

PLANNED DEVELOPMENT

The Planned Development process implements the PD zoning district and may be applicable to commercial, industrial, residential or mixed-use projects. The Planned Development process is intended to encourage planned development of parcels sufficiently large as to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido General Plan and Zoning Code may be accomplished; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities; to promote and create public and private open space as an integral part of land development design; to reduce, when appropriate, the amounts of public and private improvements normally required by developments; to maximize choice in types of environments available in the City; to encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography, and/or landscape features.

The purposes of the Planned Development will be ensured through the Planning Commission and City Council's careful review of the prepared and submitted comprehensive development plans. These plans shall show proper site layout, design character, and integration with the surroundings.

Submittal of plans may be accomplished in multiple or concurrent stages: The first stage shall be the submittal of a **Preliminary Development Plan** to the Planning Commission for a public hearing and approval. This would be a generalized plan of the proposed development concept and layout, and the general nature, dimensions and impact of the proposed development. The Preliminary Plan allows the Commission to indicate such modifications as may be necessary for final approval and to so inform the applicant before he/she shall have made any extensive expenditures on more detailed studies and plans. A Preliminary Development Plan is typically processed concurrently with a Change of Zone which establishes the type and intensity/density of the proposed land use.

The second stage of the Planned Development process shall be the submittal of the **Master Development Plan**. The Master Plan shall be examined for conformity to the Preliminary Plan and all applicable criteria and standards of General Plan and Zoning Code. The Master Plan shall be reviewed by the Planning Commission and the City Council at a public hearing. Projects involving the subdivision of property typically require the processing of a Subdivision or Parcel Map concurrently with the Master Development Plan.

Following the approval of the final Master Development Plan, or concurrently with submittal of the Master Development Plan, the applicant may submit to the Planning Commission an application for approval of a **Precise Development Plan** for the first increment of development. Precise Plan approval, valid for one year, shall be secured for each unit or increment of a Planned Development district, as delineated on the Master Development Plan.

Prior to submittal of a Planned Development application, a pre-application meeting with a member of the Planning staff will be necessary to answer any questions and to ensure that the application will be completed as required. Appointments for a pre-application meeting can be scheduled by contacting the Planning Division at (760) 839-4671.

Submittal Requirements

The following shall be required in order to accept an application as complete. As determined by the Director of Community Development, additional information not listed below may be required to make a complete application. This will be determined on a case-by-case basis.

1. Completed and signed [Discretionary Permit General Application Form](#) (A letter of permission signed by the owner may be substituted for the owner's signature on the form.)

2. Copy of Grant Deed.
3. Copy of a current Preliminary Title Report, including legal description (within the last six months) .
4. Slope analysis depicting slope categories and acreage within each category as follows:
0-15%, 15-25%, 25-35%, over 35%
Note: If entire site is less than 10% slope, a statement to that effect, from a licensed civil engineer, may be submitted in lieu of a slope analysis.
5. Photographs of the site and the adjacent properties, mounted on 8½" x 11" paper and labeled.
6. Details of Request form ([see attached](#)) .
7. [Fees](#).
8. Letter(s) of permission from current owner of property over which easement rights, improvement rights and/or maintenance rights are to be granted (If access is required over existing easements, letter(s) of permission are required from property owner and other easement owners.) Letter should give permission for easement use for access, maintenance, or improvement.
9. For commercial and nonresidential uses adjacent to residential uses/zoning, a Noise Study indicating projected decibel levels at property line and indicating mitigation measures required to ensure conformance with the Noise Ordinance. A Noise Study will also be required for residential projects where outdoor noise levels are projected to exceed 60 dB.
10. Any related applications necessary to make findings for General Plan and zoning consistency (such as Adjustment Plats necessary to meet GP density or minimum lot size, or rezone, etc.)
11. A completed [Initial Study Form – Part I](#)

Additional Submittal Requirements for Preliminary Development Plan

The Preliminary Development Plan shall also show:

1. Proposed uses, typically a list of permitted uses and standard Land Use Codes.
2. Twenty-five (25) blue-line or black-line copies each of the site plan, architectural drawings, preliminary landscape plans, and the tract map (if applicable) to be collated into sets and folded to 8½" x 11". Plans shall be prepared by or under the supervision of a licensed design professional, and include the signature of the design professional and the date of plan preparation or revision. Typical plan size shall not exceed 24" x 36" unless specifically authorized upon consultation with Planning staff.

