



City Council Meeting
Public Comments
March 19, 2025

March 17, 2025

Robert Barry

Senior Planner

Development Services Department

City of Escondido

E-mail: Robert.Barry@escondido.gov

Re: Clarence Residential Development Project Pre-Application Submittal Request

Dear Mr. Barry:

On behalf of RNDND, LLC, the owner of approximately 7.97 acres of real property identified as APNs 238-282-06-00 (7.2 acres) and 238-282-13-00 (0.77 acres), located at the southeast corner of Clarence Ln. and Centre City Pkwy. in the unincorporated County of San Diego (the "Property"), we respectfully submit this pre-application request for the Clarence Residential Development Project (the "Project"). The Project proposes a major plot plan, including a density bonus, for 24 lots. Three of these lots will be deed-restricted for very-low-income households, entitling the applicant to a 50% increase in allowable density in accordance with density bonus law.

The Project includes an environmental impact report, rezoning, a Master and Precise Development Plan, parcel map and tentative map, a Storm Water Quality Management Plan, a Preliminary Hydrology and Hydraulic Study, and reorganization including annexation to the City of Escondido.

This letter serves to outline the Project's details and present key questions for City Staff regarding the processing, design, implementation, administration, and financing of the Project, with the goal of facilitating discussion and obtaining clarification.

PROJECT OVERVIEW

The Clarence Residential Development Project offers a comprehensive policy and regulatory framework designed to guide future development in the Project area, in alignment with the City of Escondido's Transportation Impact Analysis (TIA) Guidelines. The Project aims to create a thoughtfully planned, sustainable, and balanced residential infill village community within the City of Escondido.

As currently envisioned, Clarence will be composed entirely of owner-occupied homes, specifically designed to serve the missing middle and move-up income levels. The housing options will feature single-family homes, either one or two stories, with the potential inclusion of a Next Gen suite. This flexible design will cater to various preferences and lifestyles, offering a mortgage offset option for added convenience

PROJECT DESCRIPTION

PROJECT LOCATION AND SURROUNDING AREA CHARACTERISTICS

Clarence is situated within the County of San Diego, specifically in the North County Metro East Village, east of the jurisdictional boundary and within the Sphere of Influence of the City of Escondido. The Project proposes a reorganization, including annexation to the City, as well as changes to land use and zoning designations. The site is bordered to the north by Clarence, including a single-family home at 218 Clarence Ln; to the east by Freeway 15; to the west by existing single-family residential development; and to the south by the Del Lagon-specific plan single-family residential area. The project site itself is undeveloped, with a slope descending both east and west. While the site is undeveloped, surrounding areas to the north, south, and west are primarily developed with single-family homes.

DEVELOPMENT SUMMARY

The Project area encompasses 7.97 gross acres with a net developable area of 6.8 acres, allowing for residential densities. According to the City's General Plan Land Use and Community Form Element¹ and Zoning Map,² the Property is within the Estate II (2 du/ac) land use designation and P-Z (Pre-Zone) zoning classification of RE-20. The Project proposes a redesignate to a General Plan designation of R-1-8 (Single-Family Residential, 8,000 sq.ft min lot size) and a Zoning classification of PD-R-1.98 (Planned Development- Residential). A PD classification is appropriate for parcels of land suitable for and of sufficient size to be planned and developed pursuant to the PD zoning regulations at Article 33-19 of the Zoning Code. A PD classification is proposed for the Project site in order to encourage comprehensive site planning and building design, flexible regulatory procedure, creative approaches to the use of the land and promoting and creating open space as an integral part of the development design. Initiation of the General Plan designation and Zoning classification pursuant to Zoning Code Section 33-1261 is included.

Since the submission of the Initiation Application, the Conceptual Site Plan has been refined, and the unit count has been slightly adjusted. The Conceptual Site Plan remains conceptual in nature and is subject to further change and refinement. As shown in **Figure 1** (Conceptual Site Plan), the Project proposes development of the Property across two legal parcels to 24 dwelling units include 16 units (maximum allowable gross residential density) and 8 additional dwelling units clustered single family units at a net density of approximately 3.01 du/ac as detailed in Tables 1 below pursuant to a Master Development Plan and one or more Precise Development Plans, to be provided in accordance with City Code.

