

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN FOR A FOUR UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN DISTRICT OF THE DOWNTOWN SPECIFIC PLAN

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

SECTION 1. The City Council makes the following findings:

a) Zadar LLC ("Applicant") filed a land use development application, Planning Case No. PL23-0075 ("Application") constituting a request for a Master and Precise Development Plan for the conversion and remodel of a two-story commercial structure to accommodate four apartment units on the second floor, and ancillary site improvements ("Project"), on an approximately 0.16-acre parcel located on the south side of W. Grand Avenue, between S. Maple Street and S. Broadway, addressed at 143-145 W. Grand Avenue (Assessor's Parcel Number 233-062-02-00), and more particularly described in Exhibit "A" attached to this Ordinance and incorporated by this reference as though fully set forth herein ("Property"); and

b) The Application was submitted to, and processed by, the Planning Division of the Development Services Department as Planning Case No. PL23-0075. The Applicant seeks approval of a Master and Precise Development Plan for proposed improvements to the subject site and building, as shown on Exhibit "B" ("Master and Precise Development Plan"), and on file in the Planning Division, and incorporated herein by this reference as though fully set forth.

c) The Planning Division of the Development Services Department completed its review and scheduled a public meeting regarding the application before the Historic Preservation Commission on November 11, 2023. The Historic Preservation Commission voted to recommend approval of the project as designed. Subsequently, the Planning Division scheduled a public hearing regarding the application before the Planning Commission on December 12, 2023. Following the public hearing on December 12,

2023 the Planning Commission adopted Resolution No. 2023-24, which recommended that the City Council, approve the Project.

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

SECTION 3. The City Council did on January 24, 2024 hold a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including all application materials and other written and graphical information posted on the project website;
- b) Oral testimony from City staff, interested parties, and the public;
- c) The City Council staff report, dated January 24, 2024 which along with its attachments, is incorporated herein by this reference as though fully set forth herein, including the Planning Commission's and Historic Preservation Commission's recommendation on the request; and
- d) Additional information submitted during the public hearing.

SECTION 4. Pursuant to the California Environmental Quality Act, Public Resource Code section 21000 et seq. ("CEQA") the Project is categorically exempt from environmental review in conformance with CEQA Guidelines section 15301 (Existing Facilities), and section 15303 (New Construction of Small Structures). The City Council adopts such categorical exemption, which is provided as Attachment 3 to the December 12, 2023 Planning Commission staff report and incorporated herein by

this reference as though fully set forth herein, and a Notice of Exemption will be filed with the County Clerk.

SECTION 5. That, upon consideration of the Findings of Fact/Factors to be Considered, attached as Exhibit "C" and incorporated herein by reference as though fully set forth herein, the City Council approves the Master and Precise Development Plan, subject to the Conditions of Approval attached as Exhibits "D", and incorporated herein by this reference as though fully set forth herein. The City Council expressly declares that it would not have made this decision except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use(s) permitted hereby.

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

SECTION 7. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

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

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

SECTION 10. That the City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933,

to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

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

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 7th day of FEBRUARY, 2024 by the following vote to wit:

AYES : Councilmembers: C. GARCIA, J. GARCIA, MARTINEZ, MORASCO

NOES : Councilmembers: NONE

ABSENT : Councilmembers: WHITE

APPROVED:

DocuSigned by:
Dane White
19FEE5DB8C3B409...
DANE WHITE, Mayor of the
City of Escondido, California

ATTEST:

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

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

I, Zack Beck, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2024-01 passed at a regular meeting of the City Council of the City of Escondido held on the 24th day of January, 2024, after having been read at the regular meeting of said City Council held on the 7th day of February, 2024.

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

ORDINANCE NO. 2024-01

LEGAL DESCRIPTION
Planning Case No. PL23-0075

Real Property in the City of Escondido, County of San Diego, State of California as follows:

Lots 19 and 20 in Block 79 of Escondido, County of San Diego, according to Map thereof No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886. follows:

APN 233-062-02-00

ABBREVIATIONS

Table of abbreviations for construction materials and terms, including A.B. ANCHOR BOLT, A.C. ASPHALTIC CONCRETE, etc.

145 W. GRAND AVE. 143-145 W. GRAND AVE., ESCONDIDO, CA 92025

SHEET INDEX

Table listing sheet numbers and titles, such as AS-2 Unnamed, T1 TITLE SHEET, AS-1 SITE PLAN, etc.

Revision table and professional seal for L'ENGEND ARCHITECT, CURTIS E. LIVING-18386, RE 2/28/25.

GENERAL NOTES

- 1. PROVIDE BACK DRAFT DAMPER AT EXHAUST FAN PER CMC SECTION 504.0.
2. NEW VENTILATION OPENINGS IN VERTICAL WALL, OR OTHER SIMILAR VENTILATION OPENINGS, SHALL BE LOUVERED AND COVERED WITH 1/4", NON-COMBUSTIBLE, CORROSION RESISTANT METAL MESH...



2 FRONT VIEW

PROJECT SUMMARY

PROPOSED: REMODEL SECOND FLOOR TO FOUR (4) APARTMENTS, COVERED PARKING, RELOCATE EXISTING TRASH ENCLOSURE, ADD NEW ENTRANCE AND STAIR ON NORTH SIDE AND NEW ACCESS STAIR FROM SOUTH SIDE

PROJECT DIRECTORY

OWNER: ZADAR LLC 8049 DEERFORD ROW LA JOLLA, CA 92037
ARCHITECT: CURTIS LIVELY 431 WEST GRAND AVE. SUITE 103 ESCONDIDO, CA 92025
STRUCTURAL ENGINEER: MORGAN STRUCTURAL ENGINEERING 480 E. 6TH AVE ESCONDIDO, CA 92025

SYMBOL LEGEND

Legend for symbols used in drawings, including exterior elevation (A101), interior elevation, section, room name (101), detail reference (A101), window identifier (11), door identifier (101), and wall type (11).

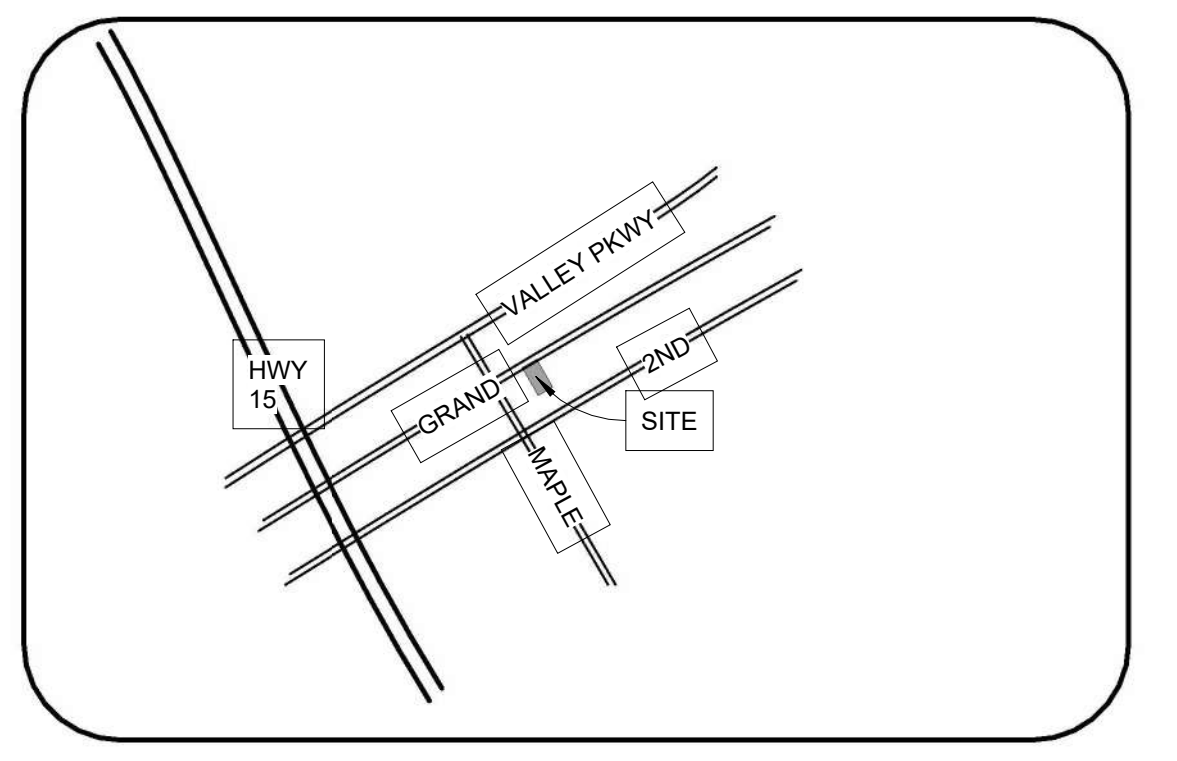
HERS FEATURE SUMMARY

REQUIRED SPECIAL FEATURES

BUILDING DEPARTMENT NOTICES

NOTICE TO THE APPLICANT / OWNER / OWNERS AGENT / DESIGNER / OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF ESCONDIDO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS...

