


CITY OF ESCONDIDO

memorandum

DATE: April 21, 1993
TO: Honorable Mayor and Members of the City Council
FROM: Charles D. Grimm, Director of Planning and Building 
SUBJECT: Agenda Item J.6 - General Plan Amendment requested by Toyota of Escondido.

Revised staff recommendation: GPA 93-01 - Subitem 2D

Revised Lane Use Designation: Planned Commercial (Subject - 0.7 acre propert only).

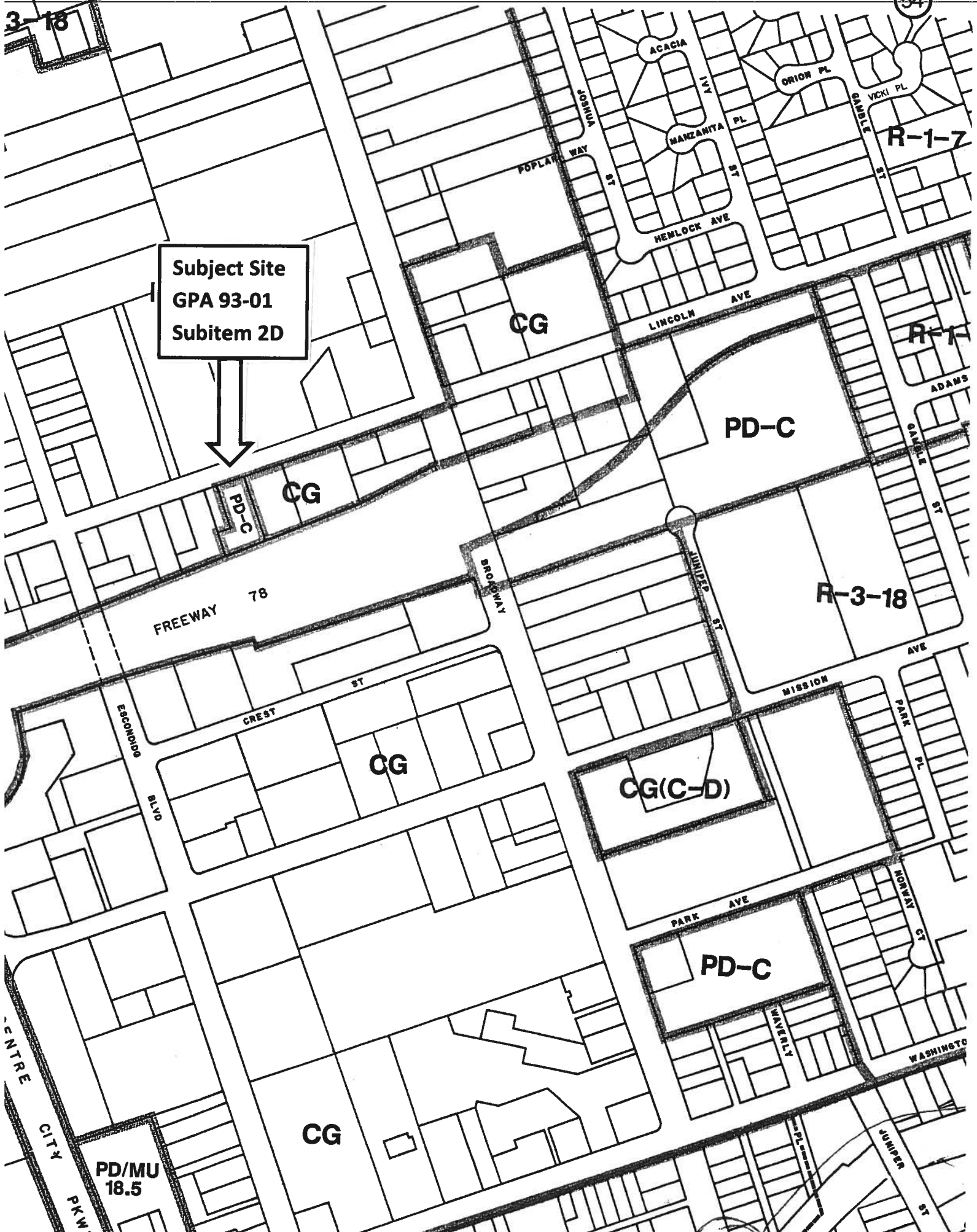
Proposed Text Amendment: Staff will be recommending the following text amendment to ensure that the subject parcel does not develop independently from the adjacent eastern commercial property. The following language would be added as Commercial Policy B4.1.(b).16.:

- 16) **North Broadway and Lincoln.** The 0.7 acre parcel is located adjacent to the west of the existing 3.0 acre commercial property bordered by Highway 78 to the south, Lincoln Avenue to the north, North Broadway to the east, and Escondido Boulevard to the west. The 0.7 acre parcel shall only be developed in conjunction with the eastern commercial property due to its access constraints created by its mid-block location. A Planned Development permit will not be required to develop this property, however, the property shall not be developed individually for any purpose other than as an integral part of the adjacent property to the east.

3-18

54

Subject Site
GPA 93-01
Subitem 2D



Subject Site
GPA 93-01
Subitem 2D

PD-C

CG

78

FREEWAY

ESCOBEDO
BLVD

CREST
ST

CG

BROADWAY

CG(C-D)

PARK
AVE

PD-C

CG

PD/MU
18.5

CENTRE
CITY
PKWY

CG

LINCOLN
AVE

PD-C

R-3-18

MUNICIPAL
ST

R-1-7

ADAMS
ST

CANAL
ST

POPLAR
WAY
ST

ACACIA
AVE
ST

MANZANITA
PL

HEMLOCK
AVE

ORION
PL

VICKI
PL

R-1-7

DOUBLE
ST

WASHINGTON
ST

JUNIPER
ST

NORMAN
CT

PARK
PL

WAINWRIGHT
ST