1 <https://www.escondido.gov/DocumentCenter/View/2497/Chapter-II---Land-Use-and-Community-Form-PDF>

2 Citywide-Zoning-Map-PDF (escondido.gov) Pursuant to the General Plan Compatibility Matrix in the City Zoning Code, Section 33-93, the Residential Estate (R-E) zoning designation corresponds to the Estates II General Plan land use designation.

TABLE 1 - PROPOSED DWELLING UNIT TYPE

SUPPLEMENTAL DETAILS OF REQUEST

	<u>PROPOSED PROJECT</u>	<u>RE-20/ESTATE II</u>	<u>A70 (COUNTY)</u>
1. PROJECT SIZE	7.97 ACRES	N/A	
2. NO. OF LOTS:	24 LOTS	UP TO 14	UP TO 18
3. DENSITY:	3.01 DU/AC	2.0 DU/AC	2.9 DU/AC
4. LOT SIZE:			
MIN	8,208 SF	20,000 SF	15,000 SF
MAX	36,627 SF		
AVG	11,830 SF		

The Project will also include an onsite public sewer that will connect sewage to the City of Escondido through 02 existing dedicated sewer connections on the South side (Del Lago Development) Figure 3,4. We have initiated a sewer service study to determine capacity and improvements necessary to provide sewer service to the Project.

Access to the Project area will be via a main gated entry access point along Clarence Ln, and no second access point is required since the Road Length for maximum Dead-end Distance will be less than 800 ft. The main entrance on Clarence Ln already has full turn movements.

The distribution of the buildings will utilize existing topography, and circulation to provide additional setbacks to buffer the project from neighboring residential uses. This will create a transition to the proposed higher density and provide screening and privacy. Along the eastern edge of Del Lago Development there will be a landscaped slope, which will provide vertical separation as well as landscape screening for the existing residential developments from above and the Proposed Project at the bottom.

PHASING

The Proposed Project will include a Planned Development Permit and a Parcel Map that will create twenty-four legal parcels.

One Phase - 24 units of single-family development clusters. Single family home will be a mix of 3 bed/2 bath and 4 bed/3 bath.

REORGANIXATION INCLUDING ANNEXATION

The Project also proposes a reorganization to include annexation of the Project area (“Annexation Area”) to the City. The Annexation Area is enclosed as Figure 2 to this application. Although outside the City’s jurisdictional boundary, the Annexation Area is within the City’s Sphere of Influence. Annexation to the City will be included in a reorganization subject to LAFCO approval. The parcels included in the Annexation Area have been subject to outreach with the property owners and discussion with LAFCO. Initiation of the Annexation is included in the previously submitted Application.

PROPOSED DISCRETIONARY ACTIONS

The proposed project includes the following discretionary actions:

- Rezone to implement Project land uses
- Certification of an Environmental Impact Report (EIR)
- Master and/or Precise Development Plan
- Parcel Map and Tentative Tract Map
- Reorganization including Annexation to the City and detachment from County Service Area 135

QUESTIONS FOR CONSIDERATION AND DISCUSSION WITH CITY STAFF

- Can the project be processed with one tentative tract map and one final maps?
- We anticipate preparation of an EIR. Does the City concur with this approach for CEQA compliance?
- As the Project Proposes Residential Zone land use designation and a Planned Development (PD) zoning classification, we assume, per the PD description that the “building site” area is used to calculate net density for the Project area as a whole.
- The Project proposes a gated entry. Does staff have any comments regarding gated entry? Will HOA be required
- We are agreeing to construct solid wall along abutting property located at 3080 Foxhall Glen, Escondido, CA 92029; Any tall wall will be required along the Cal-trans property/ Interstate 15
- Recognizing the issue of fire protection and particularly, fire flow requirements
- What schedule can we anticipate for the overall project?
- The proposed project includes three very-low-income single-family lots out of the 16 General Plan-designated lots, representing 18.75% very-low-income lots. Pursuant to Government Code Section 65915(d)(2), three incentives or concessions are available. We would like to inquire about the possibility of requesting a waiver for any fees, an expedited service review, and a modification of the zoning code, including setback requirements and lot width.

Questions related to provision of sewer for the project will be addressed through the processing of a separate Sewer Study application.

We respectfully request the City to review this submittal for pre-application for a Planned Development Permit, General Plan amendment, rezone, parcel map, tentative map, and annexation to the City of Escondido. We look forward to meeting with Planning and other departmental staff to discuss the process, schedule, and key questions as soon as possible.