The site plan should be drawn to scale and should include:

- a. Preliminary Plan clearly written at the top of the sheet.
- b. North arrow and graphic scale.
- c. Exterior boundaries of subject property and property dimensions.
- d. Existing topography and proposed grading, if other than flat.
- e. Location and dimensions of existing and proposed structures including any structures on adjacent properties within fifty (50) feet of the property line.
- f. Areas to be used or reserved for vehicular and pedestrian circulation and parking.
- g. Proposed land uses.
- h. Public uses (such as park area, playgrounds, etc.).
- i. Screening and landscaping areas.
- j. Location and dimensions of existing and proposed street improvements, including (but not limited to) gutters, curbs, sidewalks, centerline of streets, alleys, and easements.

- k. Usable open spaces (include area calculations) as defined under [Sections 33-222\(e\), 33-252\(e\), and 33-283\(e\)](#) of the Zoning Code.
- l. Information block to include name, address, phone number, and license number of design professional, site acreage, site square footage, zoning (existing and proposed), General Plan designation, Assessor's Parcel Number, site address, total number of lots, and total number of units (if applicable).

Architectural drawings and sketches demonstrating the design and character of the proposed structures and the physical relationship of the uses shall accompany the development plan. Name, address, phone number, and license number of the design professional shall be included on the plans.

- 3. One legible 8½" x 11" photographic reduction of **each sheet** of the plan set (**Xerox reductions shall not be accepted**). Submitted graphics must be clear enough to be reproduced several times and still be legible.
- 4. Typewritten report to include the following information:
 - a. Tabulation of the land area to be devoted to various uses, including open spaces, calculation of overall density and average densities per **net** acre of the residential areas proposed.
 - b. Development schedule (phasing) of the various units of development through completion and indicating that the developer intends to commence construction on the first development unit (phase) within one year of granting of the Planned Development Zoning.
 - c. Statement describing the existing topography, soil conditions and drainage within the proposed development.
 - d. Statement proposing method of maintaining and perpetuating common open areas and facilities.
 - e. Description of proposed grading plan.
 - f. Identification of future ownership and maintenance of streets, driveways, sidewalks, pedestrian ways and open space areas.
 - g. For commercial sites greater than five (5) acres, a market analysis for commercial uses demonstrating the need for such commercial uses within the zone in the types, amounts and locations proposed.

Additional Submittal Requirements for Master Development Plan

The Master Plan maps and written reports shall conform to the approved Preliminary Development Plan in all major respects. The Master Plan shall include all elements included in the Preliminary Development Plan, plus the following:

- 1. Survey of the property showing existing features including:

trees	utility lines
structures	land uses
streets	existing zoning
easements	existing ownerships

Said information also to be provided for the surrounding area within three hundred (300) feet of the proposed development, at the discretion of the Planning Commission.

- 2. Twenty-five (25) blue-line or black-line copies each of the site plan, floor plans building elevations, roof plans, landscape plans, and the tract map (if applicable) to be collated into sets and folded to 8½" x 11." Plans shall be prepared by or under the supervision of a licensed design professional and include the signature of the design professional, the date of plan preparation or revision. Typical plan size shall not exceed 24" x 36" unless specifically authorized upon consultation with Planning staff.

The site plan should be drawn to scale and should include:

- a. Master Plan clearly written at the top of the sheet.
- b. North arrow (pointing to the top of the page) and graphic scale.
- c. Exterior boundaries of subject property and property dimensions.
- d. Existing topography and proposed grading, if other than flat.
- e. Location and dimensions of existing and proposed structures including any structures on adjacent properties within fifty (50) feet of the property line.
- f. Location, design, and dimensions of proposed parking facilities, landscaping, driveways, and open spaces. Show typical parking space dimensions and striping.
- g. Dimensions of setbacks and building separations.
- h. Location and dimensions of existing and proposed exterior doors, entryways, walkways, balconies, stairways, roof eaves, etc.
- i. Location, height, and type of fencing and walls.
- j. Open space calculations as defined by the appropriate residential category.
- k. Total building coverage in square footage and percent.
- l. Street cross-sections.
- m. Information block to include name, address, phone number, and license number of design professional, site acreage, site square footage, zoning (existing and proposed), General Plan designation, Assessor's Parcel Number, site address, total number of lots, and total number of units (if applicable).

Floor plans (where applicable) should indicate use of rooms, square footage of units or suites, and dimensions for all buildings within the planned development.

