

PLANNING COMMISSION

Agenda Item No.: G.3

Date: August 14, 2012

CASE NUMBER: AZ 12-0004

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Zoning Code Amendment

PROJECT DESCRIPTION: An amendment to EZC Article 39, Off-Street Parking, to add Section 33-764 applying the existing administrative adjustment review process to allow requests for minor reductions in the number of required parking spaces by up to twenty-five (25) percent for uses in non-residential zones. Also proposed are revisions to various sections regarding non-conforming facilities, the computation and rounding-up of the required number of off-street parking spaces, and other minor clean-up changes to eliminate duplications and inconsistencies.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Citywide, non-residential designations only

ZONING: Citywide, non-residential zones only

BACKGROUND/SUMMARY OF ISSUES: The Council's 2011-2012 Action Plan includes goals to stimulate business growth and expansion. As businesses expand or new businesses locate in small commercial or industrial centers, parking sometime becomes an issue due to the cumulative parking requirement for the entire center based on the mix of land uses in the center. More flexibility in parking requirements could be provided if the existing administrative adjustment provisions that allow the Director of Community Development to modify setbacks and similar standards by up to twenty-five percent when certain criteria are met, were expanded to include parking. The city council approved modifications and elimination of parking requirements in the downtown specific plan area last July. A complete review of parking requirements will be part of the comprehensive Zoning Code Update scheduled to begin in April 2013. That parking update will consider Smart Growth efforts to decrease reliance upon cars as well as how to facilitate economic growth with appropriate parking standards.

Parking requirements are established by Article 39 of the Zoning Code based on land use. For small commercial and industrial centers less than three acres in size, the parking requirement for the entire center is determined by calculating the requirement for the individual uses. Staff maintains a "Parking update / Tenant Use Form", which lists the businesses and parking requirements for each use in the center. This form is updated as tenants change. Changes are typically identified through the business license process. When a proposed use of a tenant space requires a higher parking ratio than the existing or previous uses in the tenant space, more parking is required by code; such as when a restaurant with a parking requirement of 1 space/100 SF of floor area wants to move into a space formerly occupied by a retail business that required 1 space / 250 SF of floor area.

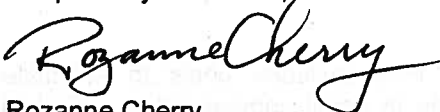
Many commercial and industrial properties were constructed speculatively, without identifying a specific mix of tenants. These centers have some flexibility regarding the mix of lands uses as long as the cumulative parking requirement for the entire center does not exceed the available onsite parking. Often, developers chose to "under park" their centers by assuming a mix of land uses that had a low parking requirement. As tenants change, certain interested tenants may not be able to be accommodated when there is no feasible way to provide additional parking. This is discouraging for property owners and prospective tenants, particularly when there is a perception that there is plenty of available parking onsite. Parking is not usually an issue for commercial centers larger than three acres, where the parking ratio is a standard 1 space per 200 SF of gross leasable area, no matter what the mix of uses is.

The proposed administrative adjustment process would allow minor reductions in the number of required parking spaces for a particular tenant and use, up to 25%. The proposed change in the computation of required parking spaces to eliminate the requirement to round up any remainders of 0.5 or greater would also assist in accommodating a new mix of uses in a center.

REASONS FOR STAFF RECOMMENDATION:

1. The General Plan and the City Council Action Plan for 2011-2012 identify economic development and revitalization as a top city priority. One way to facilitate economic development is to assist existing businesses to grow and expand while staying in Escondido. Providing more flexibility in the parking requirements through the minor administrative adjustment process and rounding down parking calculations, would allow more businesses to expand at their current location; potentially precluding the loss of patrons due to moving elsewhere, and reducing the number of vacant tenant spaces in the center.
2. The proposed review criteria and notice requirement will ensure that each specific situation will be analyzed for any potential impacts to adjacent owners before any request would be approved. In addition, the cumulative requests for parking reductions in a center cannot exceed 25% of the total required parking for the mix of all uses in the center.
3. The other proposed changes will cleanup inconsistencies and eliminate duplications.