LOCATION MAP



AREA TABULATION

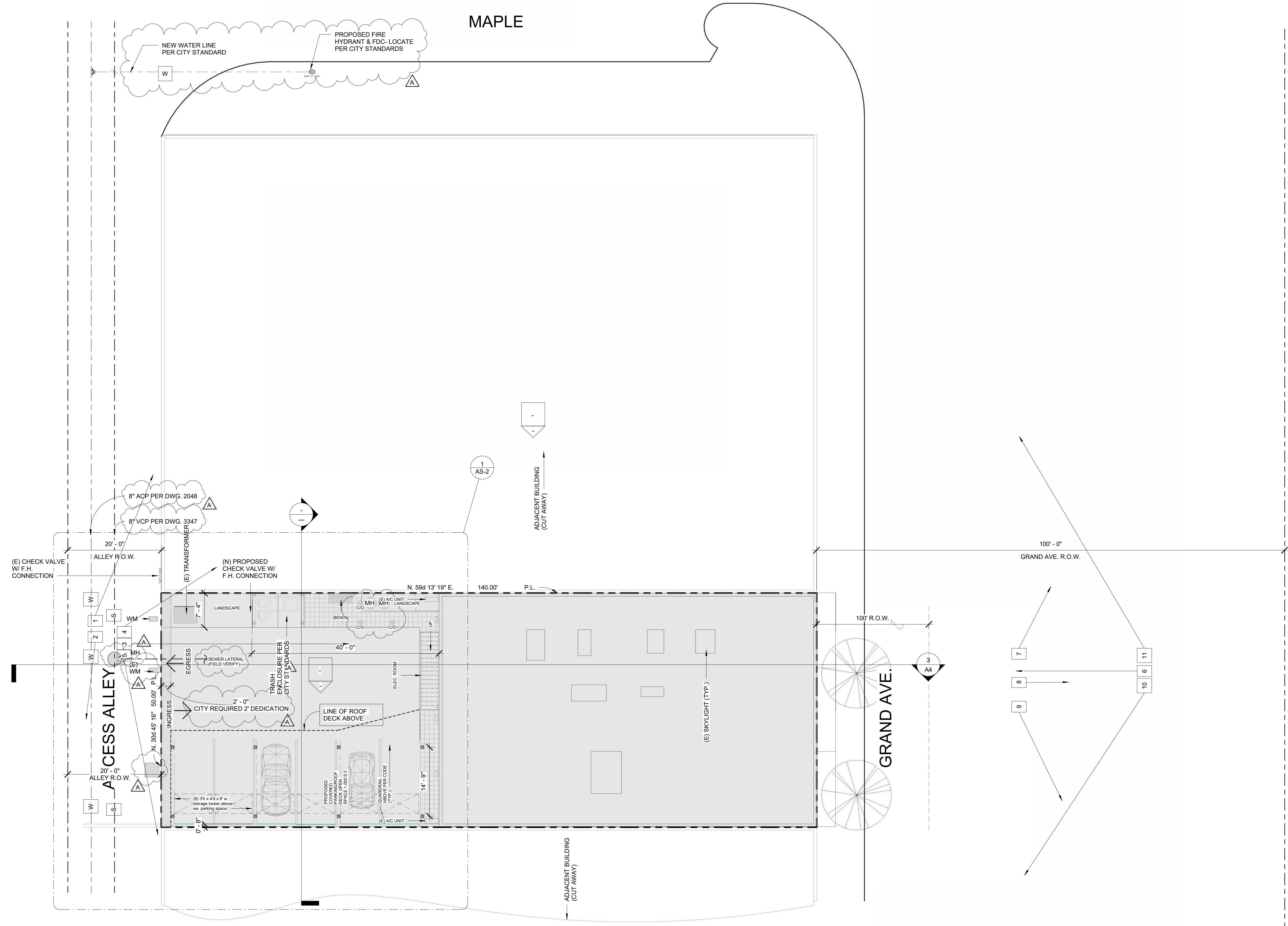
Table showing area tabulation: FIRST FLOOR COMMERCIAL AREA: 3,976 S.F.; SECOND FLOOR APARTMENTS: UNIT #1 (816 S.F.), UNIT #2 (914 S.F.), UNIT #3 (934 S.F.), UNIT #4 (822 S.F.); OPEN SPACE: 1,200 S.F. (300 S.F./UNIT)

ALL DIMENSIONS CONTAINED HEREIN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL IDEAS, DESIGNS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF GRAND WEST ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THEIR WRITTEN PERMISSION.

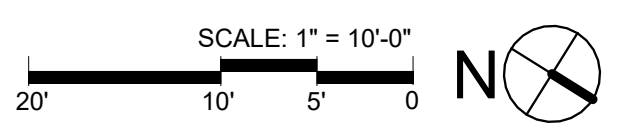
PROJECT DATA: DJANI REMODEL 145 W. GRAND AVE. ESCONDIDO, CA 92025

Logo for GRAND WEST ASSOCIATES, INC. with contact information: 431 West Grand Ave., Suite 103, Escondido, CA 92025, phone 760-994-1355, email curtis.gwa@att.net

Checklist for drawing preparation: DRAWN BY: Author, CHECKED BY: Checker, DATE: Issue Date, SCALE: AS SHOWN, JOB NUMBER: Project Number, CAD FILE: \...
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PLOT DATE: 9/11/2023 2:20:36 PM

