

ORDINANCE NO. 2021-02R

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING AN AMENDMENT TO THE
DOWNTOWN SPECIFIC PLAN AND
PLANNED DEVELOPMENT PERMIT FOR
THE PALOMAR HEIGHTS PROJECT

APPLICANT: The Palomar Heights Project Owner, LLC
CASE NOS.: SUB 18-0011, PHG 18-0049, and ENV 18-0009

The City Council of the City of Escondido ("City"), California, DOES HEREBY
ORDAIN as follows:

SECTION 1. The City Council makes the following findings:

a) The Palomar Heights Project Owner, LLC (herein after referred to as "Applicant"), filed a verified application with the City regarding property located at 555 E. Valley Parkway and surrounding properties (APNs 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00), more particularly described as shown on Exhibit "A" ("the property"), attached to this Ordinance and incorporated herein by reference as though fully set forth. In addition to other land use entitlements, said verified application constitutes a request for an amendment to the Downtown Specific Plan and a Planned Development Permit (Master and Precise Development Plan) for the redevelopment of the Palomar Health Downtown Campus and surrounding properties, as shown on Exhibit "B" (Downtown Specific Plan revisions) and Exhibit "C" (Project plans), both attached to this Ordinance and incorporated herein by reference as though fully set forth herein, and on file in the Planning Division.

b) The Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission on September 22, 2020. Following said public hearing, the Planning Commission adopted Resolution Nos. 2020-12 and 2020-13, which recommended that the City Council approve the amendment to the Downtown Specific Plan and the Master and Precise development Plan for a mixed-use residential/commercial redevelopment project (the "Project").

SECTION 2. An original copy of the proposed Specific Plan Amendment and Master and Precise Development Plan and all other related Project materials are on file in the Office of the City Clerk, with a copy of each document submitted to the City Council for its consideration. The City Clerk, whose office is located at 201 North Broadway, Escondido, California 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

SECTION 3. On January 27, 2021, the City Council held a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including all application materials and other written and graphical information posted on the Project website;
- b) Oral testimony from City staff, interested parties, and the public;

c) The City Council staff report, dated January 27, 2021, which along with its attachments, is incorporated herein by reference as though fully set forth herein, including the Planning Commission's recommendation on the request; and

d) Additional information submitted during the public hearing.

SECTION 4. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), a Final Environmental Impact Report (SCH No. 2019059013) relative to the Project was prepared and the City Council has certified it, along with adopting the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program per City Council Resolution No. 2021-16.

SECTION 5. Upon consideration of the Findings of Fact, attached as Exhibit "D" and incorporated herein by reference as though fully set forth herein, the City Council approves the Specific Plan Amendment and Planned Development Permit.

SECTION 7. Concurrently with the action on this Ordinance, the City Council is taking a number of actions in furtherance of the Project, as generally described in the January 27, 2021, City Council staff report. No single component of the series of actions made in connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective in the manner provided by state law. Therefore, this Ordinance shall become effective and operative only if City Council Resolution Nos. 2021-16 and 2021-17 are approved.

SECTION 7. All references within this Ordinance to "Applicant" or "Developer," shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have

development authority for all, a portion, or portions of that property included within the Project site.

SECTION 8. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 9. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10. The City Council authorizes all subsequent action to be taken by City Officials consistent with this Ordinance.

SECTION 11. The City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

SECTION 12. The Ordinance shall become effective 30 days from the date of the passage.

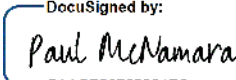
PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting there of this 10th day of February, 2021 by the following vote to wit:

AYES : Councilmembers: GARCIA, INSCOE, MORASCO

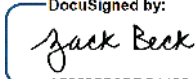
NOES : Councilmembers: MARTINEZ, MCNAMARA

ABSENT : Councilmembers: NONE

APPROVED:

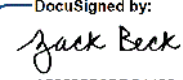
DocuSigned by:

CAACE20782954D3...
PAUL MCNAMARA, Mayor of the
City of Escondido, California

ATTEST:

DocuSigned by:

A58535D0BDC1430...
ZACK BECK, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, Zack Beck, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2021-02R passed at a regular meeting of the City Council of the City of Escondido held on the 10th day of February, 2021, after having been read at the regular meeting of said City Council held on the 27th day of January, 2021.

DocuSigned by:

A58535D0BDC1430...
ZACK BECK, City Clerk of the
City of Escondido, California

ORDINANCE NO. 2021-02R

EXHIBIT "A"

LEGAL DESCRIPTION

SUB 18-0011, PHG 18-0049, AND ENV 18-0009

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 336](#), ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 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 COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO: 82-209 RECORDED [AUGUST 4, 1982 AS FILE NO. 1982-239658](#) AND RE-RECORDED [AUGUST 27, 1982 AS FILE NO. 1982-266275](#), ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-06-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1940, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED [AUGUST 4, 1982 AS FILE NO. 1982-239658](#) AND RE-RECORDED [AUGUST 27, 1982 AS FILE NO. 1982-266275](#), ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED [NOVEMBER 13, 1967 AS FILE NO. 178214](#).

APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED [OCTOBER 21, 1974 AS FILE NO. 1974-280073](#), OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP NO. 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 2574](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED [MAY 29, 1961 AS FILE NO. 92029](#).

EXHIBIT "B"
SPECIFIC PLAN AMENDMENT
SUB 18-0011

Remove and replace the following pages of the Downtown Specific Plan with those provided herein:

Page II-12

Page III-26

Page III-28

Page V-4

Page V-5

Downtown Specific Plan

LAND USES

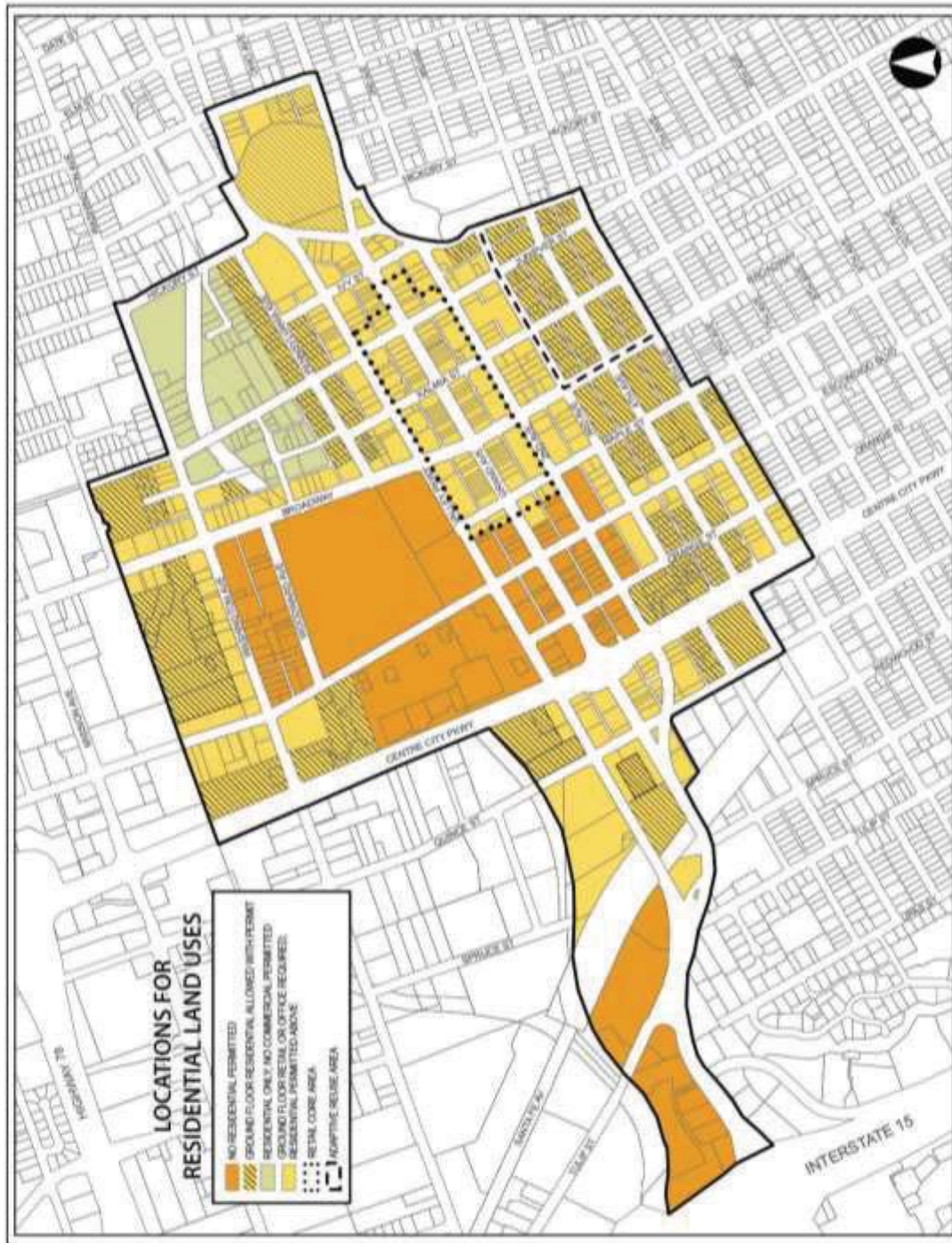


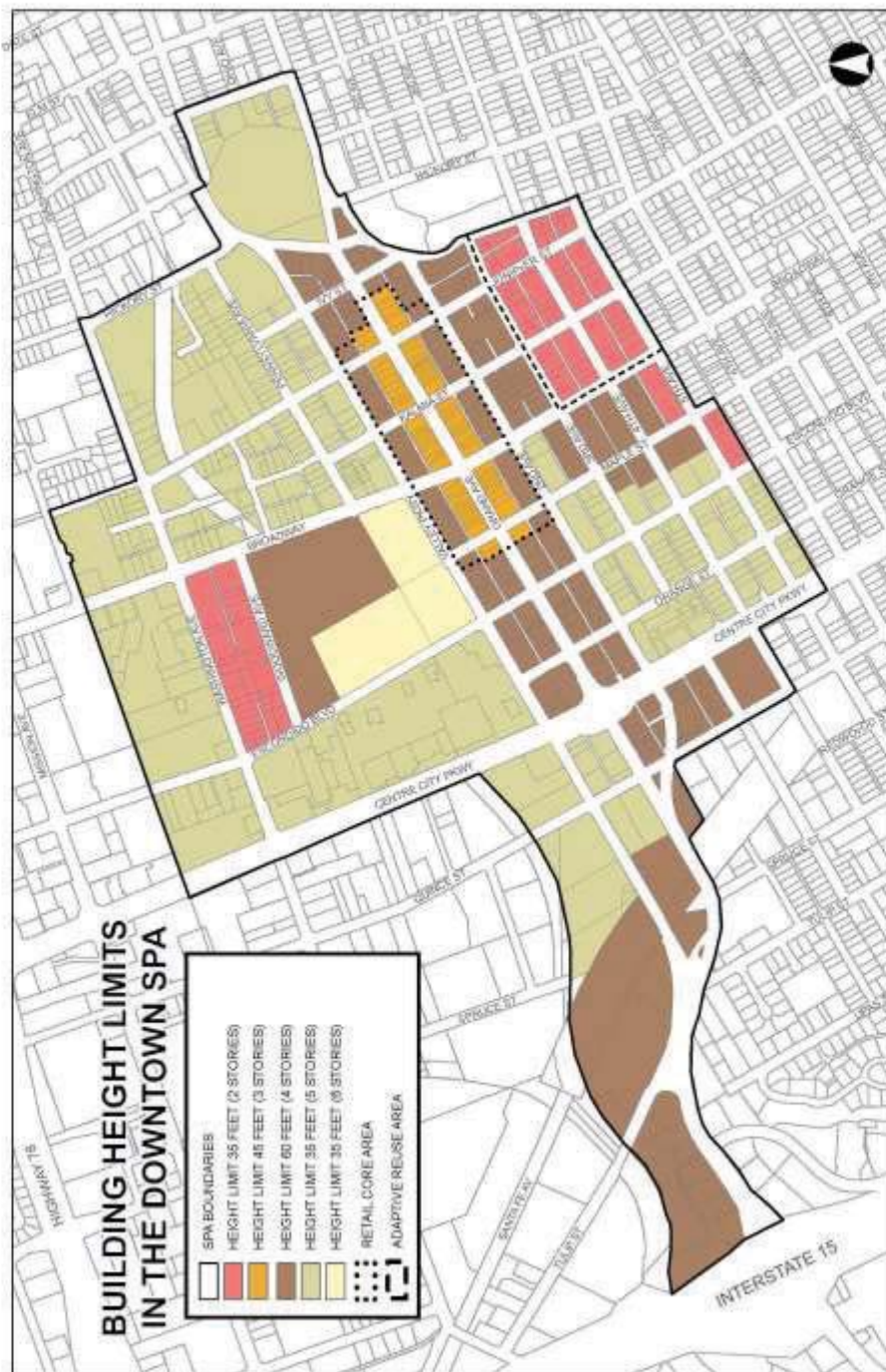
FIGURE II-4

FIGURE III-5
Land-Use District Development Standard Matrix
(Page 1 of 2)

	HD	PV	CCU	GT	M	SG	CN
Maximum Building Height and Stories	45' (up to 3 stories) along Grand Avenue in Retail Core Area	35' (up to 2 stories) between Washington and Woodward Ave	75' (up to 5 stories) (see Figure III-6)	60' (up to 4 stories) west of NCDT Rail line; elsewhere up to 75' (up to 5 stories) (see Figure III-6)	75' (up to 5 stories) north of Grand Avenue; 60' (up to 4 stories) south of Grand Avenue (see Figure III-6)	75' (up to 5 stories) between CCP and Maple Street; 60' (up to 4 stories) between Maple Street and Broadway Historic Adaptive Reuse; 35' (up to 2 stories) (see Figure III-6)	75' (up to 5 stories) (see Figure III-6)
REFER TO FIGURE III-6	75' (up to 5 stories) east of Valley Boulevard, and north of E. Valley Parkway; 60' (up to 4 stories) in all other locations. (see Figure III-6)	75' (up to 5 stories) east side of Broadway/85' (up to 6 stories) within Grape Day Park, Civic & Cultural areas with Planned Development approval (see Figure III-6)					
Min. Lot Frontage	None	50'	50'	50'	50'	50'	50'
Front Setback	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)
Interior Side Setback	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	Pennsylvania Ave.: 0' Elsewhere: 5' + 5' for each story over 2 (Surface Parking and Signs: 5')

Downtown Specific Plan

DESIGN POLICIES, STANDARDS & GUIDELINES



Downtown Specific Plan

LAND USE DISTRICTS *Historic Downtown*

2. LOCATION

The Historic Downtown District encompasses approximately 170 acres generally located between Second and Third Avenues on the south, Valley Parkway on the north, Centre City Parkway on the west and Palomar Hospital on the east. The District includes over six blocks on both sides of Grand Avenue, which has been historically classified as Escondido's 'Retail Core Area'. Valley Parkway and Second Avenue provide convenient vehicular access to the Downtown Retail Core and to off-street parking lots, while Grand Avenue brings users to the center of activity and offers convenient on-street parking. A pedestrian trail connects the District to the Escondido Transit Center and citywide trail system, while pedestrian walkways and arcade pass-throughs and 'paseos' provide convenient pedestrian connections within Downtown.

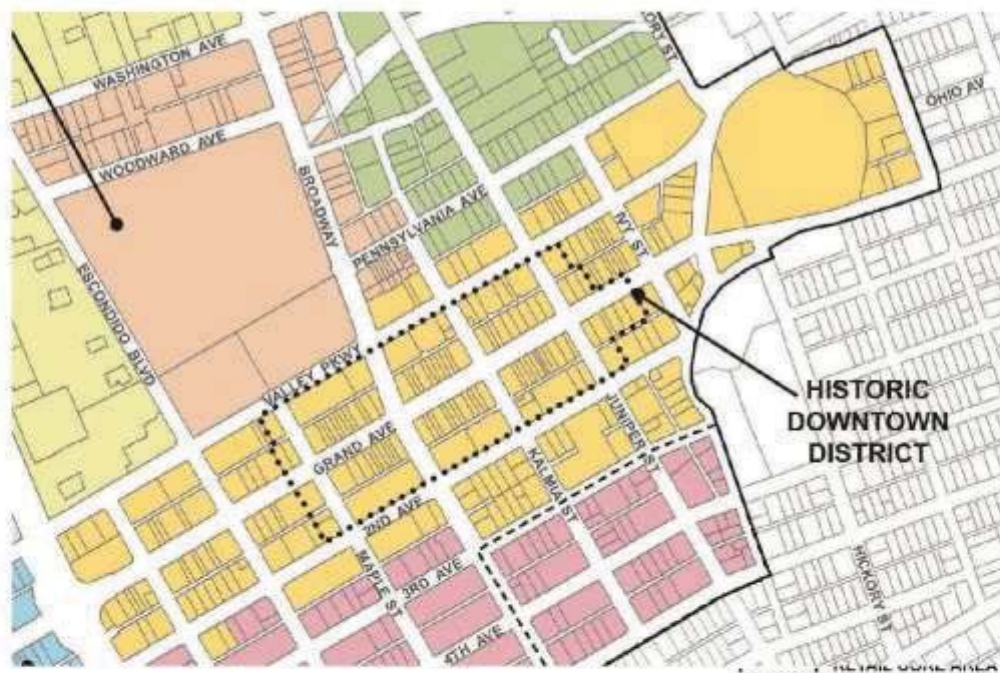


FIGURE V-2

Areas east and west of the Downtown Retail Core provide for expansion and development of offices and services. Businesses in these areas include a full range of professional and medical office uses, but might involve retail establishments based on market demand. Non-residential ground-floor uses are required throughout the Retail Core Area. Mixed-use developments, with residential uses on upper floors, are encouraged for areas east of Maple Street. A larger concentration of financial and office development is located generally west of Maple Street. This area is intended for more intense non-residential commercial and office development to support a larger downtown workforce.

Downtown Specific Plan

LAND USE DISTRICTS *Historic Downtown*

Palomar Health Downtown Campus is located in the eastern area of the district and comprises a multi-story medical structure, parking garage, and emergency helicopter pad. A Memorandum of Understanding between the City and the Palomar Medical District outlines major renovations for the downtown hospital involving the construction of intern housing, support medical, office, and related uses. The Memorandum of Understanding expired in 2020.



3. LAND USES

Refer to the following for more information:

Figure II-2: Permitted and Conditional Uses

Figure II-3: Matrix of Permitted Residential Units

Figure II-4: Locations for Residential Land Uses

Figure II-5: Residential Densities in the Downtown SPA

a. Inside the Retail Core Area

Pedestrian-oriented active-retail uses are highly encouraged. 'Active-retail uses' involve the sale of a physical product to a consumer on the premises. Office and residential uses are encouraged on upper floors in order to maximize the usability of existing buildings and expand the customer base within the downtown area. Certain ground-floor offices that do not front directly on Grand Avenue are allowed provided attention is given to pedestrian design features and that a retail component meets criteria consistent with Figure V-2a.

- Ground-floor properties oriented toward Grand Avenue shall devote the entire Grand Avenue frontage, as well as a minimum of one-fourth of the building depth or 25 feet of the front portion ground-level area (whichever is greater), for pedestrian-oriented active retail/restaurant uses.