Respectfully Submitted,



Rozanne Cherry
Principal Planner

ANALYSIS

A. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The Economic Prosperity section of the General Plan notes that the city desires to maintain a vibrant local economy for attracting and retaining a healthy mix of businesses and that the continued success of these establishments is important in the diversification and invigoration of the local economy. Goal #3 is to attract economically viable incubators and small businesses that offer the opportunity for long-term diversification and growth. Policy.3.1 says the city should provide assistance to facilitate the attraction, retention, and expansion of small and medium size businesses. Policy 3.2 encourages removing obstacles to the formation and expansion of local businesses, as may be appropriate. The proposed amendment to Article 39 - Off-Street Parking, would be consistent with the General Plan because it would provide a greater opportunity for businesses to expand and grow in commercial/industrial centers in Escondido where a minor adjustment of required parking spaces would accommodate the new or expanding business without conflicting with adjacent uses.

Administrative Adjustments and Rounding of Computations

In 1984, the City Council adopted Ordinance 84-26 that modified and streamlined various zoning code sections and established the administrative adjustment process for minor adjustments up to 25% of setback and sign standards in the residential, commercial and industrial zones at that time. While the comprehensive sign ordinance adopted in 1992 deleted the minor adjustment for signs, the provisions for adjustments to setback standards are still in effect today. In the year 2000, the Escondido Business Enhancement Zone, EZC Article 69, was amended to add provisions for administrative adjustments for minor adjustments to several development standards, including parking, for eligible projects. The proposed amendment to add section 33-764, would extend this existing minor adjustment process to the parking requirements for uses in non-residential zones citywide, without going through the BEZ process.

The administrative adjustment application would be submitted with information about the parking and uses onsite and in the area that demonstrates that the proposal will be compatible with adjacent properties and improvements. A notice describing the proposed adjustment is mailed to property owners within 500 feet of the site, indicating that there is a ten day review period before the director's decision becomes effective. Appeals of the director's decision to the Planning Commission and subsequently to the City Council follow the standard procedures. The adjustment would be processed concurrently with the business license and/or tenant improvement plans and typically would take three to six weeks to complete (including the 10-day review period).

Many commercial and industrial properties were constructed speculatively, without identifying a specific mix of tenants. These centers have some flexibility regarding the mix of lands uses as long as the cumulative parking requirement for the entire center does not exceed the available parking. Often, developers chose to "under park" their centers by assuming a mix of land uses that had a low parking requirement. As tenants change, certain prospective tenants may not be able to be accommodated when there is no feasible way to provide additional parking. This is discouraging for property owners and prospective tenants, particularly when there is a perception that there is plenty of available parking onsite. Parking is not usually an issue for commercial centers larger than three acres, where the parking ratio is a standard 1 space per 200 SF of gross leasable area, no matter what the mix of uses is.

When a proposed use requires more parking spaces than there are striped onsite, there are currently several options. Additional parking spaces can be striped if there is extra room on site that can accommodate the spaces and meet size and backup standards; or an agreement can be made with a neighboring property for the use of extra spaces or shared parking; or a Variance could be requested, but it would be hard to meet the findings and the process would be longer due to the need for a public hearing. The proposed amendment would allow computations of the required number of parking spaces to round down any remaining fractions (see section 33-776.) This provision in itself would help many proposed

uses move into their desired locations. The addition of the administrative adjustment process to Article 39 to allow reductions of up to 25% of the number of required parking spaces would facilitate the establishment and growth of many more businesses. In each case, planning staff would evaluate the situation, the mix of uses in the center, the range of uses in the area, the proximity of public transportation and pedestrian/bike paths, and the availability of on-street parking to address potential overflow into adjacent neighborhoods, prior to the Director of Community Development making a determination. A Notice of Intended Decision would be sent to property owners within 500 feet of the site, published in the newspaper and a notice sign would be posted on site to alert the public and other tenants in the center to the requested parking adjustment/reduction. Notices would not be mailed to business tenants within the center since it is up to the property owner/manager to address parking. There would be a ten day review period at the end of which the decision would become effective. When the comprehensive zoning code update occurs, staff will evaluate the benefits and any undesirable parking impacts resulting from these minor parking reductions.

