

Date: Sept. 17, 2021

Re: Planning Commissions Hearing Report

Project: NCM402 Pinecrest Ave. General Plan Clean-up

Location: North County Metro

General Plan: VR-15

Zoning: RR

APNs: 235-110-90-00, 235-110-10-00, 235-110-11-00, 235-110-26-00, 235-110-27-00

OVERVIEW

Thank you for giving us the opportunity today to share with you our concerns with the Staff's recommendation to support Option 4.

My name is Julie Myers, homeowner of 901 Pinecrest Ave, Escondido, 92025. I stood right here in this very spot almost 2 years ago, Oct. 2019 in unity with my fellow neighbors to request your support.

I stand here again today to ask you to please not approve the Staff's recommendation of an **overly aggressive increase in dwelling units that is out of character for Pinecrest Ave.**

The purpose for my response to the Planning Commission Hearing Report is to share the information necessary based on facts to provide the most safe, logical, economical recommendation to resolve a mapping error involving Pinecrest Avenue that occurred in 2011.

I recommend that the Planning Commission choose Option 1 to resolve the mapping error. Change the General Plan Land Use Designation from Village Residential 15 (VR-15) back to Semi-Rural (SR-1.) Maintain the current Zoning Use Regulations of Rural Residential (RR).

Currently the 5 Parcels in question have 4 dwellings on a total of 7.66 acres:

235-110-90-00

235-110-10-00

235-110-11-00

235-110-26-00 VACANT

235-110-27-00

The Staff recommendation is to change the following:

General Plan Designation: change VR-15 to VR-7.3

(originally SR-1 was changed without notifying residents in 2011)

Zoning Use Designation: change Resident Rural (RR) to Resident Variable (RV)

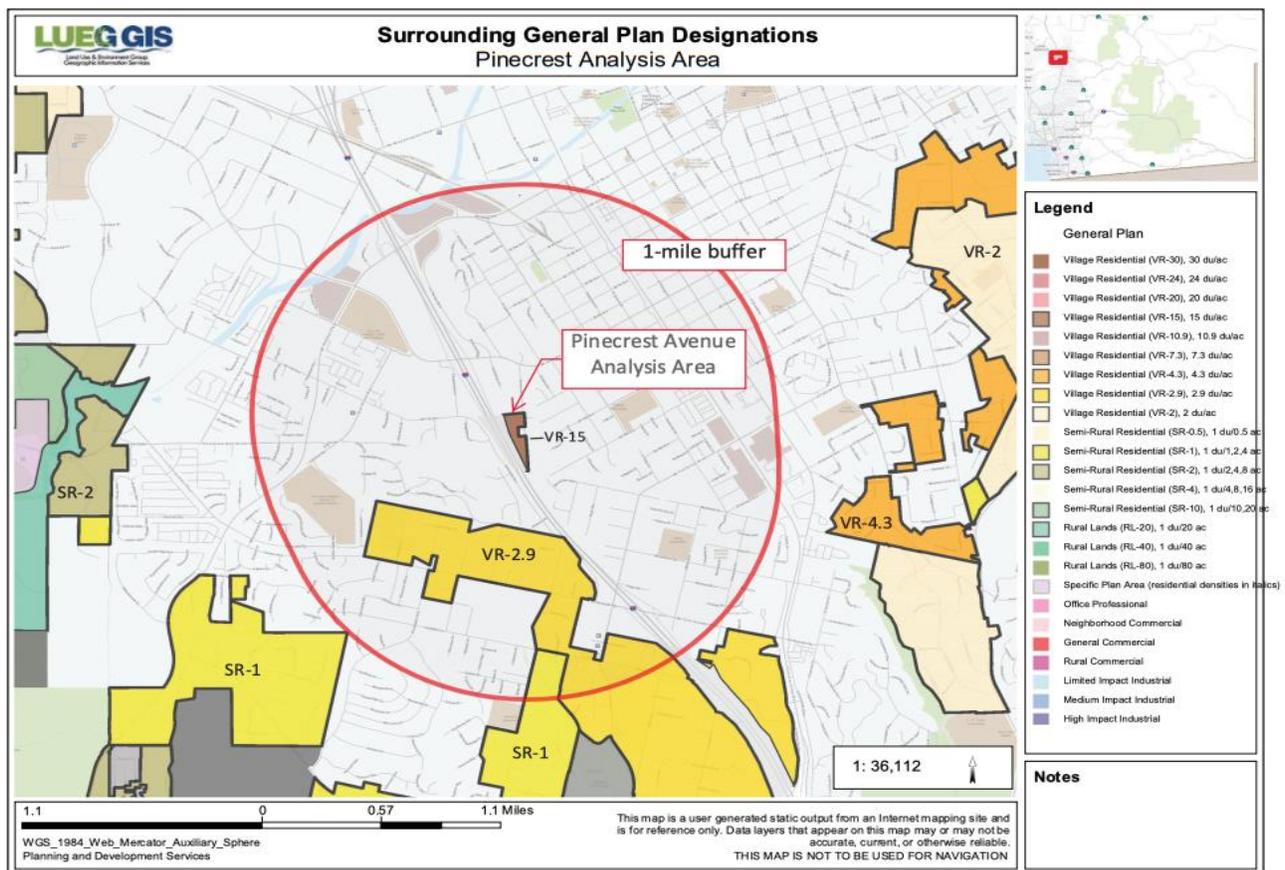
Lot Size: Reduce 1 acre down to 6000 sqft

