



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

FOR INTERNAL USE ONLY	
Case No.:	_____
Date Submitted:	_____
Project Planner:	_____
Fees Paid:	_____
Receipt No.:	_____
Related Cases:	_____
Date Deemed Complete:	_____

**DISCRETIONARY PERMIT
GENERAL APPLICATION FORM**

NOTE: INFORMATION FROM THIS GENERAL APPLICATION FORM SHALL ACCOMPANY THE FOLLOWING SPECIFIC REQUESTS, WHICH REQUIRE MORE DETAILED SUBMITTALS.

- [Amendment to the Zoning Code](#)
- [Conditional Use Permit](#)
- [Condominium Permit/Conversion](#)
- [Development Agreement](#)
- [Extension of Time for previously approved Case No.](#) _____
- [General Plan Amendment](#)
- [Grading Exemption](#)
- [Master Development Plan](#)
- [Precise Development Plan](#)
- [Preliminary Development Plan](#)
- [Specific Plan](#)
- [Tentative Subdivision Map](#)

- [Variance](#)
- [Vesting Tentative Map](#)
- [Zone Change/Prezone](#)
- Other _____

Modification to:

- [Conditional Use Permit](#) _____
- [Master Development Plan](#) _____
- [Precise Development Plan](#) _____
- [Tentative Subdivision Map](#) _____
- [Vesting Tentative Map](#) _____
- Other _____

COMPLETE PROJECT DESCRIPTION (use additional sheets as necessary and see [examples of complete project descriptions](#)):

APPLICANT/CONTACT PERSON

Name (Print): _____
Address: _____
City, State, Zip: _____
Phone No.: _____
Fax: _____
E-mail: _____
Signature: _____

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): _____
Address: _____
City, State, Zip: _____
Phone No.: _____
Fax: _____
E-mail: _____
Signature: _____
(authorizing applicant to submit the application)
Date: _____

SITE INFORMATION

Property Address: _____
APN: _____
Size: _____
Environmental Status: _____
Land Use Code: _____

General Plan Designation: _____
Tier/Neighborhood: _____
Zoning: _____
Overlay Zone: _____
Density: _____

CITY OF ESCONDIDO

Examples of Complete Project Description

The project descriptions listed below are three examples of what staff considers to be **complete** project descriptions. For adequate analysis, complete legal descriptions are required.

EXAMPLE 1

A Tentative Subdivision Map and Master and Precise Planned Development for 33 lots and 33 single family, detached units, requesting lot averaging and a Grading Exemption to allow interior cut slopes up to 33 feet in height where such slopes are limited to 20 feet in height, on 1.5 acres, in the R-1-15 (Single Family Residential, 15,000 sq. ft. minimum lot size) zone.

EXAMPLE 2

A Grading Exemption to allow an increase in the height of an existing peripheral fill slope from 11 feet to 13 feet, where such slopes are limited to 5 feet in height, on 1.5 acres, in the R-E-20 (Residential Estates, 20,000 sq. ft.) zone.

EXAMPLE 3

Modifications to a previously approved Preliminary Plan including revisions to the site design, building elevations, access, and a variation in the unit type, and a Master and Precise Development Plan for 216 apartment units in the P-D-R, 24.5 (Planned Development Residential, 24.5 du/acre) zone.

Please note that the description identifies all aspects of the request, i.e., size, zoning, number of lots and/or units, identification of all exceptions in comparison to ordinance standards.

NOTICE: PUBLIC ART PARTNERSHIP PROGRAM

Effective February 17, 1987, development projects requiring building permits from the City of Escondido will be subject to the Public Art Partnership Program, with some exceptions. In conjunction with development, artwork approved by the Public Art Partnership Panel or an in-lieu fee based upon building valuation will be required with the issuance of building permits. Please contact the Planning Division for further information.

NOTICE: REQUIREMENT TO UNDERGROUND OVERHEAD UTILITIES

Effective February 14, 2007, developments shall be conditioned to underground all overhead utilities along the street frontage, abutting side or rear property lines or through the interior of the development. If a waiver of this condition is requested by the applicant, said request shall be made in writing justifying the reasons for waiving required undergrounding conditions.

