

# AGENDA REPORT City of Poway

CITY COUNCIL

**DATE:** November 17, 2020

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Robert Manis, Director of Development Services *RM*

**CONTACT:** Austin Silva, Senior Planner *AS*  
858-668-4658 or asilva@poway.org

**SUBJECT:** Pre-Development Conference 20-001, a request to amend the Old Coach Golf Estates Specific Plan to allow a resort hotel with up to 140 rooms at the Maderas Golf Club

## **Summary:**

Sunroad Enterprises is proposing to amend the Old Coach Golf Estates Specific Plan (OCGESP) to allow for a resort hotel with up to 140 rooms within the developed area of the existing Maderas golf course subject to a Conditional Use Permit (CUP) and Development Review (DR). Pursuant to Proposition FF, adopted by the Poway voters in 1988, and the Poway Municipal Code (PMC), this requires approval by the voters of the City at a special or general election.

The review of Pre-Development Conference (PDC) 20-001 is advisory only. The City Council will not render any decision. If the applicant wishes to proceed with an application, it is with the understanding that the City Council has made no representation upon which the applicant may rely. This item was scheduled for the July 7, 2020 City Council meeting, but was rescheduled at the request of the applicant.

## **Recommended Action:**

It is recommended that the City Council provide input and direction regarding the request.

## **Discussion:**

The applicant is Sunroad Enterprises and the property owner is Sunroad CC, LP. Adopted by the City Council in 1990, the OCGESP covers the Planned Community (PC) zone area located generally along the west and east sides of Old Coach Road north of Espola Road which includes the Old Coach Collection and Heritage 1 single-family residential neighborhoods, and the Maderas Golf Club. The Golf Club is a part of the OCGESP and includes an 18-hole championship golf course, driving range, and clubhouse within an envelope of approximately 200 acres of land on one lot. The project location and zoning map is included as Attachment A. A link to the existing OCGESP is provided as Attachment B.

Since the property is within the Old Coach Planned Community, no increase in commercial use is permitted until and unless such rezoning or amendment is approved by an ordinance adopted by the voters of the City at a special or general election (Proposition FF vote). The applicant can propose to place this project on the ballot through either a citizen's initiative after gathering a qualifying number of signatures or through a City Council sponsored measure, after first being approved by the City Council.

In July 2016, the City Council approved Specific Plan Amendment (SPA) 16-002, which was a request to amend the OCGESP to allow a hotel with a maximum of 240 rooms within the existing Maderas Golf Course subject to a Proposition FF vote. A full Environmental Impact Report (EIR) addendum was prepared to analyze all of the project's potential impacts at that time and the EIR addendum was adopted by the City Council. The proposed SPA required voter approval following the approval by the City Council. The SPA did not receive enough votes to pass and therefore the City Council's approval of the entitlements was void.

The applicant has indicated that they intend to pursue this project with a City Council sponsored measure requiring that it first be approved by the City Council before appearing on the ballot. A SPA has been applied for and drafted in strikeout/underline format. Attachment C contains the latest version of the SPA after consultation between the applicant and City staff. It was placed on hold by the applicant in order to obtain input from the City Council as a part of this PDC application. The SPA will be required to be considered by the City Council at a future noticed public hearing.

The proposed SPA would provide language in the OCGESP which could allow the future development of a hotel with approval of a CUP and DR. The applicant desires to place the project within the footprint of the driving range and maintain operations of a smaller driving range, however, a design has not been completed. The hotel would utilize the existing clubhouse facilities and would likely add pool(s), spa(s) or other related facilities. A conceptual site plan (Attachment D) and architectural rendering (Attachment E) of the resort hotel is provided for illustrative purposes only.

The proposed SPA is consistent with SPA 16-002 that was analyzed in the EIR addendum that the City Council adopted in 2016, except that it contains fewer hotel rooms. The hotel would be limited to a maximum of 140 rooms, two stories, 35 feet in height, and 100,000 square feet in floor area within a previously disturbed and developed area of the existing golf course. The hotel would be designed to complement the architecture of the clubhouse and community structures. The existing vehicular access to the clubhouse from Old Coach Road would also be used to access the hotel. Parking for the hotel would be as required by the PMC and may include the existing clubhouse parking area provided the clubhouse has excess parking. Access from the clubhouse to the resort hotel and amenities will be taken from the existing golf cart pathway(s) to reduce vegetation disturbance and preserve open space. Resort hotel operations are prohibited from well water use. No visually significant trees shall be removed consistent with the EIR. A fire protection plan will be reviewed and approved to the satisfaction of the Fire Code Official. The fire protection plan shall consider the feasibility of secondary emergency egress routes out of the Specific Plan area and improvements for shelter-in-place for the Specific Plan community ensuring appropriate fire protections.

The review of PDC 20-001 is advisory only. The applicant is seeking feedback on their proposal to amend the OCGESP to allow a hotel as an allowed use with a CUP. The City Council will not render any decision. If the applicant wishes to proceed with an application, it is with the understanding that the City Council has made no representation upon which the applicant may rely. The Agreement of Understanding is included as Attachment F. A neighborhood meeting, or notification of surrounding properties was not conducted for this item, but would be recommended if the applicant continues to

pursue the project.

A public comment was received via email prior to the July 7, 2020 City Council meeting when this item was originally scheduled. The email is provided as Attachment G.

**Environmental Review:**

Because no action can be taken, this item is not a "Project" pursuant to the California Environmental Quality Act (CEQA) and is therefore not subject to CEQA review.

**Fiscal Impact:**

An analysis of fiscal impact will be completed if a future Specific Plan Amendment is reviewed by the City Council.

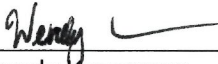
**Public Notification:**

None.

**Attachments:**

- A. Zoning and Location Map
- B. OCGESP (on file in the Office of the City Clerk)  
<https://docs.poway.org/WebLink/Browse.aspx?id=151683&dbid=0&repo=CityofPoway>
- C. Proposed Amendment to OCGESP with strikeouts and underlines
- D. Conceptual Site Plan
- E. Conceptual Architectural Rendering of Resort Hotel
- F. Agreement of Understanding
- G. Public Comment Email

Reviewed/Approved By:



Wendy Kaserman  
Assistant City Manager

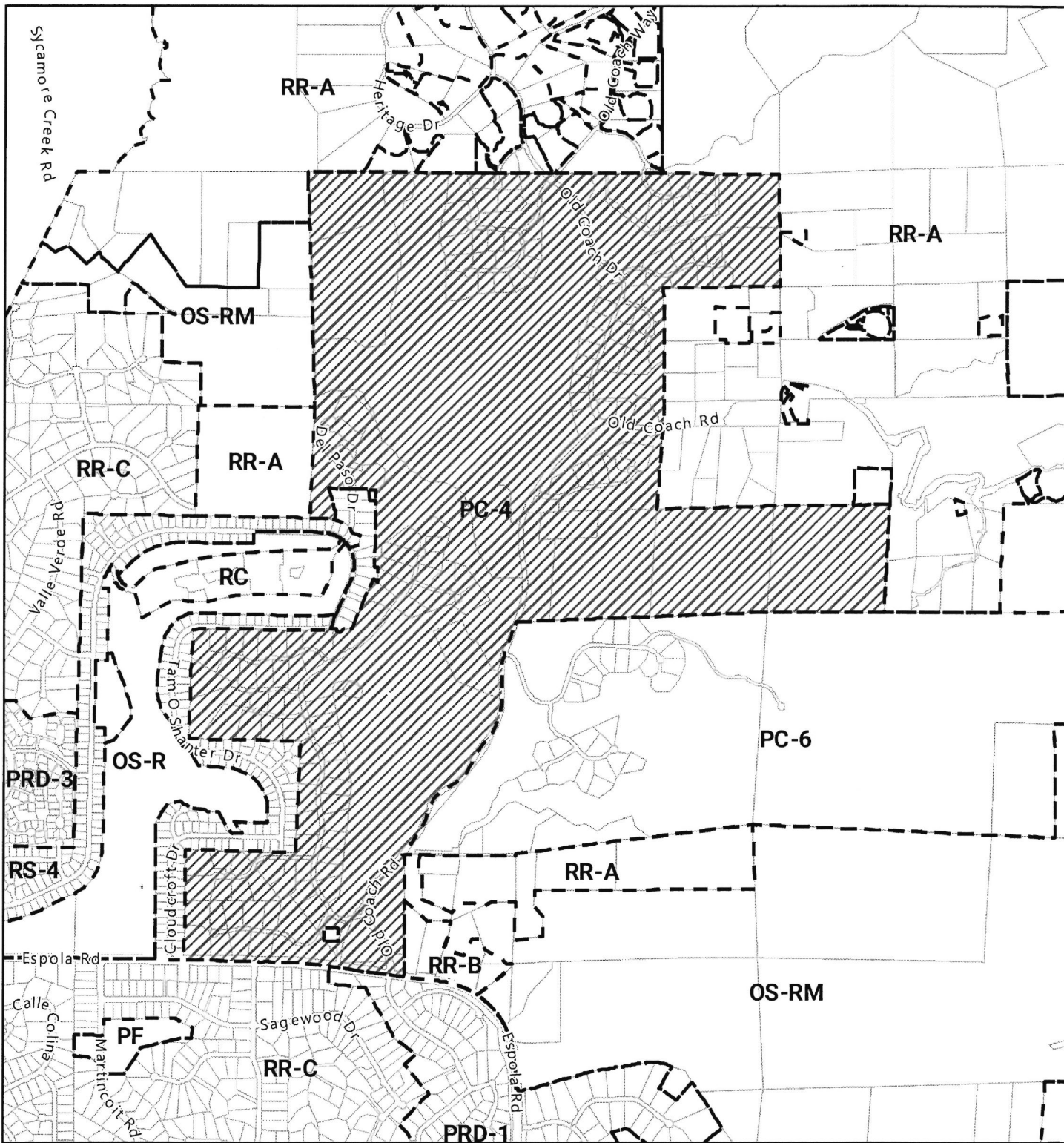
Reviewed By:

Alan Fenstermacher  
City Attorney

Approved By:



Chris Hazeltine  
City Manager



City of Poway  
 Zoning / Location Map  
 Item: PDC20-001



Old Coach Golf Estates Specific Plan (OCGESP) is available on file in the Office of the City Clerk and also available online:

<https://docs.poway.org/WebLink/Browse.aspx?id=151683&dbid=0&repo=CityofPoway>

**OLD COACH GOLF ESTATES**

**PLANNED COMMUNITY**

**POWAY, CALIFORNIA**

**CASE NO. SPECIFIC PLAN 89-01**

**Revised per Specific Plan Amendment 89-01A dated March 13, 2007**

**Revised per Specific Plan Amendment 20-001 dated [TBD]**

Prepared for:

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May 7, 1990

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## I. INTRODUCTION

### A. BACKGROUND AND PURPOSE

This text and the accompanying graphics represent a portion of the application for general plan amendment/zone change 90-01A, Planned Community Specific Development Plan 89-01, Tentative Tract Map TTM 89-13, Specific Plan Amendment 89-01A, and Specific Plan Amendment 20-001.

Planning for the Old Coach Golf Estates began prior to the incorporation of the City of Poway. The Poway Comprehensive Plan designates this area as a Special Study Area (see Exhibit 1). The Plan states:

“Special study areas should be designed in outlying areas to provide the necessary specific planning of appropriate land uses, public facilities, and financing mechanisms....Land use changes in the outlying areas shall be required to prepare a specific plan of land use or a planned community development plan that discusses appropriate land uses, public facilities, financing mechanisms and the provisions for environmental quality based upon the following:

- Old Coach Area: The Old Coach area should be oriented to rural residential land uses or a resort recreational facility that would include a variety of residential and recreational uses such as golf courses and equestrian centers.”

This document represents the culmination of a long process of community participation and interest in the Old Coach area. The document embodies the dictates of the Poway Comprehensive Plan as does the accompanying maps. When adopted by the City Council this document along with the tentative map, and resolution of approval will represent the desired development for the Old Coach Golf Course Estates Planned Community.

On March 13, 2007, the City Council approved an amendment to the Old Coach Specific Plan (SP 89-01A) to incorporate a 122.5-acre site and five additional residential lots within the specific plan area boundaries. The addition of five residential lots increases the maximum number of residential lots within the specific plan area boundaries from 156 to 161 and increases the total area from 708 acres to 830.5 acres.

On [TBD], an amendment was prepared for the Old Coach Estates Planned Community to allow for the development of a resort hotel with pool(s), spa(s) and related amenities with a maximum of 140 rooms within the golf course envelope. The resort hotel will utilize the existing clubhouse facilities as hotel amenities.

B. LOCATION

The property is located in the northern portion of the City of Poway. It includes approximately a half mile of frontage along Espola Road directly east of the existing community of StoneRidge and extends northward approximately two miles. The property is bounded on the north by approximately 500 acres of undeveloped land, on the south by Espola Road, on the west by the development of StoneRidge Estates, and on the east by Old Coach Estates and Mr. Ed Malone's Ranch. ~~Environmental Development, Ltd. Owns and controls all of the 830.5 acres of land.~~ The Old Coach Golf Estates Planned Community details the development plan for the 830.5 acres of land; its areas for golf use, for housing, for resort hotel use, for creek preservation, for open space preservation, and the roadway network for access to and circulation within the property.

C. EXISTING CONDITIONS

The site is primarily undeveloped with only a single-family home off Boca Raton Road and a water tank site in the same area. The primary topographic characteristics of the site are two rocky peaks of 900 AMSL, one located just inside the northeast corner of the site and the other located in the south-central portion of the site which supports the Boca Raton reservoir. Bisecting these ridgelines is a southeast to northwest trending valley formed by an intermittent stream, Sycamore Creek. Relatively level area occurs in the center of the north half of the site. A second, relatively level area occurs south of the reservoir and adjacent to Espola Road. the southern portion of the site, i.e., the lowers  $\pm 80$  acres adjacent to Espola Road, is bisected by the San Diego Aqueduct.

D. LEGAL DESCRIPTION

The site encompasses approximately 830.5 acres of land. It is legally described as the portion of Sections 18, 19 & 30, Township 13 north, Range 1 west, San Bernardino Baseline and a portion of Sections 24 & 25, Township 13 south, Range 2 west, San Bernardino Baseline. More generally described as, San Diego County Assessor Numbers 273-192-18; 273-100-10; 277-010-02, 05, 22, 23; 277-070-24, 27-31; 277-071-01, 02, 08, 09; 277-140-01, 06, 23, 24, 26; 277-071-05, 14, 15, and 16 and 277-080-04.

## II LAND USE ELEMENT

### A. PLANNING OBJECTIVES

The basic objectives of this Plan are to enhance the “magic” of the area through careful planning and sensitive design for the location and development of an 18-hole championship golf course and clubhouse; a resort hotel with up to 140 rooms within the golf course envelope; and a community of high quality, detached, single-family homesites on large parcels of land located throughout the site. The plan will provide:

- Dedication, preservation, and enhancement of the Sycamore Creek area;
- Preservation and enrichment of the existing communities of StoneRidge and Old Coach;
- Enhancement of the financial base of Poway through increased assessed valuation for the Redevelopment Agency and Transient Occupancy Taxes;
- Dedication and preservation, in perpetuity, of many of the surrounding steep hillsides;
- A safe and attractive road system linking all elements of the community.

Through the requirements of the City’s Comprehensive Plan and the additional regulations within this text, the City and its citizens will be assured development of this Plan in the manner desired and expected.

### B. PLANNING CONCEPTS

The concept for the Planned Community is to take advantage of the natural building areas which are created within the environmental constraints of the site, the routing of the golf course and the general plan are applied. The plan relies upon the creation of a 18-hole championship golf course within an envelope of approximately 200 acres of land on one lot and a resort hotel with up to 140 rooms within the golf course envelope; surrounding the golf course are 161 large single- family estate lots. The concept is to have the majority of the homesites front on the golf course or

## EXCERPTS ONLY

have views over the golf course. Views overlooking the golf course from the adjacent existing single-family residential homes will be enhanced. Flag lots, contour grading, smooth rounding of manufactured slopes, variation of lot width and depth, and single-loaded streets are all employed throughout the Plan to minimize grading and to design a community which is sensitive to the terrain. The Plan provides for preservation of the riparian area and also ensures that the creek works as a flood control facility. A resort hotel with up to 140 rooms within the golf course envelope is provided for with the Plan. The Plan provides for the development of a major golf fairway, fairway number 22, adjacent and parallel to Espola Road and a 50-foot landscaped scenic setback from the curb to meet the requirements of the Comprehensive Plan for Scenic Highways while providing an attractive entrance to the project. The Plan also provides for the preservation, in perpetuity, of certain steep hillsides through open space easements along the rear portions of the lots within the northern and southern portion of the site, irrevocably offered to the City for dedication. A Conceptual Development Plan is shown in Exhibit 2.

### C. GOLF COURSE ENVELOPE

The golf course envelope contains approximately 200 gross acres of land and consists of one continuous lot. Within the golf course envelope, identified on the Development Concept Plan (see Exhibit 2), ~~will be developed an 18-hole championship golf course, clubhouse, and driving range,~~ and a resort hotel with up to 140 rooms will be developed; additionally there will be two major areas of preservation, i.e., the riparian and certain hillside areas.

### D. GOLF COURSE

The golf course is designed to be compatible with the protection and enhancement of Sycamore Creek. No portion of the creek will be used as part of any of the fairway or the immediate rough area, however, there is one golf hole which will tee across the creek, and will require a single creek crossing. The fringe or transition areas of the creek will be blended with some of the rough areas of the golf course. This will be accomplished through sensitive design and with the consultation of a biologist during construction of the course and in compliance with local, state, and federal regulations.

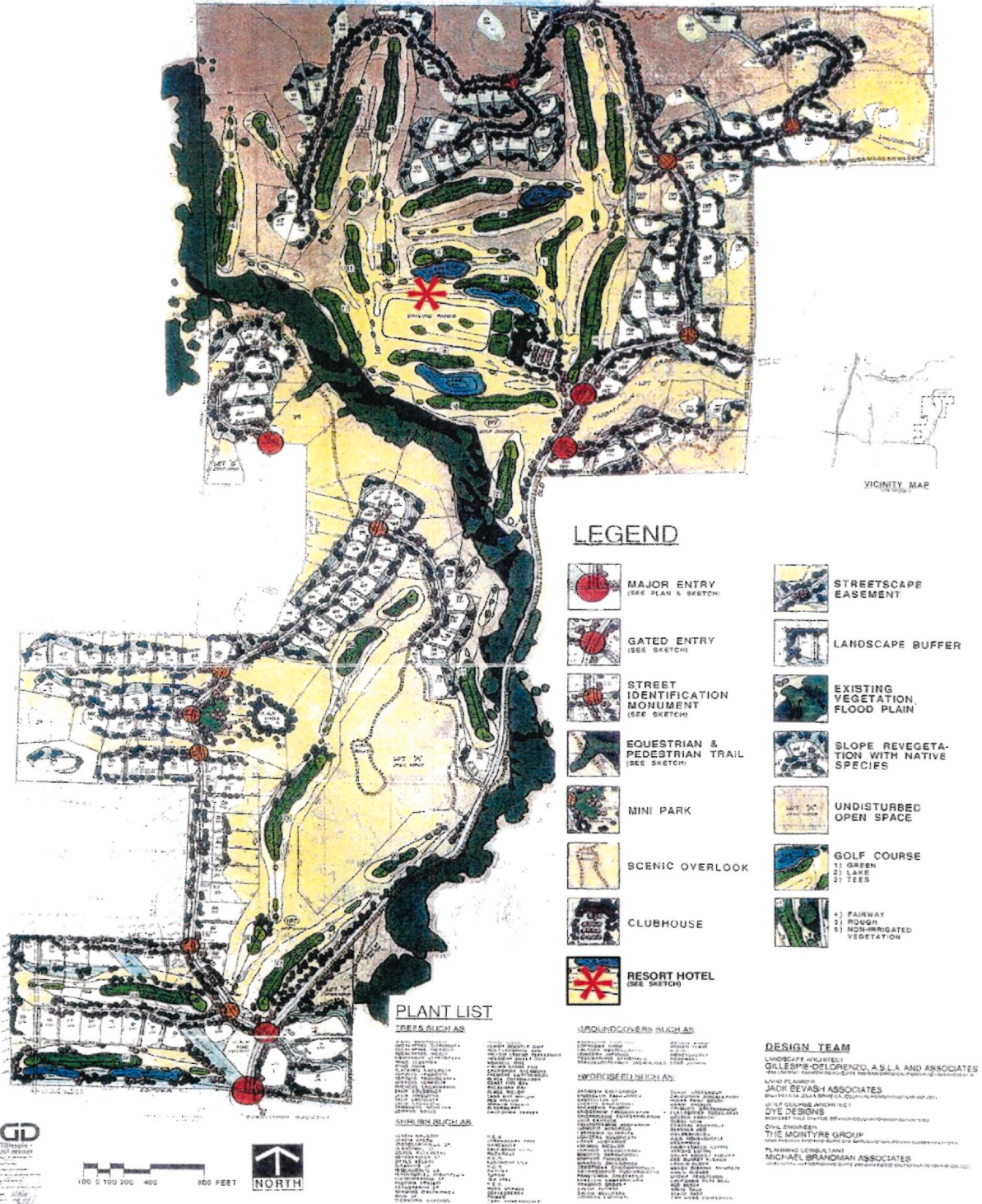
## EXCERPTS ONLY

The golf course shall have 18 holes of golf and be of championship length and quality, i.e., approximately 7,000 yards for 18 holes, with approximately a par 72 for the 18 holes of golf. The landscaping of the golf course will be with salt tolerant and drought tolerant ground cover and plant material. The irrigation design for the golf course shall use the latest proven techniques for water conservation and shall be so designed as to provide for easy connection to a supply of reclaimed wastewater at such a time as one becomes available in the future.

The design of the golf course shall occur within the golf course envelope shown on Exhibit 2. The golf course design shall take into account the accommodation of a clubhouse with meeting rooms, a restaurant and bar, a snack shop, locker room, pro shop and parking, and the provision for a driving range and a resort hotel with up to 140 rooms within the golf course envelope. Where possible, existing mature oak trees will be retained in place or replaced on a one for one basis. The landscaping of the golf course will enhance the site through the installation of suitable trees and groundcover. Lots 1-4, located on the east side of Old Coach Road, immediately north of Espola Road, will be used as the Project Growing Grounds for the golf course and the site. The Project Growing Grounds will not be permitted to operate as a wholesale or retail commercial nursery. Upon termination of this use the site will be used as four single-family estate parcels.

### E. THE CLUBHOUSE

Within the golf course envelope a building site will be utilized for the development of a clubhouse, parking lot, ~~and driving range,~~ and a resort hotel with up to 140 rooms within the golf course envelope as referenced in Section H. The clubhouse will be designed to be compatible with the residential architecture of the estate homes expected to be built in the area. The design of the clubhouse will go through the Old Coach Estates Architectural Review Committee and the City of Poway Development Review procedure prior to the issuance of a building permit. The clubhouse may include a restaurant/bar, meeting rooms, locker rooms, pro shop, snack shops, and other related facilities normally found in a golf clubhouse. The parking standards used for the clubhouse will be those of the Poway Development Code, Off-Street Parking Requirements.



# OLD COACH GOLF ESTATES

poway, california

## DEVELOPMENT CONCEPT PLAN

F. PRESERVATION AREAS

There are two areas of preservation within the Planned Community. They are the riparian area and certain steep hillside areas. The major portion of the riparian area will be included as part of the golf course lot and designed as open space; the remainder of the riparian area, namely Thompson Creek, will be designated as an open space lot and dedicated to the City of Poway. The steep hillside areas will take the form of undisturbed and disturbed, but revegetated open space. Each will be dedicated as open space easements along the rear portions of the single-family parcels. In the case of the open space easements, that portion of the residential lot will be irrevocably offered in dedication to the City of Poway as open space. The open space area will be identified by a low-lying, marker system, so that it is clear to the homeowner where their “use area” ends.

G. RESIDENTIAL NEIGHBORHOODS

The plan has two basic residential neighborhoods; the North Neighborhood and the South Neighborhood Area. The minimum lot size throughout the entire development is 1 acre with the largest lot over 11 acres in size. The regulations for the development of homes on these lots will generally follow the requirements of the Rural Residential C Zone, but more restrictive, as shown in Section VII A, herein. The neighborhoods have been designed to create small units of micro-neighborhood through the extensive use of cul-de-sac streets. Views to the site from the adjacent StoneRidge Estate development will be preserved and/or enhanced through careful grading and sensitive siting of future homes (see Exhibit 3).

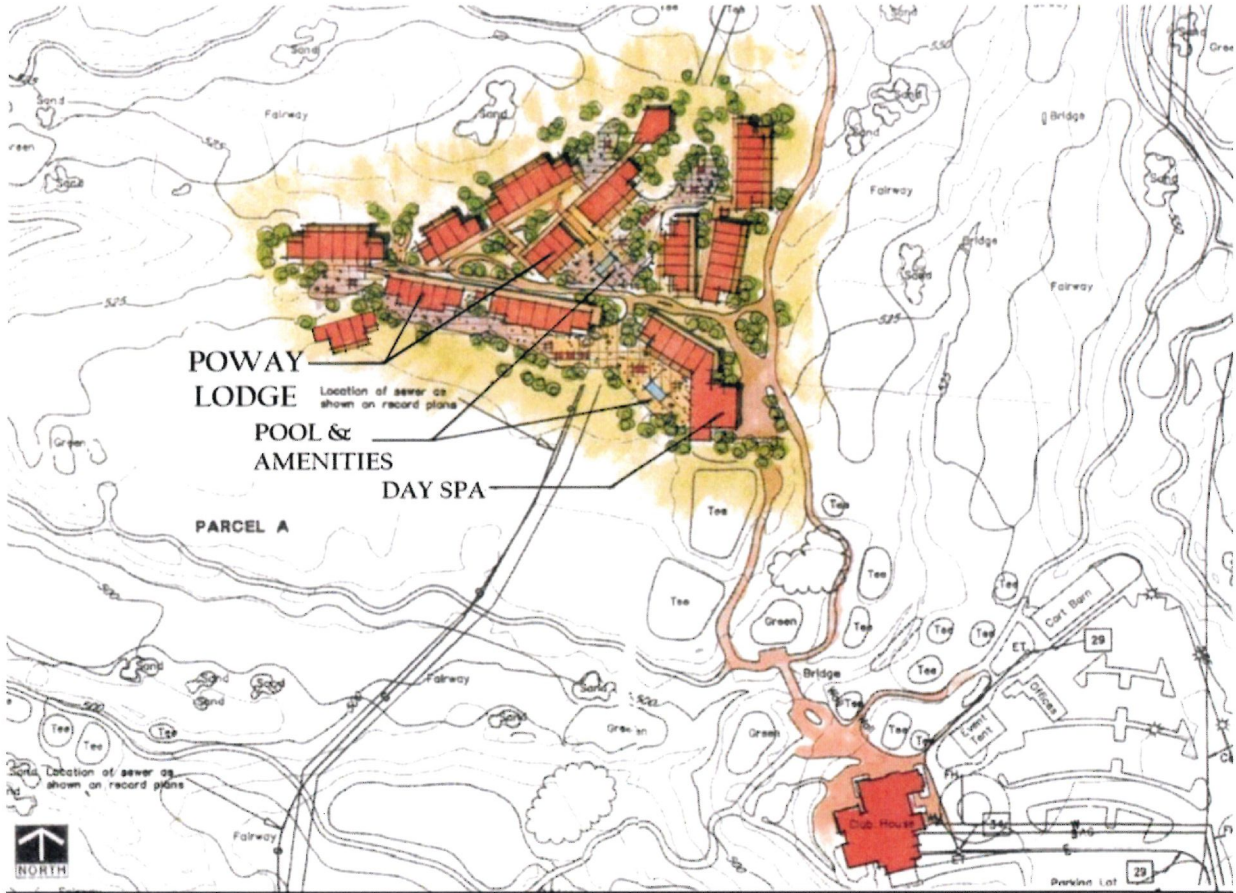
H. RESORT HOTEL

One resort hotel with up to 140 hotel rooms may be developed within the golf course envelope, subject to an application and approval of a conditional use permit and development review in accordance with the California Environmental Quality Act, and review and approval by the City Council. The resort hotel will be limited to two stories or less, less than 35 feet in height, and less than 100,000 square feet of gross floor area. The resort hotel shall be developed within a previously disturbed and developed area of the golf course. Architectural treatments and themes



shall be compatible and consistent with the golf clubhouse and community structures. Review by the Architectural Review Committee is not required prior to submittal to the City for development review. Access from the Clubhouse to the resort hotel and amenities shall be taken from the existing golf cart or vehicle pathway. The access shall meet City standards for a fire access road. A fire protection plan shall be reviewed and approved in accordance with PMC Section 15.24.090 (Fire Code Section 4903.2) to the satisfaction of the Fire Code Official. The fire protection plan shall consider the feasibility of secondary emergency egress routes out of the Specific Plan area and improvements for shelter-in-place for the Specific Plan community ensuring appropriate fire protections to the satisfaction of the Fire Code Official. Parking, landscape, lighting and architecture shall meet PMC requirements and guidelines within the General Plan. A hotel may include pool(s), spa(s) or other related facilities normally found in a resort hotel. No hotel use will be allowed in the areas of preservation. Resort hotel operations are prohibited from well water use. No visually significant trees shall be removed consistent with the EIR. All other applicable Specific Plan regulations, policies and guidelines within this Specific Plan shall be adhered to, except as otherwise noted in this paragraph. A conceptual site plan is provided in Exhibit 4.

EXHIBIT 4



RESORT HOTEL CONCEPT SKETCH

SCALE 1" = 120' 0 30 60 120 240

EXCERPTS ONLY

- Cable Television: Cable television is currently being provided in the StoneRidge area via Signal Master. Cox Cable also has provisions for service in the area. The cable companies will be permitted to install their conduit system within the utility easements.

I. SCHOOLS

The community lies within the jurisdiction of the Poway Unified School District. The property is located within the attendance boundaries of the following existing schools: Chaparral Elementary School on Tannin Drive, Twin Peaks Middle School on Tierra Bonita north of Twin Peaks Road, and Poway High School on Espola Road at Titan Way. The current capacity of the schools are operating at or above capacity, however, with the opening of the new Bernardo Heights Middle School and the new Bernardo Heights High School, both now under construction, design capabilities of the middle school and high school should not be exceed.

V COMMUNITY DESIGN ELEMENTS

A. OVERALL DESIGN CONCEPTS AND GUIDELINES

The overall design concept for the Old Coach Golf Estates is to create a golf resort-oriented residential community with visitor-serving use of the highest quality. Views of the golf course from the residential parcels are maximized while providing reasonable areas on each lot for the location of specifically designed custom homes and associated facilities. The Development Concept Plan shown in Exhibit 2, graphically depicts each of the elements of the Plan which give the character and quality to the development. The Plan is conceptual in nature and subject to refinement through the building design and final engineering process; some of the features will be adjusted and refined to suit each particular location and condition, pad areas may be adjusted slightly and reconfigured based upon the final soils report. With respect to the golf course grading and development, it is inherent in this kind of work that the golf course architect and/or representative maintain full-time supervision during the grading operation in order to assure compliance with the approved plans. Careful and modest adjustments and refinements will occur to accommodate onsite conditions which are difficult to fully anticipate in the conceptual design of the course; the integrity of the golf course design will be preserved and enhanced as a result of these refinements.

B. DESIGN CONCEPTS AND GUIDELINES

The following design concepts and design guidelines will regulate the development of the community. The guidelines presented in this section are intended to ensure an aesthetically pleasing, well integrated development of the highest quality. While it is expected that the grading will proceed over the entire site for the installation of utilities and roads, final parcel grading, together with finish grading of certain streets, may proceed in phases together with the development of the custom homesites. Minor additional grading by individual lot owners may occur on some parcels in order to fit their particular home design and appurtenant features to the specific site.

The golf course will be developed concurrently with a residential element, followed by development of visitor-serving uses as part of a future resort hotel with up to 140 rooms within the golf course envelope. Since the community consists of residential homesites as the primary order of development, the guidelines are very specific to the style and character desired by the developer with respect to community level elements and to specific lot level improvements.

## 1. Land Use

There are seven land uses within the Old Coach Golf Estates development. They are as follows:

- Golf Course/Clubhouse and related facilities
- Resort Hotel and related facilities
- Custom Single-Family Parcels and Individually Designed Homes
- Public Uses such as the fire station and the water tank site
- Trails, both regional and local
- Project Growing Grounds
- Quasi-Public uses such as the mini park, the scenic overlook, and the sewer pump stations

All of the land uses within the community are secondary to the single-family residential. Each of the land uses listed above are to provide some form of service to the residential of the Planned Community. As stated within the Poway Comprehensive Plan, "...The Old Coach area should be oriented toward rural residential land uses or a resort recreational facility that would include a variety of residential uses such as golf courses and equestrian centers."

The land plan for the community was defined on the basis of minimum impact upon the topography and the environment. The road network is private and has four gated entries, two off Old Coach Road, one on Old Coach Road, and one on Del Paso. The road network was planned to minimize grading of the site and located in areas best suited to serve the residential homesites. The golf course was laid out within an envelope that would afford the best views from the homesites while creating a quality championship golf course having challenging play and beauty. The intent of the design of the development was to avoid, as much as possible, areas identified as environmentally sensitive, such as the riparian area, and maximize the potential of the site for views of the valley, the golf course, and the surrounding hillsides. Minimal access off the public portion of Old Coach

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Road a trail for jogging or walking and will incorporate native open space and the tank site within its boundaries.

The scenic overlook will take access from the private road and intersect with the extension of the Regional Trail. The path to the overlook will not be paved and no motorized vehicular access, other than for maintenance purposes, will be permitted. The scenic overlook, at 835 AMSL, will be in the open space Lot A.

Maintenance of the mini-park will be through the HOA, while the maintenance of the scenic overlook will be through the City of Poway.

### **7. Lighting**

Lighting within the community will be of two kinds, one will be the street lighting along Old Coach and Espola Roads, and the other will be lighting at the private street intersections. The lighting along the public portion of Old Coach and Espola Roads will be the City standard, while lighting proposed for the interior of the project will be incorporated within the street sign monument, and maintained by the HOA.

### **8. Architectural Guidelines**

This section contains design concepts and guidelines related to architectural form, massing, aesthetics, and materials. To give the homeowner and resort hotel developer enough flexibility, the guidelines are conceptual in nature and allow a variety of options. These guidelines, though conceptual, should be followed as closely as possible to ensure that the intended community design quality is implemented and maintained.

An Old Coach Golf Estates Architectural Review Committee shall be established by the applicant. The committee shall consist of representatives of the applicant with the purpose and intent of implementing the guidelines established herein and within this entire text.

EXCERPTS ONLY

PERMITTED AND CONDITIONAL USES

The following uses shall be permitted; uses where the symbol “P” appears and uses subject to a Conditional Use Permit where the symbol “C” appears in the column beneath each zone designation; the symbol “X” indicates prohibition:

**A. Residential Uses**

- |  |   |
|--|---|
| 1. Single-family dwellings   | P |
| 2. Two family dwelling   | X |
| 3. Guest dwellings or<br>accessory living quarters.  | P |
| 4. Second single-family<br>dwelling on the same lot<br>as an existing single-family<br>dwelling (See Section 17.08.190)  | C |
| 5. Mobilehomes on individual<br>Lots, and permanent<br>Foundations which are certified<br>Under the National Mobilehome<br>Const. and Safety Standards Act of<br>1974 and which were constructed<br>after Oct. 1976. | X |
| 6. Group residential, including but not<br>limited to, boarding or rooming<br>homes, dormitories, retirement<br>homes.   | X |
| 7. Multiple dwellings  |   |
| a. Rental  | X |
| b. Condo Conversions   | X |

**B. Agricultural Uses**

- |                              |   |
|------------------------------|---|
| 1. All types of horticulture | P |
|------------------------------|---|

EXCERPTS ONLY

- |  |   |
|--|---|
| 2. Animal grazing and raising commercial or noncommercial, only when said property is vacant and 1 acre or greater in size.  | X |
| 3. 4-H or FFA animal raising and/or keeping.   | X |
| 4. The wholesaling of products raised on the premises.   | X |
| 5. Keeping of equine animals in accordance with Section 17.32.010 of the Poway Development Code and specified lots in the CC&Rs.                                       | P |
| 6. Keeping of small animals in accordance with Section 17.00.000 of the Poway Development Code and specified lots in the CC&Rs.  | P |
| 7. Keeping of poultry and adult rabbits for noncommercial purposes in accordance with Section 24.11.400 of the Poway Development Code and specified lots in the CC&Rs. | P |
| 8. Riding academies and commercial stables.  | X |
| 9. Kennels, commercial   | X |
| 10. Kennels, noncommercial   | X |
| 11. The keeping of wild, exotic or non-domestic animals.   | X |
| 12. Large Animal Hospital  | X |
| 13. Keeping of beehives:   |   |
| a. 1 to 3 beehives   | X |
| b. 4 or more beehives  | X |



14. The raising of earthworms. X

**C. Public & Semi-Public Uses**

- 1. Day nurseries, day care schools and nursery schools in single-family detached dwelling:
  - a. Six or fewer children including those who reside at the facility. P
  - b. Seven to twelve children including those who reside at the facility, in accordance with the requirements of Section 17.48.010 of the Poway Zoning Ordinance. C
  - c. Greater than 12 children including those who reside at the facility. C
- 2. Convalescent Homes X
- 3. Churches, convents, monasteries and other religious institutions X
- 4. Educational Institutions public or private schools not including art, business or trade schools and colleges. X
- 5. Public Facilities, including but not limited to, City headquarters, libraries, parks, public offices, substations, reservoirs, pumping plants, and similar installations. C
- 6. Private recreational facilities, including but not limited to, country clubs, tennis and swim clubs, golf courses, racquetball and C

handball. Limited commercial uses which are commonly associated with and directly related to the primary use are permitted.

7. Hotels C

**D. Home Occupations**

1. Home occupations subject to the provisions of Section 17.28 of the Poway Development Code. P

**E. Accessory Uses**

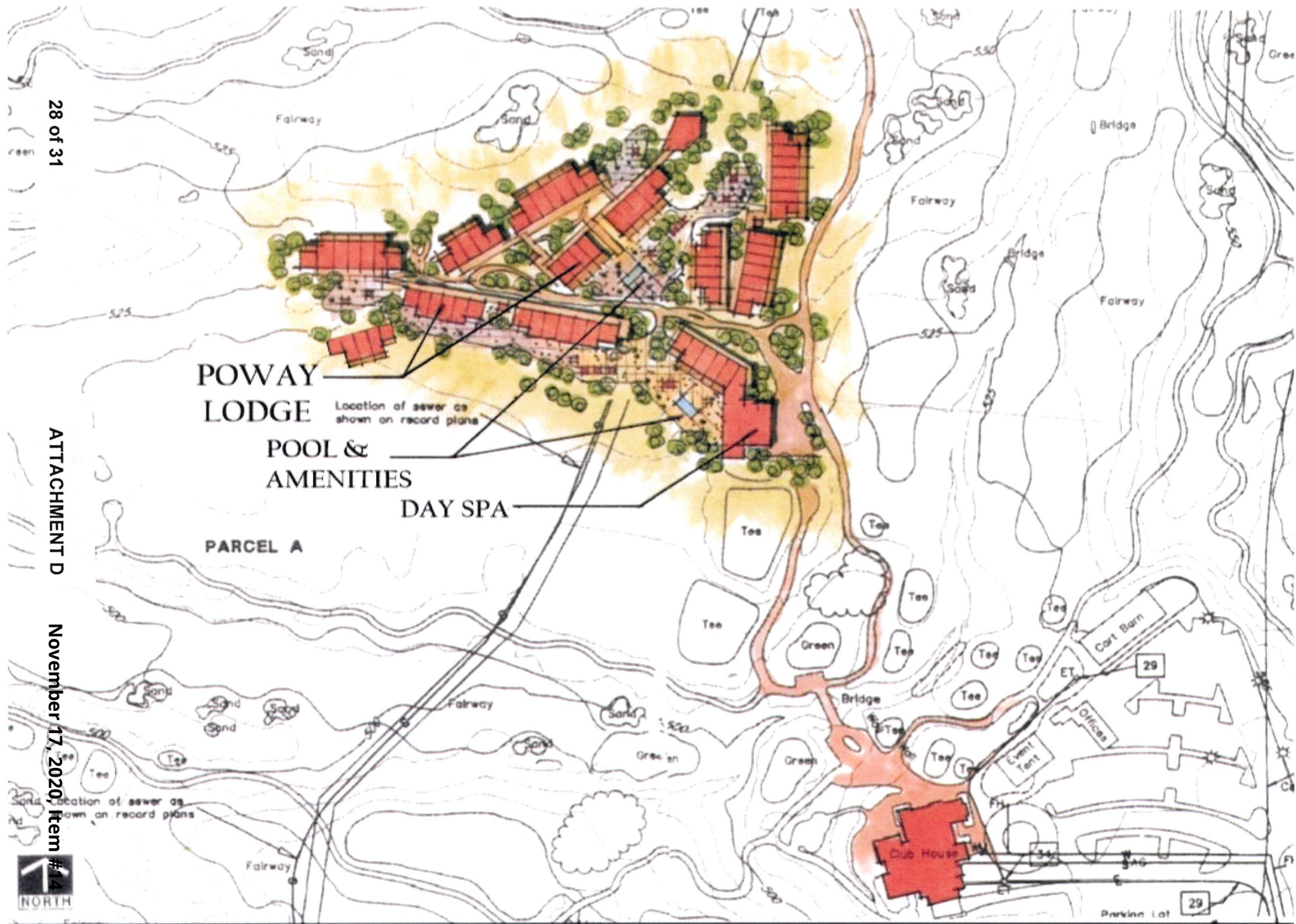
1. Accessory structures and uses located on the same site as a permitted use. P
2. Accessory structures and uses located on the same site as a Conditional Use. C
3. Unlighted private recreational courts, including but not limited to, tennis, paddle tennis, and other uses determined to be similar by the Planning Services Director and the Old Coach Golf Estates Homeowners Association (See Section 17.30). C
4. Private recreational courts, including lighting but not limited to, tennis, paddle tennis, and other uses determined to be similar by the Planning Services Director and the C

EXCERPTS ONLY

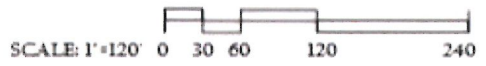
Old Coach Golf Estates  
Homeowners Association (See  
Section 17.30).

**F. Temporary Uses**

1. Temporary uses as prescribed in Section 17.26 of the Poway Development Code. P



# RESORT HOTEL CONCEPT SKETCH





**AGREEMENT OF UNDERSTANDING**

City Council for the City of Poway, hereinafter referred to as "City" and Maderas CC, L.P., hereinafter referred to as "Proponent" enter into this Agreement of Understanding based upon the following facts:


Proponent owns or has an equitable interest in land described by tax Assessor's Parcel Number(s) 277-170-21 ; 277-171-34. Proponent desires to develop this property in accordance with the will of the City and without the expense of a protracted development.

City is concerned that Proponent will create development plans unsatisfactory to City and consume time and effort of City employees needlessly on unsatisfactory development plans unless City assists in directing Proponent.

Based upon the above-mentioned facts, City will grant Proponent a hearing prior to filing any application for development upon the following understanding:

- a. City will render no decision with regards to any development proposal or part thereof.
- b. City will receive no evidence, specific in nature, in support of a particular development plan.
- c. City will make no representations that will obligate the City to render a decision in favor of or against any development proposal or part thereof Proponent may subsequently submit.
- d. If any development proposal is subsequently submitted, Proponent will proceed at its sole and exclusive risk with the understanding that City has made no representations upon which Proponent may rely.

Dated: 6-19-20

Proponent:   
Signature

## Austin Silva

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**From:** Marijo Van Dyke <marijovan50@gmail.com>  
**Sent:** Monday, July 6, 2020 5:34 PM  
**To:** Austin Silva  
**Subject:** Maderas pre-development conference

Hi Austin.

I'm contacting you because I was a planner at Poway for a long time and was on staff when the original Old Coach project was first approved. I left Poway in order to take a promotion as a senior planner with the State of California OPR.

Maderas has been expanding under the environmental findings as part of the overall Old Coach project. If you go back to the original EIR and look closely at the mitigation measures which were required in that document, you'll see that there was a requirement for the golf course project to provide some on-site housing for groundskeepers and/or other service workers. No such housing was ever built. No off site provision for worker housing was made either.

This new expansion of the Maderas project to include a hotel with 140 rooms, further illustrates the need for on-site employees' housing. When you write the report and generate the required findings to support approval, it's not really truthful to state that the project satisfies all mitigation requirements. I would urge a subsequent EIR be required for this project.

Please feel free to contact me if you have any questions. I'd like to help. Jim Lyon was my mentor and he would remember this as well.

With regards, Marijo Van Dyke AICP