Sincerely

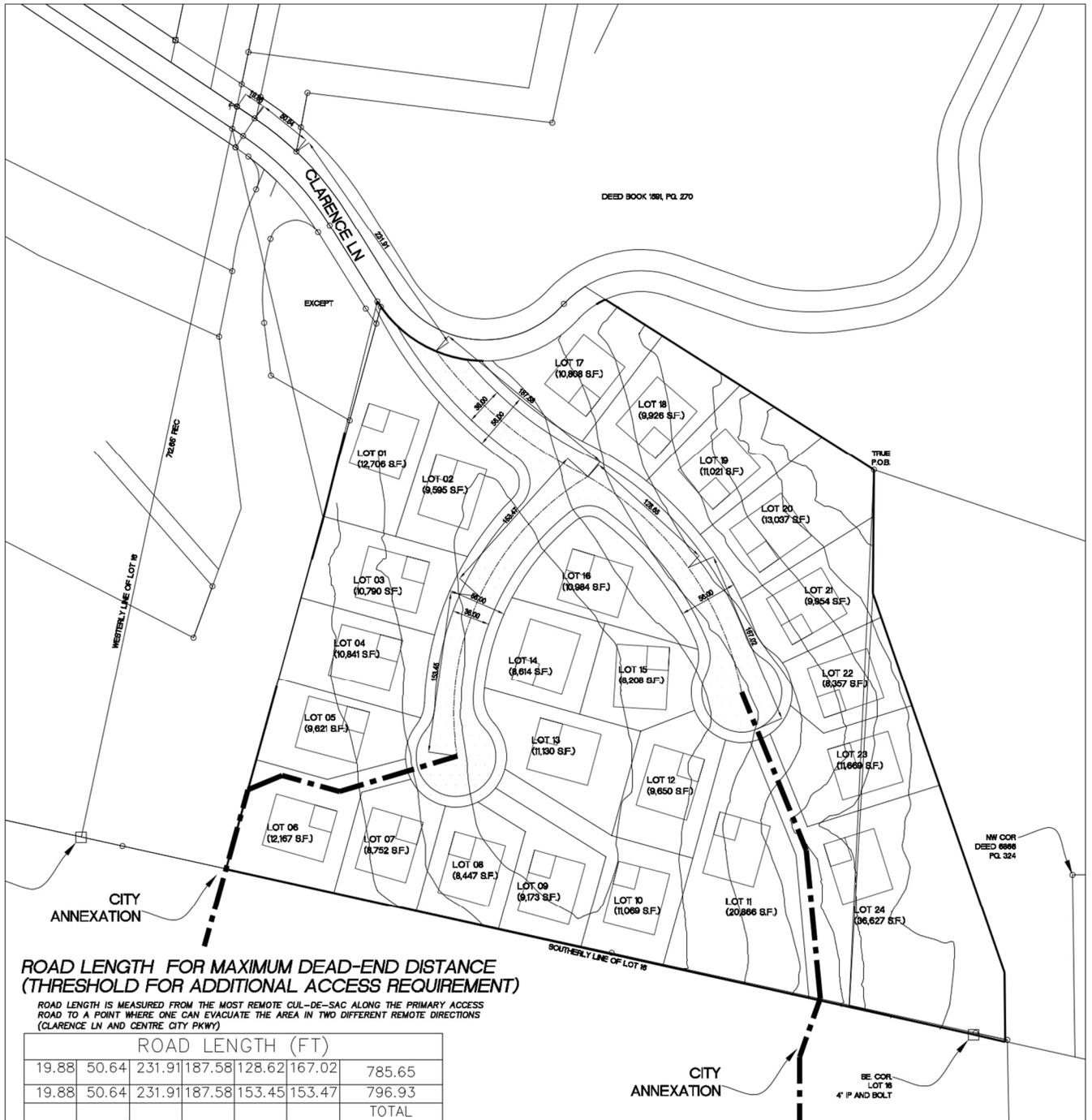


Figure1- Conceptual Site Plan



- Legend
- City Boundary