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com



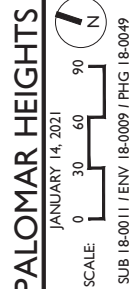
JULY 15, 2020

SCALE: 0 40 80 120

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SUB 18-0011 / ENV 18-0009 / PHG 18-0049

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511



PALOMAR HEIGHTS


 JANUARY 14, 2021
 SCALE: 0 30 60 90
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

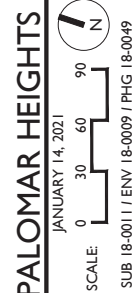
ESCONDIDO, CA

INTEGRAL COMMUNITIES
22235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

CONCEPTUAL SITE PLAN

MMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.774.1198 summarich.com



CONCEPTUAL SITE PLAN

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com



PALOMAR HEIGHTS

JANUARY 14, 2021

SI B 18-0011 / ENV 18-0009 / PHG 18-0049

ESCONDIDO, CA

INTEGRAL COMMUNITIES
22235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511



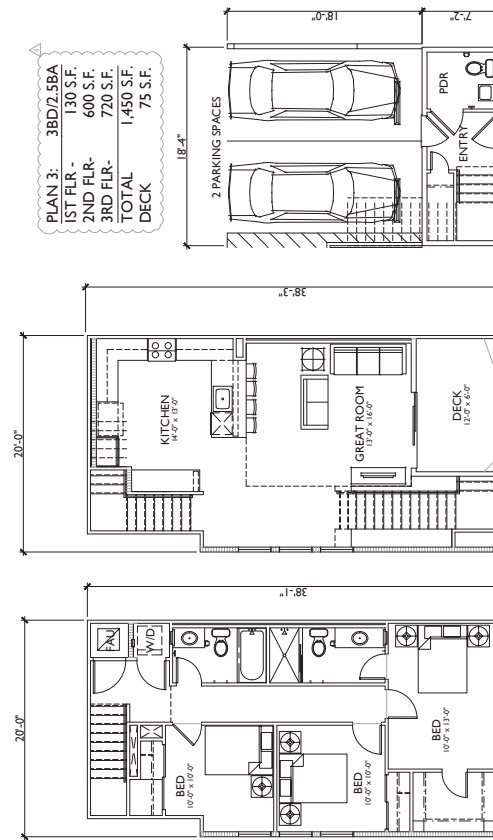
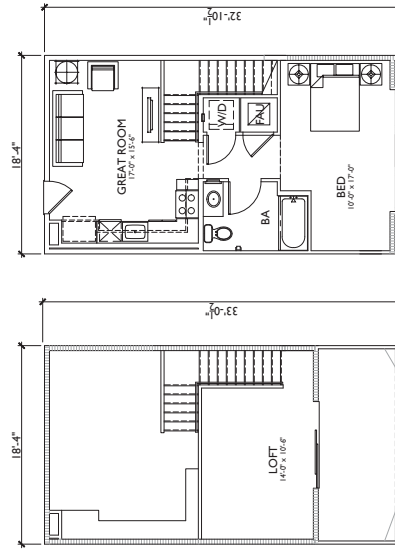
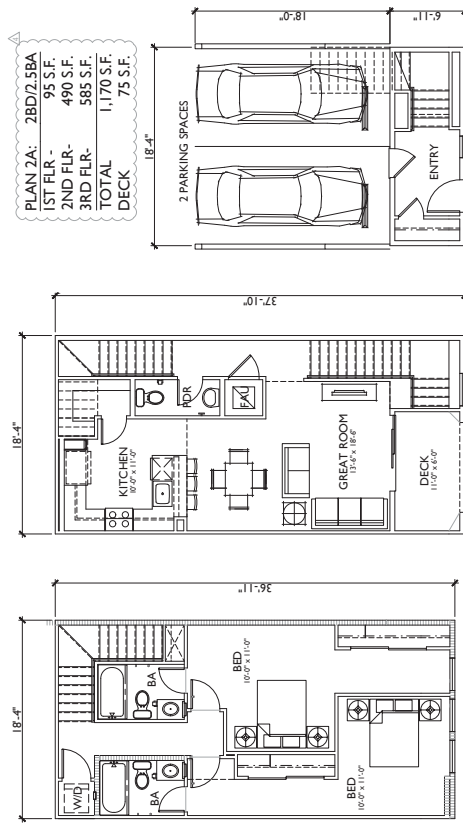
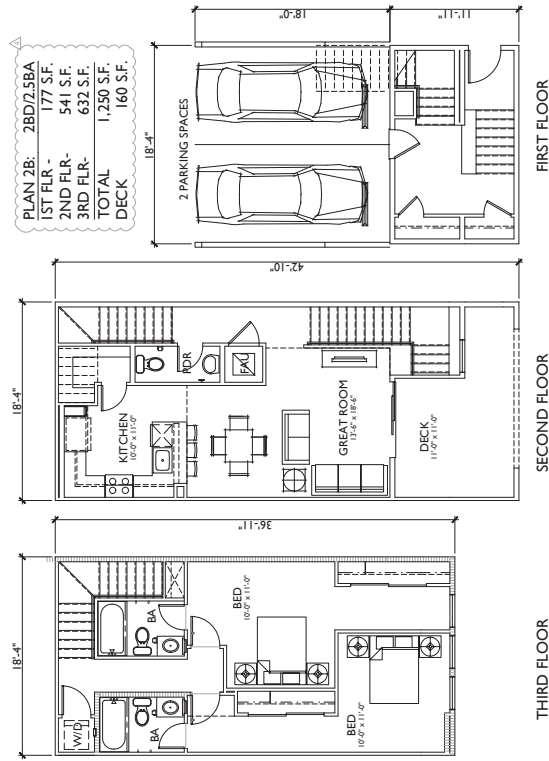
SHEET INDEX

- APARTMENTS - UNIT PLANS
- APARTMENTS - BLDG 18 COMPOSITE
- APARTMENTS - BLDG 18 ELEVATIONS/PERSPECTIVES
- APARTMENTS - BLDG 1 COMPOSITE
- APARTMENTS - BLDG 1 ELEVATIONS/PERSPECTIVES
- APARTMENTS - BLDG 23 COMPOSITE
- APARTMENTS - BLDG 23 ELEVATIONS/PERSPECTIVES
- APARTMENTS - ICON TOWER

ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
SCALE
SUB 18-001 | ENV 18-0009 | PHG 18-0049

APARTMENTS - COVER SHEET
SUMMIT
ARCHITECTURAL
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

PALOMAR HEIGHTS

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

△ MAY 07, 2020

SCALE: 0 4 8 12
SUB 18-0011 / ENV 18-0009 / PHG 18-0

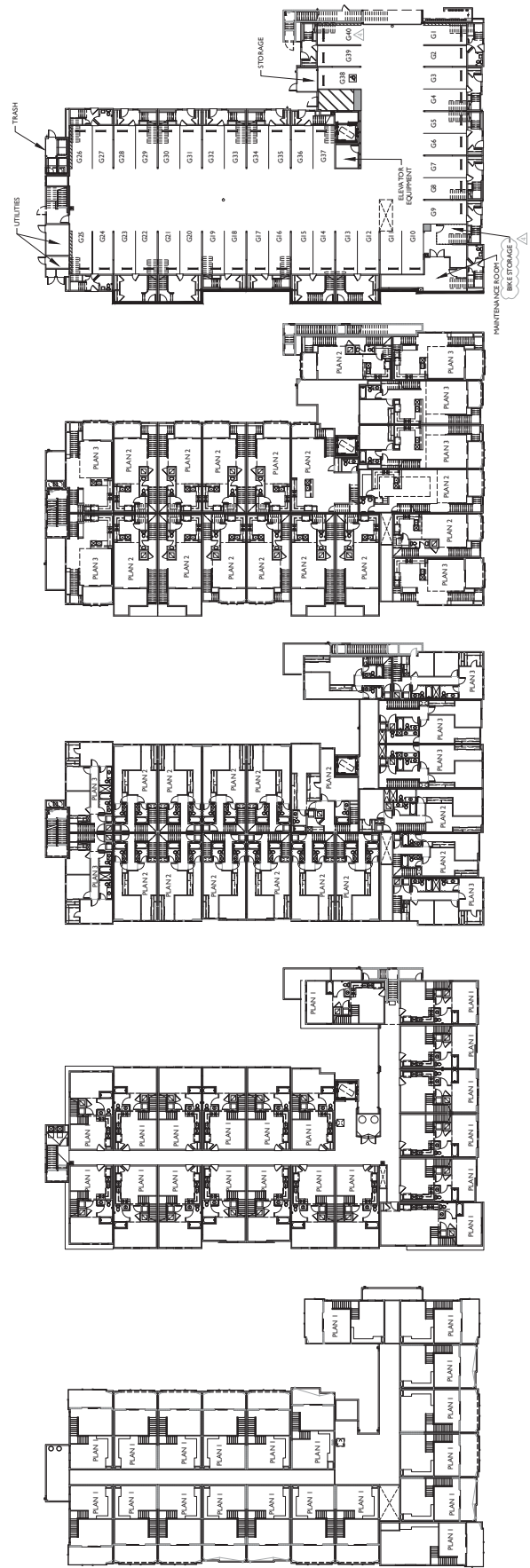
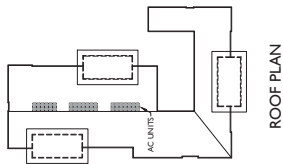
APARTMENTS - UNIT PLANS

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



0 4 8 12

SCALE:
SUB 18-0011 / ENV 18-0009 / PHG 18-0049



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

MEZZANINE



FAMILY APARTMENTS (4 STORY + MEZZ)

20	PLAN 1	1801 BA	600 SF
14	PLAN 2	280/28A	170 SF
14	PLAN 3	280/28A	140 SF
48	TOTAL		

APARTMENTS - BLDG 18 COMPOSITE

PALOMAR HEIGHTS

ESCONDIDO, CA

A-2

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

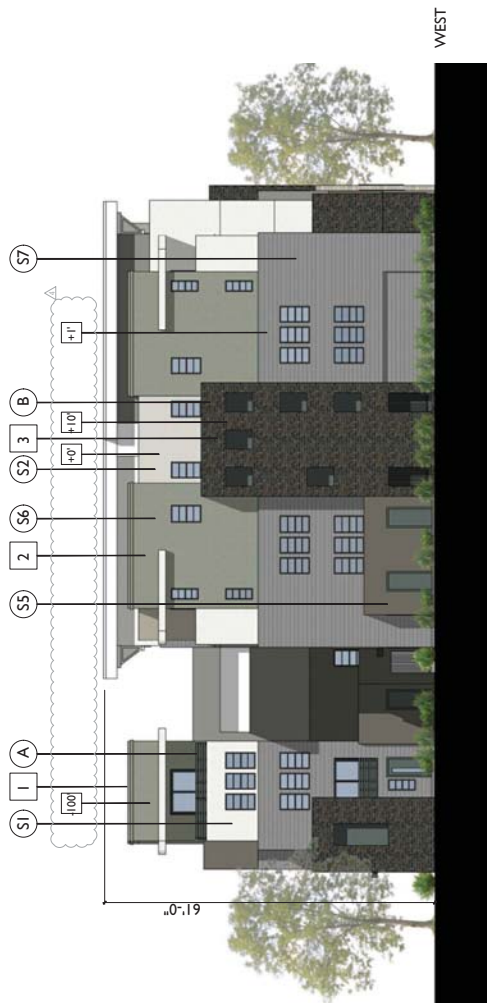
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

COLOR APPLICATION
SCHEME A
REFER TO APARTMENT'S COLORBOARD

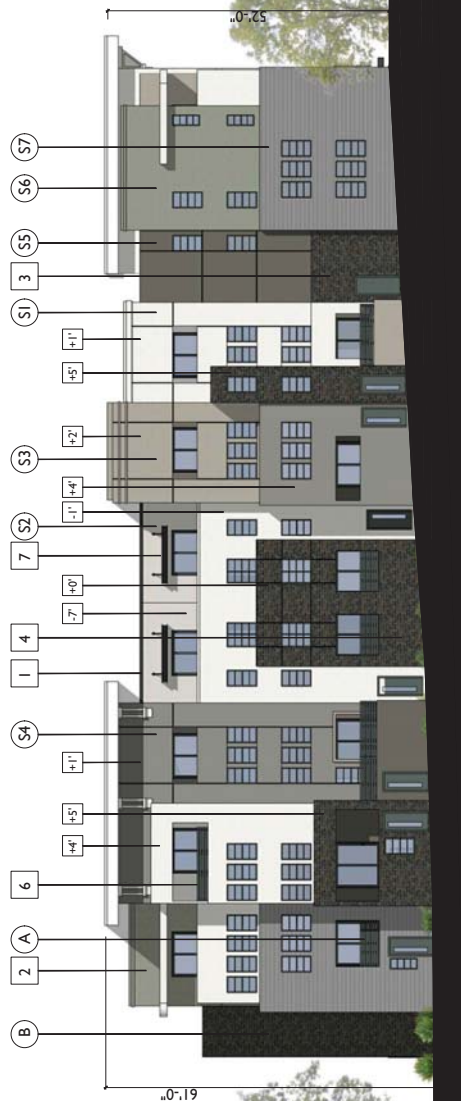
(S1) STUCCO 1 - PURE WHITE SW 7005
(S2) STUCCO 2 - REPOSE GRAY SW 7015
(S3) STUCCO 3 - DIVERSE BEIGE SW 6079
(S4) STUCCO 4 - SUMMIT GRAY SW 7669
(S5) STUCCO 5 - GAUNTLET GRAY SW 7019
(S6) STUCCO 6 - AT EASE SOLDIER SW 9127
(S7) SIDING - DORIAN GRAY SW 7017
(A) ACCENT - THUNDER GRAY SW 7645
(B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

1 ROOF - BUILT UP PARAPET
2 WALL - STUCCO
3 WALL - HORIZONTAL SIDING
4 WALL - BRICK VENEER
5 TRIM - 2X STUCCO OVER
6 METAL RAILING
7 DECORATIVE AWNING
8 DECORATIVE CORBEL



WEST



SOUTH



LOCATION MAP

ESCONDIDO, CA
INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV / 18-0009 / PHG 18-0049

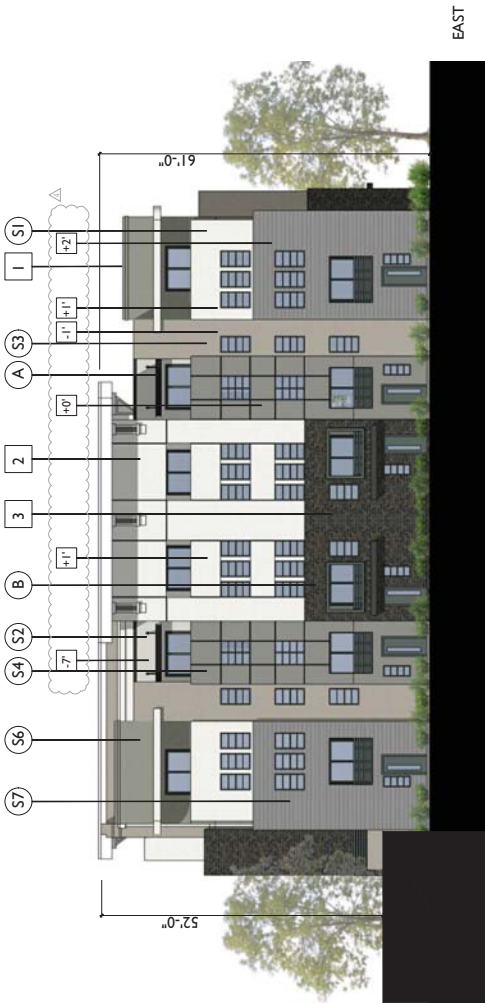
APARTMENTS - BLDG 18 ELEVATIONS

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

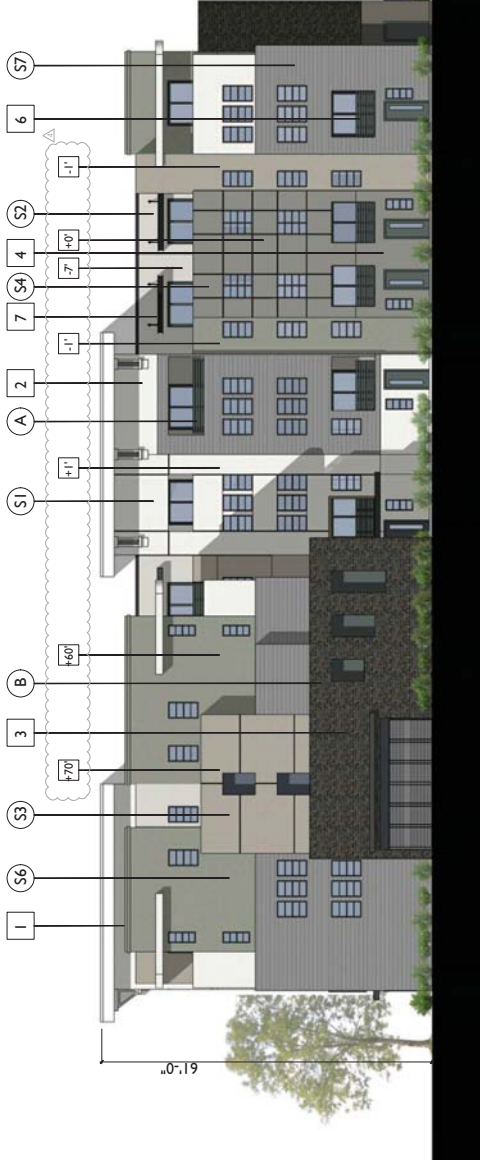
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- COLOR APPLICATION**
SCHEME A
REFER TO APARTMENT'S COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - REPOSE GRAY SW 7015
 - (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
 - (S4) STUCCO 4 - SUMMIT GRAY SW 7669
 - (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
 - (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
 - (S7) SIDING - DORIAN GRAY SW 7017
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - HORIZONTAL SIDING
 - 4 WALL - BRICK VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 METAL RAILING
 - 7 DECORATIVE AWNING
 - 8 DECORATIVE CORBEL



EAST



NORTH



APARTMENTS - BLDG 18 ELEVATIONS

PALOMAR HEIGHTS

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Encinitas, CA 92024
(760) 944-7511

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

SUMMA
ARCHITECTURE

A-3.2

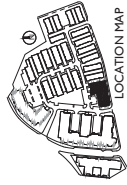
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SUB 18-001 | ENV | 18-0009 / PHG 18-0049
MAY 07, 2020



