ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 5
Date: February 13, 2013

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: Street Name Change for Private Streets in the Contempo Condominium Development (Reference Case No. PHG 11-0009)

STAFF RECOMMENDATION:

It is requested that Council adopt Resolution No. 2013-10 approving the proposed street name changes.

PROJECT DESCRIPTION:

A request to change and add street names to reflect the new private street layout for the 84-unit Contempo (formerly City Square) condominium project that is currently under construction. Three of the four names originally assigned to the private streets in the development would remain including Marquis Glen, City Glen and Royal Glen. The other approved name (Presidio Glen) would be abandoned. Three additional street names would be added to reflect the increase in the number of streets in the development. The newly proposed street names are Fonseca Glen, Antoni Glen and Solane Glen.

LOCATION:

The Contempo project includes the southerly, approximately 3.18 acres of the original 3.65-acre City Square site located south of Second Avenue, between Centre City Parkway and Orange Street, addressed as 203 S. Orange Street.

FISCAL ANALYSIS:

There are no additional costs to the City from this request.

GENERAL PLAN ANALYSIS:

All streets within the Contempo development are private residential streets and not listed on the Circulation Element of the General Plan.

ENVIRONMENTAL REVIEW:

The project is categorically exempt from environmental review pursuant to CEQA Section 15301 (Existing Facilities).

PREVIOUS ACTION:

On July 12, 2006, the City Council approved a Final Map for the original version of the 102-unit City Square development that was proposed by Barratt American (Tract 921). The Final Map was recorded on July 20, 2006. That action established the existing street names. The current 84-unit Contempo design (PHG 11-0009) was approved by the City Council on September 14, 2011. A condition of approval required the applicant to change the street names to reflect the new development pattern.

BACKGROUND:

Street names were already assigned to the original City Square development at the time the first phase of 18 units was constructed along Second Avenue. Barratt American subsequently declared bankruptcy and construction of future phases was halted. A new property owner received City Council approval of a modified Master Plan for the remaining 84 units on September 14, 2011. The current property owner (William Lyon Homes) is in the process of constructing the modified version of the development. The applicant is requesting to change the street names to assist future marketing efforts and match names to the current street pattern.

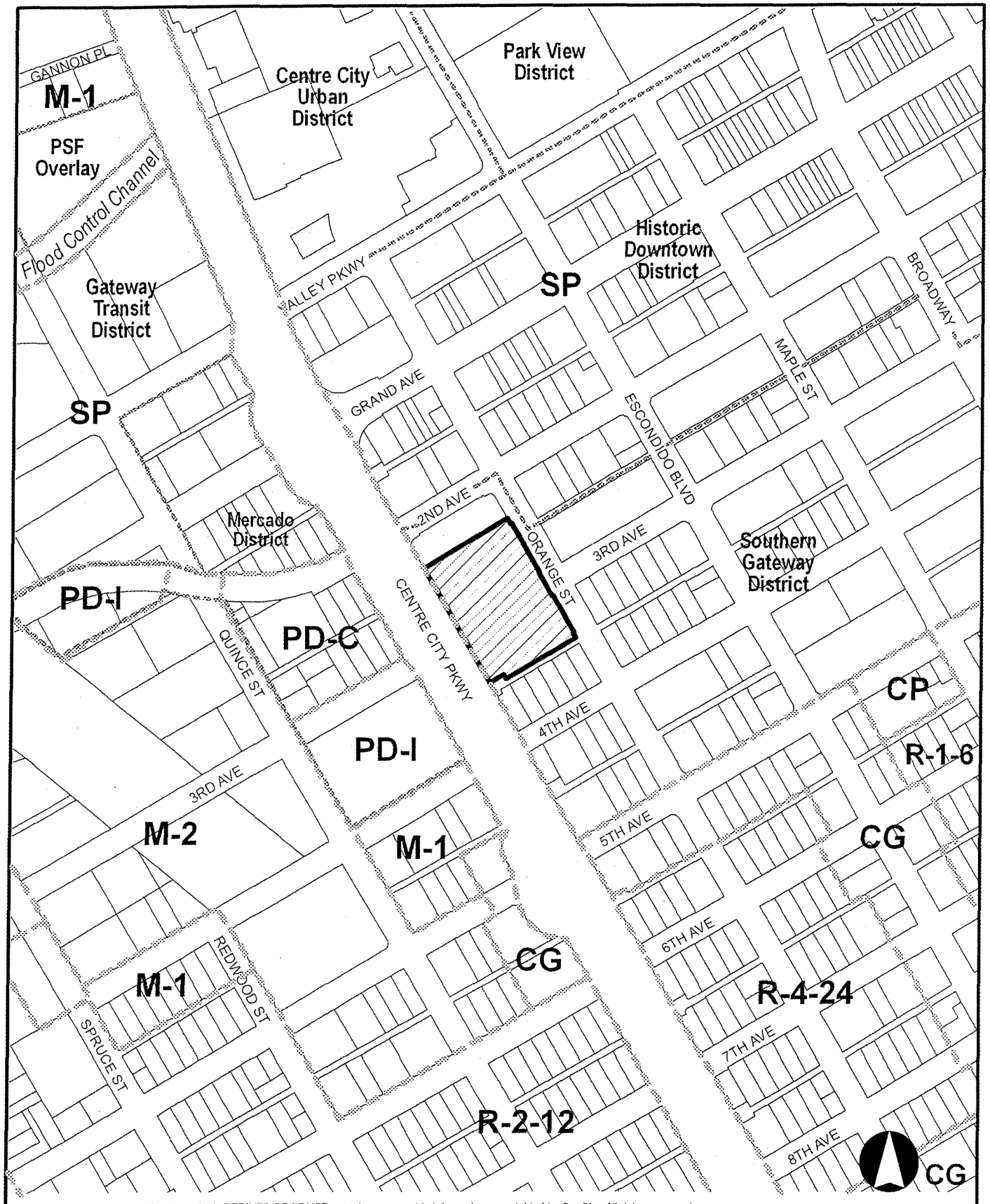
ANALYSIS:

Staff sent notices of the proposed change to street names in the Contempo development to local agencies, districts, utilities, mapping and mailing services, etc. No conflicts were identified nor comments received from the various groups. Of all the streets listed in the proposal, only Marquis Glen has been constructed. All of the 18 residences with addresses on Marquis Glen would remain unaffected by the proposal as there is no request to change that street name. One of the previously approved street names is no longer desired by the property owner and additional names are needed to match the current street pattern. The proposal would provide clarity by assigning names to the current street pattern.

Respectfully Submitted,

Barbara J. Redlitz
Director of Community Development

Bill Martin
Principal Planner



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PROPOSED PROJECT
PHG 11-0009

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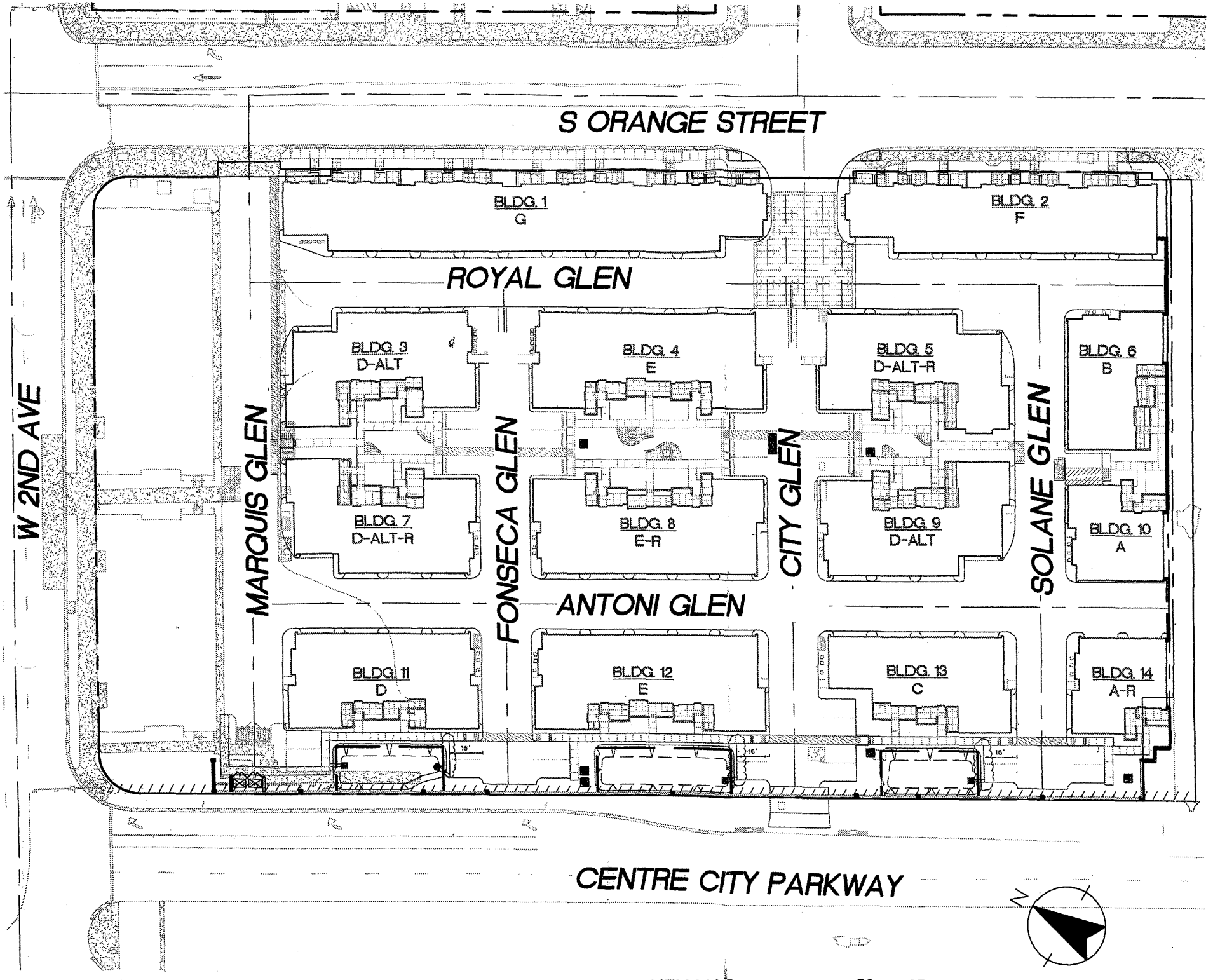
LOCATION/ZONING


