



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

February 10, 2026 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

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, FEBRUARY 10, 2026

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, FEBRUARY 10, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) January 13, 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.](#) **PL24-0126/PL24-0127/PL25-0359: Juniper Street Office to Residential Conversion**

REQUEST: Recommend to the City Council approval of a project with a Specific Planning Area 9 (SPA-9) General Plan land use designation, and within the Specific Plan (S-P) zoning district consisting of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses, and Design Review Permit to facilitate the conversion of an existing 20,378 square-foot office building into 32 dwelling units ("Project"). The Project includes a Density Bonus request which would permit 2 bonus units pursuant to State Density Bonus Law (SDBL), in addition to the 30 base units allowed by the underlying zone. The Project would entail deed restriction of 8 units for low-income households, and the use of incentives/concessions and waivers as permitted by State Density Bonus Law, and Article 67 of the Escondido Zoning Code. The Project includes an environmental determination made for the Project.

PROPERTY SIZE AND LOCATION: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E. 4th Avenue and is addressed as 332 S. Juniper Street (Assessor's Parcel Number: 229-472-11-00)



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, FEBRUARY 10, 2026

APPLICANT: Darshan Patel

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

STAFF RECOMMENDATION: Recommend approval to City Council

CITY COUNCIL HEARING REQUIRED: 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

January 13, 2025 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

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

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201 N. Broadway, Escondido, CA 92025



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PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 13, 2025

MINUTES

CALL TO ORDER: 7:02 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Barry Speer, Vice Chair; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; Corey Gustafson; Commissioner.

Commissioner Absent: Carrie Mecaro, Commissioner; Marc Correll, Commissioner.

City Staff Present: Veronica Morones, Assistant Director of Development Services; Owen Tunnell, Assistant City Engineer; Dare DeLano, Assistant City Attorney; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **November 18, 2025 Meeting Minutes.**
Motion to approve meeting minutes.
Motion: Commissioner Jester; Second: Commissioner Gustafson.
Motion carried (5-0) to approve the minutes.
Ayes: Weiler, Speer, Jester, Steeve, Gustafson.
Nays: None.
Abstain: None.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL24-0157/ PL25-0010/PL25-011/PL25-0012/PL25-0013/PL24-0014/PL25-0015 - Parkview Townhomes**

REQUEST: Recommend to the City Council approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Professional Commercial (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot



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Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT) impacts. The proposal also includes a recommendation to adopt a draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

APPLICANT: Touchstone Communities.

CEQA RECOMMENDATION: Recommend adoption of the draft Initial Study/Mitigated Negative Declaration.

STAFF RECOMMENDATION: Recommend approval of the Project, subject to the conditions of approval.

PUBLIC COMMENT:

Ed Moses, resident, spoke in opposition of the project.

Suzanne Moses, resident, spoke in opposition of the project.

COMMISSION DISCUSSION:

Chair Weiler disclosed that he drove by the site to get a general sense of the project.

The Planning Commission discussed topics including traffic circulation, intersection congestion, left-turn pocket lengths, and site access design. Commissioners asked questions about traffic flow impacts and potential conflicts with adjacent senior communities. Staff responded with information about proposed access points, traffic mitigation measures, and compliance with engineering standards. The Commission also reviewed the configuration of the proposed lots, the proximity to the existing park, and the nature of the proposed residential use.

COMMISSION ACTION:

Motion to Approve Resolution No. 2026-01.

Motion: Commissioner Jester; Second: Commissioner Steeve.

Motion Carried (5-0) to approve the resolution.

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

Nays: None.

Abstain: None.

CURRENT BUSINESS:



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None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

None.

PLANNING COMMISSIONERS:

Chair Weiler shared an observation about the Grand Avenue area, noting increased activity, pedestrian presence, and the restoration of strand lighting. He thanked staff for their efforts in maintaining and improving the area's appeal.

CITY PLANNER'S REPORT:

Veronica Morones, Assistant Director of Development Services, noted that a January 27th meeting is tentatively anticipated, but confirmation is pending. If that meeting does not occur, the next meeting will take place in February. Staff expects a Planned Development Permit to come before the Commission in one of the upcoming meetings.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:54 p.m.

Veronica Morones, Assistant Director of
Development Services, Planning Commission

Angel Estrada, Minutes Clerk



STAFF REPORT

DATE: February 10, 2026

PL24-0126/PL24-0127/PL25-0359: Juniper Street Office to Residential Conversion

PROJECT NUMBER / NAME: PL24-0126/PL24-0127/PL25-0359: Juniper Street Office to Residential Conversion

REQUEST: Recommend to the City Council approval of a project with a Specific Planning Area 9 (SPA-9) General Plan land use designation, and within the Specific Plan (S-P) zoning district consisting of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses, and Design Review Permit to facilitate the conversion of an existing 20,378 square-foot office building into 32 dwelling units (“Project”). The Project includes a Density Bonus request which would permit 2 bonus units pursuant to State Density Bonus Law (SDBL), in addition to the 30 base units allowed by the underlying zone. The Project would include the deed restriction of 8 units for low-income households, and the use of incentives/concessions and waivers as permitted by State Density Bonus Law, and Article 67 of the Escondido Zoning Code. The Project includes an environmental determination made for the Project.

PROPERTY SIZE AND LOCATION: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E. 4th Avenue and is addressed as 332 S. Juniper Street (Assessor’s Parcel Number: 229-472-11-00)

APPLICANT: Darshan Patel

GENERAL PLAN / ZONING: Specific Planning Area-9 (SPA9)/Specific Plan (S-P)

PRIMARY REPRESENTATIVE: Darshan Patel

DISCRETIONARY ACTIONS REQUESTED: Planned Development Permit (Maser and Precise Plan) 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 City Council

REQUESTED ACTION: Adopt Planning Commission Resolution No. 2026-02

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Dare Delano, Assistant City Attorney

Veronica Morones, Assistant Director of Development Services



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BACKGROUND

Site Information: The Project site is a 0.67-acre parcel located generally southeast of the City’s downtown area, at the northeast corner of Juniper Street and is bounded by E. 4th Avenue to the south, S. Ivy Street to the east, and E. 3rd Avenue to the north. The site is addressed as 322 S. Juniper Street (APN: 229-472-11-00) (“Property”). The Property is located within the Downtown Specific Planning Area (SPA#9) General Plan land use designation, and is zoned Specific Plan (S-P) (Attachment “1” – Location, Land Use, and Zoning).

The Downtown Specific Plan (DSP) is comprised of various land use districts which function similar to zoning districts in that the land use districts outline permitted/conditionally permitted uses, and development standards related to lot coverage, building height, densities, etc. The Property is located within the DSP’s Southern Gateway (SG) land use district. The Property is also located on the Suitable Sites Inventory (SSI) as identified in Appendix B of the City’s adopted Housing Element. Further discussion on this topic is included under the “Analysis” section of this staff report.

The Property is currently developed with an existing 20,378 square-foot office building that was constructed in 1971. The Property currently has approximately 61 off-street parking spaces, and has a two-way driveway. The building has been historically used for a range of service businesses including but not limited to: educational support services, medical billing services, household repairs, and other miscellaneous office-type uses.

SUMMARY OF REQUEST

On May 15, 2024, Darshan Patel (“Applicant”) submitted a request to convert the existing office building into 32 residential dwelling units. The request includes a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses as required by DSP Figures II-3 and II-4, and a Design Review Permit as required by DSP Ch. VIII sec. (A)(1) for site layout changes all to facilitate the conversion of non-residential space to 32 residential units. The building would be retained and minimal improvements are proposed that would affect the existing parking area (Attachment “2”- Site Plan). The Project also includes a Density Bonus Requested as permitted by Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code (EZC). The Applicant proposes to restrict 8 of the 32 residential units for low-income households which would allow for the use of various incentives/concessions and waivers as permitted by State Density Bonus Law (“SDBL”) and Article 67.

