ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.2
Date: January 9, 2018

CASE NUMBER: PHG 15-0003 / ENV 17-0005

APPLICANT: City of Escondido

LOCATION: The South Centre City planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

TYPE OF PROJECT: General Plan Amendment, Rezone, Zoning Code Amendment, and establishment of a new Specific Plan

PROJECT DESCRIPTION: The Project involves a series of actions to create and implement the South Centre City Specific Plan. The proposed Specific Plan contains guiding principles, goals, policies, implementation strategies, allowable land uses, zoning, development standards, and various supporting maps, including a land use plan map. These components outline a cohesive, long-term, community driven vision that will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City within this planning area. The Project also involves a request to change the existing General Plan Land Use Designation on all properties within the planning area to Specific Planning Area No. 15 (SPA #15) to facilitate the Specific Plan process. A companion Rezone is proposed to change the existing Zoning to SP (Specific Plan). The proposed amendment to Article 44 would establish a Major Home Occupation Permit to allow residents to operate a small business in their homes, in areas defined by the new Specific Plan. The proposed amendment to Article 65 is to reconcile a minor geographic alignment of the Old Escondido Neighborhood. The proposal also includes the adoption of the environmental determination prepared for the Project.

STAFF RECOMMENDATION:

1. Recommend City Council adoption of the Initial Study / Negative Declaration and make Findings that the Project, if approved by City Council, will not have a significant effect on the environment.

2. Recommend the City Council approve the proposed General Plan Amendment, Rezone, Zoning Code Amendment to Article 44 and 65, and adopt the South Centre City Specific Plan.

GENERAL PLAN DESIGNATION:

Existing: There are various land use designations within the Project area, including: Urban I (5.5 dwelling units per acre), Urban II (12 dwelling units per acre), Urban III (18 dwelling units per acre), Urban IV (24 dwelling units per acre), Urban V (30 dwelling units per acre), Planned Commercial, and Industrial Office.

Proposed: The General Plan Amendment would change the designation to SPA #15. The permitted uses within the SPA #15 designation shall be fully defined through adoption of the Specific Plan.

ZONING:

Existing: There are various zoning districts within the project area, including: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay.

Proposed: The Rezone (Zoning Map Amendment) would change the designation to Specific Plan (SP). The purpose of the SP Zone is to implement various policies within the General Plan which permit residential, industrial, and commercial development.

BACKGROUND/SUMMARY OF ISSUES:

Escondido's 2012 General Plan identified 14 Opportunity Areas, including three Specific Planning Areas and 11 Target Areas, where land use changes are anticipated and encouraged to implement the General Plan's core themes of providing opportunities to live, work, shop and recreate; protection, preservation, and revitalization of neighborhoods; and conservation and sustainability of resources. The General Plan proposes to accomplish this by developing and implementing tailored plans that:

- Incorporate smart growth principles which promote compact, walkable development patterns in close proximity to transit and strong multi-modal connections;
- Focus infrastructure improvements to promote development and redevelopment;
- Enhance employment growth;
- Increase housing options; and
- Revitalize the community.

Four (4) contiguous General Plan Target Areas were combined for the South Centre City Specific Plan, including the South Quince Street Target Area, the South Escondido Boulevard/Centre City Parkway Target Area, the South Escondido Boulevard/Felicita Avenue Target Area, and the Centre City Parkway/Brotherton Road Target Area. These four (4) Target Areas have a variety of existing land uses, including older single- and multi-family housing stock; new mixed-use commercial/residential development and stand-alone residential development; small scale retail, office, and service uses; low intensity suburban-style general commercial development; and older small scale industrial and manufacturing uses. In spite of the differences, the four (4) Target Areas are physically connected and share many common features, challenges, and opportunities, which makes combining them into one Specific Plan the most effective and comprehensive way to achieve the desired vision for the area.

In 2015, the City of Escondido embarked on a process to create a Specific Plan for theses future growth areas (also called General Plan Target Areas). Through the course of developing the Specific Plan, City staff has been working with various residents, businesses, and community members over the past two (2) years to develop tailored land use policies, development regulations, and site and building design guidelines to facilitate residential, commercial, or industrial development in this planning area. If approved, the new Specific Plan would effectively establish a link between implementing policies of the General Plan and the future, individual development proposals within the defined, South Centre City planning area.

All relevant reports and related items for this Project are available on the City maintained project page at the following website address:

https://www.escondido.org/south-centre-city-area-plan.aspx

The Planning Commission, as part of its review of the Project, will be asked to review and consider the proposed General Plan Amendment, Rezone, Zoning Code Amendments, and Specific Plan to ensure the Project in its entirety complies with all applicable local and State laws. The Commission should also consider the extent that the Project in its entirety conforms with the intent of the City's General Plan, and represent the needs and preferences of the community. The Planning Commission is not being asked to make a final determination, but would provide a recommendation to the City Council. The City Council would then receive the Planning Commission's recommendation, review and consider the entitlement package based on the findings and conditions contained therein, and make a final determination on the Project.

REASONS FOR STAFF RECOMMENDATION:

Staff recommends approval of the proposed Specific Plan, and series of other actions to implement the Specific Plan, for the following reasons:

1. The Specific Plan complies with Sections 65450 to 65457 of the Government Code, which regulates the preparation of specific plans.

2. The proposed Specific Plan systematically implements the City's General Plan, and establishes a link between the implementing policies of the General Plan and future, individual development proposals within the planning area. Unlike more general planning documents, the proposed Specific Plan is customized to fit the community it covers. The Project represents collective input from many residents, businesses, and community members to focus new growth, build where we have resources, and put services closer to needs.

3. The proposed Specific Plan has gone beyond the original legislative intent and combines detailed development standards and guidelines with a cohesive, long-term, community driven vision that guides future investments to protect the City's quality of life, identifies sites for specific types of development, promotes public health and safety, benefits our local economy, and protects the environment.

4. Ancillary and conforming amendments to the General Plan (text and map), a Rezone, and Zoning Code Amendment to Articles 44 and 65 are necessary to support and implement the proposed Specific Plan.

Respectfully Submitted,

Mike Strong
Assistant Planning Director

EXHIBITS:

A Factors to be Considered/Findings of Fact

ATTACHMENTS:

PC-1 Public Participation Plan
PC-2 Summary of Outreach Activities and Events from Phase 2
PC-3 Draft South Centre City Specific Plan, dated January 4, 2017
PC-4 Draft General Plan Amendment and Rezoning
PC-5 Draft Amendments to Articles 44 and 65 of the Escondido Zoning Code
PC-6 Final Initial Study and Negative Declaration (IS/ND)
PC-7 Public correspondences

ENVIRONMENTAL ANALYSIS:

An Initial Study / Negative Declaration (IS/ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the State CEQA Guidelines Title 14 California Code of Regulations (CCR) Section 15000 et seq. The IS/ND was available for public review and comment from November 20, 2017 to December 11, 2017, in accordance with CEQA Guidelines Sections 15073 and 15105. A Notice of Intent to adopt a Negative Declaration and the availability of the Initial Study and the public comment period was published in the Daily Transcript on November 20, 2017. Various agencies and representatives, and neighborhood groups were notified of the Notice of Intent. These documents were available for review electronically on the Project website online and as a hardcopy at the Development Services Counter of the Community Development Department at City Hall. Comments on the proposed IS/ND could be submitted by mail, in person, or be sent electronically via a link of the City's website. One comment letter was received. The correspondence was submitted by State Department of Transportation (Caltrans) and was intended to be a clarification comment. It is provided as an attachment to the staff report. The comment did not result in any changes to the findings made in the IS/ND that the environmental impacts of the Project would be less than significant nor was any new evidence presented.

LAND USE AND COMPATIBILITY / SURROUNDING ZONING ANALYSIS:

The planning area is located within an areas of the City that is described by the General Plan as a future growth area (also called Target Area). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19 of the General Plan, Target Areas C, D, E, and F). These interconnected Target Areas comprise approximately 420 acres of Escondido's more established and older sectors of the city and extends 2.25 miles along Centre City Parkway and Escondido Boulevard.

The proposed Specific Plan contains broad and specific goals, policies, and objectives to facilitate the future development of residential, commercial, and industrial properties in the planning area. The Project in its entirety does not change the land use goals for the area and helps to systematically implement the attainment of the General Plan principles. There are various zoning districts within the project area, including: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay. The location, density, and intensity of suburban-style development within the surrounding communities have mainly developed over time, but is typical of the older sections of the city, generally characterized by low-density single-family neighborhoods with pockets of medium-density single-family development (duplex units and small detached homes) or civic-related uses.

Surrounding Zone Designations and Existing Land Use Activity

NORTH – Zoning to the north consists of the Mercado District and Southern Gateway District of the Downtown Specific Plan. These zoning districts permit a broad mix of general commercial and service-related uses, as well as residential mixed-use development, where up to 100 units per acre is permitted. Low-profile land use development typically characterizes the existing land uses; however, more recent residential and commercial development has provided higher densities and developed land patterns, representing an area in slow transition to a more urban and vertical environment.

SOUTH – Zoning to the south consists of R-1 Single-Family Residential and R-E Residential Estates. The predominant land use activity is single-family homes on larger lots, ranging in size up to two (2) acres, with curvilinear streets.

EAST -Zoning to the east consists of R-1 Single-Family Residential, R-2 Light Multiple Residential, and R-3 Medium Multiple Residential. Most of these areas can be characterized by small homes on small lots, with residential development on gridded and curvilinear streets. The Old Escondido Neighborhood lies to the northeastern section of the planning area, which provides many single-story, historic and cultural resources.

WEST - Zoning to the west consists of R-1 Single-Family Residential. Most of these areas can be characterized by small homes on small lots, with residential development on gridded streets. The West Hillside Group, Westside Involved Neighbor Group, and South Tulip Group are the neighborhoods groups in this area.

The proposed Specific Plan includes some minor land use modifications, urban design guidance, economic development strategies, and mobility policies that help preserve the character of established residential neighborhoods along South Centre City Parkway and adjacent streets, while encouraging positive changes and revitalization throughout the planning area. The proposed Specific Plan is generally consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR, excepting the 9th Street Commercial District and a portion of the Escondido Boulevard District, where residential mixed-use would be introduced. The 9th Street Commercial District, comprising of 43 lots and 8.96 acres, would introduce residential mixed-use allowances at a density of 24 units per acre. The portion of the Escondido Boulevard District that introduces residential mixed-use up to 30 units per acre, includes 33 lots and 10.20 acres. The goal of expanding mixed land use categories is to promote "place making" opportunities and promote a mixture of land uses to be built in the future within close proximity to other land uses. New design guidelines have been prepared to ensure that new development fits into existing neighborhoods, which are discussed in more detail below.

PROJECT ANALYSIS:

Specific Plan Content:

While there has been significant growth in the South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area over the course of the last twenty (20) years, the general patterns of development in the Project area have not changed substantially. Through the Target Area designation, the General Plan identifies these geographic areas for concentrated revitalization and potential urban growth. Land use changes are anticipated to implement the core themes of opportunities to live, work, and play; protect, preserve, and revitalize neighborhoods; conserve and sustain resources. General Plan guiding principles for these Target Areas include:

1) Incorporate smart growth principles, promote increased density and intensity near transit, encourage façade improvements, property revitalization and integrate public/private recreational space.
2) Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance.
3) Provide adequate infrastructure and include strategies for the development of neighborhood parks.
4) Create standards to facilitate the establishment of child care homes and centers.
5) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space and recreational areas.
6) Develop criteria for exclusively residential development along South Escondido Boulevard.

Under State law, Section 65451 of the Government Code mandates that a specific plan be structured as follows:

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
(4) A program of implementation measures including regulations, programs, public works projects, and
financing measures necessary to carry out paragraphs (1), (2), and (3).
(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The draft South Centre City Specific Plan (provided in Attachment "PC-3") is a comprehensive statement by the City of Escondido of its broad and specific commitments to facilitate the development of residential, commercial, and industrial properties under its scope in three (3) different ways: 1) by providing statements of planning policy that implement the General Plan policies applicable to a defined area, 2) by directly regulating land use, and 3) by bringing together detailed regulations into a focused development scheme to implement private projects and public works projects. Therefore, the proposed Specific Plan has been prepared to meet the minimum requirements of Sections 65450 et seq. of the Government Code, which regulates the preparation of specific plans.

New Development Standards and Design Guidelines:

The new Specific Plan (Attachment PC-3) is the result of a multi-year, community-based effort known as "Envision South Centre City." The planning process combined a substantial engagement initiative with foundational technical analyses related to trends and forces, housing, employment, and fiscal impact. The result is the proposed Specific Plan based on the community's vision for the City that will serve as the City's road map as it grows and evolves in the future. It identifies strategies for expanding housing opportunities for all household types and income groups as well as economic vibrancy. It also reinforces and expands on existing land use policies for neighborhood conservation and to develop complete neighborhoods in mixed-use areas adjacent to transit opportunities and services.

New zone standards are necessary to allow for development and land use standards that accommodate needed new housing, commercial, and industrial/employment land uses. These new zones would also allow the City to more effectively guide quality development and design, which is compatible with existing community character, through the establishment of a number of different districts. The new zones would provide development standards for various contexts that appear throughout the Centre City corridor in order for new development to " fit in" depending on where the site is located and the surrounding context and uses - allowing for an appropriate intensification of land use, height, and residential density. (Refer to Chapters 3.0 and 4.0 of the proposed Specific Plan for more information about the land use goals and plan priorities of each sub-district.)

Whereas the zoning standards address amount and type (i. e. quantitative and measurable), the design guidelines, as proposed would provide direction for the more qualitative aspects of a project and address design topics where more flexibility is appropriate. Chapter 5.0 of the proposed Specific Plan emphasizes transitional space, land use compatibility and/ or community-specific character. The design guidelines are intended to promote building design that would promote efficient use of space, encourage high-quality development, and protect and enhance neighborhood character. Some of the objectives include:

1) Maximizing connectivity and land use access;
2) Promoting a sense of human scale and variation in massing and building form;

3) Accommodating moderate increase in density while maintaining compatibility with established neighborhoods; and
4) Promoting flexibility and an adaptable plan for changing economic conditions and business needs.

Conforming and Ancillary Amendments:

Other planning documents were reviewed to ensure continued consistency and/or to support the implementation of the proposed Specific Plan. Based on this document-review, conforming and ancillary amendments are needed to support the overall "Envision South Centre City" work program. Therefore, amendments to the General Plan Land Use Element, Zoning Map, and Zoning Code regulations are necessary to provide consistency between the goals and polices of the various elements of the General Plan and between the General Plan and Zoning. Discretionary actions to be considered by the decision-making body also include the following:

- As part of the implementation of the Specific Plan, the City is proposing a new land use designation of Specific Planning Area No. 15 to supplement existing land use policies. This would require General Plan text and land use map changes.
- Amend the citywide Zoning Map (Rezone) to provide for implementation of the new Specific Plan.
- The South Escondido Boulevard Area Plan needs to be repealed since it covers a portion of the Specific Plan planning area.
- Future discretionary actions must also reconcile the alignment of the Old Escondido Neighborhood (Article 65) to annex one (1) parcel from the historic district.
- Approval of an amendment to Article 44 to support major home occupation permits, which is major concept of change in the proposed Specific Plan. The addition of a major home occupation land use category type would expand the City's current policy of allowing residents to operate small businesses from their residence. It introduces a type of home based business that would generate a limited customer base, subject to new regulations. Developing the new regulations in Article 44 has resulted in several formatting changes throughout the chapter, including a need to differentiate between a traditional home occupation permit (now called minor home occupation permits) and major home occupation permits. Non-substantive changes have also been made to the conditions to help clarify how the City currently regulates home occupation permits citywide. The key differences between minor and major home occupation permits are listed in the table below. As of this writing, only the Quince District would allow major home occupation permits. Major home occupation permits are prohibited elsewhere in the City.