Exterior elevations must indicate types and colors of materials, and heights of buildings, and provide details for north, south, east, and west, including, but not limited to, club houses, recreation buildings, and structures in open space areas. (For existing structures, 8 sets of photos may be substituted.)

3. Landscape Plan

Landscaping is intended to achieve architectural enhancement, an attractive living environment, visual screening of parking areas and unsightly objects, buffering of residential areas from commercial and industrial areas, streetscape enhancement, and control of soil erosion. **Note:** Refer to [Article 62](#) of the Escondido Zoning Code for landscaping requirements.

Planting plan shall include:

- a. North arrow, scale, and project site address.
- b. Name, address, phone number, and license number of the person or firm who prepared the plans.
- c. The container size, number, and location of each type of plant as well as both the common and botanical names.
- d. A clear indication of each planting area, lawn area, and paving area.
- e. Location and type of any significant existing trees to remain, to be relocated or to be removed.
- f. Location, dimensions and type of materials of all walkways and hardscape areas.

4. Tentative grading design (including pad elevations, slope areas and earthwork quantities, cut/fill) two-foot or five-foot contour intervals, typical. If grading exemptions are required per [Article 55](#) of the Zoning Code, a grading plan shall be required, drawn to scale and including:

- a. Existing topography (two-foot or five-foot contour, typical)
- b. Proposed grading - clearly delineate cut slopes, fill slopes, and grading exemption slopes
- c. Clearly labeled pad elevations, top of slope elevations, bottom of slope elevations and slope inclinations
- d. Cross-section of grading exemption slopes depicting maximum slope height
- e. Location and height (top of wall and bottom of wall) of all retaining walls
- f. Statement justifying each grading exemption

5. Master plans for street improvements, water, sewerage, flood control, drainage facilities and public utilities.
6. One legible 8½" x 11" photographic reduction of **each sheet** of the plan set (**Xerox reductions shall not be accepted**). Submitted graphics must be clear enough to be reproduced several times and still be legible.
7. Tabulation of number of dwelling units by type for each increment (phase) of the total master development plan and the estimated population per increment.
8. Proposed standards for height, open space, building intensity and public improvements.
9. Engineering and economic feasibility studies as necessary.
10. Copies of legal documents required by the Planning Commission for dedication or reservation for groups or private open space, or for the creation of owner's associations, or assessment districts for open space maintenance, etc.
11. For residential ownership projects of 20 units or fewer, a report demonstrating financial viability of a small homeowner's association. The report should indicate estimated sales price of each unit and the estimated costs of the maintenance of the buildings and common areas on the project site, and any other information which would demonstrate financial viability of a small homeowner's association.
12. If a satellite dish(es) is proposed, include the following:
 - Indicate height of the building wall, height of the parapet, and the height of the dish above the roof.
 - Elevations of the satellite dish
 - Colors and materials of the dish
 - Roof plan with location of proposed dish and distance of dish from all edges of the roof
 - Proposed screening of dish on all sides
 - Cross-sections showing dish visibility from surrounding properties
13. For nonresidential uses (commercial, industrial, churches, etc.) include the following:
 - Number of employees
 - Days and hours of operation for each activity or use area
14. Phasing plan.

Additional Submittal Requirements for Precise Development Plan

The Precise Plan and written reports shall conform to the approved Master Development Plan in all major respects. The Preliminary Plan shall include all elements included in the Master Development Plan, plus the following:

1. Proposed uses, typically a list of permitted uses and standard land use codes.
2. Twenty-five (25) blue-line or black-line copies each of the site plan, floor plans building elevations, roof plans, landscape plans, and the tract map (if applicable) to be collated into sets and folded to 8½" x 11." Plans shall be prepared by or under the supervision of a licensed design professional and including the signature of the design professional and the plan preparation or revision date.

The site plan should be drawn to scale and should include **all information required for the Master Development Plan** and:

- a. Precise Plan clearly written at the top of the sheet.
- b. Location and dimensions of existing and proposed street improvements, including (but not limited to) gutters, curbs, sidewalks, centerline of streets, alleys, and easements.

