and slopes.
- f.** Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-4 zoned properties, unless more restrictive standards are applied by the property owner and included in the project CC&Rs.
- g.** Balconies and patios shall be kept in a neat and orderly manner. Items shall not be hung over, across or on balconies or patios (such as towels, clothing, etc.). This shall be incorporated into the CC&Rs.
- h.** The Project shall be managed by a professional management company. A self-managed HOA shall not be allowed. This shall be reflected in the project CC&Rs.

- i. Washer/Dryer hook ups shall be provided within each unit.
- j. Prior to the issuance of building permits, a Parking Management Plan shall be submitted to the Planning Division for review and approved by the Director of Community Development. The Parking Management Plan and shall address the following:
 - Parking assignment for all residents for the studio, one- and two-bedroom units (at least one space for each unit, with two spaces for the two-bed units);
 - Delivery and other short-term parking and restrictions;
 - Guest parking;
 - Potential flex spaces for guest parking during certain timeframes
 - Secure bicycle parking (short and long term)
 - Parking Monitoring Plan to adjust the parking management plan as needed.
 - Transit Pass Assistance Program where the developer provides incentives for residents and employees who utilize monthly transit passes.
- k. Public access shall be provided along the alley through the Project site with the recordation of a public access easement or other appropriate mechanism, as approved by the Engineering Services Division and City Attorney's Office.
- l. The Project shall participate in the Density Transfer Program as a "sending area," as described in Exhibit "C" to City Council Resolution No. 2021-61. A deed restriction shall be recorded prior to building permit issuance, transferring 65 units into the Transfer Density Credit Pool.
- m. The Applicant is required to provide 300 square feet of open space per residential unit on site (109 units x 300 SF = 32,700 SF), but is allowed to pay a fee as an alternative in-lieu of construction of open space amenities on the Project site. Prior to building occupancy, the Applicant shall pay the City \$97,375 (7,790 SF deficit open space x \$12.50) for the City's use towards park and open space improvements in the downtown area, with a preference of proximity to the Project site. Said payment shall be made to the Building Official and paid into a parkland/open space trust fund and used to finance parkland and open space developed off-site.
- n. Access into the garage areas shall be a minimum of 24 feet in width, unless modified/approved by the Fire Department and Engineering Services Division.

BUILDING

1. Approval and subsequent development are subject to all conditions and requirements of the California Building Code and Building Division.

FIRE

1. Fire underground line, Fire sprinkler, and Fire alarm plans shall be deferred submittals to the Escondido Fire Department.

2. No combustibles shall be brought to the site without and adequate water supply and installed approved access.

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. The Developer shall provide the City Engineer with a Subdivision Guarantee and 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 and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Permanent structures can encroach over and within the Public Utility Easements reserved and dedicated in the alley area but these encroaching structures must not encroach with a vertical clearance less than 14 feet above the alley finished surface immediately below
4. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the virtual plan review portal as a single package containing all items on the Engineering Plan Review Checklist. Landscaping Plans shall be prepared by a Landscape Architect and shall also be submitted through the virtual plan review portal with the second final engineering resubmittal.
5. 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.
6. All final engineering plans for the construction of all required off-site and on-site improvements and grading shall be approved and surety bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to approval and recording of the Final Map and approval of the Grading Plan for this Subdivision.
7. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled, or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.

8. 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.
9. All project construction shall be conducted in a manner that does not damage existing public improvements. Any damage shall be corrected by the Developer to the satisfaction of the City Engineer.
10. The Developer's engineer shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and approved by the City Council together with any changes contained in the adopted final conditions of approval. The Tentative Map will be certified by the Planning Department verifying that they are an accurate reproduction of the approved and conditioned Tentative Map and must be included with the first Final Engineering submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street and drainage improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer prior to first occupancy. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, curb returns and pedestrian ramps, drainage, lighting, etc. shall be to the satisfaction of the City Engineer.
2. Prior to the first occupancy the developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets adjoining the project boundaries:

STREET	<u>CLASSIFICATION</u>
Pine Street	Mod. Local Collector – (36' curb to curb)
Quince Street	Collector - (64' curb to curb)
3 rd Avenue	Mod. Residential - (24' drive w/ perp. parking)
Alley	Alley Standard – 24' wide w/ ribbon gutter

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

3. Public sidewalk construction along Quince Street shall be contiguous to the curb in accordance with current Escondido Design Standards.
4. Public sidewalk construction along Pine Street and 3rd Avenue shall be contiguous to the curb behind private perpendicular and diagonal parking spaces.
5. Pedestrian access easement will be required beyond the right-of-way to allow the public use of these public sidewalks along Pine Street and 3rd Avenue.
6. All on-site parking and vacated portions of the alley, Pine Street, and 3rd Avenue public rights-of-way shall be private. It shall be the responsibility of the Property Owner's or Home Owner's Association to maintain these private parking and access areas, and such maintenance responsibility shall be clearly stated in the CC&Rs. Typical sections, alignments, curb return, and design details shall be to the satisfaction of the City Engineer, Community Development Director, and City Fire Marshal. These private street improvements shall include, but not be limited to, the construction of concrete curb and gutter, sidewalks (one side only), street lights, paving and base.
7. The address of each building shall be posted in such a manner that the address is clearly visible from the street. The addressing shall be determined and placed in a manner and location approved by the City Engineer, Community Development Director, and Fire Marshal.

8. LED Street Lights shall be installed in accordance with City Standards and per Escondido Standard Drawing No. E-1-E along Pine Street at its intersection with the alley and 3rd Avenue and along Quince at its intersection with the alley and 3rd Avenue.
9. All existing public street lights along all Project frontages must be either retrofitted or replaced with an LED street light in accordance with Escondido Standard Drawing No. E-1-E. Where replaced the existing street light equipment shall be removed and salvaged to the City Public Works yard.
10. Street lighting shall be required in all on-site private parking areas. It shall be the responsibility of the Property Owner's or Home Owner's Association to maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.
11. The Developer may be responsible for an overlay of Quince Street, Pine Street, and 2nd Avenue due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
12. 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.
13. The Developer's Traffic engineer shall prepare and submit for approval by the City Engineer a complete Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer. The signing and striping plan shall be submitted together with the first submittal of the Improvement and Grading Plan sets.
14. 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.
15. Any gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal with the location and operation of the gates and equipment shown on and approved with the project grading and improvement plans. Any proposed gated entrance will require Building plans be approved and Building Permits issued for the structural, mechanical, and electrical aspects. The architectural details of the gate and entry way design are typically shown on the project landscape plans.
16. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities 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.

GRADING and ONSITE PRIVATE IMPROVEMENTS

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by three 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 access drives and parking areas shall be paved with a minimum of 3" asphalt concrete over 6" of aggregate base or 7" Portland cement concrete over 6" aggregate base. All paved areas exceeding 15% slope or less than 1.0% shall be paved with Portland cement concrete.

3. Any proposed retaining walls not a part of the building foundations or stem walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. The Developer will be required to pay for all required third party structural engineering review of these structural calculations and details. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Department plan review and Building Permit process.
4. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public R/W.
5. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or other work necessary to construct the project and/or the required improvements, or the Developer shall modify the project design so the construction in question is contained within the project's property lines.
6. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The Developer shall be responsible for maintaining all erosion control facilities throughout the project.
7. The Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
8. 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.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. All existing foundations, structures, trees not otherwise designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Final Drainage Study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The Developer shall install a public parallel 54" reinforced concrete storm drain pipe in 3rd Avenue together with a new or modified junction structure downstream at Quince Street where the 2 existing 54" storm drain joins an existing 9'x5' reinforced concrete box culvert. A grated drainage outlet structure shall be designed and constructed on both the existing and proposed 54" RCP storm drain pipes in 3rd Avenue just upstream of the junction structure; all to the satisfaction of the City Engineer.
3. The Developer shall remove the existing undersized 18" storm drain connectors and grated inlets in Pine Street and shall install 2 new 42" storm drain pipes connecting the existing dual 5'x2' reinforced concrete box culverts coming under Pine Street to the proposed and existing 54" storm drain pipes in 3rd Avenue and construct a new curb inlet on Pine Street all per City Design Standards to the satisfaction of the City Engineer.

4. The Developer shall install a new curb inlet at the southeast corner of Quince and 3rd Avenue and connect it to the new 54" RCP storm drain in 3rd Avenue and this inlet shall include a mechanical filtering device that shall be the responsibility of the Home Owners Association to maintain.
5. The Developer shall install a Type-G inlets in the flowlines of the proposed ribbon gutters in the alley, in 3rd Avenue, and along Pine Street and these shall be connected to project's stormwater treatment and hydromodification facilities.
6. All on-site storm drains are private. The responsibility for maintenance of these storm drains shall be that of the Home Owner's Association. Provisions stating this shall be included in the CC&Rs.
7. The project shall limit drainage flows to their pre-construction rates. Details and calculations for any detention vaults shall be submitted and approved as part of the grading plan check.
8. A Final Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include both treatment and hydromodification calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and all facilities located in the public right-of-way. The SWQMP shall demonstrate how any proposed proprietary best management practices like modular wetlands meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual. Additional stormwater treatment facilities or modular wetland units may be required to treat all portions of the site and disturbed right-of-way areas.
9. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants. The City highly encourages the use of bio-retention areas where possible as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
10. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.
11. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
12. All onsite and offsite storm water treatment and retention facilities and their drains including modular wetlands, bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance and repair of all project constructed/installed post construction storm water treatment facilities both onsite and in the adjacent public right-of-way shall be that of the Home Owners Association.
13. The Developer shall design and construct any permeable surfaces proposed for the project to the specifications of the version of the County of San Diego Green Streets manual approved by the County at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H20 loading.
14. The Home Owners Association shall perpetually maintain any permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third-party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The Property owner or Home Owners Association will be required to repair or reinstall the permeable surface for all failing surfaces to County of San Diego Green Streets

manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system.