SOUTHEAST



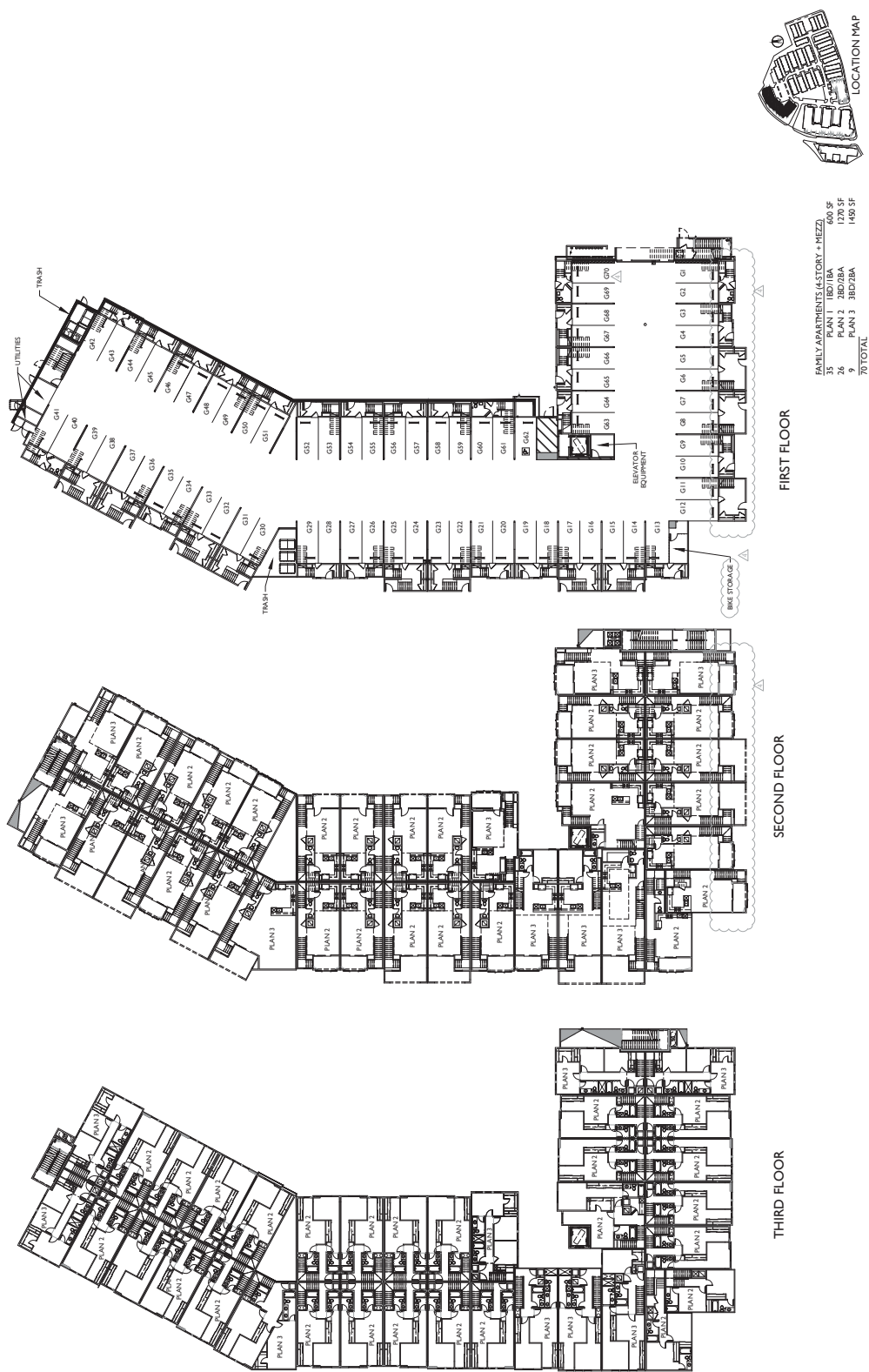
SOUTHWEST



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PALOMAR HEIGHTS
MAY 07, 2020
NTS
SCALE
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 PERSPECTIVES
SUNMA
3256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198
A-3.3



APARTMENTS - BLDG I COMPOSITE

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INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
MAY 07, 2020
SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

SUMMA
ARCHITECTURE

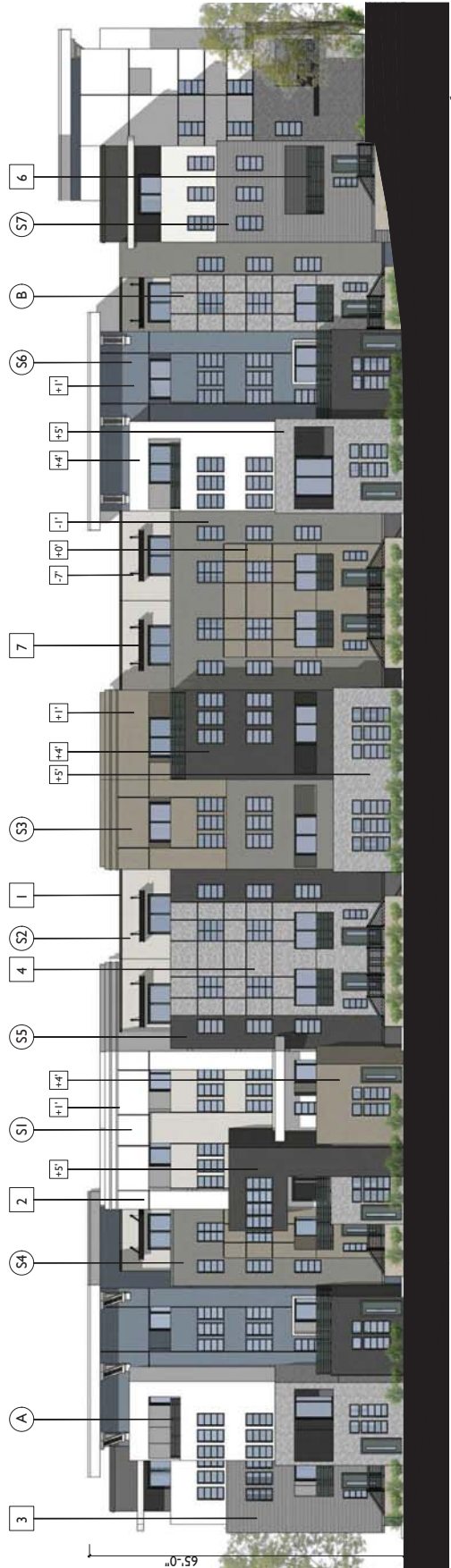
A-4.1

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198





FAMILY APARTMENTS (4-STORY + MEZZ)		
35	PLAN 1	1BD/1BA
26	PLAN 2	2BD/2BA
9	PLAN 3	3BD/2BA
70 TOTAL		
		600 SF
		1170 SF
		1450 SF



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PALOMAR HEIGHTS

APARTMENTS - BLDG I ELEVATIONS

A-5.1

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

SUMMA
ARCHITECTURE

LOCATION MAP





NORTH



ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
MAY 07, 2020
NTS
SCALE
SUB 18-001 / ENV 18-009 / PHG 18-049

APARTMENTS - BLDG I PERSPECTIVES

A-5.3

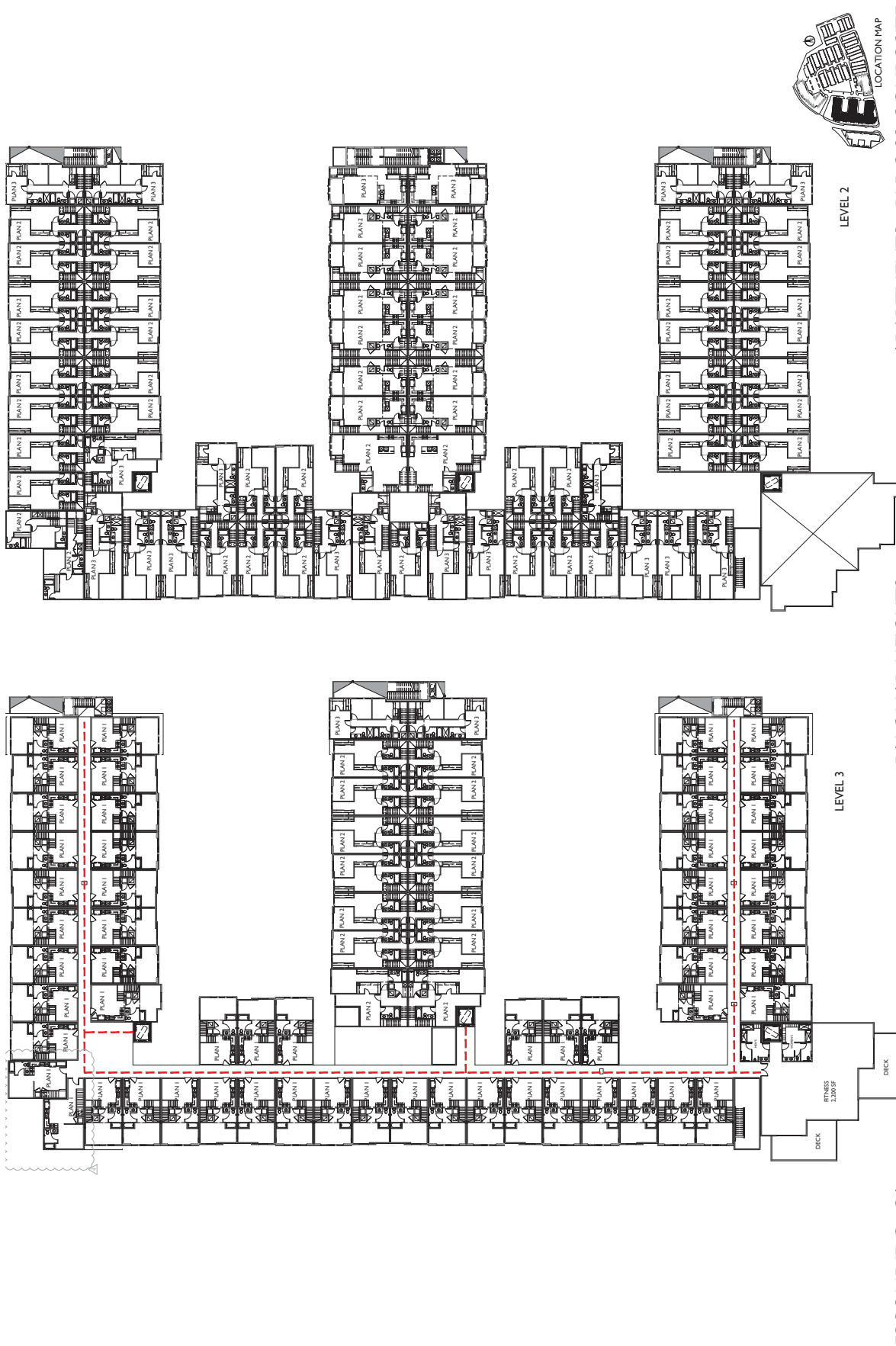
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



WEST







LEVEL 2

LEVEL 3

APARTMENTS - BLDG 23 COMPOSITE

PALOMAR HEIGHTS

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Encinitas, CA 92024
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Bonsall, CA 92003
760.724.1198

A-6.2

SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

MAY 07, 2020

DATE: 0 16 32 48

DATE: 0 16 32 48

DATE: 0 16 32 48

DATE: 0 16 32 48

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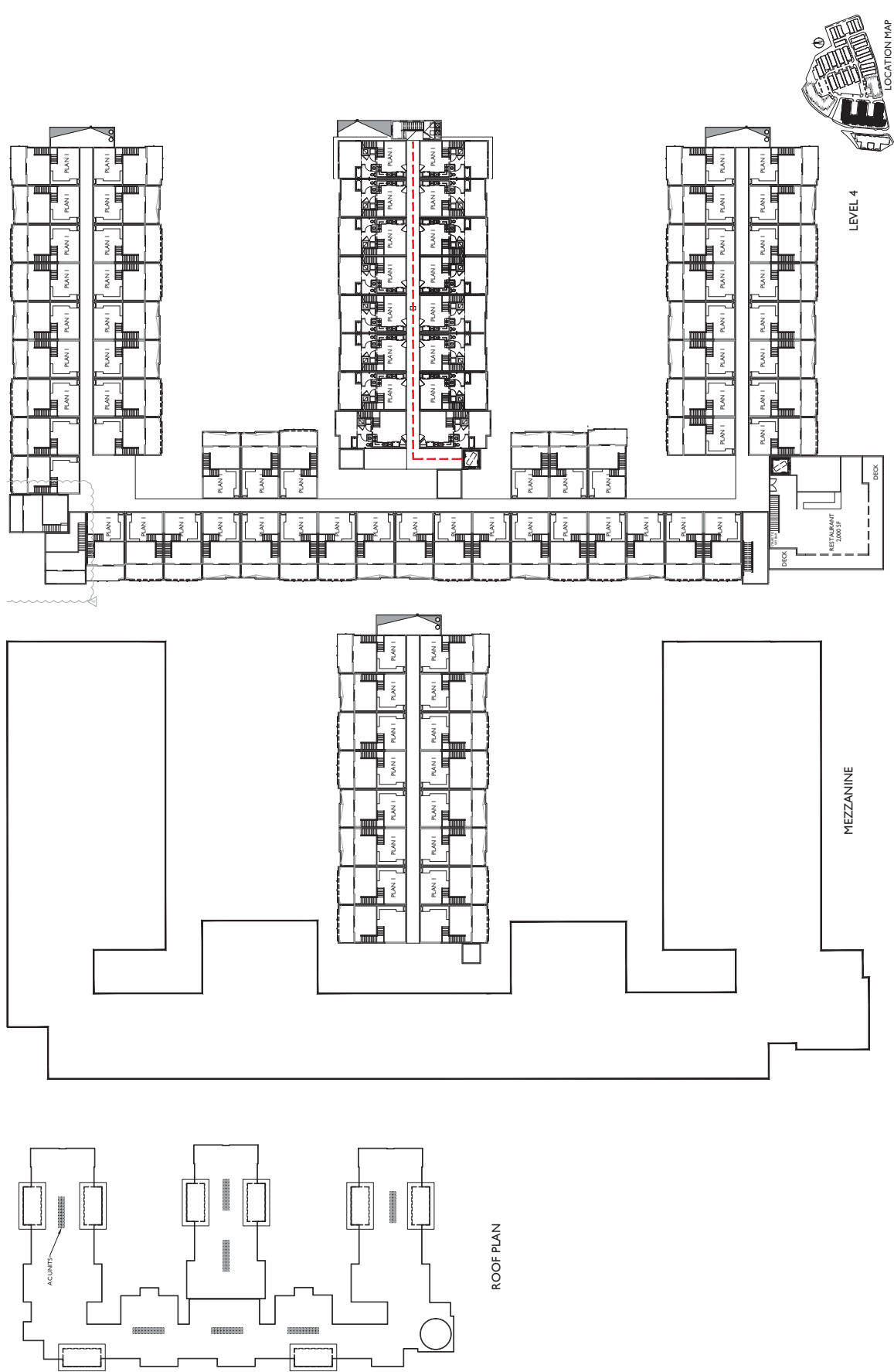
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DATE: 0 16 32 48



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PALOMAR HEIGHTS

APARTMENTS - BLDG 23 COMPOSITE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-6.3

LOCATION MAP

MEZZANINE

LEVEL 4

RESTAURANT 12000 SF

DECK

DECK

ACUNTS

ROOF PLAN

SCALE 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049
Δ, MAY 07, 2020



**COLOR APPLICATION
SCHEME C**

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - RPOSE GRAY SW 7015
- (S3) STUCCO 3 - GRAY MATTERS SW 7066
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (S5) STUCCO 5 - GOLDEN PEAK SW 6250
- (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING
- 8 DECORATIVE CORBEL



ESCONDIDO, CA

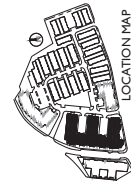
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHC 18-0049

APARTMENTS - BLDG 23 ELEVATIONS

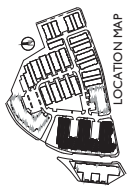
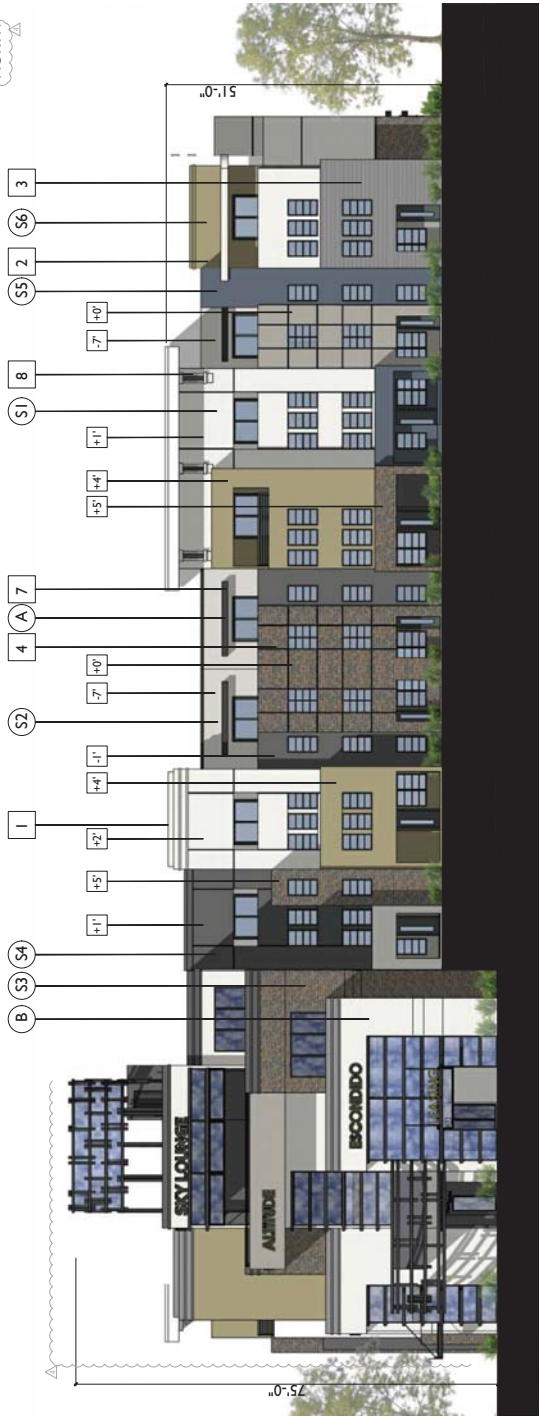
SUMMA
ARCHITECTS
5256 S. Mission Road, Ste 404
Encinitas, CA 92003
760.724.1198



A-7.1

- COLOR APPLICATION**
SCHEME C
REFER TO APARTMENTS COLORBOARD
- (S7) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - ROSE GRAY SW 7015
 - (S3) STUCCO 3 - GRAY MATTERS SW 7066
 - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
 - (S5) STUCCO 5 - GRANITE PEAK SW 6250
 - (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
 - (A) SIDING - DORIAN GRAY SW 7017
 - (B) ACCENT - THUNDER GRAY SW 7645
 - (8) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - HORIZONTAL SIDING
 - 4 WALL - BRICK VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 METAL RAILING
 - 7 DECORATIVE AWNING
 - 8 DECORATIVE CORBEL



