



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

October 28, 2025 at 7:00 PM

Mitchell Room: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

Barry Speer

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Dustin Steeve

MINUTES CLERK

Angel Estrada

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 28, 2025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 28, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) October 14, 2025

WRITTEN COMMUNICATIONS

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

ORAL COMMUNICATIONS

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

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

PUBLIC HEARINGS

Please limit your testimony to three minutes.

- [2.](#) **PL25-0020/PL25-0021/PL25-0023/PL25-0024: WEST VALLEY PARKWAY 70-UNIT CONDIMINIUMS**

REQUEST: Recommend to the City Council approval of a project within the Downtown Specific Plan (SPA-9) General Plan land use designation, and Specific Plan (S-P) zone consisting of a Tentative Subdivision Map, Planned Development Permit (Master and Precise Plan), and Design Review Permit all to permit construction of 70 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to merge two lots into one, and to allow for the subdivision of air space for purposes of condominium units. A Planned Development Permit consisting of a Master and Precise Plan is required to allow for ground-floor residential units within the Downtown Specific Plan, and a Design Review Permit is required for construction of the 70 dwelling units. The Project also includes ancillary on- and off-site improvements related to demolition of an existing 60,000 square-foot office building, off-street parking, landscaping, storm water management, and repairing any impacted existing curb and gutter caused by the Project, and a passive open space area.



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 28, 2025

APPLICANT: KB Homes

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Recommend approval of the Project as conditioned

CITY COUNCIL HEARING REQUIRED: X YES _NO

CURRENT BUSINESS

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

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

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PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

[3.](#) Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

October 14, 2025 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

TBD

COMMISSIONERS

Marc Correll

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Carrie Mecaro

Barry Speer

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Corey Gustafson

MINUTES CLERK

Angel Estrada

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CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 14, 2025

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; Marc Correll, Commissioner; and Corey Gustafson, Commissioner.

Commissioner Absent: None.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Sally Schifman, Principal Planner; and Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **September 23, 2025 Meeting Minutes.**
Motion to approve meeting minutes.
Motion: Commissioner Mecaro; Second: Chair Weiler.
Motion carried (6-0-1) to approve the minutes.
Ayes: Weiler, Mecaro, Speer, Jester, Steeve, Gustafson.
Nays: None.
Abstain: Correll

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. **PL25-0282 – Assembly Bill (AB) 130 and Senate Bill (SB) 131 Presentation**

REQUEST: A request for Planning Commission to receive the AB 130/SB 131 presentation.

PROPERTY SIZE AND LOCATION: Citywide.



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APPLICANT: N/A

CEQA RECOMMENDATION: N/A

STAFF RECOMMENDATION: Receive and File.

COMMISSION DISCUSSION:

Sally Schiffman, Principal Planner, provided an overview of Assembly Bill 130 and Senate Bill 131, summarizing the implications of both bills on local housing project streamlining and CEQA exemptions. The Commission received the presentation and asked clarifying questions regarding the bills' impacts on local planning and development processes.

COMMISSION ACTION:

None required.

3. **Downtown Specific Plan Retail Corridor Subcommittee**

REQUEST: A report out from the subcommittee regarding any updates, and discussion, on the Downtown Specific Plan subcommittee's progress on research and review of the existing plan.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

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

STAFF RECOMMENDATION: None.

COMMISSION DISCUSSION:

Commissioner Steeve delivered a presentation on behalf of the Grand Avenue Revitalization Subcommittee, providing an update on stakeholder outreach, key findings, and emerging themes related to downtown activation, business engagement, and future planning efforts. The Commission received the presentation, asked clarifying questions, and discussed potential next steps.

COMMISSION ACTION:

None required.



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FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

With all commissioners present, the Planning Commission proceeded to nominate and elect members to serve as Chair and Vice-Chair.

Commissioner Steeve nominated Chair Weiler to continue serving as Chair of the Planning Commission and Chair Weiler accepted the nomination.

COMMISSION ACTION:

Motion to approve the Planning Commission's nomination of Chair Weiler to continue serving as Chair.

Motion carried (7-0) to approve the Planning Commission's nomination of Chair Weiler to continue serving as Chair.

Ayes: Weiler, Mecaro, Speer, Jester, Steeve, Correll, Gustafson.

Nays: None.

Absent: None.

Chair Weiler nominated Commissioner Speer to be Vice-Chair of the Planning Commission and Commissioner Speer accepted the nomination.

COMMISSION ACTION:

Motion to approve the Planning Commission's nomination of Commissioner Speer to serve as Vice-Chair.

Motion carried (7-0) to approve the Planning Commission's nomination of Commissioner Speer to serve as Vice-Chair.

Ayes: Weiler, Mecaro, Speer, Jester, Steeve, Correll, Gustafson.

Nays: None.

Absent: None.

PLANNING COMMISSIONERS:

None.



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CITY PLANNER'S REPORT:

Veronica Morones, City Planner, provided updates on upcoming Planning Commission meetings and project schedules. She confirmed the next regular meeting date, discussed quorum availability for November meetings, and noted that several development projects are anticipated on upcoming agendas.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:05 p.m.

Veronica Morones, City Planner
Planning Commission

Angel Estrada, Minutes Clerk



STAFF REPORT

DATE: October 28, 2025
PL25-0020/PL25-0021/PL25-0023/PL25-0024

PROJECT NUMBER / NAME: PL25-0020/PL25-0021/PL25-0023/PL25-0024: WEST VALLEY PARKWAY 70-UNIT CONDOMINIUMS

REQUEST: Recommend to the City Council approval of a project within the Downtown Specific Plan (SPA-9) General Plan land use designation, and Specific Plan (S-P) zone consisting of a Tentative Subdivision Map, Planned Development Permit (Master and Precise Plan), and Design Review Permit all to permit construction of 70 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to merge two lots into one, and to allow for the subdivision of air space for purposes of condominium units. A Planned Development Permit consisting of a Master and Precise Plan is required to allow for ground-floor residential units within the Downtown Specific Plan, and a Design Review Permit is required for construction of the 70 dwelling units. The Project also includes ancillary on- and off-site improvements related to demolition of an existing 60,000 square-foot office building, off-street parking, landscaping, storm water management, and repairing any impacted existing curb and gutter caused by the Project, and a passive open space area.

PROPERTY SIZE AND LOCATION: The 2.73-acre site is located on the south side W. Valley Parkway, and is bounded by N. Quince Street and W. Grand Avenue and is addressed 613 W. Valley Parkway. (Assessor's Parcel Number(s): 232-100-20-00/232-100-21-00)

APPLICANT: KB Homes

GENERAL PLAN / ZONING: Downtown Specific Plan (SPA9) / Specific Plan Area (S-P)

PRIMARY REPRESENTATIVE: Troy Frederick (KB)

DISCRETIONARY ACTIONS REQUESTED: Planned Development Permit, Tentative Subdivision Map, and Design Review Permit

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Recommend approval to the City Council

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-09

CITY COUNCIL HEARING REQUIRED: ☒ X YES ☐ NO

REPORT APPROVALS: X Dare DeLano, Assistant City Attorney



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X Veronica Morones, City Planner

BACKGROUND

The project site is located on the southside of West Valley Parkway, is bounded by north Quince Street to the east and Grand Avenue to the south, and is addressed at 613 W. Valley Parkway. The site is located within the Specific Planning Area 9 (Downtown Specific Plan) general plan land use designation, and is zoned Specific Plan (S-P) (Attachment 1 – Aerial, General Plan, and Zoning). The site is within the Gateway Transit land use district of the Downtown Specific Plan (DSP). The site is currently occupied by a vacant office building which will be demolished as part of the Project.

The project site is surrounded primarily by non-residential and some residential uses as detailed in Table 1.

Table 1: Surrounding land uses

	General Plan/Zoning	Land Use
North	SPA 9 (Downtown Specific Plan)/ Specific Plan (S-P)	North County Transit Terminal
East	SPA 9 (Downtown Specific Plan)/ Specific Plan (S-P)	Commercial Bank
South	SPA 9 (Downtown Specific Plan)/ Specific Plan (S-P)	Pet supply/animal feed store
West	SPA 9 (Downtown Specific Plan)/ Specific Plan (S-P)	Multi-family residential

SUMMARY OF REQUEST

On January 17, 2025, Troy Frederick, representing KB Homes (“Applicant”), submitted a Planned Development Permit (Master and Precise Plan), Tentative Subdivision Map, and Design Review Permit for construction of a three-story 70-unit “for-sale” townhome project (Attachment 2 – Site Plan).



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Pursuant to the DSP, the Project site is located within the Gateway Transit land use district of the DSP, which establishes the allowed uses for the district, including the project site. As denoted in the DSP (Figure 1 – Locations for Residential Land Uses), ground-floor residential is permitted with a Planned Development Permit pursuant to Article 19 (Planned Developments) of the Escondido Zoning Code. The Project site is also located within the Mercado design overlay area which encourages colors, architecture, landscaping, and materials in an “early California” theme.

On March 3, 2025, planning staff conducted design review, and recommended the inclusion of early California elements identified in the DSP for the design overlay area. The Applicant revised the architectural elevations to include the use of brick veneer material, decorative shutters, corbels, and gable accent, as well as change the concrete roof tiles to that of concrete “S” tiles. Additionally, the Applicant revised the color scheme to include white as the dominant color for the building instead of previously identified shades of black, gray, and brown. All Applicant revisions align with early California/Mission style architectural design, consistent with the Mercado District’s design guidelines within the DSP.