Other Revisions

Proposed changes to Section 33-763 would clarify that parking spaces lost due to site upgrades to accommodate required changes to accessible ADA parking would not make the property nonconforming and subject to the nonconforming provisions of Article 61.

The revisions to section 33-765 do not change any of the established parking ratios. They only make the format consistent throughout, delete duplicate entries, remove an obsolete ratio assigned to existing structures within the downtown retail core district to be consistent with the Downtown Specific Plan, and incorporate previous determinations made by the Planning Commission. Parking Tables 33-768A and 33-768B have been redrawn to improve legibility and clarify the allowable two-foot bumper overhang.

B. ENVIRONMENTAL STATUS

1. The proposed amendment to the parking code, EZC Article 39, is exempt from the California Environmental quality Act in accordance with CEQA Section 15061(b)(3), "General Rule." A Notice of Exemption was issued on August 9, 2012."
2. Changes to the parking code to allow minor reductions in required parking will not have a significant effect on the environment.
3. The proposed code amendment does not involve physical modifications and will have no impact on fish and wildlife resources.

**FACTORS TO BE CONSIDERED
AZ 12-0004
EXHIBIT "A"**

1. The public health, safety and welfare would not be adversely affected by the proposed amendments to the Off-Street Parking provisions, EZC Article 39, because the amendments would apply the existing administrative adjustment review process as a means to request minor (up to 25%) reductions in required parking in non-residential zones, clarify non-conforming facilities, modify computation and rounding-up provisions, and eliminate duplications and inconsistencies, all to facilitate the ongoing efforts to promote business growth and economic stability.
2. The proposed amendments to Article 39 would not be detrimental to surrounding properties, since only properties located in non-residential zones would be eligible to apply for an administrative adjustment and each request for adjusted parking would have to demonstrate to the satisfaction of the Director of Community Development, that the proposed adjustment will be compatible with adjacent properties and improvements based on proximity to public transit, on-street and/or overflow parking, and the range of uses in the area.
3. The proposed amendment to Article 39 would be consistent with the General Plan because it would provide flexibility in required parking and afford more businesses an opportunity to expand and grow within the city in situations where a minor adjustment in parking spaces would not conflict with adjacent uses.

PROPOSED CODE CHANGES -8-14-12

ARTICLE 39. OFF-STREET PARKING

AMEND THE FOLLOWING SECTIONS:

Sec. 33-763. Nonconforming facilities.

Any use of property which, on the effective date of this article or of any subsequent amendment thereto, is nonconforming only as to the regulations relating to off-street parking facilities may continue in the same manner as if the parking facilities were conforming. Such existing facilities shall not be further reduced, except when necessary to meet Federal, State or Regional requirements, such as to accommodate updated standards related to the Americans with Disabilities Act (ADA). When the updating of parking facilities to meet ADA standards results in fewer parking spaces than required by Section 33-765, the reduced parking shall not be considered when determining if a property is nonconforming pursuant to Article 61, Division 3 of this chapter.

Sec. 33-764. ~~Reserved~~Administrative adjustments.

For uses in non-residential zones, adjustments up to twenty-five (25) percent of the number of parking spaces required by section 33-765 may be considered by the Director of Community Development upon the submittal of an application for an administrative adjustment with the application fee adopted by city council. The Director may approve or conditionally approve the request upon demonstration that the proposed adjustment will be compatible with adjacent properties or improvements. The Director will consider the following: proximity to public transit; on-street and/or overflow parking; and the range of uses in the area. The Director shall give notice of his/her intended decision as outlined in Article 61 of this chapter. Multiple requests for reductions of required parking spaces may be considered when the total of all requests for reductions related to the subject property does not exceed twenty-five (25) percent of the overall number of parking spaces required for the entire property.