APARTMENTS - BLDG 23 ELEVATIONS

A-7.2

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



PALOMAR HEIGHTS

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 944-7511

Δ MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049





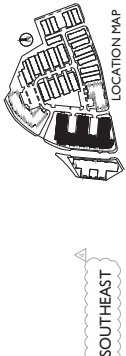
VALLEY BLVD

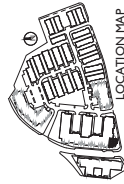
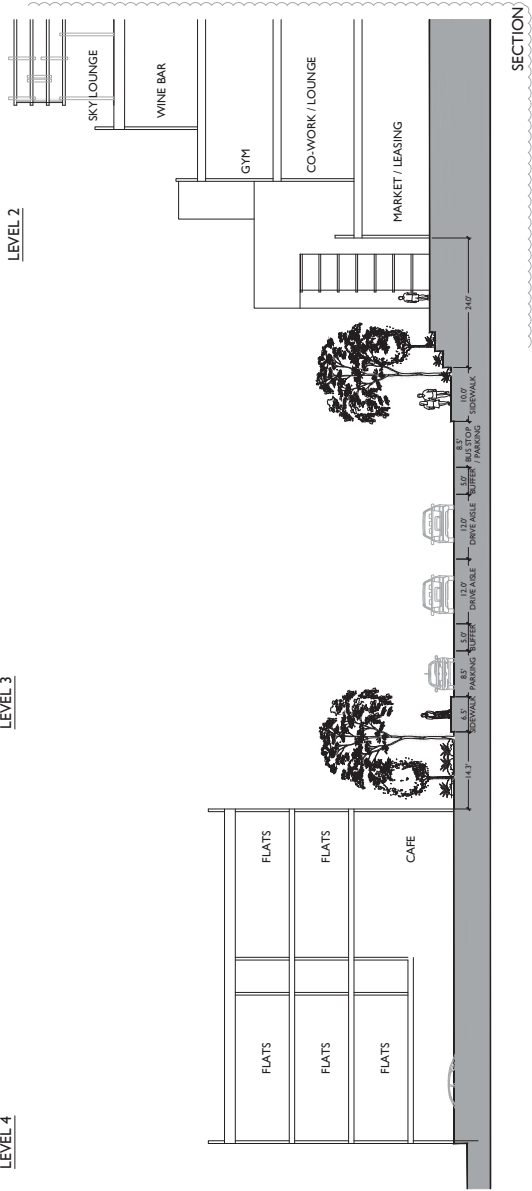
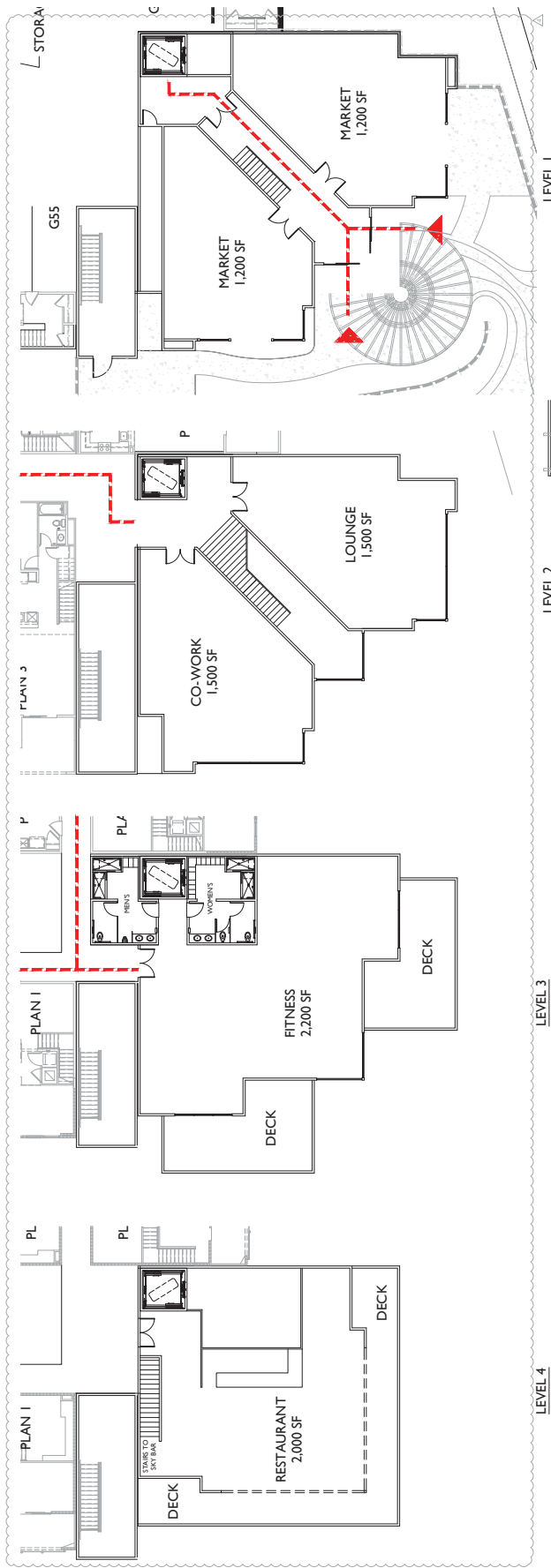


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INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
MAY 07, 2020
NTS
SCALE: 1" = 18'-00" / ENV 18'-0009 / PHG 18'-0049
SUB 18'-001 / ENV 18'-0009 / PHG 18'-0049

APARTMENTS - BLDG 23 PERSPECTIVES
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198
A-7.4





APARTMENTS - BLDG 23 - ICON TOWER

PALOMAR HEIGHTS

ESCONDIDO, CA

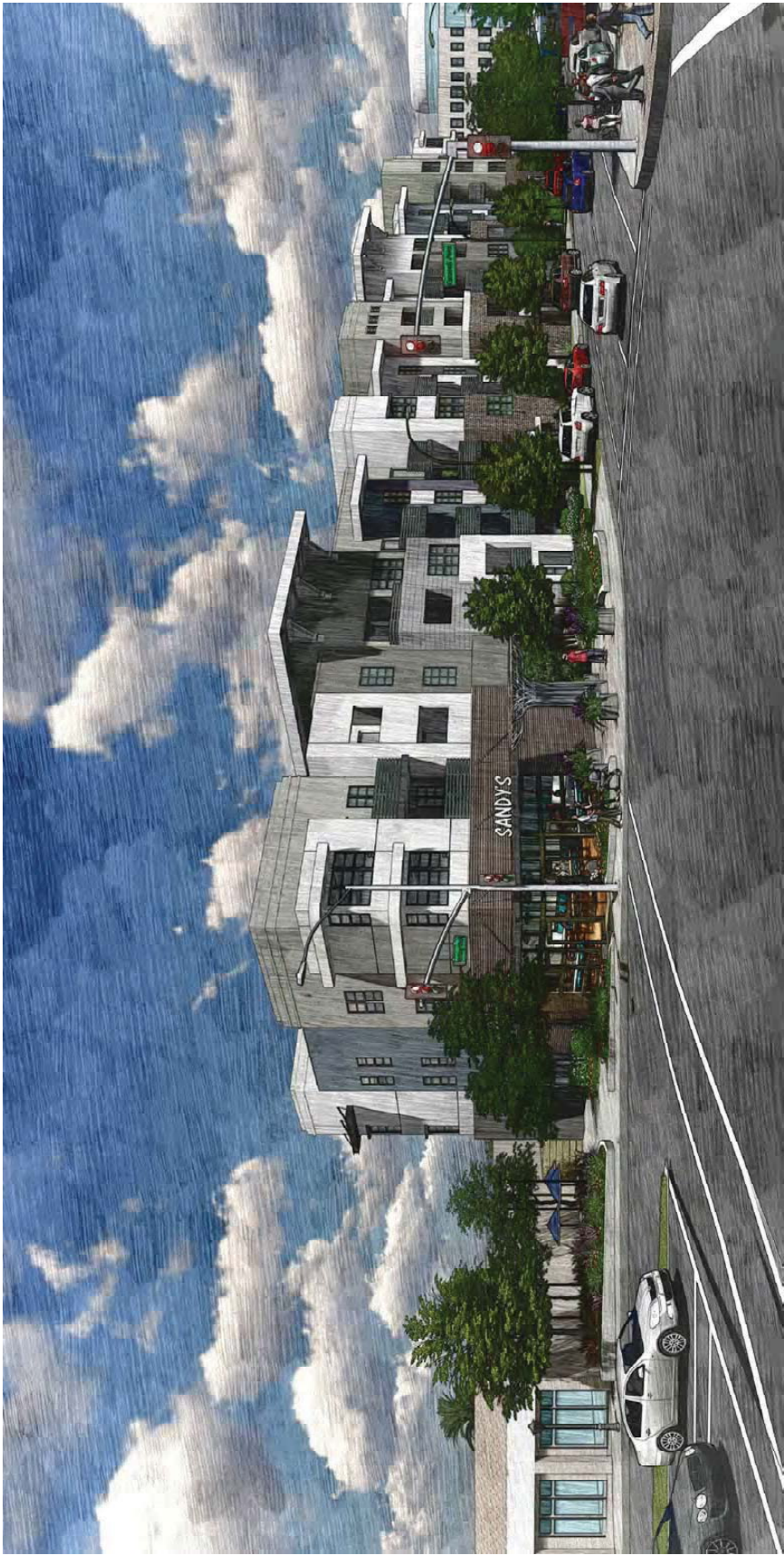
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



SCALE: 0 8 16 24
SUB (8-001) / ENV (8-009) / PHG (8-004)

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

A-8



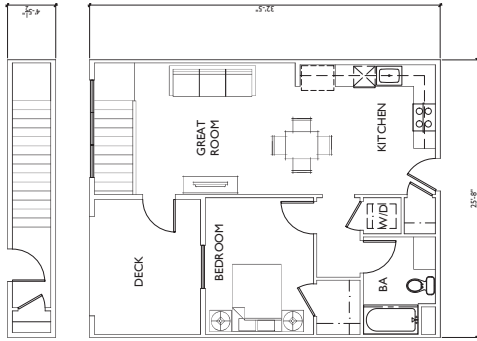
SHEET INDEX

- A-1 SENIOR APARTMENTS - UNIT PLANS
- A-2 SENIOR APARTMENTS - BLDG 24 COMPOSITE
- A-3.1 SENIOR APARTMENTS - BLDG 24 ELEVATIONS
- A-3.2 SENIOR APARTMENTS - BLDG 24 ELEVATIONS
- A-4 SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

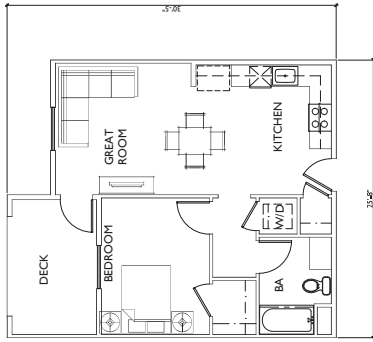
ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
SCALE: 1" = 10'-0" / 1" = 20'-0" / 1" = 40'-0"
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

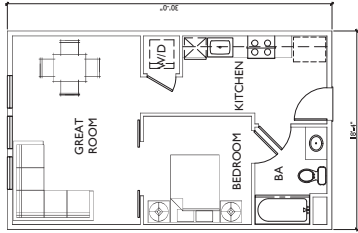
SENIOR APARTMENTS - COVER SHEET
SUMMIT ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



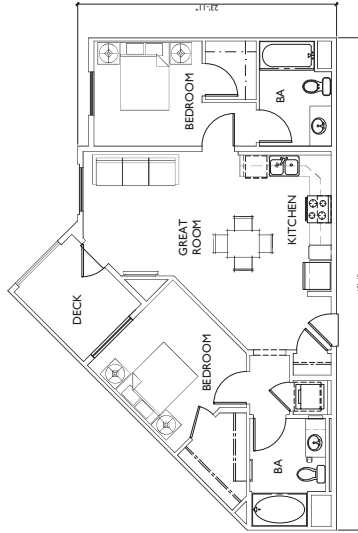
PLAN 2B: 1BD/1BA
TOTAL 730 S.F.



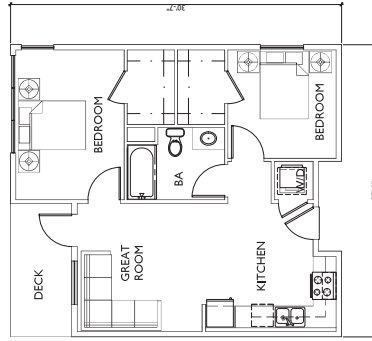
PLAN 2A: 1BD/1BA
TOTAL 600 S.F.



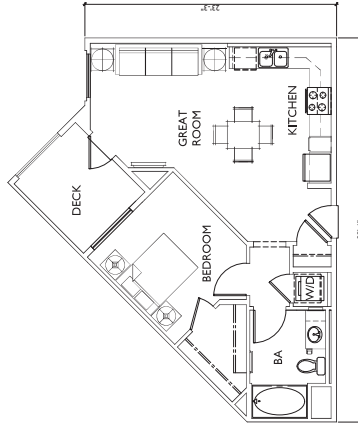
PLAN 1: STUDIO/1BA
TOTAL 550 S.F.



PLAN 5: 2BD/2BA
TOTAL 800 S.F.



PLAN 4: 2BD/1BA
TOTAL 730 S.F.

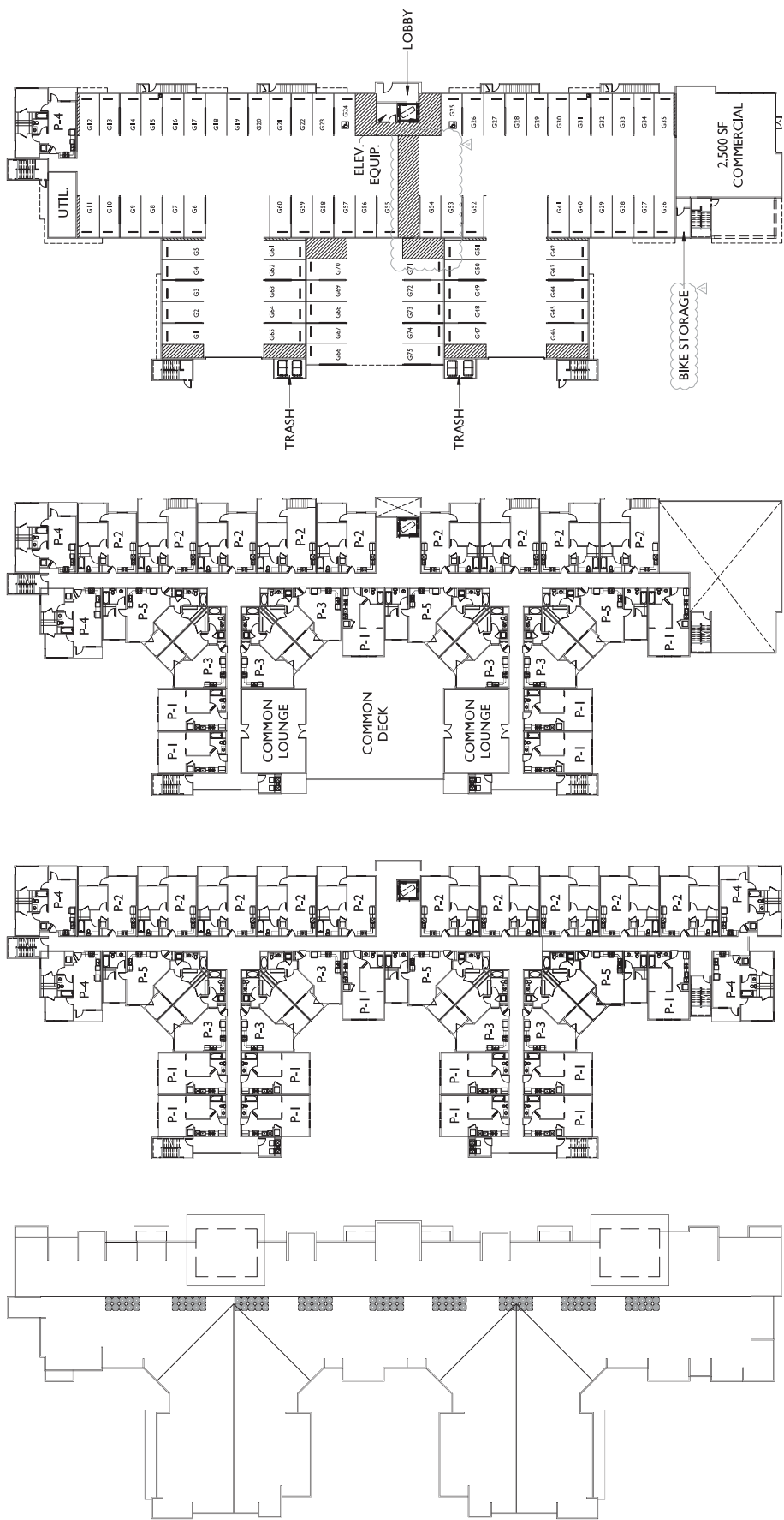


PLAN 3: 1BD/1BA
TOTAL 650 S.F.

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PALOMAR HEIGHTS
MAY 07, 2020
SCALE: 0 4 8 12
SUB 18-0011 / ENV 18-0009 / PHC 18-0049

SENIOR APARTMENTS - UNIT PLANS
SUMMA
A-1
5256 S. Mission Road, Ste 404
Brentwood, CA 92003
760.724.1198



FIRST FLOOR

SECOND FLOOR

THIRD & FOURTH FLOOR

ROOF PLAN



UNIT MIX	IBD/IBA	SF
26 PLAN 1	IBD/IBA	550 SF
29 PLAN 2	IBD/IBA	600 SF
15 PLAN 3	IBD/IBA	650 SF
11 PLAN 4	IBD/IBA	730 SF
9 PLAN 5	2BD/2BA	800 SF
90	TOTAL UNITS	

SENIOR APARTMENTS - BLDG 24 COMPOSITE

PALOMAR HEIGHTS

ESCONDIDO, CA

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

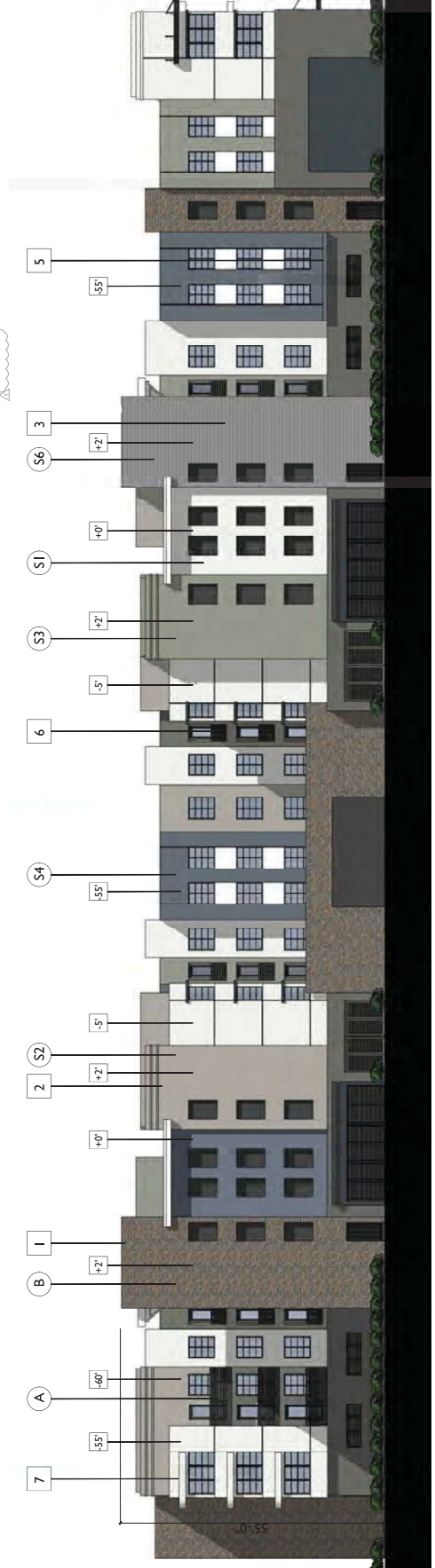
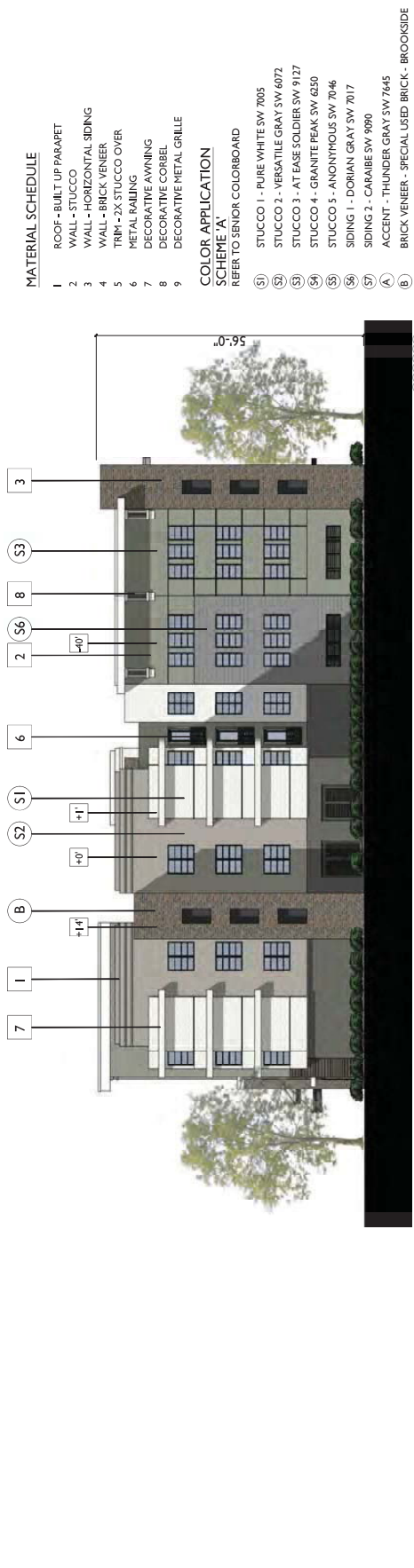