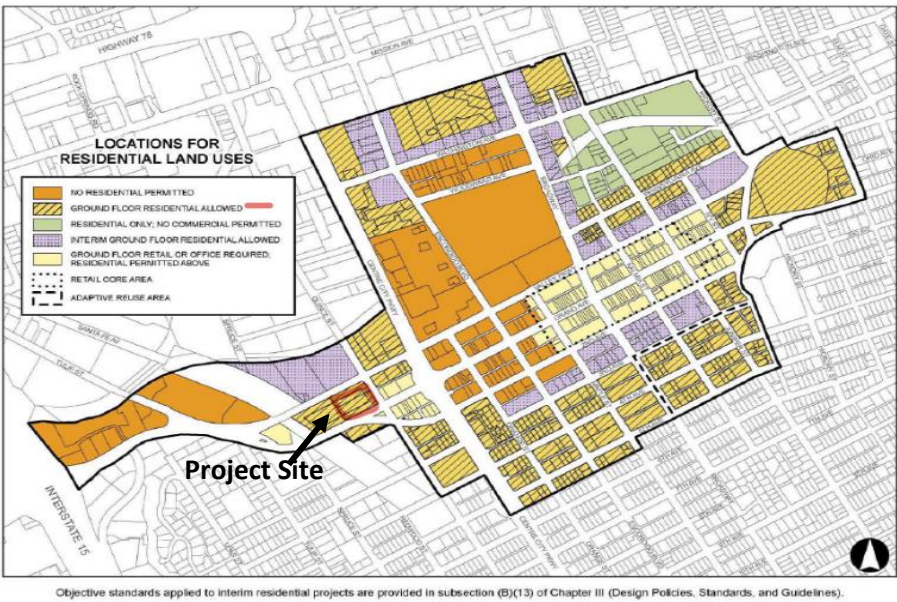


Figure 1 – Location for Residential Land Uses

The Project includes a Planned Development Permit to allow ground-floor residential uses where non-residential use would be required by the DSP (refer to Figure II-4 in the DSP). A Design Review Permit is required for projects that include new construction of buildings pursuant to Article 64, Section 33-1354. A Tentative Subdivision Map is required to merge the two existing lots into one and allow for individual ownership of the townhome units pursuant to Article 49 and Chapter 32 (Subdivisions). Article 19, Section 33-409 requires City Council approval of new Planned Development Permit requests which establish a Master Plan.

Article 1, Section 33-16(c) stipulates that the concurrent processing of applications shall be reviewed by the highest decision-making body. Therefore, the project is subject to final decision by the City Council and the Planning Commission’s action is to make a recommendation to the City Council.

SUPPLEMENTAL DETAILS OF REQUEST

Standard		
1. Property Size:	2.73 acres gross/net	
2. Number of Units:	70 units	
Minimum/Maximum Required		Proposed



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3. Unit Size*:	600 square-feet (sq. ft.) - studio 700 sq. ft. - 1-bedroom 800 sq. ft. - 2-bedroom 1,000 sq. ft. - 3-bedroom 150 sq. ft. for any additional bedrooms	1,325 sq. ft. – 1,335 sq. ft. - 2-bedrooms 1,697 sq. ft. - 3-bedrooms 1,775 sq. ft. - 4-bedrooms
4. Density:	100 du/ac max.	25.63 du/ac
5. Lot Coverage/Floor Area Ratio:	None/None	43%
6. Building Height	5 stories/75'-0" in height max.	3 stories/36'-0"
7. Motor Vehicle Parking:	153 parking spaces min.	158 parking spaces
8. Bicycle Parking:	N/A	6
9. Setbacks:		
a. Front Yard:	14'-0" from curb or at right-of-way (ROW)	14'-0" from curb
b. Rear Yard:	None	6'-0"
c. Side Yard:	14'-0" from curb or at right-of-way (ROW)	14'-0" from curb
10. Open Space / Landscaping:	21,000 sq. ft.	23,176 sq. ft. (4,246 sq. ft. [private decks] + 2,080 sq. ft. [private patios] + 16,850 sq. ft. [common open space])
11. Trees:	70 (1 per unit)	100 trees
12. Signage:	None proposed	To be reviewed at building permit submittal
13. Trash:	Trash Enclosure/Bins	Bins within garages
14. Lighting:	To be determined; required compliance with Article 35 (Outdoor Lighting)	To be reviewed at building permit submittal
15. Heating and Ventilation:	To be screened	Screened



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16. Private Storage*	80 cubic feet	80 cubic feet is provided in each garage
17. Washer and Dryer*	Hook ups in each unit	Provided in the garages

*Article 49 requires minimum square-footages based on the number of bedrooms, private storage, and washer and dryers.

PROJECT ANALYSIS

1. General Plan Conformance:

a. Housing Element and “No Net Loss”

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City’s share of regional housing needs, consistent with Government Code section 65584. During the current 6th Cycle planning period, the City must accommodate a total of 9,607 housing units. The Housing Element identified a total housing capacity of 12,445 units, of which 9,463 were listed on the City’s Suitable Sites Inventory.

No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction’s Regional Housing Needs Allocation (“RHNA”), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels “lost” as a result of the approval. The so-called “no net loss” provisions apply 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 than shown in the Housing Element. (Gov’t Code § 65863(b)).

The Project sites are listed within the Suitable Sites Inventory, and forecasted to provide 107 very-low and low, and 60 above-moderate income units. The Project would be approved at a lower density than shown in the Housing Element (Gov’t Code § 65863(b)). Therefore, provisions of No Net Loss Law apply to the project.

Nonetheless, the remaining sites in the Housing Element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the RHNA pursuant to Section 65584, based on the following:

Income Levels:	Very-low & Low	Moderate	Above Moderate
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Suitable Sites Inventory Units CityWide (i.e., capacity identified CityWide)	4,557*		1,467	3,439
Suitable Sites Inventory Units removed from capacity	56	247	40	289
Impacted by Project	0	107	0	60
Remaining Sites Inventory Capacity with Proposed Development +/-	4,206		1,427	3,090

*Low-income units were included in the Very-low capacity.

As of October 2025, the City has 1,792 low-/moderate-/above-moderate income units either constructed, approved, or projected, with a remaining RHNA need of 7,815 units (1,669 Very Low/1,072 Low/1,470 Moderate/3,604 Above Moderate).

If the Project is approved, the remaining need will be reduced to 7,745 units (1,669 Very Low/1,072 Low/1,470 Moderate/3,534 Above Moderate). The Project would utilize two parcels on the Suitable Sites Inventory removing capacity of 107 low income and 60 above-moderate; nonetheless, the Housing Element Sites Inventory would still have a capacity for 8,720 housing units, which represents a 18% capacity buffer. Further information is provided in Exhibit "C" of Attachment 4 of this staff report. Therefore, the City would continue to comply with the provisions of No Net Loss with approval of the project, as proposed, and the project would be consistent with the City's Housing Element.

b. Land Use and Community Form

Community Character Policy 1.1: *New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals.*

The Project entails a development in the downtown area that is consistent with the development policies outlined in the DSP in that the Project should comply with standards outlined for development in the downtown area. The Project is conditioned to participate in the density transfer pool to ensure that the overall buildout of the Downtown area can be achieved; furthermore, it would allow constrained properties to be built out to achieve the vision of the DSP by allowing the transfer of densities to underutilized parcels.

Community Character Policy 1.3: *Focus development into areas where land use changes achieve the community's long term goals. Facilitate development that is consistent with the build out vision*



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for each area through incentive programs and efficient administrative and discretionary approval processes for plot plans, Planned Developments, Area Plans, Specific Plans, and Zoning Overlays.

The Project includes a Planned Development Permit to allow for ground-floor residential uses in this area of the DSP. The Project will be consistent with the build out vision of the DSP, which entails smart growth policies (see Sec. III(A)(1) of the DSP), in that it encourages additional housing opportunities for people to live in the downtown area by providing 70 new for-sale units across from the North County Transit District's transit station which encourages individuals to use alternative modes of transportation.

Community Character Policy 1.8: *Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.*

The Project is required to demonstrate consistency with the Climate Action Plan. In order to accomplish this, the Project will incorporate various applicable measures to reduce greenhouse gas emissions. The Project has been conditioned to ensure compliance with the Climate Action Plan consistency checklist.

Community Character Policy 1.9: *Promote development in downtown, at transit stations, and other key districts to accommodate a mix of land uses and configure uses to promote walkability, bicycling, and transit uses, reducing the need for the automobile.*

The Project is directly across from the North County Transit District's transit station, and is within walking distance (< 0.5 miles) from the core of the downtown area. Additionally, the Project is located adjacent to commercial developments to the south that lie on the periphery of the downtown area encouraging the patronizing of surrounding businesses.

Therefore, the proposed Project is consistent with the City's 2012 General Plan.

2. Specific Plan Conformance:

The Project site is located within Gateway Transit (GT) land use district of the DSP which permits ground-floor residential units, subject to a Planned Development Permit, in accordance with Article 19 of the EZC. Additionally, the permitted density on-site is 100 dwelling units per acre (du/ac). The Applicant proposes 70 dwelling units, which equates to approximately 25.63 du/acre, and is consistent with the maximum permitted density. The specific plan does not include a minimum density for the Project site. As detailed in the "supplemental details of request" section of the staff report, the Project complies with all development standards within the DSP, and conforms to the requirements of the Specific Plan.

The DSP established a Density Transfer Program, which requires a deed restriction on subject properties when density is forgone as a result of a proposed project. The proposed Project would not build out at the maximum permitted density (25.63 du/ac where 100 du/ac is permitted). The Density Transfer Program ensures the DSP's planned for buildout of 5,275 units is achieved by capturing unused units on sites identified for residential development. Therefore, draft condition of approval no. E.2 requires participation



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in the Density Transfer Program which would capture those unused units and place them into the existing DSP Credit Pool, for access at a future time within the DSP area. Compliance with the Density Transfer Program ensures overall buildout of the Downtown Specific Plan is achieved and no residential units are lost over time, as envisioned by the DSP.

3. Climate Action Plan Consistency:

The Applicant prepared a Climate Action Plan (CAP) Consistency Checklist because the proposed Project exceeds the CAP's identified threshold established for multi-family housing units of 55 units. If a Project exceeds the screening thresholds established by the CAP, then an applicant can demonstrate consistency with the CAP by incorporating applicable Greenhouse Gas Emission (GHG) reduction measures outlined in the CAP checklist. The Applicant's CAP Consistency Checklist identifies the applicable GHG reduction measures, and all applicable measures are incorporated within the draft conditions of approval (see conditions of approval E.1.a – E.1.d in Attachment 4).