Dwellings: increase from 4 single residential housing units to 55 multi-family housing units

Pinecrest Ave. (south of 9th Ave.) consist of approx. 21 acres (20.93) with 34 single residential homes on an average lot size of .62 acres.

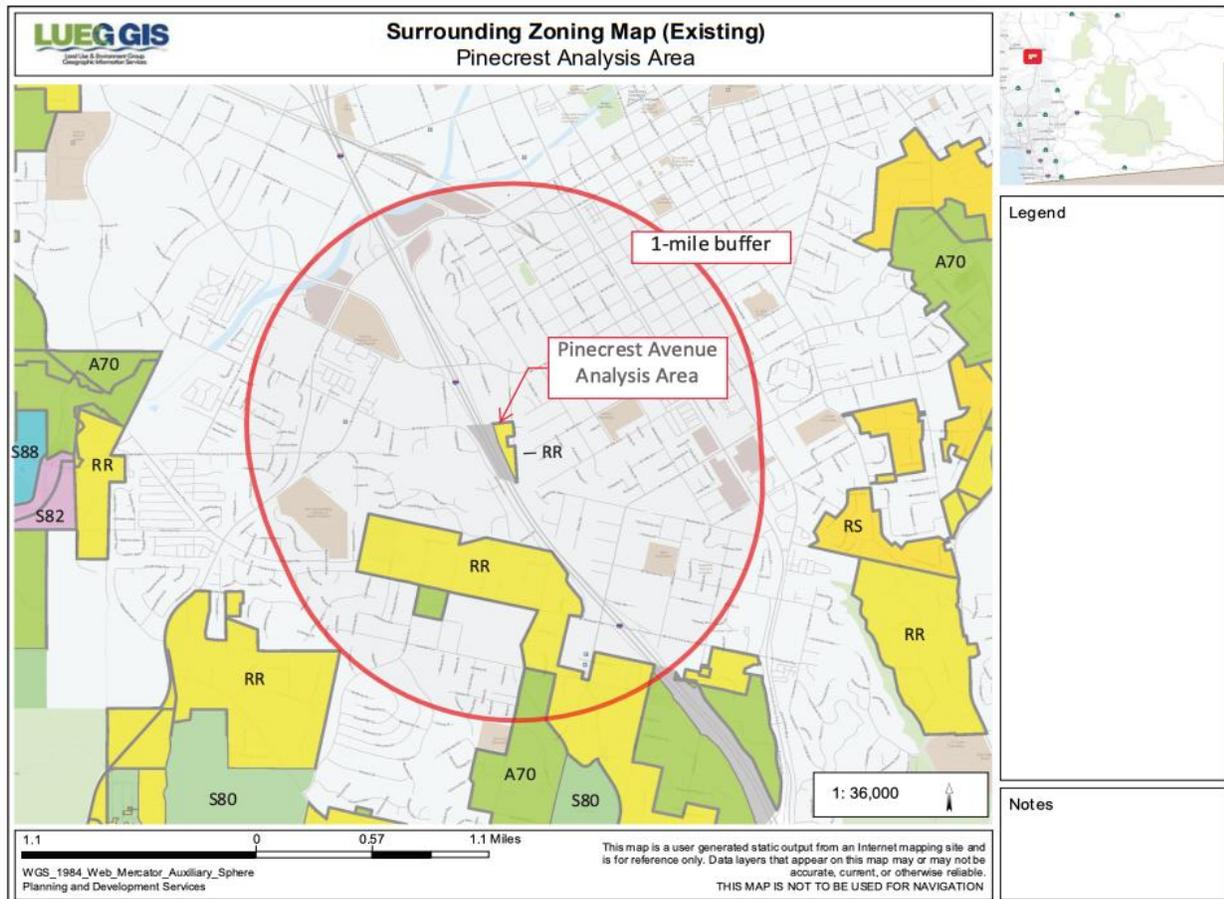
The Staff's recommendation is overly aggressive to support 55 multi-family housing units on 7.66 acres on our street. This would result in a housing increase of 1375% on our street. It is also grossly disproportionate with the existing General Plan Designations and Zoning Maps. (See attachments E & F)