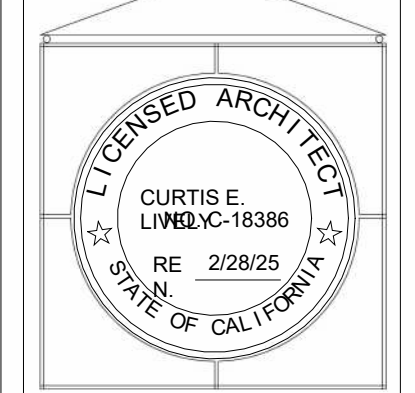


1 SITE PLAN
1" = 10'-0"



DENOTES PHOTO #

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B			
C			
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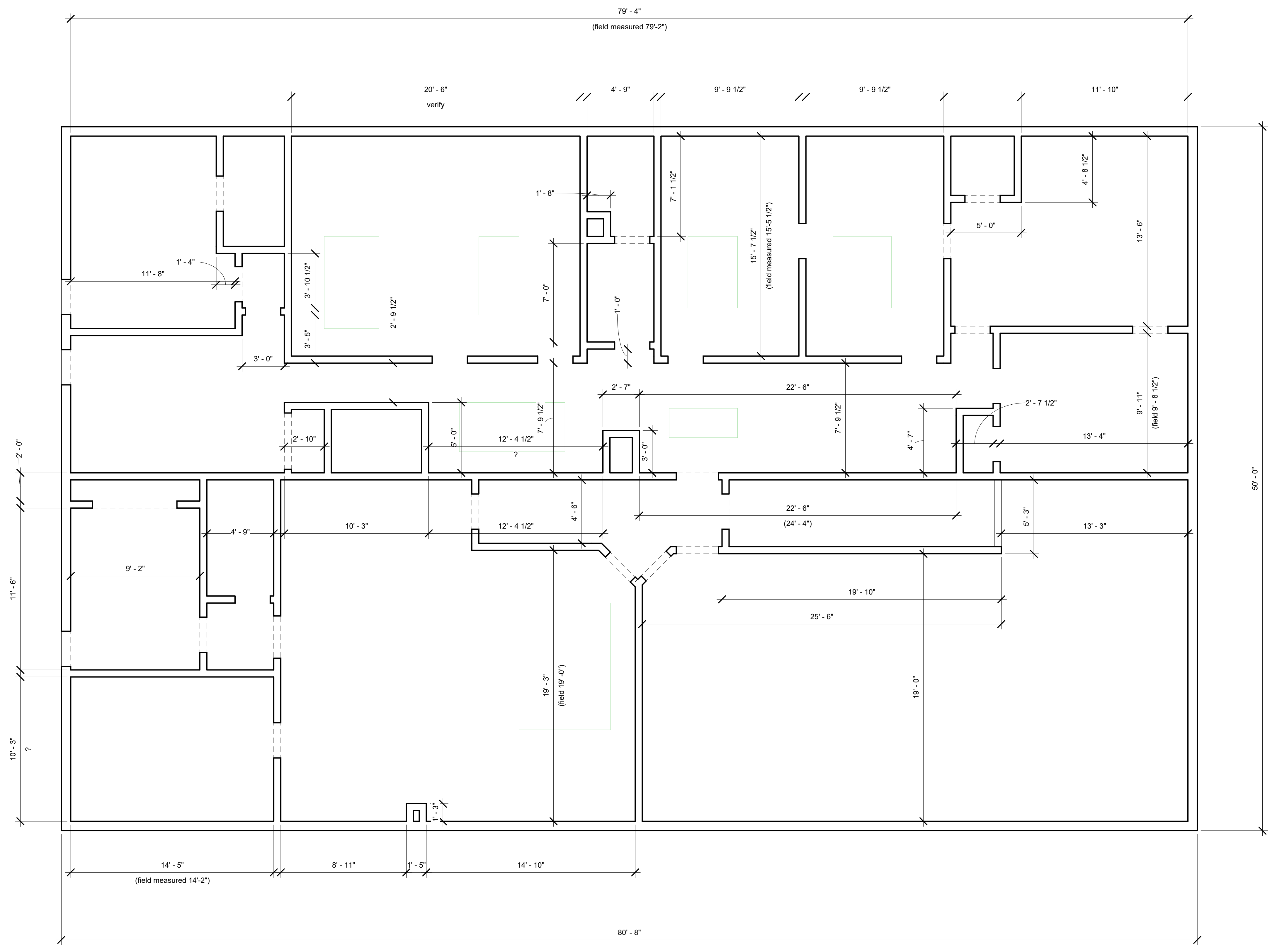
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ESCONDIDO, CA 92025

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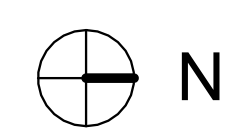
GRAND WEST ASSOCIATES, INC.
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431 West Grand Ave., Suite 103
Escondido, CA 92025
cell: 760-994-1335
curtis.gwa@att.net

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DATE:	Issue Date
SCALE: AS SHOWN	JOB NUMBER: Project Number
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SHEET INFORMATION
SITE PLAN
AS-1
PLOT DATE: 9/11/2023 2:19:36 PM



① 2ND FL-ASBUILT
1/4" = 1'-0"



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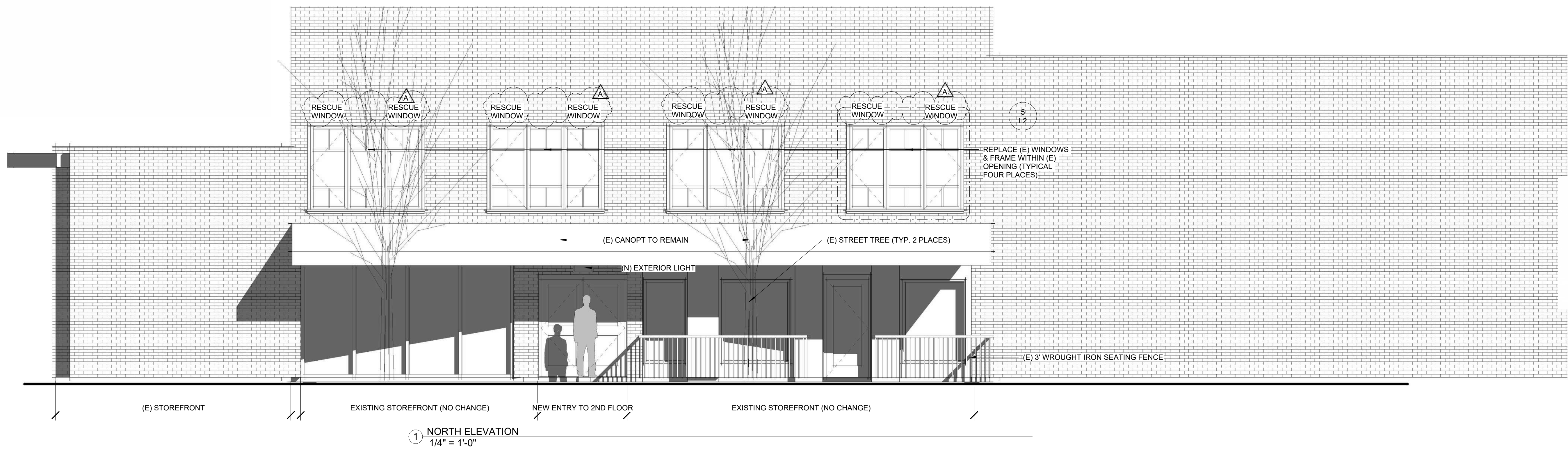


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 ESCONDIDO, CA 92025

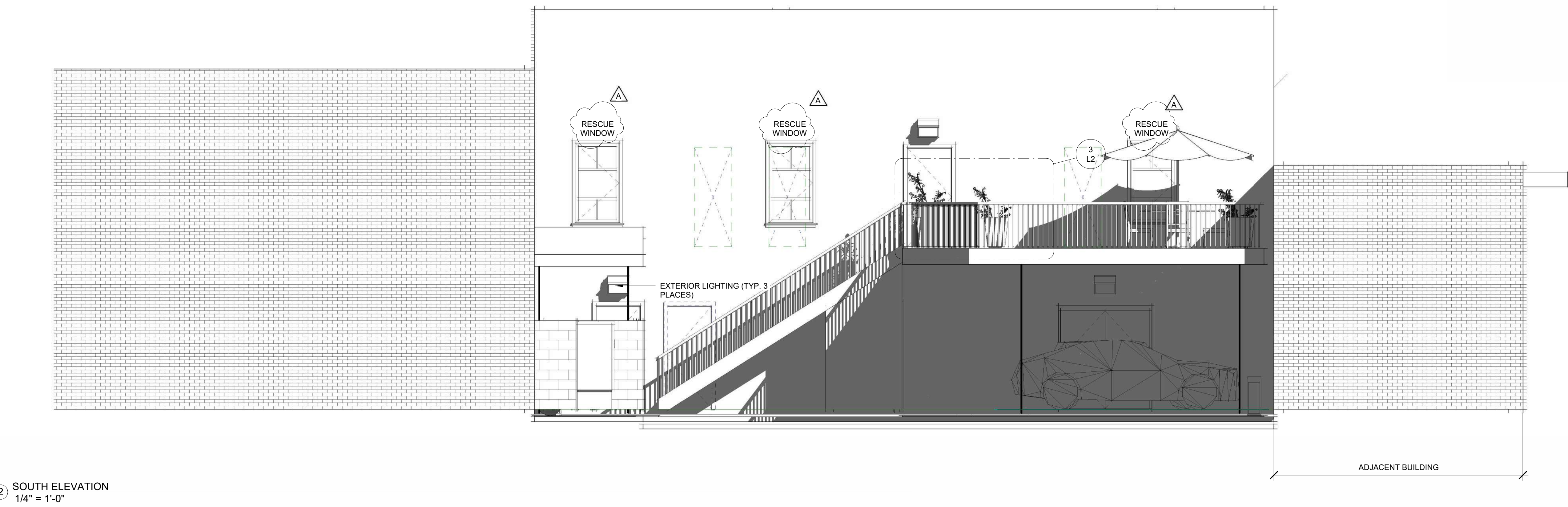
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 *studio: 760-480-5555
 cell: 760-594-1555
 curtisgw@att.net