4. Site Design

a. Grading, topography, retaining wall, and fencing:

The Project site is relatively flat, and has an average elevation of 645'-0" across the site. The finished floors for the buildings range from 645'-0" to 649'-0" indicating very minor changes to the topography of the site. The Project does not include retaining walls, or fencing along the frontage; however, an existing fence on the westerly property line will remain, and the private areas will have 42" high tubular steel fencing.

b. Project Access and Circulation:

The Project site currently takes access from W. Valley Parkway and Grand Avenue via four driveways, and the proposed Project would eliminate two of the existing four. One driveway would be removed on each referenced streets, and access would be provided to the site via the remaining two driveways (one on Grand and one on Valley).

c. Building Orientation:

The buildings orient toward a central courtyard, with several of the building entrances proposed along the Project's frontage. As encouraged by the DSP's, "Building Orientation Policy", the buildings orient toward the street thereby establishing a strong connection with the public realm by providing direct access to the sidewalk and by not being setback from the street. The buildings along Valley Parkway, Quince, and Grand Avenue, include balconies overlooking the public right-of-way which provide a pedestrian scale environment that is encouraged by the DSP.

d. Open Space and Landscaping

The DSP requires new developments to provide 300 square-feet (sq. ft.) of open space per dwelling unit. Based on this requirement, the Project requires 21,000 sq. ft. of open space (70 dwelling units x 300 sq. ft.). The DSP allows for open space requirements to be met through private patios/decks that are directly accessible from the unit and 5'-0" in all direction, and/or through common open space areas that are 10'-0"



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in all directions. The proposed Project meets the requirement for open space through a combination of private areas and common areas, and would provide a total of 23,176 sq. ft of open space area. For additional detailed information, refer to the “Supplemental Details of Request” section of this report.

The DSP refers to Article 62 (Water Efficient Landscape Regulations) of the Escondido Zoning Code for landscaping requirements which include required number of street trees, and a requirement for one tree per dwelling unit. The Project requires 70 trees on-site and would provide approximately 100 trees, as shown in the project plans under Attachment 3 (refer to conceptual landscaping plan sheet). Additionally, the Applicant proposed off-site improvements immediately adjacent the Project site which include a walkable path, and various other landscape features such as benches, and landscaping. Such additional amenity area aligns with the smart growth policies identified within the DSP, which include enhanced street level designs that creating inviting places for pedestrians by providing features that are visually interesting and human in scale, including seating and landscaping (Sec. III(A)(1)(a) of the DSP).

e. Parking:

The DSP requires off-street parking based on the number of bedrooms in each unit. Pursuant to the DSP, a two-bedroom unit is required to provide 1.75 off-street parking spaces, and three- and four-bedroom units are required to provide 2.0 off-street parking spaces. Additional guest off street parking spaces are required at a ratio of 0.25 per unit. The Project requires a total of 153 off-street parking spaces, which includes 18 guest spaces. The Project would provide 140 off-street parking spaces within garages, and 18 off-street parking spaces, uncovered, for a total of 158 total parking stalls (5 in excess of what is required under the DSP).

5. Building Design:

a. Building Height, Mass, and Scale:

The building height is consistent with the requirements of the DSP in that the proposed Project does not exceed the 75'-0" (5 stories) maximum height limit. The Project includes buildings designed at approximately 36'-0" (3 stories) in height. The scale and massing of the proposed buildings is consistent with surrounding existing developments such as the residential development located directly west of the site, and developments under construction such as the residential development located across Quince, on the corner of Grand Avenue and Quine Street. Therefore, the proposed massing, scale, and height of the Project would not be out of character with development in the downtown area.

b. Residential Floor Plans:

The Applicant proposes to offer a variety of floor plans consisting of two-, three-, and four-bedrooms, with up to four different floor plan options. Requirements of residential floor plans pursuant to the EZC and DSP include the need for 80 cubic feet of storage area, as well as washer and dryer hook ups. Each floor plan shows the required amount of storage for each unit (80 cubic feet within the garage area), which will not impede on the required space for each vehicle (i.e., the storage space does not conflict with required parking area). The proposed floor plans include washer and dryer hook ups in the garages.

c. Building Materials:



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The Project is located in the Mercado Overlay design area of the Downtown Specific Plan which encourages architecture in an “early California” theme. The Project includes a mix of smooth light stucco and brick veneer for the exterior, and various decorative elements including but not limited to decorative shutters, corbels, and gable accents, all of which are consistent with the “early California” theme.

FISCAL ANALYSIS

The Applicant paid all fees required for the processing of the various applications. The Applicant will be responsible for payment of Development Impact Fees at time of building permit issuance.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15332 (In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines, the Project is categorically exempt from further environmental review in that the Project involves development of townhome “for-sale units” on a property that is less than five-acres. 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 as detailed in the analysis section above. The Project site has no value as habitat for endangered, rare or threatened species, and is considered “urban/developed” as denoted within the City of Escondido’s draft Subarea Plan, Figures 3-1 through 3-3. The Project can be adequately served by all required utilities and public services, as determined by the City’s Utilities Department through the Staff Development Committee review process. Based on the following technical memorandums: Traffic Scoping Agreement (prepared by *Linscott, Law & and Greenspan Engineers*), Air Quality Assessment (prepared by *Ldn Consulting Inc*, dated April 3, 2025), Noise Assessment (prepared by *Ldn Consulting, Inc*, dated August 22, 2024), and Preliminary Stormwater Quality management (prepared by *Fuscoe Engineering Inc*, dated August 01, 2025), the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the Project is an in-fill development Project located within an urbanized area of the City, and no substantial evidence has been provided indicating that the Project would have significant effects on the environment.

Furthermore, the Project does not trigger any of the exceptions to the use of an exemption as detailed in Section 15300.2. The application of this exemption is further discussed in the Notice of Exemption (Attachment 3 – Notice of Exemption).

PUBLIC INPUT

As required by Section 33-1300 of Article 61 (Administration and Enforcement) in the Escondido Zoning Code, the public hearing for the Project was noticed in the Times-Advocate on October 16, 2025, and notices mailed on October 13, 2025 to approximately 56 properties within a 500-foot radius of the Project site.

As of the date of publication of this staff report, City staff has not received any public comments, and 17 mailers were returned to the City.

CONCLUSION AND RECOMMENDATION

The Project includes a Tentative Subdivision, Planned Development Permit, and Design Review Permit to facilitate the construction of 70 “for-sale” dwelling units in the Downtown Specific Plan area. The Project would revitalize the site by demolishing a vacant office building, and introduce new housing opportunities in an urban area of the city.



CITY *of* ESCONDIDO

STAFF REPORT

Item 2.

As discussed throughout this staff report, the Project complies with the requirements of the Escondido Zoning Code, Downtown Specific Plan, and with several General Plan policies included in the City's 2012 General Plan.

Based on the analysis contained in this staff report, and as presented by City staff during the public hearing, Planning staff recommend that the Planning Commission adopt Resolution No. 2025-09 recommending approval of the Project to the City Council, subject to the draft conditions of approval.

Motion as recommended by City staff: Adopt Resolution No. 2025-09 recommending that the City Council approve the Project, as conditioned.

ATTACHMENTS

1. Location, General Plan Map, and Zoning
2. Site Plan
3. Draft Notice of Exemption
4. Draft Planning Commission Resolution No. 2025-09 including Exhibits "A" – "D"