SCALE: 0 16 32 48
SUB 18-0011 / ENVY 18-0009 / PHG 18-0049
MAY 07, 2020

INTEGRAL COMMUNITIES
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A-2





ESCONDIDO, CA

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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

Δ MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 ELEVATIONS

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

SUMMA
ARCHITECTURE

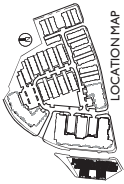
A-3.2



SOUTHEAST



NORTHEAST



LOCATION MAP

SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

PALOMAR HEIGHTS

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

SUMMA
ARCHITECTURE

A-4

SCALE:  MAY 07, 2020
SUB: 18-0011 / ENV: 18-0009 / PHG: 18-0049



SHEET INDEX

- A-1 ROWHOMES - UNIT PLANS
- A-2 ROWHOMES - UNIT PLANS
- A-3 ROWHOMES - BLDG A COMPOSITE
- A-4.1 ROWHOMES - BLDG A ELEVATION - STYLE 1
- A-4.2 ROWHOMES - BLDG A ELEVATION - STYLE 2
- A-5 ROWHOMES - BLDG B COMPOSITE
- A-6.1 ROWHOMES - BLDG B ELEVATION - STYLE 1
- A-6.2 ROWHOMES - BLDG B ELEVATION - STYLE 2

ROWHOMES - COVER SHEET

PALOMAR HEIGHTS

ESCONDIDO, CA
INTEGRAL COMMUNITIES
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(760) 944-7511

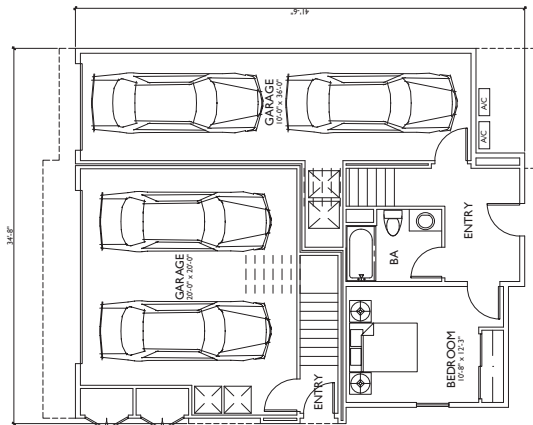
MAY 07, 2020

SCALE
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SUMMIT
ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

PLAN 1: 3BD/2BA

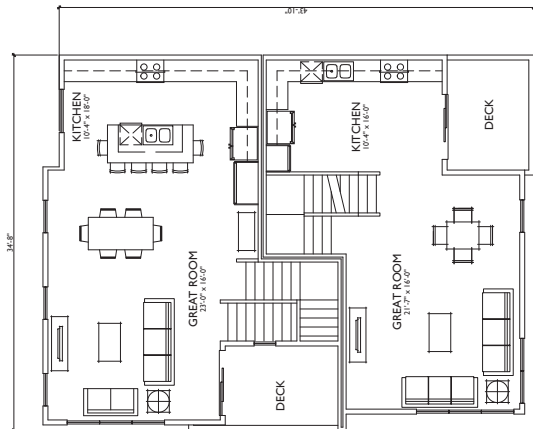
1ST FLR -	35 S.F.
2ND FLR -	635 S.F.
3RD FLR -	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



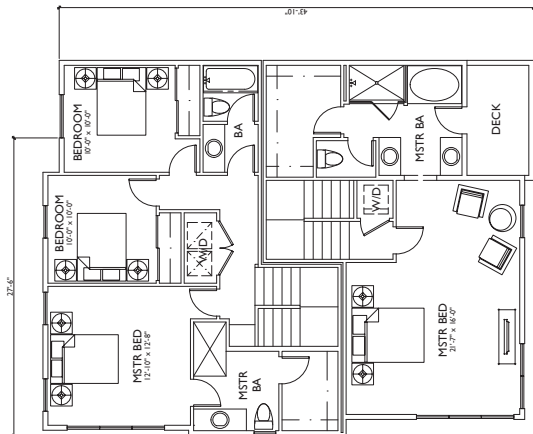
FIRST FLOOR

PLAN 2: 2BD/2BA

1ST FLR -	330 S.F.
2ND FLR -	575 S.F.
3RD FLR -	590 S.F.
TOTAL	1,495 S.F.
DECK	135 S.F.

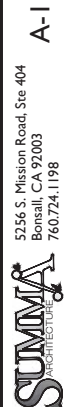


SECOND FLOOR



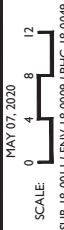
THIRD FLOOR

ROWHOMES - UNIT PLANS

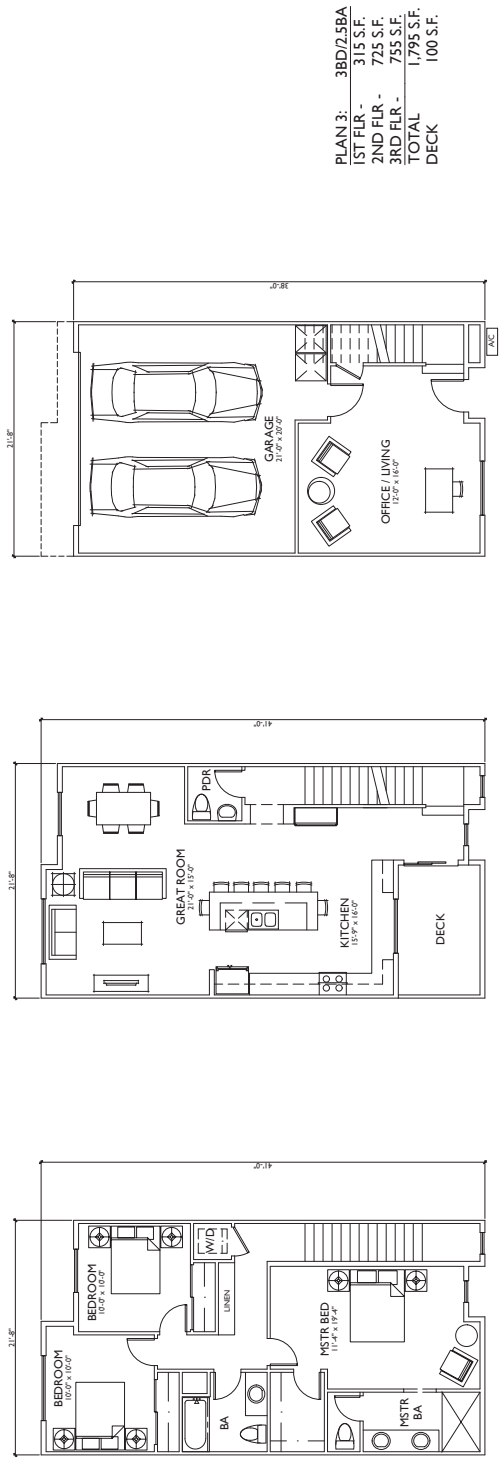
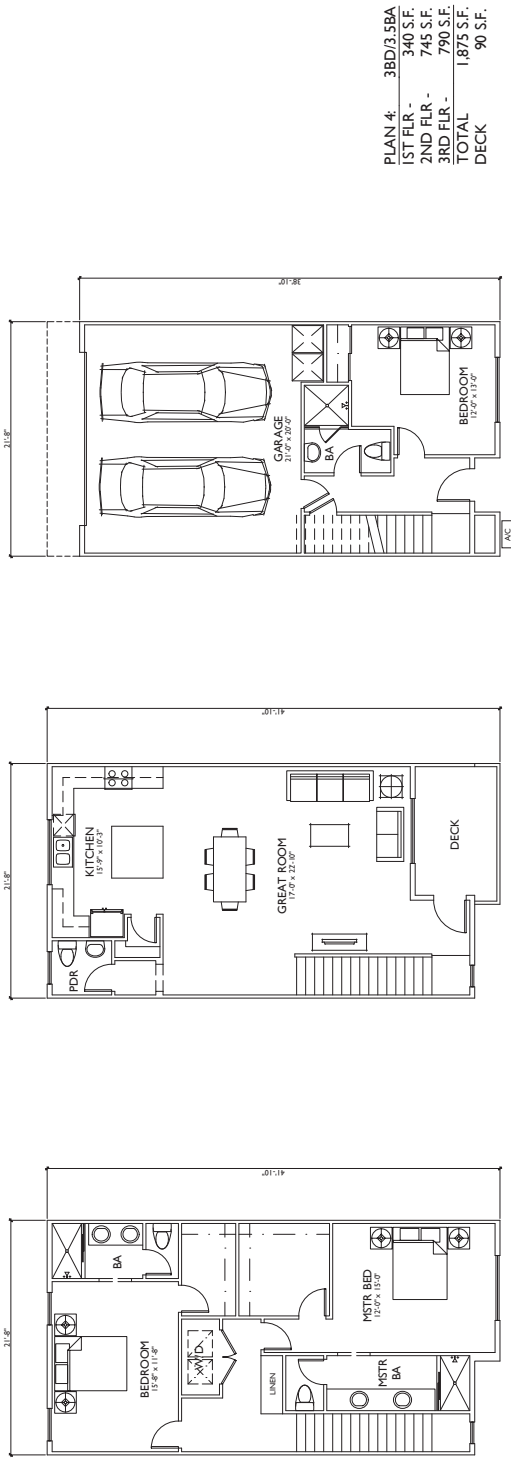


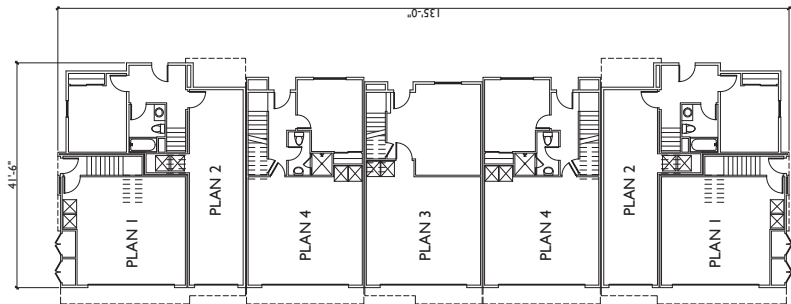
A-1

PALOMAR HEIGHTS

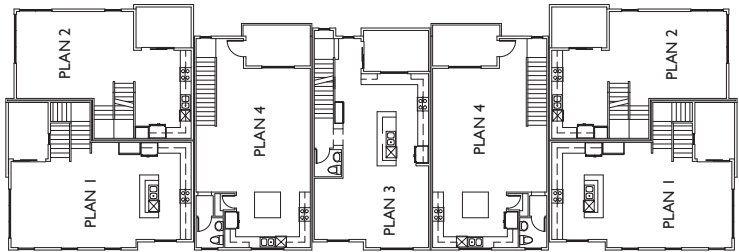


ESCONDIDO, CA
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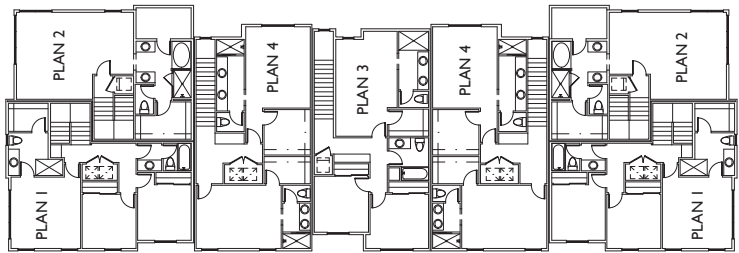




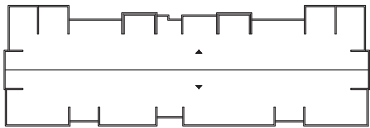
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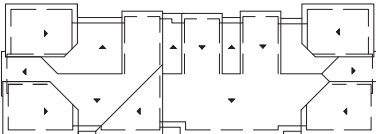
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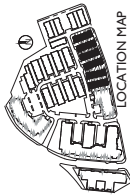
THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'



ROOF PLAN
STYLE 2
1/16"=1'



LOCATION MAP

ROWHOMES - BLDG A COMPOSITE

SUMMITA
ARCHITECTURE
5256 S. Mission Road, Ste 404
Encinitas, CA 92003
760.724.1198

A-3

PALOMAR HEIGHTS

MAY 07, 2020
SCALE: 0 8 16 24
SUB: 18-0011 / ENV / 18-0009 / PHG 18-0049

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(760) 944.7511

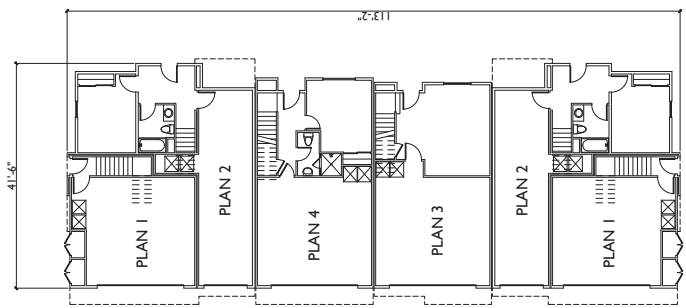
PALOMAR HEIGHTS

INTEGRAL COMMUNITIES
2235 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

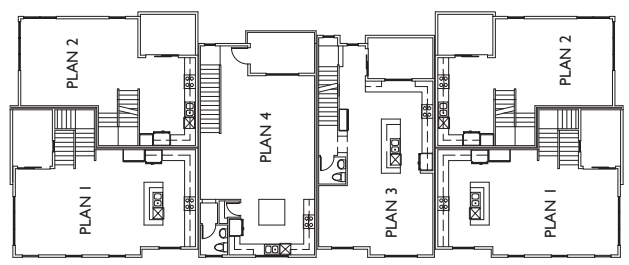
ROWHOMES - BLDG A ELEVATION - STYLE I

A-4.1

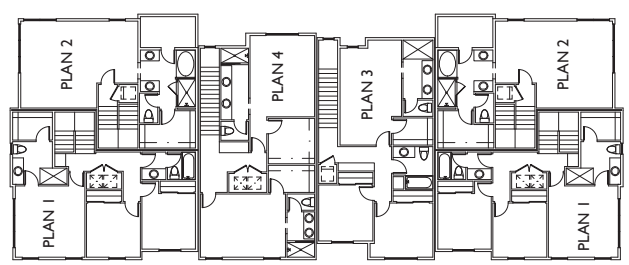




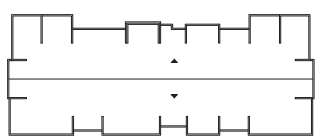
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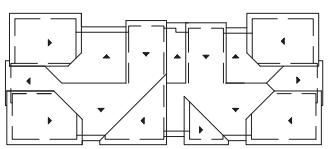
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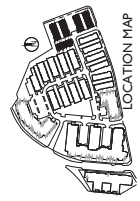
THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'



ROOF PLAN
STYLE 2
1/16"=1'



LOCATION MAP

ROWHOMES - BLDG B COMPOSITE

PALOMAR HEIGHTS

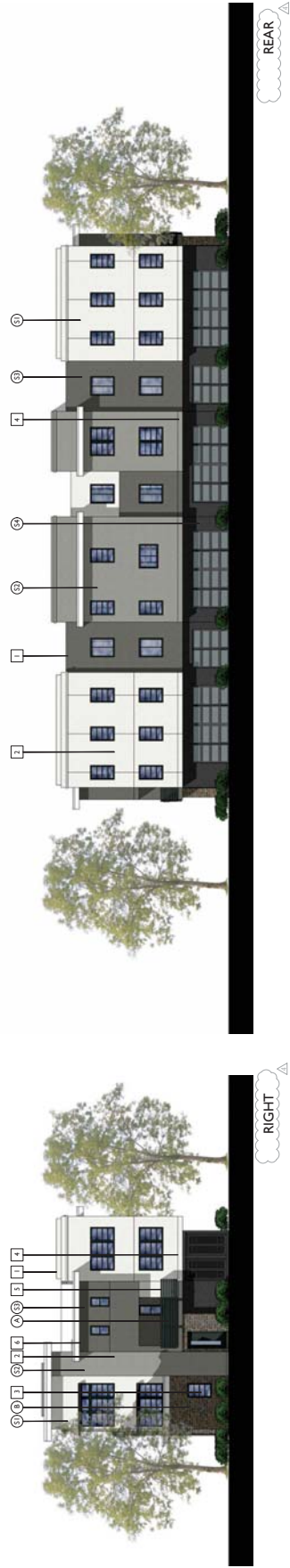
ESCONDIDO, CA

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SCALE: 0 8 16 24
MAY 07, 2020
SUB 18-0011 / ENV 18-0089 / PHG 18-0049

A-5



RIGHT



LEFT



- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - BRICK VENEER
 - 4 TRIM - 2X STUCCO OVER
 - 5 METAL RAILING
 - 6 DECORATIVE STUCCO AWNING
- COLOR APPLICATION**
- SCHEME B**
- REFER TO ROWHOME COLORBOARD
- ① STUCCO 1 - PURE WHITE SW 7005
 - ② STUCCO 2 - GRAY CLOUDS SW 7658
 - ③ STUCCO 3 - SUMMIT GRAY SW 7669
 - ④ STUCCO 4 - GAUNTLET GRAY SW 7019
 - ⑤ ACCENT - THUNDER GRAY SW 7645
 - ⑥ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

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PALOMAR HEIGHTS

SCALE: 0 8 16 24
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SUB: 18-0011 / ENV / 18-0009 / PHC 18-0049

ROWHOMES - BLDG B ELEVATION - STYLE I

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A-6.1



- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - BRICK VENEER
 - 4 TRIM - 2X STUCCO OVER
 - 5 METAL RAILING
 - 6 DECORATIVE STUCCO AWNING
- COLOR APPLICATION SCHEME A**
REFER TO ROWHOME COLORBOARD
- 51 STUCCO 1 - PURE WHITE SW 7005
 - 52 STUCCO 2 - POOLHOUSE SW 7603
 - 53 STUCCO 3 - ACIER SW 9170
 - 54 STUCCO 4 - FOLKSTONE SW 6005
 - 55 SIDING - CARABE SW 9090
 - 6 ACCENT - THUNDER GRAY SW 7645
 - 6 STONE VENEER - 6" SPLIT LIMESTONE - WHITE



