

PLANNING COMMISSION

Agenda Item No.: G.2
Date: May 26, 2009

CASE NUMBER: AZ 09-0001/PHG 09-0011
APPLICANT: City of Escondido
LOCATION: Citywide Within Commercial Zones and Specific Plan Area No. 9
TYPE OF PROJECT: Zone Code Amendment/Specific Plan Amendment

PROJECT DESCRIPTION: A request for amendments to Article 16-Commercial Zones and Article 64-Design Review of the City's Zoning Code, and the Interim Downtown Specific Plan (SPA 9) to establish development standards regarding the conversion of automobile dealerships to other uses. The amendment would require a plot plan application for the conversion (either in whole or in part) of new and used automobile dealership sites to other uses in order to confirm compliance with the development standards. The development standards would require addressing the site in a comprehensive way regarding such issues as multiple tenants, tenant space entries, display areas, signs, parking and screening, landscaping, street trees, and lighting.

STAFF RECOMMENDATION: Recommendation of Approval to the City Council

BACKGROUND/SUMMARY OF ISSUES: The City has recently experienced the loss of an automobile dealership, and with the current state of the economy, more sites may become vacant. Because these sites tend to be large and in high visibility locations and include unique design, structures, ample parking, and other automobile-related improvements, the potential exists for them to transition into a range of otherwise permitted uses that may not be suitable for a particular site. On January 27, February 24, and March 24, 2009 the Planning Commission considered the proposed amendment to Article 43 of the Zoning Code (Abandoned Service Stations), which proposed the requirement of a conditional use permit for the conversion of automobile dealerships similar to abandoned service stations, and recommended denial to the City Council. On April 1, 2009 the City Council considered the item and referred it back to staff and the Planning Commission, noting that limiting the permitted uses was not the goal of the amendment, but to focus on the appropriateness of the design for proposed new uses. The Council directed staff to achieve this by establishing an administrative review process and design standards for converted automobile dealerships. Staff is now proposing to amend the Zoning Code and the Interim Downtown Specific Plan to require an administrative plot plan review for existing and vacant automobile dealerships converting to another use. Typically, a plot plan review is not necessary for a site that is converting from one permitted use to another, with only the application for a new business license being required. The proposed amendment will alert the applicant and Planning staff to the extra level of review and design considerations for these unique sites.

The public hearing notice for the proposed Zone Code Amendment included Article 56 which addresses miscellaneous design standards. During the processing of the code amendment, staff determined that the development standards employed for the review of automobile dealerships converting to another use were more appropriately located within Article 16 since the amendment would affect only commercial zones. Therefore, no amendment to Article 56 is proposed at this time. In addition to the usual public hearing notice for a zone code amendment, staff provided a courtesy notice to property owners and business owners of automobile dealerships listed in the City's Business License data base. Additionally, staff has met with the representative of one of the affected property owners (who spoke in opposition to the previously proposed amendment requiring a conditional use permit) to provide outreach and consider any new ideas for the proposal.


Staff believes that the issues are:

1. Whether the proposed plot plan review process would provide the appropriate review for the re-use of existing and vacant automobile dealerships.
2. Appropriateness of the development standards proposed for the re-use of automobile dealerships in the commercial and SPA 9 Zones.

REASONS FOR STAFF RECOMMENDATION:

1. The proposed Zoning Code Amendment would establish a process for allowing new commercial uses to occupy existing and vacant automobile dealerships. The code amendment to require plot plan review is needed because a change of use may only involve a business license and may not necessitate site improvements triggering design review. The administrative plot plan review process would allow oversight to ensure the business operation is compatible with surrounding land uses and that appropriate improvements are made to the site.
2. Although automobile dealerships are a permitted use within the CG zone, the sites of automobile dealerships are often uniquely designed and developed with standards that differ from the typical commercial site. The proposed development standards are similar to those required of most commercial development with some flexibility available to take the existing conditions into consideration. Staff has determined that the plot plan process is not needed for automobile dealerships within the Auto Park (PD) Zone, because the Planned Development process incorporates sufficient review and conditions to address the issues of site development.

Respectfully Submitted,


Diana Delgadillo
Associate Planner

ANALYSIS

A. ENVIRONMENTAL STATUS

1. A revised Notice of Exemption was issued on May 11, 2009, in accordance with CEQA Section 15061(b)(3), "General Rule".
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

B. CONFORMANCE WITH CITY POLICY/ANALYSIS

The proposed Zoning Code Amendment would be consistent with the General Plan since modifications are being proposed to existing language in the Zoning Code that further the goals of good site design. No General Plan policies or land use designations would be modified or impacted.