As outlined in the “Supplemental Details of Request,” the existing site conditions would be maintained, and very minor modifications, if any, will be made to the existing improvements including, but not limited to the building’s footprint (e.g. setbacks, massing, and height), and landscaping.

Pursuant to Article 19 of the EZC, Planned Development Permits which are adopted via ordinance, require review and consideration by the City Council with a recommendation by the Planning Commission. Pursuant to Article 1, section 33-16 of the EZC, concurrent processing of applications for permits shall be reviewed by the decision-making body associated with the highest-level action among the applications to be considered. Therefore, the City Council is the final decision maker for the Design Review Permit as well.

SUPPLEMENTAL DETAILS OF REQUEST

| Standard | |
|-------------------|------------|
| 1. Property Size: | 0.67-acres |



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| | | |
|---|---|---|
| 2. Number of Units: | 32 | |
| | Minimum Required | Proposed |
| 3. Unit Size: | N/A | ~500 sq. ft. |
| 4. Density: | 45 du/ac | 47 du/ac |
| 5. Lot Coverage/Floor Are Ratio: | None/None | 34.5%/0.69* |
| 6. Building Height | 35'-0"/2 stories | 24'-0"/2 stories* |
| 7. Motor Vehicle Parking ¹ : | 40 off-street parking spaces | 45 off-street parking spaces |
| 8. Bicycle Parking: | N/A | N/A |
| 9. Setbacks: | | |
| a. Front Yard: | 15'-0" | 4'-0" * |
| b. Rear Yard: | 10'-0" | 5'-6" * |
| c. Side Yard: | 10'-0" | 5'-0" * |
| 10. Open Space / Landscaping ¹ : | 9,600 square-feet (sq. ft.) | 1,415 sq. ft. remaining* |
| 11. Trees: | 32 | 0* |
| 12. Signage: | To be reviewed at building permit stage | Comply with signage regulations detailed in the DSP |
| 13. Trash: | Screened | Trash enclosure |
| 14. Lighting: | To be reviewed at building permit stage | Comply with Article 35 (Outdoor lighting) |
| 15. Heating and Ventilation: | Screened | No changes proposed. |

¹ Waived pursuant to State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives).

* denotes existing condition and not changed as part of proposed Project.

PROJECT ANALYSIS

1. General Plan Conformance:

a. Land use and density consistency

The Property is located within the SG land use district of the DSP which allows up to 45 dwelling units per acre ("du/ac"). Based on the Property size, the allowable maximum base density equates to 30 dwelling units which



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amounts to 45 du/ac (rounded up from 44.77) and is consistent with the allowable du/ac. The Applicant proposes to deed restrict 8 of the units for low-income households (“target units”) as permitted by SDBL and Article 67 (Table 1 – Project Density Bonus Calculation). Based on the provided affordability levels, the Applicant is allowed 3 incentives/concessions and waivers, and a 50% increase in density; however, the Applicant is only proposing 2 additional units (“bonus units”) for a total of 32 units. Additionally, pursuant to SDBL, the Applicant has requested the use of parking ratios associated with density bonus projects which would require only one space for studios and one-bedroom units.

Table 1: Project Density Bonus Calculation

| Standard | Calculation | Total |
|--|---|---------------------------|
| <i>Base Density (permitted under zoning):</i> | 45 dwelling units per acre x 0.67 acres | 30 dwelling units |
| <i>Target Units (Affordable Units):</i> | 8 (Low-Income) ÷ 30 base units | 26.6% of affordable units |
| <i>Bonus Units:</i> | 30 base units x 5% increase in density | 2 bonus units* |
| Total Amount of Units Proposed: 32 Dwelling Units (30 base units + 2 bonus units) | | |
| * Rounded up pursuant to Article 67 of the Escondido Zoning Code | | |

The City’s Staff Development Committee reviewed the requested incentives/concessions, and determined the requested incentives/concessions would not cause a specific, adverse impact upon public health and safety, or the physical environment, or on any real property that is listed in the California Register of Historical Resources. The Applicant’s requested incentives/concessions include removal of the following requirements:

- Improvement of the adjacent alley;
- Sidewalk improvements at the Project site’s frontage;
- Extension of the public sewer main across the Project’s frontage.

Additionally, the Applicant requested the use of several waivers including but not limited to open space and landscaping requirements, as well as off-site ADA improvements, as detailed under Attachment “3” (Density Bonus Request Form). Planning staff, in conjunction with the Staff Development Committee, evaluated the requested waivers, and determined the requested waivers of development standards for open space and landscaping comply with the provisions of SDBL and are eligible waivers. The City’s Building Service Area reviewed the requested waiver for off-site ADA improvements and concluded that such requirements do not apply to the Project and are therefore not a qualifiable waiver under SDBL. However, the Applicant did not provide an updated request form with such waiver line item removed. The Applicant is required to provide an updated density bonus request form pursuant to Condition of Approval E.1 as detailed in Exhibit “D” of Resolution No. 2026-02.

There is nothing in the administrative record from the City’s Fire Department, Engineering Division, or Building and Safety Division indicating that the requested incentive/concessions or waivers from development standards would impact the public health and safety, nor is there any real property within the site that is listed within the California



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Register of Historical Resources. Therefore, the requested incentives/concessions and waivers comply with the requirements of State Density Bonus Law and Article 67.

Further, in accordance with State Law, inconsistency with a zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety. The Applicant requested incentives/concessions along with certain waivers of development standards that are consistent with requirements of State Density Bonus Law and Article 67. The Project site maintains a land use designation that permits for residential development, while State law and Article 67 allow for density beyond the general plan’s identified threshold.

b. 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. 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 Property is located on a site listed within the Suitable Sites Inventory, and forecasted to provide 14 low and 8 above-moderate income units. The Project would be approved for 8 low- and 24 above-moderate income, and thus would be approved at a lower density than shown in the Housing Element for low-income units (Gov’t Code § 65863(b)).

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 |
|--|----------------|-----|----------|----------------|
| | Low | | | |
| Suitable Sites Inventory Units CityWide (i.e., capacity identified CityWide) | 4,557* | | 1,467 | 3,439 |
| Suitable Sites Inventory Units approved, constructed or projected to date | 224 | 197 | 63 | 1,460 |
| Impacted by Project | 0 | 8 | 0 | 24 |



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| | | | |
|---|-------|-------|-------|
| Remaining Sites Inventory Capacity with Proposed Development +/-(-) | 4,197 | 1,427 | 3,107 |
|---|-------|-------|-------|

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, with 5,280 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 4,32 units. If the project is approved, the remaining need will be reduced to 4,290 units. The Housing Element Sites Inventory would still have a capacity for 8,756 housing units. Further information may be found in Exhibit “C” of Resolution No. 2026-02.

2. Specific Plan Conformance:

The Project is located within the SG land use district of the DSP which permits up to 45 du/acre, and ground floor residential uses subject to a Planned Development Permit. Notwithstanding the density bonus request, the Project complies with the requirements of the specific plan. As described in the DSP, the vision for the SG land use district is intended to serve as an extension of Grand Avenue due to its proximity, especially given the commercial nature of Juniper Street. The SG is envisioned with attractive urban-style residential land uses, while also preserving the integrity of historic resources, which include a number of single-family residential dwellings that have undergone conversion into business uses. The Project would convert an existing office building that is consistent with the existing massing and scale of surrounding properties, and increase residential opportunities with higher densities that can support the business in the surrounding area.

3. Climate Action Plan Consistency:

The Applicant completed a Climate Action Plan Consistency Checklist, and based on the screening thresholds, the Project is screened out from further review. The Project is consistent with the underlying general plan land use designation, and does not exceed the threshold of 55 multi-family dwelling units; therefore, the Project is presumed to be consistent with the City’s adopted Climate Action Plan.

