



STAFF REPORT

DATE: July 09, 2024

PL23-0440 – 916, 942, and 943 Stanley Avenue, and 2005 – 2175 Conway Drive

PROJECT NUMBER / NAME: PL23-0440 – Conway (“Capistrano”) Subdivision Design Review

REQUEST: A Design Review Permit for the 46 single-family dwellings associated with the Conway Subdivision (now known as “Capistrano”).

PROPERTY SIZE AND LOCATION: The 12.06-acre site is located on west of Conway Drive on both sides of Stanley Avenue and north of Lehner Avenue, addressed as 916, 942, and 943 Stanley Avenue, and 2005 – 2175 Conway Drive (odd numbered addresses only), Escondido, CA 92027 (APNs: 224-141-23-00, 224-141-24-00; 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, & 224-142-33-00)

APPLICANT: Beazer Homes Holdings, LLC

GENERAL PLAN / ZONING: S (Suburban), E2 (Estate II) / R-1-10 (Single Family Residential), RE-20 (Estate Residential)

PRIMARY REPRESENTATIVE: Suzy Charnley
(Beazer)

DISCRETIONARY ACTIONS REQUESTED: Design Review Permit

PREVIOUS ACTIONS: On February 8, 2023, City Council approved an Annexation, Tentative Subdivision Map, Grading Exemption, and Density Bonus for the project site.

CEQA RECOMMENDATION: Determine that the proposed project is exempt from further environmental review, and direct staff to file a Notice of Determination, based on the previously adopted Mitigated Negative Declaration (SCH#20221000635) for the project.

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2024-25.

CITY COUNCIL HEARING REQUIRED: YES X NO

REPORT APPROVALS: X Dare DeLano, Senior Deputy City Attorney

X Veronica Morones, City Planner



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BACKGROUND

The project site is located on the west side of Conway Drive, and north of Lehner Avenue (see Attachment 1 for Aerial Map). 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) ("Project"). The Project also included a density bonus agreement to develop the Project at its approved density. The approved subdivision consists of two development components: 1) 46 single family lots intended for market rate single family homes and 2) one multi-family lot for the five duplexes (10 affordable housing units) which will be deed-restricted. The original approval for the Project is for one 56-unit development; however, the Applicant acquired only the market rate development and is actively pursuing an affordable housing developer for the duplex construction. Both components are conditioned to be visually and architecturally similar in designs, color schemes, size and materials, as well as consistent landscape components. However, only the market rate components are subject to Planning Commission design review ("proposed project") per specific Planning Division Condition of Approval No. E.5.

Typically, lot subdivisions for five or more production homes (such as this Project) undergo staff-level design review as outlined in Article 64 (Design Review). However, due to the public interest surrounding the initial approval, the Planning Commission incorporated a Condition of Approval requiring design review by the Planning Commission.

As part of this Design Review submittal, City staff conducted an initial design review and site layout for the residential development on October 11, 2023 and a second review on February 7, 2024. City staff provided suggestions and recommendations that the Applicant incorporated in the residential development design.

SUMMARY OF REQUEST

Pursuant to Resolution No. 2023-06R, the Project's market rate units are subject to Design Review by the Planning Commission. More specifically, Condition of Approval E.5, requires the Project undergo Planning Commission design review for lots 1 – 12, 14 – 24, and 27 - 47. The initial approval of the Project did not include architectural designs, and this process is typical of applicants who are subdividers of property but not the ultimate builders. Additionally, staff reviewed the conceptual landscape designs for both the market rate and affordable units for consistency with the community design and implementation of landscape palettes and minimum tree requirements pursuant to Article 62 (Water Efficient Landscape Regulations).

The Planning Commission's review of the Design Review Permit is limited to those lots identified within the specific condition of approval. Planning Commission Design Review is not required for the affordable unit component.

PROJECT ANALYSIS

1) Beazer Homes:

This portion of the residential development was conditionally approved for residential construction on lots 1-12, 14-24 and 27-47. An affordable housing developer is building the affordable unit component; however, conditions of approval require Beazer Homes maintain responsibility for the entire development (including Lot 13 – affordable development) during construction and compliance with the Project mitigation measures and conditions of approval.



