

EXHIBIT "C"

FINDINGS OF FACT Resolution No. 2023-171

PLANNING CASE NUMBER: PHG20-0036

Plot Plan Determinations:

1. With the approval of the amendment to the Escondido Boulevard District to include mix-use residential development within the District through the expansion of the mixed-use overlay, the proposed 21-unit mixed-use Density Bonus project is a permitted use in the zone in which it is located. The proposed infill residential Project would be in conformance with General Plan Housing Goals and Policies to plan for quality, managed, and sustainable growth, and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The Plot Plan is granted subject to such conditions as deemed necessary to meet the standards of the use and zone in which it is located and to comply with applicable design standards, as detailed in Exhibit G of Resolution No. 2023-23.
3. The Plot Plan is granted subject to such additional conditions as deemed necessary and desirable to preserve the public health, safety and general welfare, as detailed in Exhibit G of Resolution No. 2023-23.

Density Bonus Determinations:

1. The requested concessions and waivers would not create an adverse impact upon the health, safety or the physical environment in that the increase in height and additional one unit would allow for increased densities that work to accommodate the City of Escondido's Regional Housing Needs Allocation of 9,607 units within the identified Specific Plan area. The reduction in parking would still yield parking spaces on site for the residential use, and result in a waiver to the process for tandem spaces, which streamlines the housing process.