4. Site Design

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

The Project does not include grading, or any other site improvements. The Property’s existing topography would remain the same upon approval of the Project. The Project may require minor trenching for any utilities that will need to undergrounded.

b. Project Access and Circulation:

As discussed throughout the staff report, the Project includes minor changes to the existing site conditions, including circulation and project access through the site. The Project site currently takes access from E. 4th Avenue and E. 3rd Avenue. However, under the proposed changes, the site’s anticipated primary access would likely occur at E. 4th Avenue due to convenient access to the parking lot. The Applicant proposes to remove the existing 20 perpendicular off-street parking spaces adjacent to the alley and would restripe the area to provide 5 parallel



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parking spaces, resulting in a net loss of 20 of 61 off-street spaces. The parking redesign adjacent to the alleyway would not cause issues for circulation or impact the Project’s parking need, as it meets the setback requirements for parking areas (5’-0” from property line) and on-site parking requirements (refer to “Parking” below).

c. Building Orientation:

No changes are proposed to the existing building layout, and the existing orientation would remain as-is. The building’s existing primary entrance is located on Juniper Street, and would remain the same under the Proposed design.

d. Open Space and Landscaping

Pursuant to the DSP, open space requirements for the Project would total 9,600 square-feet (sq. ft.), resulting from a requirement of 300 sq. ft. per dwelling unit. State Density Bonus Law affords the Applicant certain incentives/concessions and waivers of development standards due to the provision of 8 low-income units. Under SDBL, The Applicant may request unlimited waivers and requests the use of waivers on various landscaping requirements, including but not limited to landscaping within the parking area, and meeting the total open space requirement. However, the Applicant proposes off-street parking spaces instead of open space. Pursuant to state law, the burden falls on the City to prove that the request is inconsistent with SDBL and Article 67. Based on staff’s analysis of the Project, the demand to meet required landscaping and open space would preclude the Project as proposed. Therefore, the Applicant may waive open space and landscaping up to the thresholds shown under the proposed Project, pursuant to SDBL and Article 67.

e. Parking:

The Applicant requests reduced parking ratios as permitted by SDBL which limits parking for studios and one-bedroom units to one space. Based on this reduced calculation, the parking required on-site totals 40 off-street parking spaces (inclusive of guest spaces). The Applicant proposes 45 off-street spaces—5 spaces in excess of the SDBL parking requirement. The Applicant also requests a waiver for covered parking spaces, as the DSP requires a minimum of one covered space per unit. Based on staff’s analysis of the Project, the demand to meet the required covered parking would preclude the Project as proposed. Therefore, the Applicant may waive the covered parking off-street parking requirement pursuant to SDBL and Article 67.

5. Building Design:

a. Building Height, Mass, and Scale:

The Project includes a request to convert an existing office building into 32 residential dwelling units. The building is approximately 24’-0” in height, and the overall massing and scale would be maintained. No changes are proposed that would affect the exterior building height, massing or scale.

b. Residential Floor Plans:

The proposed Project includes a mix of studios and one-bedroom units. As shown on the floor plans included as Exhibit “B” to Resolution No. 2026-02, the Project would provide one-bedroom units for the affordable units, and market-rate studios distributed throughout the building.



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c. Building Materials:

The Project does not include any changes to the façade of building, and would maintain the existing exterior building material which is primarily stucco.

FISCAL ANALYSIS

The Applicant will be responsible for payment of all Development Impact Fees (DIF), prior to issuance of a building permit.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act (“CEQA”) Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under CEQA.

As detailed in Attachment “4”, pursuant to CEQA, the Project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (In-Fill Development Projects). Based on the information in the administrative record, including, but not limited applicable municipal code ordinances, the Climate Action Plan consistency checklist, and traffic scoping agreement, the Project would not result in any significant effects relating to traffic, noise, air quality or water quality. Furthermore, the project does not trigger any of exceptions to the use of an exemption under Section 15300.2 (Exceptions) of the CEQA guidelines, or the exceptions outlined in Article 47 (Environmental Quality) of the Escondido Zoning Code.

The Planning Commission’s decision to recommend approval of the Project, includes a recommendation on the environmental determination noted above.

PUBLIC INPUT/PUBLIC NOTICE

In accordance with Article 61 (Administration and Enforcement), the Project was publicly noticed via the following methods:

Newspaper publication: The Notice of Public Hearing was published in the Times-Advocate on January 29, 2026.

Mailing: The Notice of Public Hearing was deposited in the US mail with postage prepaid on January 26, 2026, and sent to approximately 62 property owners within a 500-foot radius of the Property.

On-site posting: The Notice of Public Hearing was posted on-site on January 30, 2026.

As of the date of publication of this staff report, City staff received one public commentor who is interested in working on the Project. The public comment has been attached for the Planning Commission’s consideration (Attachment “5” – Public Comment)

CONCLUSION AND RECOMMENDATION

The Project would revitalize an existing office building, and introduce new housing opportunities along a commercial corridor of the downtown area. Additionally, the Project would result in affordable deed restriction of 8 units for



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Item 2.

low-income households, and would further the City of Escondido's housing goals as discussed in the adopted Housing Element. Additionally, the Property is located on the Suitable Sites Inventory list which anticipated approximately 22 units for this site whereas the Project would provide 32 units resulting in a net gain for the City and its obligations under the Regional Housing Needs Assessment (RHNA). Based on the analysis contained in this staff report, and as presented by City staff during the public hearing, staff recommends that the Planning Commission recommend that the City Council approve the Project, including the environmental determination.

Motion as recommended by City staff: *"I motion to adopt Resolution No. 2026-02 recommending that the City Council approve the Project, subject to the conditions of approval."*

ATTACHMENTS

1. Aerial, General Plan, and Zoning
2. Site Plan
3. Density Bonus Request
4. Draft Notice of Exemption
5. Public Comment
6. Draft Planning Commission Resolution No. 2026-02 including Exhibits "A" – "D"
 - a. Resolution No. 2026-02 – Exhibit "A" – Legal Description
 - b. Resolution No. 2026-02 – Exhibit "B" – Project Plan Set
 - c. Resolution No. 2026-02 – Exhibit "C" – Findings of Facts/Factors to be considered
 - d. Resolution No. 2026-902 – Exhibit "D" – Draft Conditions of Approval

ATTACHMENT "1"