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 DATE: Issue Date
 SCALE: AS SHOWN
 JOB NUMBER: Project Number
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**A-S-BUILT
 PLANS**
A1
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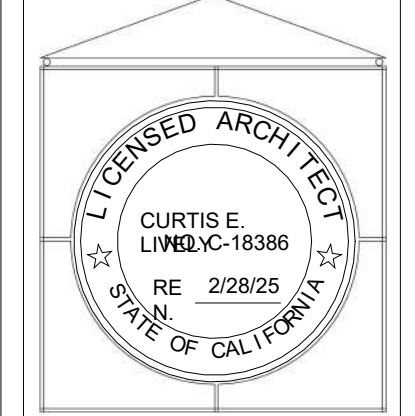


1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

REVISION #	DESCRIPTION	DATE
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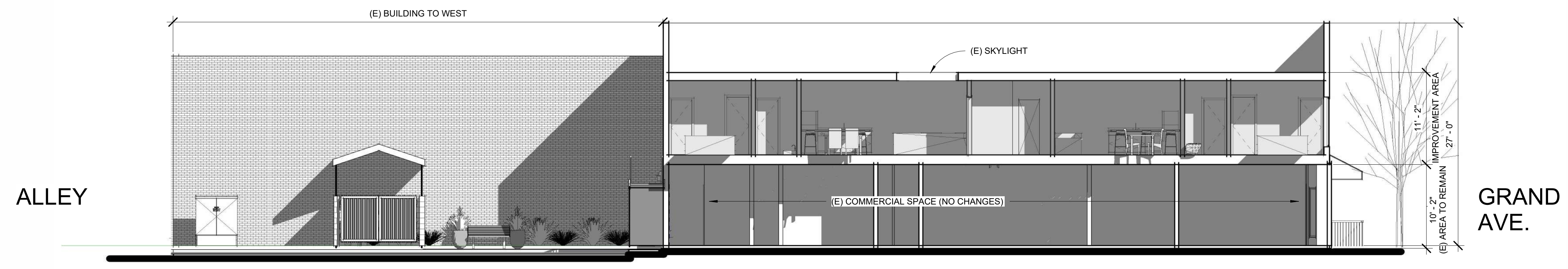


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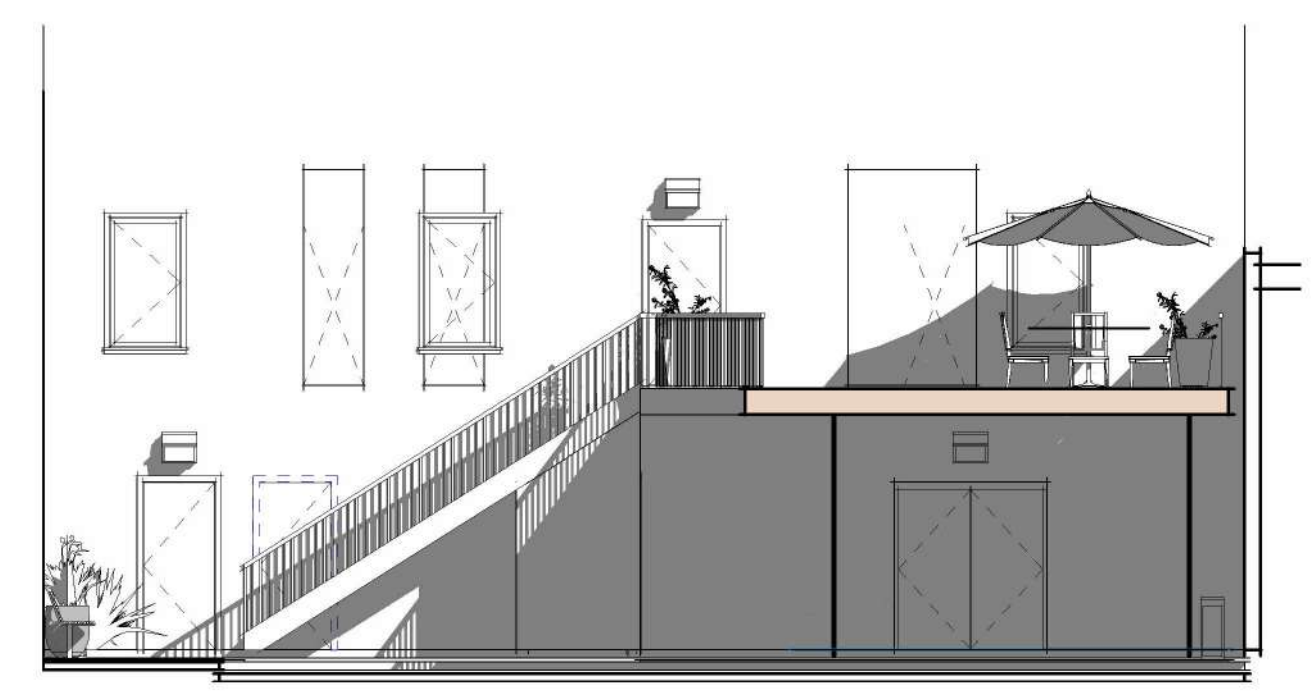
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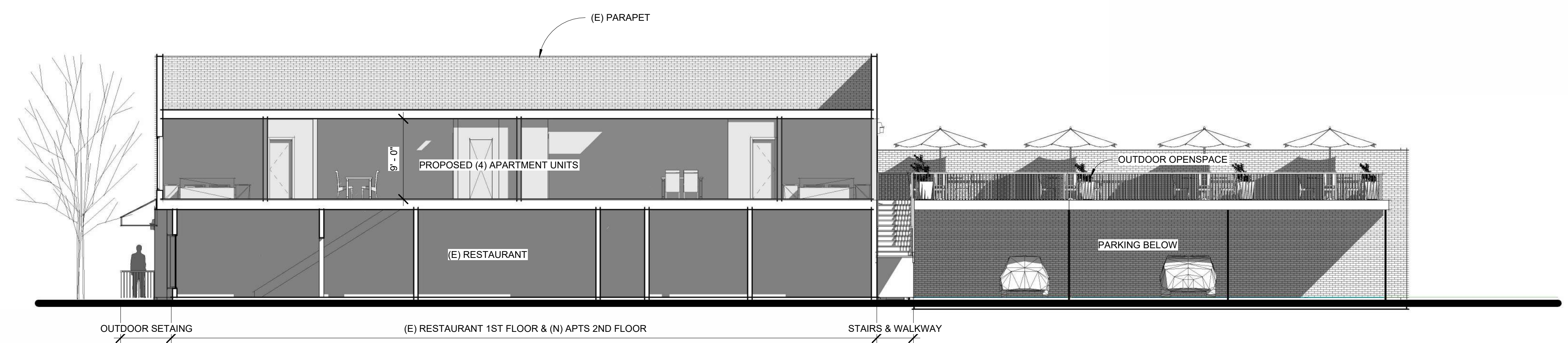
ELEVATIONS
A3
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1 WEST ELEVATION/SECTION
1/8" = 1'-0"