C. BACKGROUND/ANALYSIS

Whether the plot plan process would provide the appropriate review for the re-use of existing and vacant automobile dealerships.

Staff is proposing the plot plan review process for considering the unique site design issues of automobile dealerships transitioning to another permitted use. The City Council gave direction to provide an administrative review process rather than the originally-proposed conditional use permit approach because the issue of converting automobile dealerships to another permitted use is design-related as opposed to regulating uses. Plot plan review would allow a reasonable staff level review, and placement of conditions, without being an onerous burden to the applicant. Amending Articles 16 and 64 of the City's Zone Code and the Interim Downtown Specific Plan, as proposed, addresses the site requirements in the event a new commercial use proposes to occupy the site of a former automobile dealership. Through the plot plan process, staff and the Design Review Board would evaluate the site in a comprehensive manner and consider appropriate modifications that would bring the site closer to conformance with regular commercial standards, while allowing flexibility to consider the existing conditions that may preclude a strict application of the usual development requirements for new construction.

Many of the larger automobile dealerships are located within the Auto Park Way area and developed under a Planned Development (PD). These sites have conditions under the PD process, and therefore would not be subject to the requirement of a plot plan if they convert to another use. A modification to the PD would be required. Similarly, automobile dealerships located in the industrial zones have less visibility than dealerships within the commercial zones, and therefore are excluded from the requirement of plot plan review. The plot plan process would apply only to sites within the CG and SPA 9 zone designations.

Appropriateness of the development standards proposed for the re-use of automobile dealerships in the CG and SPA 9 Zones.

The design of an automobile dealership is unique and often does not lend itself easily to transitioning to other uses without revisions to the building, parking lot, and landscaping. Many dealerships use multiple large buildings that may not meet the current design guidelines and are characterized by large expanses of display windows and specialized work areas for vehicle servicing. Additionally, these sites often have extensive paved parking and storage areas with little or no landscaping. Also of concern, is the situation where automobile dealerships have been allowed lighting for accurate color rendition. In such cases a new commercial use occupying the site would require low-pressure sodium lighting. The proposed development standards will allow review of the proposed new use for the site of a former

automobile dealership to improve the streetscape appearance, and achieve compatibility with the neighboring commercial uses, and in the case of multiple tenants, compatibility within the site.

Proposed Changes

Staff is proposing the following changes to Article 16 of the Zoning Code (Staff has attached copies of all of the affected pages of the proposed Zone Code Amendment/Specific Plan Amendment as "Exhibit B" in ~~strikeout~~/underline format to easily review the proposed changes) :

- Adding section 33-344 requiring a plot plan for the conversion of automobile dealerships and to provide criteria for review. The focus of the review would be upgrading the landscaping to provide adequate screening, reviewing for the appropriate number of street trees, ensuring that the lighting standards be appropriate for a commercial use other than automobile sales, compatibility of the exterior building, and addressing the issues of potential multiple tenants.
- Section 33-332 (chart of permitted uses for commercial zones) adds a note to notify business owners, searching for a location, that additional review is required if the business is proposing to locate at the site of a former automobile dealership.
- Sec. 33-340: adding text to describe situations requiring plot plan approval.

The amendment also includes a revision to Article 64 relating to the jurisdiction and duties of the Design Review Board (DRB). This section specifies situations which require review by the DRB, and staff has added "and conversion of existing and vacant automobile dealerships to other uses" as needing DRB review.

The proposal also includes a specific plan amendment to the Interim Downtown Specific Plan (IDTSP) to note that the conversion of an automobile dealership to another commercial use requires a plot plan approval. To achieve this, staff is proposing to add the text "including minor plot plan review for the conversion of existing or vacant automobile dealerships" to the Implementation and Administration section under Section d. Major projects. Additionally, staff is proposing an addition to the notes of the Permitted Use Matrix of the IDTSP as follows: "Existing automobile dealerships were a non-conforming use in SPA 9 at the time of adoption of the Interim Downtown Specific Plan. Conversion of these sites shall require plot plan review pursuant to Article 16 of the Escondido Zoning Code." An asterisk added to each category of uses within the matrix calls attention to this note.