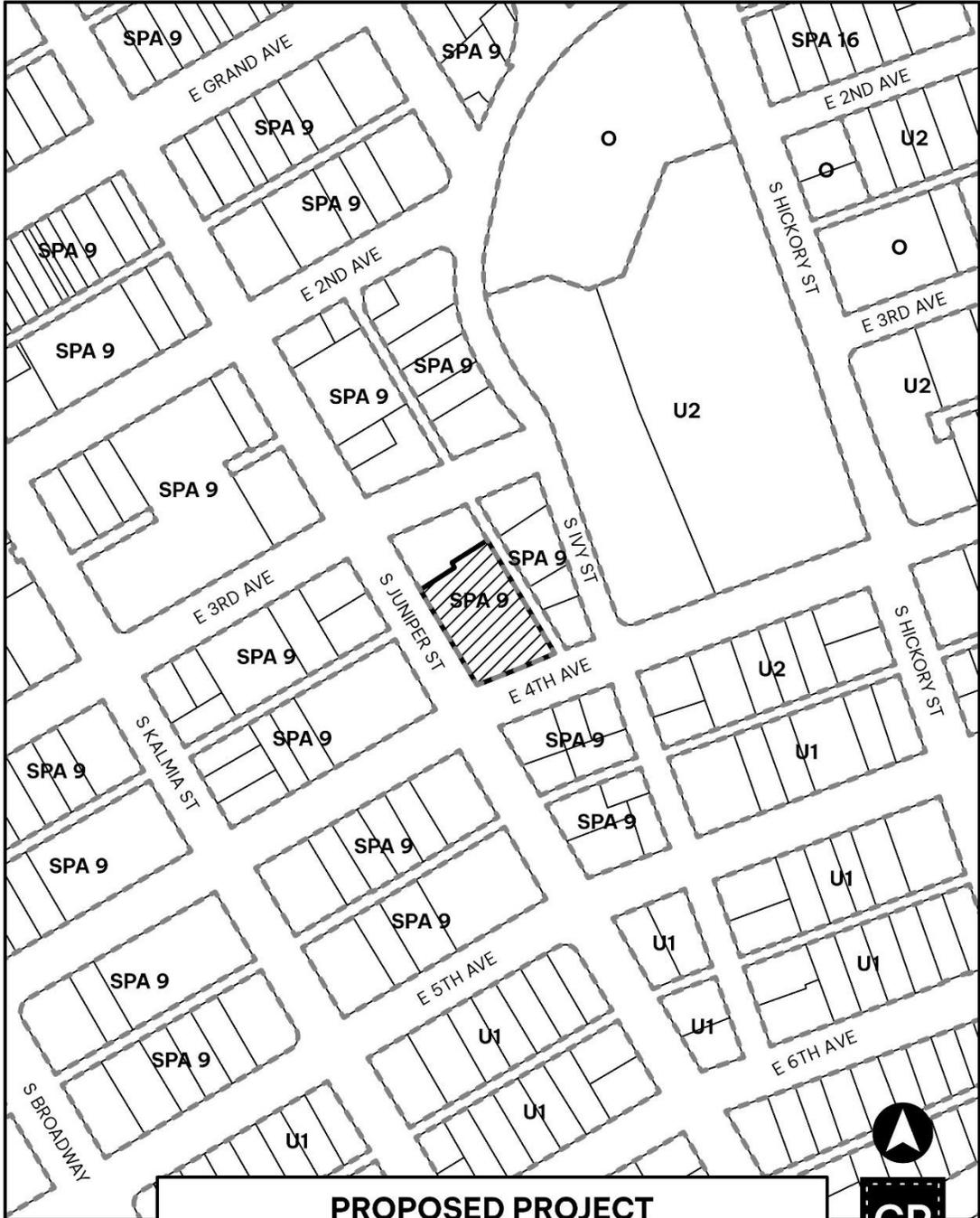
PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Aerial, General Plan Land Use, and Zoning



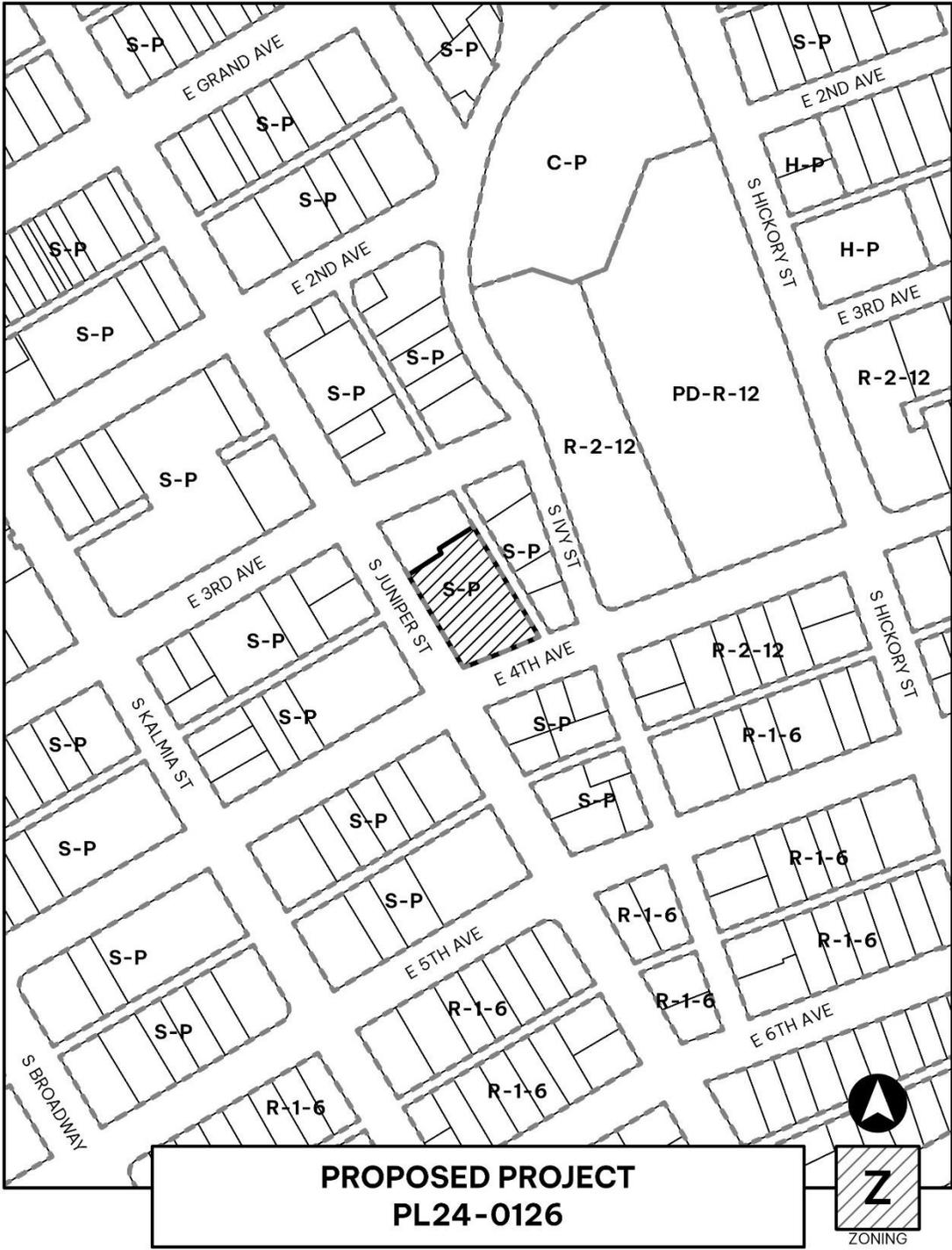
**PROPOSED PROJECT
PL24-0126**

A
AERIAL



**PROPOSED PROJECT
PL24-0126**







CITY OF ESCONDIDO
Planning Division
Density Bonus Request

Pursuant to Escondido Municipal Code Sections 33-1412 and 33-1413, the applicant for a density bonus project shall submit a written proposal for the project including the information provided below.

A. General Information

PROJECT NO(S):

Project ID: PL23-0449

ADDRESS:

Project Site: 332 S Juniper, Escondido, CA, 92025-4940

APN(S):

229-472-11

PROJECT
 NARRATIVE (Attach
 additional sheet if
 necessary)

Converting an existing office building into 32 apartment units.

SITE HISTORY (e.g.,
 past entitlements,
 actions, CEQA review,
 existing development,
 site characteristics):

Currently an office building

GENERAL PLAN
 DESIGNATION:

BASE DENSITY
 CALCULATION &
 ALLOWANCE:

45 units per acre: 0.67 acres = 30 units base density

THE PROJECT INCLUDES A CHILD CARE FACILITY (check box) Yes No

B. Existing Conditions

TOTAL NO. OF:

Existing units on site: 0

Existing units
 proposed for
 removal: 0

IF UNITS ARE PROPOSED FOR REMOVAL FILL OUT **SECTION E.****C. Proposed Density Bonus Request**

TOTAL UNITS 32
 PROPOSED:

NO. AFFORDABLE
 UNITS &
 (AFFORDABILITY
 LEVELS):

8 affordable units at Low-Income Level

PERCENTAGE OF
 AFFORDABLE UNITS:

25% of total units. 26.6% of the base density

DENSITY INCREASE
 PERMITTED (%):

6.7% requested, much below the permitted at this level of affordability

| | |
|------------------------------|--|
| DENSITY BONUS UNITS ALLOWED: | 2 requested, much below the permitted at this level of affordability |
| TOTAL LOTS PROPOSED: | 0 |
| TOTAL NO. OF: | |
| Studio Units | 0 |
| 1-Bedroom Units | 32 |
| 2-Bedroom Units | 0 |
| 3-Bedroom Units | 0 |
| 4-Bedroom Units | 0 |

D. Incentives/Concessions¹ and Waivers²

NO. OF INCENTIVES/
CONCESSIONS PERMITTED: 3

NO. OF WAIVERS REQUESTED: 4

NO. INCENTIVES/
CONCESSIONS REQUESTED: 3

Provide all proposed Incentives/Concessions and/or any Waivers requested in **Table 1** as a part of the Density Bonus Request. Requests should be clear and definitive in identifying the requested standard, code, or regulation waiving/modification.