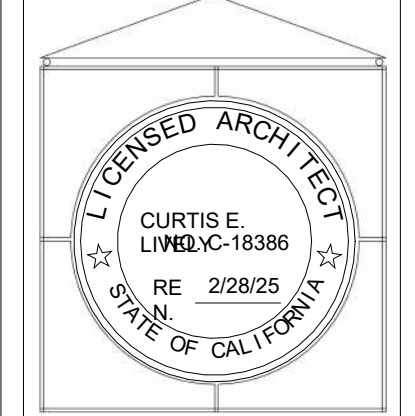


2 SECTION - LOOKING NORTH
1/8" = 1'-0"



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

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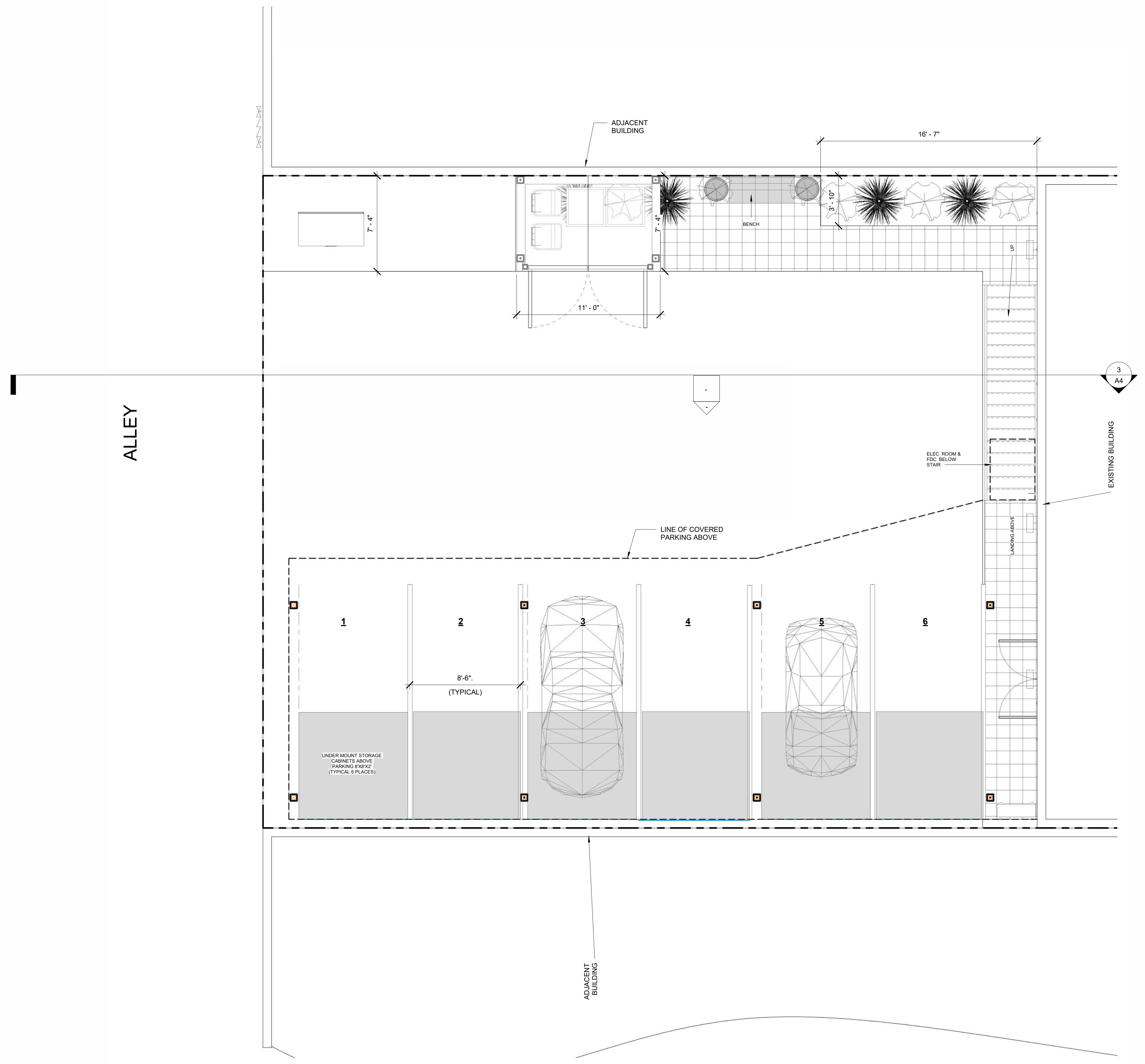
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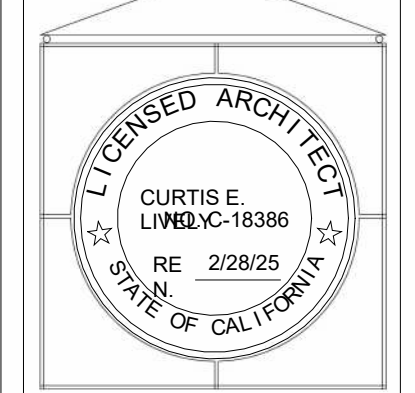
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ELEVATIONS & SECTIONS

A4
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① SITE PLAN - PARKING
1/4" = 1'-0"

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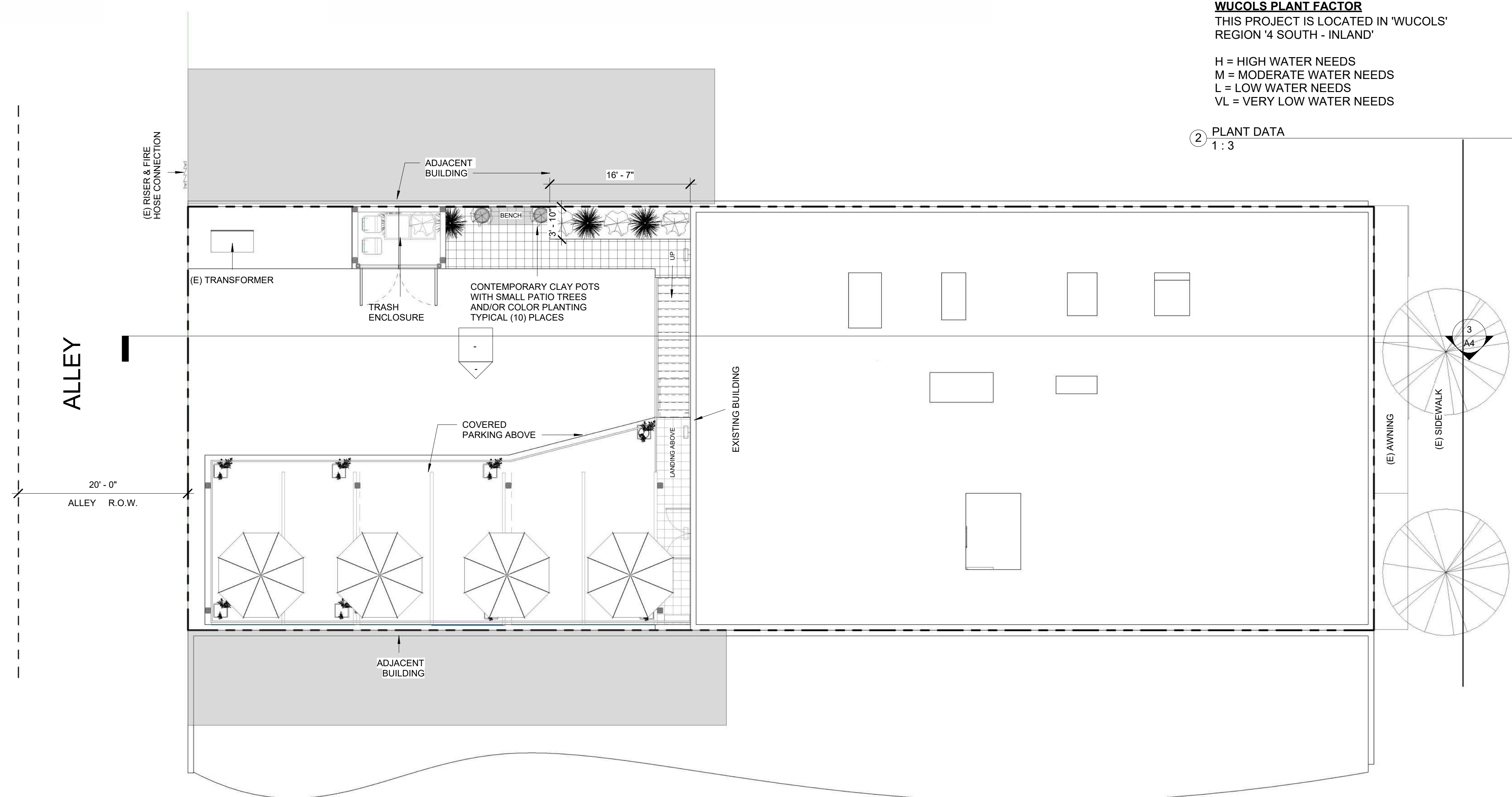