- c. Location, dimensions, grading, and acreage of public or semi-public areas, including, but not limited to, schools, parks, recreation areas, playgrounds, paving area and trails.
 - d. Information block to include name, address, phone number, and license number of design professional, site acreage, site square footage, zoning (existing and proposed). General Plan designation, Assessor's Parcel Number, site address, total number of lots, and total number of units (if applicable).
3. Tentative Subdivision Map showing precise divisions of the land for the sale or lease of individual property, if any, as provided in the State Map Act and Escondido Subdivision Code.
 4. One legible 8½" x 11" photographic reduction of each sheet of the plan set (**Xerox reductions shall not be accepted**). Submitted graphics must be clear enough to be reproduced several times and still be legible.
 5. A statement setting forth a program for installation and continued maintenance of parking areas, lighting, courts, public and private grounds, landscaping, streets, utilities, parks, playgrounds, or public or semi-public community buildings and facilities.
 6. Information necessary for evaluation and assignment of fire zone designation, including types of construction, where found necessary by the Planning Commission.

Procedure

Planned Developments are administered pursuant to [Article 19](#) of the Zoning Code.

Preliminary, Master, and Precise Plans may be processed concurrently or as described below:

Preliminary Plan

Once the Preliminary Development Plan application is submitted, the Planning staff will review the information for completeness. The application will be routed to other City departments and to outside agencies as necessary. Once comments are received, staff will review the application and will notify the applicant if corrections to the plans are required. An Initial Study shall be processed in conformance with the California Environmental Quality Act (CEQA) unless the project is categorically exempt. A determination shall be made whether an Environmental Impact Report, Negative Declaration, or Statement of Exemption shall be required. The appropriate document shall be prepared (at the owner's expense) and circulated for public review in accordance with CEQA requirements, prior to the hearing. For requests involving either commercial, industrial or multifamily residential projects, or production homes in single family subdivisions of five lots or more, the Design Review Board will review the Preliminary Development Plan request prior to the Planning Commission hearing.

After the staff analysis is complete and the project has been reviewed by the Design Review Board, the application will be placed on the next available agenda for review by the Planning Commission. A public hearing notice will be prepared and mailed in accordance with [Section 33-1300](#) of the Zoning Code.

Note: The applicant will be responsible for posting a sign(s) on the site 10 days prior to all hearing dates. These signs are available for a fee at the Planning Division. Prior to the hearing, staff will prepare a report to the Planning Commission, which will analyze the proposal and recommend approval or denial, and may recommend conditions.

The Planning Commission shall review the Preliminary Development Plan for conformance with all applicable criteria and standards of the General Plan and Zoning Code. At the public hearing, the Commission shall vote to approve, deny, or may approve, subject to specified modifications and conditions. The decision of the Planning Commission may be appealed to the City Council.

Master Plan

The second stage of the Planned Development process shall be the submission of the Master Development Plan to the Planning Commission and the City Council at a noticed public hearing. The Master Development Plan shall be examined for conformity to the Preliminary Development Plan and all applicable criteria and standards of General Plan and Zoning Code. Should the application include a subdivision, the Tentative Map would typically be processed concurrently with the Master Plan. Once the application is submitted, the Planning staff will review the information for completeness. The application will be routed to other City departments and to outside agencies as necessary. Once comments are received, staff will review the application and will notify the applicant if corrections to the plans are required. For requests involving either commercial, industrial, multifamily residential projects, or production homes in single family subdivisions of five lots or more, the Design Review Board will review the request prior to the Planning Commission hearing.

Minor changes to an approved Master Plan may be approved by the Planning Commission, or its authorized representatives, provided changes are consistent with the purpose and character of the Master Development Plan.

Precise Plan

Following the approval of the final Master Development Plan, or concurrently with submission of the Master Development Plan, the applicant may submit to the Planning Commission an application for approval of a Precise Development Plan for the first increment of development. Once the application is submitted, the Planning staff will review the information for completeness. The application will be routed to other City departments and to outside agencies as necessary. Once comments are received, staff will review the application and will notify the applicant if corrections to the plans are required. Since the request would involve either commercial, industrial, or residential projects, the Design Review Board will review the request prior to the Planning Commission meeting. Precise Plans do not require public notice.

Precise Development Plan approval, valid for one year, shall be secured for each unit or increment of a Planned Development district, as delineated on the Master Development Plan. No development, improvement, or building construction within any unit of the Planned Development area covered by a Master Development Plan approved by the City Council, shall be commenced until the Planning Commission has approved the Precise Development Plan for that unit. The decision of the Planning Commission may be appealed to the City Council.

All Planned Development permit approvals shall expire concurrently with the expiration of any companion Tentative Subdivision Map(s) or Tentative Parcel Map(s). Where there is no Tentative Subdivision Map or parcel map, all Planned Development permit approvals shall expire according to the same schedule and procedure as a Tentative Subdivision Map.