FACTORS TO BE CONSIDERED
AZ09-0001/PHG 09-0011
EXHIBIT "A"

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code Amendment/Specific Plan Amendment, since it would not modify any permitted uses, but would clarify the level of review and the development standards required for proposed changes of use to existing and vacant automobile dealerships within the CG and SPA 9 zones.
2. The proposed amendment would be consistent with the General Plan, since no land uses or policies would be amended or impacted. The amendment would only identify the existing administrative plot plan process as the method for reviewing existing and vacant automobile dealerships that convert to a different commercial use.

EXHIBIT "B"
PROPOSED AMENDMENTS TO THE ZONING CODE AND
INTERIM DOWNTOWN SPECIFIC PLAN

Escondido Municipal Code

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[ARTICLE 16. COMMERCIAL ZONES](#)

Sec. 33-332. Principal land uses.

The following Table 33-332 lists those uses in the commercial districts which are permitted (P) subject to plot plan review, or subject to a conditional use permit (c). In the planned development zones, permitted uses are identified in each planned development master plan approval. In addition to the uses listed below, the following uses shall be subject to conditional use permit requirements of Section 33-1200 et seq. of this chapter.

(a) Any use or structure permitted or conditionally permitted in a zone and involving hazardous materials is subject to conditional use permit requirements of Section 33-666 of this chapter.

(b) All uses permitted in the CN zone operating between the hours of 11:00 p.m. and 7:00 a.m.

Table 33-332

PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES

The conversion of existing or vacant automobile dealerships to new uses shall require plot plan review pursuant to Sec. 33-344 of this Article

Use Title	CG	CN	CP	HP
Residential and Lodging				
Bed and Breakfast* (Article 32)	C			C
Hotels and motels* (Article 63)	C			
Lodging for organization members only	P			
Mobilehome parks or travel trailer parks* (Articles 45 & 46)	C			
Manufacturing, Wholesale Trade, and Storage				
Mini-warehouse storage facilities* (Section 33-339)	C			
Newspaper printing and publishing	P			
Retail Trade				
Automotive and marine craft				
Sales lots and parts and accessories sale and supply (including autos,	P			

ARTICLE 16

Sec. 33-340. Plot plan approval required.

At the time a building permit is requested for any building or structure, or at any time a new use of land or existing structure which may require additional off-street parking is proposed, or a new use is proposed for the site of an existing or vacant automobile dealership, a plot plan application package shall be submitted to the planning division together with the application fee as established by resolution of the city council. City staff shall review the plans for planning, architecture, zoning compliance, landscaping, engineering, building requirements and safety. After such review, staff may approve, conditionally approve or deny the proposed plan, or refer it to the planning commission. Any aggrieved party may appeal a decision of the staff to the planning commission as outlined in section 33-1303 of Article 61 of this chapter. (Ord. No. 97-02, § 2 Exh. A, 1-22-97)

ARTICLE 16

Sec. 33-344. Conversion of existing and vacant automobile dealerships

(a) Plot plan required. A plot plan application shall be required for all existing and vacant automobile dealerships converting to another use (either in whole or in part), including review by the Design Review Board pursuant to Section 33-1354 of the Zoning Code. A comprehensive sign program shall be included in applications for the conversion to multiple tenant spaces.

(b) Development standards. The following development standards shall apply to all existing and vacant automobile dealerships converting to other uses to ensure that such developments do not have negative impacts on the physical or visual character of the area in which they are located:

- (1) Appropriate on-site landscaping shall be provided
- (2) Screening of parking lots and delivery/service areas shall be provided.
- (3) Adequate street trees shall be included in the site design.
- (4) Site lighting shall meet commercial lighting standards.
- (5) Appropriate stormwater management improvements shall be provided.
- (6) Exterior colors shall be compatible throughout the site.
- (7) Entries for multiple tenant spaces shall be defined.
- (8) Signage shall be compatible throughout the site.
- (9) Visible window areas shall remain uncluttered.

Article 64

Sec. 33-1354. Jurisdiction and duties.