PROJECT DATA:
DJANI REMODEL
 145 W. GRAND AVE.
 ESCONDIDO, CA 92025

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SHEET INFORMATION
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 DATE: Issue Date
 SCALE: AS SHOWN
 JOB NUMBER: Project Number
 CAD FILE: PROJECT.dwg

Unnamed
AS-2
 PLOT DATE: 9/1/2023 2:19:44 PM



PLANTING NEEDS

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	EXISTING STREET TREE	2	M

ACCENT PLANTS

SYMBOL	ACCENT PLANT NAME	WUCOLS
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE	L
	AGAVE MADIOPICTA ALBA, CENTURY AGAVE 15 GAL. SIZE	L

GROUND COVER/SHRUB MASS NAME

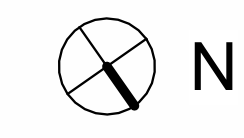
SYMBOL	NAME	WUCOLS
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE 42" O.C.	M

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4 SOUTH - INLAND'

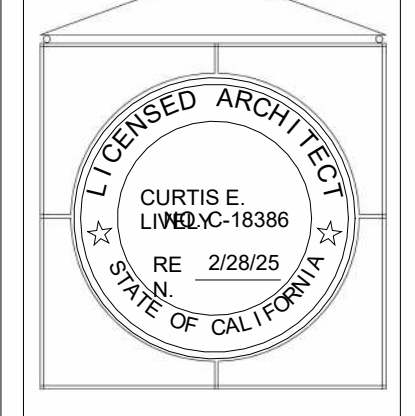
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

② PLANT DATA
1:3

① CONCEPTUAL LANDSCAPE PLAN
1/8" = 1'-0"



#	REVISION	DESCRIPTION	DATE
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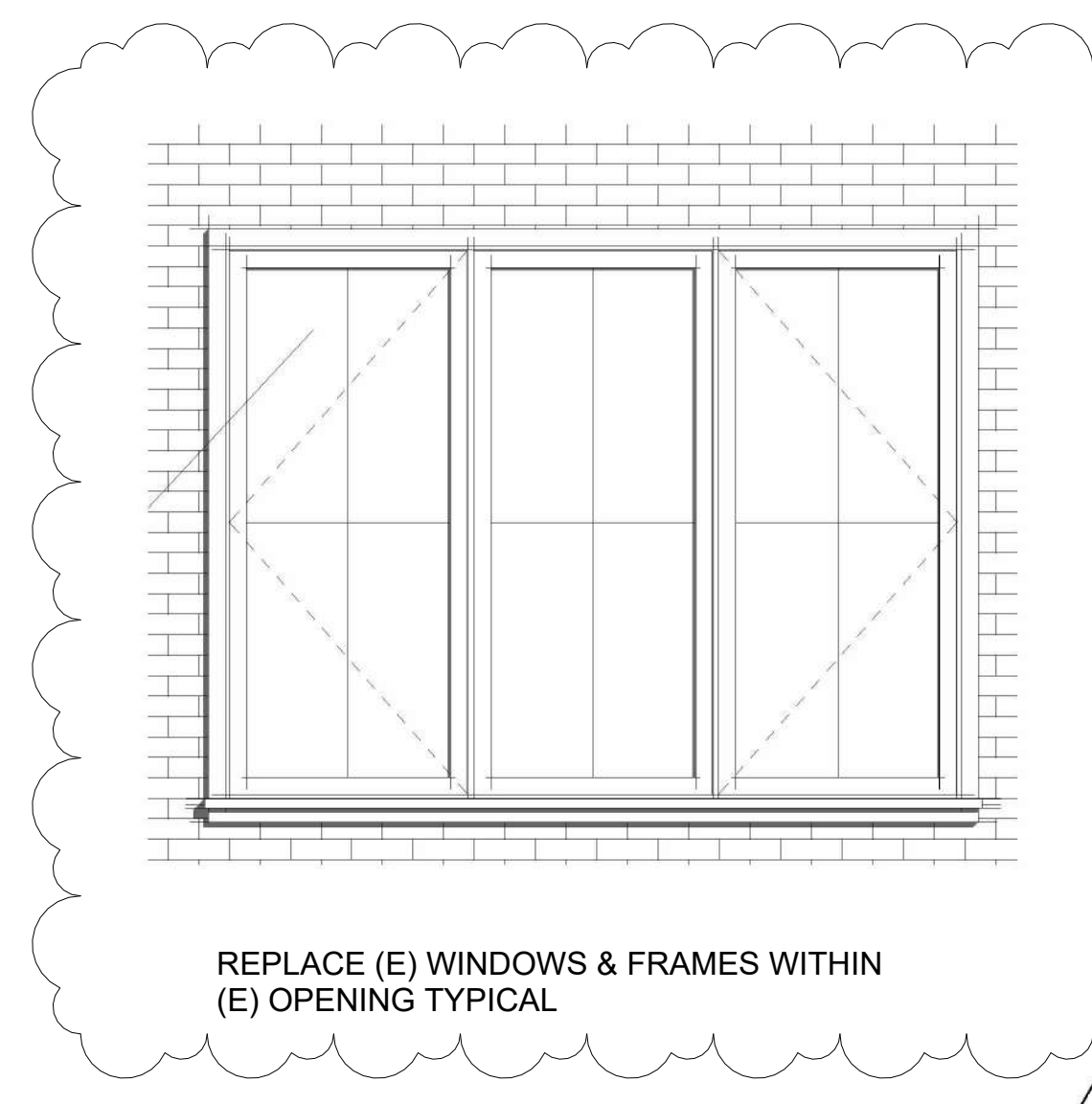


PROJECT DATA:
DJANI REMODEL
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SCALE: AS SHOWN
JOB NUMBER: Project Number
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CONCEPTUAL LANDSCAPE PLAN
L1
PLOT DATE: 9/1/2023 2:19:52 PM



REPLACE (E) WINDOWS & FRAMES WITH (E) OPENING TYPICAL

5 TYPICAL REPLACEMENT WINDOW DETAIL
1/2" = 1'-0"



4 SOUTH ELEVATION - COLOR
1/4" = 1'-0"

WINDOWS & EXTERIOR DOORS

MILGARD "ULTRA SERIES" FIBERGLASS - (OR APPROVED EQUAL)

COLOR: BARK



BARK COLOR

VERTICAL WROUGHT IRON HANDRAIL SYSTEM - OR APPROVED EQUAL

1. WROUGHT IRON RAILS
2. COLOR - BARK TO MATCH WINDOW COLOR



SPECIFICATION SHEET
145 W. GRAND AVE.
ESCONDIDO, CA 92025

AREA	DESCRIPTION	COLOR	NOTES
ROOFING	TORCH APPLIED ASPHALTIC	GRAY (EXISTING)	EXISTING
SIDING STUCCO	7/8" STUCCO VENEER	BONE	EXPO STUCCO OR APPROVED EQUAL
WINDOWS & EXTERIOR DOORS	METAL CLAD OR APPROVED EQUAL	REGAL BROWN	MANUFACTURER T.B.D.
PAINT	PRIME & TWO COATS	VARIES	FRAZEE PAINT OR APPROVED EQUAL
EXTERIOR LIGHTING	T.B.D.	MATCH WINDOW TRIM	MANUFACTURER T.B.D.
GUARDRAIL	WROUGHT IRON	MATCH WINDOW TRIM	CUSTOM FABRICATED

EXTERIOIR LIGHTING

T.B.D.

COLOR: TO MATCH WINDOW COLOR



EXTERIOR STUCCO COLORS

LAHABRA STUCCO - (OR APPROVED EQUAL)
COLOR ONE: #81585 CHARLESTON (BASE 100)

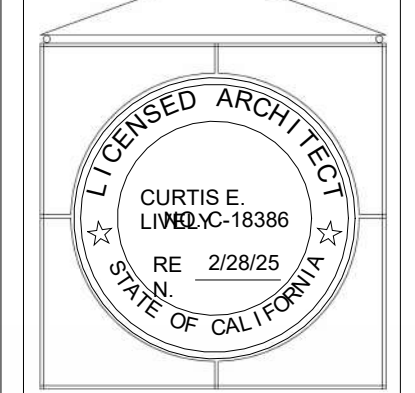
Colors shown may vary slightly from actual product color due to factors such as lighting, angle, and the printing process.