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PALOMAR HEIGHTS

ROWHOMES - BLDG B ELEVATION - STYLE 2

A-6.2

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SUMMITA
ARCHITECTS

PERSPECTIVE

MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049



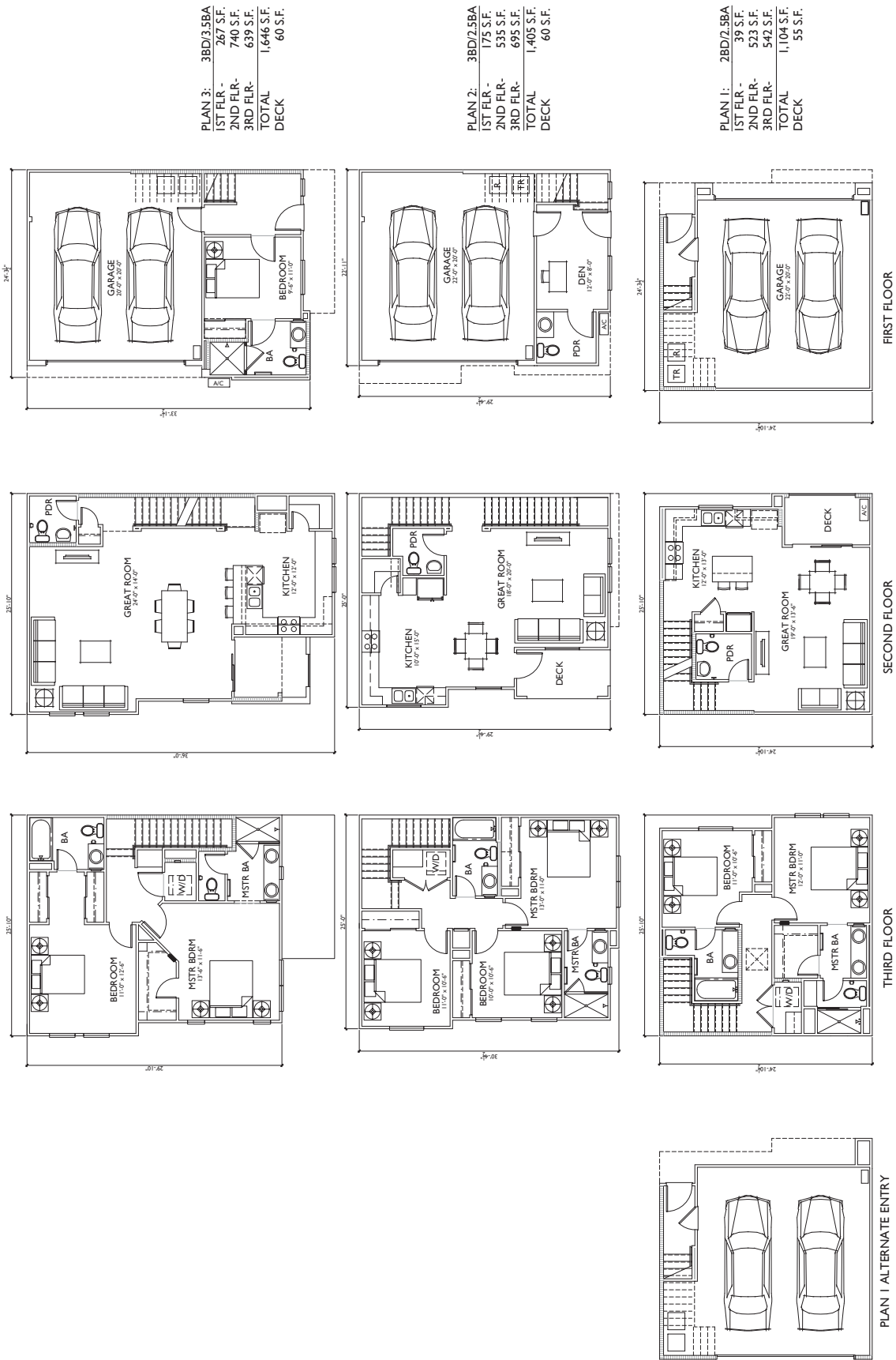
SHEET INDEX

- A-1 VILLAS - UNIT PLANS
- A-2 VILLAS - BLDG A COMPOSITE
- A-3.1 VILLAS - BLDG A ELEVATION - STYLE 1
- A-3.2 VILLAS - BLDG A ELEVATION - STYLE 2
- A-4 VILLAS - BLDG B COMPOSITE
- A-5 VILLAS - BLDG B ELEVATION

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PALOMAR HEIGHTS
MAY 07, 2020
SCALE
SUB 18-001 / ENV 18-009 / PHG 18-009

VILLAS - COVER SHEET
SUMMIT
ARCHITECTURE
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VILLAS - UNIT PLANS

PALOMAR HEIGHTS

ESCONDIDO, CA

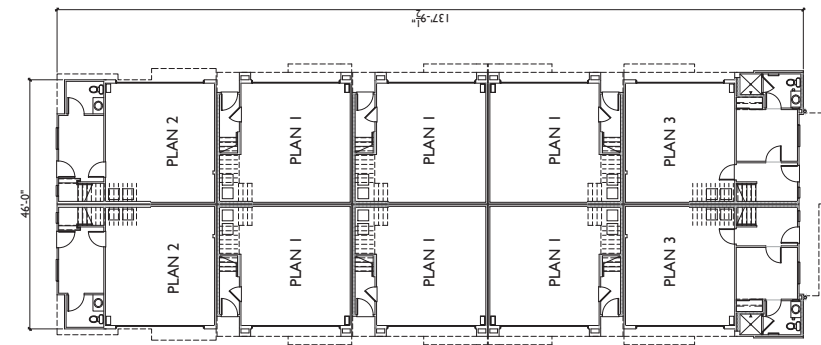
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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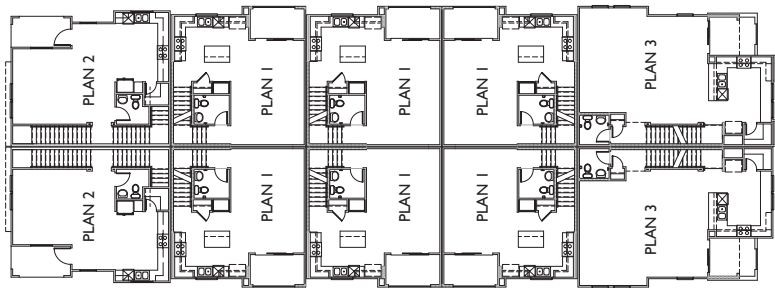
5256 S. Mission Road, Ste 404
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SCALE: 0 4 8 12
MAY 07, 2020
SUB 18-001 | 17 ENV | 18-0009 / PHG 18-0049

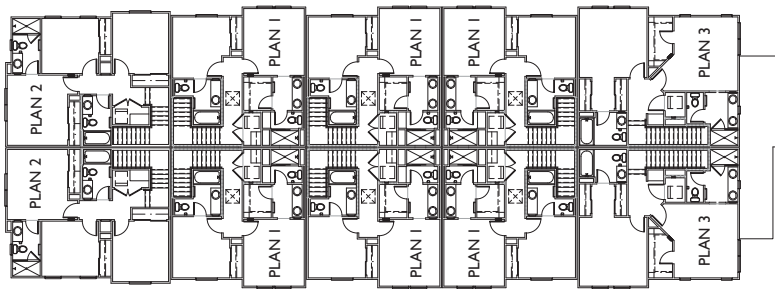
A-1



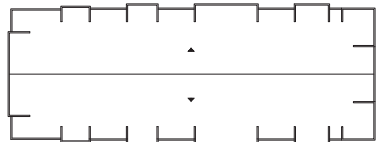
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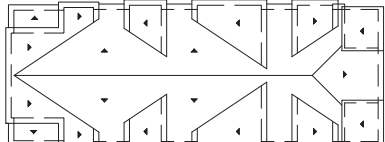
SECOND FLOOR



THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'



ROOF PLAN
STYLE 2
1/16"=1'



LOCATION MAP

VILLAS - BLDG A COMPOSITE

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A-2

PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

COLOR APPLICATION

SCHEME A

REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - POOLHOUSE SW 7603
- (S3) STUCCO 3 - ACIER SW 9170
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK



VILLAS - BLDG A ELEVATION - STYLE I

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A-3.1

PALOMAR HEIGHTS

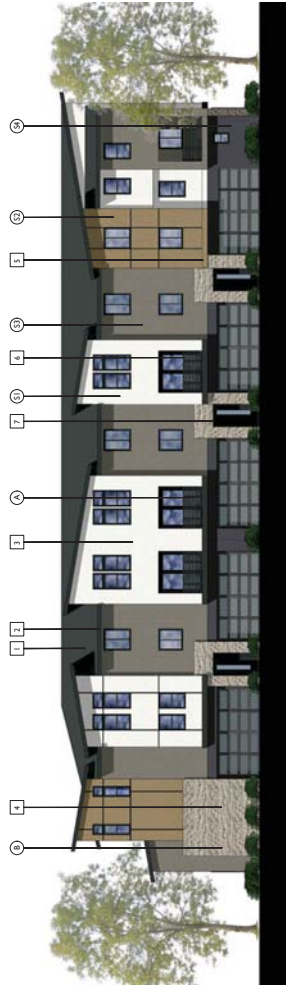
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SCALE: 0 8 16 24
SUB 18-001 / ENV / 18-0009 / PHG 18-0049



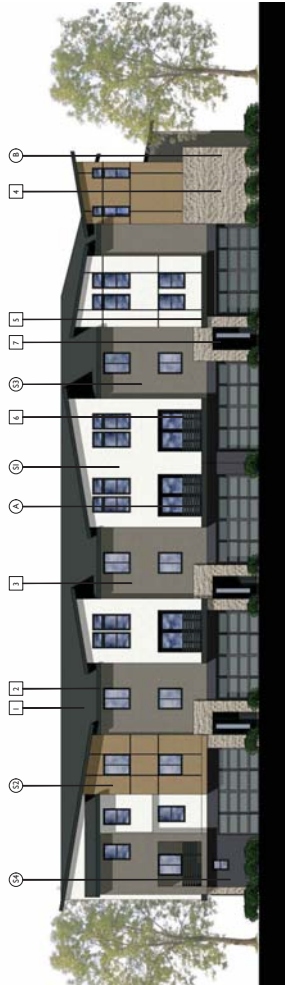
REAR



RIGHT



FRONT



LEFT



PERSPECTIVE

COLOR APPLICATION

SCHEME D

REFER TO VILLA COLORBOARD

- 1 - PURE WHITE SW 7005
- 2 - TATAMI TAN SW 6116
- 3 - TONY TAURE SW 7038
- 4 - FOLKSTONE SW 6005
- 5 - CARABIE SW 9090
- 6 - THUNDER GRAY SW 7645
- 7 - PLAYA VISTA LIMESTONE - WALNUT

MATERIAL SCHEDULE

- 1 - ROOF - CONCRETE TILE
- 2 - FASCIA - 2X RESAWN WOOD
- 3 - WALL - STUCCO
- 4 - WALL - STONE VENEER
- 5 - TRIM - 2X STUCCO OVER
- 6 - METAL RAILING
- 7 - RECESS / AWNING / OVERHANG AT FRONT DOOR

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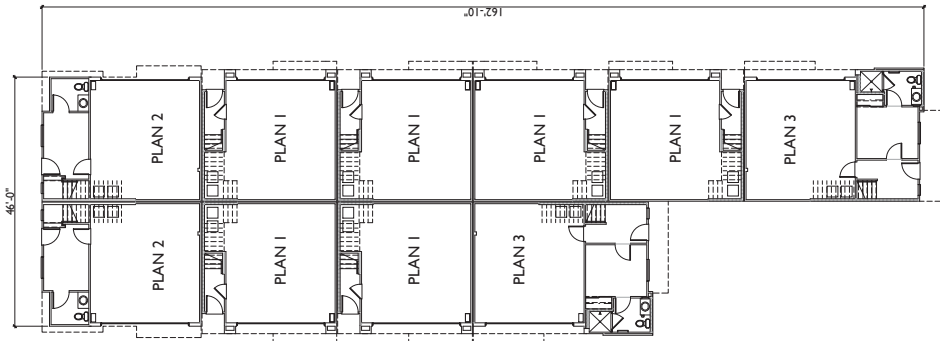
PALOMAR HEIGHTS

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SUB 18-0011 / ENV 18-0089 / PHG 18-0049
MAY 07, 2020

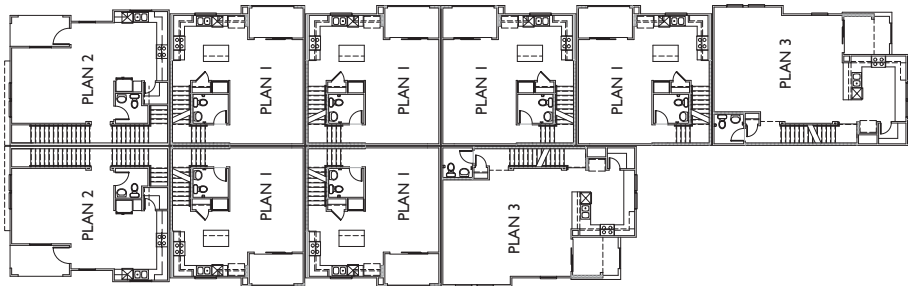
VILLAS - BLDG A ELEVATION - STYLE 2

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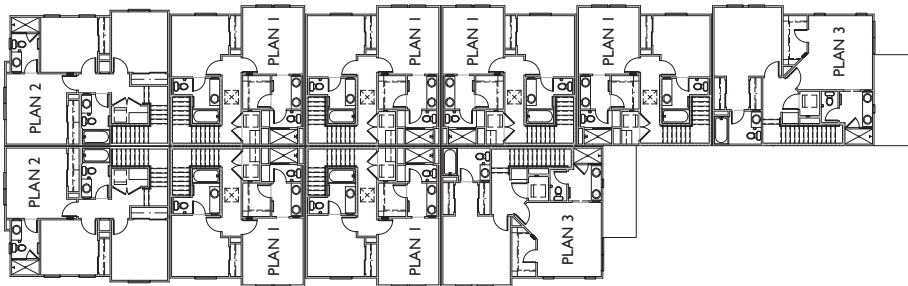
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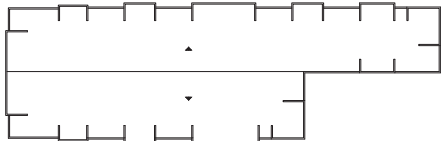
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'



VILLAS - BLDG B COMPOSITE

A-4

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PALOMAR HEIGHTS

MAY 07, 2020
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MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

COLOR APPLICATION

SCHEME C

REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
- (S3) STUCCO 3 - ANONYMOUS SW 7046
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

VILLAS - BLDG B ELEVATION - STYLE I

PALOMAR HEIGHTS

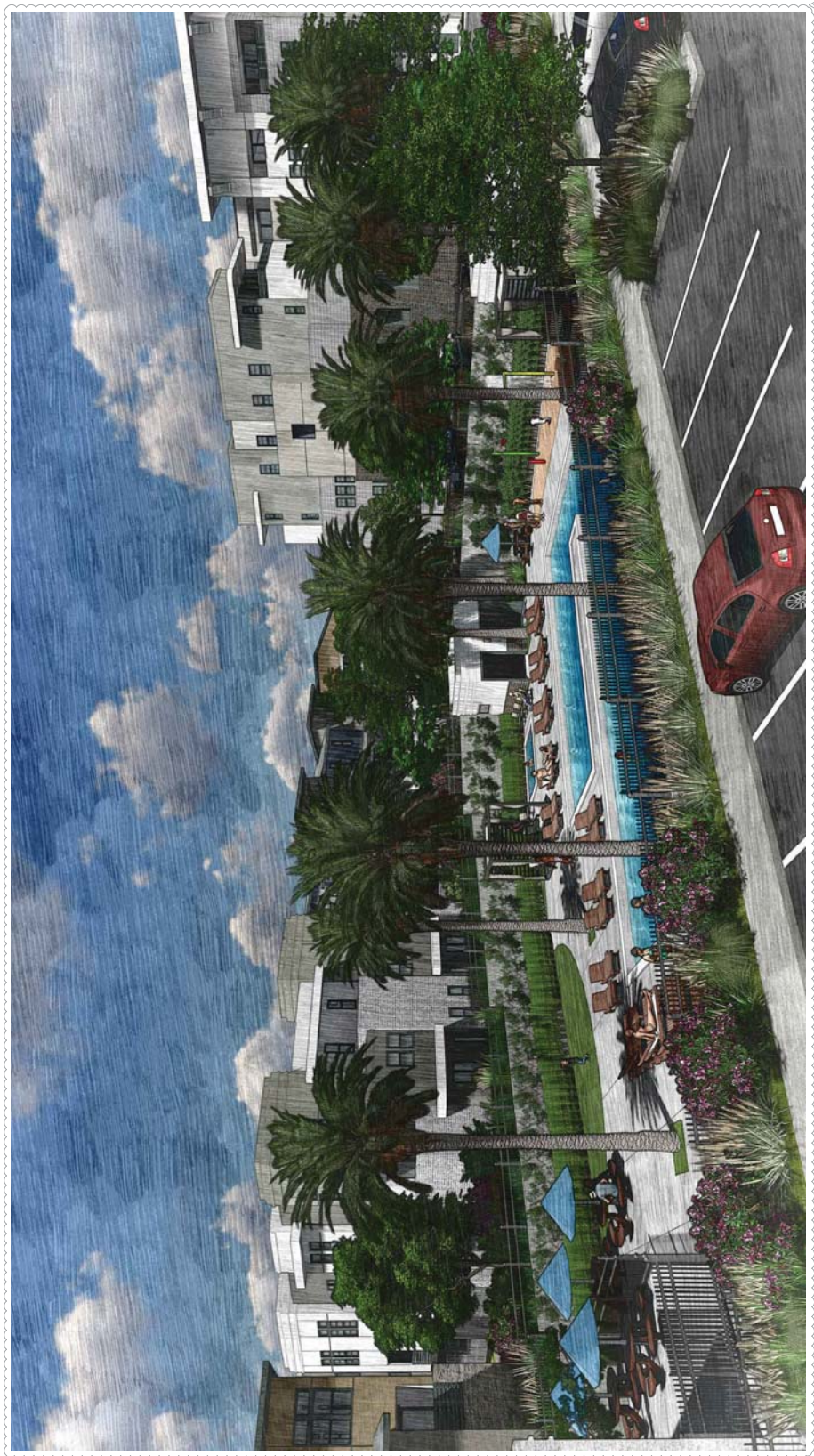
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A-5

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MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHC 18-0049



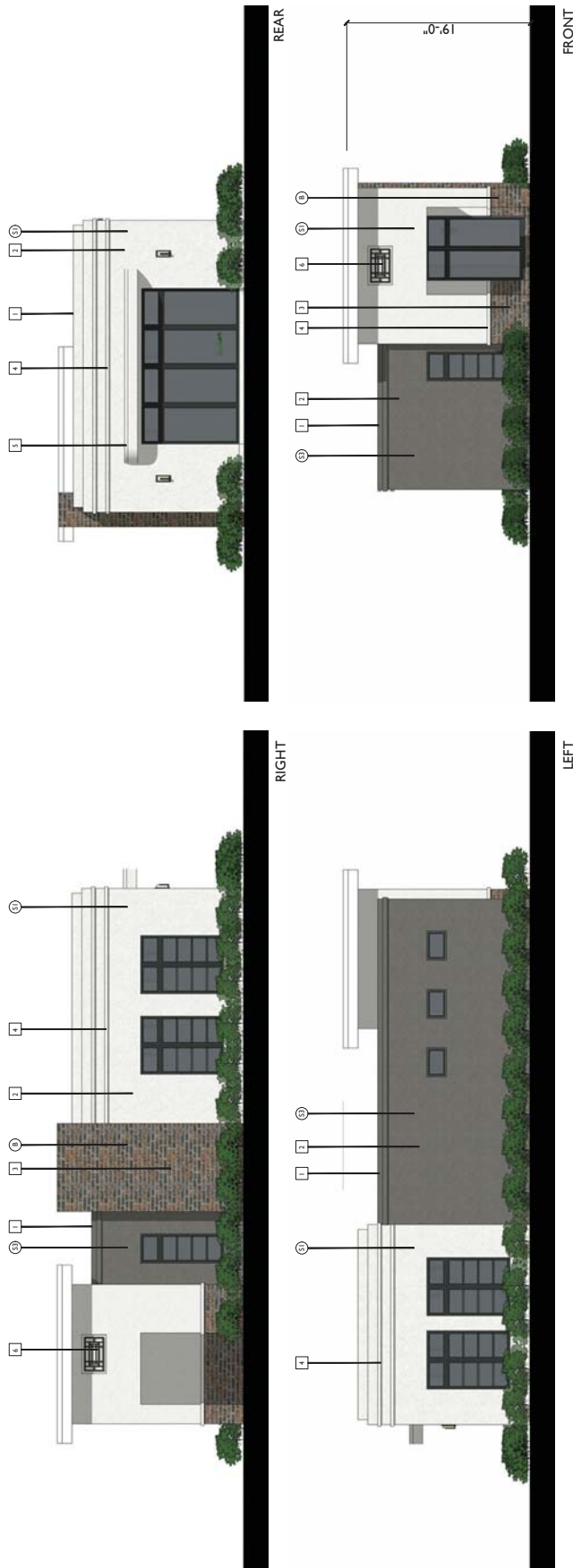
SHEET INDEX

- A-1 REC BUILDING
- A-2 POOL EQUIPMENT BUILDING
- A-3 RESTROOM BUILDING

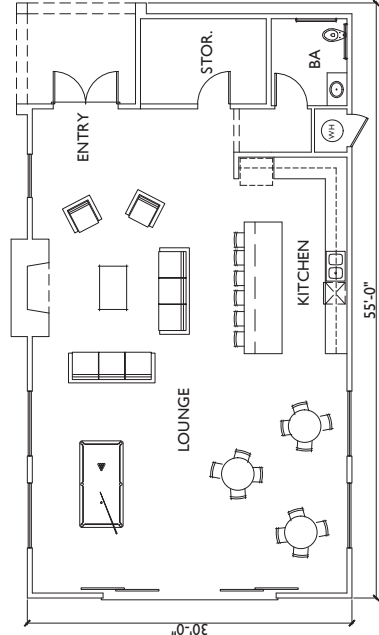
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PALOMAR HEIGHTS
△ MAY 07, 2020
SCALE 0 4 8 12
SUB 18-001 / BNY 18-009 / PHG 18-0049

