

# CHAPTER 9



IMPLEMENTATION

## 9.1 OVERVIEW

The importance of coordinated planning at a regional level, local level, Specific Plan level; and among other governmental agencies, private organizations, businesses, and the public is an important function of this planning document. The South Centre City Specific Plan sets forth implementation measures in the form of concepts, development regulations, and design guidelines. This Specific Plan affects private property primarily through the regulation of land uses and physical property improvements. Implementation of these regulations shall be achieved largely through the planning approval and design review process utilizing the decision-making authority of the Director of Community Development, Planning Commission and City Council.

All construction and development within the Specific Plan shall comply with the provisions of the South Centre City Specific Plan. If any issues arise that are not addressed by this document, the most applicable provisions of the Escondido Zoning Code shall prevail, as determined by the Director of Community Development, or designee.

## 9.2 ADMINISTRATION

### 9.2.1 Design Review and Permit Process.

All new construction and modifications to the exterior of a building or site within the Specific Plan shall require design review by staff, Zoning Administrator, and/or Planning Commission to determine conformance with the standards, guidelines and policies provided in this document. Determinations by the Director of Community Development, or designee, may be appealed to the Planning Commission. The Planning Commission decisions may be appealed to the City Council.

It is the intent of this Specific Plan that all development be in accordance with the goals, vision, development standards, and design guidelines as stated herein. All buildings, grading, landscaping, or construction projects are subject to design review, unless otherwise exempted by this Specific Plan or other local law or State law.

The design review and permit process shall include the following steps:

#### 9.2.1.1 Initial Meetings.

1. Meet with the Planning Division staff to discuss plans and any documentation that illustrates the proposed work.

#### 9.2.1.2 Application Submittal.

Submit the plans and the appropriate application and fee to the Planning Division. Staff shall review the project for compliance with this document and to determine completeness.



### 9.2.1.3 Minor Projects.

Projects that include restoration, exterior changes to the structures, exterior painting, minor demolitions, minor changes to the site (e.g. grading, paving, landscaping, etc.), and placement or removal of exterior objects, shall be reviewed by the Planning Division staff for compliance with this document. Staff may refer projects to the Planning Commission. Staff will issue a Certificate of Appropriateness and/or letter of approval if the project complies with the guidelines.

### 9.2.1.4 Major Projects.

Projects including all new construction (e.g. primary structure, outbuildings, accessory units, additions, demolition, relocation, significant changes to the site (e.g. grading, paving, landscaping, etc.), right-of-way improvements, any project requiring a Plot Plan Approval, or a Conditional Use Permit, will be reviewed by staff, Zoning Administrator or the Planning Commission who will review the project based on the concepts, regulations and design guidelines outlined in this document and either:

- Issue a Recommendation of Approval or Conditional Approval; or
- Disapprove the proposed work and provide the applicant with a written statement either giving the reasons for disapproval; or identifying recommended modifications.

### 9.2.1.5 Projects Requiring Building Permits.

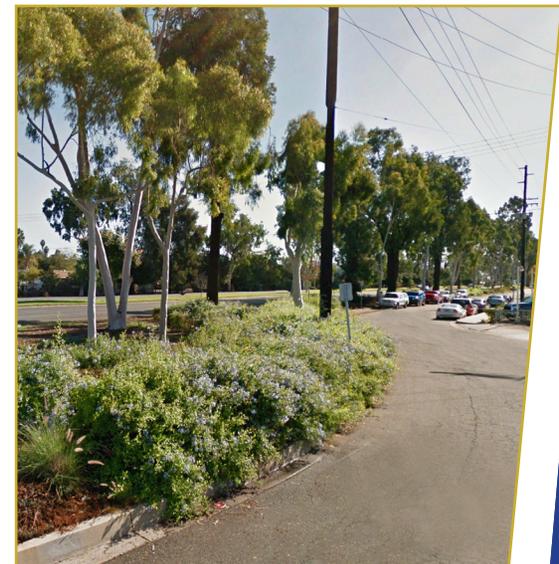
New construction, additions, exterior changes to a structure, demolition, relocation, placement or removal of exterior objects, shall be submitted to the Building Division for permit issuance after receiving project approval from the Planning Division. The Building Division shall route the plans to the Engineering Division to determine necessary public improvements if the value of the work exceeds preset standards. The Building Division shall issue a Building Permit or return the plans to the applicant for necessary modifications.