Sec. 33-765. Parking spaces required.

Except as specifically required in applicable zoning regulations, specific plans, or in section 33-782, Parking for Historic Structures, the number of off-street parking spaces shall be not less than that specified below. When an addition is made to an existing building, only the square footage in such addition need be used in computing the required off-street parking.

Use	Parking Spaces Required
<u>Residential</u>	<u>Residential</u>
Single-family and two (2) family residences	Two (2) car garage or carport for each unit

Use

Parking Spaces Required

Bed and breakfast

Residential

One (1) parking space for each sleeping room available for rent, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on site.

Second dwelling units

One (1) parking space for the unit, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on site.

Multiple Dwellings

Multiple Dwellings

Bachelor

One (1) parking space per unit

One (1) bedroom

One and one-half (1 1/2) parking space per unit

Two (2) bedroom

One and three-quarter (1 3/4) parking space per unit

Three (3) or more bedrooms

Two (2) parking spaces per unit

Each unit shall have a minimum of one (1) covered parking space. In addition, there shall be provided a guest parking space for each four (4) units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.

Mobilehome parks

Two (2) parking spaces for each site. Parking may be in tandem. In addition, one (1) space for each ten (10) sites for the laundry and recreation facilities.

Rooming houses, lodging houses, clubs and fraternities having sleeping rooms

One (1) parking space for each two (2) sleeping rooms

Sanitariums, children's homes, homes for the aged, asylums, nursing homes

One (1) parking space for each three (3) beds

Commercial

Automobile accessory shops

One (1) parking space for each six hundred (600) square feet of gross floor area

Automobile service stations

One (1) parking space for each service stall

Banks, and savings and loans

One (1) parking space for each two hundred (200) square feet of gross floor area

Barber shops and beauty salons

One (1) parking space for every six hundred (600) square feet of gross floor area

Furniture and large appliance stores ~~*(and personal computer stores)~~

One (1) parking space for each eight hundred (800) square feet of gross floor area

Use

Parking Spaces Required

Residential

Hotel, motel, and bed and breakfast facility

One (1) parking space for each sleeping unit, plus one (1) parking space for the resident manager, plus one (1) loading space, minimum size ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high for each twenty thousand (20,000) square feet of commercial use included in the facility (restaurant, bar, store, etc.), one (1) parking space for each one hundred (100) square feet of restaurant gross floor area, one (1) parking space for each one hundred (100) square feet of assembly area (meeting halls, auditoriums, conference rooms, etc.)

Motor vehicle, machinery sale and repair garages (excluding motorcycles)

One (1) parking space for each one thousand (1,000) square feet of display floor area, one (1) space for each eight hundred (800) square feet of storage area, one (1) space for each two hundred fifty (250) square feet of garage floor area

~~Hotels and motels~~

~~One (1) parking space for each sleeping unit, plus one (1) parking space for the resident manager, plus one (1) loading space, minimum size ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high for each twenty thousand (20,000) square feet of commercial use included in the facility (restaurant, bar, store, etc.)~~

~~One (1) parking space for each one hundred (100) square feet of restaurant gross floor area~~

~~One (1) parking space for each one hundred (100) square feet of assembly area (meeting halls, auditoriums, conference rooms, (etc.))~~

*Truck or motor home repair vehicles twenty-five (25) feet or longer

One (1) space for every one thousand (1,000) square feet

Motorcycle sales and repair

One (1) parking space for each two hundred fifty (250) square feet of gross floor area

Pushcart food sales

No parking shall be required for pushcart food sales facilities except as required on a case by case basis as determined by the community development director as part of plot plan review procedure

Offices

General business and professional

Four (4) parking spaces or one (1) parking space for each three hundred (300) square feet of gross floor area, whichever is greater. For offices in the industrial park zone or industrial park overlay, the requirement shall be one (1) parking space for each two hundred fifty (250) square feet of gross floor area