Exhibit "A" – Legal Description

Exhibit "B" – Project Plan Set

Exhibit "C" – Findings of Fact/Factors to Be Considered

Exhibit "D" – Conditions of Approval



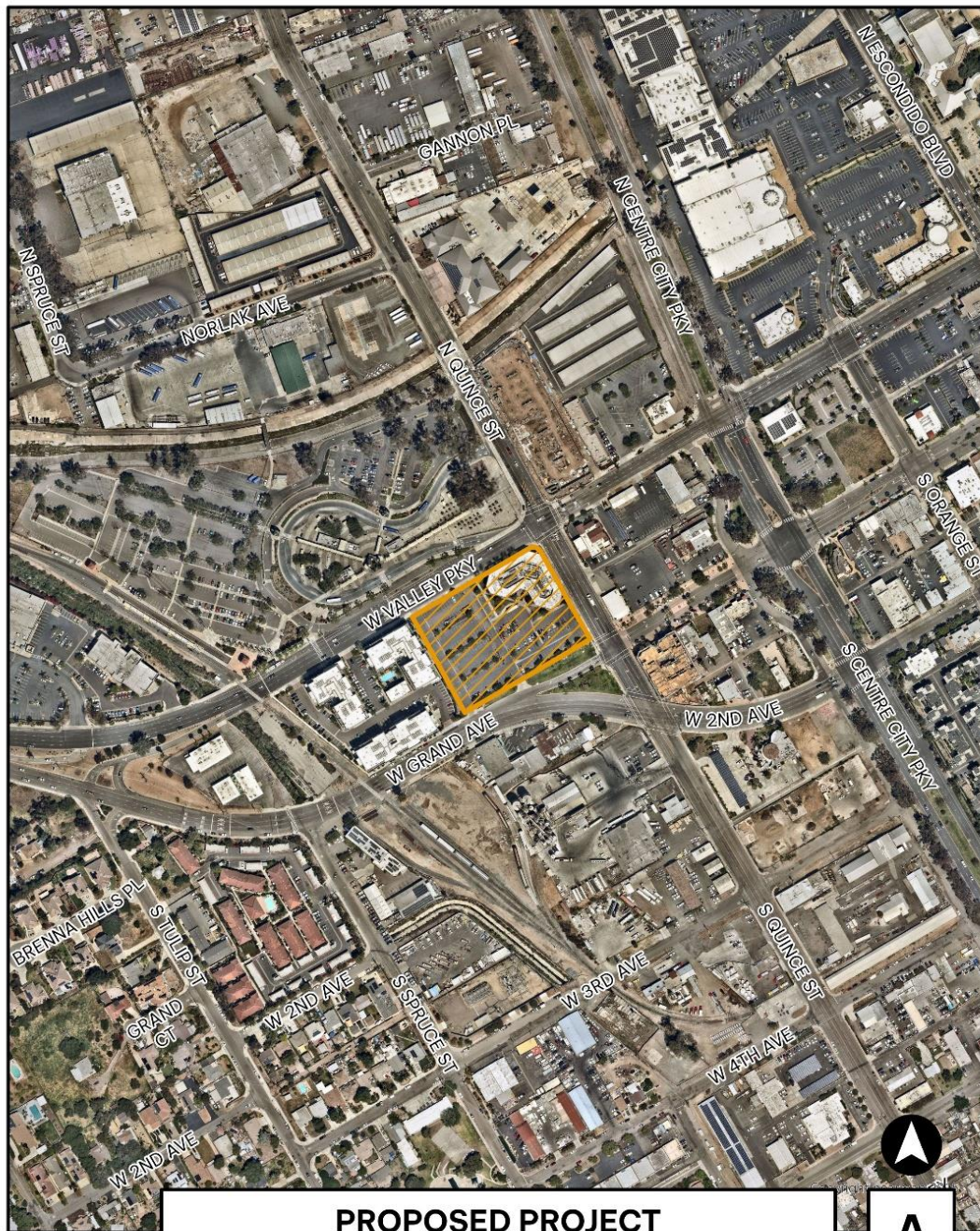
CITY of ESCONDIDO

STAFF REPORT

Attachment 1

Aerial, General Plan, and Zoning

PL25-0020/PL25-0021/PL25-0023/PL25-0024



**PROPOSED PROJECT
PL25-0020**



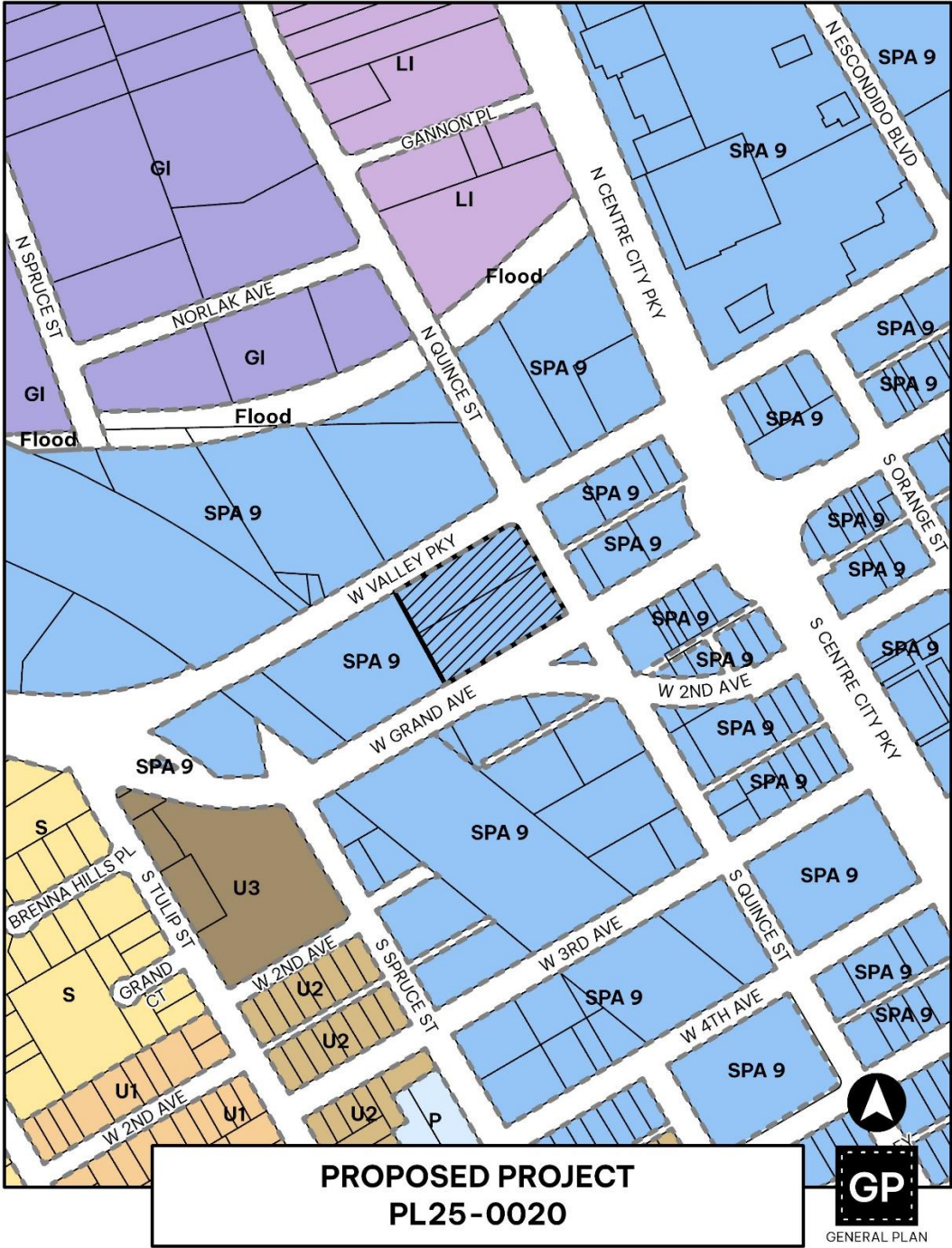
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CITY of ESCONDIDO