 - Annexation Parcels
 - Annexation Area

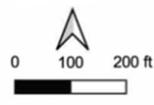
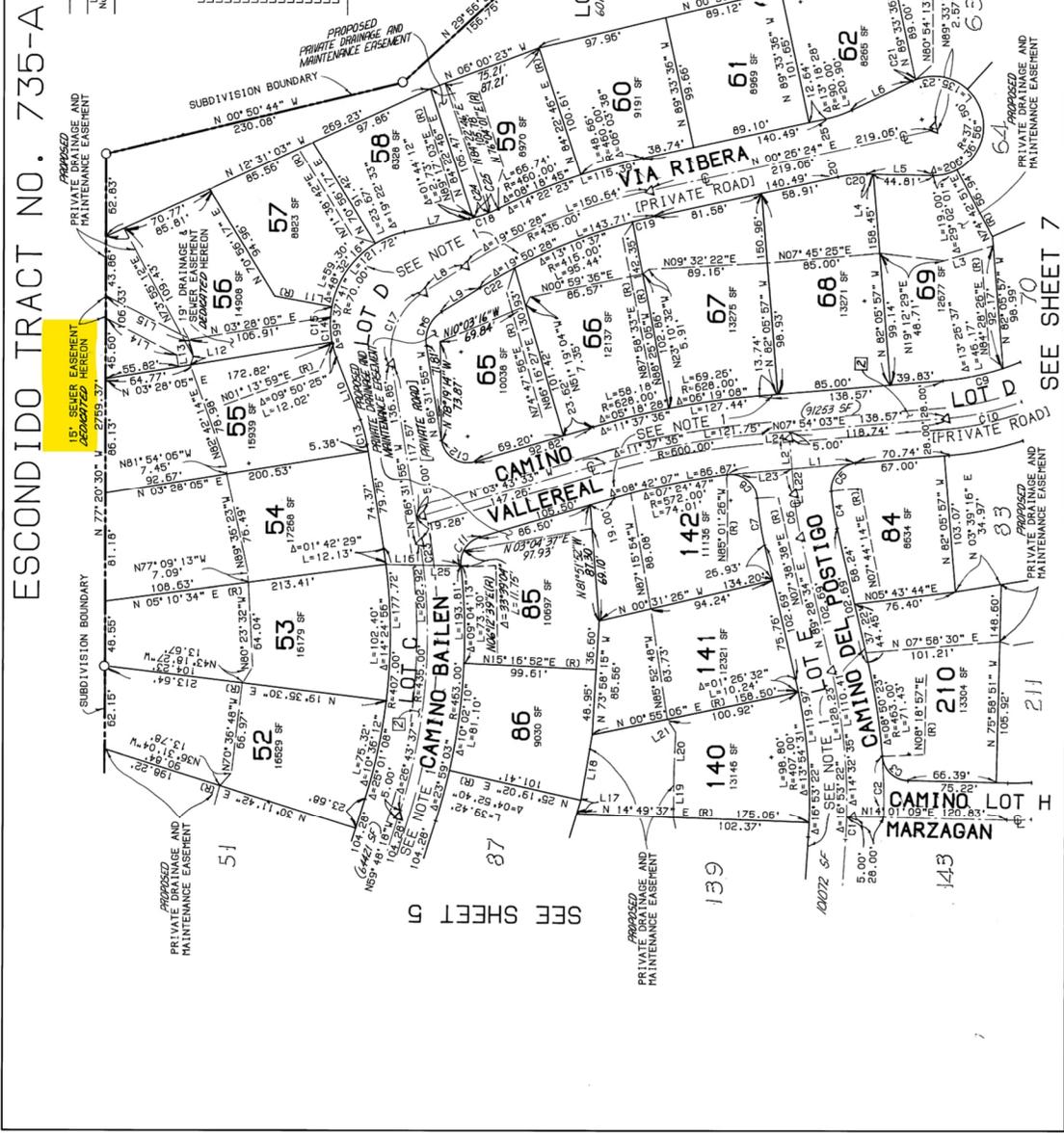