In fact, the staff is recommending the highest density for the smallest area according to the map, with only one way in and one way out that is surrounded by the Escondido Jurisdiction. According to the maps, there are larger land use areas that have a significantly lower GPD.



In fact, there is not one area on the map that has the Staff's recommendation. And all the designated areas have multiple safety access points, where we do not.

Where is the logic choosing the unincorporated island with any GPD and Zoning higher than what is presented on the maps.?



2 - 50

SB 330 Housing Crisis Act of 2019, according to the County of San Diego Planning Commission Report, states NCM402 does not fall within the “Census designated place” boundary for the City of Escondido.

Therefore, it is not within an affected area of SB 330. The County did not include the vacant parcel as part of housing inventory in the Sixth Housing Element, which was approved by the Board of Supervisors on July 14, 2021.

The County is not restricted from changing the density of the site. (to SR-1 RR)

(The County of San Diego Planning Commission Hearing Report 2-10 p.10 Date: Sept. 17, 2021)

If you look up the San Diego Parcels provided by the San Diego Assessor, Ernie Dronenburg you will see the 4 parcels with dwellings the Use type is: Residential Single Family, supporting SR-1 designation. <https://assr.parcelquest.com/Home/Details/0>

Ernie Dronenburg , County Assessor

Property Address: 1325 W 11TH AVE ESCONDIDO CA 92025-3845

General Information

Parcel # (APN): **235-110-27-00** [Open Map](#)
 Owner: [See Full Detail](#)
 Mailing Address: **1325 W 11TH AVE ESCONDIDO CA 92025**
 Legal Description: **TR 724 BLK 311*LOT 3*DOC304443REC72 IN**
 Use Type: **RESID. SINGLE FAMILY**
 Tax Rate Area: **074-019**
 Value Notice: [Open](#)

Assessment

Total Value: **\$113,073** Year Assd: **2021**
 Land: **\$33,913** Zoning: [See Full Detail](#)
 Structures: **\$79,160** Use Code: [See Full Detail](#)
 Other: Census Tract: [See Full Detail](#)
 % Improved: [See Full Detail](#) Price/SqFt:
 Exempt Amt:
 HO Exempt: **N**