**CITY OF ESCONDIDO
Disclosure Statement**

Consultation of List of Sites Related to Hazardous Wastes

Certification of Compliance with Government Code Section 65962.5

Pursuant to Government Code Section 65962.5f (AB 3750 Cortese), this statement **must be completed and signed** by the applicant before an application can be deemed complete for any type of development project.

I certify that I have consulted the list of identified hazardous waste sites consolidated by the Office of Planning and Research (OPR), which is posted and maintained at the Planning Department of the City of Escondido.

I hereby certify that the proposed location for a development permit application at:

Street Address	Assessor Parcel No.
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City	State	Zip
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- is not** on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and Research.

- is** on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and research. A copy of the list is hereby attached.

Signature of Applicant/Owner	Date
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SDG&E Notification

The SDG&E Company's Gas Planning Department has requested notifications of new projects proposed in Escondido for utility purposes only.

This is to certify that I have routed a copy of the site plan and project description to the SDG&E Gas and Planning Department addressed as:

SDG&E
Gas Planning Department
Operations Manager
6875 Consolidated Way, Mail Stop SD1311
San Diego, CA 92121

Signature of Owner or Applicant

Date

CITY OF ESCONDIDO Sign Posting Requirement

This requirement involves physically posting a notice on the project site in a conspicuous location so that the notice is visible from all portions of the site which abut a private or public street. The applicant shall maintain the posted notice in good condition for the full ten (10) day public notice period. Such notice shall be clearly titled "NOTICE OF PERMIT APPLICATION," and shall include:

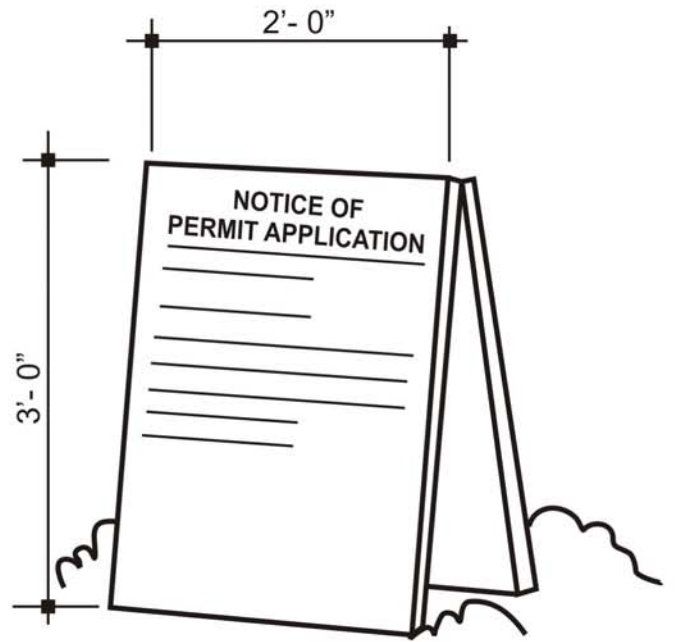
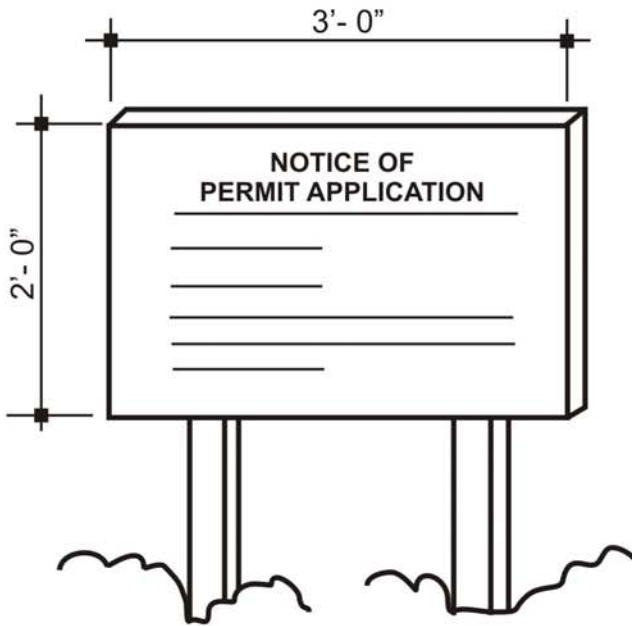
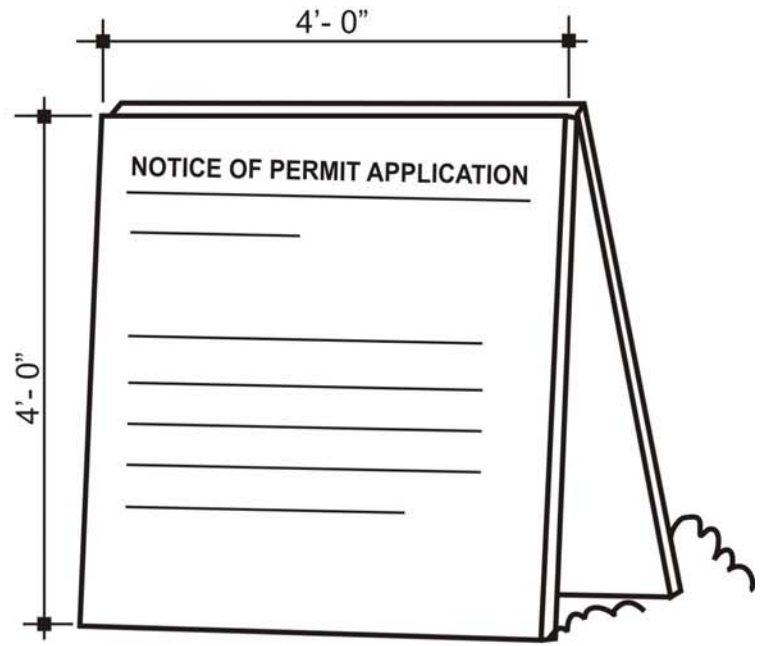
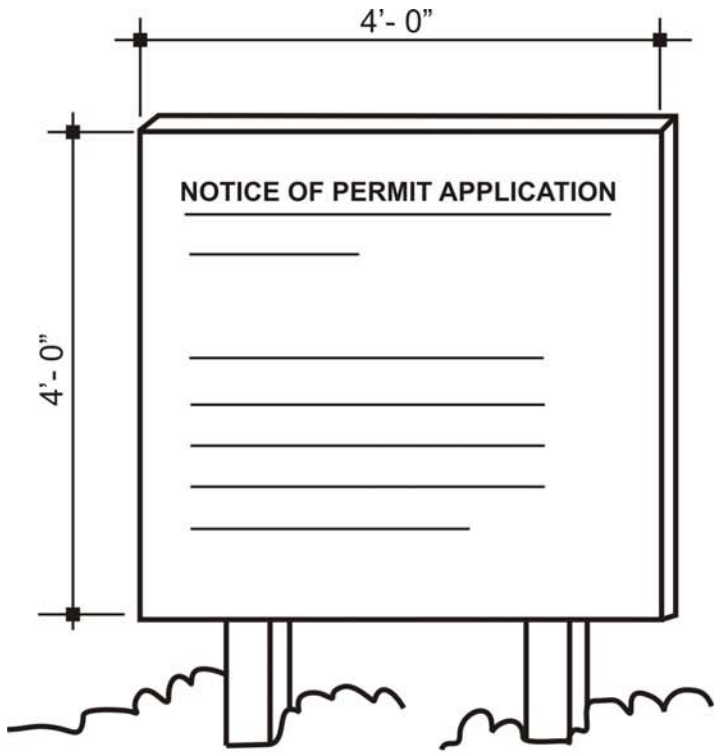
- a) a general explanation of the matter to be considered,
- b) the City case reference number,
- c) the applicant's name, and
- d) the telephone number of the Planning Division for further information.