The DRB shall review plans for all commercial, industrial, multifamily residential projects, and other projects as follows:

- (a) Planned development projects, condominium permits, and all nonsingle-family projects requiring discretionary approval by the planning commission and involving new construction;
- (b) Proposed development standards and/or design guidelines for specific plans and overlay districts;
- (c) Proposed signs pursuant to Article 66—Sign Ordinance;
- (d) Architectural or site modifications to industrial, commercial and multifamily residential developments, and conversion of existing and vacant automobile dealerships to other uses, except as provided in section 33.1355;
- (e) City initiated projects which involve public facilities such as libraries, major park structures, police stations, fire stations, major architectural or site modifications to existing public facilities, etc. (Ord. No. 91-52, § 1, 11-13-91; Ord. No. 2008-22, § 4, 9-10-08)

**FIGURE II-2
PERMITTED USE MATRIX**

LAND USE	DISTRICTS:							
	HD	PV	CCU	GT	M	SG	CN	
RESIDENTIAL AND LODGING (in accordance with Figure II-3A)								
Bed and breakfast establishments						C	C	
Residential care facilities						C	C	
Hotels and Motels (subject to submittal requirements and findings for other commercial zones in the City)	C	C	C	C	C			
Residential above ground floor in specified areas in conjunction with permitted non-residential use on ground floor (refer to Figure II-3A and Figure ___ for appropriate locations and housing types)	P	P	P	P	P	P	P	P
Residential on ground floor in specified areas (refer to Figure II-3A and Figure for appropriate locations and housing types)	P8	P8	P8	P8	P8	C / P8	C	P / C6
GENERAL RETAIL *								
Department stores, drugstores, pharmacies, and retail establishments selling toys, flowers, antiques, collectibles, gifts, stationery, jewelry, leather, apparel, shoes (including repair), china, glassware, pottery, crafts, cigars, yardage goods, pets, hobbies, art supplies, video sales and rental, music (including incidental recording, instruction and instrument repair), books/magazines/newspapers, coins/stamps, sporting goods, bicycles/cameras/electronics/office business/small household appliance sales and service, and other similar retail goods and incidental services NEC	P	P	P	P	P	P	P3	
Automobile supply stores with or without incidental installation						P		P3

NOTES:

P = Permitted C = Conditional Use Permit required

- 1 Under 3,000 square feet.
 - 2 Within Grand Avenue's "historic retail core area" use not permitted on ground floor on Grand Avenue within front one-third or 1,000 SF of building space which ever is greater.
 - 3 Only permitted on Escondido Boulevard.
 - 4 Only permitted within a multi-tenant building. May not occupy more than 30% of the gross floor area.
 - 5 Only when integrated into a residential project.
 - 6 Only permitted on Pennsylvania Avenue
 - 7 Not allowed along Grand Avenue on ground floor within the "historic retail core area."
 - 8 Residential and mixed-use projects are permitted in specified areas subject to Master Project Plan approval similar to the planned development process (or equivalent) specified in Article 19 of the Escondido Zoning Code.
- * Existing automobile dealerships were a non-conforming use at the time of adoption of the Interim Downtown Specific Plan. Conversion of these sites shall require plot plan review pursuant to Article 16 of the Escondido Zoning Code.
- NOTE:** Should a conflict arise between this matrix and the land use district text, the land use district text discussion shall take precedence in determining the appropriateness of the land use.

LAND USE	HD	PV	CCU	GT	M	SG	CN
GENERAL RETAIL (continued)							
Carpet and floor covering and installations				P		P3	
Furniture and large appliance sales (including incidental service)	P7		P	P	P1	P3	
Hardware, paint, glass, tools, curtains, home improvement	P1		P	P	P1	P1, 3	
Medical equipment sales/rentals and health supplies	P1		P	P		P3	
Secondhand stores and thrift shops (non-profit service organizations)	C		C			C3	
EATING AND DRINKING ESTABLISHMENTS*							
All types of eating establishments providing meal service from an on-site operating commercial-grade kitchen and/or dessert service from an on-site operating commercial-grade freezer/refrigerator facility with or without incidental sale of alcohol (including outdoor dining, but with no drive-through, including incidental reception room space and off-site catering) with no live amplified entertainment or dancing	P	P	P	P	P	P3	
Wine and beer tasting establishments (only with retail sales involving related merchandise that includes a significant portion of the sales area)	C	C	C	C	C	C3	
Eating establishments (as defined above) with amplified live entertainment and/or dancing, drinking establishments, cabarets, bars and nightclubs serving alcohol with or without live entertainment and/or dance	C	C	C	C	C	C3	

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DOWNTOWN DISTRICTS:

- HD Historic Downtown
- PV Park View
- CCU Centre City Urban
- GT Gateway Transit
- M Mercado
- SG Southern Gateway
- CN Creekside Neighborhood