LAHABRA COLOR SELECTION

#00016 Silver Grey (Base 200)	#00055 French Vanilla (Base 100)	#81583 Bahia Glade (Base 100)	#81585 Charleston (Base 100)
#00072 Adobe (Base 200)	#00071 Miami Peach (Base 100)	#81593 Bay Ridge (Base 100)	#00050 Crystal White (Base 100)
#00504 Blue Grey (Base 200)	#00434 Fallbrook (Base 200)	#63149 Hatteras (Base 100)	#00278 Trabuco (Base 200)
#00696 Southern Moss (Base 200)	#00830 Clay (Base 200)	#81584 Suffolk (Base 100)	#00073 Egg Shell (Base 100)
			#00046 Sandstone (Base 200)

PAREX USA
Parex USA, Inc. - a California Corporation
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Anaheim, CA 92807
www.parexusa.com
800-516-0061
Tech Support: 800-226-2424
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REVISION	DESCRIPTION	DATE
#	A	B
	C	D
	E	



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ESCONDIDO, CA 92025

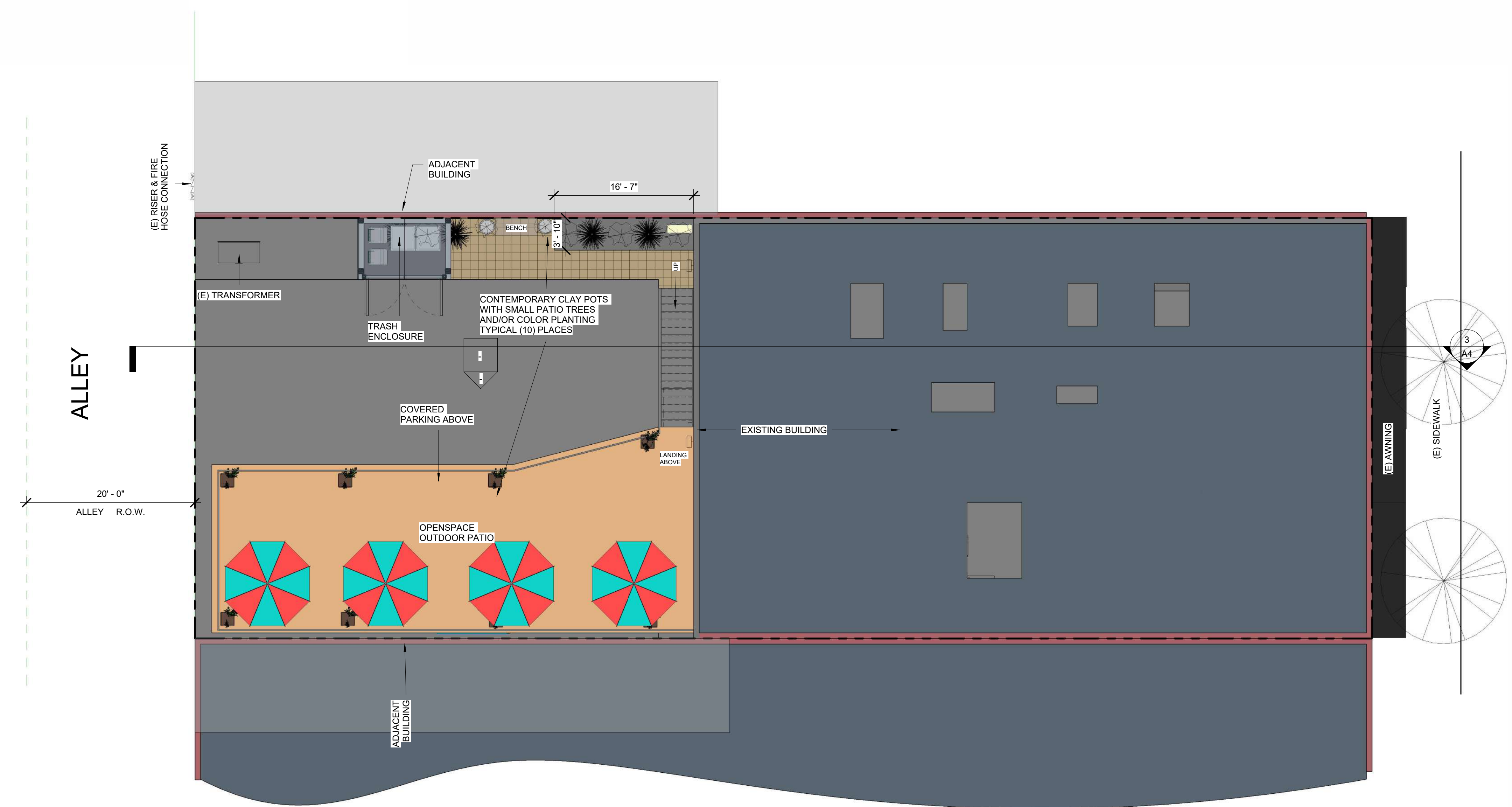
PROJECT DATA:

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SCALE: AS SHOWN
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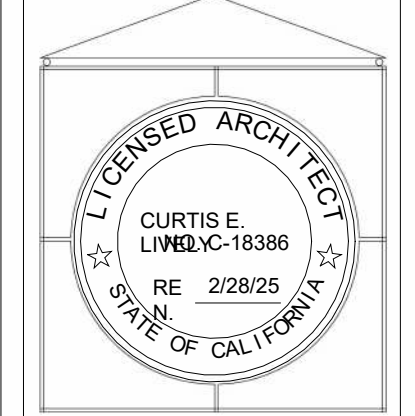
MATERIAL BOARD

L2



1 CONCEPTUAL LANDSCAPE PLAN Copy 1
1/8" = 1'-0"

#	REVISION DESCRIPTION	DATE
A		
B		
C		
D		
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PROJECT DATA:
DJANI REMODEL
 145 W. GRAND AVE.
 ESCONDIDO, CA 92025

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 cell: 760-994-1335
 curtis.gwa@att.net

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 DATE: Issue Date
 SCALE: AS SHOWN
 JOB NUMBER: Project Number
 CAD FILE: PROJECT.dwg

COLOR CONCEPTUAL LANDSCAPE PLAN L3

Findings of Fact/Factors to be Considered PL23-0075

Environmental Determination(s)

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 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structure) because such categorical exemption applies to proposed developments that consist of minor alterations to private structures involving negligible or no expansion beyond the existing or former use. This applies to development such as interior or exterior alterations, and additions to existing structures of not more than 10,000 square feet. The project also qualifies because it involves the conversion of existing unused space to multi-family residential totaling no more than six dwelling units in urbanized areas. The project site is 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. The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.
3. The City Council has independently considered the full administrative record before it, which includes but is not limited to the January 24, 2024, City Council 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.

Master and Precise Development Plan

1. The location, design, and residential density of the proposed Project is consistent with the goals and policies of the Escondido General Plan because mixed-use residential development is permitted and encouraged in the Downtown Specific Plan Area (SPA 9) and the Historic District (HD). The proposed infill residential project would be in conformance with General Plan Housing Element's Goals and Policies to plan for quality managed and sustainable growth; provide a range of housing opportunities for all income groups and populations with special needs, and; encourage a compact, efficient urban form the 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 downtown urban core area

and the project will assist in the ongoing revitalization of the Downtown Area and retail core by establishing a permanent residential base in the downtown area. The subject site is located within the Historic District of the Downtown Specific Plan, which allows multi-family mixed-use development up to 75 du/ac. Based on the property size of 0.16 acres, the Historic Downtown District would allow up to 12 units and a three-story structure up to 45 feet in height. The request to remodel the second story of the existing two-story, 27-foot-high building is consistent with the land use density and development requirements envisioned for this area. The project density of 25 du/ac is consistent with the allowable density for the project site.

The proposed Planned Development, consisting of a Master and Precise Development Plan, includes a request for a parking reduction from eight spaces to six spaces, along with reduction in setbacks for the six parking spaces. 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 Planning Commission staff report dated December 12, 2023, and City Council staff report dated January 24, 2024.

