

ORDINANCE NO. 2013-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REZONING 57.75 ACRES OF PROPERTY LOCATED ADJACENT TO THE DOWNTOWN SPECIFIC PLAN MORE SPECIFICALLY DESCRIBED BY THIS ORDINANCE FROM GENERAL COMMERCIAL, HOSPITAL PROFESSIONAL, COMMERCIAL PROFESSIONAL, PLANNED DEVELOPMENT-COMMERCIAL, PLANNED DEVELOPMENT-INDUSTRIAL AND PLANNED DEVELOPMENT-MIXED USE TO SPECIFIC PLAN

Planning Case No. PHG 13-0018

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 a public hearing has been held before the City Council on this issue.

SECTION 2. That the City Council has reviewed and considered the previously certified General Plan Update Environmental Impact Report prepared for this project and has adopted Resolution 2013-85 regarding CEQA Findings Regarding Significant Effects, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program.

SECTION 3. That upon consideration of the Factors to be Considered, attached as Exhibit "A" to this Ordinance and incorporated by this reference, the staff report and all public testimony presented at the hearing held on this project, this City Council finds the Zone Change is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 4. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property described on Exhibit "B", attached to this Ordinance and incorporated by this reference, from General Commercial ("CG"), Hospital Professional ("HP"), Commercial Professional ("CP"), Planned Development-Commercial ("PD-C"), Planned Development-Industrial ("PD-I") and Planned Development-Mixed Use ("PD-MU") to Specific Plan ("SP").

SECTION 5. That the City Clerk shall certify to the passage of this ordinance and prepare a summary in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 14th day of August, 2013 by the following vote to wit:

AYES : Councilmembers: GALLO, MASSON, MORASCO

NOES : Councilmembers: DIAZ

ABSENT : Councilmembers: NONE

ABSTAIN : Councilmembers: ABED

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. 2013-08 passed at a regular meeting of the City Council of the City of Escondido held on the 14th day of August, 2013, after having been read at the regular meeting of said City Council held on the 7th day of August, 2013.



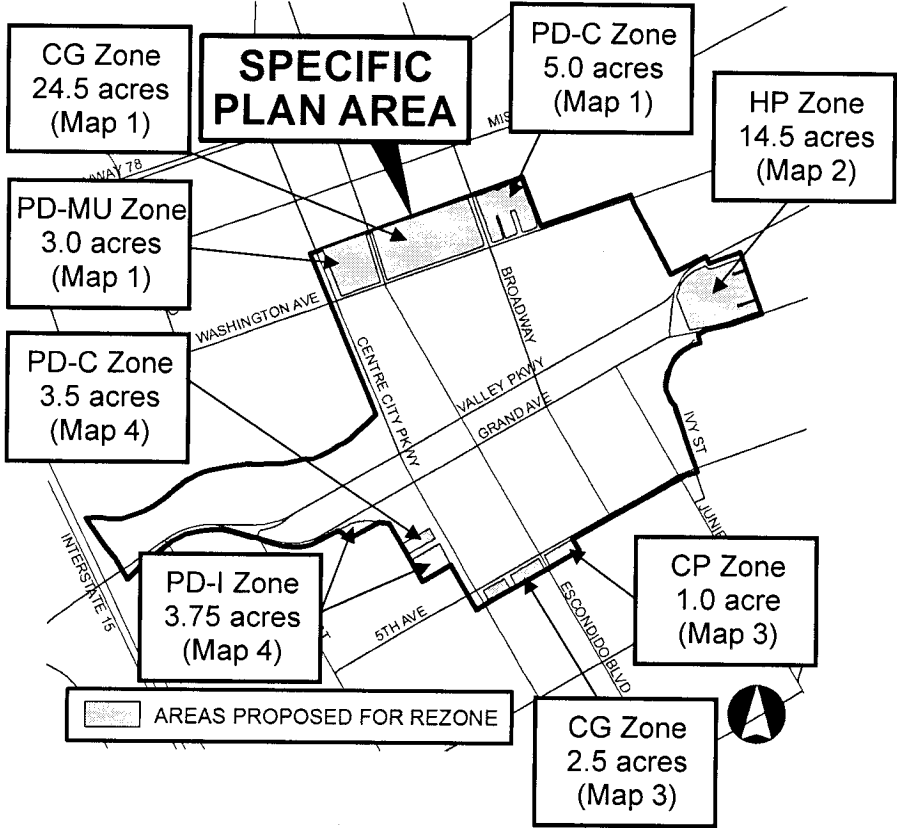
DIANE HALVERSON, City Clerk of the
City of Escondido, California