Category	Minor Home Occupation Permit Regulation	Major Home Occupation Permit Regulation	Difference
Employees	Only allows occupants to be employed.	Allows occupants and two non-residents to be employed.	Yes, there is a difference. The major home occupation would allow non-residents to work from the home, on a limited basis.
Size of business	25 percent of the total floor area.	33 percent of the total floor area.	Yes, there is a difference. The major home occupation would allow a slight increase in floor area.
Structural changes to home to support business	No structural changes permitted if it changes the function of the home.	Internal and external changes may be permitted.	Yes, there is a difference. Some structural changes may be necessary to support expanded business enterprises for major home occupations.
Outdoor display	Generally not permitted.	Generally not permitted.	No. They are the same.
On-site signage	Not permitted.	Not permitted.	No. They are the same.

Advertising	Not permitted, except for limited stationary.	Permitted as long as it advertises by appointment only.	Yes, there is a difference. The major home occupation permit would allow some marketing. Limiting advertising is important to not disrupt the continuity of the residential street or neighborhood.
Parking	Residential parking must be maintained. All other vehicles must be parked within a structure or screened from view.	Residential parking must be maintained. All other vehicles must be parked within a structure or screened from view. Since customers and/or non-resident employees may be visiting the site, on-site parking would be reviewed to the satisfaction of the Director as part of the application.	Yes, there is a difference. The major home occupation permit review process would anticipate additional parking demands based on the application type. The characteristics of the site would be reviewed to determine the appropriateness of the home based business or if any special conditions must be imposed to reinforce neighborhood compatibility.
Customers	Not allowed.	Permitted, limited.	Yes, there is a difference. The major home occupation permit would allow up to eight customers to visit the premise in one day.
Deliveries and pick-ups	Occurs between 8:00 am and 5:00 pm.	Occurs between 8:00 am and 5:00 pm.	No. They are the same.
Nuisance control	No impacts on municipal or utility services; and shall not disturb the peace.	No impacts on municipal or utility services; and shall not disturb the peace.	No. They are the same.

With the proposed conforming and ancillary amendments, the proposed Specific Plan would be consistent with the Land Use Element of the City's General Plan, as well as other local regulatory documents.

PUBLIC PARTICIPATION:

Public outreach has been heavily emphasized in the planning process to ensure that the specific plan reflects the community's vision for the future. Because this issue was of significant interest to the public, the City began the process with a far reaching public outreach and engagement effort. Through advertisements, e-newsletters, and other forms community outreach, a broad range of residents, businesses, and other community members were given the opportunity to learn more about the "Envision South Centre City" planning process and participate in the Specific Plan's development. The dialogue and input received during this phase of outreach helped describe collective preferences, interests and concerns on the type of land use, density, and character of new development within different areas of Centre City corridor. This exchange helped identify the vision for the Specific Plan and was utilized to establish a preliminary set of themes, which resonate throughout the draft Specific Plan.

After a far-reaching public outreach effort in 2015 and 2016, significant progress was made to develop the draft South Centre City Specific Plan, which was released for public review on September 12, 2017. The City also created a Public Participation Plan to guide document outreach and engagement efforts for the second phase of outreach. Attachment "PC-1" provides the Public Participation Plan for the second phase of outreach and continued public engagement.

Because the community's values and views of the existing planning area have greatly influenced the development of the draft specific plan (hereinafter referred to as "September 12, 2017 draft Specific Plan"), it was important to continue engaging the community during the second phase of outreach to confirm the Specific Plan's direction and focus, prior to its consideration for adoption. The City conducted multiple outreach efforts to inform and

engage residents, property owners, business and stakeholder groups, which included community events, stakeholder presentations and community conversations, informational open houses, commission meetings, and media/print. Altogether, the City held 18 briefings, meetings, and presentations over the last five (5) months. Attachment "PC-2" provides a summary of these activities and the collective reach of the effort. As a result of this additional outreach and discussion about the Plan's direction, several changes were made to the planning document at the request of community members, as follows:

- The September 12, 2017 version of the draft Specific Plan proposed three (3) parcels to be annexed from the Old Escondido Neighborhood Historic District Overlay Zone. City staff received a request to modifying the geographic boundary of the draft Specific Plan, between the South Centre City Specific Plan and the Old Escondido Neighborhood so that only one (1) parcel, addressed as 560 Escondido Avenue, would be annexed into the new Specific Plan. The other two (2) parcels (addressed as 258 6th Avenue and 224 13th Avenue) would remain in the Old Escondido Neighborhood and be regulated by Article 65 of the Escondido Zoning Code. Please note that this change has been incorporated into the January 4, 2018 draft Specific Plan.
- It was unclear how the September 12, 2017 draft Specific Plan would have regulated specific accessory uses. The January 4, 2018 draft Specific Plan expands the list of permitted accessory uses to provide for and control more accessory use allowances, such as car and bike sharing, fleet storage, trash and refuse collection areas, outdoor display/storage, and more.
- The January 4, 2018 draft Specific Plan lists and prohibits fleet storage as a primary use (i.e. prohibiting the use in all zones).
- The September 12, 2017 draft Specific Plan did not identify all sub-districts. The January 4, 2018 draft Specific Plan clarifies the location of all sub-districts on the land use map to clearly distinguish between different land use districts and allowable uses within.
- The January 4, 2018 draft Specific Plan clarifies that any future road dieting or roadway improvements that effect roadway capacity would be studied through a separate CEQA document, prior to implementation. The September 12, 2017 and January 4, 2018 draft versions both identify visionary concepts for change for different roadway segments.
- The January 4, 2017 draft Specific Plan expands and clarifies landscaping and lighting design guidance criteria along Centre City Parkway and within the Southern Entry District.
- Other non-substantive and clerical changes have been made to the September 12, 2017 draft Specific Plan to make it adoption ready.

EXHIBIT "A"

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Documentation Determinations:

1. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), 14 California Code of Regulations Section 15000 et. seq., the City is the lead agency for the Project, as the public agency with the principal responsibility for approving the proposed Project.

2. An Initial Study of potential environmental effects from the potential adoption of the Project indicated that the proposal would have minimal effects on the environment and a Negative Declaration would be prepared. A notice of the proposed environmental decision was given by publication in the Daily Transcript on November 20, 2017 and sent to various agencies and representatives, and neighborhood groups inviting written comments during a 20-day period from November 20, 2017 to December 11, 2017 in accordance with CEQA Guidelines Section 15073 and 15105. No written comments were received during the time period.

3. The Planning Commission has considered the proposed IS/ND (Planning Case No. ENV 17-0005) and the material record supporting all environmental documentation for the Project. The decision-making body of the lead agency shall adopt the proposed IS/ND only if:

    - It finds on the basis of the whole record before it that there is no substantial evidence the Project will have a significant effect on the environment, and

    - The IS/ND reflects the lead agency's independent judgment and analysis.

4. The Planning Commission has carefully reviewed and considered all environmental documentation comprising the IS/ND, including any revisions and additions thereto, the technical appendices and referenced documents (if any), and the public comments and the responses thereto (on file in the Office of the City Clerk and incorporated by this reference), and has found that the IS/ND considers all potentially significant environmental impacts of the Project and there is no substantial evidence the Project will have a significant effect on the environment. The IS/ND is complete and adequate, and fully complies with all requirements of CEQA and the State CEQA Guidelines. The Planning Commission also finds that the IS/ND reflects the City's independent judgment as the lead agency for the proposed Project.

General Plan Amendment Determinations:

1. The planning area is located within areas of the City that are described by the General Plan as future growth areas (also called Target Areas). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19 of the General Plan, Target Areas C, D, E, and F). Through the Target Area designation, the General Plan identifies these geographic areas for concentrated revitalization and potential urban growth. Land use changes are anticipated to implement the core themes of opportunities to live, work, and play; protect, preserve, and revitalize neighborhoods; conserve and sustain resources. General Plan guiding principles for these Target Areas include:

    - Incorporate smart growth principles, promote increased density and intensity near transit, encourage façade improvements, property revitalization and integrate public/private recreational space.
    - Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance.
    - Provide adequate infrastructure and include strategies for the development of neighborhood parks.

- Create standards to facilitate the establishment of child care homes and centers.
- Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space and recreational areas.
- Develop criteria for exclusively residential development along South Escondido Boulevard.

The proposed General Plan Amendment would change all properties within the Specific Plan planning area to Specific Planning Area No. 15 (SP #15). The General Plan Amendment to SP #15, as implemented through a new Specific Plan, is generally consistent with the General Plan and the guiding principles for these Target Areas, and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The exception is the 9th Street Commercial District and a portion of the Escondido Boulevard District, where residential mixed-use would be introduced. The 9th Street Commercial District, comprising of 43 lots and 8.96 acres, would introduce residential mixed-use allowances at a density of 24 units per acre. The portion of the Escondido Boulevard District that introduces residential mixed-use up to 30 units per acre, includes 33 lots and 10.20 acres. The goal of expanding mixed land use categories is to promote "place making" opportunities and promote a mixture of land uses to be built in the future within close proximity to other land uses. The land use intensity, promoting residential mixed-use development in a commercial corridor, provides for a lesser intensity than neighborhood serving commercial or general commercial uses, which is permitted by the existing land use designation.

2. The public health, safety and welfare would not be adversely affected by the proposed General Plan Amendment because the Project has been thoroughly analyzed for applicable environmental impacts related to this Project (ENV 17-0005). The Project implements the General Plan's policies and goals for orderly development that is supported by public infrastructure and services.

3. The proposed General Plan Amendment to Specific Planning Area No. 15 would be compatible with existing development patterns in the surrounding areas. Surrounding land use designations to the north include the Mercado District and Southern Gateway District of the Downtown Specific Plan. These zoning districts permit a broad mix of general commercial and service-related uses, as well as residential mixed-use development, where up to 100 units per acre is permitted. Zoning to the south consists of R-1 Single-Family Residential and R-E Residential Estates. Zoning to the east consists of R-1 Single-Family Residential, R-2 Light Multiple Residential, and R-3 Medium Multiple Residential. Zoning to the west consists of R-1 Single-Family Residential. Therefore, the subject property is suitable for the residential type of development proposed because it is surrounded by residential uses at a relatively similar size and scale.

4. The proposed General Plan Amendment to Specific Planning Area No. 15 would be consistent with the goals and polices of the General Plan as a whole.

    - The General Plan allows for the establishment and administration of Specific Plan (SP) Zones in and establishes a designation for Specific Plan (SP) on the General Plan and Zoning maps.
    - The proposed Specific Plan guides future investments to protect our quality of life. Future corridor improvements should provide cohesive and more complete communities. The South Centre City Specific Plan provides opportunities for a more livable community.
    - The proposed Specific Plan identifies sites for specific types of development. New development should be well-integrated and located where the community expresses a preference for it. The proposed Specific Plan is grounded in community-supported solutions, which were developed by the many residents, businesses, and other community members that expressed their vision for it. New zoning standards help ensure that new development fits in to existing neighborhoods. New design guidelines help incorporate the site or building amenities that are important to the corridor.
    - The proposed Specific Plan promotes public health and safety. Some areas within the planning area are envisioned to be future activity centers that are close to a mixture of land uses, including housing, schools, retail and services, and public amenities. Well-integrated projects can be more convenient for drivers, transit users, pedestrians and bicyclists–making our community a better place to live.
    - The proposed Specific Plan benefits our local economy. Local businesses see many benefits from redevelopment; and from improved walking, biking and transit accessibility.

- The proposed Specific Plan protects the environment by incorporating key ingredients of sustainability to reduce water and electricity use, and reduce air pollution and greenhouse gas emissions.

Rezone Determinations:

1. The proposed Rezone would change all properties within the Specific Plan planning area to Specific Plan (SP Zone). The change of zone is proposed in conjunction with a General Plan Amendment that would change the land use designation to Specific Planning Area No. 15 (SP #15) to allow and support many of the land use activities that are generally described as permitted or conditionally permitted in various districts and sub-districts of the Specific Plan. Approval of the General Plan Amendment alongside the Rezone would keep the project in conformance with Figure II-32 under Land Use Policy 2.3 in the General Plan, which matches General Plan land uses to their corresponding zoning categories.

2. The proposed Rezone is in conformance with the goals, policies, and objectives of the General Plan because the Project would facilitate and guide growth in accordance with the General Plan, which allows for the extension of the existing residential, commercial, and industrial/employment zoning patterns of the surrounding area. The proposed Rezone is consistent with, supports, or advances goals, policies, and objectives in other General Plan Elements. The Project supports the policies and goals of the General Plan by allowing the preservation of community character of the existing suburban residential neighborhood, while at the same time allowing strategic growth and development that is expressively allowed by the General Plan. The benefits conferred by orderly, well-designed development served by existing infrastructure and services and connected by transit, bicycle, and pedestrian networks with open space systems would be an amenity to existing and future residents. These benefits are consistent with the long term vision of sustainable growth stipulated in the General Plan, and the benefits help ensure the continued economic viability of the greater interests of the City.

3. The proposed Rezone would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City because the development standards and building requirements allowed under the Rezone would be subject to all local and State regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, Zoning Code and approved Specific Plan standards, Fire Department standards, and Building and Safety Division regulations. The proposal meets the purpose of the Municipal and Zoning Codes as it would be consistent with the established rules of the proposed zoning districts.

Specific Plan Determinations:

1. There are special circumstances or conditions affecting the subject planning area, which makes the Specific Plan development proposal relevant in its ability to promote amenities beyond those expected under a conventional development and to achieve greater flexibility in design and context-sensitive use of land. In accordance with City policy and California Government Code Sections 65450 et seq., and in consideration of the different application types that could be processed on the subject property, a Specific Plan application with clustered development patterns is the appropriate zoning tool or mechanism that can be used by the City to guide future development on the subject property and to promote greater flexibility in site design.

   As proposed, the Planning Commission makes the finding that the planning area can be adequately, conveniently, and reasonably served by public conveniences, facilities, services and utilities because the planning area provides these amenities and services and/or it is immediately adjacent to established routes to commercial centers both walking, and via private transportation.

2. The proposed Specific Plan has been prepared in accordance with Sections 65450 - 65457 of the Government Code.

3. Some of the properties identified to be included in the proposed Specific Plan are within the Old Escondido Neighborhood, South Escondido Boulevard Area Plan, and Mercado Area Plan, which are established land use and planning documents of the City of Escondido.