2. The proposed location of the development allows the planned development to be well integrated with its surroundings by providing a 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 would not be out of character for the area because the Historic Downtown District of the Downtown Specific Plan envisions an upscale urban area with a mix of high-density residential and commercial development. Further, the proximity to the Escondido Transit Center makes the density appropriate. The proposed exterior improvements to the buildings are 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. The proposed exterior improvements also would be consistent and appropriate for the historic design of the structure.
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.
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. Further, 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 mixed-use urban development, including a parking roof-deck common open area with outdoor seating areas.
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. No grading is proposed for the project other than minimal ground preparation for the modified parking area.

6. The uses proposed have a beneficial effect not obtainable under existing zoning regulations. Utilizing the Planned Development process allows flexibility from the Downtown Specific Plan requirements in order to achieve a higher-density residential project in the urban core and adaptive reuse of the existing underutilized building. 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 with 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 appropriate infrastructure improvements. Adequate 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 to the planned development, unless a different regulation or standard is prescribed by an adopted planned development. Development standards related to parking, setbacks, building height and open space as described in the December 12, 2023 staff report and January 24, 2024 staff report shall be governed by the site-specific Master Development Plan standards, which shall be adopted as part of the Project. All other provisions of the Escondido Zoning Code and Downtown Specific Plan shall prevail during the implementation and operation of the Project.

No Net Loss

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 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. The Project site is not identified in the vacant/underutilized sites land inventory of the City's Sixth Cycle (current) Housing Element (i.e., Appendix B of Chapter IV of the General Plan).

CONDITIONS OF APPROVAL

Planning Case Number: PL23-0075

This Project is conditionally approved as set forth on the application received by the City of Escondido on **February 14, 2023**, and the Project drawings consisting of Civil Plans/Grading, Sections, Site Plans, Floor Plans, Architectural Elevations, Landscape Plans and Colored Elevations; all designated as recommended for approval on **January 24, 2024**, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, 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.** The Permit shall expire 36 months from the effective date of City Council approval of the Master and Precise Plan unless additional time is granted pursuant to Zoning Code Article 19.
3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. 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 slopes up to an additional one foot in height, and modifications to retaining wall heights. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.
- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.
- 6. Certificate of Occupancy.**
- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
 - b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.
- 7. Availability of Permit Conditions.**
- a. Prior to issuance of building permits, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
 - b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.
- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally

imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

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

10. Fees. The appropriate development fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

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. State Law (SB 1535), effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the Project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two (2) working days of the effective date of the adoption of the environmental document, a check payable to the "San Diego County Clerk," in the amount that is published by the County Clerk's Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increases after the date of this approval, the Applicant shall be responsible for the increase.

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 any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

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

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, unless modified by this Project Planned Development. 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 Services Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Community Development that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation

provided to the Planning Division confirms that necessary Project-generated functional equivalencies in the diesel PM emissions level are achieved, consistent with the environmental review/Addendum.

C. Parking and Loading/Unloading.

1. As shown on the site plan, a minimum of six (6) on-site covered parking spaces shall be provided at all times. Parking shall be subject to the on-site parking requirements of Article 39 and this Planned Development, as identified in the Project details of request. Any garages or carports shall be maintained to provide parking for vehicles and storage (as may be designed) and other use of the garage or carport space shall not impede the use of the parking of vehicles.
2. 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.
3. Prior to issuance of building permits, a parking management plan shall be submitted to the Planning Division for review and approval. Said plan shall address space assignment(s), additional spaces, (assignment and use) gate hours (if provided), general maintenance, signage and striping, delivery and other short-term parking allowances/requirements, guest parking (if provided), and any other issues which affect the use and maintenance of the parking areas/spaces, including access and staging of the trash bins for access by Escondido Disposal, to the satisfaction of the Director of Development Services.

D. Landscaping: The property owner or owners' association assumes all responsibility for maintaining all on-site landscaping; storm water facilities, any landscaping in the public right-of-way, and other common areas 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 concept plans detailed in the Planning Commission staff report and associated Resolution exhibits.

- a. A final landscape and irrigation plan shall be submitted to the Engineering Services Division for review and approval (as determined by the Director of Development Services), 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 Division prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
- b. Screening walls, retaining walls, storm improvements, and landscaping (i.e., planting and irrigation) is to be provided prior to final occupancy, to the satisfaction of the Director of Development Services.
- c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. The landscape architect shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.

E. Specific Planning Division Conditions:

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

4. The screening of roof-mounted, ground-mounted, or wall-mounted mechanical equipment and devices is required in accordance with Section 33-1085 of the Escondido Zoning Code.
 5. The building, architecture, colors and materials, and conceptual landscaping shall be in substantial conformance with the Planned Development exhibits attached as Exhibit "B" and on-file with the Planning Division, except as modified by these conditions of approval. Minor modifications may be approved by the City Planner. Major modification will require a modification to the Planned Development in accordance with Article 19 and the Downtown Specific Plan. The final design and materials for the exterior windows and doors shall be approved by the Planning Division prior to the submittal of building plans for the Project.
 6. Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-4/5 zoned properties (pursuant to Article 57), unless more restrictive standards are applied by the property owner.
 7. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies/patios should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.).
 8. 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.
 9. The upper floor windows facing Grand Avenue shall be designed 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 (if necessary). Conformance with the requirement shall be included on the building plans.
 10. The parking structure roof-top open space area shall incorporate seating and shade-type amenities for the residents. These facilities shall be of a heavy-duty all-weather type design and maintained in good condition throughout the life of the project. Compliance with this requirement shall be demonstrated on the final building plans to the satisfaction of the City Planner or designee.
 11. The Project shall participate in the Density Transfer Program as a "sending area" as described in the staff report(s). A deed restriction shall be recorded prior to building permit issuance, transferring eight units into the Transfer Density Credit Pool.
- F. General Building Division Conditions:** Building plans must be submitted for the Project. These comments are preliminary only. A comprehensive plan check will be completed prior to permit issuance and additional technical code requirements may be identified and changes to the originally submitted plans may be required.

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

G. General Fire Division Conditions:

1. Fire underground line, fire sprinkler, and fire alarm plans shall be a deferred submittal to the Escondido Fire Department. FDC and hydrant placement shall be coordinated and approved by the Escondido Fire Department.

H. Engineering Services Division Conditions

GENERAL

1. 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 Public Improvement Plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
2. Improvement plans prepared by a Civil Engineer are required for all public street, utility, and storm drain improvements. These plans shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists.
3. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Improvements Cost prepared by the project engineer. 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.
4. As surety for the construction of required off-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to the approval of any Improvement Plan, or Building Permit.
5. 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.

IMPROVEMENTS

1. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
2. All gated entrances shall be designed and improved to the satisfaction of the City Engineer. No gates or structures shall be constructed with the alley ROW including the 2-foot-wide area to be dedicated as ROW.
3. The developer shall dedicate to the City of Escondido a 2-foot-wide strip across the project on the alleyway side as ROW. A dedication document shall be prepared by a land surveyor and recorded prior to issuance of any building permit.
4. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.
5. The public alleys and streets shall be adequately illuminated from the project building structure to the satisfaction of the City Engineer and Building Official. This lighting shall be maintained by the property owner.
6. The Developer may be responsible for an overlay of the adjacent alleyway street 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.
7. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.
8. 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.

WATER SUPPLY

1. The Developer is required at their sole expense to design and construct an 8-inch PVC water main in Maple Street. This water main shall connect to the existing 8-inch water main located at the intersection of Maple Street and the alley, and extend north on Maple Street. A fire hydrant, RPDA, and FDC together with an adequate water supply shall be installed on the required water main at a location approved by the Fire Marshall. Fire hydrants shall connect to a minimum 8-inch water main. Fire service lines shall connect to a minimum 8-inch water main.
2. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
3. A reduced pressure detector check assembly is required for the project and shall be located just inside the property line. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.

4. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
5. A 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
6. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
7. There shall be no permanent structures located within the City's Public utility Easements.
8. Improvement plans for all proposed water mains and appurtenances shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.
9. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
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. 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.
2. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.
3. 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.
4. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
5. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
6. The location of all sewer laterals shall be shown on the grading and improvement plans.