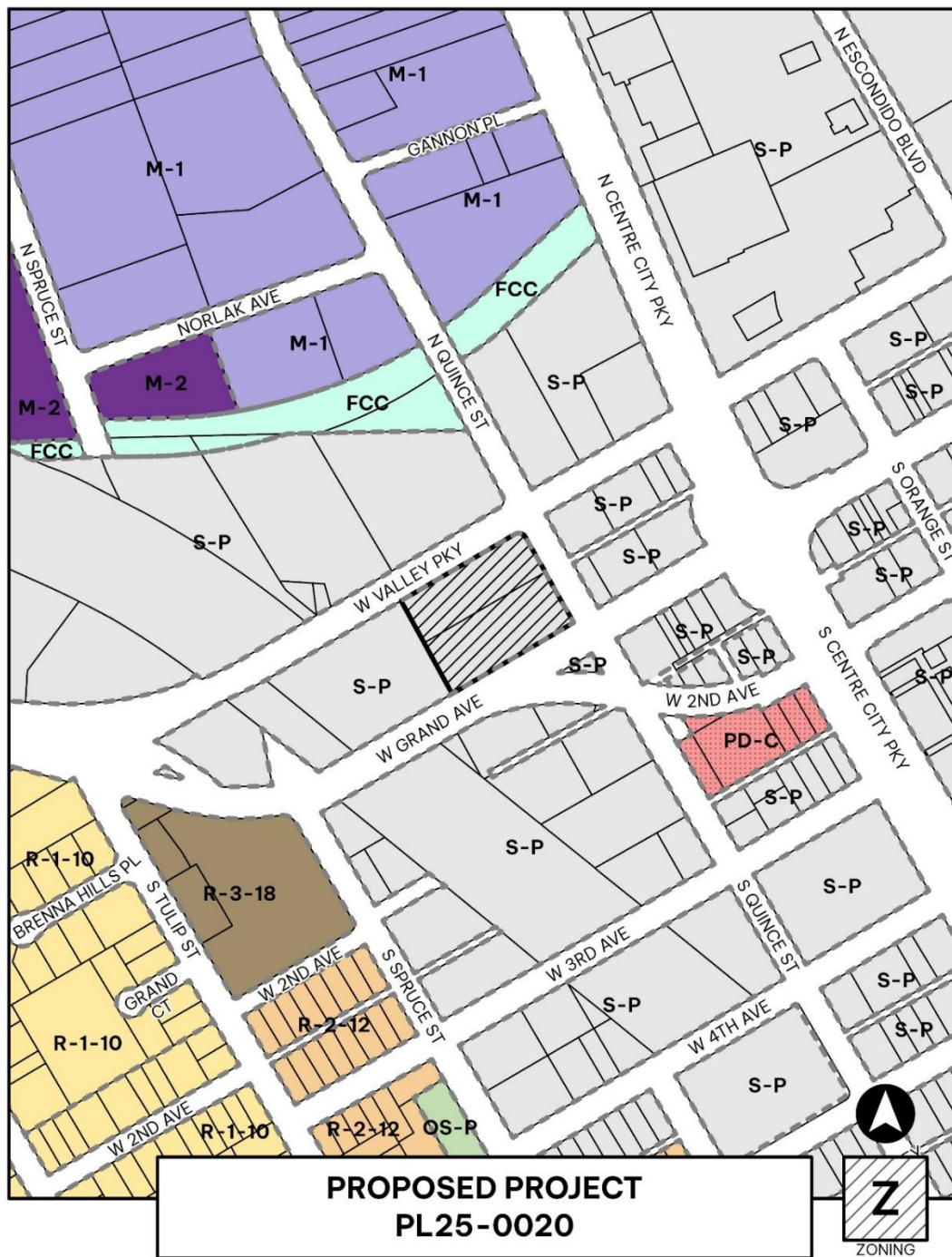
STAFF REPORT





CITY of ESCONDIDO

STAFF REPORT





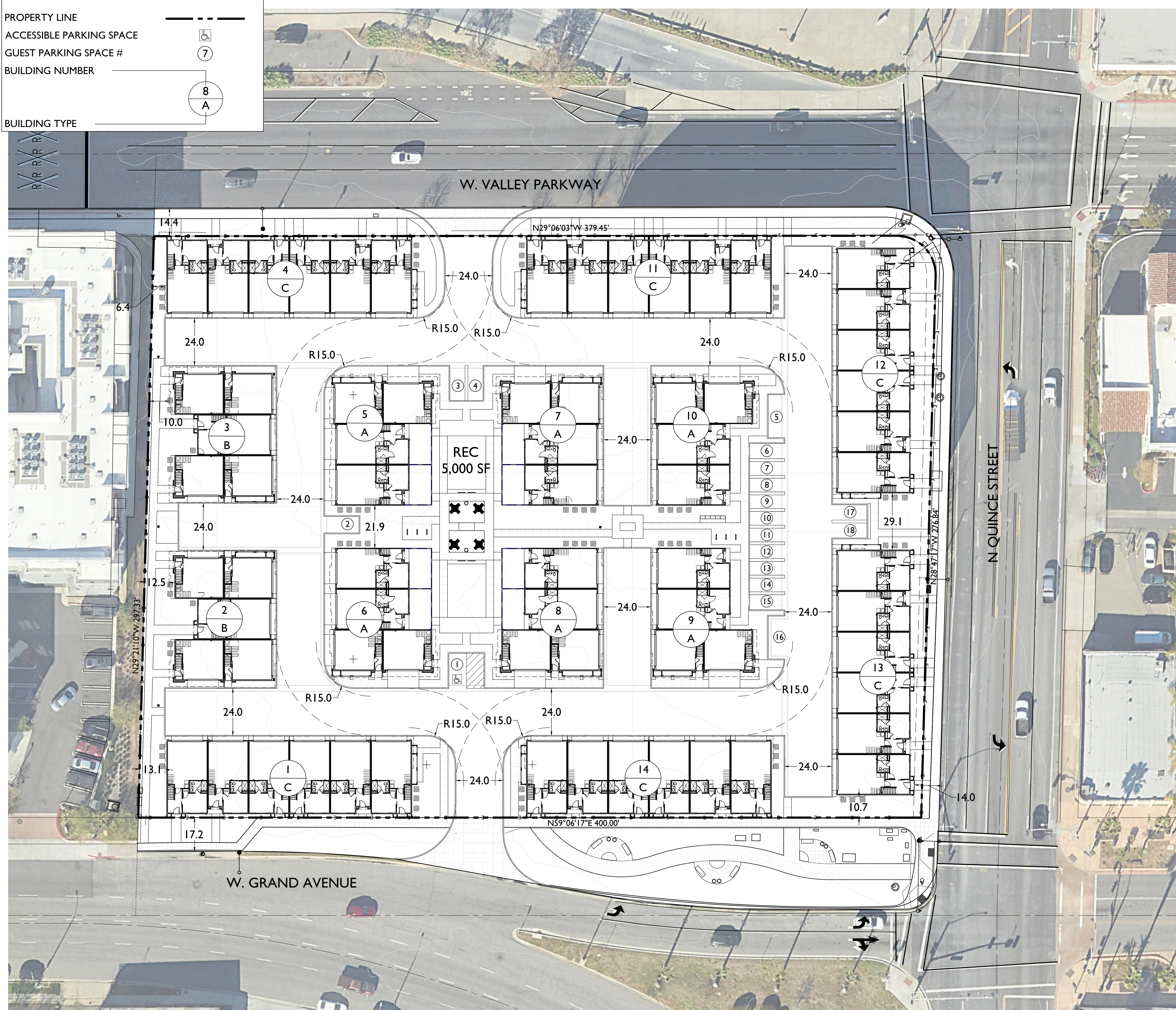
CITY *of* ESCONDIDO

STAFF REPORT

Attachment 2

Site Plan/Massing Plan

Item 2.



PROJECT SUMMARY

3-STORY TOWNHOMES

NET AREA

HOMES

DENSITY

PARKING

ADDRESS

APN

ZONING

CONST TYPE

OCC.

SPRINKLER

2.73 AC

70 DU

25.6 DU/AC

158 SP (2.25 SP/DU)

613 W VALLEY PKWY

232-100-20, 21

S-P

V-B

R-3 / U

NFPA 13

UNIT SUMMARY

10 PLAN 1

10 PLAN 2

24 PLAN 3

26 PLAN 4

70 TOTAL UNITS

2BD/2.5BA

2BD/2.5BA

3BD/3.5BA

4BD/3.5BA

112,958 SF

1,325 SF

1,335 SF

1,697 SF

1,755 SF

BUILDING SUMMARY (INCLUDES GARAGES)

BUILDING A

BUILDING B

BUILDING C

TOTAL

8,305 SF

9,795 SF

14,170 SF

154,440 SF

X 6

X 2

X 6

49,830 SF

19,590 SF

85,020 SF

PARKING SUMMARY

PARKING REQUIRED

20 2BD X 1.75

50 3&4BD X 2

70 GUEST X .25

TOTAL

35 SP

100 SP

18 SP

153 SP

PARKING PROVIDED

GARAGE

OPEN

TOTAL

140 SP

18 SP

158 SP

OPEN SPACE SUMMARY

REQUIRED

70 DU X 300 SF =

21,000 SF

PROVIDED

PRIVATE DECKS

PRIVATE PATIOS

COMMON

TOTAL PROVIDED

4,246 SF

2,080 SF

16,850 SF

23,176 SF

PARALLEL PARKING DIMENSIONS (NTS)

PERPENDICULAR PARKING DIMENSIONS (NTS)

TYPICAL PARKING DIMENSIONS



CITY *of* ESCONDIDO

STAFF REPORT

Item 2.

Attachment 3

Draft Notice of Exemption

PL25-0020/PL25-0021/PL25-0023/PL25-0024



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

Item 2.

Notice of Exemption

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

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

Project Title/Case No: PL25-0020/PL25-0021/PL25-0023/PL25-0024 – West Valley Parkway 70-unit Condominiums

Project Location - Specific: The 2.73-acre site is located on the south side W. Valley Parkway, and is bounded by N. Quince Street and W. Grand Avenue and is addressed 613 W. Valley Parkway. (Assessor's Parcel Number(s): 232-100-20-00 and 232-100-21-00)

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

Description of Project: Approval of a project within the Downtown Specific Plan (SPA-9) General Plan land use designation, and Specific Plan (S-P) zone consisting of a Tentative Subdivision Map, Planned Development Permit (Master and Precise Plan), and Design Review Permit all to permit construction of 70 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to merge two lots into one, and to allow for the subdivision of air space for purposes of condominium units. A Planned Development Permit consisting of a Master and Precise Plan is required to allow for ground-floor residential units within the Downtown Specific Plan, and a Design Review Permit is required for construction of the 70 dwelling units. The Project also includes ancillary on- and off-site improvements related to demolition of an existing 60,000 sq. ft. office building, off-street parking, landscaping, storm water management, and repairing any impacted existing curb and gutter caused by the Project, and a passive open space area.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Troy Frederick (KB Homes)

Address: 9915 Mira Mesa Blvd. San Diego, CA 92131

Telephone: 760-652-9995

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

Exempt Status: The Project is categorically exempt pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects).

Reasons why project is exempt: The Project is exempt under this exemption in that the proposed Project complies with the criteria necessary to be exempt from further environmental review as detailed below:

Exemption Criteria:	Justification
<i>(a) 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.</i>	The Project site has a General Plan land use designation of SPA 9 and is zoned S-P. Within the Downtown Specific Plan, the Project site is within the Gateway Transit District, which is identified for high-density mixed-use development. The Downtown Specific Plan designates the site for residential development with up to 100 dwelling units per acre (du/ac). The Project would provide 70 multi-family units on a 2.73-acre site, which results in a density of 25.6 du/ac, and would be consistent with the General Plan land use designation and density for the site.

	The Project complies with all development standards identified within the Specific Plan. The governing Specific Plan and Escondido Zoning Code allow for ground-floor residential development on the Project site through approval of a Planned Development Permit. The Project does not propose to amend the General Plan designation or zoning for the Project site, and the Project would be consistent with the General Plan and zoning designations. Therefore, the Project, as currently proposed, is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, as discussed in the Planning Commission staff report dated October 28, 2025, and thereby meets criterion a.
<i>(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.</i>	The Project site entails 2.73 acres located within the city limits of the incorporated City of Escondido. Urban uses are defined under PRC Section 21072 as including “any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.” The Project site is adjacent to, or separated by, only a public right-of-way from adjacent urban uses on its north, east, and south boundaries. Urban land uses surrounding the Project site include the Escondido Transit Center to the north; commercial and retail uses to the east; retail and industrial uses to the south; and multi-family residential to the west. Therefore, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and thereby meets criterion b.
<i>(c) The project site has no value, as habitat for endangered, rare or threatened species.</i>	The Project site’s existing condition is entirely developed with a building, paved areas, and ornamental landscaping. Landscaping on the Project site consists of low-lying shrubs and approximately 30 trees, which do not provide habitat suitable for endangered, rare, or threatened species. The Project is surrounded by urban development and does not serve as a wildlife corridor. According to the City’s draft Subarea Plan, Figures 3-1 through 3-3, the site is deemed urban/developed and the Project site has no value as habitat for endangered, rare, or threatened species, and thereby meets criterion c.
<i>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</i>	An initial assessment of impacts related to traffic, noise, air quality, and water quality has been prepared to evaluate the potential effects of the Project. As detailed in the Planning Commission staff report dated October 28, 2025, based on supporting sources and Project-specific studies, the Project, as currently proposed, is not anticipated to result in significant effects related to traffic, noise, air quality, or water quality, thereby meeting criterion d.
<i>(e) The site can be adequately served by all required utilities and public services.</i>	The Project is proposed for a site where development has previously been served by public utilities and services. Therefore, connections to existing water, wastewater, stormwater, electric, and telecommunications services exist at the Project site. The Project is not anticipated to require increased capacities for water or sewage service, as determined by the City’s Utilities Department during the Staff Development Committee (SDC) review process. Stormwater treatment would be provided on-site in bioretention basins and proprietary biofiltration vaults. No substantial increase in the amount of impervious area on-site would occur and the amount and locations of stormwater runoff would be consistent with the existing condition, as described in the draft Preliminary Storm Water Quality Management Plan (dated September 2025). Existing electric and telecommunication connections at the Project site serve the existing office building and infrastructure providing these utilities would be adequate to serve the Project. The construction of residential units on the Project site would result in an incremental increase in the demand for public services, including fire protection, police protection, schools, parks, and other public facilities. As the Project is consistent with General Plan, and therefore the population projections for the City, the increased demand for these facilities is anticipated by the City and would be accommodated by the City through payment

	of development impact fees. Connections to existing utilities and existing public services would adequately serve the Project site and the Project would not require new utilities or services to be provided by the City or other public utility agency. Therefore, the Project would meet criterion e.
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Furthermore, the Project does not trigger any of the exceptions that disqualify the use of an exemption pursuant to CEQA Guidelines Section 15300.2:

Exceptions to an Exemption Criteria	Justification
<i>(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.</i>	The Project is not pursuing a Class 3, 4, 5, 6, or 11 Categorical Exemption; therefore, this exception is not applicable to the Project.
<i>(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.</i>	No individually significant impacts would result from the proposed Project. Therefore, no cumulatively considerable impacts related to traffic, noise, air quality, or water quality are anticipated to occur. As the Project is within the City's Downtown area and in close proximity to transit, increased density of successive mixed-use Projects in this area would be anticipated to reduce VMT and associated impacts related to air quality and greenhouse gas emissions. Additionally, as detailed in Section 15064.3 of the CEQA Guidelines projects within a .5 mile of an existing major transit stop are presumed to cause a less than significant transportation impact. No cumulative impacts are expected to result from the Project and successive projects of the same type in the same place over time. Therefore, this exception does not apply, and the Project is potentially eligible for a Categorical Exemption.
<i>(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</i>	As detailed in the analysis above, no significant environmental effects related to traffic, noise, air quality, or water quality would occur as a result of Project implementation. The Project is consistent with the zoning and land use designations for the site and would replace an existing office building with multi-family housing, which is more consistent with the City's vision for the Project vicinity as a high-density urban center. The Project site is developed within an urban area under existing conditions and is not known to contain unique resources. There are no other unusual circumstances of the Project site or unusual activities proposed by the Project that would result in significant environmental effects. Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.

<i>(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</i>	The Project site is not located along a designated state scenic highway, nor would the project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 52 approximately 18 miles south of the project site (California Department of Transportation 2024). Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.
<i>(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</i>	A Phase I Environmental Site Assessment Report was prepared for the project by Petra Geosciences, Inc. (2024). The Phase I Environmental Site Assessment included a records search of government environmental regulatory databases and did not identify the Project site as being on a list compiled pursuant to Section 65962.5 of the Government Code. Updated searches of the EnviroStor and GeoTracker databases compiled pursuant to Section 65962.5 of the Government Code did not reveal any new hazardous materials cases on the project site (Department of Toxic Substances Control 2024; State Water Resources Control Board 2024). As the Project site is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code, this exception does not apply and the Project is potentially eligible for a Categorical Exemption.
<i>(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.</i>	The existing on-site office building was constructed in 1984 and is not listed in the National Register of Historic Places or the California Register of Historical Resources. Because the building is less than 50 years old, it is presumed not to be of age to be considered a historic resource under CEQA. As such, this exception does not apply and the Project is potentially eligible for a Categorical Exemption.

Lead Agency Contact Person: Ivan Flores, Principal Planner Area Code/Telephone/Extension: 760-839-4529

Signature: _____

Ivan Flores, AICP
Principal Planner

_____ Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Planning Commission

Hearing Date: October 28, 2025

Effective Date: October 29, 2025

PLANNING COMMISSION RESOLUTION NO. 2025-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE PLAN), AND DESIGN REVIEW PERMIT FOR CONSTRUCTION OF 70 DWELLING UNITS

APPLICANT: KB HOMES

CASE NO: PL25-0020/PL25-0021/PL25-0023/PL25-0024

WHEREAS, KB Homes, represented by Troy Frederick ("Applicant"), filed a land use development application, Planning Case Nos. PL25-0020/PL25-0021/PL25-0023/PL25-0024, ("Application") constituting a request for a Tentative Subdivision Map to merge two (2) existing lots into one and to permit condominium units; a Planned Development Permit (Master and Precise Plan) to permit ground-floor residential units in the Downtown Specific Plan; and a Design Review Permit for construction of seventy (70) for-sale dwelling units ("Project") on a 2.73 gross acre site located at 613 W. Valley Parkway (APNs: 232-100-20-00 and 232-100-21-00), in the Downtown Specific Plan Area (SPA-9) general plan land use designation, and Specific Plan (S-P) zone; and

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

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning

Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, ground-floor residential uses are permitted uses within the Gateway Transit land use district of the Specific Plan (S-P) Zone as set forth in Figure II-2 of the Downtown Specific Plan, subject to the approval of a Planned Development Permit, in accordance with Article 19 of the Escondido Zoning Code; and

WHEREAS, a Tentative Subdivision Map, and condominium units, are permitted by the California Subdivision Map Act, Chapter 32 (Subdivision Ordinance), and Article 49 (Air Space Condominium and Community Apartment Projects) of the Escondido Zoning Code; and

WHEREAS, pursuant to Article 49 (Air Space Condominium and Community Apartment Projects), condominiums requested concurrently with a planned development application pursuant to Article 19, are not subject to the processing of a Condominium Permit through Article 49; and

WHEREAS, a Design Review Permit is required by Article 64 (Design Review) for planned development projects, and new construction subject to discretionary review by the Planning Commission and/or City Council; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

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

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

WHEREAS, on October 28, 2025, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated October 28, 2025 with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects) as detailed in the draft Notice of Exemption attached to the Planning Commission staff report, dated October 28, 2025.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C", relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D", is hereby **recommended for approval** by the Planning Commission. The Planning Commission expressly declares that it would not have recommended approval of this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.
5. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as recommended for approval by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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

1. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on

the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 28th day of October, 2025, by the following vote, to wit:

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

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

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

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

Exhibit “A”
Legal Descriptions

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

PARCELS 1 AND 2 OF PARCEL MAP NO. [11961](#), IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 19, 1982.

[APN: 232-100-20-00](#) (Affects Parcel 1) and [232-100-21-00](#) (Affects Parcel 2)

Exhibit “B”
Project Plan Set

The architectural drawings are copy-right protected. Please contact the case planner at ivan.flores@escondido.gov or via phone at (760) 839-4529 for further information.

EXHIBIT "C"

PLANNING CASE NOS. PL25-0020/PL25-0021/PL25-0023/PL25-0024

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 has been determined to not have a significant effect on the environment, and is declared categorically exempt from the requirement to prepare environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15332 ("In-Fill Development Projects"), in that the proposed project consists of a multi-family development of 70 for-sale units on a site less than five acres in size; 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 Project site has no value as habitat for endangered, rare or threatened species; the Project 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.
3. Further, the Project does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The Project is not pursuing a Class 3, 4, 5, 6, or 11 Categorical Exemption; therefore, this exception is not applicable to the Project.*
 - b. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. No individually significant impacts would result from the proposed Project. Therefore, no cumulatively considerable impacts related to traffic, noise, air quality, or water quality are anticipated to occur. As the Project is within the City's Downtown area and in close proximity to transit, increased density from successive mixed-use projects in this area would be anticipated to reduce VMT and associated impacts related to air*

quality and greenhouse gas emissions. Additionally, as detailed in Section 15064.3 of the CEQA Guidelines, projects within 0.5 miles of an existing major transit stop are presumed to cause a less than significant transportation impact. No cumulative impacts are expected to result from the Project and successive projects of the same type in the same place over time. Therefore, this exception does not apply, and the Project is eligible for a Categorical Exemption.

- c. *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.* As detailed in the analysis in the Planning Commission staff report, dated October 28, 2025, no significant environmental effects related to traffic, noise, air quality, or water quality would occur as a result of Project implementation. The Project is consistent with the zoning and land use designations for the site and would replace an existing office building with multi-family housing, which is consistent with the City's vision for the Project vicinity as a high-density urban center. The Project site is developed within an urban area under existing conditions and is not known to contain unique resources. There are no other unusual circumstances on the Project site or unusual activities proposed by the Project that would result in significant environmental effects. Therefore, this exception would not apply, and the Project is eligible for a Categorical Exemption.
- d. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigate on by an adopted negative declaration or certified EIR.* The Project site is not located along a designated state scenic highway, nor would the project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 52 approximately 18 miles south of the project site (California Department of Transportation 2024). Therefore, this exception would not apply, and the Project is eligible for a Categorical Exemption.
- e. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.* A Phase I Environmental Site Assessment Report was prepared for the Project by Petra Geosciences, Inc. (2024). The Phase I Environmental Site Assessment included a records search of government environmental regulatory databases and did not identify the project site as being on a list compiled pursuant to Section 65962.5 of the Government Code. Updated searches of the EnviroStor and GeoTracker databases compiled pursuant to Section 65962.5 of the Government Code did not reveal any new hazardous materials cases on the project site (Department of

Toxic Substances Control 2024; State Water Resources Control Board 2024). As the project site is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code, this exception does not apply and the Project is eligible for a Categorical Exemption.

- f. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.* The existing office building was constructed in 1984, and is less than 50 years old, thus it does not meet the minimum criteria to be considered eligible for the City's Local Register. The office building is not a "historical resource" as defined in Section 15064.5, and no substantial evidence in the administrative record indicates that the office building may be considered a historical resource. Therefore, this exception would not apply, and the Project is eligible for a Categorical Exemption.
4. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the October 28, 2025 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.

Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the Planning Commission'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.

TENTATIVE MAP DETERMINATIONS (PL25-0023)
(Subdivision Map Act and Chapter 32 of the Escondido Municipal Code)

With respect to the Tentative Subdivision Map Permit, the Planning Commission recommends that the City Council determine that none of the findings (a) through (g) below and in Section 66474 of the California Government Code, which require a city to deny approval of a Tentative Subdivision Map, apply to this Project for the reasons stated as follows:

1. *That the proposed map is consistent with the applicable general and specific plans as specified in Section 65451 of the Subdivision Map Act.*

The proposed map is consistent with the General Plan as it is within the Specific Planning Area (SPA 9: Downtown Specific Plan) general plan land use designation, and the request does not include a general plan amendment. As discussed in the Planning Commission staff report dated, October 28, 2025, the Project complies with the overall goals and vision of the Downtown Specific Plan (DSP) in that it will

revitalize an underutilized site (i.e., demolition of a vacant building), and introduce housing in an urban area of the City. The Project site is located within a Specific Plan (S-P) zone, otherwise known as the DSP, and is consistent with the applicable development standards including, but not limited to densities, setbacks, open space requirements, etc.