Medical, dental and clinics

One (1) parking space for each two hundred (200) square feet of gross floor area

Restaurants/food

Restaurants, bars, night clubs and others

~~All existing structures located within the downtown retail core district, Article XXXVI of this chapter, one (1) space per three hundred thirty three and three tenths (333.3) square feet of gross floor area~~

Having less than four thousand (4,000) square feet

One (1) parking space for each one hundred (100) square feet of gross floor area. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter. ~~All existing structures located within the downtown retail core district, Article XXXVI of this chapter, one (1) space per three hundred thirty three and three tenths (333.3) square feet of gross floor area.~~

Having four thousand (4,000) square feet

Forty (40) parking spaces plus one (1) for each fifty (50) square feet of gross floor area over four thousand (4,000) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter. ~~All existing structures located within the downtown retail core district, Article XXXVI of this chapter, one (1) space per three hundred thirty three and three tenths (333.3) square feet of gross floor area.~~

Drive-in, drive-up, drive-thru

Twenty (20) parking spaces plus one (1) for each one hundred (100) square feet of gross floor area over four thousand (4,000) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

Product specialty, donuts, ice cream, bakery, etc.

One (1) parking space for each one hundred fifty (150) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter. ~~All existing structures located within the downtown retail core district, Article XXXVI of this chapter, one (1) space per three hundred thirty three and three tenths (333.3) square feet of gross floor area.~~

Retail

General retail, except as otherwise specified herein

One (1) parking space for each two hundred fifty (250) square feet of gross floor area. ~~All existing structures located within the downtown retail core district, Article XXXVI of this chapter, one (1) space per three hundred thirty three and three tenths (333.3) square feet of gross floor area.~~

*Coin operated laundry
Open retail, nurseries and vehicle sales lots not otherwise specified

One (1) space per two hundred fifty (250) square feet.
One (1) parking space for each one thousand (1,000) square feet of lot area

*Trailer and boat sales lots

One (1) space per two thousand (2,000) square feet of lot supplies

Shopping center (for the purpose of this article, a shopping center shall have a minimum lot area of three (3) acres and have multiple uses)

One (1) parking space for each two hundred (200) square feet of gross floor area

*Stamp redemption centers
Tailor shops, shoe repair

One (1) space
Three (3) parking spaces or one (1) parking space for each six hundred (600) square feet of gross floor area, whichever is greater

*Massage parlor

One (1) space per one hundred (100) square feet

Recreational

Auditoriums and other places of public assembly and clubs, lodges having no sleeping facilities

One (1) parking space for each five (5) seats and one (1) for each one hundred (100) square feet of assembly area not having fixed seats

Bowling alleys

Four (4) parking spaces for each alley. In addition, spaces for incidental uses shall be provided in accordance with standards specified for the particular use

Game and athletic courts
Gymnasium, skating rinks,

Two (2) parking spaces for each court
One (1) parking space for each five (5) seats plus one (1) for each two hundred (200) square feet of recreation floor area

*billiard halls, dance schools, karate schools

Golf driving ranges
Miniature or pitch and putt golf courses

One (1) parking space for each driving tee
Three (3) parking spaces for each hole or two (2) for each hole plus the requirement for the accessory uses, whichever is greater

Swimming pools

One (1) parking space for each one hundred fifty (150) square feet of gross water surface area

Theaters and *auctions

One (1) parking space for each five (5) seats or one (1) parking space for each thirty-five (35) square feet of assembly area

5,000 to 9,999 sq. ft.	1/600
10,000 to 19,999 sq. ft.	1/700
>20,000 sq. ft.	1/800

(*One (1) parking space per five thousand (5,000) square feet of floor area and storage lot for mini storage, planning commission determination)

Miscellaneous

Churches, chapels, religious meeting halls and their accessory uses

One (1) parking space for each five (5) seats or one (1) parking space for every one hundred (100) square feet of gross floor area for assembly areas without fixed seating (twenty-two (22) inches of linear bench constitutes one (1) seat)