- The Planning Commission makes the finding that the boundary of the Old Escondido Neighborhood district will have to be updated to accommodate the boundary and geographic alignment of the proposed Specific Plan. This requires amendment to Article 44 of the Escondido Zoning Code.
- The Planning Commission further finds that the South Escondido Boulevard Area Plan needs to be repealed in its entirety.
- The Planning Commission further finds that the proposed Specific Plan incorporates the Mercado Area Plan design overlay by reference, and no amendment to the Mercado Area Plan is needed.

4. A General Plan Amendment and Rezone is necessary to support the Specific Plan application and would ensure the proposed Project's consistency with the City's General Plan and Zoning Ordinance. All future development projects contributing to the build-out of the planning area would be subject to the applicable Specific Plan regulations, as well as other local, State, and Federal requirements pertaining to land use.

ATTACHMENT PC-1

Public Participation Plan

Due to the number of pages of Attachment PC-1, a link has been provided to review the document electronically.

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/SouthCentreCityAreaPlan/EnvisionSouthCenterCityPPP2.pdf

A hardcopy of the Exhibit is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.

ATTACHMENT PC-2

Summary of Outreach Activities and Events from Phase 2

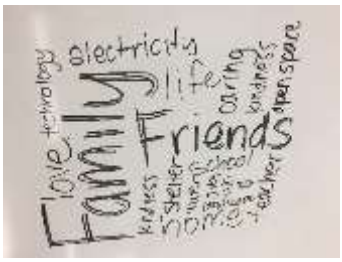
Date	Outreach Type	Activity	Reach (# of People)
July 20, 2017	Stakeholder Presentation	Neighborhood meeting	15
August 15, 2017	Media/Print	Updated website	---N/A---
September 12, 2017	Commission Meeting	Planning Commission	7
September 21, 2017	Commission Meeting	Historic Preservation Commission	8
September 22, 2017	Print/Community Event	Passing out flyers at Cruisin' Grand	50
September 26, 2017	Community Conversations	Meeting	3
September 28, 2017	Informational Open House	Informational open house	5
September 29, 2017	Media/Print	Information boards on display at City Hall lobby	---N/A---
October 2, 2017	Community Conversations	Meeting	2
October 12, 2017	Community Conversations	Lunch hours at City Hall	1
October 16, 2017	Media/Print	Press Release	---N/A---
October 19, 2017	Community Conversations	Lunch hours at City Hall	1
October 19, 2017	Stakeholder Presentation	Toastmasters	11
October 19, 2017	Stakeholder Presentation	Neighborhood meeting	8
October 26, 2017	Community Conversations	Meeting	2
November 8, 2017	Community Conversations	Off-site meeting	3
November 14, 2017	Community Conversations	Meeting	1
November 16, 2017	Community Conversations	Off-site meeting	3
November 27, 2017	Community Conversations	Meeting	1
November 30, 2017	Stakeholder Presentation	Art docent visioning exercise at Central Elementary	50+
December 1, 2017	Stakeholder Presentation	Art docent visioning exercise at Central Elementary	50+
December 27, 2017	Media/Print	Notice of Planning Commission Public Hearing	---N/A---

Date of publication: December 6, 2017

ART VISIONING SOUTH CENTRE CITY SPECIFIC PLAN WITH CENTRAL ELEMENTARY

On November 30th and December 1st, City staff conducted a visioning exercise and art lesson with 5th graders at Central Elementary. After a staff-facilitated, group discussion about planning and land use, the students envisioned and shared ideas on what they would like to see develop on some vacant properties or lots around their school or neighborhood. The goal of the overall activity was two-fold. One objective was to reach out to the City's youth, provide some basic information about land use, and get the students to start thinking about how government-related decisions shape and influence their daily lives. The other objective was to run an art program to help the students express themselves.

Many thanks to the teachers and administration at Central Elementary for coordinating this effort. The activity helped students learn more about government and recognize connections between the City and the everyday life of a student. Over 100 students participated and created personalized art.



The following outlines the format of the art vision exercise.

Time Needed for each class/session: approximately 1 hour

Benchmarks - All students will:

1. Learn the scope of local government and how it relates to their daily lives
2. Analyze, describe, and evaluate areas of importance
3. Apply skills and knowledge to create personal connections in art (i.e. expression)

4. Recognize, analyze, and describe connections between the government, the arts, and everyday life

Personal Connection:

Students will first be asked to consider “use” words of their choice to create Word Cloud designs. Based on this personalized framework of preferences, students will be asked to incorporate their values and preferences into art pieces. Through this approach, although students may be given similar assignment, each individual student will successfully apply art elements and principles in creating their own design.

Procedure:

Set up: Place enough materials for each group in designated supply area.

Preview project and instructions with class.

First, City staff explains what a local government does and how far it reaches everyone through their daily activities. Next City staff explains the South Centre City Specific Plan process and asks students to identify some of the things that are the most important to their lives. After receiving approximately 10 topics, City staff will survey the group by a showing of hands, the order of preferences and will rank the results from one to ten. This will be the basis of a word cloud that will be developed and shared to represent “group” consensus of what is most important.

Helpers pass out table supply baskets. Supply baskets should have drawing pencils, erasers, watercolor paper or cardstock paper, rulers, black sharpees, water, brushes, watercolor pan sets, and an assortment of different colored markers and crayons.

Students will be asked to take the word cloud and incorporate it into their art, based on a predetermined set of themes: land use, mobility, parks, or sustainability. Some students, if they choose can also take quite literal the “word cloud” meaning and place it into the design of their art. The important component of this step is to allow each student to consider various things about settings, problems, actions, and solutions.

Students will use black ink pen and ruler draw sections. Then students will color in their work by watercolor, colored markers, and/or crayons.

> *Optional:* Students will draw interesting patterns within each individual section, leaving some white space for interest and definition. Students will paint each individual section using different color values.
>
> *Optional:* Students will group share their work. After completing their art, they can quickly share their sketch or painting - pointing out examples of shape, value, pattern and rhythm; or point out what they felt was the most important thing. Students to share their words.

ATTACHMENT PC-3

Draft South Centre City Specific Plan, dated January 4, 2017

Due to the number of pages of Attachment PC-3, a link has been provided to review the document electronically.

https://www.escondido.org/south-centre-city-area-plan.aspx

A hardcopy of the Exhibit is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.

ATTACHMENT PC-4

Draft General Plan Amendment and Rezoning

Each parcel associated with the proposed General Plan Amendment and Rezone:

APNs	Existing Zone	Existing General Plan	Proposed Zone	Proposed General Plan
2360620600	R-5-30	U5	SP#15	SPA
2331002400	M-2(CD)	IO	SP#15	SPA
2362233500	OS-P	P	SP#15	SPA
2381522319	PD-MU	GC	SP#15	SPA
2381303201	R-3-18	U3	SP#15	SPA
2381414305	PD-R-18	U3	SP#15	SPA
2364607800	C-G	GC	SP#15	SPA
2360320100	C-G	GC	SP#15	SPA
2381522417	PD-MU	GC	SP#15	SPA
2332120900	R-5-30	U5	SP#15	SPA
2381303341	R-3-18	U3	SP#15	SPA
2332311300	R-5-30	U5	SP#15	SPA
2381522412	PD-MU	GC	SP#15	SPA
2362237600	R-4-24	U4	SP#15	SPA
2381303349	R-3-18	U3	SP#15	SPA
2362233400	C-G	GC	SP#15	SPA
2381303352	R-3-18	U3	SP#15	SPA
2360621200	R-5-30	U5	SP#15	SPA
2361201600	C-G	GC	SP#15	SPA
2381303800	PD-C	GC	SP#15	SPA
2362524648	R-3-18	U3	SP#15	SPA
2365301300	PD-R-15.9	GC	SP#15	SPA
2333610700	R-5-30	U5	SP#15	SPA
2362524653	R-3-18	U3	SP#15	SPA
2381414222	PD-R-18	U3	SP#15	SPA
2333510400	R-2-12	U2	SP#15	SPA
2335010600	C-G	GC	SP#15	SPA
2362604100	C-G	GC	SP#15	SPA
2332121100	R-5-30	U5	SP#15	SPA
2381522100	PD-MU	GC	SP#15	SPA
2362600200	C-G	GC	SP#15	SPA
2381413800	C-G	GC	SP#15	SPA
2361121100	C-G	GC	SP#15	SPA
2332210800	R-2-12	U2	SP#15	SPA
2361722918	R-5-30	U5	SP#15	SPA
2360320700	R-1-7	U1	SP#15	SPA
2381303223	R-3-18	U3	SP#15	SPA

2362524610	R-3-18	U3	SP#15	SPA
2335110500	R-5-30	U5	SP#15	SPA
2333510900	C-G	GC	SP#15	SPA
2333321300	C-G	GC	SP#15	SPA
2332020200	R-2-12	U2	SP#15	SPA
2381303229	R-3-18	U3	SP#15	SPA
2362236200	C-G	GC	SP#15	SPA
2333710500	R-5-30	U5	SP#15	SPA
2333511300	C-G	GC	SP#15	SPA
2381303205	R-3-18	U3	SP#15	SPA
2362524613	R-3-18	U3	SP#15	SPA
2360940800	R-1-7	U1	SP#15	SPA
2362524800	C-G	GC	SP#15	SPA
2360321300	R-1-7	U1	SP#15	SPA
2381303333	R-3-18	U3	SP#15	SPA
2332110400	C-G	IO	SP#15	SPA
2381522406	PD-MU	GC	SP#15	SPA
2361711300	R-5-30	U5	SP#15	SPA
2381303345	R-3-18	U3	SP#15	SPA
2362524631	R-3-18	U3	SP#15	SPA
2381414210	PD-R-18	U3	SP#15	SPA
2332421500	C-G	GC	SP#15	SPA
2361201500	C-G	GC	SP#15	SPA
2381520600	C-G	GC	SP#15	SPA
2333511100	C-G	GC	SP#15	SPA
2361011100	R-2-12	U2	SP#15	SPA
2335011500	R-5-30	U5	SP#15	SPA
2361720600	C-G	GC	SP#15	SPA
2335121600	C-G	GC	SP#15	SPA
2362524514	R-3-18	U3	SP#15	SPA
2363900200	C-G	GC	SP#15	SPA
2333421300	R-5-30	U5	SP#15	SPA
2381414325	PD-R-18	U3	SP#15	SPA
2362542100	PD-C	GC	SP#15	SPA
2361722700	R-5-30	U5	SP#15	SPA
2362524619	R-3-18	U3	SP#15	SPA
2360420800	R-1-7	U1	SP#15	SPA
2362524527	R-3-18	U3	SP#15	SPA
2365302000	PD-R-15.9	GC	SP#15	SPA
2331920500	M-2	IO	SP#15	SPA
2381414223	PD-R-18	U3	SP#15	SPA
2381303221	R-3-18	U3	SP#15	SPA
2332021800	R-2-12	U2	SP#15	SPA

2330311100	M-2	IO	SP#15	SPA
2360510900	R-2-12	U2	SP#15	SPA
2361721400	C-G	GC	SP#15	SPA
2332211000	R-2-12	U2	SP#15	SPA
2360320800	R-1-7	U1	SP#15	SPA
2362240500	PD-MU	GC	SP#15	SPA
2332211400	R-2-12	U2	SP#15	SPA
2362524525	R-3-18	U3	SP#15	SPA
2331001300	M-2	IO	SP#15	SPA
2360420600	R-1-7	U1	SP#15	SPA
2361202000	C-G	GC	SP#15	SPA
2381414321	PD-R-18	U3	SP#15	SPA
2381414327	PD-R-18	U3	SP#15	SPA
2362234800	R-4-24	U4	SP#15	SPA
2381414204	PD-R-18	U3	SP#15	SPA
2381303337	R-3-18	U3	SP#15	SPA
2362604900	C-G	GC	SP#15	SPA
2365302100	PD-R-15.9	GC	SP#15	SPA
2335110900	R-5-30	U5	SP#15	SPA
2361122800	R-5-30	U5	SP#15	SPA
2381522426	PD-MU	GC	SP#15	SPA
2360610600	R-2-12	U2	SP#15	SPA
2362524544	R-3-18	U3	SP#15	SPA
2362524520	R-3-18	U3	SP#15	SPA
2362524536	R-3-18	U3	SP#15	SPA
2331311600	M-1	IO	SP#15	SPA
2333420300	R-5-30	U5	SP#15	SPA
2360510300	C-G	GC	SP#15	SPA
2360610500	R-2-12	U2	SP#15	SPA
2381301100	C-G	GC	SP#15	SPA
2360511600	R-2-12	U2	SP#15	SPA
2361621100	C-G	GC	SP#15	SPA
2381414239	PD-R-18	U3	SP#15	SPA
2333410600	R-2-12	U2	SP#15	SPA
2362524621	R-3-18	U3	SP#15	SPA
2332210900	R-2-12	U2	SP#15	SPA
2362603900	C-G	GC	SP#15	SPA
2335110600	R-5-30	U5	SP#15	SPA
2360610200	R-2-12	U2	SP#15	SPA
2361010700	R-2-12	U2	SP#15	SPA
2362237700	R-4-24	U4	SP#15	SPA
2381522313	PD-MU	GC	SP#15	SPA
2333711400	C-G	GC	SP#15	SPA

2361722500	R-5-30	U5	SP#15	SPA
2335111000	R-5-30	U5	SP#15	SPA
2332021300	R-2-12	U2	SP#15	SPA
2361721500	C-G	GC	SP#15	SPA
2381303227	R-3-18	U3	SP#15	SPA
2362524515	R-3-18	U3	SP#15	SPA
2381303340	R-3-18	U3	SP#15	SPA
2381414203	PD-R-18	U3	SP#15	SPA
2362524504	R-3-18	U3	SP#15	SPA
2381411800	C-G	GC	SP#15	SPA
2333611100	R-5-30	U5	SP#15	SPA
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2333220600	R-2-12	U2	SP#15	SPA
2333320100	R-2-12	U2	SP#15	SPA
2381522309	PD-MU	GC	SP#15	SPA
2381522422	PD-MU	GC	SP#15	SPA
7723815102	C-G	GC	SP#15	SPA
2331001400	M-2	IO	SP#15	SPA
2362524640	R-3-18	U3	SP#15	SPA
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2332311400	R-5-30	U5	SP#15	SPA
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2332121505	R-5-30	U5	SP#15	SPA
2361722916	R-5-30	U5	SP#15	SPA
2381522310	PD-MU	GC	SP#15	SPA
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2362524538	R-3-18	U3	SP#15	SPA
2364606300	C-G	GC	SP#15	SPA
2332020600	R-2-12	U2	SP#15	SPA
2335110100	R-5-30	U5	SP#15	SPA