S ORANGE STREET
ROYAL GLEN
ANTONI GLEN
CENTRE CITY PARKWAY
W 2ND AVE
MARQUIS GLEN
FONSECA GLEN
CITY GLEN
SOLANE GLEN
BLDG. 1
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KEY MAP
50 25 0 50 100

CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Vanessa Esquivel
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: Contempo Condominium Development – Street Name Change (PHG 11-0009)

Project Location - Specific: The 3.18-acre site is located south of Second Avenue, between Centre City Parkway and Orange Street, addressed as 203 S. Orange Street.

Project Location - City: Escondido **Project Location - County**: San Diego

Description of Project:
A request to change and add street names to reflect the new private street layout for the 84-unit Contempo (formerly City Square) condominium project that is currently under construction. Three of the four names originally assigned to the private streets in the development would remain including Marquis Glen, City Glen and Royal Glen. The other approved name (Presidio Glen) would be abandoned. Three additional street names would be added to reflect the increase in the number of streets in the development. The newly proposed street names are Fonseca Glen, Antoni Glen and Solane Glen.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name William Lyon Homes – Rick Puffer Telephone (949) 476-1380

Address 4490 Von Karman Avenue, Newport Beach, CA 92660

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption. CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt:

1. The proposal is limited to changing the names of private streets within a previously approved residential condominium development. The project is under construction and the proposal does not include any changes to the previous land use approvals nor would it result in the creation of any new parcels or the introduction of a new land use on the project site.
2. The project site has been completely disturbed and has no value as habitat for endangered, threatened or rare species.
3. The residential condominium project site is located in an established urban area. The project is limited to changing the names of streets and would not result in any significant effects related to traffic, noise, air quality or water quality.
4. In staff's opinion the proposed development would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

Lead Agency Contact Person: Bill Martin Area Code/Telephone/Extension (760) 839-4557

Signature: _____ February 4, 2013
Bill Martin, Principal Planner Date

☒ Signed by Lead Agency Date received for filing at OPR:

Agenda Item No.: 5
Date: February 13, 2013

RESOLUTION NO. 2013-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, CHANGING AND ADDING NAMES FOR THE UNCONSTRUCTED PRIVATE STREETS IN THE CONTEMPO CONDOMINIUM DEVELOPMENT

Reference Case No. PHG 11-0009

WHEREAS, the Contempo condominium development received City Council approval of a revised project design and street layout on September 14, 2011; and

WHEREAS, as the applicant owns all of the property within the project boundaries and now desires to change one former street name and assign new street names to the current street pattern for the development; and

WHEREAS, local agencies, districts, and emergency services were notified of the requested street name change and no opposition was received; and