2. *That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans.*

The design and improvements of the proposed subdivision have been conditioned to comply with the applicable general and specific plan requirements. The Project site's private street improvements are required to conform to the City's engineering standards; additionally, the applicant shall be required to replace existing off-site improvements (e.g., curb and cutter on West Valley Parkway and Quince Street) if damaged by the Project. All other public improvements and requirements for street-widening are already completed.

3. *The Project site is physically suitable for the proposed type of Project.*

The Project site is approximately 2.73-acres and has a maximum permitted density of 100 dwelling units per acre, which would yield approximately 273 dwelling units. The Project includes construction of 70 "for-sale" townhomes, far below the maximum allowable density established by the DSP; additionally, the Project does not require deviations from the building setback requirements, and is thus physically suitable for the proposed type of Project. Additionally, the type of the Project is a housing project located within the City's urban core, and is adjacent to the North County Transit District terminal which encourages alternative modes of transportation.

4. *That the site is physically suitable for the proposed density of development.*

The Project site is approximately 2.73-acres and has a maximum permitted density of 100 dwelling units per acre which would yield approximately 273 dwelling units. The Project includes construction of 70 "for-sale" townhomes, far below the maximum allowable density established by the DSP, and is suitable for the proposed density of the Project.

5. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.*

As detailed in the draft Notice of Exemption, attached to the Planning Commission staff report, dated October 28, 2025. The Project site is entirely developed with a building, paved off-street parking areas, ornamental landscaping, and approximately 30 trees, which do not provide habitat suitable for endangered, rare, or threatened species.

6. *That the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

A title report was provided with the application, and did not identify any easements acquired by the public at large. The design of the subdivision and site improvements would not conflict with easements as none exist.

7. *All permits and approvals applicable to the proposed Tentative Map pursuant to Chapter 33 of this code have been obtained.*

The Project requires several entitlements including a Planned Development Permit and Design Review Permit, to permit the construction of 70 “for-sale” housing units. Upon approval of the Project, all permits and approvals applicable to the proposed Tentative Map will have been obtained.

8. *All applicable requirements of the Map Act and any ordinance of the City of Escondido regulating or otherwise relating to the conversion of existing buildings into condominiums or stock cooperatives have been satisfied.*

The Project does not include the conversion of existing buildings into condominiums or stock cooperatives. It does involve a Tentative Subdivision Map to merge two existing lots into one, and to allow for 70 air space townhome units as permitted by the Escondido Zoning Code.

9. *The proposed Tentative Map shall be in conformity with the zone in which it is located. To the extent that the property, which is subject of the proposed Tentative Map, is an existing legal nonconforming multi-family residential use, this requirement shall not apply, in accordance with Chapter 33 of this code.*

As detailed in the Planning Commission staff report, dated October 28, 2025, the Project conforms to the requirements of the Specific Plan (S-P) zone in that it complies with the development standards established for development in the Gateway Transit land use district of the DSP, including the maximum permitted density allowed on the site.

PLANNED DEVELOPMENT PERMIT FINDINGS (PL25-0020/PL25-0021)
(Section 33-403 of Article 19 – Planned Development Zone of the Escondido Zoning Code)

With respect to the Planned Development Permit, the Planning Commission finds and recommends that that City Council make the following findings for approval:

1. *The location, design, and residential density of the proposed planned development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido city council, or in the process of being prepared and adopted.*

The Project includes a request for a Planned Development Permit to allow ground-floor residential uses in this area of the Downtown Specific Plan (DSP). The location, design, and residential density is consistent with the maximum permitted density on site in that the site allows up to 100 dwelling units per acre whereas only 25.6 dwelling units per acre are proposed.

2. *The proposed location allows the planned development to be well integrated with its surroundings.*

The Project includes a request for ground-floor residential uses subject to a Planned Development Permit, and is consistent with surrounding developments. It is surrounded by multi-family to east, and a new senior housing project located diagonally across the street. The proposed Project will revitalize an underutilized parcel that currently has a vacant office building, and will be better integrated with the redevelopment occurring in the general vicinity.

3. *All vehicular traffic generated by the planned development will be accommodated safely and without causing undue congestion upon adjoining streets.*

The Project will not generate traffic that will cause undue congestion upon adjoining streets. A transportation scoping agreement was prepared for the Project and approved by the City's Traffic Engineering division on September 5, 2025. The Project does not trigger the need for a Local Mobility Analysis for purposes of compliance with the City's Circulation Element. Additionally, the Project screens out of the requirement for a Vehicles Miles Traveled (VMT) analysis due to It being located within a VMT-Efficient area.

4. *The proposed location and design allow residents and business establishments proposed within the zone to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. In appropriate circumstances, and as provided elsewhere by city code, the city may require that suitable areas for schools, parks and playgrounds, pedestrian ways or public open spaces be dedicated for public use, or reserved by deed covenant for the common use of all residents, establishments or operations in the development.*

The Project complies with the required open space as stipulated in the DSP. Additionally, the Project site can be serviced by existing public facilities such as Grape Day Park, and Heritage Garden which is located in the City's downtown.

5. *The overall design of the proposed planned development produces an attractive, efficient and stable environment.*

The Project is within the Mercado Design Overlay District which encourages development to be consistent with an "early California theme." The Project would demolish a vacant office building, and redevelop it with a new multi-family townhome units consistent with surrounding existing developments. The overall design of the proposed planned development will produce an attractive, efficient, and stable environment.

6. *The planned development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties.*

As discussed in the Planning Commission staff report, dated October 28, 2025, the Project site is relatively flat, and does not require excessive grading. The Project would not result in the removal of desirable natural features in that the Project is located within an urban area, and is currently occupied by a vacant office building. Additionally, the Project would not harm major views from adjacent properties as it surrounded by urban development including commercial buildings, and multi-family buildings immediately to the east and west.

7. *The uses proposed have a beneficial effect not obtainable under existing zoning regulations. Any departure from existing ordinance requirements shall be warranted by the design and the amenities incorporated in the planned development in accordance with adopted city policy.*

The Project is located within the DSP which requires a Planned Development Permit for projects which propose ground-floor residential uses. As discussed in the Planning Commission staff report, dated October 28, 2025, the Project complies with all the development standards related to off-street parking, open space, building height, and setbacks. With the exception of the requirement for ground-floor residential to be processed through a Planned Development Permit, the project does not include depart from the existing zoning regulations.

DESIGN REVIEW PERMIT FINDINGS (PL25-0024)
(Section 33-1359 of Article 64 – Design Review of the Escondido Zoning Code)

With respect to the Design Review Permit, the Planning Commission finds and recommends that that City Council make the following findings for approval:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.*

The proposed site plan is compatible with urban characteristics of the DSP, and complements surrounding existing and proposed multi-family residential buildings. The Project is consistent with the surrounding buildings in terms of massing and overall height.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The bulk, scale, and architectural design of the proposed structures are compatible with the character of the surrounding neighborhood in that the project site is surrounded by buildings with similar massing and height; additionally, the Project is located in an urban area of the City, and would complement the surrounding neighborhood.

3. *The project incorporates landscaping, irrigation and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.*

As shown on proposed conceptual landscape plans, the Project complies with the requirements of Article 62 (Water Efficient Landscape Regulations) in that the Project provides the number of required street trees and on-site trees. Additionally, the Project is in compliance with Maximum Applied Water Allowance (MAWA) in that it will not exceed its estimated water use of 327,016.85.

4. *All grading related to the project is in conformance to design standards set by Article 55, Grading and Erosion Control.*

As discussed in the Planning Commission staff report, dated October 28, 2025, the Project includes minimal grading and will follow the existing topography of the site. The existing elevation of the site is approximately 645'-0", and the finished floors will be at approximately 648'-0". Any project related grading will conform to the design standards in Article 55.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The Project site is located within the Downtown Specific Plan which has several policies that dictate overall design of new buildings, including the use of building material and building orientation. As discussed in

the Planning Commission staff report, dated October 28, 2025, the Project complies with the provisions dictating site layout and building design, including but not limited to setbacks, floor area ratio/lot coverage, open space, and building height.

6. The project is consistent with the goals and objectives on the city general plan.

As discussed in the Planning Commission staff report, dated October 28, 2025, the Project complies with the various goals and objectives of the City's adopted 2012 General Plan. Specifically, the Project will redevelop an existing site with a vacant building with new housing near the City's downtown core area; furthermore, the Project is located adjacent to the transit station and would encourage walkability, and alternative modes of transportation as envisioned in the City's guiding documents, e.g., the 2012 General Plan, the Climate Action Plan, and the Downtown Specific Plan.

NO NET LOSS Findings

Pursuant to California Government Code Section 65863, the Planning Commission recommends that the City Council finds the following:

The Project site, or a portion thereof, was identified on the Suitable Sites Inventory of the Housing Element to accommodate a portion of the regional housing need (RHNA). The estimated capacity for the Project site was as follows:

Very-low/Low	Moderate	Above Moderate
107	0	60

The Project proposes a density different than what was projected in the Housing Element; the Housing Element shows a site capacity of 107 very-low/low-income units and 60 above-moderate income units, whereas 70 above-moderate income units are proposed.

Nonetheless, the remaining sites in the Housing Element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the RHNA pursuant to Section 65584, based on the following:

Income Levels:	Very-low & Low		Moderate	Above Moderate
Suitable Sites Inventory Units Citywide (i.e., capacity identified Citywide)	4,557*		1,467	3,439
Suitable Sites Inventory Units removed from capacity to date	56	247	40	289
Suitable Sites Inventory Units to be removed by Project	0	107	0	60
Remaining Sites Inventory Capacity	4,203		1,427	3,090

*Very-Low and Low-income units were included combined in the Housing Element

The Housing Element, adopted on August 11, 2021, and subsequently amended on March 22, 2023, requires that the City accommodate 9,607 low-/moderate-/above-moderate income units as its share of the regional housing need. As of October 2025, the City has 1,792 low-/moderate-/above-moderate income units either constructed, approved, or projected, with a remaining RHNA need of 7,815 units (1,669 Very Low/1,072 Low/1,470 Moderate/3,604 Above Moderate). If the Project is approved, the remaining need will be reduced to 7,745 units (1,669 Very Low/1,072 Low/1,470 Moderate/3,534 Above Moderate).