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2365301900	PD-R-15.9	GC	SP#15	SPA
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2330311400	M-2	IO	SP#15	SPA
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2362524505	R-3-18	U3	SP#15	SPA
2332220300	R-5-30	U5	SP#15	SPA
2333520300	R-5-30	U5	SP#15	SPA
2381522410	PD-MU	GC	SP#15	SPA
2362524626	R-3-18	U3	SP#15	SPA
2360941500	R-1-7	U1	SP#15	SPA
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7723815115	C-G	GC	SP#15	SPA
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2361110100	R-5-30	U5	SP#15	SPA
2333420900	R-5-30	U5	SP#15	SPA
2381414331	PD-R-18	U3	SP#15	SPA
2331310600	M-1	IO	SP#15	SPA
2333411500	R-2-12	U2	SP#15	SPA
2381522325	PD-MU	GC	SP#15	SPA
2360420500	R-1-7	U1	SP#15	SPA
2362235100	R-4-24	U4	SP#15	SPA
2362237800	C-G	GC	SP#15	SPA
2362524509	R-3-18	U3	SP#15	SPA
2381521400	C-G	GC	SP#15	SPA
2360521200	R-5-30	U5	SP#15	SPA
2381303348	R-3-18	U3	SP#15	SPA
2362524526	R-3-18	U3	SP#15	SPA
2381414202	PD-R-18	U3	SP#15	SPA
2333321900	R-2-12	U2	SP#15	SPA
2381303350	R-3-18	U3	SP#15	SPA
2361010300	R-2-12	U2	SP#15	SPA
2361121300	C-G	GC	SP#15	SPA
2333420800	R-5-30	U5	SP#15	SPA
2362524513	R-3-18	U3	SP#15	SPA
2381522302	PD-MU	GC	SP#15	SPA
2332211500	R-2-12	U2	SP#15	SPA
2335110700	C-G	GC	SP#15	SPA
2381410300	C-G	GC	SP#15	SPA
2360920400	R-2-12	U2	SP#15	SPA
2381414318	PD-R-18	U3	SP#15	SPA
2362241200	PD-MU	GC	SP#15	SPA
2362240100	PD-MU	GC	SP#15	SPA

2361722917	R-5-30	U5	SP#15	SPA
2361122000	C-G	GC	SP#15	SPA
2333220500	R-2-12	U2	SP#15	SPA
2360940200	R-1-7	U1	SP#15	SPA
2333520800	C-G	GC	SP#15	SPA
2331110200	M-1	IO	SP#15	SPA
2365301100	PD-R-15.9	GC	SP#15	SPA
2365301600	PD-R-15.9	GC	SP#15	SPA
2364600300	C-G	GC	SP#15	SPA
2362524700	C-G	GC	SP#15	SPA
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2332410200	R-5-30	U5	SP#15	SPA
2362550800	PD-C	GC	SP#15	SPA
2381414330	PD-R-18	U3	SP#15	SPA
2362542000	PD-C	GC	SP#15	SPA
2381414225	PD-R-18	U3	SP#15	SPA
2362241400	PD-MU	GC	SP#15	SPA
2362524635	R-3-18	U3	SP#15	SPA
2365300700	PD-R-15.9	GC	SP#15	SPA
2332221100	R-5-30	U5	SP#15	SPA
2361722913	R-5-30	U5	SP#15	SPA
2360511400	R-2-12	U2	SP#15	SPA
2362520500	C-G	GC	SP#15	SPA
2330211400	M-2	IO	SP#15	SPA
2361122500	R-5-30	U5	SP#15	SPA
2333321100	C-G	GC	SP#15	SPA
2361611500	C-G	GC	SP#15	SPA
2332110900	M-2	IO	SP#15	SPA
2362524900	C-G	GC	SP#15	SPA
2361802200	C-G	GC	SP#15	SPA
7723815118	C-G	GC	SP#15	SPA
2361110500	R-5-30	U5	SP#15	SPA
2362230200	R-4-24	U4	SP#15	SPA
2362603600	C-G	GC	SP#15	SPA
2333610400	R-5-30	U5	SP#15	SPA
2360920300	R-2-12	U2	SP#15	SPA
2362522600	C-G	GC	SP#15	SPA
2381414307	PD-R-18	U3	SP#15	SPA
2362524539	R-3-18	U3	SP#15	SPA
7723815110	C-G	GC	SP#15	SPA
2381521100	C-G	GC	SP#15	SPA
2360940700	R-1-7	U1	SP#15	SPA
2362235800	C-G	GC	SP#15	SPA

2361620700	R-5-30	U5	SP#15	SPA
2381303225	R-3-18	U3	SP#15	SPA
2362550600	PD-C	GC	SP#15	SPA
2362241300	PD-MU	GC	SP#15	SPA
2381522316	PD-MU	GC	SP#15	SPA
2360321000	R-1-7	U1	SP#15	SPA
2333320500	R-2-12	U2	SP#15	SPA
2381414232	PD-R-18	U3	SP#15	SPA
2361010500	R-2-12	U2	SP#15	SPA
2362524617	R-3-18	U3	SP#15	SPA
2362524656	R-3-18	U3	SP#15	SPA
2332311100	R-5-30	U5	SP#15	SPA
2361010100	R-2-12	U2	SP#15	SPA
2360321400	R-1-7	U1	SP#15	SPA
2381414209	PD-R-18	U3	SP#15	SPA
2360611300	R-2-12	U2	SP#15	SPA
2333721400	C-G	GC	SP#15	SPA
2363112800	C-G	GC	SP#15	SPA
2333710200	R-5-30	U5	SP#15	SPA
2360941400	R-1-7	U1	SP#15	SPA
2333520100	R-5-30	U5	SP#15	SPA
2360521600	C-G	GC	SP#15	SPA
2332021400	R-2-12	U2	SP#15	SPA
2381414207	PD-R-18	U3	SP#15	SPA
2333610800	R-5-30	U5	SP#15	SPA
2381414332	PD-R-18	U3	SP#15	SPA
2360910100	R-1-7	U1	SP#15	SPA
2360620400	R-5-30	U5	SP#15	SPA
2381414306	PD-R-18	U3	SP#15	SPA
2333410700	R-2-12	U2	SP#15	SPA
2333220300	R-2-12	U2	SP#15	SPA
2361120300	R-5-30	U5	SP#15	SPA
2335011800	R-5-30	U5	SP#15	SPA
2364602700	C-G	GC	SP#15	SPA
2362524552	R-3-18	U3	SP#15	SPA
2381414313	PD-R-18	U3	SP#15	SPA
2381303335	R-3-18	U3	SP#15	SPA
7601697400	M-2	IO	SP#15	SPA
2362524655	R-3-18	U3	SP#15	SPA
2331310100	M-1	IO	SP#15	SPA
2333721500	C-G	GC	SP#15	SPA
2331001700	M-2	IO	SP#15	SPA
2360320300	C-G	GC	SP#15	SPA

2362524512	R-3-18	U3	SP#15	SPA
2333221600	R-2-12	U2	SP#15	SPA
2361020900	C-G	GC	SP#15	SPA
2332411300	R-5-30	U5	SP#15	SPA
2362233100	R-4-24	U4	SP#15	SPA
2362232900	R-4-24	U4	SP#15	SPA
2362232800	R-4-24	U4	SP#15	SPA
2360610300	R-2-12	U2	SP#15	SPA
2362520900	C-G	GC	SP#15	SPA
2360620900	R-5-30	U5	SP#15	SPA
2333220700	R-2-12	U2	SP#15	SPA
7723815107	C-G	GC	SP#15	SPA
2360420700	R-1-7	U1	SP#15	SPA
2381414227	PD-R-18	U3	SP#15	SPA
2381521500	C-G	GC	SP#15	SPA
2362524503	R-3-18	U3	SP#15	SPA
2362550900	PD-C	GC	SP#15	SPA
2381522432	PD-MU	GC	SP#15	SPA
7723815116	C-G	GC	SP#15	SPA
2335111200	R-5-30	U5	SP#15	SPA
2333220400	R-2-12	U2	SP#15	SPA
2360941600	R-1-7	U1	SP#15	SPA
2333221200	R-2-12	U2	SP#15	SPA
2360620200	R-5-30	U5	SP#15	SPA
2333510200	R-2-12	U2	SP#15	SPA
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2381303356	R-3-18	U3	SP#15	SPA
2381303209	R-3-18	U3	SP#15	SPA
2360620300	R-5-30	U5	SP#15	SPA
2360620800	PD-R-13.15	U5	SP#15	SPA
2362524643	R-3-18	U3	SP#15	SPA
2381414302	PD-R-18	U3	SP#15	SPA
2332211200	R-2-12	U2	SP#15	SPA
2335011100	R-5-30	U5	SP#15	SPA
2381414233	PD-R-18	U3	SP#15	SPA
2381414316	PD-R-18	U3	SP#15	SPA
2360910200	R-1-7	U1	SP#15	SPA
2360611200	R-2-12	U2	SP#15	SPA
2381522314	PD-MU	GC	SP#15	SPA
2381303218	R-3-18	U3	SP#15	SPA
2333221400	R-2-12	U2	SP#15	SPA
2362524535	R-3-18	U3	SP#15	SPA
2381414216	PD-R-18	U3	SP#15	SPA

2331310900	M-1	IO	SP#15	SPA
2381303343	R-3-18	U3	SP#15	SPA
2333510100	R-2-12	U2	SP#15	SPA
2381414319	PD-R-18	U3	SP#15	SPA
2332411600	R-5-30	U5	SP#15	SPA
2362524616	R-3-18	U3	SP#15	SPA
2360611400	R-2-12	U2	SP#15	SPA
2381522307	PD-MU	GC	SP#15	SPA
2365301800	PD-R-15.9	GC	SP#15	SPA
2361710700	R-5-30	U5	SP#15	SPA
2360920600	R-2-12	U2	SP#15	SPA
2362524632	R-3-18	U3	SP#15	SPA
2331920700	M-2	IO	SP#15	SPA
2360421200	R-1-7	U1	SP#15	SPA
2335010400	C-G	GC	SP#15	SPA
2360620500	R-5-30	U5	SP#15	SPA
2365300800	PD-R-15.9	GC	SP#15	SPA
2360930300	PD-C	PC	SP#15	SPA
2332020100	R-2-12	U2	SP#15	SPA
2381414229	PD-R-18	U3	SP#15	SPA
7601699100	M-2	IO	SP#15	SPA
2364601600	C-G	GC	SP#15	SPA
2360940400	R-1-7	U1	SP#15	SPA
2381414240	PD-R-18	U3	SP#15	SPA
2360512000	PD-C	GC	SP#15	SPA
2332210400	R-2-12	U2	SP#15	SPA
2381522430	PD-MU	GC	SP#15	SPA
2362524546	R-3-18	U3	SP#15	SPA
2361610700	C-G	GC	SP#15	SPA
2360320900	R-1-7	U1	SP#15	SPA
2362521000	C-G	GC	SP#15	SPA
2361111000	R-5-30	U5	SP#15	SPA
2335111100	R-5-30	U5	SP#15	SPA
2363022100	R-3-18	U3	SP#15	SPA
2362235200	R-4-24	U4	SP#15	SPA
2333321500	C-G	GC	SP#15	SPA
2381414314	PD-R-18	U3	SP#15	SPA
2333610900	R-5-30	U5	SP#15	SPA
2381303334	R-3-18	U3	SP#15	SPA
2335120100	C-G	GC	SP#15	SPA
2335011600	C-G	GC	SP#15	SPA
2331001900	M-2	IO	SP#15	SPA
2381414224	PD-R-18	U3	SP#15	SPA

2362520300	C-G	GC	SP#15	SPA
2381522419	PD-MU	GC	SP#15	SPA
2361010900	R-2-12	U2	SP#15	SPA
2361120100	R-5-30	U5	SP#15	SPA
2332021600	R-2-12	U2	SP#15	SPA
2332121000	R-5-30	U5	SP#15	SPA
2333220100	R-2-12	U2	SP#15	SPA
2333610500	C-G	GC	SP#15	SPA
2360611100	R-2-12	U2	SP#15	SPA
2361720800	R-5-30	U5	SP#15	SPA
2360421400	R-1-7	U1	SP#15	SPA
2362235500	R-4-24	U4	SP#15	SPA
2331110600	M-1	IO	SP#15	SPA
2332411700	R-5-30	U5	SP#15	SPA
2362524516	R-3-18	U3	SP#15	SPA
2360420200	R-1-7	U1	SP#15	SPA
2381414218	PD-R-18	U3	SP#15	SPA
2381303203	R-3-18	U3	SP#15	SPA
2360940500	R-1-7	U1	SP#15	SPA
2361722903	R-5-30	U5	SP#15	SPA
2333420100	R-5-30	U5	SP#15	SPA
2333420200	R-5-30	U5	SP#15	SPA
2381522318	PD-MU	GC	SP#15	SPA
2381414221	PD-R-18	U3	SP#15	SPA
2362524517	R-3-18	U3	SP#15	SPA
2361722100	R-5-30	U5	SP#15	SPA
2333520400	R-5-30	U5	SP#15	SPA
2360611800	R-2-12	U2	SP#15	SPA
2381303214	R-3-18	U3	SP#15	SPA
2362523900	C-G	GC	SP#15	SPA
2331002500	M-2(CD)	IO	SP#15	SPA
2381303231	R-3-18	U3	SP#15	SPA
2331311100	M-1	IO	SP#15	SPA
2381303347	R-3-18	U3	SP#15	SPA
2381303224	R-3-18	U3	SP#15	SPA
2362524609	R-3-18	U3	SP#15	SPA
2360930400	PD-C	PC	SP#15	SPA
2365300900	PD-R-15.9	GC	SP#15	SPA
2361620600	R-5-30	U5	SP#15	SPA
2381414201	PD-R-18	U3	SP#15	SPA
2381414220	PD-R-18	U3	SP#15	SPA
2333410200	R-2-12	U2	SP#15	SPA
2361110400	R-5-30	U5	SP#15	SPA

2335011703	C-G	GC	SP#15	SPA
2360510700	R-2-12	U2	SP#15	SPA
2365300400	PD-R-15.9	GC	SP#15	SPA
2332410800	C-G	GC	SP#15	SPA
2332220500	R-5-30	U5	SP#15	SPA
2381522306	PD-MU	GC	SP#15	SPA
2381303500	C-G	GC	SP#15	SPA
2361120400	R-5-30	U5	SP#15	SPA
2331110700	M-1	IO	SP#15	SPA
2362235700	R-4-24	U4	SP#15	SPA
2332410900	C-G	GC	SP#15	SPA
2362240700	PD-MU	GC	SP#15	SPA
2331001200	M-2	IO	SP#15	SPA
2361120700	R-5-30	U5	SP#15	SPA
2330210800	M-2	IO	SP#15	SPA
2360520700	R-5-30	U5	SP#15	SPA
2362524501	R-3-18	U3	SP#15	SPA
2361711400	R-5-30	U5	SP#15	SPA
2361801700	C-G	GC	SP#15	SPA
2332121502	R-5-30	U5	SP#15	SPA
7723815113	C-G	GC	SP#15	SPA
2381303219	R-3-18	U3	SP#15	SPA
2362240600	PD-MU	GC	SP#15	SPA
2381303700	PD-C	GC	SP#15	SPA
2381522404	PD-MU	GC	SP#15	SPA
2361011000	R-2-12	U2	SP#15	SPA
2361010600	R-2-12	U2	SP#15	SPA
2381521600	C-G	GC	SP#15	SPA
2362524607	R-3-18	U3	SP#15	SPA
7601697200	C-G	GC	SP#15	SPA
2381414323	PD-R-18	U3	SP#15	SPA
2333421500	R-5-30	U5	SP#15	SPA
2360611600	R-2-12	U2	SP#15	SPA
2332020400	R-2-12	U2	SP#15	SPA
2335120200	C-G	GC	SP#15	SPA
2381414211	PD-R-18	U3	SP#15	SPA
2381303211	R-3-18	U3	SP#15	SPA
2360511000	R-2-12	U2	SP#15	SPA
2362550500	PD-C	GC	SP#15	SPA
2333510700	R-2-12	U2	SP#15	SPA
2381522322	PD-MU	GC	SP#15	SPA
2331920400	M-2	IO	SP#15	SPA
2332220900	R-5-30	U5	SP#15	SPA