WATER SUPPLY

1. The Developer is required at their sole expense to design and construct a looped 12-inch public water main. This 12-inch water main shall loop around the project beginning at the intersection of 2nd Avenue and Pine Street and shall extend south in Pine Street to the south side of 3rd Avenue, this 12-inch watermain shall then be extended west on 3rd Avenue to join the existing 6-inch water main in Quince Street and replace this 6-inch watermain in Quince Street north to the existing 10-inch watermain in the alley that bisects the project. This existing 10-inch watermain shall be replaced in the alley with a new 12-inch watermain from Quince Street to Pine Street with required separation from the existing sewer main where it shall connect to the new 12-inch watermain in Pine Street and the existing 10-inch coming from the east across Center City Parkway. The 12-inch water main shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
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. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
4. 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 Home Owners Association shall be responsible for all maintenance of these water lines and appurtenances.
6. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
7. Improvement plans for all proposed water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.
8. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
9. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
10. 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.
11. 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.

12. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

SEWER

1. A private 6-inch minimum PVC sewer lateral with a standard clean-out within 18-inches of the Public Utility Easement or ROW shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye or Inserta-Tee. Sewer laterals 8-inch or larger shall connect to the sewer main with a City Standard manhole.
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. The Home Owners Association 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. The location of all sewer laterals shall be shown on the grading and improvement plans.

LANDSCAPING

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

FINAL MAP – EASEMENTS, DEDICATIONS, and STREET VACATIONS

1. All private and public easements affecting subject property both proposed and existing to remain shall be shown, delineated, dimensioned, and clearly labeled on the Final Map and all plan sets.
2. The Developer shall grant all necessary public easements to the City on the Final Map, including Public Utility Easements, Emergency Access Easements, Pedestrian Access Easements, etc.
3. The Developer shall dedicate to the public two (2) feet of public utility easement along the project's entire Quince Street frontage.

4. The Developer shall dedicate to the public 4' of public right-of-way for a total of 24' of public right-of-way along the alley in areas where the project does not overhang the alley or this otherwise required 4' of alley right-of-way dedication.
5. In areas where the project building structure is currently proposed to encroach and overhang the alley right-of-way (not less than 14 feet clearance), these encroached alley areas will be vacated and public utility, public access, and emergency access easements reserved therefrom, and the Developer shall dedicate an additional public utility, public pedestrian access, and emergency access easement for a total width of 24 feet in these encroached on and overhung alley areas.
6. A public utility easement or water easement shall be granted to the City of Escondido for any proposed public waterlines within the project. The easement shall include all fire hydrants, water meters and other public water appurtenances. The minimum easement width for public mains shall be 20-feet.
7. The project includes multiple proposed Street Vacations of the public right-of-way adjacent to and within the project boundary, and these shall be approved by public hearing before the City Council as required by State Highways Code. The specific right-of-way areas to be vacated shall be determined to the satisfaction of the City Engineer, and public utility easements, public pedestrian access, and emergency access easements will be required to be reserved over the portions of the rights-of-way areas being vacated. All City Council approved street vacations shall be accomplished on the Final Map and referencing the resolution whereby they were approved.
8. The Developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map.
9. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for structures in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install Best Management Practices devices and materials, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the Developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, retaining walls, walls, drainage facilities, landscaping and irrigation, and best management practices items of work up to a maximum of \$60,000, 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.
3. The Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD) or the establishment of another lawful funding mechanism reasonably acceptable to the City ("Public Services Funding Agreement"). The provisions of the Public Services Funding Agreement shall specify any

terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets and the alley shall be relocated underground as required by the City's Subdivision and Undergrounding Ordinances.
2. The Developer shall sign a written agreement stating that they have made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

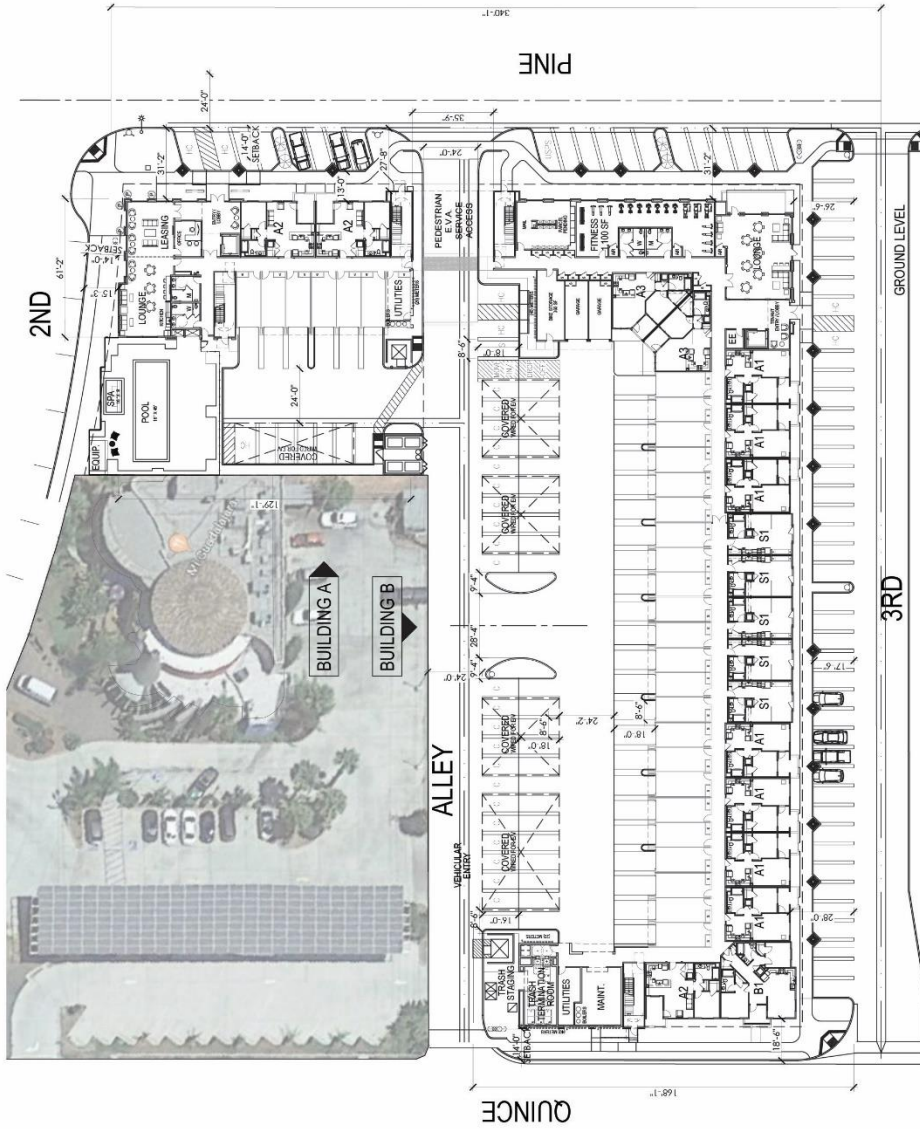
CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department and approved prior to approval of the Final Map.
2. The Developer shall make provisions in the CC&Rs for maintenance, repair and replacement by the Home Owners' Association of all private parking areas and access drives to them, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public rights-of-way. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
4. The CC&Rs must state that (if stamped concrete or pavers are installed the Home Owners' Association is responsible for replacing the stamped concrete or pavers in kind if the City has to trench for repair or replacement of a public utility.
5. The CC&Rs shall include provisions for the Home Owners' Association to maintain all of the public right-of-way along all Project's frontages including, landscaping, irrigation, fencing and screen walls, and graffiti removal. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.

EXHIBIT "D"

PL23-0245

Previous Approval-Plans



- SITE PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. INTERFERE WITH THE LOCATION OF ANY EXISTING UTILITIES.
 3. THIS SET IS FOR REFERENCE ONLY. AN ARCHITECTURAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND.
 4. ALL DIMENSIONS AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE ARCHITECTURE.
 5. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 6. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 7. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 8. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 9. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 10. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 11. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 12. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 13. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 14. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 15. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 16. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 17. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 18. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 19. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
 20. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
- GENERAL NOTES**
1. SEE CIVIL SHEETS FOR CIVIL DETAILS.
 2. SEE MECHANICAL SHEETS FOR MECHANICAL DETAILS.
 3. SEE ELECTRICAL SHEETS FOR ELECTRICAL DETAILS.
 4. SEE PLUMBING SHEETS FOR PLUMBING DETAILS.
 5. SEE SANITARY SHEETS FOR SANITARY DETAILS.
 6. SEE STRUCTURAL SHEETS FOR STRUCTURAL DETAILS.
 7. SEE LANDSCAPE ARCHITECTURE SHEETS FOR LANDSCAPE ARCHITECTURE DETAILS.
 8. SEE SITEWORK SHEETS FOR SITEWORK DETAILS.
 9. SEE PAVING SHEETS FOR PAVING DETAILS.
 10. SEE SIGNAGE SHEETS FOR SIGNAGE DETAILS.
 11. SEE FURNITURE SHEETS FOR FURNITURE DETAILS.
 12. SEE LIGHTING SHEETS FOR LIGHTING DETAILS.
 13. SEE SECURITY SHEETS FOR SECURITY DETAILS.
 14. SEE ACCESSIBILITY SHEETS FOR ACCESSIBILITY DETAILS.
 15. SEE ENVIRONMENTAL SHEETS FOR ENVIRONMENTAL DETAILS.
 16. SEE HISTORIC PRESERVATION SHEETS FOR HISTORIC PRESERVATION DETAILS.
 17. SEE ARCHITECTURAL SHEETS FOR ARCHITECTURAL DETAILS.
 18. SEE INTERIOR ARCHITECTURE SHEETS FOR INTERIOR ARCHITECTURE DETAILS.
 19. SEE EXTERIOR ARCHITECTURE SHEETS FOR EXTERIOR ARCHITECTURE DETAILS.
 20. SEE FINISHES SHEETS FOR FINISHES DETAILS.