The Project would utilize two parcels on the Suitable Sites Inventory removing capacity of 107 low income and 60 above-moderate; nonetheless, the Housing Element Sites Inventory would still have a capacity for 8,720 housing units, which represents a 18% capacity buffer. Therefore, the City would continue to comply with the provisions of No Net Loss with approval of the Project, as proposed, and the Project would be consistent with the City's Housing Element.

This finding demonstrates the remaining sites in the inventory are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the remaining share of the regional housing need pursuant to Section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

PLANNING CASE NOS. PL25-0020/PL25-0021/PL25-0023/PL25-0024

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **January 17, 2025**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as **recommended for approval** on **October 28, 2025**, and shall not be altered without express authorization by the Development Service Department.

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

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a.** Acceptance of the Permit by the Applicant; and
 - b.** Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

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

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

4. Conformance to Approved Plans.

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

- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Certificate of Occupancy.

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

findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

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

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

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

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

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

Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

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

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

12. Clerk Recording.

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

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

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is

determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

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

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.

17. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from

mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

B. Construction, Maintenance, and Operation Obligations:

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

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

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

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every

license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in

use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

12. Staging Construction Areas. All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

13. Disturbance Coordinator. The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

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

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

schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model (“CalEEMod”) or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A minimum of 153 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
3. 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 Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
 - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
 - c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of

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

E. Specific Planning Division Conditions:

1. The Project shall be managed by a professional management company. A self-managed Home Owners Association ("HOA") shall not be allowed. This prohibition against a self-managed HOA must be reflected in the Project's Covenants, Conditions, and Restrictions ("CC&Rs").
2. Pursuant to the Climate Action Plan Consistency Checklist, dated August 05, 2025, the Applicant shall ensure compliance through construction notes on applicable post-entitlement plans (e.g. building, off-site improvement, etc.)
 - a. Measure T-1.3 & T-1.4: A minimum of 10% of the total parking spaces shall be installed with electric vehicle charging stations. The Project shall comply with most recently updated version of the California Building Energy Efficiency Standards (Title 24, Part 6).
 - b. Measure T-3.2: The Project shall construct 4'-0" wide concrete community walkways, and construct and install enhance colored and scored concrete paving along Grand Avenue consistent with Mercardo Area Overlay Plan.
 - c. Measure T-3.5: Bike racks shall be shown on the building plans.
 - d. Measure E.4.1 and 4.2: The Project shall install electric heat pump water heaters and electric cooking appliances.

3. 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 203 units into the Downtown Density Credit Pool.
4. Pursuant to the Noise Assessment prepared by Ldn Consulting Inc., dated August 22, 2024, an updated acoustical analysis shall be provided prior to building permit issuance to determine the detailed components necessary to achieve an interior noise to 45 dba CNEL.

F. Specific Fire Department Conditions:

1. All fire underground lines, fire sprinkler, and fire alarm plans shall be deferred submittals to Escondido Fire Department.
2. Project shall have an approved paved access and approved adequate water supply on site prior to the start of construction.
3. Min. Fire flow of 1500 GPM at 20 PSI is required for this project.

G. Specific Engineering Division Conditions:

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT NUMBER PL25-0020
613 W VALLEY PARKWAY/ESCONDIDO GATEWAY**

GENERAL

1. The Tentative Map shall be revised to match these conditions and the requirements of the Utilities Department, prior to Planning Division certification. The applicant shall submit to the Planning Division a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.
2. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering the subject property.
3. The location of all existing on-site utilities and storm drain facilities shall be determined by the applicant. If a conflict occurs with the proposed project or improvements, these utilities shall be relocated.
4. Improvement and grading plans prepared by a Civil Engineer required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City’s virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. The applicant 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 as surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable

to the City Attorney shall be posted by the applicant with the City of Escondido prior to the approval of the Final Map.

5. 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.
6. If site conditions change adjacent to the proposed development prior to completion of the project, the applicant will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
7. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the applicant to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. Private street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb & gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. Prior to first occupancy, the applicant shall replace damaged curb and gutter along West Valley Parkway and Quince Street. The applicant shall also replace damaged sidewalk on Grand Avenue. This work shall be performed to the satisfaction of the City Engineer.
3. The project's access drives on West Valley Parkway and Grand Avenue shall be constructed as an alley-type driveway apron with a minimum throat width of 24-feet and a driveway apron with a 4-foot wide minimum path of travel conforming to the American Disabilities Act and maintained near the right-of-way line to the satisfaction of the City Engineer.
4. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
5. The project's access drives shall be adequately illuminated to the satisfaction of the City Engineer and Building Official. This lighting shall be maintained by the home owner's association.
6. All on-site driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director. The private street improvements shall include, but not be limited to the construction of concrete curb, sidewalks (one side only), streets lights, roadway paving, and roadway base.

7. The address of each dwelling unit shall 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 the City Fire Marshal and Development Services Director.
8. The existing street lights along the project frontage must be either retrofitted or replaced with LED street lights in accordance with Escondido Standard Drawing No. E-1-E. The existing street lights shall be removed and salvaged to the City Public Works yard.
9. Street lighting shall be required on all on-site private streets. It shall be the responsibility of the home owner's association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.
10. The applicant may be responsible for overlays of West Valley Parkway, Quince Street, and/or Grand Avenue due to the utility trenches necessary to serve this project. The determination of the extent of the overlays shall be to the satisfaction of the City Engineer.
11. The applicant 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.
12. The applicant shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
13. Adequate horizontal sight distance shall be provided at all driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
14. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
15. All gated entrances shall be designed and improved to the satisfaction of the City Fire Marshal and City Engineer.
16. The applicant will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placed 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

1. A site grading and erosion control plan prepared by a California registered Civil Engineer shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 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. If necessary, the Developer shall in conjunction with the Grading plans submit structural shoring plans for foundation construction to the Building Department for approval by the Building and Engineering Departments. The Developer will be required to pay for the required third-party structural engineering review of these shoring plans. 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 applicant shall be responsible for maintaining all erosion control facilities throughout the project.
3. The applicant 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.
4. 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.
5. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
6. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
7. The applicant will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
8. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
9. Any proposed retaining 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 their report. Structural calculations shall be submitted for review by a consulting engineer for all walls not covered by the Regional or City Standard Drawings. The cost of any independent third-party review deemed necessary by the City Engineer shall be reimbursed by the applicant. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Department plan review and permit process.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study in conformance with the City of Escondido Design Standards.
2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Home owner's association. Provisions stating this shall be included in the CC&R'S.

3. An encroachment agreement shall be executed for the private storm drain in City right-of-way on Grand Avenue and the storm drain shall be maintained by the Home owner's association.
4. The project shall limit 50-year drainage flows to their pre-construction rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.
5. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
6. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans shall reflect these areas of storm water treatment.
7. The current owner of the property shall sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
8. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the Home owner's association.
9. The applicant shall design and construct any permeable surfaces proposed for the project to the specifications of the County of San Diego Green Streets manual in effect at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H2O loading.
10. The project owner shall perpetually maintain all permeable surfaces in accordance to the standards established by the County of San Diego (SD) 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 Home owner's Association will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that is not functioning as designed, the project owner shall be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or shall be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

WATER SUPPLY

Item 2.

1. Fire hydrants, 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, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
3. All on-site water lines and backflow prevention devices beyond the City water meter shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
4. A 1-inch minimum water service, 1-inch water meter, and reduced pressure 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.
5. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
6. There shall be no permanent structures located within the City's public utility easements.
7. 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.
8. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
9. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
10. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant to the satisfaction of the Utilities Engineer and Water Distribution Department. Existing fire hydrants shall meet current City of Escondido standards.
11. The Developer shall disconnect at the public main, all water services and fire hydrant laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.
12. All public water mains shall be located within the right-of-way or within a minimum 20-foot public utility easement (PUE). Private storm drains, private utilities and permanent structures are not allowed within the PUE.

13. All water mains, water services and related appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utility Engineer.

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 vactor trucks for maintenance.
5. The applicant 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.
7. All public sewer mains shall be located in the right-of-way or within a minimum 20-foot public utility easement (PUE). Private storm drains, private utilities and permanent structures are not allowed within the PUE.

LANDSCAPE

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

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
2. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City.
3. An emergency access easement shall be dedicated over the private streets.
4. The applicant is responsible for making the arrangements to vacate all streets or quitclaim all easements of record which conflict with the proposed development prior to approval of

the final map. All street vacations shall be accomplished by means of a separate public hearing. 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 lots in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed. The initial submittal of the plat and legal shall include the required Street Vacation fee in effect at the time of the submittal.

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

UTILITY UNDERGROUNDING AND RELOCATION

1. Any existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The applicant may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The applicant will be required to pay a waiver fee as adopted by City Council resolution.
2. The applicant shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The applicant shall make provisions in the CC&R's for maintenance by the Home owners' association of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-ways. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

3. The CC&R's 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 home owners' association when repair or replacement of private utilities is done.
4. The CC&R's must state that (if stamped concrete is used in the private driveway) the Home owner's association is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.
5. 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.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 3

October 28, 2025

Tentative Future Agenda Items

DATE: October 28, 2025

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Lot 1/Maple Street Residential Redevelopment
- 70-unit Townhome development with General Plan Amendment and zone change
- Office to residential conversion in the Downtown Specific Plan Area

Policy Work:

- 2023 & 2024 CY Climate Action Plan APR
- Housing Element Implementation Ordinances
 - o Ministerial/by-right ordinance
 - o Permanent Supportive Housing ordinance
 - o ADU ordinance comprehensive update

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History