2381522323	PD-MU	GC	SP#15	SPA
2381303232	R-3-18	U3	SP#15	SPA
2360521100	R-5-30	U5	SP#15	SPA
7723815112	C-G	GC	SP#15	SPA
2332020700	R-2-12	U2	SP#15	SPA
2331001800	M-2	IO	SP#15	SPA
2381303210	R-3-18	U3	SP#15	SPA
2362240400	PD-MU	GC	SP#15	SPA
2364607900	C-G	GC	SP#15	SPA
2333410900	R-2-12	U2	SP#15	SPA
2333511000	C-G	GC	SP#15	SPA
2332220600	R-5-30	U5	SP#15	SPA
2381414329	PD-R-18	U3	SP#15	SPA
2361722919	R-5-30	U5	SP#15	SPA
2363111200	R-3-18	U3	SP#15	SPA
7723815101	C-G	GC	SP#15	SPA
2362600400	C-G	GC	SP#15	SPA
2332220400	R-5-30	U5	SP#15	SPA
2333321800	R-2-12	U2	SP#15	SPA
2360611700	R-2-12	U2	SP#15	SPA
2362524627	R-3-18	U3	SP#15	SPA
2331921200	M-2	IO	SP#15	SPA
2363020100	C-G	GC	SP#15	SPA
2331121600	M-2	IO	SP#15	SPA
2381522427	PD-MU	GC	SP#15	SPA
2361722915	R-5-30	U5	SP#15	SPA
2362237500	C-G	GC	SP#15	SPA
2360620100	R-5-30	U5	SP#15	SPA
2362235400	R-4-24	U4	SP#15	SPA
2361030500	PD-C	PC	SP#15	SPA
2333710100	R-5-30	U5	SP#15	SPA
2381522411	PD-MU	GC	SP#15	SPA
2362241000	PD-MU	GC	SP#15	SPA
2381522321	PD-MU	GC	SP#15	SPA
2360521000	R-5-30	U5	SP#15	SPA
2381522327	PD-MU	GC	SP#15	SPA
2381303208	R-3-18	U3	SP#15	SPA
2381414328	PD-R-18	U3	SP#15	SPA
2361202800	C-G	GC	SP#15	SPA
2360940900	R-1-7	U1	SP#15	SPA
2333721600	C-G	GC	SP#15	SPA
2360510100	C-G	GC	SP#15	SPA
2381303204	R-3-18	U3	SP#15	SPA

2381414324	PD-R-18	U3	SP#15	SPA
2362524639	R-3-18	U3	SP#15	SPA
2362240200	PD-MU	GC	SP#15	SPA
2332421400	C-G	GC	SP#15	SPA
2362524534	R-3-18	U3	SP#15	SPA
2365300200	PD-R-15.9	GC	SP#15	SPA
2360941200	R-1-7	U1	SP#15	SPA
2361010200	R-2-12	U2	SP#15	SPA
2332411100	R-5-30	U5	SP#15	SPA
2362524547	R-3-18	U3	SP#15	SPA
2362550700	PD-C	GC	SP#15	SPA
2364607100	PD-MU	GC	SP#15	SPA
2362524608	R-3-18	U3	SP#15	SPA
2362236000	C-G	GC	SP#15	SPA
2335021200	C-G	GC	SP#15	SPA
2361123000	R-5-30	U5	SP#15	SPA
2381303338	R-3-18	U3	SP#15	SPA
2381414213	PD-R-18	U3	SP#15	SPA
2362603800	C-G	GC	SP#15	SPA
2362234700	R-4-24	U4	SP#15	SPA
2332211600	R-2-12	U2	SP#15	SPA
2360911300	R-1-7	U1	SP#15	SPA
2363113200	C-G	GC	SP#15	SPA
2333520500	R-5-30	U5	SP#15	SPA
2331001100	M-2	IO	SP#15	SPA
2362524508	R-3-18	U3	SP#15	SPA
2362524646	R-3-18	U3	SP#15	SPA
2362241600	PD-MU	GC	SP#15	SPA
2331311500	M-1	IO	SP#15	SPA
2332410100	R-5-30	U5	SP#15	SPA
7723815106	C-G	GC	SP#15	SPA
2333221300	R-2-12	U2	SP#15	SPA
2333411600	R-2-12	U2	SP#15	SPA
2331000300	M-2	IO	SP#15	SPA
2361722910	R-5-30	U5	SP#15	SPA
2381414235	PD-R-18	U3	SP#15	SPA
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2361121700	C-G	GC	SP#15	SPA
2362524630	R-3-18	U3	SP#15	SPA
2361722200	R-5-30	U5	SP#15	SPA
2362524633	R-3-18	U3	SP#15	SPA
2363905300	C-G	GC	SP#15	SPA
2364605400	C-G	GC	SP#15	SPA

2361110300	R-5-30	U5	SP#15	SPA
2381414309	PD-R-18	U3	SP#15	SPA
2332210500	R-2-12	U2	SP#15	SPA
2332121200	R-5-30	U5	SP#15	SPA
2332111200	C-G	IO	SP#15	SPA
2381522425	PD-MU	GC	SP#15	SPA
2362231400	C-G	GC	SP#15	SPA
2333610300	R-5-30	U5	SP#15	SPA
2381303400	C-G	GC	SP#15	SPA
2381303353	R-3-18	U3	SP#15	SPA
2381303100	PD-C	GC	SP#15	SPA
2362524523	R-3-18	U3	SP#15	SPA
2361202100	C-G	GC	SP#15	SPA
2381522421	PD-MU	GC	SP#15	SPA
2332121504	R-5-30	U5	SP#15	SPA
2332321600	C-G	GC	SP#15	SPA
2332110100	M-2	IO	SP#15	SPA
2362234900	R-4-24	U4	SP#15	SPA
2381414320	PD-R-18	U3	SP#15	SPA
2381522401	PD-MU	GC	SP#15	SPA
2333220200	R-2-12	U2	SP#15	SPA
2333710700	C-G	GC	SP#15	SPA
2365301200	PD-R-15.9	GC	SP#15	SPA
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2335010900	R-5-30	U5	SP#15	SPA
2331110800	M-1	IO	SP#15	SPA
2332020300	R-2-12	U2	SP#15	SPA
2381414303	PD-R-18	U3	SP#15	SPA
2381414219	PD-R-18	U3	SP#15	SPA
2381522402	PD-MU	GC	SP#15	SPA
2381522418	PD-MU	GC	SP#15	SPA
2361710300	R-5-30	U5	SP#15	SPA
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2381522428	PD-MU	GC	SP#15	SPA
2381303342	R-3-18	U3	SP#15	SPA
2360621000	R-5-30	U5	SP#15	SPA
2381414236	PD-R-18	U3	SP#15	SPA
2360321200	R-1-7	U1	SP#15	SPA
2362524601	R-3-18	U3	SP#15	SPA
2362553000	PD-C	GC	SP#15	SPA
2364606000	C-G	GC	SP#15	SPA
2332220800	R-5-30	U5	SP#15	SPA
2331921100	M-2	IO	SP#15	SPA

2333711700	C-G	GC	SP#15	SPA
2381414206	PD-R-18	U3	SP#15	SPA
2381303228	R-3-18	U3	SP#15	SPA
2332210600	R-2-12	U2	SP#15	SPA
2362236100	C-G	GC	SP#15	SPA
2332020500	R-2-12	U2	SP#15	SPA
2360941100	R-1-7	U1	SP#15	SPA
2381522326	PD-MU	GC	SP#15	SPA
2381303354	R-3-18	U3	SP#15	SPA
2333511500	C-G	GC	SP#15	SPA
2332311200	R-5-30	U5	SP#15	SPA
2361120200	R-5-30	U5	SP#15	SPA
2333611500	C-G	GC	SP#15	SPA
2331920300	M-2	IO	SP#15	SPA
2362524654	R-3-18	U3	SP#15	SPA
2332221000	R-5-30	U5	SP#15	SPA
2381303355	R-3-18	U3	SP#15	SPA
2361110200	R-5-30	U5	SP#15	SPA
2361120500	R-5-30	U5	SP#15	SPA
2362524511	R-3-18	U3	SP#15	SPA
2362520700	C-G	GC	SP#15	SPA
2381414231	PD-R-18	U3	SP#15	SPA
2335010700	C-G	GC	SP#15	SPA
2381520700	C-G	GC	SP#15	SPA
2361722400	R-5-30	U5	SP#15	SPA
2362524651	R-3-18	U3	SP#15	SPA
2361611600	C-G	GC	SP#15	SPA
2361110800	R-5-30	U5	SP#15	SPA
2362524537	R-3-18	U3	SP#15	SPA
2361722920	R-5-30	U5	SP#15	SPA
2381522405	PD-MU	GC	SP#15	SPA
7723815111	C-G	GC	SP#15	SPA
2362524533	R-3-18	U3	SP#15	SPA
2362524614	R-3-18	U3	SP#15	SPA
2381522413	PD-MU	GC	SP#15	SPA
2381303215	R-3-18	U3	SP#15	SPA
2364601900	C-G	GC	SP#15	SPA
7601697300	M-2	IO	SP#15	SPA
2381414226	PD-R-18	U3	SP#15	SPA
2360911200	R-1-7	U1	SP#15	SPA
2360511700	R-2-12	U2	SP#15	SPA
2361801800	C-G	GC	SP#15	SPA
2381303344	R-3-18	U3	SP#15	SPA

2333321200	C-G	GC	SP#15	SPA
2361722907	R-5-30	U5	SP#15	SPA
2362524524	R-3-18	U3	SP#15	SPA
2363905400	C-G	GC	SP#15	SPA
2381522414	PD-MU	GC	SP#15	SPA
2362523500	C-G	GC	SP#15	SPA
2365302300	PD-R-15.9	GC	SP#15	SPA
2362524624	R-3-18	U3	SP#15	SPA
2332221200	R-5-30	U5	SP#15	SPA
2362524549	R-3-18	U3	SP#15	SPA
2360421000	R-1-7	U1	SP#15	SPA
2361021000	R-5-30	U5	SP#15	SPA
2361122900	C-G/R-4.24	GC	SP#15	SPA
2381413700	C-G	GC	SP#15	SPA
2335011704	C-G	GC	SP#15	SPA
2360520400	C-G	GC	SP#15	SPA
2360611900	R-2-12	U2	SP#15	SPA
2362540200	C-G	GC	SP#15	SPA
2381414217	PD-R-18	U3	SP#15	SPA
2362524602	R-3-18	U3	SP#15	SPA
2362524545	R-3-18	U3	SP#15	SPA
2362524634	R-3-18	U3	SP#15	SPA
2333710300	R-5-30	U5	SP#15	SPA
2360521500	C-G	GC	SP#15	SPA
2361721100	R-5-30	U5	SP#15	SPA
2335010500	C-G	GC	SP#15	SPA
2381522420	PD-MU	GC	SP#15	SPA
2335011702	C-G	GC	SP#15	SPA
2381522000	C-G	GC	SP#15	SPA
2333321700	R-2-12	U2	SP#15	SPA
2381414215	PD-R-18	U3	SP#15	SPA
2333711500	C-G	GC	SP#15	SPA
2381414212	PD-R-18	U3	SP#15	SPA
2381414308	PD-R-18	U3	SP#15	SPA
2365301500	PD-R-15.9	GC	SP#15	SPA
2362524618	R-3-18	U3	SP#15	SPA
2362520400	C-G	GC	SP#15	SPA
2331110500	M-1	IO	SP#15	SPA
2332021500	R-2-12	U2	SP#15	SPA
2381303222	R-3-18	U3	SP#15	SPA
2381414301	PD-R-18	U3	SP#15	SPA
2332410400	R-5-30	U5	SP#15	SPA
2381522328	PD-MU	GC	SP#15	SPA

2331311400	C-G	IO	SP#15	SPA
2360510800	R-2-12	U2	SP#15	SPA
2381414214	PD-R-18	U3	SP#15	SPA
7601698900	M-2	IO	SP#15	SPA
2361722908	R-5-30	U5	SP#15	SPA
7602460600	M-2	IO	SP#15	SPA
2360521300	R-5-30	U5	SP#15	SPA
2360320500	C-G	GC	SP#15	SPA
2381522429	PD-MU	GC	SP#15	SPA
2333520900	C-G	GC	SP#15	SPA
2333521200	C-G	GC	SP#15	SPA
2360940100	R-1-7	U1	SP#15	SPA
2333621100	C-G	GC	SP#15	SPA
2381303346	R-3-18	U3	SP#15	SPA
2331002300	M-2	IO	SP#15	SPA
2332121507	R-5-30	U5	SP#15	SPA
2362520800	C-G	GC	SP#15	SPA
2362524628	R-3-18	U3	SP#15	SPA
2360321100	R-1-7	U1	SP#15	SPA
2362551500	PD-C	GC	SP#15	SPA
2362524528	R-3-18	U3	SP#15	SPA
2381522312	PD-MU	GC	SP#15	SPA
2331921300	M-2	IO	SP#15	SPA
2333510300	R-2-12	U2	SP#15	SPA
2333220900	R-2-12	U2	SP#15	SPA
2361202200	C-G	GC	SP#15	SPA
2381414317	PD-R-18	U3	SP#15	SPA
2361722600	C-G	GC	SP#15	SPA
2362524604	R-3-18	U3	SP#15	SPA
2361711100	R-5-30	U5	SP#15	SPA
2332021100	R-2-12	U2	SP#15	SPA
2364607700	C-G	GC	SP#15	SPA
2361720300	R-5-30	U5	SP#15	SPA
2361610600	C-G	GC	SP#15	SPA
2381303336	R-3-18	U3	SP#15	SPA
2381303000	PD-C	GC	SP#15	SPA
2381522431	PD-MU	GC	SP#15	SPA
2333420500	R-5-30	U5	SP#15	SPA
2333320200	R-2-12	U2	SP#15	SPA
2361201900	C-G	GC	SP#15	SPA
2361110700	R-5-30	U5	SP#15	SPA
2361801600	PD-MU-40.12	GC	SP#15	SPA
2360910800	R-1-7	U1	SP#15	SPA