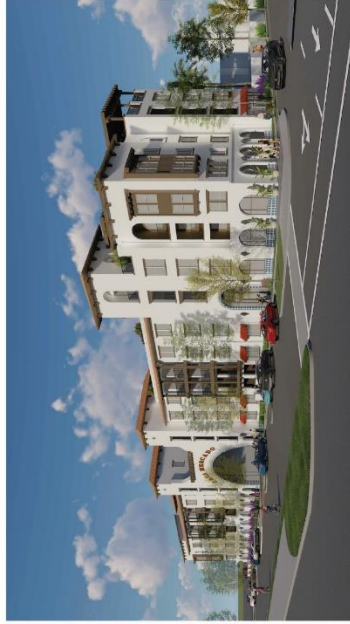


PROPOSED PROJECT: SUB 20-0001
OVERALL SITE PLAN

Previous Approval-Plans



VIEW AT QUINCE STREET LOOKING EAST 2



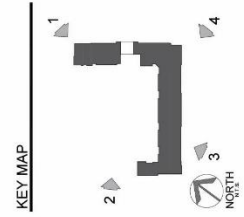
VIEW ON 2ND AVE LOOKING SOUTH 1



VIEW ON PINE STREET LOOKING WEST 4

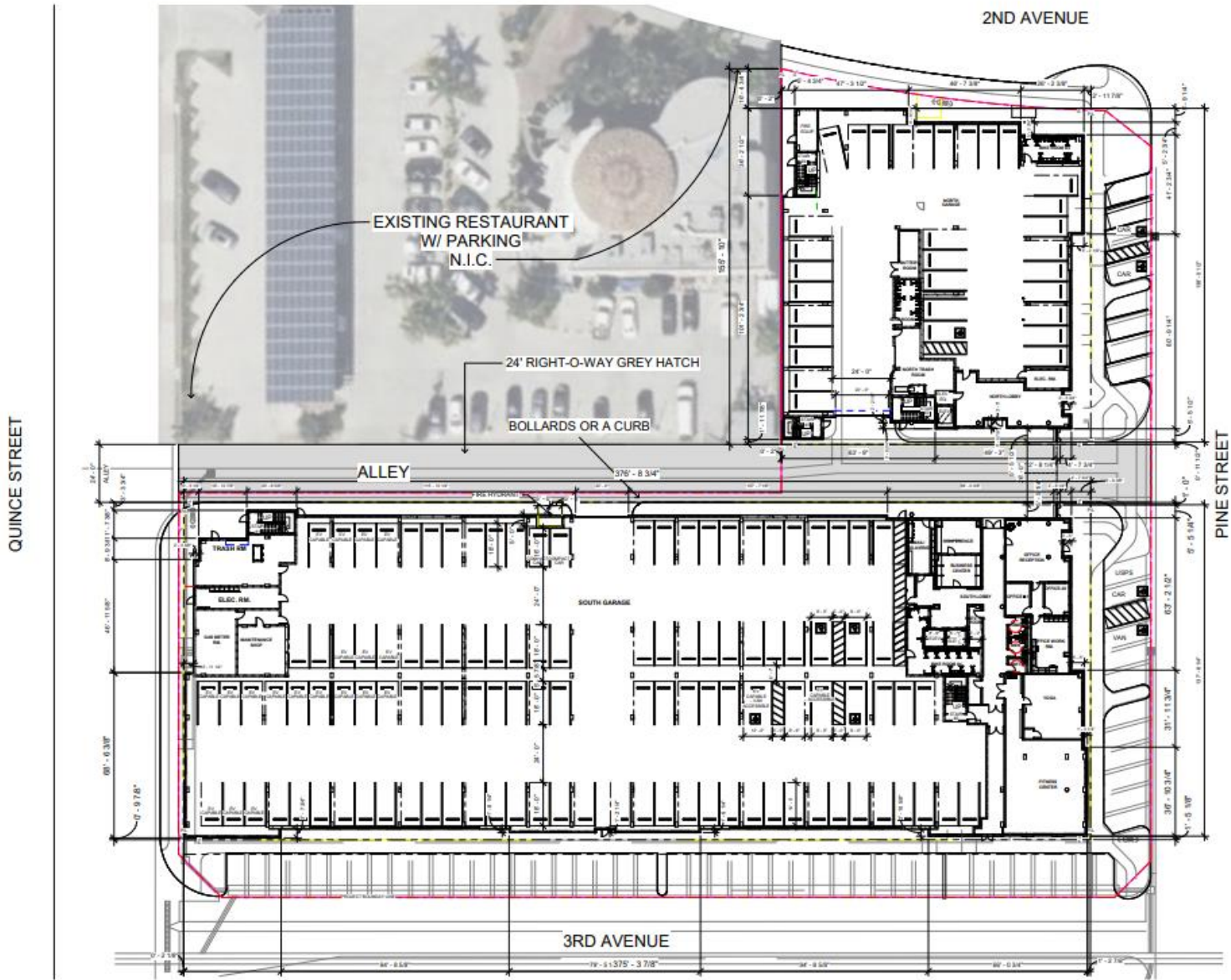


VIEW AT 3RD AVE LOOKING NORTH 3



PROPOSED PROJECT: SUB 20-0001
CONCEPTUAL PERSPECTIVES

Proposed Precise Plan Modifications



ARCHITECTURAL BUILDING LOCATION PLAN
1" = 20'-0"



SITE LINE LEGEND

- BOUNDARY LINE
- PROPERTY EASEMENT
- LINE

NOTE:
 1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS ARE SHOWN ON THIS BUILDING LOCATION PLAN.
 2. REFER TO CIVIL DRAWINGS FOR EXTERIOR PARKING SPACES.

EGRESS WIDTH CALCULATION (1ST FLOOR)
(PER CBC 106.1)

EGRESS WIDTH REQUIRED PER CBC 106.2.1
 PER CBC 106.2.1.1
 PER CBC 106.2.1.2
 PER CBC 106.2.1.3

ALL OCCUPANCY LOADS SHALL BE BASED ON THE FOLLOWING OCCUPANCY PER CBC 101.1.1
 R-2 OCCUPANCY 50 PERCENT
 R-3 OCCUPANCY 40 PERCENT

ALL COMMON PATHS OF TRAVEL WITH SPRINKLER SYSTEM PER CBC 106.2.2
 R-2 OCCUPANCY 70 PERCENT
 R-3 OCCUPANCY 50 PERCENT

OCCUPANT	NORTH GARAGE	SOUTH GARAGE
REQUIRE EGRESS WIDTH	80' x 3.2" = 12'	1888' x 3" = 23'
PROVIDED EGRESS WIDTH	30' x 3 = 72'	30' x 3 = 150'

1ST FLOOR OCCUPANCY LOAD: 361 PEOPLE
 COMMON AREA: 361 PEOPLE

EXITING PLAN NOTES

- MEANS OF EGRESS ILLUMINATION:
 - PROVIDE MEANS OF EGRESS ILLUMINATION AT ALL TIMES PER SECTION 1008.1
 - PROVIDE MEANS OF EGRESS ILLUMINATION LEVELS PER SECTION 1008.2
 - PROVIDE ILLUMINATION EMERGENCY POWER PER SECTION 1008.3
- MEANS OF EGRESS IDENTIFICATION:
 - PROVIDE EXIT SIGNS READILY VISIBLE FROM ANY DIRECTION PER SECTION 1013.1
 - EXIT SIGNS, EXCEPT TACTILE EXIT SIGNS, SHALL BE ILLUMINATED AT ALL TIMES PER SECTION 1013.2
 - TACTILE EXIT SIGNS SHALL COMPLY WITH SECTION 1013.4
 - INTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTION 1013.6
 - EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTION 1013.8
 - IN GROUP R-2 PROVIDE ILLUMINATED EXIT MARKING PER SECTION 1013.7
 - IF THE FIRE CODE OFFICIAL MAY REQUIRE ADDITIONAL EXIT SIGNS AND/OR RELOCATION OF EXISTING SIGNS AT TIME OF INSPECTION.
- PROVIDE EXIT SIGNS HIGH AND LOW ON BOTH SIDES OF DOUBLE ACTING DOORS ON ALL LEVELS. THE SIGNS SHALL BE ABOVE THE DOOR LEAF AND ON THE SIDE OF EXIT TRAVEL DOOR PER CBC SECTION 1013.1
- LOCATION OF EXIT SIGNS FOR ENTRY INTO THE STAIRWAY SHALL BE ABOVE THE STAIRWAY DOOR.
- PROVIDE TACTILE EXIT SIGN AT EACH GRADE LEVEL EXTERIOR DOOR, AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY STAIRWAY OR RAMP FROM INTERIOR ROOMS OR AREA TO A CORRIDOR OR UNLIT WAY THAT REQUIRES VISUAL EXIT SIGNS, AND OTHER REQUIRED LOCATIONS WITH HANDED WORKING PER CBC SECTION 1013.4
- PROVIDE TWO-WAY COMMUNICATION SYSTEM REQUIREMENTS AS REQUIRED PER CBC 1008.8 COORDINATE WITH FIRE ALARM CONTRACTOR UNDER SEPARATE SUBMITTAL.
- PROVIDE SIGNAGE AS REQUIRED PER CBC 1008.9 - REFER TO SHEET A01 FOR REQUIRED SIGNAGE AND DETAILS.