COVER SHEET
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ARCHITECTURE
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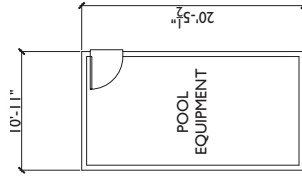
- COLOR APPLICATION**
SCHEME B
REFER TO VILLA AND ROWHOME COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - GRAY CLOUDS SW 7658
 - (S3) STUCCO 3 - SUMMIT GRAY SW 7669
 - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE
- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - BRICK VENEER
 - 4 TRIM - 2X STUCCO OVER
 - 5 DECORATIVE AWNING
 - 6 DECORATIVE METAL GRILLE



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PALOMAR HEIGHTS
SCALE: 0' 4' 8' 12'
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

REC BUILDING
A-1
SUMMIT ARCHITECTURE
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760.724.1198



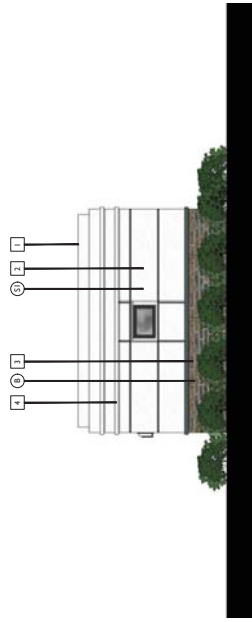
MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE

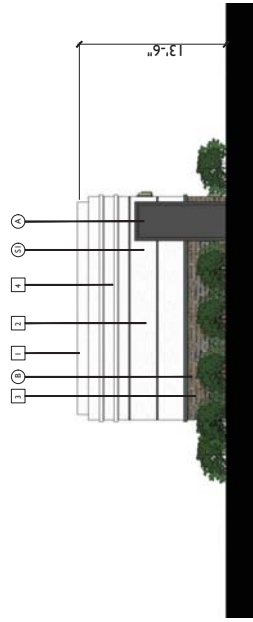
COLOR APPLICATION

SCHEME B
REFER TO VILLA AND ROWHOME COLORBOARD

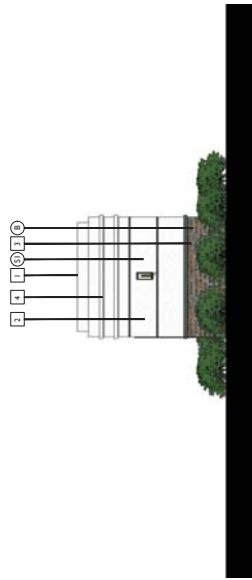
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



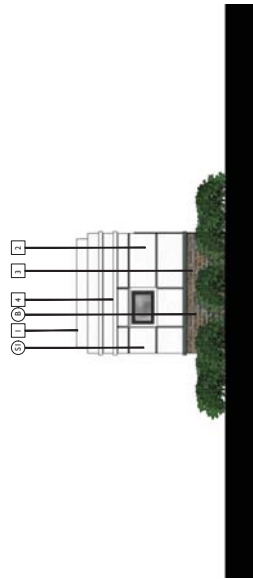
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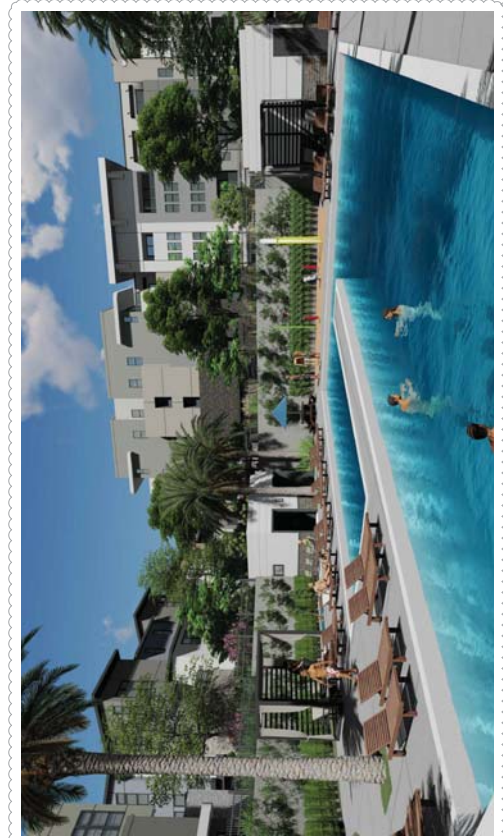
FRONT



RIGHT



LEFT



ESCONDIDO, CA

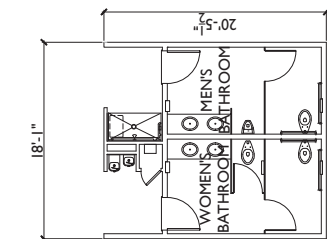
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PALOMAR HEIGHTS

SCALE 0 4 8 12
SUB 18-001 / TENV 18-0009 / PHG 18-0049
MAY 07, 2020

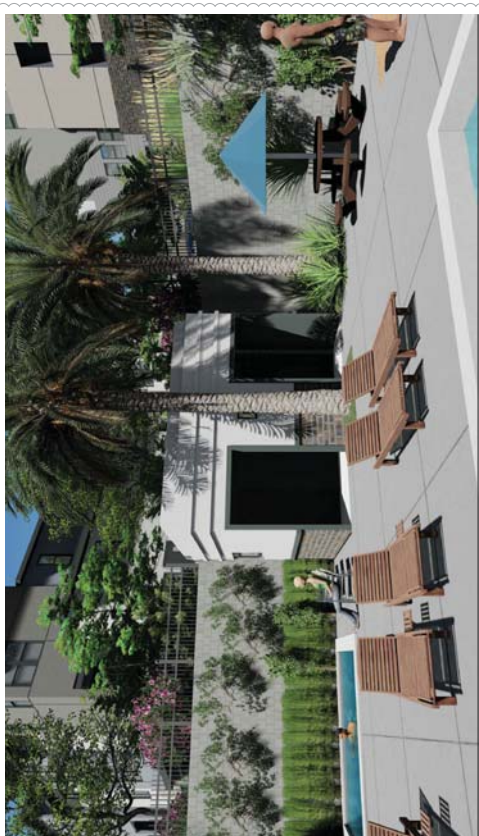
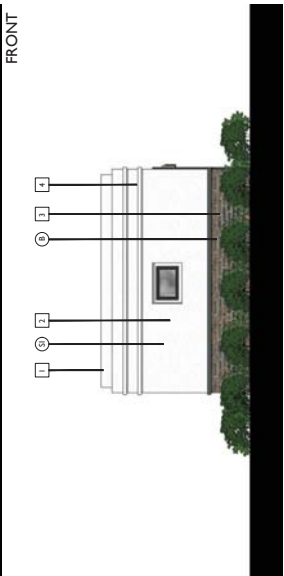
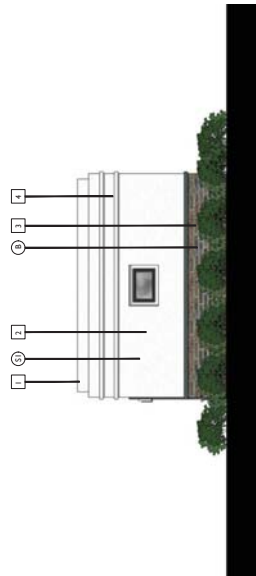
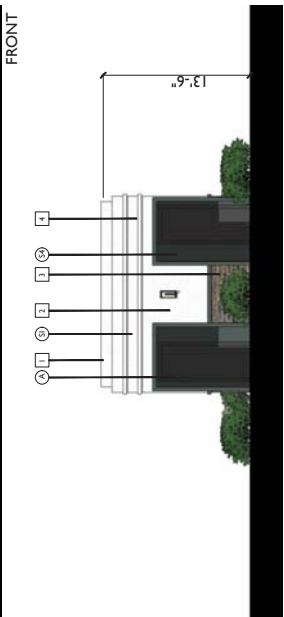
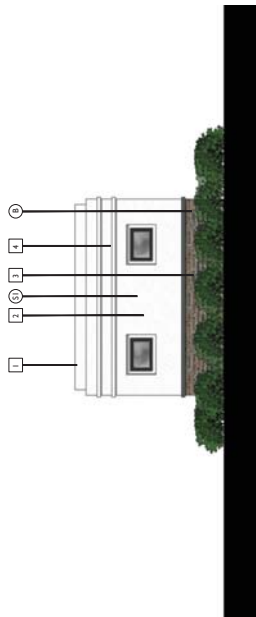
POOL EQUIPMENT BUILDING

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Bonita, CA 92003
760.724.1198
A-2



- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - BRICK VENEER
 - 4 TRIM - 2X STUCCO OVER
 - 5 DECORATIVE AWNING
 - 6 DECORATIVE METAL GRILLE

- COLOR APPLICATION**
- SCHEME B**
REFER TO VILLA AND ROWHOME COLORBOARD
- ① STUCCO 1 - PURE WHITE SW 7005
 - ② STUCCO 2 - GRAY CLOUDS SW 7658
 - ③ STUCCO 3 - SUMMIT GRAY SW 7669
 - ④ STUCCO 4 - GAUNTLET GRAY SW 7019
 - ⑤ ACCENT - THUNDER GRAY SW 7645
 - ⑥ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



RESTROOM BUILDING

SUMMA
ARCHITECTURE
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Bonsall, CA 92003
760.724.1198

A-3

PALOMAR HEIGHTS

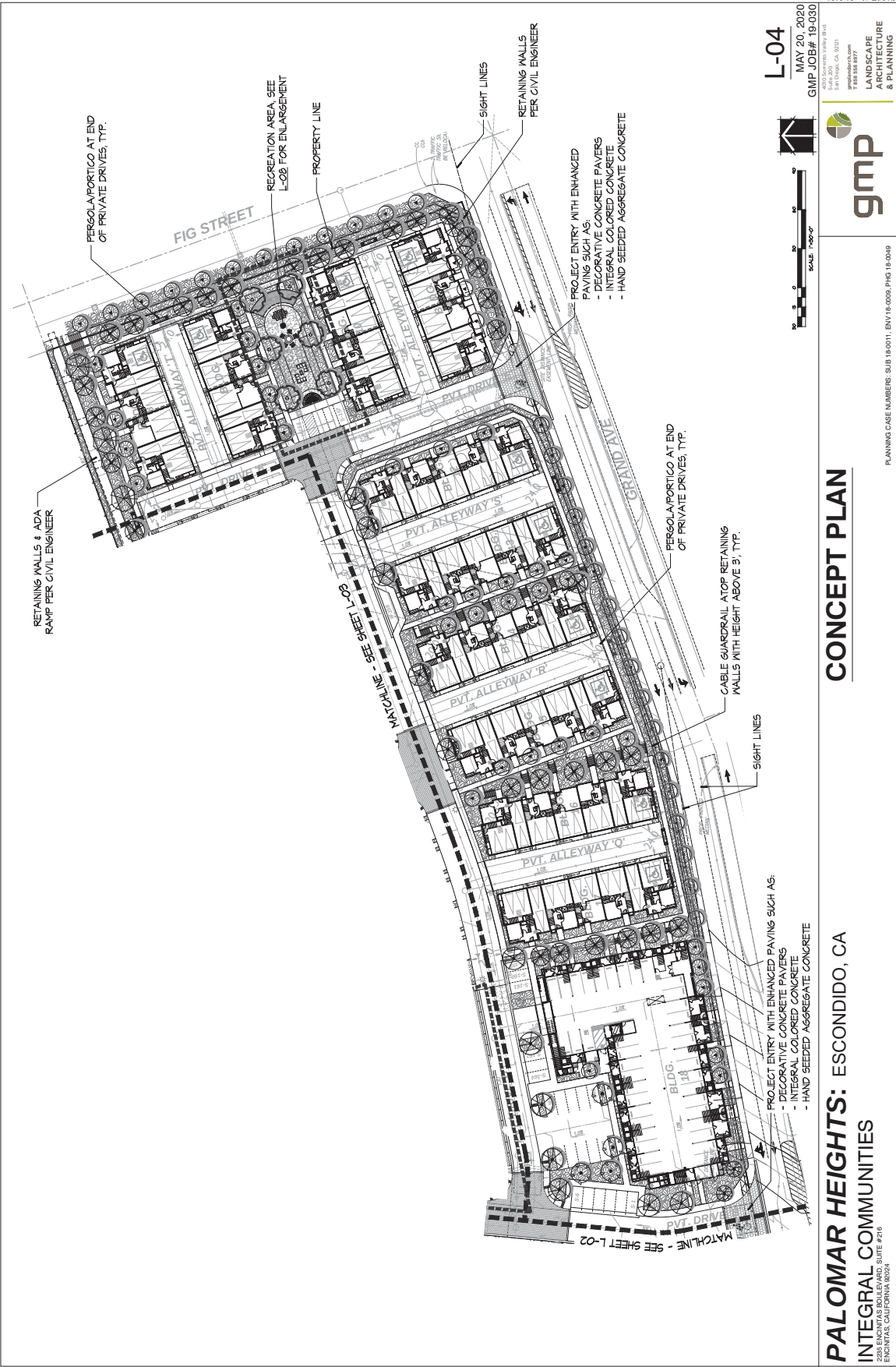
△ MAY 07, 2020
SCALE 0 4 8 12
SUB 18-001 / TENY 18-0009 / PHG 18-0049

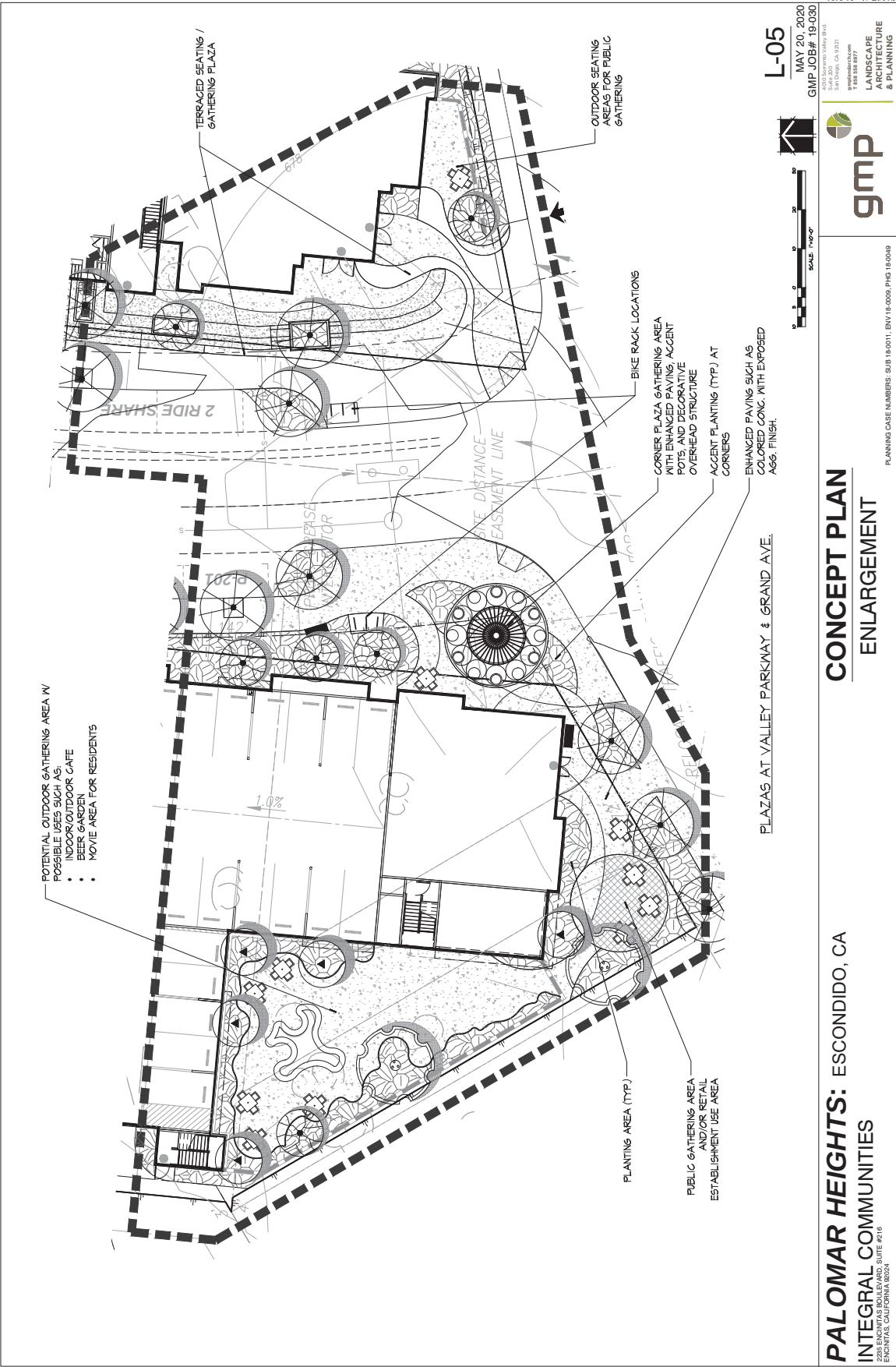
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Encinitas, CA 92024
(760) 944-7511







