

## **Exhibit C**

### **PLANNING CASE NO. PL23-0440**

#### **FACTORS TO BE CONSIDERED / FINDINGS OF FACT**

##### **Environmental Determinations:**

In accordance with Public Resources Code section 21166 and California Environmental Quality Act (CEQA) Guidelines section 15162, the Planning Commission finds and determines as follows:

1. The potential environmental effects of the actions described in the original project approval have been analyzed, considered and mitigated through an Initial Study and a Mitigated Negative Declaration ("MND") (SCH: 20221000635) prepared and adopted on February 08, 2023 pursuant to CEQA. See City Council Resolution No. 2023-06R.
2. The City has evaluated and considered the changes that would be implemented by the Project, as amended or modified. These changes do not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. The City has evaluated and considered the changes with respect to the circumstances under which the actions identified in revised Details of Request, as amended by the Project, are being undertaken. The changes with respect to these circumstances do not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
4. The City is not aware of any new information of substantial importance that discloses that the actions described in the Project, as amended or modified, will have other or more severe significant environmental effects not previously discussed or that previously rejected or other mitigation measures or alternatives are now feasible and effective.

Therefore, the Mitigated Negative Declaration remains adequate and no further CEQA environmental analysis is required for Project as amended or modified.

##### **Design Review Findings (Article 64, Section 33-1359):**

***(a)** 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.*

On February 08, 2023, the City Council approved a request by Escondido North, LLC for an Annexation, Tentative Subdivision Map and Grading Exemption to subdivide existing parcels for a 56-unit residential subdivision (Planning Case Nos. PL21-0269, PL21-0278, and PL22-0584).

The approved subdivision design is similar in size, scale, and character of the adjacent single-family residential subdivision to the north, west and south of the project site.

***(b)** The bulk, scale, and architectural design of the proposed structure[s] are compatible with the character of the surrounding neighborhood.*

The approved project includes two different development components and residential opportunities

- construction of 46 market rate single family homes, and
- construction and management of five duplexes (10 affordable housing units) which will be deed-restricted (*not a part of this Design Review*).

The site design and characteristics of the market rate component are similar to what has been constructed in the surrounding neighborhood. The proposed layout, lot sizes, scale, and architectural design are similar to the existing developments located directly north and east of the project site.

***(c)** 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.*

The conceptual landscape design plans have been reviewed by city staff for consistency with community design and implementation of landscape palettes; color schemes; minimum tree requirements (i.e., one tree per lot); consistent public right of way enhancements; screening where appropriate; and encouraged use of drought tolerant or native plant materials. The landscape design meets such requirements and is complimentary of the unit designs in use of plants, colors, shade street trees, and buffer tree plantings. Therefore, the project landscape design is not considered as part of the Design Review Permit.

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

Project approvals included review of the project pursuant to Article 55 of the Escondido Zoning Code, which requires grading exemptions for any fill slope located within 50 feet of a property line that exceeds 10 feet in height (inclusive of the height of any retaining wall in said calculation). The project approvals included those fill slopes located in the northwest corner of Lot 10 and in the northeast corner of the project site, adjacent to the access driveway to the detention basin. Therefore, the project grading design is not considered as part of this Design Review Permit.

***(e)** 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 approved project incorporated applicable design review standards, such as appropriate size and scale of residential subdivision. The approved project also provides an open space buffer at the northwest edges, and enhances public right of way by installing sidewalks and pedestrian safety features and signage. The proposed fencing will be compatible with the surrounding character of wood to concrete block. There is no specialty lighting and the City standard street lighting will be installed.

**(f)** *The project is consistent with the goals and objectives on the city general plan.*

The City's General Plan land-use designation for the project site is Suburban (S) south of Stanley Avenue and Estate II (E2) north of Stanley Avenue, allowing single-family residential development of up to 3.3 and 2.0 dwelling units per acre, respectively. Single-family residential is a permitted use within the Suburban and Residential Estates land-use designations. Further, the proposed design of the 46-units is consistent with General Plan Policies 1.11 and 3.9 in that:

Community Character Policy 1.11: the proposed architectural designs contain very limited building materials which would create incompatible glare. The primary materials proposed consist of stucco and stone, along with wrought iron, wood, and other non-glaring decorative features;

Residential Development Policy 3.9: the proposed design incorporates shade trees and landscaping that would enhance resident quality of life. Further the proposed architectural designs pick up on themes from existing residential neighborhoods within the area, including incorporation of stucco exterior facades and Spanish styles as seen in the subdivision located directly east of the project site.