R-2 RESIDENTIAL EGRESS REQUIREMENTS

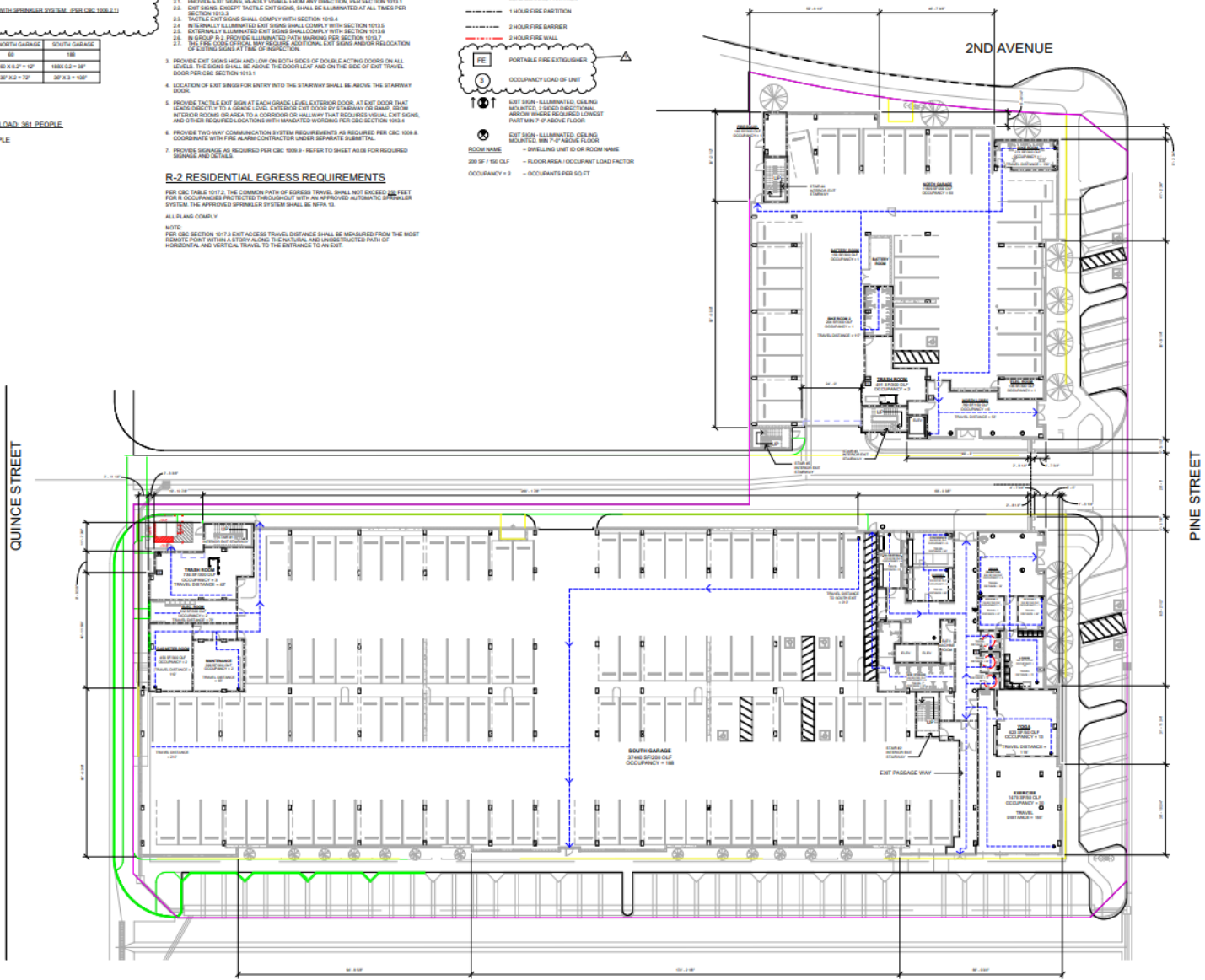
PER CBC TABLE 1017.3 THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100 FEET FOR R-2 OCCUPANCY UNLESS DETECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE APPROVED SPRINKLER SYSTEM SHALL BE NFPA 13.

ALL PLANS COMPLY

NOTE:
 PER CBC SECTION 1017.3 EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE FACTUAL AND UNRESTRICTED PATH OF HORIZONTAL AND VERTICAL TRAVEL TO THE ENTRANCE TO AN EXIT.

EXITING PLAN LEGEND

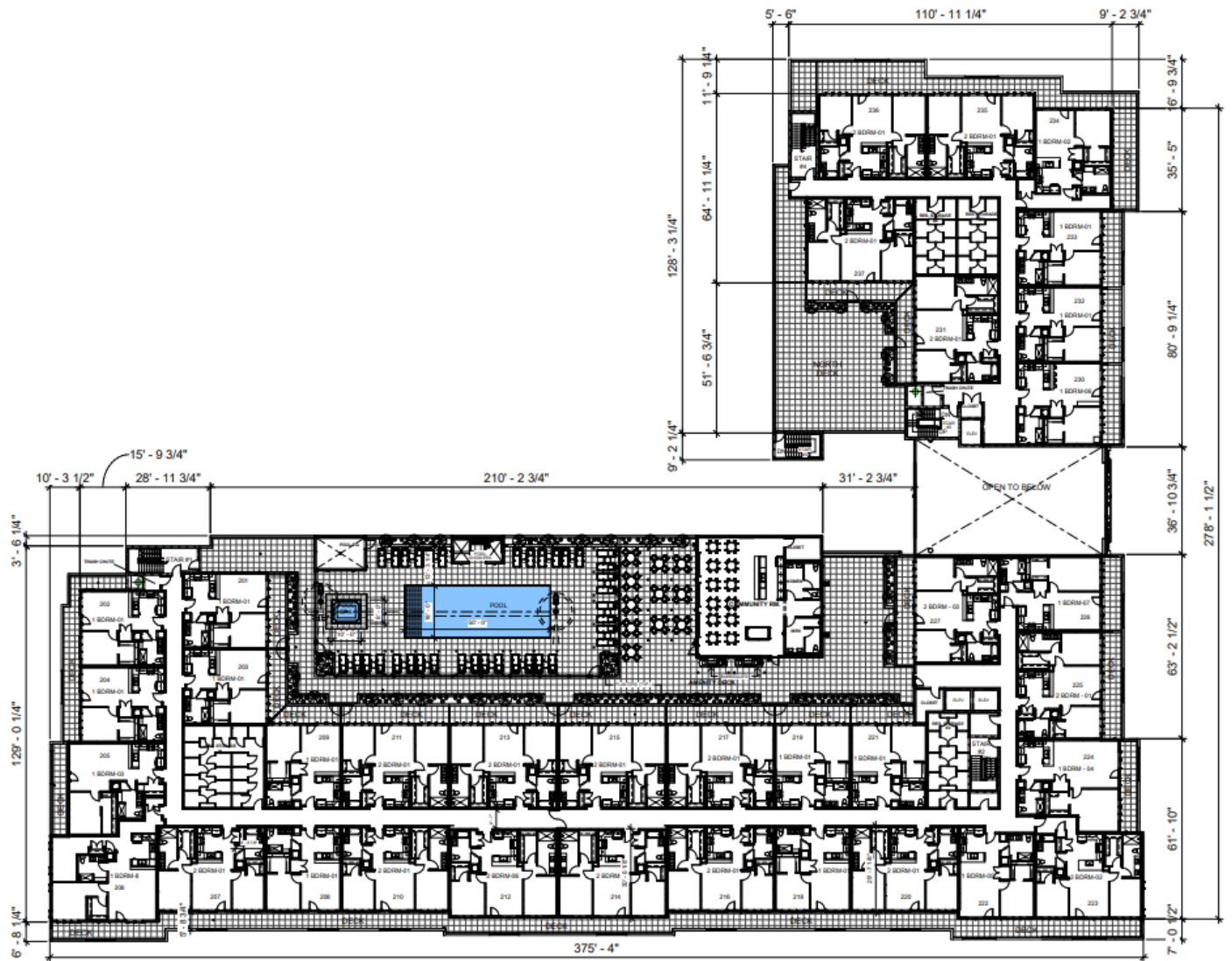
- COMMON PATH OF TRAVEL
- LOAD BEARING PARTITION
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE PARTITION
- 2 HOUR FIRE WALL
- PORTABLE FIRE EXTINGUISHER
- OCCUPANCY LOAD OF UNIT
- EXIT SIGN - ILLUMINATED, CEILING MOUNTED, 2 SIDED DIRECTIONAL ARROW SIGNS REQUIRED LONGEST FINE WAY 7'0" ABOVE FLOOR
- EXIT SIGN - ILLUMINATED, CEILING MOUNTED, MIN 7'0" ABOVE FLOOR
- DWELLING UNIT ID OR ROOM NAME
- FLOOR AREA / OCCUPANT LOAD FACTOR
- OCCUPANCY - 2
- OCCUPANTS PER SUIT