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LAND USE	DOWNTOWN DISTRICTS:						
	HD	PV	CCU	GT	M	SG	CN
FOOD AND LIQUOR SALES (excluding convenience and package stores)*							
Specialty foods including imported and/or unique food products, produce, candy, baked goods, meat, etc., specialty liquor sales involving off-sale unique brands of beer, wine, and distilled spirits (establishments exceeding 7,000 SF of sales area require a Conditional Use Permit)	P	P	P	P	P	P3	
General grocery stores exceeding 7,000 SF of sales area with or without alcohol sales			P				
GENERAL OFFICE, FINANCIAL AND HEALTH / PERSONAL SERVICES*							
Administrative, business and professional offices, employment agencies, secretarial services, realtors/real estate offices and counseling services, travel and ticket agencies, excluding call centers	P2	P	P	P	P	P	P6
Financial institutions, banks, savings and loans (excluding check cashing and/or payday loans as a primary use), travel bureaus, visitor and information center (including Downtown Business Association), governmental services, police and fire stations	P	P	P	P	P	P	P6
Medical/dental/optical/offices, clinics and laboratories, licensed holistic health care establishments, excluding acupuncture and massage establishments as primary uses	P2	P		P		P	P6
Barber, beauty shops including cosmetology involving ear piercing, permanent eye and lip lining, excluding other body piercing, body art, and inking parlors	P	P	P	P	P	P3	C1, 5, 6

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LAND USE	HD	PV	CCU	GT	M	SG	CN
SPECIALTY SERVICES (includes similar ancillary uses NEC)*							
Photographic developing and photocopy services, watch, clock and small appliance repair, locksmiths	P	P	P	P	P	P	P6
Music recording/practice studios	P2	P4	P	P	P	P4	P1, 6
Custom furniture upholstery and repair	P2					P3	
Picture framing shops	P	P4	P	P	P	P3	
Postal services including parcel delivery (public/private)	P	P	P	P	P	P	P
Cleaning and laundering services without on-site cleaning	P1	P1	P1	P1		P1, 4	C1, 5, 6
Cleaning establishments and laundries, self-service or coin operated	P7	P				C	C1, 5, 6
Mortuaries (not allowed within Grand Avenue's "historic retail core area")	C	P				C	C6
Tailors and dressmakers and alterations	P	P	P	P	P	P	C5, 6
ENTERTAINMENT, RECREATION AND CULTURAL*							
Amusement parks, dance facilities, pinball and electronic game arcades	C		C		C		
Athletic clubs, health studios	P2, 7	P	P	P	P	P3	P5, 6

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LAND USE		HD	PV	CCU	GT	M	SG	CN
ENTERTAINMENT AND RECREATION (continued)								
Galleries and studios pertaining to artists, craft workers and photographers (including incidental developing and printing), libraries, museums, etc. including incidental sale of merchandise pertaining to the primary use	P	P	P	P	P	P	P	P6
Dance and martial arts studios	P2		P	P	P	P	P3	P6
Entertainment establishments (including internet cafes) with incidental sale of food or alcohol (excluding incidental entertainment in restaurants)	C	C	C	C	C	C	C3	
Parks - general recreation	P	P	P	P	P		P	P
Public assembly, miscellaneous, including amphitheaters, auditoriums and exhibition halls	C	C						
Roller skating and bowling alleys and similar indoor arena sports			P	P	P	C		
Swimming pools and schools		P						P6
Theater, live and motion picture	P	P	P	P	P			
SOCIAL, PROFESSIONAL, RELIGIOUS ORGANIZATIONS*								
Churches, synagogues, temples, missions, religious reading rooms, and other religious activities							C	C
Social, professional and youth organizations that conduct group and/or membership meetings on the premises including political, veterans, civic, labor, charitable and similar organizations	C2	C	C	C	C	C	C	C

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LAND USE		HD	PV	CCU	GT	M	SG	CN
EDUCATION*								
Arts and crafts schools and colleges		P2	P	C	P	P	P	C6
Business colleges and professional schools (excluding vocational schools)		C2	P	C	C	C	C	C6
Daycare facilities (large) (not allowed within Grand Ave. "historic retail core area")		C	C	C	C	C	C	C6
Daycare facilities (small)			P		P	P	P	P
Schools-primary and secondary education			C		C	C	C	C
COMMUNICATIONS (wireless facilities subject to Article 34)								
Broadcasting (radio and/or television stations)		C7	C	C	C	P	C	C6
Newspaper printing and publishing		C7		C1	C1	C1	C1	C6
TRANSPORTATION AND MISCELLANEOUS SERVICES*								
Car rental services excluding maintenance and repair of vehicles				C	C			
Parking lots (municipal)		P	P	P	P	P	P	P
Parking lots (private full fee)		C	C	C	C	C	C	C
Taxicab stand (as an incidental feature integrated into the primary use)		P	P	P	P	P	P	P
Transit stations and car rental services including maintenance and repair					P			
Seasonal sales not exceeding 30 days, including pumpkin, Christmas tree and wreath sales between October 1 and December 31, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures and materials used for seasonal sales shall be removed from the premises by December 31 and the property shall be restored to a neat condition		P	P	P	P	P	P	P