Note: A proposed project must not have a specific, adverse impact upon health, safety, or the physical environment and no adverse impacts to any real property that is listed in the California Register of Historical Resources. Additional information may be required, as needed.

Table 1 – Requests

| Incentives/Concessions | | | |
|------------------------|--|---------------------------|--|
| Incentive / Concession | Development Standard (citation) | Proposed | Justification |
| <i>Alleyway</i> | <i>Comment 42: Alleyway pavement is in poor condition, the project shall remove and replace the pavement in the alleyway full width to our current standard.</i> | <i>Existing to remain</i> | <i>Cost makes the project not feasible</i> |
| <i>Sidewalk</i> | <i>Comment 45: Sidewalk and curb areas along Juniper are in poor condition and should be removed and replaced by the project. Comment 47: The existing tree roots appear to be pushing up the sidewalk and they are recommended to be removed and replaced with City approved trees.</i> | <i>Existing to remain</i> | <i>Cost makes the project not feasible. We believe both Comments 45 and 47 are the same as they address the condition of the sidewalk.</i> |

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

¹ Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

² Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are

| | | | |
|--------------|---|--------------------|--|
| Sewer | <p>Comment 64: Sewer main extension is require. Per City of Escondido standards, multi-family projects require a minimum 6-inch sewer lateral that connects to a minimum 8-inch sewer main. All new or existing projects that propose to connect to an existing sewer are responsible to extend public sewer across the full property frontage and to all property limits as necessary for future extensions. Currently this site connects to a sewer cleanout located at the end of a 6-inch sewer main that is located at the intersection of Juniper and the alley. The existing sewer lateral is 4-inches in diameter. A sewer main extension from the existing cleanout in Juniper southerly to the intersection of Juniper and 4th is required. The existing cleanout shall be replaced with a manhole. The sewer main extension shall end in a manhole.</p> | Existing to remain | <p>Cost makes the project not feasible. Additionally, I have attached a stamped engineering report to establish that the existing sewer system is sufficient for our proposed project.</p> |
|--------------|---|--------------------|--|

Waivers

| Waiver | Development Standard (citation) | Proposed | Justification |
|-----------------|--|--------------------|---|
| ADA Ramp | Comment 44: Existing ped ramp doesn't meet ADA requirements and should be removed and replaced by the proposed. | Existing to remain | As per the status at Hickory, the building is grandfathered before the ADA and allows for best efforts to be utilized to meet ADA. Additionally, see as this ramp is on City property, we do not believe that best efforts are needed to bring this ramp to standard. If in the interest of public health and safety, we believe the City should add this to their Public Works calendar to repair as soon as possible as the timing of our project's construction completion is unknown. |
| Covered Parking | 1 per unit | No covered parking | Per density bonus if 20% is offered, parking need not be covered |
| Open Space | 4,800 sq ft | 0 sq ft | The Site constraints do not allow for open space |
| Landscaping | | Existing to remain | |
| | | | |
| Notes: | | | |

E. Existing unit information

- **Restricted Affordable Lower Income Units:** Indicate the number of units by bedroom size existing on the site in the **past five years** that were at any time subject to a recorded covenant, ordinance, or law that restricted rents or prices to be affordable to lower or very low-income households.

none

- **Units Subject to Rent Control or Price Control:** Indicate the number of units by bedroom size on the site that in the **past five years** have been subject to rent control (through either state law, a local rent control ordinance, or an inclusionary (BMR) ordinance) or price control (through an inclusionary (BMR) ordinance).

none

- **Incomes of Existing Tenant Households:** Provide documentation of the names, property address, and current incomes of any households now occupying units on the site, by bedroom size of units. If current incomes are unknown, please indicate.

No existing residential tenants

- **If Any Units Are Still Occupied, Incomes of Households Formerly Occupying Vacant Units:** For any vacant units, provide documentation of the income of the last household occupying the unit, by bedroom size. If that household's income is unknown, please indicate.

No residential tenants exist

- **No Units Occupied; All Units Vacant or Demolished; Incomes of Former Tenants:** If all units that existed on the site in the last five years are currently vacant or have been demolished, please indicate the maximum number of units, by bedroom size, that existed on the site in the past five years and the income of each household occupying a unit at the time when the maximum number of units existed on the site. If the income of those households is unknown, please indicate.

No residential units have existed on this site during our ownership

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

¹ Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

² Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are



Attachment "4"

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

Notice of Exemption

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

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

Project Title/Case No: PL24-0126/PL24-0127/PL25-0359: Juniper Street Office to residential Conversion

Project Location - Specific: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E 4th Avenue and is addressed as 332 S. Juniper Street (Assessor's Parcel Number: 229-472-11-00)

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

Description of Project: Approval of a project with a Specific Planning Area 9 (SPA-9) General Plan land use designation, and within the Specific Plan (S-P) zoning district consisting of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses, and Design Review Permit to facilitate the conversion of an existing 20,378 square-foot office building into 32 dwelling units ("Project").

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project: Darshan Patel

Name: Darshan Patel

Address: 1650 Hotel Circle N, Suite 200, San Diego, CA 92108 Telephone: 619-293-3349

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:

(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.

The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential

development consistent with the Specific Planning Area 9 and all applicable General Plan policies as outlined in the Planning Commission staff report dated February 10, 2026, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.67 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east.

(c) The project site has no value, as habitat for endangered, rare or threatened species.

The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site is developed with an existing office building and surface parking. The Project site is listed as “Urban/Developed” within the City’s Draft Subarea Plan (Figures 3-1 through 3-3).

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City’s noise ordinance, which includes construction and operational noise limits. The Project screened out of significance thresholds associated with traffic and air quality pursuant to the City’s Traffic Impact Guidelines Scoping Agreement and Climate Action Plan Consistency Checklist. The Project site is currently served by existing City water infrastructure and would be required to comply with all stormwater standards for water quality purposes. The Project is consistent with the City’s General Plan and Zoning regulations (refer to the Planning Commission staff report dated February 10, 2026) except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City’s standards that allow for the Project to connect to existing services, including sewer and water connections. The City’s Utility Department reviewed the proposed Project and determined adequate service may be provided to this site, with the connection to existing infrastructure per City requirements. The Project design includes adequate solid waste facilities and would receive service by the City’s solid waste, recycling, and organics provider: EDCO. The site’s location within the downtown area allows it to continue to be served by the City’s Fire and Police Departments. Therefore, the Project can be adequate served by all required utilities and public services

Furthermore, the Project does not trigger any of the exceptions that disqualify the use of an exemption pursuant to CEQA Guidelines Section 15300.2:

(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 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 exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on the absence of an exemption inclusive of a Class 3, 4, 5, 6, or 11 this exception is not applicable.

(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.

The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan. Therefore, no cumulative impacts would occur that were not analyzed under a prior FEIR.

Attachment "4"

(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.

There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and use of the property as envisioned through the adopted Downtown Specific Plan. Therefore, no significant effects would occur as a result of the Project.

(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.

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.

(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.

As demonstrated by the Applicant, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.

(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 Project includes conversion of an existing office building that was constructed in the early 1970s. The Property is not identified on City's Local Register of Historic Properties, the California Register of Historical Resources, or the National Register of Historical Resources. Based on staff's analysis of the proposed Project the Project would not affect a historical resource as defined in the CEQA Guidelines.