Hospitals

One and one-quarter (1 1/4) parking spaces for each bed

Libraries, museums and library stations

One (1) parking space for each two hundred fifty (250) square feet of gross floor area

Mortuaries

One (1) parking space for every (50) square feet of gross assembly floor area

Schools, private and public:

Grade schools, elementary and junior high schools

One (1) parking space for each employee and faculty member

Senior high schools

One (1) parking space for each employee and one (1) for each three (3) students for which the facility is designed

Trade schools, business colleges and commercial schools

One (1) parking space for each one and one-half (1 1/2) students of the maximum capacity of the classroom plus one (1) space for each faculty member

Transportation terminals and facilities, public utilities, colleges, stadiums, sport arenas and golf courses

Adequate number as determined by the planning commission after special study has been performed

~~*Planning commission determination~~

Sec. 33-768. Off-street parking—General provisions.

The general provisions in sections 33-769 through 33-771 shall apply to off-street parking requirements in this article.

Table 33-768A
Parking Table

STANDARD CAR

A	B	C	D	E	F	G
0°	8.5	8.5	12.0	22.0	29.0	29.0
20°	8.5	14.2	12.0	24.9	40.4	32.4
30°	8.5	16.4	12.0	17.0	44.8	37.4
45°	8.5	18.7	12.0	12.0	49.4	43.4

A	B	C	D	E	F	G
60°	8.5	19.8	14.5	9.8	54.1	49.8
70°	8.5	19.8	20.0	9.0	59.6	56.7
80°	8.5	19.2	24.0	8.6	62.4	60.9
90°	8.5	18.0	24.0	8.5	60.0	60.0

COMPACT CAR

A	B	C	D	E	F	G
0°	8.5	8.5	12.0	20.0	29.0	29.0
20°	8.5	13.5	12.0	24.9	39.0	31.0
30°	8.5	15.4	12.0	17.0	42.8	35.4
45°	8.5	17.3	12.0	12.0	46.6	40.6

A	B	C	D	E	F	G
60°	8.5	18.1	14.5	9.8	50.7	46.4
70°	8.5	17.9	20.0	9.0	55.8	52.9
80°	8.5	17.2	24.0	8.6	58.4	56.9
90°	8.5	16.0	24.0	8.5	56.0	56.0

24'-0" TWO-WAY TRAFFIC AISLE
* 2'-0" BUMPER OVERHANG ALLOWED

- A PARKING ANGLE
- B STALL WIDTH
- * C STALL TO CURB
- D AISLE WIDTH
- E CURB LENGTH PER CAR
- F CURB TO CURB
- G STALL CENTER TO STALL CENTER

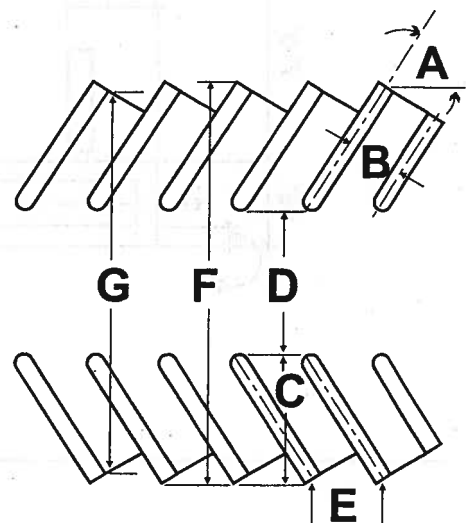
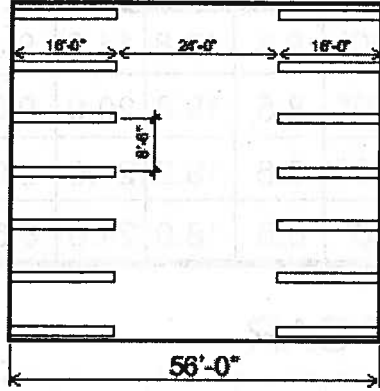


