

SPECIFIC PLAN

The Specific Plan process implements the SP zoning district and may be applicable to commercial, industrial, residential or mixed-use projects. The California Government Code grants a local government (e.g., the City) the authority to prepare specific plans to implement its General Plan. Specific Plans are generally designated to: a) provide a greater level of detail than the traditional zoning ordinance, and serve as a tool to tailor development policies and regulations to a specific site; b) provide more specific development standards to create appropriate land use designations and design criteria that address project-specific issues; and c) provide decision makers with the opportunity to comprehensively review a master planned community in its entirety at the outset—considerate of land use, circulation, infrastructure and other issues important to the local government. The Specific Plan process is intended to encourage planned development of parcels sufficiently large as to permit comprehensive site planning and building design; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses; to enhance the appearance and livability of the community; to maximize choice in types of environments available in 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 Specific Plan will be ensured through the Planning Commission and City Council's careful review of the prepared and submitted comprehensive documents and plans. These plans shall show proper site layout, design character, and integration with the surroundings. Specific Plans serve as an area's "zoning ordinance" by prescribing detailed development regulations that ensure compatibility with surrounding areas. The objectives for Specific Plans are to:

- a. Provide a comprehensive land use plan that designates the distribution, location, and extent of all land uses, primary local access and public facilities within the Specific Plan Area (SPA);
- b. Promote quality development that will be consistent with the goals and objectives of the General Plan;
- c. Provide for comprehensive planning which will allow for the orderly development of the SPA in relation to the existing community;
- d. Provide for land use development opportunities while preserving the natural features of the Specific Plan Area by concentrating development on the less-constrained portion of the site and restricting constrained areas to open space preservation;
- e. Ensure the preservation of sensitive cultural and biological areas by identifying constraints and providing development guidelines that protect them as well as other natural and scenic resources;
- f. Provide detailed Design Guidelines and Development Regulations and Procedures to integrate all future development projects with each other and the existing and proposed public projects within the SPA;
- g. Develop a plan that is economically feasible and capable of being implemented based on existing and anticipated future economic conditions;
- h. Assure adequate phasing for all SPA facilities including circulation improvements, drainage facilities, domestic water, and sewage disposal facilities; and
- i. Provide a document that is useful and meaningful to both City staff and the general public in planning for future development.

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. A completed [Initial Study Form – Part I](#)

Additional Submittal Requirements for Preliminary Development Plan

California Government Code Section 65451 sets forth the requirements for specific plans as follows:

1. A specific plan shall include a text and a diagram or diagrams that specify all of the following in detail:
 - a. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
 - b. The proposed distribution, location, and extent and intensity of major components of public and private transpiration, 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;

- c. Standards and criteria by which improvements will proceed, and standards for the conservation, development and utilization of natural resources, where applicable; and
- d. A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs a, b, and c above.

The specific plan shall include a statement of the relationship of the specific plan to the general plan.

- 2. The submittal requirements of a [Tentative Subdivision Map](#), [Planned Development](#), [Conditional Use Permit](#), [Development Agreement](#), [General Plan Amendment](#), [Zone Change](#), and [Condominium Permit](#) shall also be included if processed concurrently with a Specific Plan.

Procedure

Planned Developments are administered pursuant to [Article 18](#) of the Zoning Code.

Once the Specific Plan application (and any concurrent 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. The Design Review Board will review the Specific Plan development standards 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 Specific Plan and any applicable concurrent applications 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.

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
 Specific Plan
 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:	_____	