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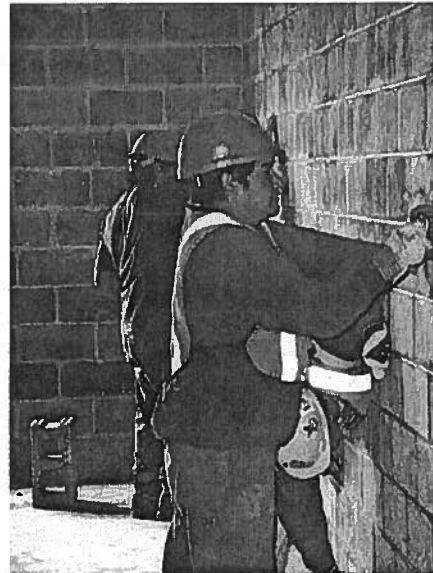
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NOTE: Should a conflict arise between this matrix and the land use district text, the land use district text discussion shall take precedence in determining the appropriateness of the land use.

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

- c. **Minor projects** - Projects including restoration, exterior changes to the structures, and placement or removal of exterior objects, will be reviewed by the staff for compliance with this document. If the minor project complies with the guidelines, the staff will issue a Certificate of Appropriateness.
- d. **Major projects** - Projects including all new construction (primary structure, outbuildings, additions), demolition, relocation, change to the site (grading, paving, landscaping, etc.), public right-of-way improvements, any project requiring a Plot Plan Approval, including minor plot plan review for the conversion of existing or vacant automobile dealerships, or a Conditional Use Permit, will be reviewed by Design Review Board (DRB). DRB will review the project based on the design guidelines outlined in this document and either:
- Issue a Recommendation of Approval or Conditional Approval or,
 - Request modifications of the pro-posed work, or
 - Disapprove the proposed work and provide the applicant with a written statement giving the reasons for disapproval.
 - Make a recommendation to the Planning Commission for projects that require discretionary approval.
- e. **Projects Requiring Building Permits** - New construction, additions, exterior changes to a structure, demolition, relocation, placement or removal of exterior objects, are submitted to the Building Department for permit issuance. If value of the work exceeds preset standards, Building Department will route the plans to Engineering to determine necessary public improvements. The Building Department will issue a Building Permit or return the plans to the applicant for necessary modifications.
- e. **Projects Requiring Grading Permits** - Projects that require a Grading and/or an Encroachment Permit are submitted for review by the Engineering Department. An Encroachment Permit is required for any work within the public right-of-way, such as driveways, curb cuts, sidewalks, curb and gutter, and street pavement.
- f. **Project Completion** - Upon completion of the project, the Building Inspector will check the work for compliance to the approved plans.





CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Anthony Consul
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: Amendment to the City Zoning Code and Interim Downtown Specific Plan - AZ 09-0001/PHG 09-0011

Project Location - Specific: Citywide

Project Location - City: Escondido, Project Location - County: San Diego

Description of Project: An amendment to Article 16-Commercial Zones, Article 64-Design Review of the City's Zoning Code, and the Interim Downtown Specific Plan (SPA 9) to establish development standards regarding the conversion of automobile dealerships to other uses.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Diana Delgadillo, City of Escondido Telephone (760) 839-4671
Address 201 North Broadway Escondido, California 92025-2798

Private entity School district Local public agency State agency Other special district

Exempt Status:

Categorical Exemption. Type and section number: 15061 "General Rule."

Reasons why project is exempt:

- 1. The proposed zone code amendment does not involve any physical modifications or lead to any physical improvements beyond those typically exempt.
2. There is no possibility that the proposed zone code/specific plan amendment would have a significant effect on the environment...
3. The zone code amendment would have no impact on fish and wildlife resources...

Lead Agency Contact Person: Diana Delgadillo, Associate Planner

Area Code/Telephone/Extension (760) 839-4555

Signature: Diana Delgadillo
Associate Planner

May11, 2009
Date

Signed by Lead Agency Date received for filing at OPR:
Signed by Applicant