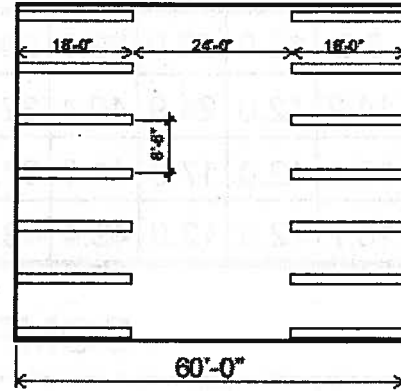
Table 33-768B
Parking Table

COMPACT CAR
DESIGN STANDARD AT 90°



A

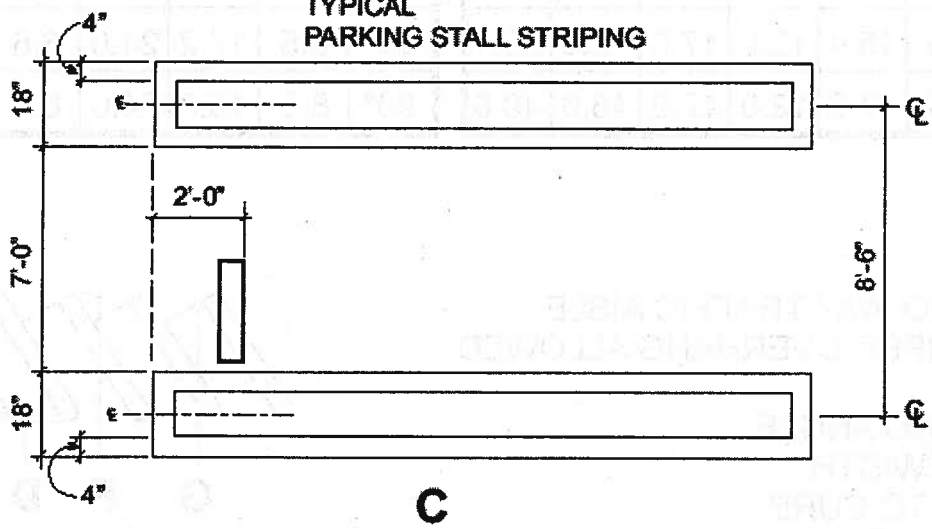
FULL SIZE CAR
DESIGN STANDARD AT 90°



B

2'-0" BUMPER OVERHANG ALLOWED

TYPICAL
PARKING STALL STRIPING



C

Sec. 33-776. Computation.

In computing the required number of off-street parking spaces, a remaining fraction of one-half (1/2) or more shall be deemed a whole unit of measurement; a remaining fraction of less than one-half (1/2) may be disregarded. (Zoning Code, Ch. 107, § 1077.17)



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: Linda Kesian
 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.: Zoning Code Amendment, Case No. AZ12-0004

Project Location - Specific: Citywide

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

Description of Project: Amendments to the Escondido Zoning Code Article 39 – Off Street Parking, to add section 33-764 applying the existing administrative adjustment review process to allow requests of minor reductions in the number of required parking spaces by up to twenty-five (25) percent for uses in non-residential zones. Also proposed are revisions to various sections regarding non-conforming facilities, the computation and rounding-up of the required number of off-street parking spaces, and additional minor clean-up changes to eliminate duplications and inconsistencies.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project

Name: City of Escondido, Planning Division, Rozanne Cherry Telephone: (760) 839-4536
 Address: 201 N. Broadway, Escondido, CA 92025

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

Exempt Status:

Categorical Exemption. CEQA Section 15061(b)3 "General Rule".

Reasons why project is exempt:

1. The proposed parking code amendment is consistent with the General Plan.
2. Changes to the parking code to allow minor reductions in required parking will not have a significant effect on the environment.
3. The proposed code amendment does not involve physical modifications and will not cause the removal of any sensitive habitat or affect any cultural or historic resources.

Lead Agency Contact Person:

Area Code/Telephone/Extension (760) 839-4536

Signature: _____

Rozanne Cherry
 Rozanne Cherry, Principal Planner

8-9-12

 Date

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: