

CHAPTER 10



Mrs. Iannizzotto's Class - Central Elementary

A P P E N D I C E S

APPENDIX A. DEFINITIONS

The definitions used in this Specific Plan shall be in accordance with the EZC except where provided below.

Active Transportation.

Walking and biking as modes of transportation to replace the use of passenger vehicles (as opposed to walking and biking for recreation).

Administrative/business/professional office.

Establishment providing accounting, advertising, credit reporting, utilities, collection services, building and general construction services, news syndicate, computer services and repair, drafting/engineering/architectural/planning services, messenger services, detective/protective services, employment agencies, secretarial services, realtors/real estate offices, counseling services, travel and ticket agencies, and other similar general office uses NEC.

Amusement machine.

See Video/amusement machine.

Antique store.

The retail sales of previously owned merchandise and goods, including consignment, that are deemed to have collectible value. Excludes pawnshops, second hand/thrift stores, and junk/salvage sorting facilities.

Arcade.

Any location where four (4) or more video/amusement machines are placed and operated on a premise.

Automotive sales lot.

The use of a site for the sale or lease of new and/or used personal vehicles or motorcycles. May include any of the following: on-site inventory, display, storage, maintenance, or servicing and repair.

Barber/beauty service.

Any premises, place of business, or membership club providing facilities devoted primarily to beauty, personal grooming, health, and relaxation that deals with cosmetic, therapeutic, and/or holistic treatments, where people visit for professionally administered personal care treatments, such as hairdressing, unwanted hair removal, manicures/nail services, facials, body treatments, cosmetology (including ear piercing, permanent eye and lip lining, excluding other tattoo and/or body art/body piercing), and tanning services. Any massage services shall comply with Escondido Zoning Code Article 38.

Automobile, trailer, motorhome, recreational vehicle, or marine craft sales, office only.

The use of a site that is limited to an office for the sale or lease of new and/or used personal vehicles, motorcycles, motorhomes, recreational vehicles, or marine craft. Does not include any of the following: on-site inventory, display, storage, maintenance, or servicing and repair.



Building materials, supplies, and hardware.

The retail sales of lumber, heating/air conditioning, plumbing, electrical, floor covering and installations, paint, glass, wallpaper, home improvement items, and other similar merchandise. Does not include outdoor storage.

Build-to-Line (BTL).

A line parallel to the property line where the façade of the building is required to be located. The BTL is measured from the property line unless otherwise specified. Building articulation that does not exceed 12" in depth meets the definition of the BTL.

Build-to-Line Range (BTLR).

A pair of lines parallel to the property line that establishes the range within which a percentage of the façade of the building is required to be located. A Build-to-Line Range (BTLR) may have a minimum BTL (BTL-MIN), which is the line that is closest to the specified property line, and a maximum BTL (BTL-MAX), which is the line that is farthest from the specified property line.

Car wash.

Permanent, self-service and/or attended car washing establishments, including fully mechanized facilities. May be stand-alone or accessory to another auto-related use, such as a gasoline station. May include detailing services. Does not include temporary car washes for fund-raising activities.

Community Garden.

A single piece of land or open space where participants share in the maintenance and products of the garden, utilizing either individual or shared plots on private or public land, while producing fruit, vegetables, and/or plants that are grown for attractive appearances.

Craft brewery, winery, or distillery.

A small-scale facility where beer, malt beverages, wine, or spirits are made on-premises and then sold or distributed, and which produces 15,000 barrels (or equivalent gallons) per year or less. Its products are primarily intended for local and/or regional consumption. The brewer may sell to a retailer or directly to a customer. Retail sales to the public is limited to incidental use as provided for in Sec. 33-567. (Incidental uses) of the Escondido Zoning Code.

Eating establishments, all types.

An establishment providing food service from an on-site operating commercial-grade kitchen, and/or dessert service from an on-site operating commercial-grade freezer/refrigerator with or without incidental sales of alcoholic beverages, including full-service, limited service, take-out, etc., and outdoor dining. Does not include drive-through service, and amplified entertainment or dancing.

General retail sales.

Includes new goods and merchandise sold in department stores, drugstores/pharmacies, and retail establishments selling items such as apparel/accessories/shoes (including incidental shoe repair), toys, flowers, gifts, stationery, jewelry, leather, dishware/glassware/kitchenware, handcrafts/arts and crafts, yardage goods, pets/pet supplies, art/hobby supplies, automobile supply (without installation), music (including incidental recording, instruction, and instrument repair), books/magazines/newspapers, video sales/ rental, sporting goods (includes bicycles, golf, camping, hunting/ammunition/firearms, fishing, surfing, etc.), small household appliance sales and incidental service, cameras/photographic supplies, electronics/office business, and other similar retail goods and incidental services NEC. Prohibited uses include uses classified more specifically in this section, retail uses with across-the-board maximum pricing/"everything



under” pricing, and surplus stores.

Group living / residential.

Shared living quarters, occupied by more than one person, which lack separate kitchen and bathroom facilities for each room or unit. The shared living quarters are occupied by two or more persons not living together as a single housekeeping unit. This classification includes boarding houses, dormitories, fraternities, sororities, and private residential clubs, but excludes residential care, general.

Farmers’ market.

A food market at which local farmers and other cottage food entrepreneurs sell fruit and vegetables and often meat, cheese, bakery and other products. Farmers’ markets are outdoors and typically consist of booths, tables, or stands where farmers sell directly to the public, products that the farms have produced - no reselling, and sometimes prepared foods and beverages.

Housing prototypes.

Refer to Appendix B as this definition as the term may be referred to in the Specific Plan.

Makerspace.

An establishment, building, or group of buildings on the same lot that provides individual and/or shared space for the design, processing, fabrication, assembly, treatment, and packaging of products and prototypes associated with artisan/artist/maker/inventor/designer and/or collaborative group organized around one or more common interests. Includes associated equipment and tools, labs, workshops, studios, classrooms, office space, and other shared spaces. See Makerspace—Manufacturing and Makerspace—Limited. Tools and equipment commonly include, but are not limited to, computer aided design (CAD), computer aided manufacturing, and computer numerical control (CNC); hand tools; mechanical tools; electronic tools; kilns; welding equipment; and rapid prototyping tools. Retail sales to the public is limited to incidental use as provided for in Sec. 33-567 (Incidental uses) of the Escondido Zoning Code. (See also “Makerspace—Manufacturing” for shared space of artisan/maker manufacturing uses).

Makerspace—Manufacturing.

The Makerspace—Manufacturing use is a “Makerspace” for one or more of the following uses and associated tools and equipment: carpentry, furniture and cabinetry; electronics, computers, photograph and printing making, metal work, paint booth painting, fine arts and crafts, food and bakery products, catering, non-alcoholic beverages; leather products, jewelry, clothing/apparel, metal work, glass, pottery or ceramics, other similar uses as permitted in the West Mercado Light and West Mercado General subareas, and other uses determined by the Director to be similar. May also include shared retail space, instructional/classroom space, office space, exhibit/gallery space, and meeting space. In addition to being shared, retail space must be located adjacent to the main entrance to the building and cannot exceed 15% of the total gross floor area of the Makerspace—Manufacturing development. Also may be known as a Hacklab, Innovation Center, TechShop, FabLab, Inventors Club, Micro-Factory, or similarly named business operation.

Makerspace—Limited.

The Makerspace—Limited use is a “Makerspace” for one or more of the following uses and associated tools and equipment: electronics, computers, photograph and printing making, fine arts and crafts, food and bakery products, catering, non-alcoholic beverages; leather products, jewelry, clothing/apparel, glass, pottery or ceramics, and other similar uses listed as permitted uses on the Specific Plan Land Use Matrix within the Escondido Boulevard District, and 9th Avenue Overlay District, and other uses



determined by the Director to be similar; except that in areas with a mixed-use overlay, residential uses are allowed above a Makerspace—Limited. May also include incidental indoor storage associated with the permitted uses, and shared retail space, exhibit/gallery space, studio space, instructional/classroom space, office space, and meeting space. In addition to being shared, retail space must be located adjacent to the main entrance to the building and cannot exceed 15% of the total gross floor area of the Makerspace—Limited development. “Makerspace—Limited” is differentiated from Makerspace—Manufacturing by the intensity and potential impacts of “Makerspace—Manufacturing” uses, such as noise, vibration, dust, smoke, odor, vapor, etc.

Mixed use, artisan loft development.

A street and/or upper-level space constructed as an expansive and open “shell” that allows individual owners flexibility for interior improvements that establish a gallery space to create, display, and sell artisan crafts with a strong connection to the living space. Within the “shell” are kitchen and sleeping areas that are secondary to the space designed for fabricating arts and/or crafts. Developments may construct artisan lofts on multiple stories.

Mixed-use development, general.

A walkable live-work-play, multi-use master-planned project involving the combination of commercial and residential uses on single or multiple parcels and single or multiple structures with engaging street-level activity that creates a pleasant experience. Residential uses are constructed above or behind non-residential uses and are provided separate access. The permitted commercial uses are those that are permitted within the respective Districts.

Mixed use, shopkeeper development.

A dedicated street-level office or retail space that provides pedestrian access from the street while allowing the business owner direct access to his/her residential unit.

Multi-family development.

An exclusively residential development involving apartments or condominiums configured as flats, row homes, or townhomes, with residential portions on the ground floor locations. For the purposes of this Specific Plan, a multi-family housing development means a building designed for multiple dwelling unit occupancy in a multiple-residential zoning district or mixed-use zoning district. Units in multi-family housing developments are not classified as single-unit attached structures.

NEC.

Not elsewhere classified, as determined by the Director of Community Development, based on conformance with the purpose of the specific zone, interaction with customers, the appearance of the building, the general operating characteristics, and the type of vehicles and equipment associated with the use, and including incidental assembling of customized items.

Other Specialized Training or Education.

Educational training and tutoring services not subject to the California Education Code nor standards set by the State Board of Education, including but not limited to, art, trade, cosmetology, pet grooming, music, dance, martial arts, gymnastics and language.

Parcourse.

A path or course equipped with stations distributed along its length designed to promote physical fitness. Designed to permit participation by all user groups, urban parcourses typically accommodate cyclists, runners, skaters, and walkers. Stations may contain traditional gym



equipment specifically designed for outdoor use.

Parklet.

A public seating platform that converts curbside parking spaces into vibrant community spaces. Most parklets have a distinctive design that incorporates seating, greenery, and/or bike racks and accommodates unmet demand for public space on thriving neighborhood retail streets or commercial areas. A parklet is created using one or more on-street parking spaces or bulb-outs, converting to a space for table service (like a sidewalk café) by the use of temporary, removable structures and features, such as benches, tables and chairs, umbrellas, etc. Parklets are typically hosted by a business and provide space for table service for the business' exclusive use during the business' hours of operation

Personal vehicle.

For the purposes of the South Centre City Specific Plan, a personal vehicle is defined as any passenger car, sport utility vehicle, pick-up truck, or van, as so classified by the National Highway Traffic Safety Administration.

Photographic and duplicating services.

Includes studio, developing, printing, commercial photography, and similar services, blueprinting, and photocopying.

Residential care, general

Shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person's major life activities when such persons are not living together as a family. This classification includes, but is not limited to, group homes, recovery facilities, and other establishments providing non-medical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. Children's homes, congregate housing/independent living/retirement homes, congregate care facilities/assisted living/board and care, convalescent home/skilled nursing facility, foster care home, transitional housing and treatment center for substance abuse are also included in this classification.

Repair services, general.

Includes apparel and shoe repair and alteration; bicycle repair; locksmiths and key shops; re-upholstery and furniture repair (for repairing, consumer use and not for resale); small appliance repair and services (including TV, radio, small electronics, computers, household appliances, etc.); watch, clock, jewelry repair, engraving, etc.; and other similar miscellaneous repair services. Excludes automotive, machine shops and welding services, and any outside storage without a CUP.

Rooming and boarding house.

A residence or dwelling unit, or part thereof, wherein a room or rooms are rented under three (3) or more separate written or oral rental agreements, leases, or subleases, or combination thereof, whether or not the owner, agent, or rental manager resides within the residence, where sleeping or rooming accommodations are furnished to the whole, or any part of the public whether with or without meals.

Second hand and thrift sales.

The retail sale of mostly previously used merchandise to the general public, such as clothing, furniture, small appliances, household goods, sporting goods, recreation equipment, or other similar merchandise not considered to be antique. Second hand and thrift sales uses may operate as for-profit businesses or may be associated with a nonprofit charitable organization and are commonly referred to as thrift, second hand, vintage, and consignment stores. This definition specifically excludes antique stores, pawnshops, firearms sales, and other uses that are more specifically described in this section.



Senior housing.

Senior housing may be provided under any state or federal program that the Secretary of Housing and Urban Development determines is specifically designated and operated to assist senior citizens (as defined in the state or federal program); or intended for, and solely occupied by persons 62 years of age or older; or a residential development developed, substantially rehabilitated, or substantially renovated, for persons 55 years of age or older, that has at least 35 dwelling units (rental or for-sale units) and at least 80percent of the occupied dwelling units occupied by at least one person who is 55 years of age or older.

Setback.

The minimum distance from the specified property line from which the building façade may be located.

Temporary food stand.

A food and beverage service establishment that is disassembled and moved from location to location.

Tobacco, smoke, and/or electronic/vapor substance inhalation shop.

Any store, stand, booth, concession, or other place that either devotes a substantial portion of its display area (i.e., fifteen (15) percent or more of floor space) to tobacco products and/or electronic/vapor inhalation substance products, and/or drug paraphernalia or similar products, or devotes more than sixteen (16) cubic feet of shelf space, for the display or sale of tobacco products and/or electronic/vapor inhalation substance products or similar products or drug paraphernalia to purchasers for consumption or use.

Trailer, motorhome, recreational vehicle, truck caps and camper shell, or marine craft sales lot.

The use of a site for the sale or lease of new and/or used trailers, motor homes, recreational vehicles, campers, truck caps and camper shells, or marine craft sales lot. Does not include farm and construction vehicles, three-axle trucks, and buses. May include any of the following: on-site inventory, display, storage, maintenance, or servicing and repair.

Urban Agriculture.

Individual or family farms, group or cooperative farms and commercial enterprises at various scales ranging from micro- and small farms to medium-sized and some large-scale enterprises, cultivating food for consumption.

Uses permitted or conditionally permitted.

All permitted or conditionally permitted land uses shall be conducted entirely within enclosed buildings, except vending machines, parking, loading, outdoor display, outdoor dining, sales and rental lots, storage, or other primary or accessory use as authorized by this Specific Plan, in conformance with the Escondido Zoning Code.

Usable open space, required.

For the purpose of this Specific Plan, “required usable open space” is defined as an open or recreational facility that is integrated into the development, in addition to the following:

- a. Does not exceed a grade of 10% and excludes parking areas,
- b. Common areas measure a minimum of 10 feet in all directions,
- c. Private areas directly accessed from residential units measure a minimum of five (5) feet in all directions, and
- d. Includes outdoor landscaping, walks, fountains, recreational facilities, etc. and interior common recreation areas.



Vehicle repair—general.

Major repair of automobiles, motorcycles, recreational vehicles, or trucks. Examples of use include body and fender shops; brake shops; full-service motor vehicle repair garages; machine shops; painting shops; towing services; and transmission shops. Does not include vehicle dismantling or salvage and tire retreading or recapping.

Vehicle repair—limited.

Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans, or similar size vehicles. Examples of use include brake adjustments and repairs; installation of electronic equipment (e.g., alarms, stereos, etc.); servicing of cooling, electrical, fuel, and exhaust systems; oil and lube shops; tire sales and installation shops; wheel alignment and balancing; auto glass installation and services.

Video/amusement machine.

Any machine, device, or game upon which the insertion of a coin, slug, token, etc., or by paying by any method therefore in advance or after use permits a person/persons to use the device as a game, contest of skill, or amusement, whether or not registering a score which may cause a person/persons of the same to secure some amusement, enjoyment, entertainment, or information and which is not a gambling device or a device which tends to encourage gambling. It shall include, but not be limited to, such devices as electronic or mechanical game machines, pinball machines, skillball, bowling machines, or any other mechanical or electronic or operation similar thereto under whatever name they may be indicated. This definition does not include pool tables, merchandise vending machines, telephones, or televisions operated by payment by any method.

APPENDIX B. HOUSING PROTOTYPES

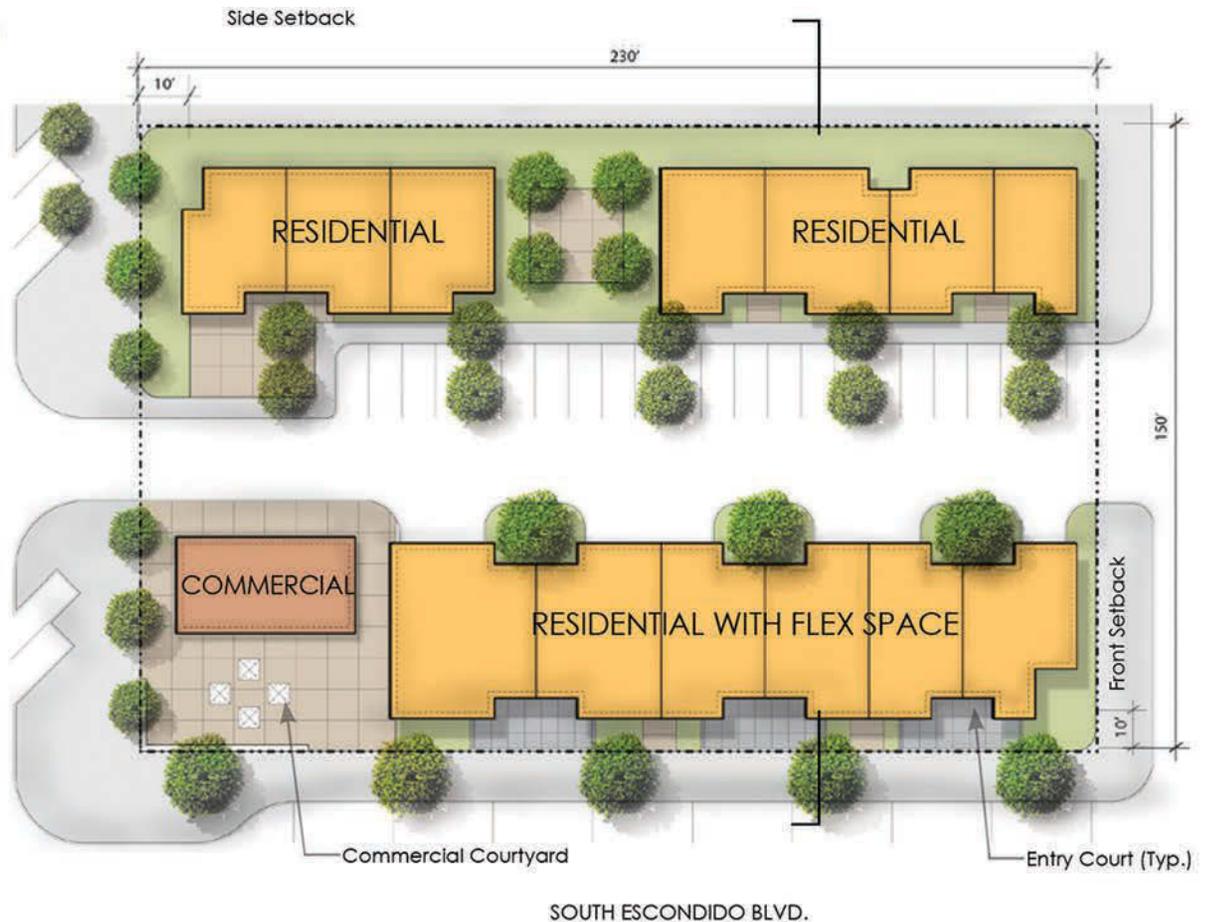
The following housing prototypes reflect concepts for the South Escondido Boulevard District as well as the Quince Street District.

1.1 South Escondido

South Escondido Development
Concept 1



Key Map



Site Plan Diagram

CONCEPTUAL STUDY

EXHIBIT 1.1

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects



1.1 South Escondido

South Escondido Development
Concept 1



Aerial Rendering

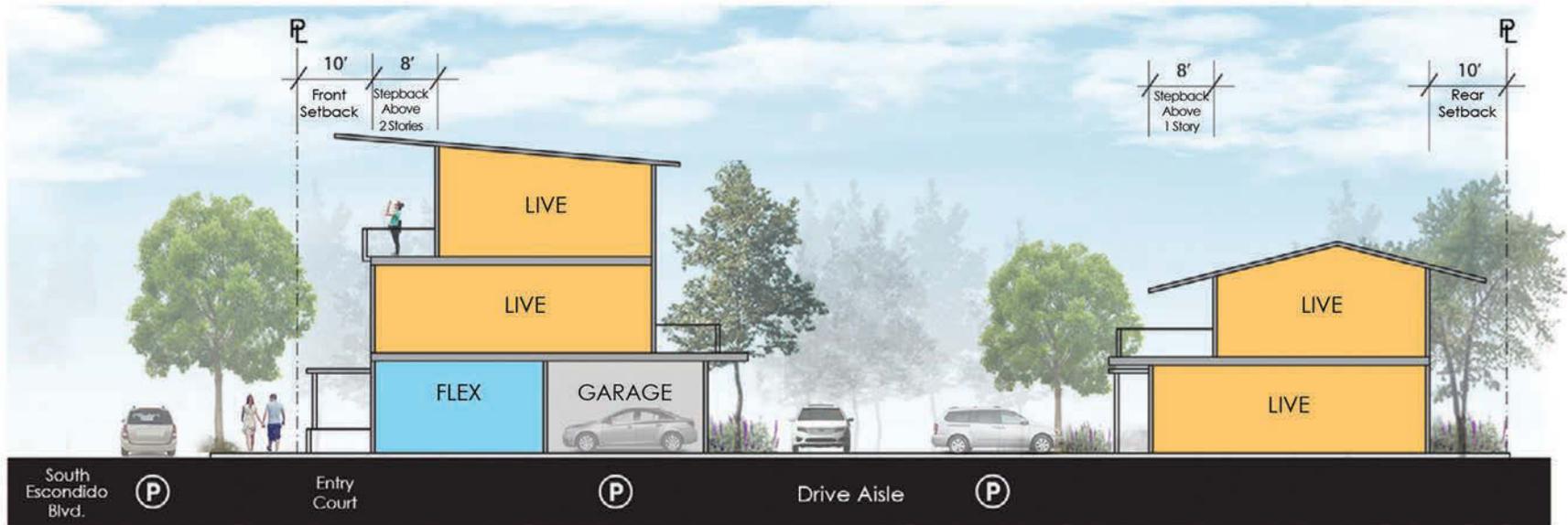
EXHIBIT 1.1

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects



1.1 South Escondido

South Escondido Development
Concept 1



Section Diagram

EXHIBIT 1.1

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects

1.1 South Escondido

South Escondido Development
Concept 1



Perspective Rendering

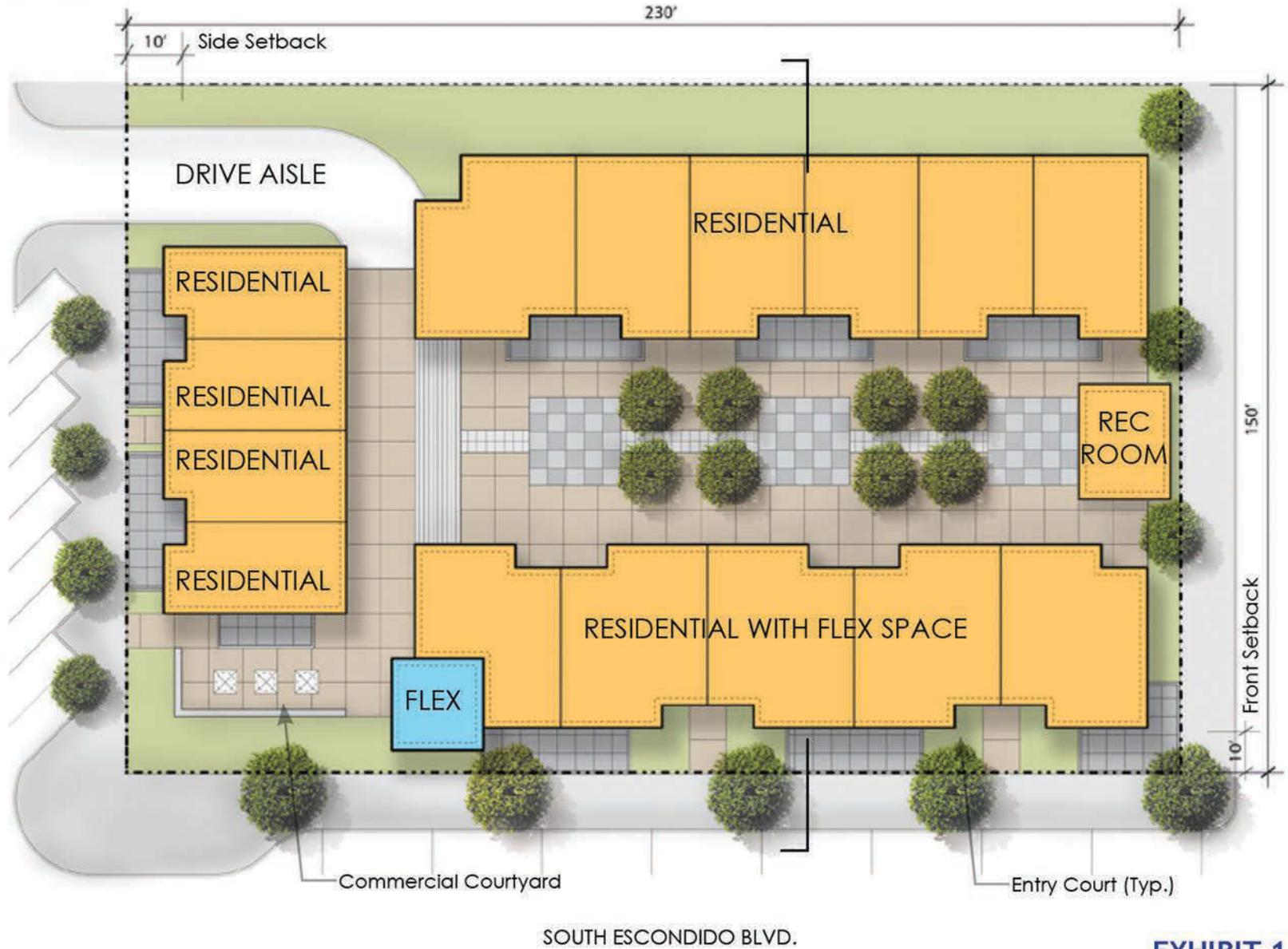
EXHIBIT 1.1

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects



1.2 South Escondido

South Escondido Development
Concept 2



Site Plan Diagram
CONCEPTUAL STUDY

EXHIBIT 1.2

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects



1.2 South Escondido

South Escondido Development
Concept 2



View Rendering

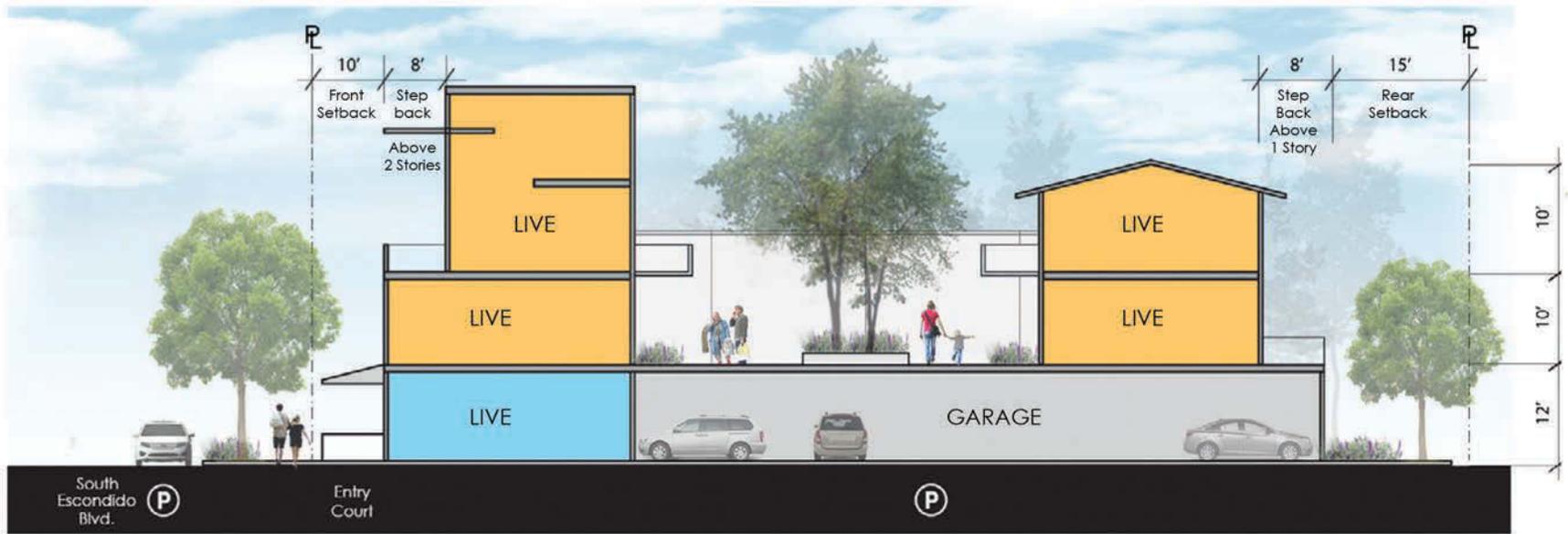
EXHIBIT 1.2

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects



1.2 South Escondido

South Escondido Development
Concept 2



Section Diagram

EXHIBIT 1.2

1.2 South Escondido

South Escondido Development
Concept 2



Perspective Rendering

EXHIBIT 1.2

ESCONDIDO PLAN STUDIES
Roesling Nakamura Terada Architects



2.1 Quince Street

Quince Street Development
Concept 1



EXHIBIT 2.1

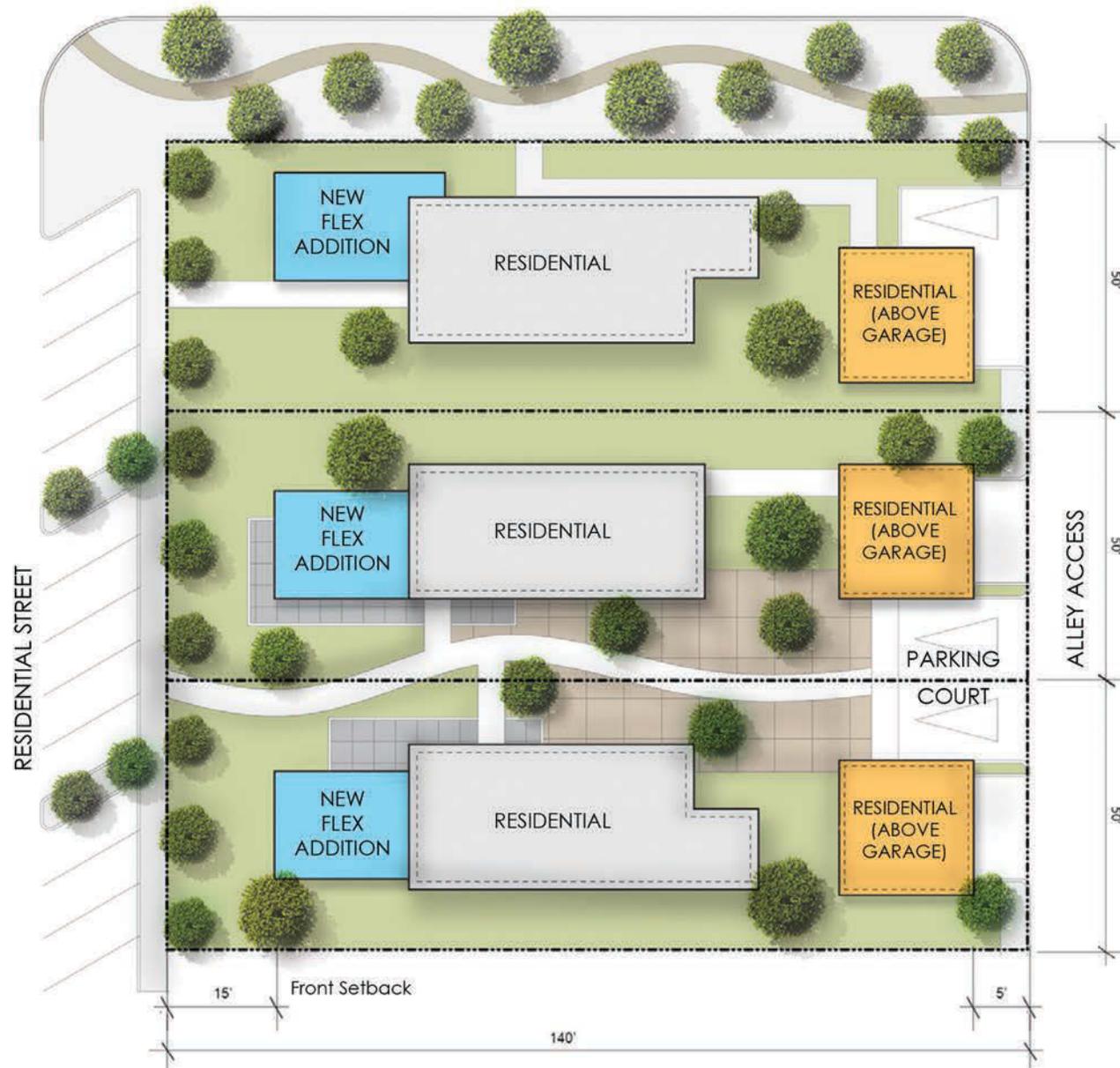
ESCONDIDO PLAN STUDIES
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2.2 Quince Street

Quince Street Development
Concept 2

SOUTH PINE AVE



Site Plan Diagram
CONCEPTUAL STUDY

EXHIBIT 2.2

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2.2 Quince Street

Quince Street Development
Concept 2



BEFORE



AFTER

EXHIBIT 2.2

ESCONDIDO PLAN STUDIES
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