2362551000	PD-C	GC	SP#15	SPA
2362524638	R-3-18	U3	SP#15	SPA
2333322000	C-G	GC	SP#15	SPA
2360941000	R-1-7	U1	SP#15	SPA
2361722911	R-5-30	U5	SP#15	SPA
2331310500	M-1	IO	SP#15	SPA
2362524518	R-3-18	U3	SP#15	SPA
2361720500	R-5-30	U5	SP#15	SPA
2361722914	R-5-30	U5	SP#15	SPA
2381414237	PD-R-18	U3	SP#15	SPA
2364607000	PD-MU	GC	SP#15	SPA
2381522434	PD-MU	GC	SP#15	SPA
7601697500	M-2	IO	SP#15	SPA
2332210100	R-2-12	U2	SP#15	SPA
2333320400	R-2-12	U2	SP#15	SPA
2362524647	R-3-18	U3	SP#15	SPA
2361722902	R-5-30	U5	SP#15	SPA
2381303213	R-3-18	U3	SP#15	SPA
7723815104	C-G	GC	SP#15	SPA
2362211100	C-G	GC	SP#15	SPA
2335021300	C-G	GC	SP#15	SPA
2381522315	PD-MU	GC	SP#15	SPA
2333411400	R-2-12	U2	SP#15	SPA
2362551200	PD-C	GC	SP#15	SPA
2361720700	C-G	GC	SP#15	SPA
2361722000	R-5-30	U5	SP#15	SPA
2333221100	R-2-12	U2	SP#15	SPA
2361120800	R-5-30	U5	SP#15	SPA
2335011400	R-5-30	U5	SP#15	SPA
2333221500	R-2-12	U2	SP#15	SPA
2360620700	PD-R-13.15	U5	SP#15	SPA
2360930200	PD-C	PC	SP#15	SPA
2333421400	R-5-30	U5	SP#15	SPA
2361201800	C-G	GC	SP#15	SPA
2360421300	R-1-7	U1	SP#15	SPA
2331002100	M-2	IO	SP#15	SPA
2362524000	PD-MU	GC	SP#15	SPA
2361202600	C-G	GC	SP#15	SPA
2333510600	R-2-12	U2	SP#15	SPA
2362231900	OS-P	P	SP#15	SPA
2362238400	PD-MU	GC	SP#15	SPA
2362240300	PD-MU	GC	SP#15	SPA
2333420600	R-5-30	U5	SP#15	SPA

2333711200	C-G	GC	SP#15	SPA
2362241800	PD-MU	GC	SP#15	SPA
2381522416	PD-MU	GC	SP#15	SPA
2361121800	C-G	GC	SP#15	SPA
2361121900	C-G	GC	SP#15	SPA
2331920600	M-2	IO	SP#15	SPA
2362551300	PD-C	GC	SP#15	SPA
2332020800	R-2-12	U2	SP#15	SPA
2332410500	R-5-30	U5	SP#15	SPA
2381413200	C-G	GC	SP#15	SPA
2332121503	R-5-30	U5	SP#15	SPA
2361722906	R-5-30	U5	SP#15	SPA
2361801400	PD-MU-40.12	GC	SP#15	SPA
2332210300	R-2-12	U2	SP#15	SPA
2360420100	R-1-7	U1	SP#15	SPA
2360911000	R-1-7	U1	SP#15	SPA
7723815105	C-G	GC	SP#15	SPA
2360610800	R-2-12	U2	SP#15	SPA
2362524541	R-3-18	U3	SP#15	SPA
2362524615	R-3-18	U3	SP#15	SPA
2362524612	R-3-18	U3	SP#15	SPA
2361020300	R-5-30	U5	SP#15	SPA
2363130100	C-G	GC	SP#15	SPA
2332110200	M-2	IO	SP#15	SPA
2362234400	R-4-24	U4	SP#15	SPA
2333420400	R-5-30	U5	SP#15	SPA
2360610100	R-2-12	U2	SP#15	SPA
2363020200	C-G	GC	SP#15	SPA
2362231100	R-4-24	U4	SP#15	SPA
2332121506	R-5-30	U5	SP#15	SPA
2362233300	R-4-24	U4	SP#15	SPA
2362232500	R-4-24	U4	SP#15	SPA
2362230100	R-4-24	U4	SP#15	SPA
2360611500	R-2-12	U2	SP#15	SPA
2365301400	PD-R-15.9	GC	SP#15	SPA
2360610400	R-2-12	U2	SP#15	SPA
2331921000	M-2	IO	SP#15	SPA
2362524645	R-3-18	U3	SP#15	SPA
2360320400	C-G	GC	SP#15	SPA
2360910700	R-1-7	U1	SP#15	SPA
2333410100	R-2-12	U2	SP#15	SPA
2362524540	R-3-18	U3	SP#15	SPA
2362524605	R-3-18	U3	SP#15	SPA

2362235900	C-G	GC	SP#15	SPA
2361711200	R-5-30	U5	SP#15	SPA
2330311200	M-2	IO	SP#15	SPA
2362607900	C-G	GC	SP#15	SPA
2333520200	R-5-30	U5	SP#15	SPA
2361030100	PD-C	PC	SP#15	SPA
2362524652	R-3-18	U3	SP#15	SPA
2360910400	R-1-7	U1	SP#15	SPA
2361722901	R-5-30	U5	SP#15	SPA
2381414228	PD-R-18	U3	SP#15	SPA
2361721300	C-G	GC	SP#15	SPA
2362240800	PD-MU	GC	SP#15	SPA
2361010400	R-2-12	U2	SP#15	SPA
2333411000	R-2-12	U2	SP#15	SPA
2361722904	R-5-30	U5	SP#15	SPA
2362524502	R-3-18	U3	SP#15	SPA
2381414326	PD-R-18	U3	SP#15	SPA
2362524620	R-3-18	U3	SP#15	SPA
2365301700	PD-R-15.9	GC	SP#15	SPA
2335011000	R-5-30	U5	SP#15	SPA
2365300600	PD-R-15.9	GC	SP#15	SPA
2335111600	C-G	GC	SP#15	SPA
2381303230	R-3-18	U3	SP#15	SPA
2381522324	PD-MU	GC	SP#15	SPA
2381414400	PD-R-30	GC	SP#15	SPA
2361122700	R-5-30	U5	SP#15	SPA
2361121600	C-G	GC	SP#15	SPA
2333411300	R-2-12	U2	SP#15	SPA
2362236700	C-G	GC	SP#15	SPA
2332411500	C-G	GC	SP#15	SPA
2381414311	PD-R-18	U3	SP#15	SPA
2362603500	C-G	GC	SP#15	SPA
2362603400	C-G	GC	SP#15	SPA
2332021700	R-2-12	U2	SP#15	SPA
2332411200	R-5-30	U5	SP#15	SPA
2361620200	R-5-30	U5	SP#15	SPA
2361802100	C-G	GC	SP#15	SPA
2381414315	PD-R-18	U3	SP#15	SPA
2360941300	R-1-7	U1	SP#15	SPA
2381303351	R-3-18	U3	SP#15	SPA
2362241500	PD-MU	GC	SP#15	SPA
2362524100	PD-MU	GC	SP#15	SPA
2362524606	R-3-18	U3	SP#15	SPA

2333421000	R-5-30	U5	SP#15	SPA
2362524522	R-3-18	U3	SP#15	SPA
2362524629	R-3-18	U3	SP#15	SPA
2360910300	R-1-7	U1	SP#15	SPA
2381522303	PD-MU	GC	SP#15	SPA
2360910600	R-1-7	U1	SP#15	SPA
2333720100	C-G	GC	SP#15	SPA
2361122200	C-G	GC	SP#15	SPA
2332021000	R-2-12	U2	SP#15	SPA
2332220700	R-5-30	U5	SP#15	SPA
2332310900	C-G	GC	SP#15	SPA
2361201700	C-G	GC	SP#15	SPA
2360621100	R-5-30	U5	SP#15	SPA
2361010800	R-2-12	U2	SP#15	SPA
2331000400	M-2	IO	SP#15	SPA
2333220800	R-2-12	U2	SP#15	SPA
2365300100	PD-R-15.9	GC	SP#15	SPA
2362520600	C-G	GC	SP#15	SPA
2361711600	R-5-30	U5	SP#15	SPA
2361121200	C-G	GC	SP#15	SPA
2362524531	R-3-18	U3	SP#15	SPA
2333611000	R-5-30	U5	SP#15	SPA
2381414230	PD-R-18	U3	SP#15	SPA
2331110100	M-1	IO	SP#15	SPA
2381302700	C-G	GC	SP#15	SPA
2361720200	R-5-30	U5	SP#15	SPA
2360920200	R-2-12	U2	SP#15	SPA
2360520800	R-5-30	U5	SP#15	SPA
2381522409	PD-MU	GC	SP#15	SPA
2381414322	PD-R-18	U3	SP#15	SPA
2362524507	R-3-18	U3	SP#15	SPA
2362524642	R-3-18	U3	SP#15	SPA
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2332410300	R-5-30	U5	SP#15	SPA
2362524644	R-3-18	U3	SP#15	SPA
2362238600	PD-MU	GC	SP#15	SPA
2362524641	R-3-18	U3	SP#15	SPA
2381522407	PD-MU	GC	SP#15	SPA
2381303217	R-3-18	U3	SP#15	SPA
2362237400	R-4-24	U4	SP#15	SPA
2361720900	R-5-30	U5	SP#15	SPA
2364602600	C-G	GC	SP#15	SPA
2335110400	R-5-30	U5	SP#15	SPA

2362600500	C-G	GC	SP#15	SPA
2363020600	C-G	GC	SP#15	SPA
2361710200	R-5-30	U5	SP#15	SPA
2335110300	R-5-30	U5	SP#15	SPA
2361110900	R-5-30	U5	SP#15	SPA
2363901200	C-G	GC	SP#15	SPA
2365302200	PD-R-15.9	GC	SP#15	SPA
2360421500	R-1-7	U1	SP#15	SPA
2360420900	R-1-7	U1	SP#15	SPA
2362524506	R-3-18	U3	SP#15	SPA
2361120900	R-5-30	U5	SP#15	SPA
2360930500	PD-C	PC	SP#15	SPA
2381522433	PD-MU	GC	SP#15	SPA
2361121400	C-G	GC	SP#15	SPA
2381303600	C-G	GC	SP#15	SPA
2381522403	PD-MU	GC	SP#15	SPA
2362524650	R-3-18	U3	SP#15	SPA
2360320200	C-G	GC	SP#15	SPA
2381522308	PD-MU	GC	SP#15	SPA
2381414234	PD-R-18	U3	SP#15	SPA
2362524521	R-3-18	U3	SP#15	SPA
2333611400	C-G	GC	SP#15	SPA
2333520700	R-5-30	U5	SP#15	SPA
2381303216	R-3-18	U3	SP#15	SPA
2362524542	R-3-18	U3	SP#15	SPA
2361711000	R-5-30	U5	SP#15	SPA
2361710800	R-5-30	U5	SP#15	SPA
2360420400	R-1-7	U1	SP#15	SPA
2362524637	R-3-18	U3	SP#15	SPA
2361621000	C-G	GC	SP#15	SPA
2333410500	R-2-12	U2	SP#15	SPA
2363020400	C-G	GC	SP#15	SPA
2333710400	R-5-30	U5	SP#15	SPA
2333521300	C-G	GC	SP#15	SPA
2362524611	R-3-18	U3	SP#15	SPA
2362524623	R-3-18	U3	SP#15	SPA
2361720100	R-5-30	U5	SP#15	SPA
7723815109	C-G	GC	SP#15	SPA
2381414304	PD-R-18	U3	SP#15	SPA
2362524622	R-3-18	U3	SP#15	SPA
2362241100	PD-MU	GC	SP#15	SPA
2362551400	PD-C	GC	SP#15	SPA
2362524548	R-3-18	U3	SP#15	SPA

2360421100	R-1-7	U1	SP#15	SPA
2333411100	R-2-12	U2	SP#15	SPA
2333321400	C-G	GC	SP#15	SPA
2362524649	R-3-18	U3	SP#15	SPA
2333411200	R-2-12	U2	SP#15	SPA
2362241700	PD-MU	GC	SP#15	SPA
2362235300	R-4-24	U4	SP#15	SPA
2362524519	R-3-18	U3	SP#15	SPA
2381303220	R-3-18	U3	SP#15	SPA
2381303339	R-3-18	U3	SP#15	SPA
2362240900	PD-MU	GC	SP#15	SPA
2363810300	C-G	GC	SP#15	SPA
2381522320	PD-MU	GC	SP#15	SPA
2381522424	PD-MU	GC	SP#15	SPA
2381413400	PD-C/R1-10	U1	SP#15	SPA
2381303206	R-3-18	U3	SP#15	SPA
2360511100	R-2-12	U2	SP#15	SPA
2361122300	C-G	GC	SP#15	SPA
2362551100	PD-C	GC	SP#15	SPA
2332220200	R-5-30	U5	SP#15	SPA
2381522301	PD-MU	GC	SP#15	SPA
2332121501	R-5-30	U5	SP#15	SPA
2333410400	R-2-12	U2	SP#15	SPA
2332411000	C-G	GC	SP#15	SPA
2333221000	R-2-12	U2	SP#15	SPA
2362600300	C-G	GC	SP#15	SPA
2381414205	PD-R-18	U3	SP#15	SPA
2333620100	C-G	GC	SP#15	SPA
2362524529	R-3-18	U3	SP#15	SPA
2331002000	M-2	IO	SP#15	SPA
7723815108	C-G	GC	SP#15	SPA
2362231700	C-G	GC	SP#15	SPA
2360521400	C-G	GC	SP#15	SPA
2362524550	R-3-18	U3	SP#15	SPA
2363111700	C-G	GC	SP#15	SPA
2335110200	R-5-30	U5	SP#15	SPA
2361122600	R-5-30	U5	SP#15	SPA
2361122100	C-G	GC	SP#15	SPA
2332111100	M-2	IO	SP#15	SPA
2331311000	M-1	IO	SP#15	SPA
2381414312	PD-R-18	U3	SP#15	SPA
2381522305	PD-MU	GC	SP#15	SPA
2381522408	PD-MU	GC	SP#15	SPA

2381303212	R-3-18	U3	SP#15	SPA
2381522423	PD-MU	GC	SP#15	SPA
2332211100	R-2-12	U2	SP#15	SPA
2362524200	C-G	GC	SP#15	SPA
2333521400	C-G	GC	SP#15	SPA
2333520600	R-5-30	U5	SP#15	SPA
2363011500	PD-C	GC	SP#15	SPA
2381303226	R-3-18	U3	SP#15	SPA
2360510400	C-G	GC	SP#15	SPA
2361722800	R-5-30	U5	SP#15	SPA
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2333410800	R-2-12	U2	SP#15	SPA
2364606100	C-G	GC	SP#15	SPA
2332110300	M-2	IO	SP#15	SPA
2333611200	R-5-30	U5	SP#15	SPA
2332210700	R-2-12	U2	SP#15	SPA
2381522415	PD-MU	GC	SP#15	SPA
2360940300	R-1-7	U1	SP#15	SPA
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2361722909	R-5-30	U5	SP#15	SPA
2381414238	PD-R-18	U3	SP#15	SPA
2362524530	R-3-18	U3	SP#15	SPA
2332110800	M-2	IO	SP#15	SPA
2332220100	R-5-30	U5	SP#15	SPA
2362604800	C-G	GC	SP#15	SPA
2361120600	R-5-30	U5	SP#15	SPA
2360930100	PD-C	PC	SP#15	SPA
2381414310	PD-R-18	U3	SP#15	SPA
2381522311	PD-MU	GC	SP#15	SPA
2361801900	C-G	GC	SP#15	SPA
2362524636	R-3-18	U3	SP#15	SPA
2362241900	PD-MU	GC	SP#15	SPA
2362524543	R-3-18	U3	SP#15	SPA
2335010800	C-G	GC	SP#15	SPA
2365300500	PD-R-15.9	GC	SP#15	SPA
2360510200	C-G	GC	SP#15	SPA
2363905700	C-G	GC	SP#15	SPA
2362234500	R-4-24	U4	SP#15	SPA
7723815117	C-G	GC	SP#15	SPA
2361722912	R-5-30	U5	SP#15	SPA
2381522317	PD-MU	GC	SP#15	SPA
2362524510	R-3-18	U3	SP#15	SPA
2333510500	R-2-12	U2	SP#15	SPA

