

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REZONING FROM R-4-24 (HIGH MULTI-FAMILY RESIDENTIAL, 24 DU/AC) TO R-5-30 (VERY HIGH MULTI-FAMILY RESIDENTIAL, 30 DU/AC) APPROXIMATELY 22-ACRES ENCOMPASSING 186 ASSESSOR'S PARCELS DESIGNATED AS URBAN V IN THE GENERAL PLAN AND GENERALLY LOCATED BETWEEN 6TH AND 15TH AVENUES AND SOUTH ESCONDIDO BOULEVARD AND CENTRE CITY PARKWAY

Applicant: City of Escondido
Case No.: AZ 16-0005 / PHG17-0007

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

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That on April 25, 2017, the Planning Commission recommended approval of the proposed zone change from R-4-24 to R-5-30 (resolution #6094).

SECTION 3. That the City Council has reviewed and considered the Notice of Exemption prepared for this project in conformance with CEQA Guidelines Sections 15162 and 15168 – Use of Previous Program Environmental Impact Report (EIR) (SCH No. 2010071064) that was prepared for the adoption of the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan, and certified by the City Council in May 2012, and has determined that all environmental issues have been

addressed and no significant environmental impact will result from the approval of this rezone.

SECTION 4. That upon consideration of the Factors to be Considered, attached as Exhibit "A" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this rezone, this City Council finds that the Zone Change is consistent with the General Plan, the South Escondido Boulevard/Centre City Parkway Target Area objectives and all applicable specific plans of the City of Escondido.

SECTION 5. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property from R-4-24 to R-5-30, as depicted in Exhibit "B" attached, and incorporated by this reference.

SECTION 6. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary 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 7. That 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 8. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 7th day of June, 2017 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MASSON, MORASCO, ABED

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the
City of Escondido, California

ATTEST:



DIANE HALVERSON, City Clerk of the
City of Escondido, California

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

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2017-09 passed at a regular meeting of the City Council of the City of Escondido held on the 7th day of June, 2017, after having been read at the regular meeting of said City Council held on the 24th day of May, 2017.



DIANE HALVERSON, City Clerk of the
City of Escondido, California

ORDINANCE NO. 2017-09

EXHIBIT "A"

FACTORS TO BE CONSIDERED AZ 2016-0005/PHG 17-0007

Zoning Code Amendment and Rezone to R-5-30

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code amendments as they only reorganize and consolidate the residential zones into one Zoning Code article; establish an R-5-30 (Very High Multi-Family Residential, 30 du/ac max.) zone with associated development standards and update references and outmoded text. The proposed new R-5 high density zone and the proposed rezone to R-5-30 (Very High Multi-Family Residential – 30 du/ac) from R-4-24 (High Multi-Family Residential, 24 du/ac) implements the adopted General Plan designation of Urban V in the High Density Multi-Family Residential category and would not adversely affect the public health, safety and welfare because the Urban V designation and the S. Escondido Blvd./Centre City Pkwy. Target Area allow for the higher residential density and encourage urban multi-family housing characterized by taller structures in more densely developed areas that provide convenient access to a wider range of facilities and services. No development project is proposed. The review of future development projects would include a CEQA environmental analysis specific to the project type and location.
2. The proposed Zoning Code amendments would not conflict with State law or be detrimental to surrounding properties because the amendments involve reorganizing existing Zoning Code sections, identifying minor conditional uses, updating definitions and adjusting some standards for internal consistency. The amendment would not expand or reduce the type of land uses that may be established in the City and no physical improvements are proposed as part of this code amendment. The property proposed to be rezoned from R-4-24 to R-5-30 is suitable for the uses and higher density permitted by the proposed zone as the area is flat, the residential uses would remain the same, and the area has a General Plan designation of Urban V that allows the higher density and encourages redevelopment. In addition, the proposed rezone area would be compatible with the mix of surrounding commercial and multi-family development. Specific property involved in future development projects will be reviewed individually for suitability.
3. The uses permitted by the proposed rezone to R-5-30 would not be detrimental to surrounding properties as the uses would be the same as currently permitted under the R-4-24 zone, and would not adversely affect the adjacent commercial development nor the multi-family development adjacent to the south, and west across Centre City Pkwy.
4. The proposed Zoning Code amendment to reorganize and consolidate the residential zones into one Zoning Code article; establish an R-5-30 (Very High Multi-Family Residential, 30 du/ac max.) zone with associated development standards, and the proposed rezone to R-5-30 (Very High Multi-Family Residential – 30 du/ac) from R-4-24 (High Multi-Family Residential, 24 du/ac) are consistent with the adopted General Plan since the actions implement the General Plan designation of Urban V in the High Density Multi-Family Residential category, which allows for the higher residential density and encourages urban multi-family housing characterized by taller structures in more densely developed areas that provide convenient access to a wider range of facilities and services. The actions are also in conformance with the S. Escondido Blvd./Centre City Pkwy. Target Area objectives and would not diminish the Quality of Life Standards of the General Plan. In addition, the amendment would implement a portion of the "Working Together to Get to Yes!" program associated with the City Council's 2015-2016 Action Plan Economic Development goal to "Revamp and clean up policies, practices and standards around Planning, Development, Enforcement and Economic Development."
5. The proposed rezone to R-5-30 from R-4-24 does not establish a residential density below seventy (70) percent of the maximum permitted density as the proposed density of 30 du/ac is the maximum density permitted by the General Plan Urban V designation. The proposed standards for the R-5 residential zone includes this restriction in the parcel requirements of Table 33-98b.
6. The proposed Zoning Code amendment and rezone would be compatible with and not adversely affect the Southern Gateway District of the Downtown Specific Plan, which is adjacent to the north of the subject area, since the district is planned for the development of offices and services, as well as, urban-style, higher density residential development (up to 100 du/ac) and taller buildings.

EXHIBIT "B"

Parcels to be Rezoned to R-5-30

APN	ADDRNO	ADDRFRAC	ADDRUNIT	ROADPDII	ROADNAME	ROAC	ZIP
2361711500	1433		S		ORANGE	ST	92025
2361110800	1225		S		ORANGE	ST	92025
2361711200	1427		S		ORANGE	ST	92025
2333520400	419		W		08TH	AVE	92025
2361722100	1412		S		ORANGE	ST	92025
2361722902	0						
2332410400	337		W		06TH	AVE	92025
2360521200	432		W		10TH	AVE	92025
2335111200	326		W		11TH	AVE	92025
2360521100	418		W		10TH	AVE	92025
2332221000	428		W		07TH	AVE	92025
2360621000	426		W		11TH	AVE	92025
2332121000	428		W		06TH	AVE	92025
2361110700	1211		S		ORANGE	ST	92025
2361110500	1133		S		ORANGE	ST	92025
2361722200	1430		S		ORANGE	ST	92025
2361021000	491		W		11TH	AVE	92025
2335110300	345		W		10TH	AVE	92025
2361710200	1319		S		ORANGE	ST	92025
2335110100	1010		S		ORANGE	ST	92025
2335011400	930		S		ORANGE	ST	92025
2332220300	427		W		06TH	AVE	92025
2332220100	443		W		06TH	AVE	92025
2335011100	330		W		10TH	AVE	92025
2332410300	345		W		06TH	AVE	92025
2333611100	350		W		08TH	AVE	92025
2335011800	350		W		10TH	AVE	92025
2361720300	345		A-C	W	13TH	AVE	92025
2361120300	1118		S		ORANGE	ST	92025
2332411600	360		W		07TH	AVE	92025
2332220900	418		W		07TH	AVE	92025
2361620700	418		W		15TH	AVE	92025
2361722909	0						
2332121503	0						
2361722912	0						
2332121505	0						
2332311100	334		A&B	W	06TH	AVE	92025
2335111100	334			W	11TH	AVE	92025
2332220600	403			W	06TH	AVE	92025
2361722000	1400		S		ORANGE	ST	92025
2335011000	320		W		10TH	AVE	92025
2361720500	327		W		13TH	AVE	92025

EXHIBIT "B"

Parcels to be Rezoned to R-5-30

2335110200	351		W	10TH	AVE 92025
2361120600	1154		S	ORANGE	ST 92025
2361110400	1125		S	ORANGE	ST 92025
2361721100	1348		S	ORANGE	ST 92025
2332220700	629		S	ORANGE	ST 92025
2333520600	403		W	08TH	AVE 92025
2333710400	335		W	08TH	AVE 92025
2332411200	338		W	07TH	AVE 92025
2333710200	351		W	08TH	AVE 92025
2332220400	419		W	06TH	AVE 92025
2335110900	350		W	11TH	AVE 92025
2332121507	0				
2332121506	0				
2361720200	1316		S	ORANGE	ST 92025
2360520800	404		W	10TH	AVE 92025
2335111000	346		W	11TH	AVE 92025
2332121504	0				
2333421000	426		W	08TH	AVE 92025
2335110400	337		W	10TH	AVE 92025
2361722918	0				
2333610400	317		W	07TH	AVE 92025
2361120400	1132		S	ORANGE	ST 92025
2360620400	421	A&B	W	10TH	AVE 92025
2361110200	405		W	11TH	AVE 92025
2332220200	435		W	06TH	AVE 92025
2360620300	427		W	10TH	AVE 92025
2333421500	430		W	08TH	AVE 92025
2361722907	0				
2332311400	350		W	06TH	AVE 92025
2361710800	1441		S	ORANGE	ST 92025
2333610700	320		W	08TH	AVE 92025
2361020300	425		W	11TH	AVE 92025
2361711400	1431		S	ORANGE	ST 92025
2361722400	350		W	15TH	AVE 92025
2360620600	1001		S	ORANGE	ST 92025
2361711100	1429		S	ORANGE	ST 92025
2361722915	0				
2333611300	345		W	07TH	AVE 92025
2361110600	1145		S	ORANGE	ST 92025
2332220500	411		W	06TH	AVE 92025
2361722901	0				
2361120100	361		W	11TH	AVE 92025

EXHIBIT "B"

Parcels to be Rezoned to R-5-30

2361720900	1336		S	ORANGE	ST	92025
2361110100	415		W	11TH	AVE	92025
2333420100	443	A-C	W	07TH	AVE	92025
2332311500	360		W	06TH	AVE	92025
2332220800	404		W	07TH	AVE	92025
2361620600	424		W	15TH	AVE	92025
2361120700	345		W	11TH	AVE	92025
2333611200	744		S	ORANGE	ST	92025
2361122600	1222		S	ORANGE	ST	92025
2361120900	0					
2332121200	444		W	06TH	AVE	92025
2361722913	0					
2333420400	419		W	07TH	AVE	92025
2332410500	325		W	06TH	AVE	92025
2332411700	0					
2333520200	433		W	08TH	AVE	92025
2361722920	0					
2360621100	424		W	11TH	AVE	92025
2335110800	356		W	11TH	AVE	92025
2361722906	0					
2332121502	0					
2361123000	322		W	13TH	AVE	92025
2361710100	405		W	13TH	AVE	92025
2361122800	1240		S	ORANGE	ST	92025
2361720400	335		W	13TH	AVE	92025
2333420500	407		W	07TH	AVE	92025
2361710700	410		W	15TH	AVE	92025
2360521000	414		W	10TH	AVE	92025
2360620200	445	1,2	W	10TH	AVE	92025
2332221200	0					
2361722700	1340		S	ORANGE	ST	92025
2361722911	0					
2361120800	337		W	11TH	AVE	92025
2361711300	1425		S	ORANGE	ST	92025
2361120500	1150		S	ORANGE	ST	92025
2335010900	318		W	10TH	AVE	92025
2332411300	344		W	07TH	AVE	92025
2333610900	332		W	08TH	AVE	92025
2361722919	0					
2333611000	344		W	08TH	AVE	92025
2360620900	418		W	11TH	AVE	92025
2332311000	318		W	06TH	AVE	92025
2335011500	358		W	10TH	AVE	92025

EXHIBIT "B"

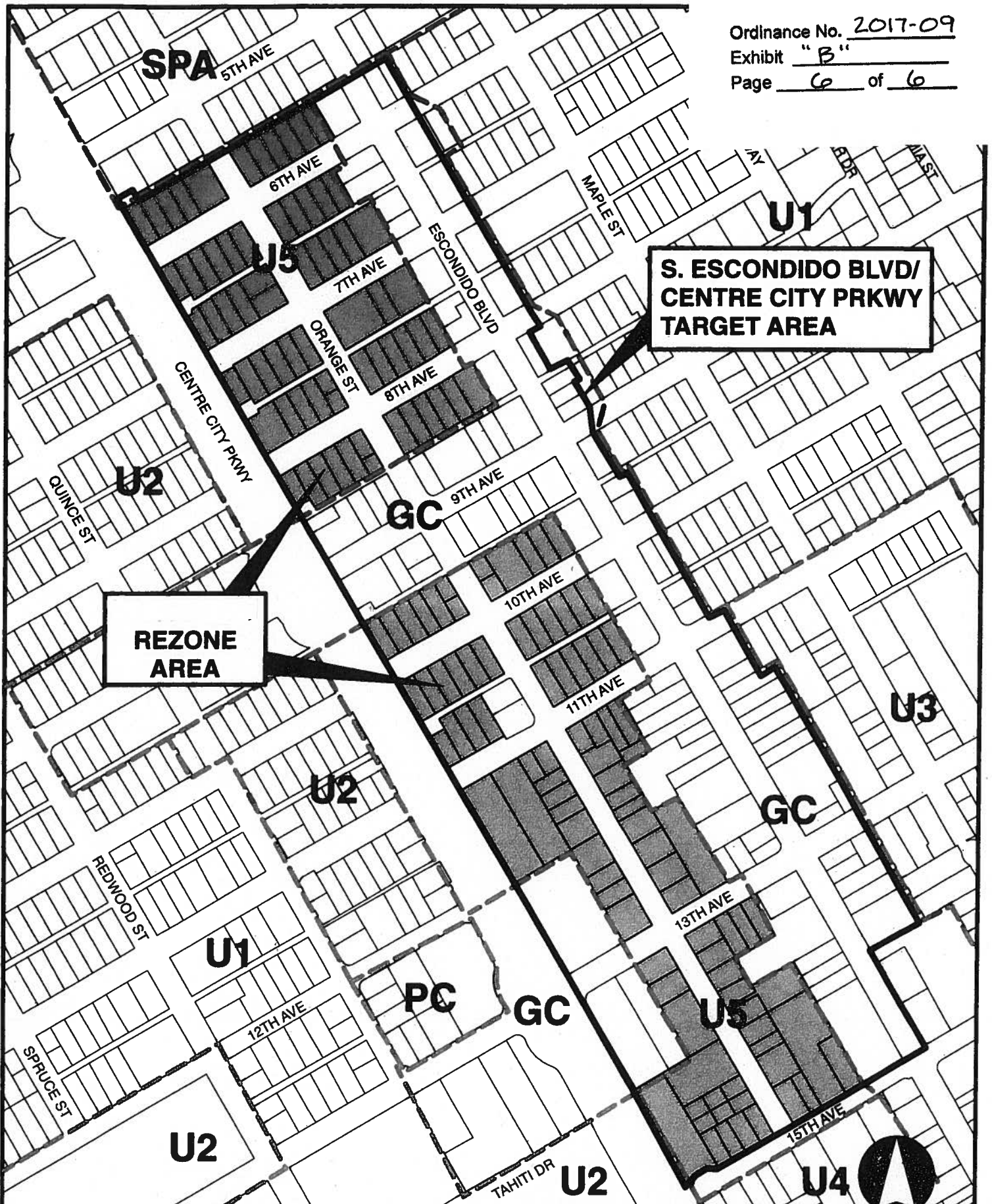
Parcels to be Rezoned to R-5-30

2361620200	0				
2361722917	0				
2333421300	731		S	ORANGE	ST 92025
2361722908	0				
2361722500	358		W	15TH	AVE 92025
2361722904	0				
2361711600	1435		S	ORANGE	ST 92025
2361720800	1326		S	ORANGE	ST 92025
2333420800	408		W	08TH	AVE 92025
2361722914	0				
2360620500	411	A&B	W	10TH	AVE 92025
2360520700	945		S	ORANGE	ST 92025
2333421400	741		S	ORANGE	ST 92025
2361710300	1331		S	ORANGE	ST 92025
2361722800	328		W	15TH	AVE 92025
2333520700	823		S	ORANGE	ST 92025
2360620100	447		W	10TH	AVE 92025
2361122500	1210	A-D	S	ORANGE	ST 92025
2361720100	357		W	13TH	AVE 92025
2361722910	0				
2333520100	443		W	08TH	AVE 92025
2332311300	342		W	06TH	AVE 92025
2361111000	402		W	13TH	AVE 92025
2333420600	707		S	ORANGE	ST 92025
2361722903	0				
2360621200	442		W	11TH	AVE 92025
2333420200	437		W	07TH	AVE 92025
2335110500	327		W	10TH	AVE 92025
2361110300	1117		S	ORANGE	ST 92025
2361110900	1231		S	ORANGE	ST 92025
2361120200	351		W	11TH	AVE 92025
2360520900	410		W	10TH	AVE 92025
2333520300	423		W	08TH	AVE 92025
2333710500	319		W	08TH	AVE 92025
2333710300	343		W	08TH	AVE 92025
2332411100	316		W	07TH	AVE 92025
2332221100	432		W	07TH	AVE 92025
2361722905	0				
2332121100	434		W	06TH	AVE 92025
2361122700	1230		S	ORANGE	ST 92025
2333610300	0				
2332410200	351		W	06TH	AVE 92025

EXHIBIT "B"

Parcels to be Rezoned to R-5-30

2333710100	820	A&B	S	ORANGE	ST 92025
2332120900	420		W	06TH	AVE 92025
2361722916	0				
2333420900	418		W	08TH	AVE 92025
2335111300	320		W	11TH	AVE 92025
2333610800	328		W	08TH	AVE 92025
2360521300	0				
2333420300	421		W	07TH	AVE 92025
2333710600	315		W	08TH	AVE 92025
2332311200	338		W	06TH	AVE 92025
2333520500	417		W	08TH	AVE 92025
2335110600	307		W	10TH	AVE 92025
2361711000	1403		S	ORANGE	ST 92025
2332121501	402		W	06TH	AVE 92025
2332410100	602		S	ORANGE	ST 92025
2332121500			W	06TH	AVE 92025
2361722900			W	15TH	AVE 92025



**REZONE
AREA**

**S. ESCONDIDO BLVD/
CENTRE CITY PRKWDY
TARGET AREA**

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REZONE AREA 
AZ 16-0005/PHG 17-0007