ORDINANCE NO. 2013-08

EXHIBIT "A"
FACTORS TO BE CONSIDERED
PHG 13-0018

1. The public health, safety and welfare would not be adversely affected by the proposed amendments to the Interim Downtown Specific Plan or the proposed zone changes because the amendments would clarify and refine permitted land uses in the downtown area, provide consistency to the document, and codify existing policies to promote an economically vibrant downtown. The proposed zone changes are consistent with the area identified as Specific Planning Area #9 in the General Plan and would not alter existing land uses while allowing future land uses to align with the Specific Plan's long-term vision.
2. The proposed amendments to the Interim Downtown Specific Plan would not be detrimental to surrounding properties because the proposed changes to the Permitted Use Matrix include land uses that already exist elsewhere in the specific plan area, and provide safeguards against potential nuisances. The proposed zone changes would not be detrimental to surrounding properties because there would be no physical change in properties as a result of the rezones; future development would be required to ensure no negative impacts occur off-site unless mitigated.
3. The proposed amendments to the Interim Downtown Specific Plan and the proposed rezoning of property would be consistent with the General Plan because the General Plan currently identifies the affected properties within the Downtown Specific Plan boundaries. In addition, the SPA text is consistent with General Plan Guiding Principles for SPA #9 (Downtown Specific Plan) because it promotes a dynamic, attractive, economically vital city center that focuses on pedestrian orientation to attract and accommodate local and non-local visitors and encourage the attraction of businesses.
4. The property involved in the zone changes are suitable for the uses permitted by the proposed zone because a majority of the current land uses comply with the list of permitted uses for Downtown. Existing non-conforming uses will not substantially degrade the character of Downtown and said uses can be transitioned to conforming uses over time without impacting surrounding properties or the long-term vision.

EXHIBIT "B"
PHG 13-0018



ASSESSOR PARCEL NUMBERS ASSOCIATED WITH DOWNTOWN SPECIFIC PLAN ZONE CHANGES

2291720300	2332320200	2293060300	2291803500	2332120500	2293051100
2291720600	2332320700	2293060400	2291806400	2332120600	2293051200
2291720700	2332320800	2293060500	2291806500	2332121300	2293051300
2291720800	2332320900	2293060600	2291806900	2332121400	2293060100
2291720900	2332321900	2293060700	2291807000	2332310100	2293060200
2291721000	7601692700	2293060800	2291807800	2332310200	2301630200
2291721100	7602460900	2294500600	2291807900	2332310300	2301630300
2291721300	2330211800	2301630100	2291808000	2332310400	2301630400
2291722000	2330211900	2301640300	2291808100	2332310500	2301630500
2291723000	2330321000	2301640400	2291808300	2332310600	2301640100
2291723200	2330321100	2301640601	2291808400	2332310700	2293050100
2291723500	2330321200	2301640602	2291808700	2332310800	2293050200
2291723600	2330321300	2301640603	2291809100	2332320100	2293050300
2291723900	2330321400	2301640604	2292103800	2292103900	2293050500
2291724000	2330321700	2301640700	2291803200	2331002200	2293050600
2291802100	2330321800	2330210100	2291803400	2331210200	2293050800
2291802200	2330321900				