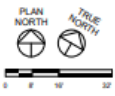
1ST FLOOR EXITING PLAN
 1/8" = 1'-0"

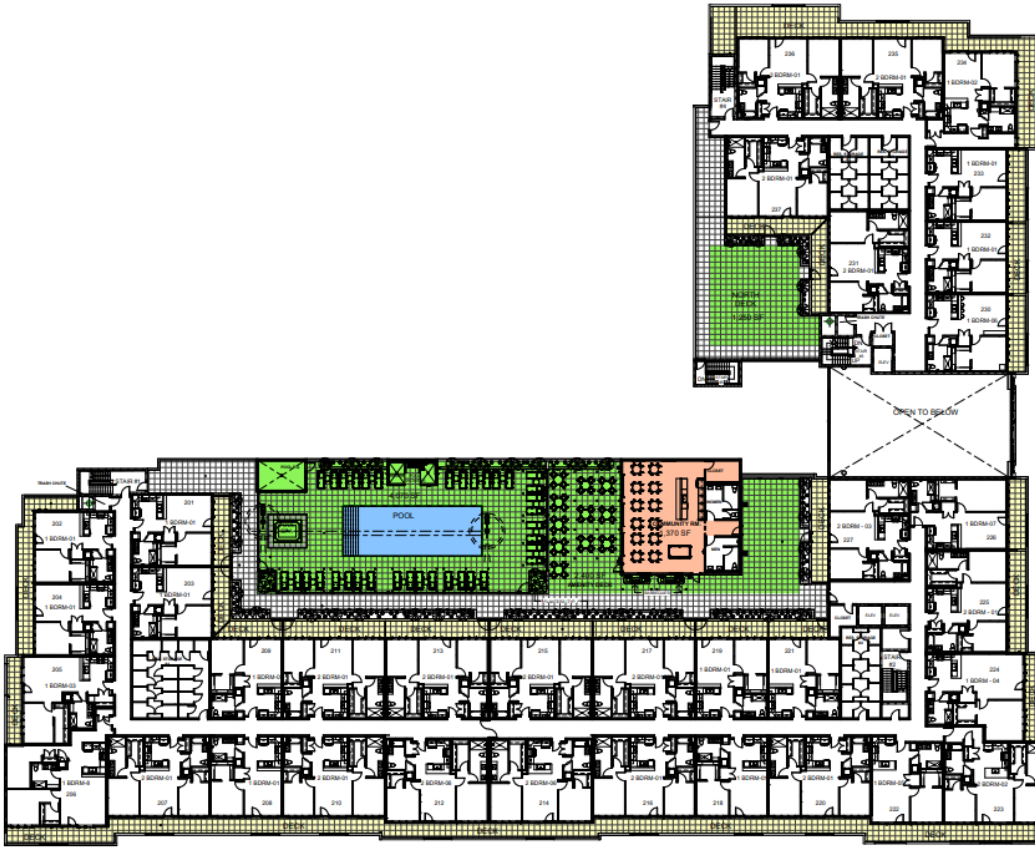
3RD AVENUE

PLAN NORTH
 TRUE NORTH



① BUILDING COMPOSITE PLAN - LEVEL 2
 1/16" = 1'-0"



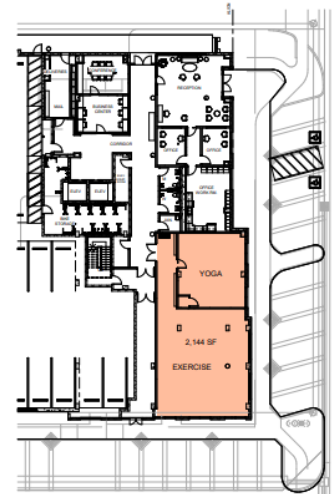


TOTAL AMENITY SPACE	
AMENITY TYPE	SF
OUTDOOR AND DL	1,720 SQ.FT
OUTDOOR ROOF	2,770 SQ.FT
AREAS	3,610 SQ.FT
TOTAL AMENITY SPACE	13,880 SF

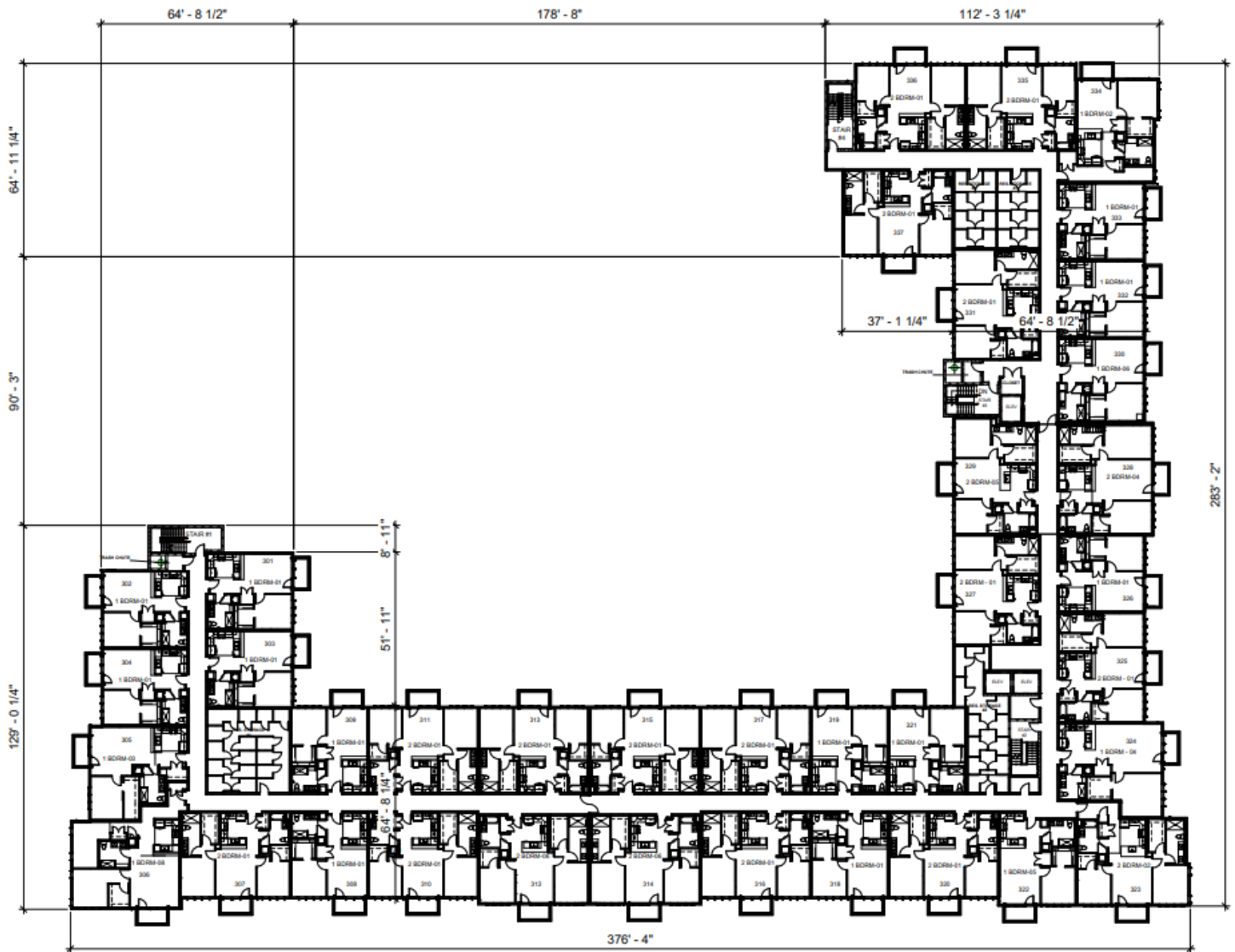
PRIVATE OPEN SPACE	
LEVEL	TOTAL DECK AREA
SECOND FLOOR	760 SQ.FT
THIRD FLOOR	1,559 SQ.FT
FOURTH FLOOR	178 SQ.FT
TOTAL	3,497 SQ.FT