Additionally, the Project does not trigger any of the exceptions outlined in Section 33-922 (e)(1) – (4) of Article 47 (Environmental Quality) of the Escondido Zoning Code:

(e)(1) Plant or animal species, which disturb, fragment or remove such areas defined by either the California Endangered Species Act (Fish and Game Code Section [2050](#) et seq.), or the Federal Endangered Species Act (16 U.S.C. Section [15131](#) et seq.) as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat (specifically including coastal sage scrub habitat for the California Gnatcatcher);

The Project includes the conversion of an existing office building into residential units. As discussed in the Planning Commission staff report dated February 10, 2026, minimal site improvements will be made to the Property while the majority of the work will be within the interior of the office building. There is existing ornamental vegetation and landscaping throughout the site, which will continue to exist even after occupation of the building.

(e)(2) Archaeological or cultural resources from either historic or prehistoric periods;

The Project is located within an urbanized area of the City, and as discussed in the Planning Commission staff report, dated February 10, 2026, the Project includes very minimal modifications to the existing site. Any excavation work would be limited to trenching for utility lines. The building itself is not considered a cultural resource pursuant to Article 40 (Historic Resources) of the Escondido Zoning Code.

(e)(3) Stream courses designated on U.S. Geological Survey maps;

The Project does not include any vegetation (e.g. riparian habitat) or natural floodways that would indicate the presence of a stream course designated on a U.S. Geological Survey map.

(e)(4) Hazardous materials, unstable soils or other factors requiring special review.

The Project site does not involve hazardous material as discussed in Section 15300.2(e).

Lead Agency Contact Person: Ivan Flores, Principal Planner

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

Item 2.

Signature: _____

Ivan Flores, AICP
Principal Planner

_____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

From: [Charles Ryan](#)
To: [Ivan Flores](#)
Subject: Re: Case No. PL24-0126 - Juniper Street Office to Residential Conversion Project
Date: Thursday, January 29, 2026 9:24:31 AM
Attachments: [Outlook-Image.png](#)
[Outlook-Image.png](#)
[Outlook-Image.png](#)
[Outlook-Image.png](#)

You don't often get email from cryan@davisreedinc.com. [Learn why this is important](#)

Ivan Flores
Principal Planner
City of Escondido
Ivan.Flores@Escondido.gov

Ivan:

Is there any chance you can pass my email on to the developer of the Juniper Street Conversion project to let them know of our interest in working as their GC partner on the development, please ?

No judgement if that's a conflict for you.

Respectfully,

[Charles Ryan \(Napa Office\)](#)

[11722 Sorrento Valley Road, Suite F, San Diego, CA 92121](#)

Cell/Txt: (707) 731-7969 | (858) 523-9760 | www.davisreedinc.com

SAN DIEGO | SACRAMENTO | LOS ANGELES | PALM DESERT | NAPA | PHOENIX | RENO/TAHOE



Attachment "6"

Planning Commission

Hearing Date: February 10, 2026

Effective Date: February 11, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DETERMINE THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIROMENTAL QUALITY ACT, AND APPROVE A PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE PLAN) AND DESIGN REVIEW PERMIT FOR CONVERSION OF AN OFFICE BUILDING INTO THIRTY-TWO RESIDENTIAL DWELLING UNITS WITH DENSITY BONUS REQUEST

APPLICANT: Darshan Patel

CASE NO: PL24-0126/PL24-0127/PL25-0359

WHEREAS, on May 15, 2024, Darshan Patel ("Applicant"), filed a land use development application, Planning Case Nos. PL24-0127/PL24-0127/PL25-0359 ("Application") constituting a request for a Planned Development Permit (Master and Precise Plan) to permit ground-floor residential uses, and Design Review Permit with Density Bonus Request to facilitate the conversion of an existing office building into 32 residential dwelling units ("Project") on a 0.67 gross acre site located at 332 S. Juniper Street (APN: 229-472-11), with a Specific Planning Area #9 (SPA9) General Plan land use designation and zoned Specific Plan (S-P); 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, multi-family development with ground-floor residential is a permitted use within the Specific Plan (S-P) zone as detailed in the Downtown Specific Plan, subject to the approval of a Planned Development Permit (Master and Precise Plan), in accordance with Article 19 (Planned Development Zones) of the Escondido Zoning Code; and

WHEREAS, Planned Development projects requiring discretionary review by the Planning Commission require approval of a Design Review Permit, in accordance with the Downtown Specific Plan and Article 64 (Design Review) of the Escondido Zoning Code; and

WHEREAS, the Project includes a request of a Density Bonus to allow for two bonus units and deed restriction of eight units for low-income households, in accordance with State Density Bonus Law, and Article 67 (Density Bonus and Residential Incentives), in order to exceed the maximum allowable number of units and to utilize incentive/concessions; and

WHEREAS, based on the administrative record, the requested incentives/concessions would not impact the public health and safety, nor would it impact any real property within that site that is listed within the California Register of Historical Resources; 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 the City's Zoning Ordinance (Article 61, Division 6) and State public noticing requirements; and

WHEREAS, on February 10, 2026, 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 February 10, 2026, 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 recommend that the City Council determine the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects).

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the 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 recommended for approval as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial 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 10th day of February, 2026, 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"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Legal Description

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

LOTS 1, 2, 3 AND THOSE PORTIONS OF LOTS 4 AND 5 IN BLOCK "R" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON JULY 10, 1886, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, DISTANT THEREON SOUTH 30° 44' 27" EAST 0.16 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 59° 08' 25" EAST 54.70 FEET; THENCE NORTH 30° 41' 57" WEST 0.52 FEET; THENCE NORTH 59° 18' 03" EAST 85.36 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 30° 41' 26" WEST 0.41 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE, RECORDED APRIL 19, 1995 AS FILE NO. 1995-0163445 OF OFFICIAL RECORDS.

APN: 229-472-11-00

Exhibit "B"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Project Plan Set

The architectural drawings are copy-right protected. Please contact the case planner at ivan.flores@escondido.gov or visit the Planning Services counter during regular business hours for further information.

EXHIBIT "C"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15532 (In-Fill Development Projects), in that the proposed project consists of a request to convert an existing office building into 32 residential dwelling units and the Project meets the following criteria:

- 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.*

The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies as outlined in the Planning Commission staff report dated February 10, 2026, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.67 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east.

- c. *The Project site has no value as habitat for endangered, rare or threatened species.*

The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site is developed with an existing office building and surface parking. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan (Figures 3-1 through 3-3).

- d. *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project screened out of significance thresholds associated with traffic and air quality pursuant to the City's Traffic Impact Guidelines Scoping Agreement and Climate Action Plan Consistency Checklist. The Project site is currently served by existing City water infrastructure and would be required to comply with all stormwater standards for water quality purposes. The Project is consistent with the City's General Plan and Zoning regulations (refer to the Planning Commission staff report dated February 10, 2026) except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality.

- e. *The site can be adequately served by all required utilities and public services.*

The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections. The City's Utility Department reviewed the proposed Project and determined adequate service may be provided to this site, with the connection to existing infrastructure per City requirements. The Project design includes adequate solid waste facilities and would receive service by the City's solid waste, recycling, and organics provider: EDCO. The site's location within the downtown area allows it to continue to be served by the City's Fire and Police Departments. Therefore, the Project can be adequate served by all required utilities and public services.

3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on the absence of an exemption inclusive of a Class 3, 4, 5, 6, or 11 this exception is not applicable.
- b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan. Therefore, no cumulative impacts would occur that were not analyzed under a prior FEIR.
- c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards

and use of the property as envisioned through the adopted Downtown Specific Plan. Therefore, no significant effects would occur as a result of the Project.