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				See Full Detail
Document Number:				See Full Detail
Document Type:				See Full Detail

Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

If you look up the 5th that has no dwelling, Use Type: VACANT.
<https://assr.parcelquest.com/Home/Details/0>

Ernie Dronenburg , County Assessor

Property Address: 15TH AVE ESCONDIDO CA 92025

General Information

Parcel # (APN): **235-110-26-00** [Open Map](#)
 Owner: [See Full Detail](#)
 Mailing Address: **4345 SHORELINE WAY #2 OCEANSIDE CA 92056**
 Legal Description: **TR 724 BLK 311*LOT 3*3.71AC M/L IN**
 Use Type: **VACANT**
 Tax Rate Area: **074-019**
 Value Notice: [Open](#)

Assessment

Total Value: **\$147,164** Year Assd: **2021**
 Land: **\$147,164** Zoning: [See Full Detail](#)
 Structures: Use Code: [See Full Detail](#)
 Other: Census Tract:
 % Improved: [See Full Detail](#) Price/SqFt:
 Exempt Amt:
 HO Exempt: **N**

Sale History

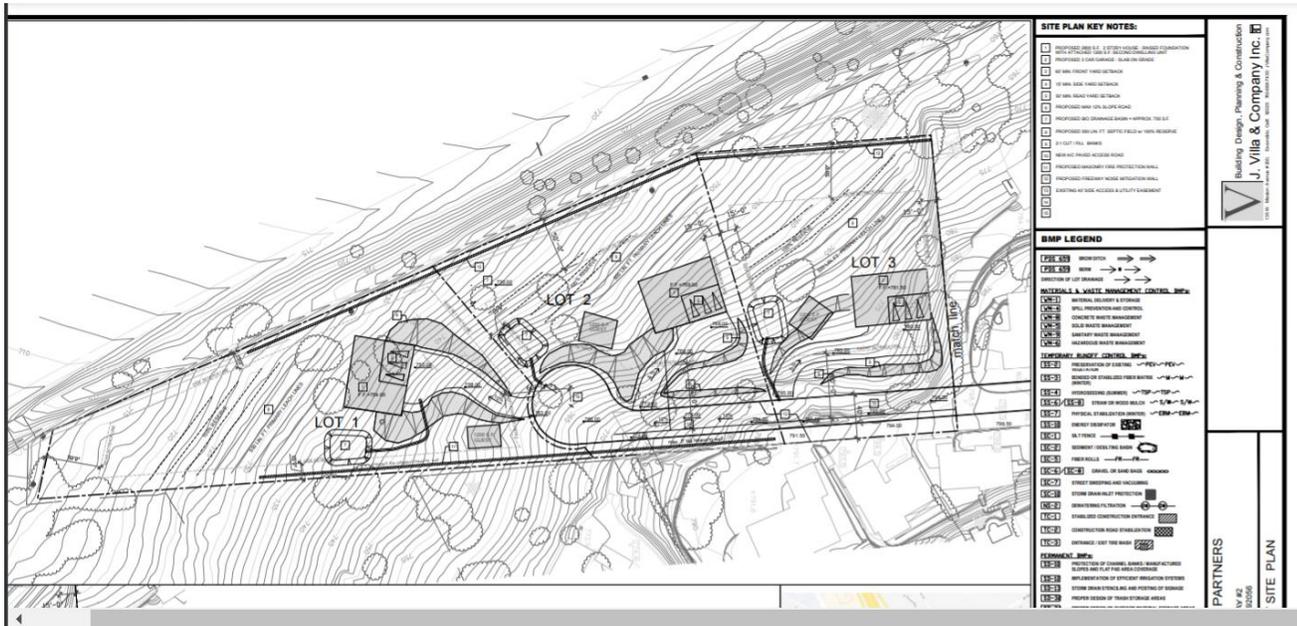
	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	07/20/2016	See Full Detail	See Full Detail	See Full Detail
Document Number:	0364061	See Full Detail	See Full Detail	See Full Detail
Document Type:	See Full Detail			
Transfer Amount:	\$224,000	See Full Detail	See Full Detail	See Full Detail
Seller (Grantor):		See Full Detail	See Full Detail	See Full Detail

Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

Property Characteristics

I located documents submitted to San Diego County that support current property owner/developer of the vacant lot's interest to subdivide the parcel into 3 separate 1 acre+ lots to build 3 separate homes with additional ADU (Accessory Dwelling Units) that would provide 6 dwellings total.



Though the property owner would still face significant challenges dividing the parcel with San Diego County, the City of Escondido Jurisdiction and Fire Department safety concerns, it would meet Option 1: **GPD: SR-1 Zone: RR.**

PUBLIC SERVICES & LIMITATIONS OF ON-SITE SEPTIC SYSTEMS

- Site will be able to achieve a septic system to support the 3 dwellings and 3 ADU. (Favoring SR-1 RR decision)
- **Septic System would not support an additional 51 dwellings. (VR-7.3)**
- Currently public sewer service is not available due to the topography of surrounding streets.
- Sewer would require establishing new easements and annexing the vacant parcel to the City of Escondido to connect to the existing sewer facility located on 15th Ave.

(Have parcel owners of 13th and 15th Ave. and surrounding streets been notified of this?)

ENVIRONMENTAL CONSTRAINTS

- “NCM402 area contains steep slopes Approx. 5% of the project area consists of slopes at a grade greater than 25%.” **Given how steep the slopes are would limit the option to expand Pinecrest Ave. width to the minimum requirement of 32’.** It would encroach on existing homeowners’ property by at least 14’ who are within the Right-of-way of the City of Escondido Jurisdiction.

(The County of SD Planning Commission Hearing Report 2-9 p.9 Date: Sept. 17, 2021)

GENERAL PLAN CONSISTENCY

- “Two of the site-specific issues identified by staff, include lack of existing sewer connections and the exceedance of maximum road length for fire safety, are anticipated to limit the maximum level of feasible development on the site...” This does not support the recommendation of building 51 more dwellings on Pinecrest Ave. Therefore VR-7.3 is not the best recommendation.
- “With current Land Use Designation of VR-15, NCM402 was estimated to yield a total of 100 potential dwelling units over the whole of the project area. **After further analysis of the site, several limiting critical issues were identified that would significantly limit the potential dwelling units within the area”**
- “Preliminary estimates by staff from the Department of Environmental Health and Quality have found the site will be able to achieve 2 units per acre on a septic system.”
- **“According to the Escondido Fire Protection District, the exceedance of maximum dead-end road length makes NCM402 unsuitable for high or hazardous occupancies.”**
- “Planning staff from the City of Escondido have indicated that annexing the parcels within NCM402 would likely require developing the existing roads to public road standards.”
- To develop existing roads to public road standards would not be economical and would take property away from existing homeowners to achieve this. This is not safe, logical, economical and is a burden on honest taxpayers.
- **“In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.”**
- **“The developed portion of NCM402 is characterized by single-family homes on lots which average around 1 acre in size.”**
- **NCM402 has one point of access at the intersection of Pinecrest Avenue and 9th Avenue.**

ZONING ORDINANCE CONSISTENCY

A Use Regulation, when found to be consistent with a Land Use Designation is considered consistent with the County's General Plan unless precluded by consideration given to the following: terrain, access, hazards, community character, lot configuration, lot size, drainage, adjacent land use, traffic congestion, noise, air pollution, other factors affecting health, safety, welfare or any other relevant issues. A map of surrounding Zoning Use Regulations is provided in Attachment F.