LEGEND	
■	COMMON OPEN SPACE
■	PRIVATE PATIO
■	RECREATION ROOMS

① SECOND FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

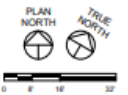


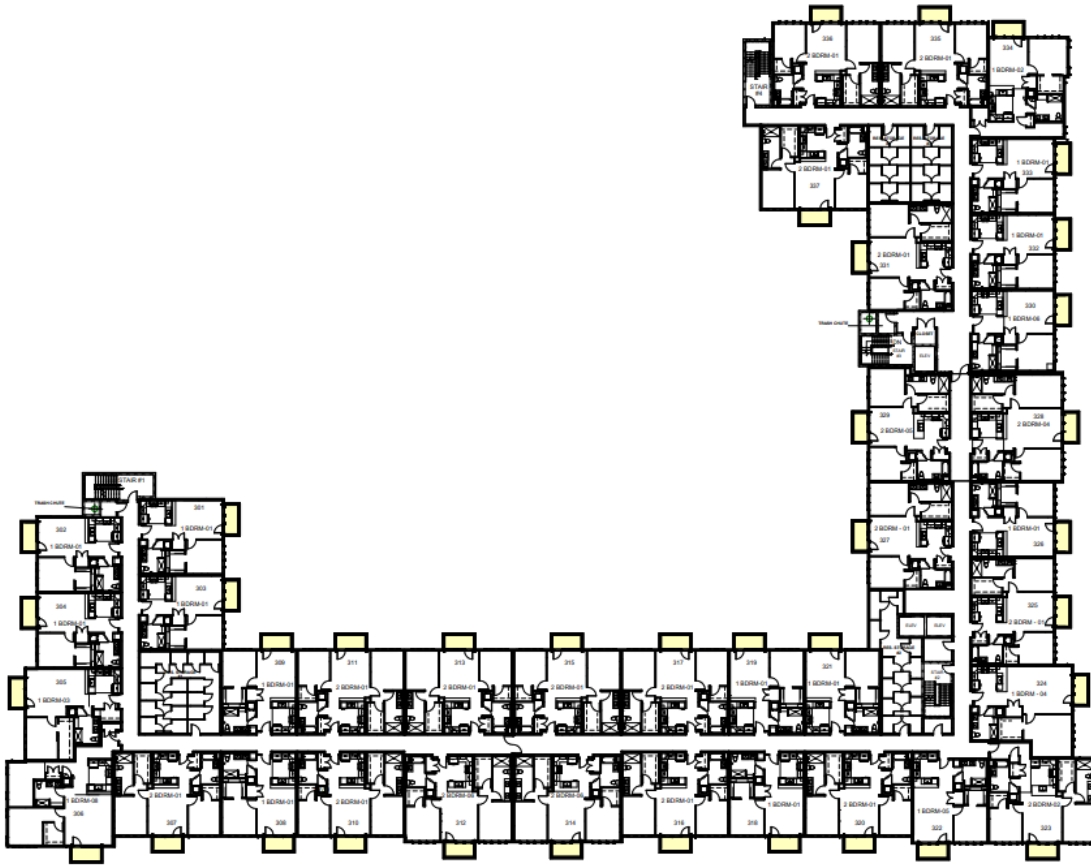
② FIRST FLOOR RECREATION SPACE PLAN
1/16" = 1'-0"



1 BUILDING COMPOSITE PLAN - LEVELS 3-4

1/16" = 1'-0"





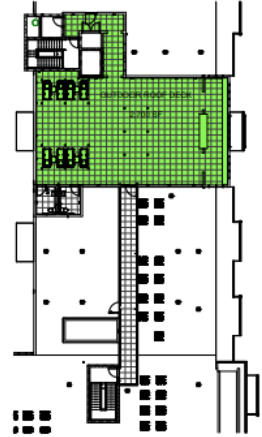
① THIRD/FOURTH FLOOR OPEN SPACE PLAN
1/16" = 1'-0"



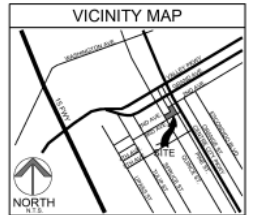
TOTAL AMENITY SPACE	
AMENITY TYPE	SF
OUTDOOR PND DL	7,739 SQ.FT
OUTDOOR ROOF	2,789 SQ.FT
INDOOR	3,616 SQ.FT
TOTAL AMENITY SPACE	14,144 SF

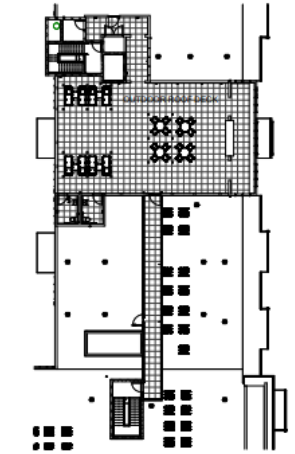
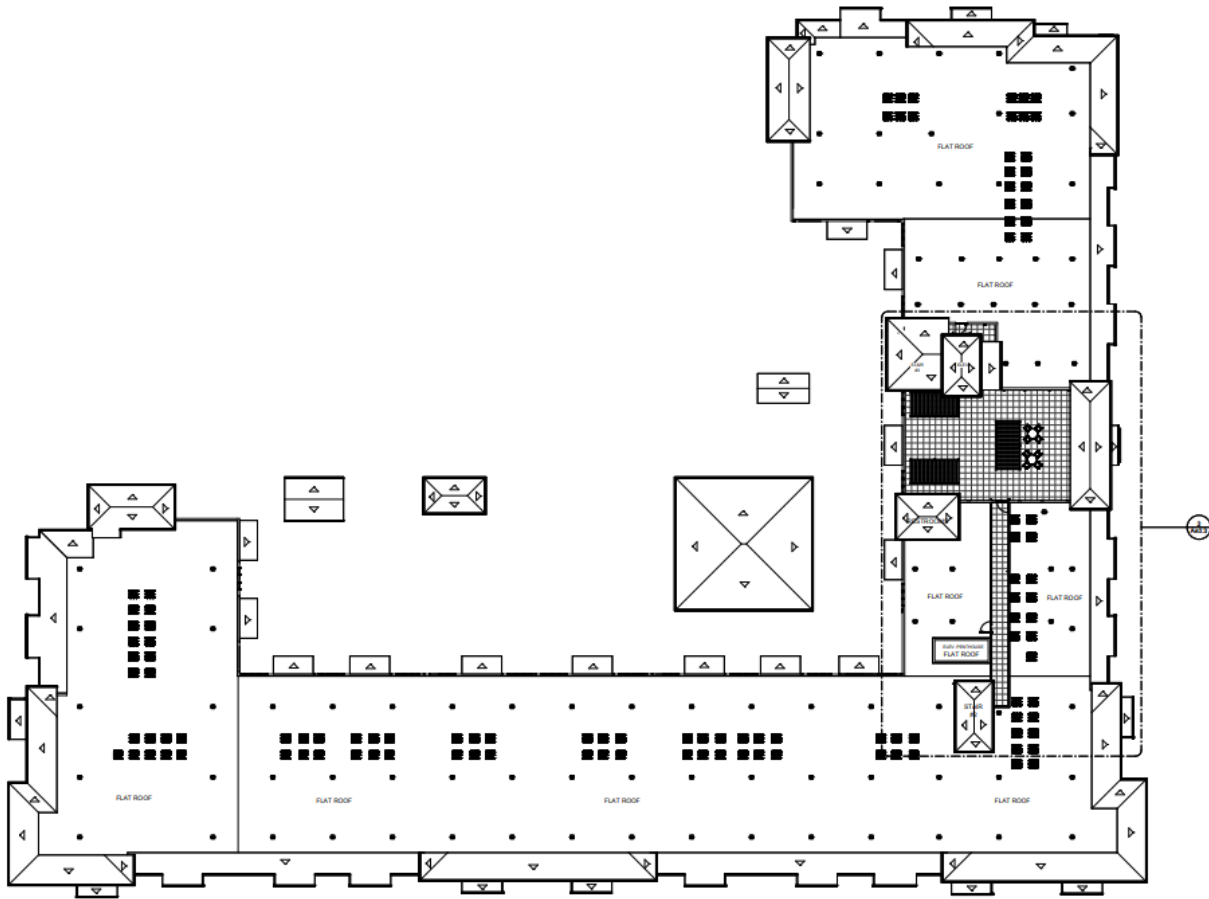
PRIVATE OPEN SPACE	
LEVEL	TOTAL DECK AREA
SECOND FLOOR	1,028 SQ.FT
THIRD FLOOR	1,028 SQ.FT
FOURTH FLOOR	1,028 SQ.FT
TOTAL	3,084 SQ.FT

LEGEND	
	COMMON OPEN SPACE
	PRIVATE PATIO
	RECREATION ROOMS



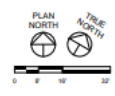
② ROOF OPEN SPACE PLAN
1/16" = 1'-0"





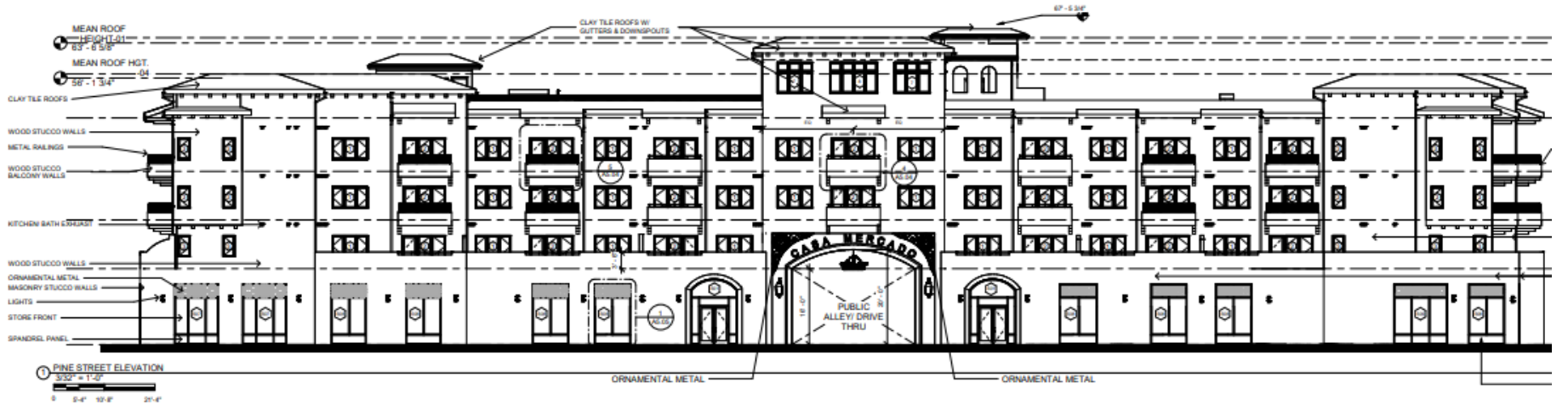
1 ROOF PLAN
1/16" = 1'-0"