The notice shall be constructed according to the following standards:

- a) Minimum size requirements of 16 sq. ft. for undeveloped parcels 1 acre or larger in size or developed parcels larger than 10 acres.
- b) Minimum size requirements of 6 sq. ft. for developed parcels less than 10 acres or undeveloped parcels less than 1 acre.

See attached forms for examples. The applicant will be required to utilize a standard sign copy which is available at the Planning Division (see current [Fee Schedule](#)). About four days prior to sign posting date, the applicant will be informed of exact wording to be indicated on the sign.

NOTICE OF PERMIT APPLICATION
REQUEST: _____ _____ _____
CASE NO: _____
APPLICANT: _____
HEARING DATE: _____
FOR FURTHER INFORMATION CALL (760) 839-4671
DATE POSTED: _____



* Each sign should face the street and be posted 10' - 15' from the edge of the street (right behind the sidewalk).

DESIGN LIMITATIONS FOR PROFESSIONALS



STRUCTURAL ENGINEERS

No limitations; may design any building of any type.

CIVIL ENGINEERS

May design any building except hospitals or schools.

ARCHITECTS

May design any type building with these exceptions

- The structural portion of a hospital.

UNLICENSED PERSONS

Limited to design of:

- Single-family dwellings of woodframe construction not more than two stories and basement in height
- Multiple dwellings containing no more than four dwelling units of woodframe construction not more than two stories and basement in height. Not more than four dwelling units per lot.
- Garages or other structures appurtenant to dwellings of woodframe construction not more than two stories and basement in height.
- Agricultural and ranch buildings of woodframe construction.*
- Nonstructural store fronts, interior alterations or additions, fixtures, cabinet work, furniture, or other appliances or equipment including nonstructural work necessary to provide for their installation.
- Nonstructural alterations or additions to any building necessary to or attendant upon the installation of such storefronts, interior alterations or additions, fixtures, cabinet work, furniture, appliances, or equipment.
- May not design any component that affects the safety of any building or its occupants, including but not limited to structural or seismic components.

* Unless the building official having Jurisdiction deems that an undue risk to the public health, safety or welfare is involved.

APPLICABLE STATUTES

6731, 6736, 5537.1 of B & P Code

APPLICABLE STATUTES

15013 of H & S Code
5537.5, 6731, 6735 of B & P Code

APPLICABLE STATUTES

15048 of H & S Code
5500.1, 6737 of B & P Code

APPLICABLE STATUTES

5537, 5538, 6737.1 of B & P Code

CITY OF ESCONDIDO

STORM WATER REQUIREMENTS FOR ALL DEVELOPMENT PROJECTS

As of February 16, 2016, all projects being permitted by the City of Escondido are required to state their level of storm water responsibility and what storm water best management practices (BMPs) the project will include, based on the type of project.



MINOR projects – generally do not disturb any dirt

Require:

- Construction BMPs – for example, keeping the site clear of trash

PRIORITY projects – generally large scale ground disturbance, or the change from natural landscape to impervious paving and buildings

Require:

- Construction BMPs – for example, preventing erosion from the site
- Site Design BMPs – for example, working with existing natural features like trees and hills
- Source Control BMPs – for example, covering & berming any outdoor work areas
- Treatment Control BMPs – for example, including storm water retention basins

STANDARD projects – generally, all other types of projects

Require:

- Construction BMPs – for example, washing paint and stucco into a container and not onto the ground
- Site Design BMPs – for example, directing water from roofs and pavement into landscaping instead of directly into the street
- Source Control BMPs – for example, trash enclosures with roofs

Applications to the City for Standard or Priority must include the **storm water submittal forms** with their application. Minor projects are noted as minor projects on the main application form.

See www.escondido.org/bmps-for-new-development-redevelopment.aspx for forms including checklists to determine project types, other BMP suggestions, resources and information about designing the project.