Figure 2- Annexation Area

Line Number	Bearing	Distance	Curve Number	Delta	Radius	Arc Length	Target Length
1	N 07° 27' 39" W	97.02	C 1	02° 20' 47"	435.00	17.81	8.91
2	N 05° 55' 24" W	34.45	C 2	06° 17' 18"	450.00	25.00	12.50
3	N 13° 44' 58" W	4.30	C 3	08° 15' 40"	197.00	28.40	14.20
4	N 12° 55' 04" W	50.59	C 4	09° 25' 29"	228.00	31.06	15.53
5	N 19° 22' 04" W	33.93	C 5	09° 55' 29"	228.00	31.06	15.53
6	N 17° 35' 04" W	33.93	C 6	09° 55' 29"	228.00	31.06	15.53
7	N 03° 08' 29" W	43.20	C 7	17° 35' 04"	197.00	28.40	14.20
8	N 23° 08' 29" W	43.20	C 8	03° 08' 29"	200.00	27.96	13.98
9	N 39° 54' 08" W	51.81	C 9	03° 08' 29"	200.00	27.96	13.98
10	N 39° 54' 08" W	51.81	C 10	03° 08' 29"	200.00	27.96	13.98
11	N 39° 54' 08" W	51.81	C 11	03° 08' 29"	200.00	27.96	13.98
12	N 39° 54' 08" W	51.81	C 12	03° 08' 29"	200.00	27.96	13.98
13	N 39° 54' 08" W	51.81	C 13	03° 08' 29"	200.00	27.96	13.98
14	N 39° 54' 08" W	51.81	C 14	03° 08' 29"	200.00	27.96	13.98
15	N 39° 54' 08" W	51.81	C 15	03° 08' 29"	200.00	27.96	13.98
16	N 39° 54' 08" W	51.81	C 16	03° 08' 29"	200.00	27.96	13.98
17	N 39° 54' 08" W	51.81	C 17	03° 08' 29"	200.00	27.96	13.98
18	N 39° 54' 08" W	51.81	C 18	03° 08' 29"	200.00	27.96	13.98
19	N 39° 54' 08" W	51.81	C 19	03° 08' 29"	200.00	27.96	13.98
20	N 39° 54' 08" W	51.81	C 20	03° 08' 29"	200.00	27.96	13.98
21	N 39° 54' 08" W	51.81	C 21	03° 08' 29"	200.00	27.96	13.98
22	N 39° 54' 08" W	51.81	C 22	03° 08' 29"	200.00	27.96	13.98
23	N 39° 54' 08" W	51.81	C 23	03° 08' 29"	200.00	27.96	13.98
24	N 39° 54' 08" W	51.81	C 24	03° 08' 29"	200.00	27.96	13.98
25	N 39° 54' 08" W	51.81	C 25	03° 08' 29"	200.00	27.96	13.98
26	N 39° 54' 08" W	51.81	C 26	03° 08' 29"	200.00	27.96	13.98
27	N 39° 54' 08" W	51.81	C 27	03° 08' 29"	200.00	27.96	13.98
28	N 39° 54' 08" W	51.81	C 28	03° 08' 29"	200.00	27.96	13.98
29	N 39° 54' 08" W	51.81	C 29	03° 08' 29"	200.00	27.96	13.98
30	N 39° 54' 08" W	51.81	C 30	03° 08' 29"	200.00	27.96	13.98
31	N 39° 54' 08" W	51.81	C 31	03° 08' 29"	200.00	27.96	13.98
32	N 39° 54' 08" W	51.81	C 32	03° 08' 29"	200.00	27.96	13.98
33	N 39° 54' 08" W	51.81	C 33	03° 08' 29"	200.00	27.96	13.98
34	N 39° 54' 08" W	51.81	C 34	03° 08' 29"	200.00	27.96	13.98
35	N 39° 54' 08" W	51.81	C 35	03° 08' 29"	200.00	27.96	13.98
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37	N 39° 54' 08" W	51.81	C 37	03° 08' 29"	200.00	27.96	13.98
38	N 39° 54' 08" W	51.81	C 38	03° 08' 29"	200.00	27.96	13.98
39	N 39° 54' 08" W	51.81	C 39	03° 08' 29"	200.00	27.96	13.98
40	N 39° 54' 08" W	51.81	C 40	03° 08' 29"	200.00	27.96	13.98
41	N 39° 54' 08" W	51.81	C 41	03° 08' 29"	200.00	27.96	13.98
42	N 39° 54' 08" W	51.81	C 42	03° 08' 29"	200.00	27.96	13.98
43	N 39° 54' 08" W	51.81	C 43	03° 08' 29"	200.00	27.96	13.98
44	N 39° 54' 08" W	51.81	C 44	03° 08' 29"	200.00	27.96	13.98
45	N 39° 54' 08" W	51.81	C 45	03° 08' 29"	200.00	27.96	13.98
46	N 39° 54' 08" W	51.81	C 46	03° 08' 29"	200.00	27.96	13.98
47	N 39° 54' 08" W	51.81	C 47	03° 08' 29"	200.00	27.96	13.98