2381303202	R-3-18	U3	SP#15	SPA
2333711600	C-G	GC	SP#15	SPA
2332211300	R-2-12	U2	SP#15	SPA
2381414208	PD-R-18	U3	SP#15	SPA
2361030200	PD-C	PC	SP#15	SPA
2362524603	R-3-18	U3	SP#15	SPA
2333611300	R-5-30	U5	SP#15	SPA
7723815103	C-G	GC	SP#15	SPA
2361802000	C-G	GC	SP#15	SPA
2361110600	R-5-30	U5	SP#15	SPA
2360940600	R-1-7	U1	SP#15	SPA
2361720400	R-5-30	U5	SP#15	SPA
2331110400	M-1	IO	SP#15	SPA
7723815119	C-G	GC	SP#15	SPA
2362524532	R-3-18	U3	SP#15	SPA
2363900300	C-G	GC	SP#15	SPA
2361801500	C-G	GC	SP#15	SPA
2335020100	C-G	GC	SP#15	SPA
2332311000	R-5-30	U5	SP#15	SPA
2381522304	PD-MU	GC	SP#15	SPA
7723815114	C-G	GC	SP#15	SPA
2361722905	R-5-30	U5	SP#15	SPA
2332021200	R-2-12	U2	SP#15	SPA
2362523800	C-G	GC	SP#15	SPA
2331001000	M-2	IO	SP#15	SPA
2360910500	R-1-7	U1	SP#15	SPA
2381303207	R-3-18	U3	SP#15	SPA
2362524625	R-3-18	U3	SP#15	SPA
2362521500	C-G	GC	SP#15	SPA
2362232700	R-4-24	U4	SP#15	SPA
2362232600	R-4-24	U4	SP#15	SPA
2362233000	R-4-24	U4	SP#15	SPA
2362233200	R-4-24	U4	SP#15	SPA

1. Land Use Element - Land Use Designations Map

The General Plan Land Use Map is amended as shown (incorporates PHG15-0003 / ENV 17-0005 land use mapping strategy described in the January 9, 2018 Planning Commission staff report), as attached hereto and made a part hereof. All parcels will carry the Specific Plan (SP) General Plan Land Use. The entire, existing General Plan land use map is on file with the Office of the City Clerk.

The map change amends the following in the General Plan Land Use Element:

- Page II-3, Figure II-1: Color of Project site to be changed to light gray (Specific Plan)

- Page II-38, Figure II-8: Project site to be labelled as SPA #15

2. Land Use Element - Specific Planning Areas

Amendments to the Land Use Element (~~strikeout~~ is used to denote existing text being deleted; underline is used to denote new text being added):

Page II-62: Graphic and text to be inserted for new SPA #15 and new Figure II-20, as follows:

15. South Centre City SPA #15

Location: The planning area extends 2.25 miles along Centre City Parkway and Escondido Boulevard, located in southwest Escondido.

Size: The planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway (Figure II-20).

Current Status: Privately owned land consisting of various residential, commercial, and industrial/employment land uses and activities.

Adopted Plan Details: The South Centre City Specific Plan establishes goals, policies, allowable land uses, development standards and guidelines for this area, with a focus of guiding future investments to protect our quality of life.

SPA 15 Guiding Principles: The South Centre City Specific Plan brings together detailed regulations into a focused development scheme to improve community health, safety, sustainability, and economic prosperity, while respecting the unique character of South Centre City and preserving the southern gateway character. The guiding principles of the Specific Plan are to:

1) Incorporate smart growth principles which promote compact, walkable development patterns in close proximity to transit and strong multi-modal connections. Some areas within the planning area are envisioned to be future activity centers that are close to a mixture of land uses, including housing, schools, retail and services, and public amenities.
2) Identify sites for specific types of development of a variety of sizes and intensities, and include both new single use/type development in mixed-use settings, as well as more comprehensive mixed-use projects.
3) The Specific Plan shall preserve the character of established residential neighborhoods along South Centre City Parkway and adjacent streets, while encouraging positive changes and revitalization. Increased building intensities and use types shall be focused along future activity centers. Maximum residential densities shall be 30 units per acre.

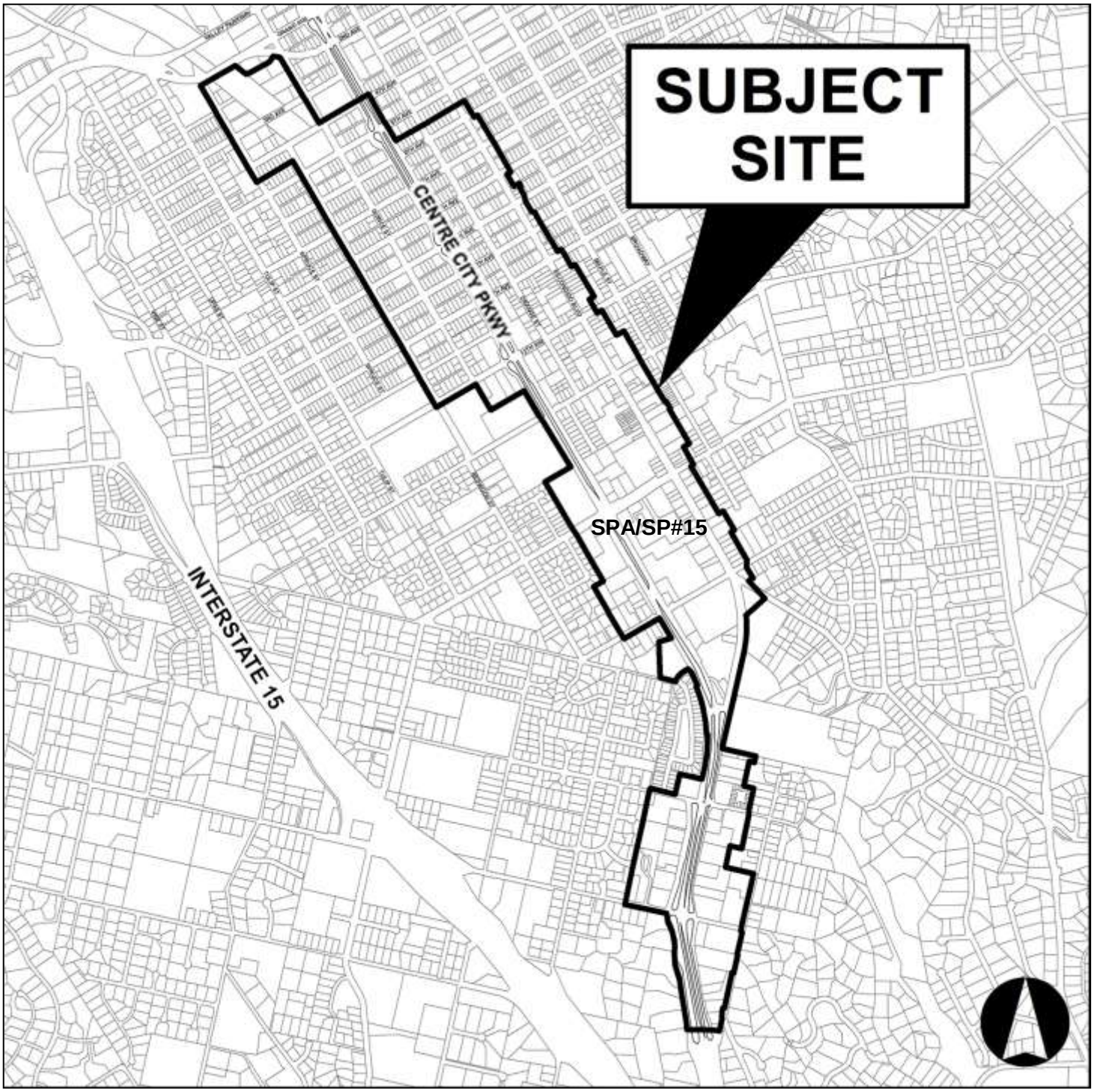
New development standards and design guidelines will make sure that new development fits into its physical setting and transitions in scale and mass.

4) The Specific Plan shall establish opportunities for urban linear parks, a shared use trail for pedestrians and bicyclists, and venues for public art.

Four (4) contiguous General Plan Target Areas were combined for the South Centre City Specific Plan, including the South Quince Street Target Area, the South Escondido Boulevard/Centre City Parkway Target Area, the South Escondido Boulevard/Felicita Avenue Target Area, and the Centre City Parkway/Brotherton Road Target Area. By design, the Specific Plan implements the principal core themes and associated "Guiding Principles" of each Target Area. Through detailed development regulations, the Specific Plan also ensures that future projects and investments within the planning area contribute to achieving the build-out vision of each Target Area.

3. Official Zoning Map

That the Official Zoning Map, also known as the Zoning Map of the City, is amended as shown (incorporates PHG15-0003 / ENV 17-0005 land use mapping strategy described in the January 9, 2018 Planning Commission staff report), as attached hereto and made a part hereof. All parcels will carry the Specific Plan No. 15 (SP#15) Zoning Designation. The existing, complete Map being amended is on file with the Office of the City Clerk.


SUBJECT SITE
CENTRE CITY PKWY
SPA/SP#15
INTERSTATE 15

ATTACHMENT PC-5

Draft Amendments to Articles 44 and 65 of the Escondido Zoning Code

Amend the various Zoning Code sections to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

ARTICLE 44. HOME OCCUPATIONS

Sec. 33-850. Permit required.

A legally established dwelling unit shall not be used for business purposes unless a home occupation permit (major or minor) has first been issued by the ~~planning department~~Planning Division of the Community Development Department. A cottage food operation, as defined in the California Homemade Food Act, shall obtain a minor home occupation permit.

Sec. 33-851. Procedure.

The ~~director of community development~~ Director of Community Development may, upon application, issue a home occupation permit which shall state the home occupation permitted, the conditions attached, and any time limitations thereon. The permit shall not be issued unless the director is satisfied that the applicant will ~~meet~~comply with all the conditions listed in ~~section~~Sections 33-852 to 33-854 of this article and the applicant has agreed in writing to comply with the conditions.

Sec. 33-852. ~~Conditions~~Minor Home Occupation Permits.

A minor home occupation permit is required for any business operated in a dwelling unit or accessory building which has little to no external indication of commercial activity and which is not a major home occupation, as authorized by Section 33-853. Each and every one of the following conditions must be observed at all times by the holder of a minor home occupation permit.

(a) Employees. Employees or assistants who are not occupants of the dwelling shall not be employed on the premises, except where specifically permitted by law.

(b) The home occupation shall be conducted wholly within the structures on the premises and shall not exceed twenty-five (25) percent of the total floor area of ~~said structures~~all legal structures on the premises. ~~Required residential parking shall be maintained and available for residential parking.~~

(c) Inventory and supplies for the home occupation shall not occupy more than fifty (50) percent of the permitted home occupation area.

(d) No structural alterations to the interior of the dwelling are permitted for the occupation if they would make it difficult to return the dwelling to exclusive residential use. External changes, which make the dwelling appear less residential in nature or function are prohibited.

(e) No storage of equipment, appliances, materials, or supplies shall be permitted where visible from the exterior of the property other than that storage normally found on the premises of a residence.

~~(d)~~(f) No customer services or sales of goods, wares or merchandise shall be made on the premises, except where specifically permitted by law.

~~(e)~~(g) Signs.

1) No sign or advertising shall be displayed on the premises except where specifically required by law. Any required signs shall be no larger than the minimum size required by law.

2) Residential addresses shall not be used in any advertising (i.e. newspaper advertisements, bulletin boards, paid electronic advertisements, and the like) unless otherwise required by law. Business cards and letterhead are not included in this requirement and may be permitted provided that they do not draw attention or customers to the property.

~~(f)~~(h) No display of any kind shall be visible from the exterior of the premises.

(i) Parking.

1) Required residential parking shall be maintained and available for residential parking.

2) All maintenance, service, or commercial vehicles, trailers or equipment shall be parked or stored entirely within a building or structure. Other vehicles that bear advertisements associated with the home occupation, which may be used for personal use, must be parked or stored entirely within a building or structure or parked in a screened area so that the vehicle is not visible from the public right-of-way.

3) No more than one (1) business vehicle and one (1) trailer is allowed for each resident involved in the home occupation.

~~(g)~~(j) No mechanical or electrical apparatus, equipment or tools shall be permitted except those items which are commonly associated with residential use or use customary to home crafts.

(k) On-site manufacturing is prohibited as a minor home occupation, with the exception of custom and visual art crafts (e.g. jewelry, art, ceramics, etc.), custom sewing and fabric crafts, and light wood working.

~~(h) All maintenance, service, or commercial vehicles, trailers and equipment, or any vehicle bearing any advertisement related to the home occupation or any other similar vehicle shall be parked or stored entirely within a building or structure. Required residential parking shall be maintained and available for parking related to the residential use.~~

~~(i)~~(l) Traffic.

1) The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone in which the use is located.

2) Customers. On-site customers are prohibited.

3) Deliveries or pick-ups by normal delivery services shall occur between 8:00 am and 5:00 pm. No more than two (2) deliveries per day.

~~(j) There shall be complete conformity with fire, building, plumbing, electrical and health codes and to all state and city laws and ordinances.~~

~~(k) The home occupation shall not cause a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses~~.

~~(l) The home occupation shall not create impacts on municipal or utility services or community facilities from hazardous materials and other materials introduced into the wastewater system in excess of levels usually and customarily related to residential uses.~~

~~(m) The home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet, including radio and television reception of the neighborhood by reason of color, design, materials, construction, lighting, odors, sounds, noises or vibrations.~~

~~(n) Any special condition established by the director and made of record in the home occupation permit, as he or she may deem necessary to carry out the intent of this section, shall be met.~~

~~(o)~~(m) Cottage food operations. The following conditions shall apply to a minor home occupation for a cottage food operation.

1) No more than one (1) home occupation permit for cottage food operations is permissible per legally established dwelling unit.

2) ~~(p)~~ No more than one (1) part-time non-resident cottage food operation employee is allowed on the premises at a time.

3) ~~(q)~~ On-premises customers and non-resident employee(s) of a CFO are limited to 8:00 a.m. to 5:00 p.m., forty (40) hours per week maximum. The required residential parking for the dwelling unit shall not be used by the CFO customers and employee(s).

4) A cottage food operation shall comply with all other limitations of the California Homemade Food Act, which may be amended over time.

~~(r) All home occupation permits are subject to immediate cancellation in the event that the zoning regulations applicable to the premises are amended to prohibit such use.~~

(n) Notwithstanding the above, all minor home occupations are also subject to the general conditions listed in Section 33-854.

Sec. 33-853. Major Home Occupation Permits.

A major home occupation permit is required for any business operated in a dwelling unit or accessory building which may have or has external indication of commercial activity, but remains a home occupation and not a primary business. Each and every one of the following conditions must be observed at all times by the holder of a major home occupation permit.

(a) Employees. Only members of the family or household residing on the premises, and no more than two (2) non-residents who commute to the home to work, may be continuously employed at any one time on the site, except where specifically permitted by law. For the purposes of this Article, a non-resident employee includes an employee, business partner, co-owner, or other person affiliated with the major home occupation who does not reside on the site, but who visits the site as part of the home occupation. This provision does not allow employee shifts, with each shift staffed by different non-resident employees even when only two (2) non-resident employees are at the site at any one time.

(b) The home occupation shall be conducted wholly within the structures on the premises and shall not exceed thirty-three (33) percent of the total floor area of all legal structures on the premises.

(c) Inventory and supplies for the home occupation shall not occupy more than fifty (50) percent of the permitted home occupation area.

(d) Although the dwelling and site must remain residential in appearance, internal or external changes may be necessary to support the home occupation, such as lighting and access control.

(e) No storage of equipment, appliances, materials, or supplies shall be permitted where visible from the exterior of the property other than that storage normally found on the premises of a residence, except for the outdoor storage of soft landscaping materials. The outdoor storage of said soft landscaping materials is permitted only if the material is not visible from the public right-of-way. The storage of said materials must also not create a nuisance to surrounding property owners.

(f) Retail sales of goods must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair styling services), except for merchandise crafted on-site (e.g. crafts and artwork).

(g) Signs.

1) No sign or advertising shall be displayed on the premises except where specifically required by law. Any required signs shall be no larger than the minimum size required by law.

2) Residential addresses may be used in print or electronic advertising provided that it is made clear that any on all on-site services are provided and/or offered by appointment only. Business cards and letterhead are not included in this requirement and may be permitted provided that they do not draw attention or customers to the property as drop-in or unannounced visits.

(h) No display of any kind shall be visible from the exterior of the premises.

(i) Parking.

1) Required residential parking shall be maintained and available for residential parking.

2) Home occupations with customer access shall maintain a driveway with a minimum depth of 20 feet from the back of sidewalk, or edge of public right-of-way if no sidewalk exists, and be made available to customers or non-resident employees during business hours.

3) The site shall have adequate on-site parking to accommodate the anticipated additional traffic or parking demand resulting from the proposed home occupation use, which may limit the intensity of home occupation types.

4) With the exception of approved driveways, and supplemental parking allowances per Section 33-110, no parking shall be allowed in required front or side yard setbacks.

5) All maintenance, service, or commercial vehicles, trailers or equipment shall be parked or stored entirely within a building or structure. Other vehicles that bear advertisements associated with the home occupation, which may be used for personal use, must be parked or stored entirely within a building or structure or parked in a screened area so that the vehicle is not visible from the public right-of-way.

(j) No mechanical or electrical apparatus, equipment or tools shall be permitted except those items which are commonly associated with residential use or use customary to home crafts.

(k) Traffic.

1) The home occupation shall not generate pedestrian or vehicular traffic that noticeably affects the residential character of the neighborhood.

2) Customers. No more than eight (8) clients or customers shall be on the premises in any one (1) day.

3) Traffic, which exceeds eight (8) clients, customers, normal deliveries, or combination thereof per day, shall be a prima facie evidence that the activity is a primary business and not a home occupation.

4) Customer or client business-related visits and non-resident employee arrivals and departures shall occur between 8:00 am and 8:00 pm.

5) Deliveries or pick-ups by normal delivery services shall occur between 8:00 am and 5:00 pm.

(l) If the major home occupation is to be conducted from rental property, the property owner's authorization for the proposed use shall be obtained prior to approval.

(m) Notwithstanding the above, all major home occupations are also subject to the general conditions listed in Section 33-854.

Sec. 33-854. General Conditions.

The following conditions are applicable to minor and major home occupations, in addition to the conditions provided for in Section 33-852 for minor home occupations and Section 33-853 for major home occupations.

(a) Any special condition established by the Director and made of record in the home occupation permit, as he or she may deem necessary to carry out the intent of this section, shall be met.

(b) Prohibited uses. The following uses are not incidental and secondary to the use of the dwelling as a residence nor are they compatible with surrounding residential uses and shall be prohibited as home occupations, notwithstanding the provisions of any other Section of this Article.

1) Motor vehicle, trailer, boat, and heavy equipment repair or restoration (body or mechanical), upholstery, and painting;

2) Vehicle services, including stereo and car alarm installation, and on-site vehicle detailing (washing, waxing, etc.);

3) Vehicle on-site sales;

4) Medical or professional clinics;

5) Veterinary clinics;

6) Commercial kennels and on-site pet day care facilities;

7) Massage establishments;

8) Tattoo and/or body art/piercing establishments;

9) Ammunition, explosives, or fireworks sales, use, or manufacturing;

10) Manufacture of any type of fuel(s) for use, storage, dispensing, or sales; and

11) Other similar uses determined by the Director not to be incidental or secondary to or compatible with residential activities.

(c) There shall be complete conformity with fire, building, plumbing, electrical and health codes and to all state and city laws and ordinances.

(d) The home occupation shall not create impacts on municipal or utility services or community facilities from hazardous materials and other materials introduced into the wastewater system in excess of levels usually and customarily related to residential uses.

(e) The home occupation shall not cause a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.

(f) The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not alter the residential character of the premises.

(g) The home occupation shall not unreasonably disturb the peace and quiet of the neighborhood as follows:

1) No excessive mechanical equipment which produces vibration, smoke, dust, odors, heat, glare, or noxious fumes resulting from a home occupation or interferes with radio and television reception, shall exceed that which is normally produced in a single-family dwelling.

2) Any noise generated by the home occupation shall be consistent with the requirements of Article 12 (Noise Abatement and Control) of Chapter 17 (Offenses) of the Escondido Municipal Code.

3) No production, generation, or storage of any hazardous substances or materials beyond an amount that is commonly used for a single-family dwelling shall be permitted.

(h) All home occupation permits are subject to immediate cancellation in the event that the zoning regulations applicable to the premises are amended to prohibit such use.

(i) A home occupation permit issued to one person shall not be transferable to any other person, entity, or business, and is valid only for the property address set forth in the permit.

Sec. ~~33-853~~33-855. Noncompliance.

Any home occupation permit shall be revoked by the ~~director~~Director of Community Development upon violation of any requirements of this article, or upon failure to comply with any of the conditions or limitations of the permit, unless such violation is corrected within three (3) days of the giving of written notice thereof. A permit may be revoked for repeated violation of the requirements of this article, notwithstanding compliance with the notice.

Sec. ~~33-854~~33-856. Denial or revocation.

In the event of denial of any permit, or the revocation thereof, or of objection to the limitations placed thereon, appeal may be had to the ~~planning commission~~Planning Commission, whose decision shall be final.

Sec. ~~33-855~~33-857. Business license also required.

A home occupation permit is not a business license and the granting of a home occupation permit shall not relieve the permittee of any other requirements of this code pertaining to business licenses and license taxes.

ARTICLE 65

The adoption of the South Centre City Specific Plan changes the boundary for the Old Escondido Neighborhood Historic District Overlay Zone.

Each parcel associated with the annexation from the Old Escondido Neighborhood Historic District Overlay Zone to Specific Plan No. 15 (SP#15) Zoning Designation:

APNs	Existing Overlay Zone	Proposed Zone
2332321600	CG-General Commercial – Old Escondido Neighborhood Historic District	SP#15

1. **Official Old Escondido Neighborhood Historic District Map (Section 33-1371 of the Escondido Zoning Code)**

   That the Official Old Escondido Neighborhood Zoning Overlay Map, is to be reconciled to incorporate the PHG15-0003 / ENV 17-0005 land use mapping strategy described in the January 9, 2018 Planning Commission staff report, and as described in Attachment PC-4. This action changes the geographic alignment of the Old Escondido Neighborhood Historic District Overlay Zone Map. The existing, complete Map being amended is on file with the Office of the City Clerk.

ATTACHMENT PC-6

Final Initial Study/Negative Declaration (IS/ND)

Due to the number of pages of Attachment PC-6, a link has been provided to review the document electronically.

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/SouthCentreCityAreaPlan/env/FinalISND_SCC.pdf

A hardcopy of the Exhibit is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.

ATTACHMENT PC-7

Public correspondence from Caltrans

Mike Strong

From: Mike Strong
Sent: Thursday, November 30, 2017 3:09 PM
To: Clark, Trent S@DOT
Cc: ROBINSON, KERI E@DOT
Subject: Re: NOI to adopt a ND for South Centre City Specific Plan

Will do. Thanks.

Mike

Sent from my iPhone

On Nov 30, 2017, at 2:51 PM, Clark, Trent S@DOT <trent.clark@dot.ca.gov> wrote:

> Mike,
> Thank you so much for the quick response.
> The circulation element is what I hope you can include Caltrans in future discussions. If you ever need our assistance, perspective, or just would like to coordinate, please don't hesitate to contact myself or Keri Robinson. With all the development going on in the City of Escondido, hopefully we can help facilitate traffic between your jurisdiction and ours for future developments and improvements.
> Thank you.
>
> **From:** Mike Strong [mailto:mstrong@escondido.org]
> **Sent:** Thursday, November 30, 2017 2:29 PM
> **To:** Clark, Trent S@DOT <trent.clark@dot.ca.gov>
> **Cc:** ROBINSON, KERI E@DOT <Keri.ROBINSON@dot.ca.gov>
> **Subject:** RE: NOI to adopt a ND for South Centre City Specific Plan
>
> Trent,
>
> I do not believe that LLG performed a traffic study.
>
> At some point, there was interest in formalizing the road lane reductions in this specific plan. We acknowledge that such a formal change would trigger a need to evaluate V/C, which extended beyond the scope of the project and the funding used to support it.
>
> Although there is interest in discussing these infrastructure changes, any road dieting options would have to be studied under a separate environmental document. We are already initiating a Circulation Element, which can be used for such purpose and make a formal commitment of the lane reduction changes on Quince and Pine.
>
> I will revisit the language in the draft document (and exhibits) to make sure that the language does not make an official commitment to make said changes, if those changes affect the number of travel lanes or other changes in the physical environment that goes beyond what was studied in the existing Circulation Element or Bikeway Master Plan. The purpose of the information is to capture some of the visionary comments that were received throughout the process and not lose them. The specific plan should identify that additional environmental study may be required.

General design principles can be canonized so that if the City does decide to make any improvements, which are still consistent with the existing Circulation Element or Bikeway Master Plan, then there is some initial direction; or if found to be different than what has already been approved/study, a required course of action to study it in a subsequent environmental document.

Mike Strong
Assistant Planning Director
City of Escondido
(760) 839-4556
mstrong@escondido.org
<image001.png>

From: Clark, Trent S@DOT [mailto:trent.clark@dot.ca.gov]
Sent: Thursday, November 30, 2017 1:13 PM
To: Mike Strong <mstrong@escondido.org>
Cc: ROBINSON, KERI E@DOT <Keri.ROBINSON@dot.ca.gov>
Subject: NOI to adopt a ND for South Centre City Specific Plan

Hello Mike,
Caltrans recently received a flyer for the South Centre City Specific Plan. I have been browsing through the Draft Circulation Plan and noticed Linscott Law and Greenspan (LLG) attached to Figure 1 Bike Lane proposals. I was wondering if there was also a traffic study done by LLG studying the effects of traffic within City infrastructure, as well as the affect to Caltrans ramps?
Thank you for your time.

Trent Clark
Associate Transportation Planner
CALTRANS District 11 – San Diego
Planning Division, Development Review Branch
4050 Taylor Street, M.S. 240
San Diego, CA 92110

Office: (619) 688-3140
trent.clark@dot.ca.gov

Mike Strong

From: Eric H. Wilson <ehwilson@cox.net>
Sent: Wednesday, January 03, 2018 10:20 AM
To: Mike Strong
Subject: Re: South Centre City Plan Update

Thanks so much.
Eric

Sent from my iPhone

On Jan 3, 2018, at 10:01 AM, Mike Strong <mstrong@escondido.org> wrote:

> Good morning.
>
> The parcel is included within the South Centre City Specific Plan.
>
> The proposed new zoning, which is still in draft form, would allow more flexibility on the property including an allowance to build standalone or mixed use residential up to 30 units per acre maximum. The Planning Commission will consider the draft plan next Tuesday, January 9th, 2018. They will make a recommendation to City Council, which will consider the item in February.
>
> Mike Strong
> Assistant Planning Director
> City of Escondido
> (760) 839-4556
> mstrong@escondido.org
> <image001.png>

From: Eric H. Wilson [mailto:ehwilson@cox.net]
Sent: Wednesday, January 03, 2018 9:47 AM
To: Mike Strong <mstrong@escondido.org>
Subject: RE: South Centre City Plan Update

Thanks Mike,
Is it possible to verify if my parcel at APN 236-301-15-00 / 552 Montview Dr is in the rezone? Secondly, can you provide the proposed zoning info/density on the rezone?
Thanks
Eric

From: Mike Strong [mailto:mstrong@escondido.org]
Sent: Monday, January 01, 2018 1:22 PM
To: Eric H. Wilson <ehwilson@cox.net>
Subject: Re: South Centre City Plan Update

Happy new year.

Expect the City Council will review the plan in February. First, we need to have the Planning Commission review the plan, which occur on the 9th of January.

Mike

Sent from my iPhone

On Jan 1, 2018, at 12:52 PM, Eric H. Wilson <ehwilson@cox.net> wrote:

> Hi Mike,
> I was curious if you knew if and when the "South Centre City Plan" will be voted on by City Council?
> Thanks
> Eric
>
> Eric H. Wilson
> Cell 619-415-4772
> Fax 619-225-9362

Mike Strong

From: Mike Strong
Sent: Wednesday, January 03, 2018 10:46 AM
To: 'April Pascasio'
Subject: RE: Brixmor Property Group | Escondido, CA
Attachments: 04-LandUse.pdf

Hi April,

Attached is the public review draft of the land use table.

This table will be updated at the end of the week, so it may be good to check back on https://www.escondido.org/south-centre-city-area-plan.aspx to view the final draft version that will be presented to City Council.

Thanks

Mike Strong
Assistant Planning Director
City of Escondido
(760) 839-4556
mstrong@escondido.org

From: April Pascasio [mailto:April.Pascasio@brixmor.com]
Sent: Wednesday, January 03, 2018 10:28 AM
To: Mike Strong <mstrong@escondido.org>
Subject: Brixmor Property Group | Escondido, CA

Hi Mike,

Thanks again for your time. Here's my contact. If you can patch over the land-use matrix for our reference, that would be great!

April Pascasio
Leasing Representative
Direct (858) 202-1118
Effective: January 12, 2018 our offices will be relocating to:
1525 Faraday Ave. Suite 350
Carlsbad, CA 92008

BRIXMOR® Property Group | BRX LISTED NYSE

This message has been scanned for malware by Websense. www.websense.com