

RESOLUTION NO. 2022-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, CALIFORNIA, APPROVING A MAJOR PLOT
PLAN FOR A MULTI-FAMILY RESIDENTIAL PROJECT
LOCATED AT 2690 SOUTH ESCONDIDO BOULEVARD

WHEREAS, Portofino Holdings I, LLC (“Applicant”), filed a land use development application (“Application”) constituting a request for a Major Plot Plan for the construction of two, two-story multi-family residential buildings, consisting of a total of 15 apartment units, on 0.52-acres of land in the Southern Entry District of the South Centre City Specific Plan (“Project”). The subject site is located on the east side of South Escondido boulevard, west of Cranston Drive, addressed as 2690 South Escondido Blvd; and

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

WHEREAS, the Project is depicted in Exhibit “B,” which is attached hereto and made part hereof by this reference as though fully set forth herein; and

WHEREAS, the Applicant has also requested a Development Agreement to allow a reduction in required onsite open space. Said Development Agreement is being considered by the City Council concurrently with the Project; and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the South Centre City Specific Plan 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 residential development is a permitted use within the Southern Entry District of the South Centre City Specific Plan; 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 of the Community Development Department completed its review of the Project and scheduled the Project for consideration by the Planning Commission at a duly noticed public hearing on January 25, 2022. At that hearing, 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; and

WHEREAS, on January 25, 2022, the Planning Commission adopted Planning Commission Resolution No. 2022-01, recommending to the City Council the approval of the Major Plot Plan and Development Agreement; and

WHEREAS, the City Council held a duly noticed public hearing to consider the request for the Major Plot Plan and Development Agreement at its regularly scheduled meeting on March 2, 2022, at which time the City Council received and considered the reports and recommendation of the Planning Division and Planning Commission, and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California:

1. That the above recitations are true.
2. That the City Council, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Development

Projects), and directs the Planning Division to file a Notice of Exemption for the Project describing the reasons why the Project qualifies for the exemption.

3. That the Findings of Fact (“Findings”), attached as Exhibit “C” and incorporated herein by this reference as though fully set forth herein, are hereby made by this City Council, and represent the City Council’s careful consideration of the record. The Findings of this City Council contained in Exhibit "C" shall be the final and determinative findings of fact on this matter.

4. That upon consideration of the staff report (a copy of which is on file in the Office of the City Clerk), the recommendations of the Planning Division and Planning Commission, the Findings, the Conditions of Approval attached as Exhibit “D” and incorporated herein by this reference as though fully set forth herein, and applicable law, the City Council finds that the Project is consistent with the General Plan.

5. That the City Council approves Resolution No. 2022-31, approving a Major Plot Plan for a multi-family project located at 2690 S. Escondido Boulevard.

6. That this approval is contingent upon City Council approval of, and shall become effective upon the effective date of, City Council Ordinance No. 2022-04. Should City Council Ordinance No. 2022-04 not be adopted, this approval shall be null and void.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido’s Development Fee Inventory on file in both the Community Development Department and Public Works Department. The project is also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. 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.