2 ROOF DECK PLAN
1/16" = 1'-0"



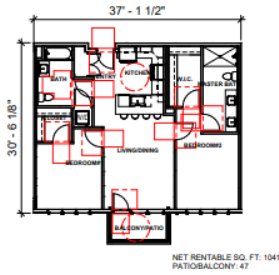


WEST ELEVATION
 3/32" = 1'-0"
 0 5'-0" 10'-0" 25'-0"



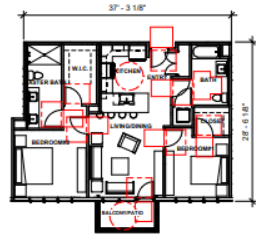
PINE STREET ELEVATION
 3/32" = 1'-0"
 0 5'-0" 10'-0" 25'-0"





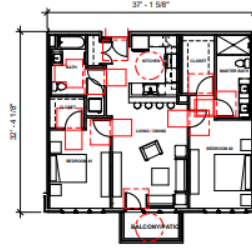
NET RENTABLE SQ. FT. 1041
PATIO/BALCONY: 47

14 2-BEDROOM 06 UNIT
1/8" = 1'-0"



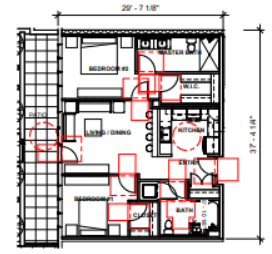
NET RENTABLE SQ. FT. 1005
PATIO/BALCONY: 47

13 2-BEDROOM 05 UNIT
1/8" = 1'-0"



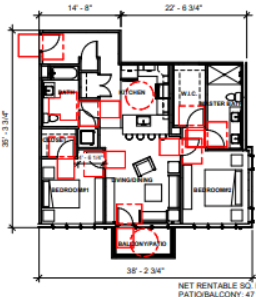
NET RENTABLE SQ. FT. 1100
PATIO/BALCONY: 47

12 2-BEDROOM 04 UNIT
1/8" = 1'-0"



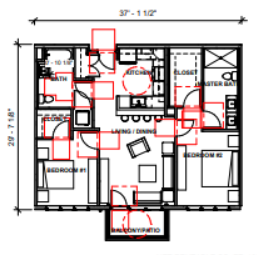
NET RENTABLE SQ. FT. 998
PATIO/BALCONY: 27

11 2-BEDROOM 03 UNIT
1/8" = 1'-0"



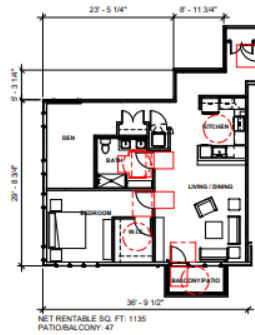
NET RENTABLE SQ. FT. 1110
PATIO/BALCONY: 47

10 2-BEDROOM 02 UNIT
1/8" = 1'-0"



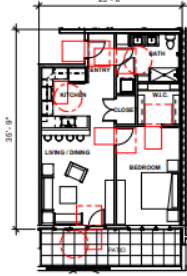
NET RENTABLE SQ. FT. 1009
PATIO/BALCONY: 47

9 2-BEDROOM 01 UNIT
1/8" = 1'-0"



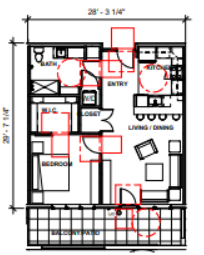
NET RENTABLE SQ. FT. 1135
PATIO/BALCONY: 47

8 1 BEDROOM 08 UNIT
1/8" = 1'-0"



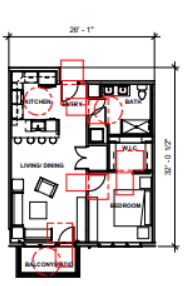
NET RENTABLE SQ. FT. 802
PATIO/BALCONY: 168

7 1-BEDROOM 07 UNIT
1/8" = 1'-0"



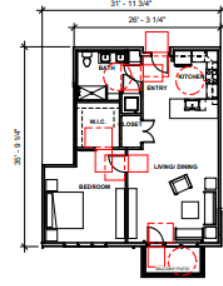
NET RENTABLE SQ. FT. 767
PATIO/BALCONY: 180

6 1-BEDROOM 06 UNIT
1/8" = 1'-0"



NET RENTABLE SQ. FT. 733
PATIO/BALCONY: 47

5 1-BEDROOM 05 UNIT
1/8" = 1'-0"



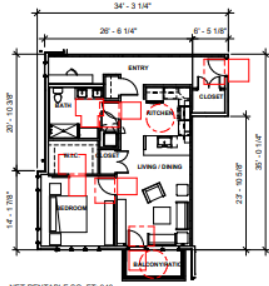
NET RENTABLE SQ. FT. 945
PATIO/BALCONY: 47

4 1-BEDROOM 04 UNIT
1/8" = 1'-0"



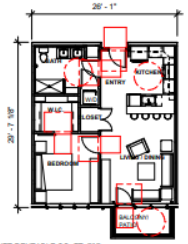
NET RENTABLE SQ. FT. 858
PATIO/BALCONY: 47

3 1-BEDROOM 03 UNIT
1/8" = 1'-0"



NET RENTABLE SQ. FT. 940
PATIO/BALCONY: 47

2 1-BEDROOM 02 UNIT
1/8" = 1'-0"



NET RENTABLE SQ. FT. 707
PATIO/BALCONY: 47

1 1-BEDROOM 01 UNIT
1/8" = 1'-0"



VIEW ON PINE STREET LOOKING WEST



VIEW AT QUINCE STREET LOOKING EAST



VIEW AT 3RD AVE LOOKING NORTH



VIEW ON 2ND AVE LOOKING SOUTH

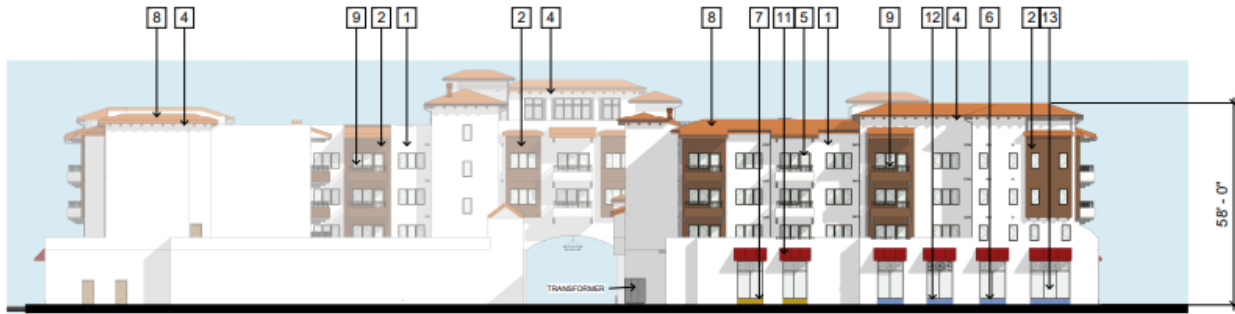
VIEW ON PINE STREET 4



VIEW FROM NORTH-WEST 3







② WEST ELEVATION

1/16" = 1'-0"

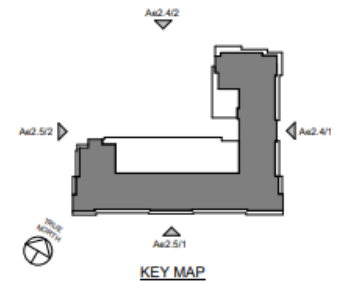


① SOUTH ELEVATION

1/16" = 1'-0"

MATERIAL / COLOR LEGEND

- 1 2030 STUCCO
SHOJI WHITE SW 7042
- 2 2030 STUCCO
SMOKEHOUSE SW 7040
- 3 WOOD OR METAL TRELLIS
ROCKWOOD DARK BROWN SW 2808
- 4 FOAM CORBELS
ROCKWOOD DARK BROWN SW 2808
- 5 VINYL WINDOWS
DARK BRONZE COLOR PER MANUFACTURE SPEC.
- 6 DECORATIVE CERAMIC TILE
TALAVERA TILE - ROYAL TIL014
- 7 NATURAL SLATE WALL TILE
THREE RIVERS GOLD LEDGER PANEL
- 8 CONCRETE SPANISH S TILE
CAPISTRAND 3815 RED BLUFF BLEND
- 9 ORNAMENTAL METAL BALCONY RAILING
TRICORN BLACK SW 6258
- 10 ROLL UP GARAGE DOORS
SHOJI WHITE SW 7042
- 11 SUNBRELLA METAL AWNING
RED COLOR PER MANUFACTURER SPEC.
- 12 POWDER COATED METAL GRILLE
TRICORN BLACK SW 6258
- 13 TRANSLUCENT GLASS FOR GARAGE
WINDOWS



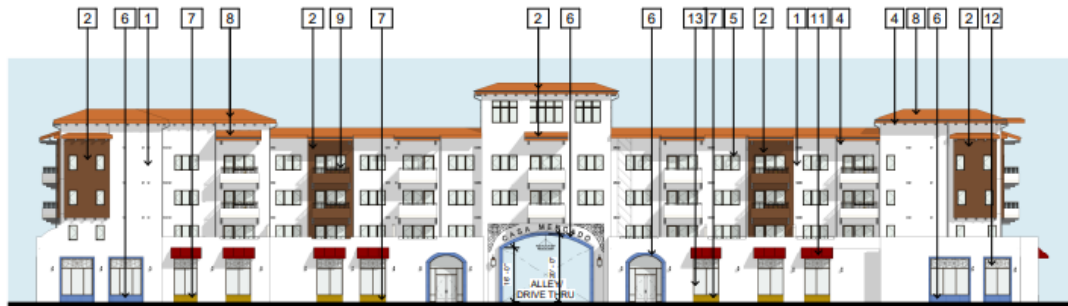


② NORTH ELEVATION

1/16" = 1'-0"