- d. Scenic Highways - 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 Site – As demonstrated by the Applicant, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
 - f. Historical Resource – The Project includes conversion of an existing office building that was constructed in the early 1970s. The Property is not identified on City’s Local Register of Historic Properties, the California Register of Historical Resources, or the National Register of Historical Resources. Based on staff’s analysis of the proposed Project the Project would not affect a historical resource as defined in the CEQA Guidelines.
4. Additionally, the Project does not trigger any of the exceptions outlined in Section 33-922 (e)(1) – (4) of Article 47 (Environmental Quality) of the Escondido Zoning Code:
- (e)(1) Plant or animal species, which disturb, fragment or remove such areas defined by either the California Endangered Species Act (Fish and Game Code Section [2050](#) et seq.), or the Federal Endangered Species Act (16 U.S.C. Section [15131](#) et seq.) as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat (specifically including coastal sage scrub habitat for the California Gnatcatcher);
- The Project includes the conversion of an existing office building into residential units. As discussed in the Planning Commission staff report dated February 10, 2026, minimal site improvements will be made to the Property while the majority of the work will be within the interior of the office building. There is existing ornamental vegetation and landscaping throughout the site, which will continue to exist even after occupation of the building.
- (e)(2) Archaeological or cultural resources from either historic or prehistoric periods;
- The Project is located within an urbanized area of the City, and as discussed in the Planning Commission staff report, dated February 10, 2026, the Project includes very minimal modifications to the existing site. Any excavation work would be limited to trenching for utility lines. The building itself is not considered a cultural resource pursuant to Article 40 (Historic Resources) of the Escondido Zoning Code.

- (e)(3) Stream courses designated on U.S. Geological Survey maps;
The Project does not include any vegetation (e.g. riparian habitat) or natural floodways that would indicate the presence of a stream course designated on a U.S. Geological Survey map.
 - (e)(4) Hazardous materials, unstable soils or other factors requiring special review.
The Project site does not involve hazardous material as discussed in Section 15300.2(e).
5. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the February 10, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide 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.

Planned Development Permit Findings (PL24-0126/PL24-0127)
(Section 33-403 of Article 19 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 would revitalize an existing office building into 32 residential dwelling units. The Project requires a Planned Development (PD) Permit because it includes ground-floor residential uses, which are subject to approval of a PD Permit per the Downtown Specific Plan, Figures II-3 and II-4. The density permitted on the site is 45 dwelling units per acre (du/acre) which would allow 30 units by-right; however, the Project also includes a density bonus request to exceed the maximum allowable development for the site and is projected to be approximately 47 du/acre. Notwithstanding the increased density, the Project is consistent with the goals and policies of the Escondido General Plan, and the Downtown Specific Plan (DSP) in that it would revitalize an existing office building on a commercial corridor. Furthermore, the site is located on the Suitable Sites Inventory (SSI) as identified in Appendix B of the Housing Element, and would assist the City in achieving its Regional Housing Needs Allocation (RHNA) numbers. Therefore, the Project is consistent with the General Plan, Specific Plan, and those policies adopted by the City.

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

The Project includes revitalization of an existing office building designed and integrated originally with its surroundings. The Project includes minor modifications to the overall site, including circulation to include additional off-street parking spaces adjacent to the alley way, and to construct a new trash enclosure to service the residents of the proposed Project. Pursuant to state density bonus law (SDBL),

the Applicant request the use of a reduced parking ratio which limits parking requirements to one space for one-bedroom units and studios thus requiring only 32 off-street parking spaces, and eight guest spaces. The Project includes 45 off-street parking spaces, and amounts to a ratio of 1.40 spaces per unit. Therefore, the additional off-street parking helps alleviate any potential parking impacts to surrounding neighborhood streets and integrate the change in use with its surroundings.

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

The City maintains adopted Traffic Impact Analysis Guidelines (2021) which identify thresholds for purposes of General Plan and California Environmental Quality Act (CEQA) compliance. Appendix A of the adopted 2021 guidelines is a Scoping Agreement that screens out projects based on those thresholds and concludes less than significant impacts would occur based on Quality of Life and CEQA thresholds. As a part of the processing of the Project, the Applicant prepared a traffic scoping agreement which was reviewed by the Development Services Engineering Services. Based on the results of the proposed Project's traffic scoping agreement, the Project screens out from further analysis of a Local Mobility Analysis (LMA) and Vehicle Miles Traveled (VMT) analysis. Based on this, the vehicular traffic generated by the Planned Development would not cause undue congestion upon adjoining streets.

4. *The proposed location and design allows 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 involves the conversion of an existing office building into 32 residential dwelling units. The City's Staff Development Committee (SDC) reviewed the proposed Project, which includes review by the City's Traffic Engineering, Utilities (water and wastewater), and Fire Service Areas. The Project can be serviced by existing public services and facilities, and would not provide a negative impact on existing public facilities and services. The Project is conditioned to comply with the City's Municipal Code which ensures that the Project can be serviced by existing utilities. The Applicant will be responsible for payment of development impact fees (DIF) to offset the Project's proportionate contribution to public facilities, at the time of building permit issuance.

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

The Project involves the conversion of an existing office building into 32 residential dwelling units. The inclusion of residents along a commercial corridor is consistent with the vision for the Southern Gateway (SG) district as discussed in the DSP in that it incorporates urban-style residential land uses which have strong connections to surrounding business and professional offices. Juniper Street provides direct

access to Grand Avenue which is the commercial hub of the downtown area. Therefore, the Project would result in 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;*

The Project includes the conversion of an existing office building into 32 residential dwelling units, and does not require intensive grading, or any other major site improvements other than minor modifications to circulation on-site. Therefore, the Project would yield a well-integrated residential development as it is primarily a conversion of use.

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 accord with adopted city policy.*

The Project requires a PD permit due to the inclusion of ground-floor residential uses. The site is currently developed with a legal non-conforming structure in that the structure does not comply with the setbacks for the underlying land use district; however, no alteration or enlargement is proposed that would further increase the non-compliant setbacks. The proposed use (i.e. ground-floor residential) is permitted subject to a PD permit. Notwithstanding the density bonus request, the Project complies with the development standards outlined in the DSP. Therefore, the maintained non-compliant setbacks permitted through the PD permit provide a beneficial effect in that the site would produce 32 residential units whereas the City's Housing Element identified a total of 22 residential units on this site.

Design Review Permit Findings (PL25-0359)

(Section 33-403 of Article 19 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 Project includes revitalization of an existing office building that was designed and integrated with its surroundings and would not impact the footprint or height of the existing structure. The surrounding area consists of primarily low intensity office, commercial, and moderate residential density development. The Project includes minor modifications to the circulation on the site to include additional off-street parking spaces adjacent to the alleyway, and to construct a new trash enclosure to service the residents of the proposed Project. Pursuant to SDBL, the Applicant requests the use of a reduced parking ratio which limits parking requirements to one space for one-bedroom units and studios thus requiring only 32 off-street parking spaces, and eight guest spaces. The Project includes 45 off-street parking spaces, and amounts to a ratio of 1.40 spaces per unit; the additional off-street parking would help alleviate any potential parking impacts to surrounding neighborhood streets.

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

The Project will revitalize an existing office building into 32 residential dwelling units. The conversion of the building includes very minimal changes to the site itself, and no modifications to the existing building itself. The site will be slightly modified to include parallel parking adjacent to the alleyway; however, the location will comply with the design standard as it pertains to setback compliance. The existing office building was constructed in the early 1970s and is compatible with the character of the surrounding neighborhood in that it is located away from the residential streets to the east, and is approximately 24'-0" in height.

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 detailed in the Planning Commission staff report, dated February 10, 2026, the Project includes a density bonus request as permitted by SDBL and Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code (EZC). The Applicant has requested a waiver of the open space requirements which include landscaping on-site, including parking in the parking areas, and usable open space. In accordance with SDBL and Article 67, the Applicant is eligible to waive this requirement as they would physically preclude the development as proposed. The Applicant will be responsible for maintaining the existing landscape which is approximately 1,415 sq. ft.

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

The Project includes the conversion of an existing office building into 32 residential dwelling units, and does not require grading, or any other site improvements other than minor modifications to circulation on-site.