### 9.2.1.6 Projects Requiring Grading Permits.

Projects that require a Grading and/or an Encroachment Permit shall be submitted for review by the Engineering Division. An Encroachment Permit shall be required for any work within the public right-of-way, such as driveways, curb cuts, sidewalks, curb and gutter, bulb-outs, as well as street pavement.

### 9.2.1.7 Project Completion.

The Building Inspector shall check the work for compliance to the approved plans upon completion of the project.





## 9.2.2 Public Hearing Process.

Projects that require a Public Hearing, such as a Conditional Use Permit or Planned Development application, shall be scheduled for Zoning Administrator, or Planning Commission consideration (and City Council, as appropriate). The Planning Commission (and City Council, as appropriate) shall:

### 9.2.2.1 Approve, or conditionally approve, the project.

The applicant shall be provided with a list of applicable conditions. The decision making body must make required findings to support the approval of a project. A finding is a statement of fact relating to the information that the decision maker has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

The required project findings are as follows:

- a. The project successfully reflects the goals and vision of the Specific Plan
- b. The project represents successful implementation of the Specific Plan's development standards and complies with all other applicable provisions of local and State law.
- c. The project exhibits overall, successful implementation of site and building design guidelines and the project reinforces the design context of the surrounding area.

### 9.2.2.2 Deny the project.

The applicant shall be provided with a written statement giving the reasons for denial.

## 9.3 AUTHORITY FOR THE PLAN AND RELATIONSHIP TO THE CITY'S GENERAL PLAN

The City adopted the South Escondido Boulevard Neighborhood Plan Phase I in July 1996. It was revised in July 2010. This South Centre City Specific Plan supersedes the previous Neighborhood plan.

The City of Escondido adopted an updated General Plan in 2012. The General Plan directs growth and redevelopment to certain Target Areas. The South Centre City Specific Plan combines four Target Areas.

Amendments to the specific plan shall require a modification to the specific plan and shall be subject to the procedures as indicated in the Escondido Zoning Code.



## 9.4 INFRASTRUCTURE

Although not an infrastructure plan, implementation of the South Centre City Specific Plan will require improvements to the public infrastructure to accommodate impacts of new development, stimulate investment, and promote community revitalization. These public improvements include traffic improvements, streets, sidewalks, and bicycle facilities; landscaping and other streetscape features, including public art, in the public right-of-way; stormwater management and flood control systems; and wet and dry utilities. Infrastructure should be designed using the most current “green infrastructure” practices. These enhancements to the City’s infrastructure should be monitored to identify opportunities to prepare and implement coordinated plans.

## 9.5 FINANCING

Financing of the implementation of the South Centre City Specific Plan will be accomplished through the use of various funding sources, including private funding, capital funds, development impact fees, grants, enterprise funds, and other available financing mechanisms.

The City relies on development to implement many of its key plans, including the conversion of older, outdated sites within the planning area. In an effort to make Escondido and the South Centre City area an even more desirable location for development, the City Council has adopted a Fee Deferral Program to promote development.

When building permits are issued for new development, the developer must pay a variety of fees. Inspection fees cover the costs to ensure safety and compliance with codes related to the developer’s construction. Impact fees are paid to mitigate the impacts of new development on the City’s infrastructure, such as parks, roadways, sewers, electrical and water systems, highway beautification, and public safety. This program allows the payment of the impact fees to be deferred until the development is ready for final inspection or a temporary or final certificate of occupancy. The purpose of this program is to reduce the up-front cost of development.