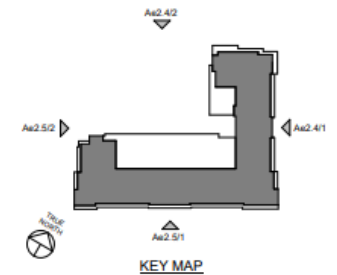
MATERIAL / COLOR LEGEND

- 1 20/30 STUCCO
SHOJI WHITE SW 7042
- 2 20/30 STUCCO
SMOKEHOUSE SW 7040
- 3 WOOD OR METAL TRELLIS
ROOKWOOD DARK BROWN SW 2808
- 4 FOAM CORBELS
ROOKWOOD DARK BROWN SW 2808
- 5 VINYL WINDOWS
DARK BRONZE COLOR PER MANUFACTURE SPEC.
- 6 DECORATIVE CERAMIC TILE
TALAVERA TILE - ROYAL TIL014
- 7 NATURAL SLATE WALL TILE
THREE RIVERS GOLD LEDGER PANEL
- 8 CONCRETE SPANISH S TILE
CAPISTRANO 3815 RED BLUFF BLEND
- 9 ORNAMENTAL METAL BALCONY RAILING
TRICORN BLACK SW 6258
- 10 ROLL UP GARAGE DOORS
SHOJI WHITE SW 7042
- 11 SUNBRELLA METAL AWNING
RED COLOR PER MANUFACTURER SPEC.
- 12 POWDER COATED METAL GRILLE
TRICORN BLACK SW 6258
- 13 TRANSLUCENT GLASS FOR GARAGE
WINDOWS



① PINE STREET ELEVATION

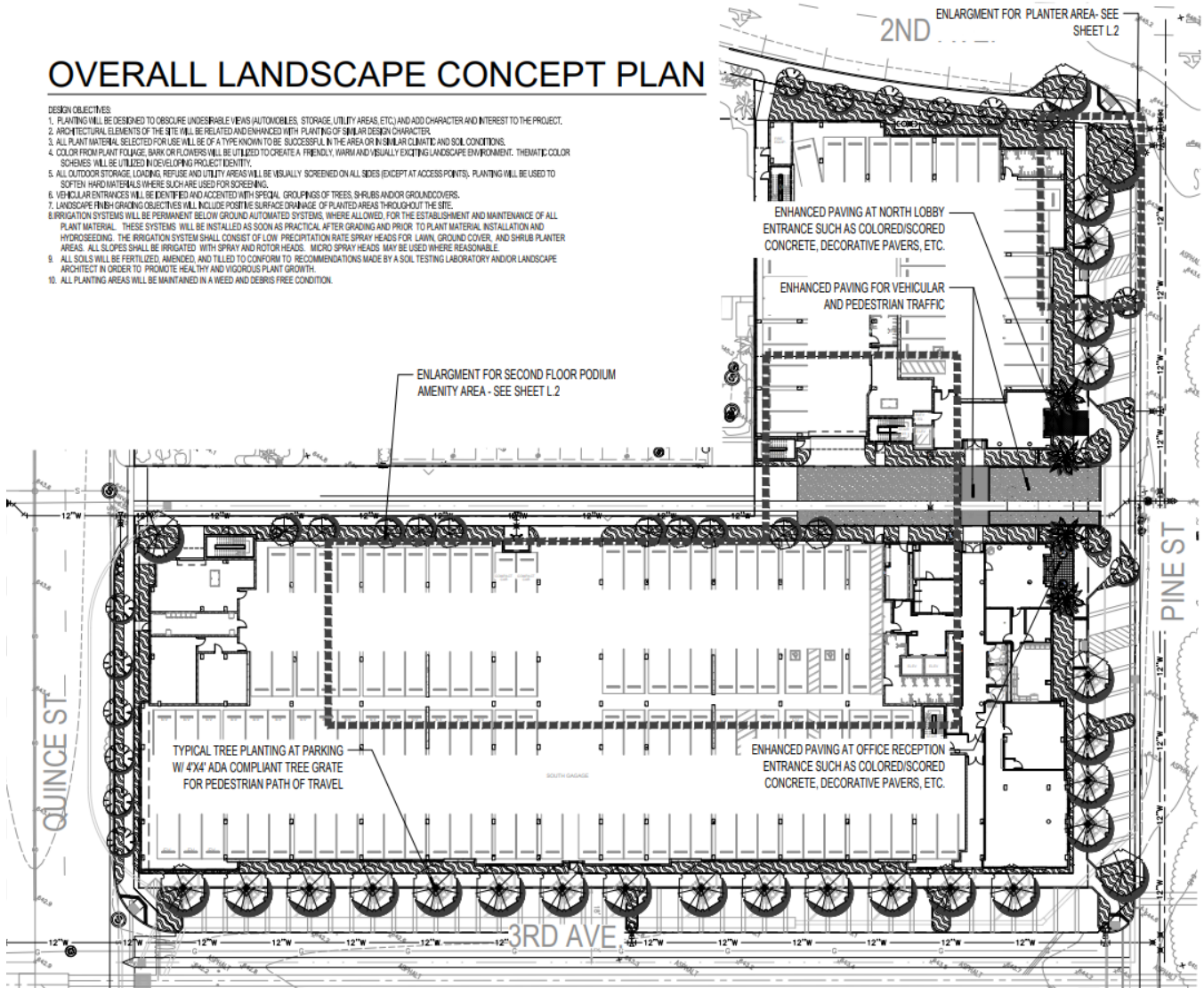
1/16" = 1'-0"



OVERALL LANDSCAPE CONCEPT PLAN

DESIGN OBJECTIVES

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
7. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
8. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS, WHERE ALLOWED, FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR LAWN, GROUND COVER, AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
9. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
10. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL	COMMON NAME	SIZE	W
	RECREATION AREA TREES/PALMS PROCEAN CARLETERE PICEODOL SNAZUS ROMANOFFIANA	DATE PALM QUEEN PALM	10 BTH 30 BOX	L M
	EVERGREEN SITE TREES PRUNUS TORBANA OLEA EUROPEA FRUITLESS RHUS LANCEA	STRAWBERRY TREE FRUITLESS OLIVE AFRICAN SUNK	24 BOX 24 BOX 24 BOX	L M L
	SEASONAL SITE TREES CERIS O. FOREST PARSY LAGERSTRÖMIA INDICA	FOREST PANSY REBUD ORANGE MYTLE	24 BOX 24 BOX	L M
	STREET TREES CAMPHORUM CAMPHORA LOPHOSTEMUM CONFERTUS	CAMPHOR TREE BRISBANE BOX	24 BOX 24 BOX	M M
	VERTICAL ACCENT TREE PISTIACUM SUTTERI SEEN PODOCARPUS NANI	SILVER SHEEN SHROUBY TEN PINE	15 GAL 15 GAL	M M

ALL TREES WITH 9" OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10" OF 2" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

SHRUBS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	W
	ABELIA X 'MARDI GRAS'	MARDI GRAS ABELIA	5 GAL	M
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	5 GAL	M
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	VI
	AGAVE WEBERI 'REINER'S SELECTION'	REINER'S AGAVE	5 GAL	L
	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	15 GAL	L
	BOUGANVILLEA X 'OH-MY-MY'	OH-MY-MY BOUGANVILLEA	5 GAL	L
	CALLISTEMON X LITTLE JOHN	BOTTLEBRUSH	5 GAL	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL	M
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
	DIANELLA C. 'CASSA BLUE'	CASSA BLUE FLAX LILY	5 GAL	M
	DISTICTIS BUCINATORIA	BLOOD RED TRUMPET VINE	15 GAL	M
	DODONAEA VISCOSEA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	M
	GAURA LINDHEIMERI	WHITE GAURA	5 GAL	M
	HEMEROCALLIS FILIFLORA	ORANGE DAYLILY	5 GAL	M
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	L
	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL	M
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	M
	NANDINA DOMESTICA 'GULF STREAM'™	HEAVENLY BAMBOO	5 GAL	M
	PENNISETUM ALOPECUROIDES	CHINESE FOUNTAIN GRASS	5 GAL	L
	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	5 GAL	L
	ROSA X 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	2 GAL	M
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	L
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L

VINES

NO SYMBOL	BOTANICAL	COMMON NAME	SIZE	WUCOLS
	BOUGANVILLEA SAN DIEGO RED	BOUGANVILLEA	15 GAL	L
	DISTICTIS BUCINATORIA	BLOOD RED TRUMPET VINE	15 GAL	M

GROUNDCOVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	WUCOLS
	GAZANIA RIGENS LEUCOLAENA SENECEO MANRAHSCOE	TRAILING GAZANIA BLUE CHALK STICKS	FLATS @ 12" O.C. FLATS @ 12" O.C.	M L

CASA MERCADO
IBA DEVELOPMENT
280 CORPORATE VIEW DR.

ESCONDIDO, CA

OVERALL SITE

L.1



LANDSCAPE CONCEPT PLAN

gmp
2176 Lombard Ave.
Suite 100
Coronado, CA 92010
gmp@earthlink.net
619.434.8877
LANDSCAPE ARCHITECTURE & PLANNING