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a. Project Description

The Applicant intends to construct 46 single-family units on the 46 residential lots. The lots range in size from 6,515 – 31,689 square feet. The Applicant proposes three residential floor plans for the market rate units:

- Plan 1 - 2,333 square feet for a single-story unit with three design types and three bedrooms
- Plan 2 - 2,911 square feet for a two-story unit with three design types and four bedrooms
- Plan 3 - 3,226 square feet for the largest two-story unit with three design types and four bedrooms

Beazer Homes proposes three design schemes – 1) Modern Spanish, 2) Modern Craftsman, and 3) Modern Adobe. Each one has a variety of construction material/colors, and design elements such as roofing materials, doors, fascia and garage door, stone or stucco, vertical siding and horizontal siding (see Attachment 2 for the nine color schemes, elevations and materials for each model). Several of the units include options pertaining to kitchen arrangement, bathrooms, bedrooms, and entryway porch configurations.

The Project complies with all required development standards including but not limited to: setbacks, lot coverage, lot size, and floor area ratio (see Attachment 3 for plotting plan).

Building Materials

The City encourages the use of design elements and building materials compatible with the community neighborhood characteristics for residential developments. The primary wall surface material is stucco siding with various coordinated color schemes by type of architecture. Each design proposes accompanying stone elements such as pilasters and stone facing along the front.

- City staff recommended to the Applicant the incorporation of additional materials and elements to offset the use of stucco as the primary surface material.
- City staff recommended to the Applicant the addition of stone facing, articulation, and diverse color schemes for the units to reduce redundancy and provide for varied unit design throughout the 46 units.
- City staff recommended the applicant carry over the front façade materials to other elevations for a more cohesive appearance.

Color

The color palettes reflect the Modern California theme with a blend of natural colors. The color schemes for the three styles range from brown/beige hues to lighter earth tones such as an off-white and grey.

Architectural Elements

The architectural design elements incorporate one or more window designs:

- Recessed windows
- Paned windows
- Dropped eave detail options
- Door and window lintels
- Accent and varied-shape windows
- Exterior wood trim surrounds



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- Accent colors
- Board and Batt designs

Additionally, staff encourages front building facades to incorporate a minimum of four varieties of design elements:

- Varied roof planes
- Exposed drop eaves and tails
- Deeply recessed doors
- Paned doors
- Door lintels
- Covered Front Porches
- Variations in colors of accent materials

2) Affordable Housing Development (for reference only):

This portion of the residential development was conditionally approved as part of the overall Project and does not require Planning Commission Design Review for the proposed five duplexes proposed on Lot 13. Beazer Homes is actively pursuing an affordable housing developer to construct the five duplexes. Any future architectural plans will be reviewed for consistency with the proposed designs. The permit required for the affordable component is a staff-level review.

FISCAL ANALYSIS

The applicant will be responsible for payment of all applicable Development Impact Fees as adopted by the City Council.

ENVIRONMENTAL ANALYSIS

This Design Review Permit relies on a previously adopted Initial Study/Mitigated Negative Declaration (IS/MND). On February 8, 2023, a Mitigation Negative Declaration was prepared, and adopted in accordance with California Environmental Quality Act (CEQA) (SCH# 20221000635) for the Project. No further environmental analysis is required as the Design Review request would entail nominal changes to the design facades of 46 market rate units previously approved and environmentally reviewed by the previously adopted IS/MND. A Notice of Determination will be filed with the County Clerk of San Diego.

PUBLIC INPUT

Pursuant to Article 61, no public notice is required by the Escondido Zoning Code for Design Review by the Planning Commission.

CONCLUSION AND RECOMMENDATION

The proposed project is consistent with the guiding principles identified in the Land Use and Community Form Element of the Escondido General Plan. The proposed project is designed in conformance with the applicable development standards, design guidelines to the extent permitted under the Density Bonus approval.



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Staff recommends that the Planning Commission conduct Design Review on the proposed project, and approve Resolution No. 2024-25, approving the Design Review Permit.

ATTACHMENTS

1. Aerial Location Map
2. Beazer Homes Architectural Designs, and Materials Board
3. Beazer Plotting Plan
4. Notice of Determination
5. Draft Planning Commission Resolution No. 2024-25 with Exhibits "A," "B," "C," and "D"



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Attachment 1 Location Aerial Map