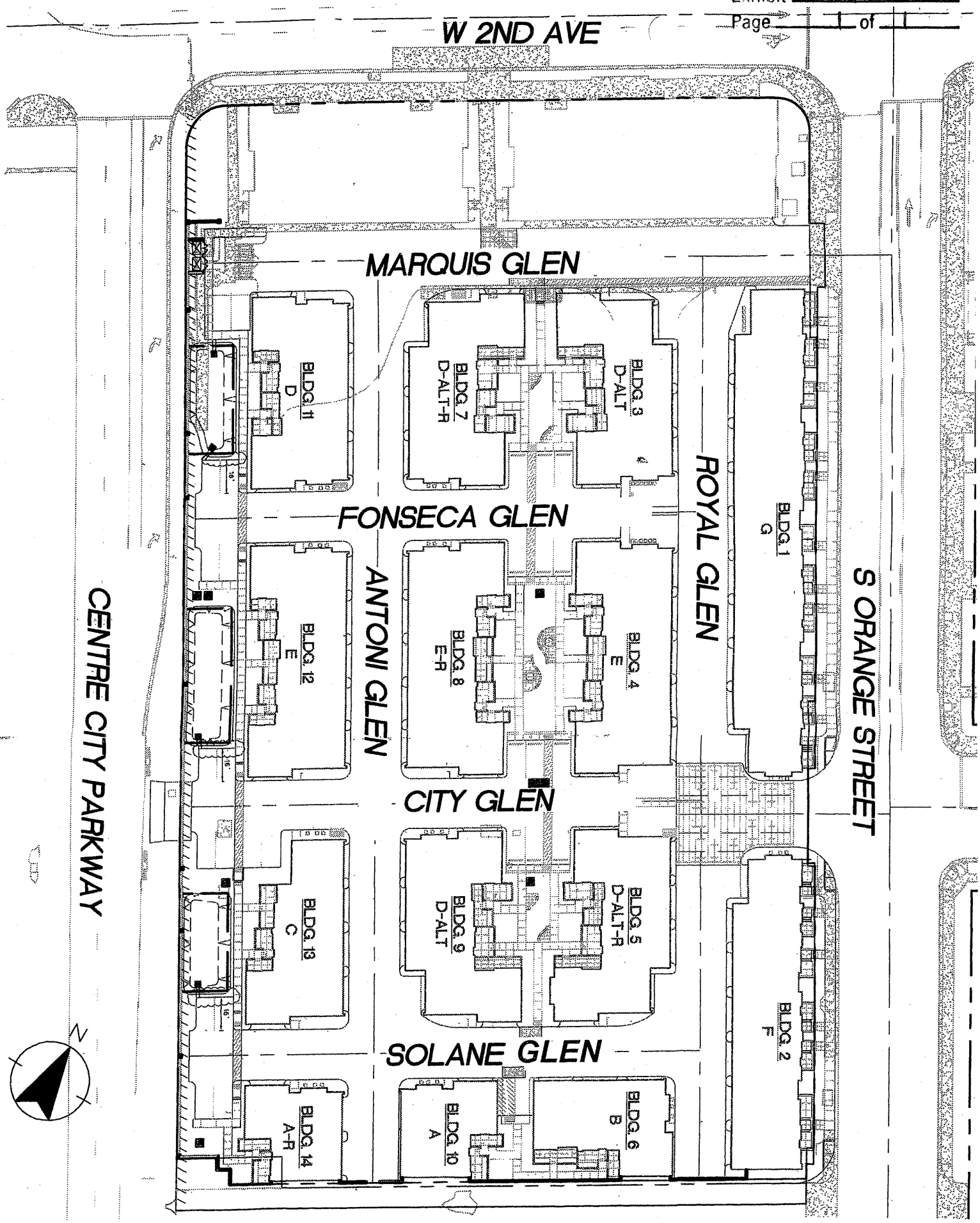
WHEREAS, the City Council desires at this time and deems it to be in the best public interest to rename the private streets within the Contempo condominium development as depicted in Exhibit "A" attached to the resolution and incorporated by this reference.

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

1. That the above recitations are true.

2. That the City Council accepts the recommendation of the Director of Community Development.

3. That the names for private streets in the Contempo condominium development shall be established as follows:

- Marquis Glen
- City Glen
- Royal Glen
- Fonseca Glen
- Antoni Glen
- Solane Glen

Resolution No. 2013-10
Exhibit A
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