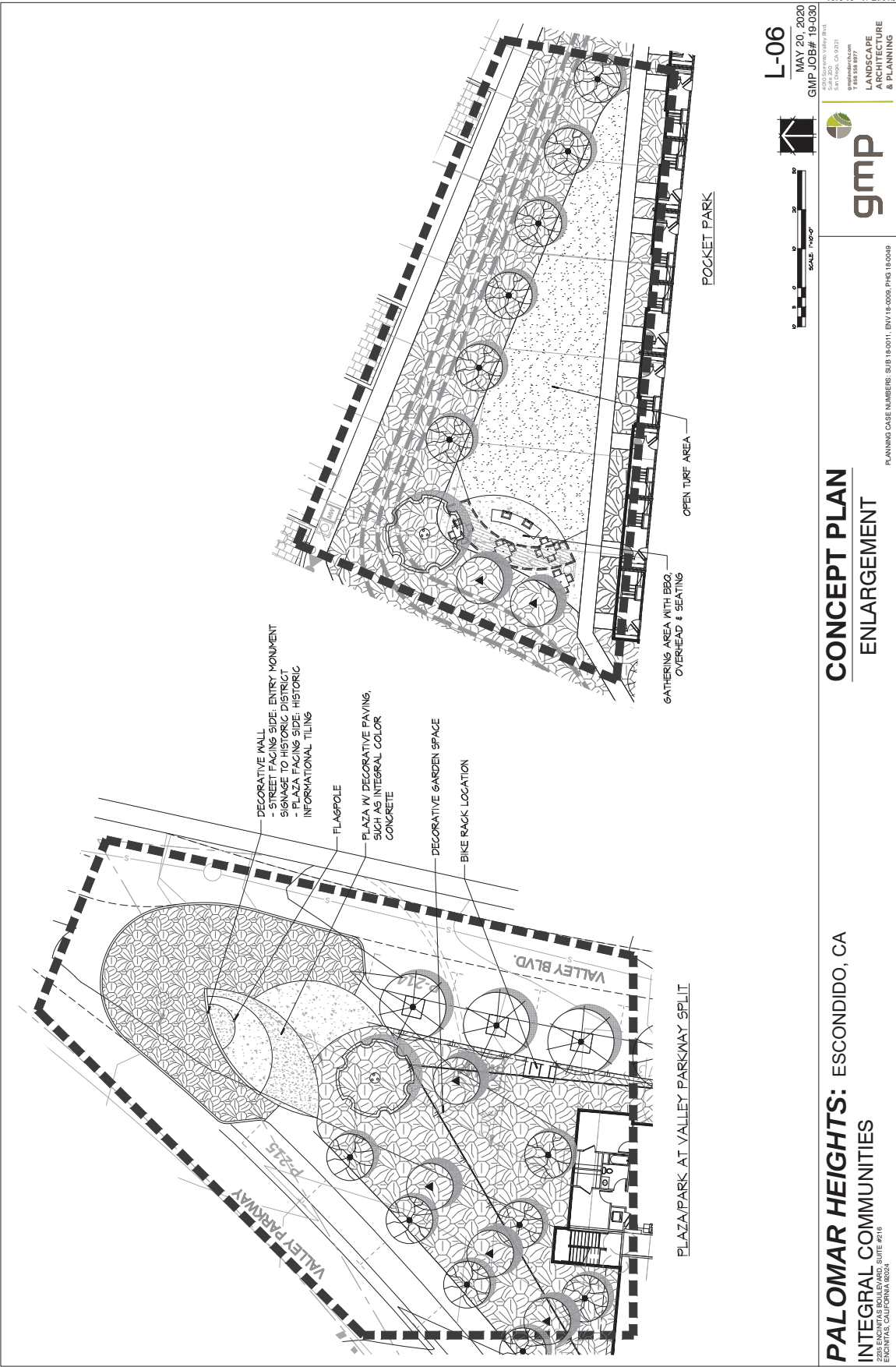


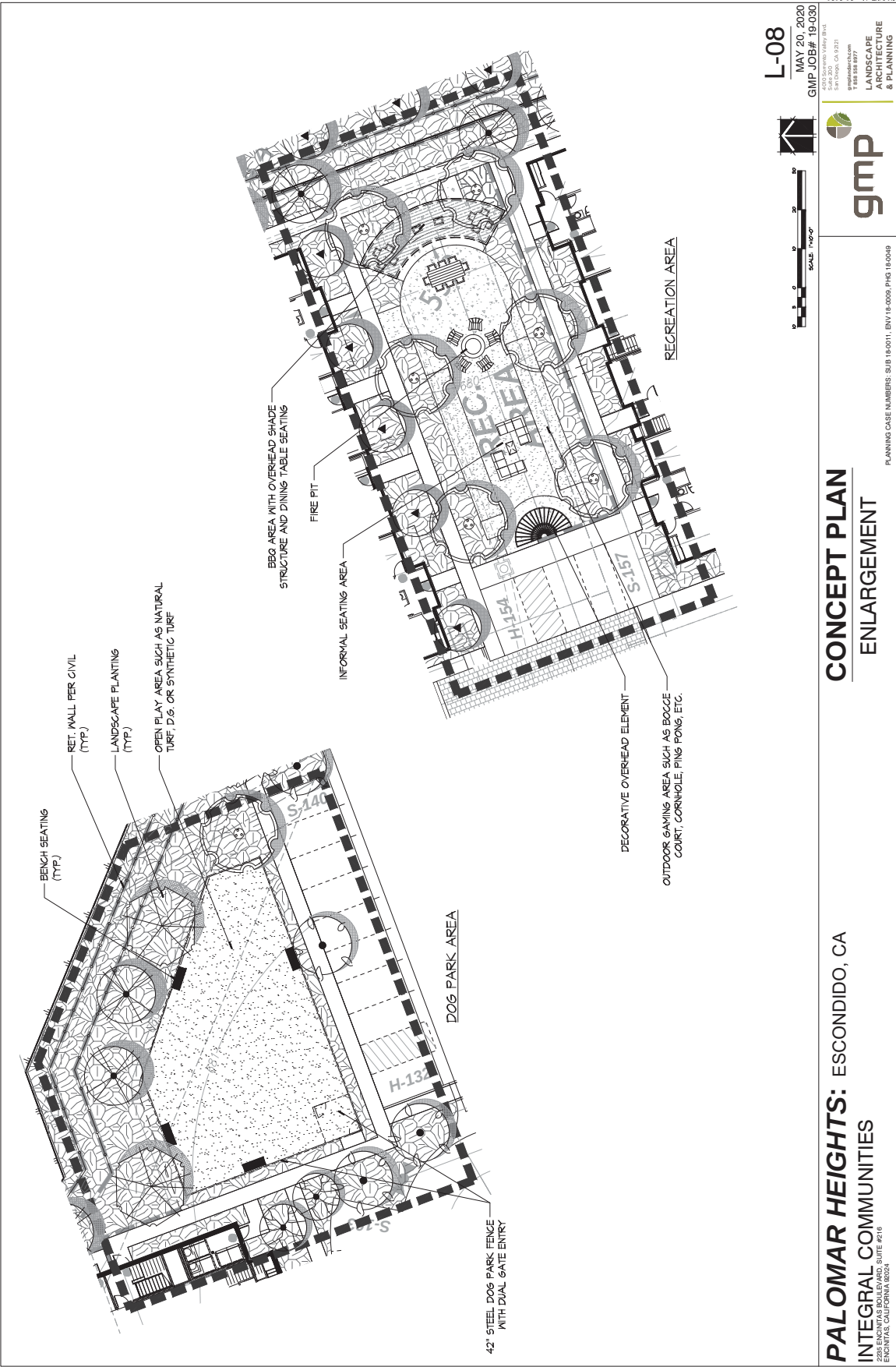
**CONCEPT PLAN
ENLARGEMENT**

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
2285 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

L-05
MAY 20, 2020
GMP JOB# 19-030
15400 Wilshire Blvd
Suite 200
San Diego, CA 92131
619.594.7777
619.594.8877
GMP
LANDSCAPE
ARCHITECTURE
& PLANNING

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0005, PHG 18-0049





**CONCEPT PLAN
ENLARGEMENT**

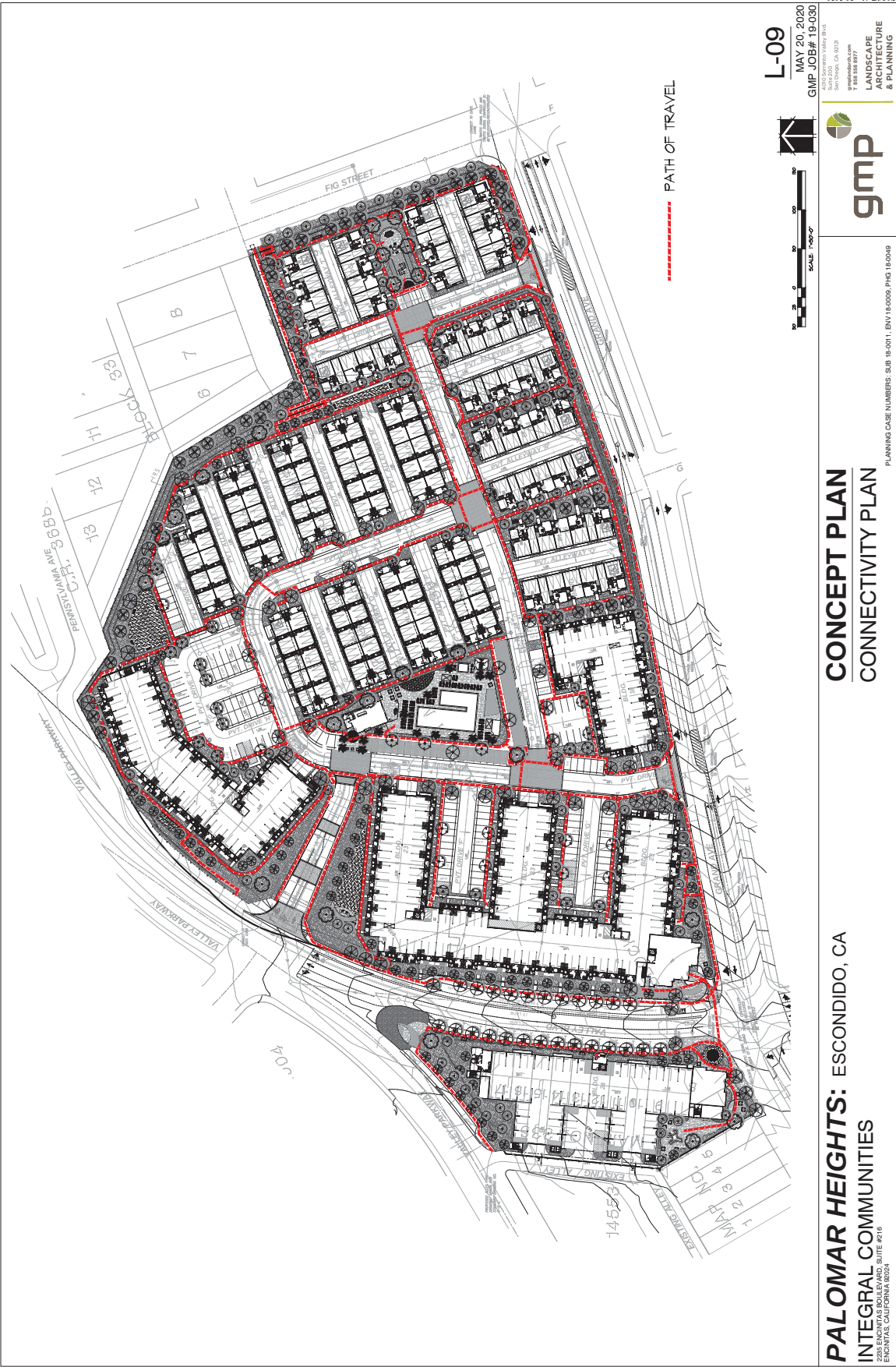
PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
2285 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

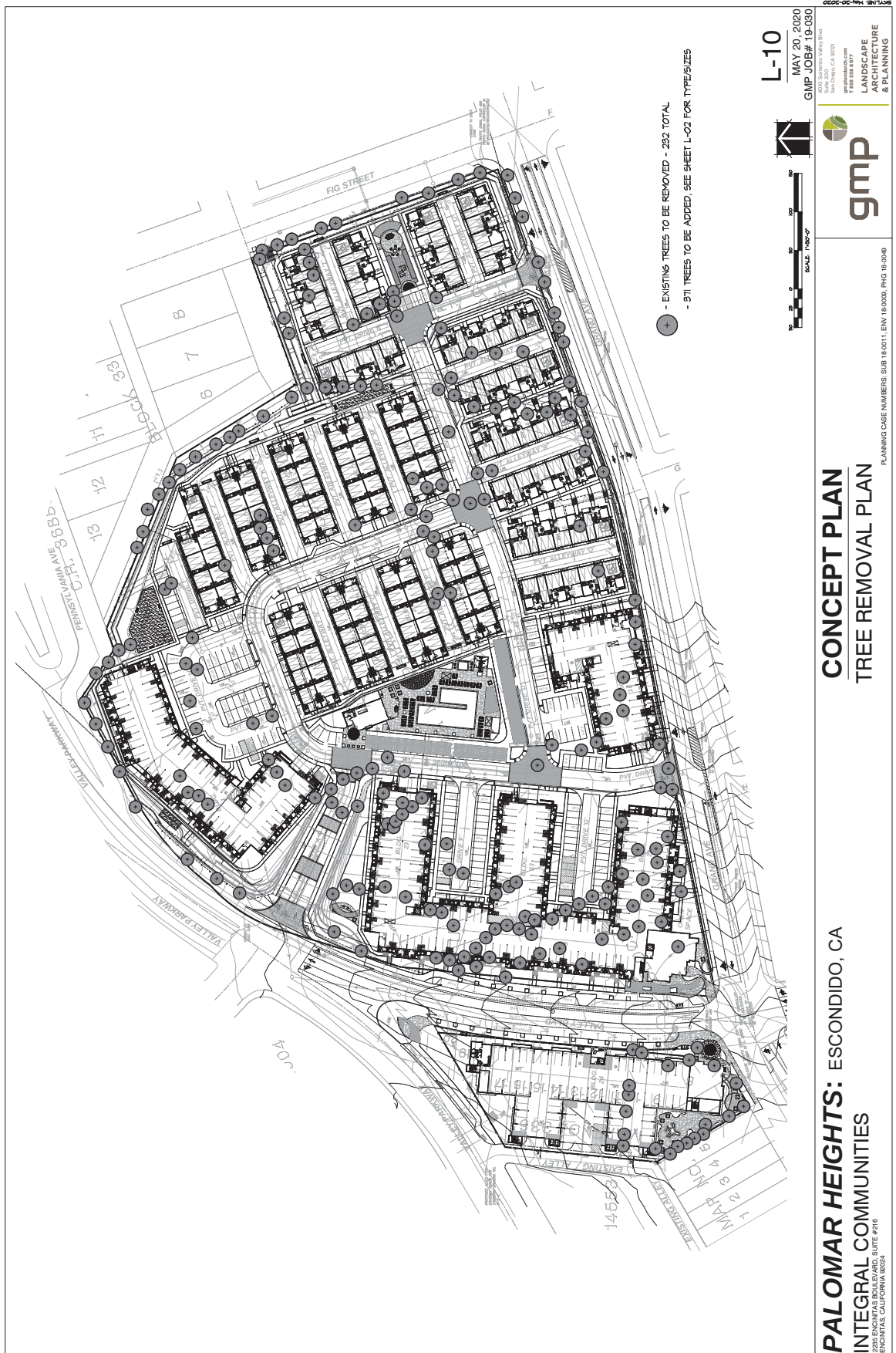
L-08
MAY 20, 2020
GMP JOB# 19-030



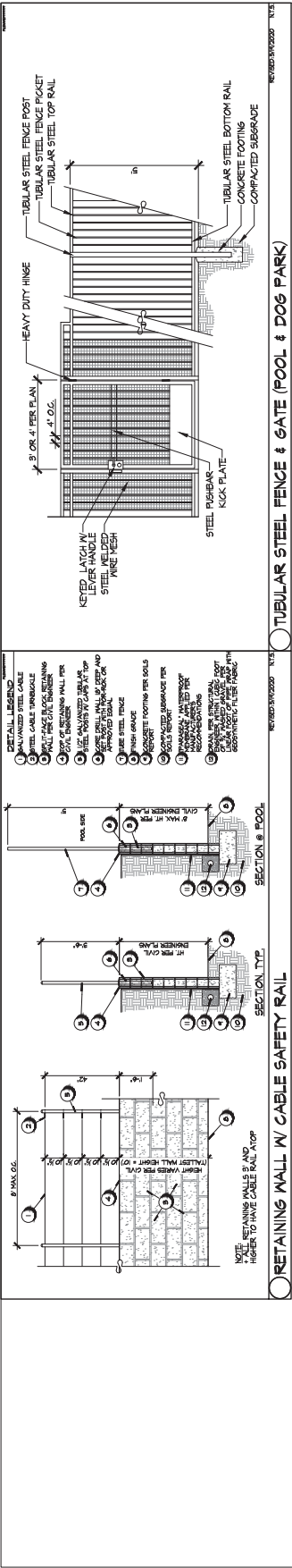
2285 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024
GMP
LANDSCAPE
ARCHITECTURE
& PLANNING

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0005, PHG 18-0049









L-12

MAY 20, 2020
GMP JOB# 19-030

CONCEPT PLAN
FENCE & WALL DETAILS

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

2255 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

gmp
LANDSCAPE
ARCHITECTURE
& PLANNING

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

EXHIBIT "D"

FINDINGS OF FACT

SUB 18-0011, PHG 18-0049, AND ENV 18-0009

Specific Plan Amendment Determinations:

1. The public health, safety and welfare would not be adversely affected by the proposed amendment to the Downtown Specific Plan because the amendment would refine and clarify development standards in a manner that would allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the heart of downtown Escondido.
2. The proposed amendment to the Downtown Specific Plan would not be detrimental to surrounding properties since it would assist in implementation of the vision and goals identified in the Specific Plan. The amendment would have no effect on the residential density allowed in the area and would not change the list of permitted or conditionally permitted commercial uses identified in the Specific Plan. Additionally, the amendment would accommodate a development that would increase the residential population within walking distance of commercial goods and services on historic Grand Avenue and elsewhere in the vicinity, providing a mutually beneficial relationship between the two uses.
3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan and would not detrimentally impact levels of service on area roadways. Further, the amendment would retain the General Plan vision for Specific Plan Area #9 which states that Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities, and would align with the guiding principles identified in the General Plan Land Use Element. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.
4. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual Project proposal. A General Plan consistency analysis has been provided, attached to the January 27, 2021, City Council staff report, which is incorporated herein by this reference as though fully set forth herein. The Project would:
 - (a) promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services;

- (b) encourage efficient development patterns by ensuring that any infrastructure associated with development, use land efficiently, and is located in an area appropriately planned for growth.
 - (c) Minimizes ongoing costs to taxpayers through the establishment of a CFD or other funding mechanism.
- 5. Specific plan amendments must comply with the scope and authority of section 65450 to 65457 of the California Government Code. The City Council finds that the proposed Specific Plan Amendment has been completed in compliance with the law.

Master and Precise Development Plan Determinations:

1. The location, design, and residential density of the proposed Project are consistent with the goals and policies of the Escondido General Plan and the Downtown Specific Plan because higher density residential and mixed-use development is permitted and encouraged in the Downtown Specific Plan. The Project would assist the city's efforts to revitalize downtown area by allowing flexibility from certain development requirements contained in the Downtown Specific Plan in a manner that is appropriate for the site.
2. The location of the Project allows it to be well integrated with its surroundings by providing a mixture of housing types that are compatible with the densities and land uses permitted by the zoning designations of the surrounding properties. The Project proposes larger and higher density buildings on the western side, closest to the urban core where such buildings are appropriate, and smaller, lower density buildings toward the east side, adjacent to other lower density properties with lower profile designs. Adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report).
3. The mixed-use project would not be out of character with the surrounding area because the Historic Downtown District of the Downtown Specific Plan envisions an urban environment with new development in appropriate locations that provides higher densities where pedestrian plazas and other human-scale amenities are encouraged. The Project proposes a limited amount of commercial space in order to allow existing commercial uses in the vicinity the opportunity to take advantage of the increased consumer base that the residential units would create.
4. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets by making necessary improvements to street segments and intersections as determined necessary by the traffic study prepared for the Project.
5. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is not inconsistent with a high quality, urban infill project that will provide housing opportunities within walking distance

of downtown commercial and retail services consistent with the City's vision for the downtown area. The Project would incorporate a mix of colors and materials appropriate for its size, scale and location. The Project would include sufficient on-site open space amenities appropriate for a development of its size, including a central recreation area with a pool and spa, a dog park, pocket parks, landscaped walkways, and public and semi-public plazas.

6. The proposed location and design will allow residents and business establishments proposed as part of the Project to be serviced by existing or proposed public facilities and services and will not place an undue or negative impact on existing public facilities and services. This will be accomplished through the funding of all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD) or the establishment of another lawful funding mechanism reasonably acceptable to the City, and the provisions of such agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to municipal services associated with the Project.
7. Utilizing the Planned Development process allows flexibility from the Downtown Specific Plan requirements to facilitate a mixed-use residential and commercial project in the urban core. The project would provide residential opportunities in balance with existing commercial uses in the Project area, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.