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 will revitalize an existing office building into 32 residential dwelling units. The conversion of the building includes very minimal changes to the site itself, and no modifications to the existing building itself. The site will be slightly modified to include parallel parking adjacent to the alleyway; however, the location will comply with the design standard as it pertains to setback compliance.

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

The Project will revitalize an existing office building into 32 residential dwelling units. The Project requires a Planned Development (PD) Permit because it includes ground-floor residential uses, which are subject to approval of a PD Permit. The density permitted on the site is 45 dwelling units per acre (du/acre) which allows 30 units by-right; however, the Project also includes a density bonus request to exceed the maximum allowable development for the site and is projected to be approximately 47 du/acre. Notwithstanding the increased density, the Project is consistent with the goals and policies of the Escondido General Plan, and the Downtown Specific Plan (DSP) in that it will revitalize an existing office building on a commercial corridor; furthermore, the site is located on the Suitable Sites Inventory

(SSI) as identified in Appendix B of the Housing Element, and would assist the City in achieving its Regional Housing Needs Allocation (RHNA) numbers.

DENSITY BONUS REQUEST

(Section 33-1419 of Article 67 (Density Bonus and Residential Incentives – of the Escondido Zoning Code)

With respect to the Density Bonus Request, the Planning Commission finds and recommends that the City Council make the following findings for granting of the Density Bonus Request:

The Project includes a Density Bonus request to utilize waivers and an increase in density as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), specifically, the Project will provide eight (8) low-income units (making 80% of the Average Median Incomes [AMI]), and will utilize waivers related to required open space, landscaping requirements, and covered parking. The Applicant proposes the use of three (3) incentives/concessions relative to improvements of the adjacent alley; sidewalk improvements at the Project site’s frontage, and extension of the public sewer main across the Project’s frontage. The City’s Staff Development Committee reviewed the requested waivers and did not identify anything in the administrative record indicating that the granting of the waivers will have a negative impact on the public health and safety or general welfare. The Applicant will utilize two (2) of their bonus units for a total of 32 units, inclusive of the eight (8) low-income units. The Project complies with the provisions of Article 67 and State Density Bonus Law.

NO NET LOSS Findings

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

The project site (APN: 229-472-11-00) was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the project site was as follows:

| Very-low | Low | Moderate | Above Moderate |
|----------|-----|----------|----------------|
| 0 | 14 | 0 | 8 |

The proposed project does not reduce the density of the site below what was projected in the Housing Element; the Housing Element shows a site capacity of 22 low-/moderate-/above-moderate income units, whereas 32 low-/moderate-/above-moderate income units are proposed.

| | Very-low | Low | Moderate | Above Moderate |
|---|----------|-----|----------|----------------|
| Sites Inventory capacity for project site | 0 | 14 | 0 | 8 |
| Proposed Units | 0 | 8 | 0 | 24 |

| | | | | |
|---------------------|---|----|---|-----|
| Change in units +/- | 0 | -6 | 0 | +16 |
|---------------------|---|----|---|-----|

The proposed development's residential density is not consistent with the Housing Element, but the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

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 approved, constructed or projected to date | 224 | 197 | 63 | 1,460 |
| Impacted by Project | 0 | 8 | 0 | 24 |
| Remaining Sites Inventory Capacity with Proposed Development +/- | 4,197 | | 1,427 | 3,107 |

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

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, with 5,280 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 4,320 units. If the project is approved, the remaining need will be reduced to 4,290 units. The Housing Element Sites Inventory would still have a capacity for 8,756 housing units.

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.

**This number is inclusive of the 2,622 units credited towards RHNA as identified in Table 50 of the City's adopted Housing Element*

EXHIBIT "D"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **May 6, 2024**, 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 February 10, 2026**, 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 40 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, if applicable.
 - 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. Prior to building permit issuance, a revised density bonus form shall be provided to address the requirements of the Engineering and Utilities Division.

F. Housing and Neighborhood Services Conditions:

Density Bonus:

1. 8 residential units shall be deed restricted to households qualifying as low-income households, and rented at low-income rents per state policy ("Affordable Units").
2. The Project shall provide a minimum of 8 dwelling units for low income households (those earning less than 80 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a building permit or grading permit, whichever occurs first, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.
3. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and shall be recorded against the applicable property for the requisite period of time.
4. The Affordable Units shall be constructed concurrently with, or earlier than construction of the unrestricted units. The City shall not issue building permits for more than fifty (50) percent of the unrestricted units until the City has issued building permits for all of the Affordable Units.
5. The Affordable Units shall be constructed with the same exterior appearance and interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the unrestricted units in the Project.
6. The design, appearance, and general quality of the Affordable Units shall be consistent or compatible with the design of the total housing development in terms of appearance, materials, and finished quality.

7. The average square footage for the unrestricted units shall be approximately the same as the average square footage for the Affordable Units of the same number of bedrooms.
8. All Affordable Units shall have a bedroom unit mix consistent with Municipal Code Section 33-1417(d).
9. The Affordable Units shall be disbursed within the housing development.
10. The City shall not approve any final inspections or issue any certificates of occupancy for more than fifty (50) percent of the unrestricted units until the City has issued certificates of occupancy for all of the Affordable Units.

G. Specific Fire Department Conditions:

1. Underground fire lines, fire sprinkler, and fire alarm plans shall be deferred submittals to the Escondido Fire Dept.
2. Fire Department connection (FDC) shall be in an approved location as per the Escondido Fire Dept.
3. Vertical Clearance of 13'6" shall be maintained over fire access at all times.

H. Specific Engineering Division Conditions:

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO PROJECT NUMBER PL24-0126, PL24-0127, PL25-0359
332 S. JUNIPER STREET**

GENERAL

1. The applicant shall provide the City Engineer with a Title Report covering subject property.
2. 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.
3. Improvement 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.
4. 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.

5. 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. The project's access drive on East 4th 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.
2. The applicant shall not use the existing shared access on East 3rd Avenue for construction purposes without executing a separate agreement with the adjacent property owner.
3. 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 property owner.
4. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
5. On-site driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Development Services Director.
6. The address of the building shall be painted on the curb or posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Fire Marshal and Development Services Director.
7. 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.
8. The applicant may be responsible for overlays of South Juniper Street, East 3rd Street, and East 4th 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.
9. 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.
10. 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.
11. 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.

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, if applicable.
2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the property owner. Provisions stating this shall be included in the CC&R'S.
3. 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.
4. The current owner of the property shall sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
5. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshall. Fire hydrants shall connect to a minimum 8-inch water main.
2. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
3. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.
4. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
5. A 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas.
6. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
7. There shall be no permanent structures located within the City's Public utility Easements.
8. Improvement plans for all proposed water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.

9. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
10. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
11. 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.
12. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.
13. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

SEWER

1. The developer is required at their sole expense to design and construct a sewer manhole with a sewer main stub out. The manhole shall replace the existing sewer main cleanout located at the intersection of the alley and Juniper Street. A sewer main stub out shall be installed on this manhole on the easterly side of the manhole. A private 6-inch minimum PVC sewer lateral shall connect to the sewer main stub out. A standard clean-out within 18-inches of the Public Utility Easement or ROW shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye or Inserta-Tee
2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.
5. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
6. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vactor trucks for maintenance.
7. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
8. The location of all sewer laterals shall be shown on the grading and improvement plans.

CC&R's

1. Copies of the CC&R's shall be submitted to the Development Services Department for approval.

2. The applicant shall make provisions in the CC&R's for maintenance by the property owner of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, landscaping both onsite and fronting public right-of-ways. These provisions must be approved by the Engineering Department.
3. The CC&R's must state that the property owner assumes liability for damage and repair to City utilities in the event that damage is caused by the property owner 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 property owner 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.

DRAFT



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 3

February 10, 2026

Tentative Future Agenda Items

DATE: February 10, 2026

TO: Planning Commissioners

FROM: Veronica Morones, City Planner/Assistant Director of Development Services

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:

Policy Work:

- 2023-25 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