Signatures. Applicant and property owner signature lines must be signed, even if the applicant and property owner are the same. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

Applicant

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Escondido, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Escondido, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth herein. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed.

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Escondido.

Applicant: _____

Date: _____

Property Owner

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Escondido employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property Owner: _____

Date: _____

Architect/Engineer

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans, drawings, studies or reports submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans, drawings, studies or reports for the limited purpose of facilitating the public review process.

Architect: _____

Date: _____

Engineer: _____

Date: _____

DETAILS OF REQUEST
Planned Development
 Case # _____

Property Address: _____ General Plan Designation: _____
 Tier/Neighborhood _____
 Assessor Parcel Number: _____ Zone: _____
 Site Acreage: _____ (gross) Overlay Zone: _____
 _____ (net)

	<u>Proposed</u>	<u>Previously Approved</u>	<u>Underlying Zone Requirements</u>
1. Number of Lots:	_____	_____	_____
2. Number of Buildable Lots:	_____	_____	_____
3. Number of Units:	_____	_____	_____
4. Density (du/net acre)	_____	_____	_____
5. Lot Area:	_____	_____	_____
Minimum:	_____	_____	_____
Average:	_____	_____	_____
6. Lot Width:	_____	_____	_____
7. Yard Requirements (Setbacks):	_____	_____	_____
Front:	_____	_____	_____
Side:	_____	_____	_____
Street Side:	_____	_____	_____
Rear:	_____	_____	_____
8. Building Height:	_____	_____	_____
9. Number of Stories:	_____	_____	_____
10. Unit Mix:	_____	_____	_____
# of 1 bdrm units:	_____	_____	_____

	<u>Proposed</u>	<u>Previously Approved</u>	<u>Underlying Zone Requirements</u>
Size:	_____	_____	_____
# of 2 bdrm units:	_____	_____	_____
Size:	_____	_____	_____
# of 3 bdrm units:	_____	_____	_____
Size:	_____	_____	_____
# of 4+ bdrm units:	_____	_____	_____
Size:	_____	_____	_____
11. Floor Area Ratio:			
Maximum:	_____	_____	_____
Average:	_____	_____	_____
12. Unit Size (w/o garage):	_____	_____	_____
13. Parking Spaces Provided per Unit:	_____	_____	_____
Covered:	_____	_____	_____
Uncovered:	_____	_____	_____
14. Parking Adequacy:	_____	_____	_____
Off-Street Parking:	_____	_____	_____
Ratio (if nonresidential):	_____	_____	_____
On-Street Parking:	_____	_____	_____
Off-Street Tandem Spaces: (in front of garages)	_____	_____	_____
15. Lot Coverage:	_____	_____	_____
Maximum:	_____	_____	_____
Average:	_____	_____	_____
16. Office Area (s.f.):	_____	_____	_____
Commercial Area (s.f.):	_____	_____	_____
Industrial Area (s.f.):	_____	_____	_____
Other (s.f.):	_____	_____	_____

	<u>Proposed</u>	<u>Previously Approved</u>	<u>Underlying Zone Requirements</u>
17. Architectural Style:	_____	_____	_____
18. Colors and materials:	_____	_____	_____
Roof:	_____	_____	_____
Exterior:	_____	_____	_____
Trim:	_____	_____	_____
Fascia:	_____	_____	_____
19. Open Space and Amenities:	_____	_____	_____
Size of Open Space:	_____	_____	_____
Per Unit:	_____	_____	_____
Common Area:	_____	_____	_____
Amenities Proposed:	_____	_____	_____
20. Days and Hours of Operation:	_____	_____	_____
21. Number of Employees:	_____	_____	_____
22. Land Uses:	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
23. Is the project phased?	_____		
If yes, how many phases?	_____		
24. Does the project include a density bonus?	_____		
If yes, how many units?	_____		
Very Low Income:	_____		
Low Income:	_____		
Moderate Income:	_____		
Senior Units:	_____		

	<u>Lot #(s)</u>	<u>Height Range/Slope Inclination(s)</u>
25. Grading Exemptions:		
Peripheral Cut Slopes:	_____	_____
Peripheral Fill Slopes:	_____	_____
Interior Cut Slopes:	_____	_____
Interior Fill Slopes:	_____	_____
Number of Grading Exempted Cut Slopes:	_____	
Number of Grading Exempted Fill Slopes:	_____	