48	N 39° 54' 08" W	51.81	C 48	03° 08' 29"	200.00	27.96	13.98
49	N 39° 54' 08" W	51.81	C 49	03° 08' 29"	200.00	27.96	13.98
50	N 39° 54' 08" W	51.81	C 50	03° 08' 29"	200.00	27.96	13.98
51	N 39° 54' 08" W	51.81	C 51	03° 08' 29"	200.00	27.96	13.98
52	N 39° 54' 08" W	51.81	C 52	03° 08' 29"	200.00	27.96	13.98
53	N 39° 54' 08" W	51.81	C 53	03° 08' 29"	200.00	27.96	13.98
54	N 39° 54' 08" W	51.81	C 54	03° 08' 29"	200.00	27.96	13.98
55	N 39° 54' 08" W	51.81	C 55	03° 08' 29"	200.00	27.96	13.98
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57	N 39° 54' 08" W	51.81	C 57	03° 08' 29"	200.00	27.96	13.98
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63	N 39° 54' 08" W	51.81	C 63	03° 08' 29"	200.00	27.96	13.98
64	N 39° 54' 08" W	51.81	C 64	03° 08' 29"	200.00	27.96	13.98
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67	N 39° 54' 08" W	51.81	C 67	03° 08' 29"	200.00	27.96	13.98
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69	N 39° 54' 08" W	51.81	C 69	03° 08' 29"	200.00	27.96	13.98
70	N 39° 54' 08" W	51.81	C 70	03° 08' 29"	200.00	27.96	13.98
71	N 39° 54' 08" W	51.81	C 71	03° 08' 29"	200.00	27.96	13.98
72	N 39° 54' 08" W	51.81	C 72	03° 08' 29"	200.00	27.96	13.98
73	N 39° 54' 08" W	51.81	C 73	03° 08' 29"	200.00	27.96	13.98
74	N 39° 54' 08" W	51.81	C 74	03° 08' 29"	200.00	27.96	13.98
75	N 39° 54' 08" W	51.81	C 75	03° 08' 29"	200.00	27.96	13.98
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77	N 39° 54' 08" W	51.81	C 77	03° 08' 29"	200.00	27.96	13.98
78	N 39° 54' 08" W	51.81	C 78	03° 08' 29"	200.00	27.96	13.98
79	N 39° 54' 08" W	51.81	C 79	03° 08' 29"	200.00	27.96	13.98
80	N 39° 54' 08" W	51.81	C 80	03° 08' 29"	200.00	27.96	13.98
81	N 39° 54' 08" W	51.81	C 81	03° 08' 29"	200.00	27.96	13.98
82	N 39° 54' 08" W	51.81	C 82	03° 08' 29"	200.00	27.96	13.98
83	N 39° 54' 08" W	51.81	C 83	03° 08' 29"	200.00	27.96	13.98
84	N 39° 54' 08" W	51.81	C 84	03° 08' 29"	200.00	27.96	13.98
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89	N 39° 54' 08" W	51.81	C 89	03° 08' 29"	200.00	27.96	13.98
90	N 39° 54' 08" W	51.81	C 90	03° 08' 29"	200.00	27.96	13.98
91	N 39° 54' 08" W	51.81	C 91	03° 08' 29"	200.00	27.96	13.98
92	N 39° 54' 08" W	51.81	C 92	03° 08' 29"	200.00	27.96	13.98
93	N 39° 54' 08" W	51.81	C 93	03° 08' 29"	200.00	27.96	13.98
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98	N 39° 54' 08" W	51.81	C 98	03° 08' 29"	200.00	27.96	13.98
99	N 39° 54' 08" W	51.81	C 99	03° 08' 29"	200.00	27.96	13.98
100	N 39° 54' 08" W	51.81	C 100	03° 08' 29"	200.00	27.96	13.98

NOTES:
 1. IC UTILITIES AND ADJERS EASEMENT DEDICATED HERETO TO THE CITY OF ESCONDIDO.
 2. THE PRIVATE DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN IN LOTS 59, 60, 61 AND LOTS 52 THROUGH 58, INCLUDING THE ADJERS EASEMENT, ARE TO BE GRANTED BETWEEN PRIVATE PROPERTY OWNERS CONJUNCTLY WITH THE TRANSFER OF TITLE OF THE SUBJECT LOTS.



EASEMENT NOTE:
 [X] THE CITY OF ESCONDIDO AS HOLDER OF EASEMENT RECORDED IO-4-89 AS FILE NO. 89-53723 O.R.