- **It is clear that the following exist:**
 - **YES, Terrain is present with aggressive slopes**
 - **YES, Access challenges exist with only one access point**
 - **YES, Traffic congestion, noise, air pollution affecting health and welfare would grossly increase**
 - **YES, Safety and Fire Hazards are present and increase with higher density**

According to the Escondido Deputy Fire Marshal, the current Escondido Zoning adjacent to the incorporated area is:

- Rural Residential (RR) with a 1 acre min.
- Lot size that only allows single-family residences

The Deputy Fire Marshal recommends denial of any application for exceeding dead-end road length. This is strictly enforced to allow people time to evacuate during an emergency. (P. 2-122)

- **Option 2 - 5 (p. 2-167) in report are not consistent with community character, lot configuration, lot size or adjacent to land use**

ATTACHMENT C - NCM402 TRAFFIC ANALYSIS (PLAY VIDEO)

- Currently the paved cross section along Pinecrest Ave. varies from 32' to 18'. It is recommended that Pinecrest Ave. be paved to the County's recommended 32', consistent with County standards.
- Due to the aggressive grade and slope of the current homes on the street, would lead to encroaching on current homeowners' properties to support this development of widening the street and is currently the right-of-way of the City of Escondido Jurisdiction.

- **Adding 55 multi-family residents to 7.66 acres on Pinecrest Ave. would add (According to Traffic Analysis in the report, using 10 vehicles per household) an additional 550 vehicles to our street.**
- **It would block 901 & 911 residents from exiting their property safely and in a timely manner.**
- **This does not include increase of Del Dios school foot traffic crossing our street that you don't see in the video.**

RECOMMENDATIONS

I recommend that the Planning Commissions:

- **Oppose the Staff recommendation to adopt the Environmental Findings in Attachment G CEQA Document (p.2-51 – 2-74) which states consistently that the change from the current designation to their recommendation will result in a reduction of density over the current General Plan Land Use Map when, in fact, it will grossly increase density by 1375%.**

It is aggressively out of character with the adjacent parcels and will INCREASE all areas noted in Attachment G where staff suggest it will decrease in the areas and have little to no effect. That is not true.

Same argument can be challenged in all the following areas noted below by "Staff" presenting it as a DECREASE in reduction (VR-15 to VR-7.3) therefore reducing impacts that were identified in General Plan EIR.

Pinecrest Ave. and surrounding adjacent homeowners believe 55 total units on 7.66 acres that currently have 4 single family home dwellings would absolutely be a SIGNIFICANT INCREASE in all the following areas noted below:

III. AIR QUALITY

IV. BIOLOGICAL RESOURCES

V. CULTURAL RESOURCES

VI. GEOLOGY AND SOILS

VII. GREENHOUSE GAS EMISSIONS

VIII. HAZARDS AND HAZARDOUS MATERIALS

IX. HYDROLOGY AND WATER QUALITY

X. LAND USE AND PLANNING

XI. MINERAL RESOURCES

XII. NOISE

XIII. POPULATION AND HOUSING

XIV. PUBLIC SERVICES

XV. RECREATION

XVI. TRANSPORTATION/TRAFFIC
XVIII. UTILITIES AND SERVICE SYSTEMS
XIX. MANDATORY FINDINGS OF SIGNIFICANCE

My question is: Who benefits from choosing Option 4? That's what I want to know.

Because based on the maps and information presented here, and that the unincorporated land is no longer included in SB 330 Housing Crisis of 2019, Option 1 is clearly the safest, most logical, economical, direct resolution, in character with current Pinecrest Ave. and surrounding properties of the City of Escondido Jurisdiction.

This is a fair decision and the right thing to do to prevent any further damage to our safety, health, loss of time, wages and our prosperity.

Please resolve the mapping error, by adopting Option 1 for the five parcels, amending the General Plan Land Use Designation to Semi-Rural 1 Acre (SR-1) and keeping the Zone of the property Use Regulation as is: Rural Residential, (RR).

Thank you for your time and consideration.

Sincerely,

Julie Myers
901 Pinecrest Ave.
Escondido, CA 92025