

CITY COUNCIL

For City Clerk's Use:

☐

APPROVED

☐

DENIED

Reso No. 2012-161

File No. _____

Ord No. _____

Agenda Item No.: 17

Date: October 17, 2012

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: Amendment to the Interim Downtown Specific Plan (PHG 12-0016)

STAFF RECOMMENDATION:

It is requested that Council adopt Resolution No. 2012-161 approving the proposed amendment to the Interim Downtown Specific Plan. A copy of the complete SPA text is available online at: <http://www.escondido.org/Data/Sites/1/media/staffreports/PC/PHG12-0016.pdf>

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 5-2 (Weber and Johns: no) to recommend approval of the specific plan amendment on September 25, 2012.

PROJECT DESCRIPTION:

A request to amend the Interim Downtown Specific Plan text involving a number of actions in various districts: 1) permitting restaurants to have outdoor food cooking, 2) modifying the matrix of permitted and conditional uses regarding primary and secondary educational facilities, general retail home furnishings, hardware/home improvement, food and liquor sales, wine and beer tasting, and miscellaneous government operations, 3) refining standards for special events, outdoor dining, and the outdoor display and sale of merchandise, 4) simplifying and clarifying development and application standards with regard to design review procedures, and 5) performing other minor text and graphic edits as appropriate.

LOCATION:

The Downtown Specific Plan Area (SPA) encompasses approximately 460 acres extending from I-15 and West Valley Parkway to Palomar hospital, between Washington Avenue and Fifth Avenue.

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

Specific Planning Area No. 9 (Downtown Specific Plan) of the General Plan notes the Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities. The goal of the specific plan is to create an efficiently organized and aesthetically pleasing downtown with a distinct identity and high-quality image while facilitating the safe movement of people and vehicles in the area. The proposed amendment to the Interim Downtown Specific Plan would be consistent with the General Plan because the proposal increases business opportunities, clarifies existing provisions, and expands permitted land uses with the purpose of revitalizing business activities in the downtown.

ENVIRONMENTAL REVIEW:

The proposed amendment 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 September 17, 2012. No significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval in staff's opinion.

PREVIOUS ACTION:

A comprehensive Downtown Specific Plan update was conducted in 2005 involving numerous amendments including expanding the SPA boundaries, consolidating and realigning land use districts, updating permitted land uses, and amending development standards pertaining to building heights, setbacks and densities.

Phase I of the comprehensive update involving certain land uses and development standards were adopted in 2007. Modifications to the downtown parking requirements were adopted in 2011. The General Plan Specific Plan boundaries were expanded in conjunction with the comprehensive General Plan Update last May. Rezoning of those properties included in the expanded Downtown Specific Plan will occur as part of the comprehensive zoning update. Phase II amendments of the Downtown SPA text involving building heights, densities, buildout and setbacks were evaluated in the General Plan Update EIR and will be considered for adoption in early 2013.

BACKGROUND:

A specific plan for downtown was first approved by the City Council in 1992 and has been amended periodically over the years. The minor amendments proposed for consideration listed in the project description (page 1) address recent requests to serve existing and proposed business in downtown, as well as address City Council direction regarding the consolidation of design review responsibilities.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

The Planning Commission voted 5-2 (Weber and Johns: no) to recommend approval of the specific plan amendment on September 25, 2012. The commissioners all agreed with minimal discussion that the amendments would increase downtown business opportunities. However, Chairman Weber and Commissioner Johns felt that the proposal to add primary and secondary schools as a Conditional Use for a two-block portion of the Historic Downtown District would impede the plan's vision for a vibrant downtown with an 18-hour environment.

ANALYSIS:

Following is a discussion on the key text amendments of the Specific Plan with hard copies of the specific pages included as Exhibit "A" in this staff report. A complete electronic version of the SPA text is online at: <http://www.escondido.org/Data/Sites/1/media/staffreports/PC/PHG12-0016.pdf>

A. Revisions to the Permitted Use Matrix (Figure II-2, Page II-3 – Page II-8)

Amendments to the permitted use matrix would respond to changing market conditions and facilitate new business opportunities. The changes involve: expanding home furnishings and hardware uses in the Historic Downtown and Parkview Districts, and changing wine and beer tasting establishments from a conditional to permitted land use throughout downtown (Page II-4). Specialty food establishments exceeding 7,000 square feet currently require a Conditional Use Permit; the proposed amendment would eliminate that requirement (Page II-5). Primary and secondary schools would be allowed with a Conditional Use Permit on the north side of East Valley Parkway between Kalmia and Ivy Streets. Miscellaneous Government Operations would be allowed with a Conditional Use Permit throughout downtown, which is consistent with other zones in the city (Page II-8).

B. Revisions to Sidewalk Cafes (Page VII-1 – Page VII-5)

In urban areas it is not unusual for restaurant dining to occur outdoors on private property as well as other public lands (i.e. public parks, plazas and open space areas). The specific plan text only provides guidance for sidewalk cafes. The proposed modification adds flexibility by classifying outdoor dining as all dining conducted outdoors on private and/or other public lands. The amendment will benefit existing and future restaurants and expand dining opportunities in the downtown area.

C. Provisions for Open – Air Barbeques (Page VII-5 – Page VII-6)

Adding provisions for open-air barbeques are intended to address recent requests from restaurants. Staff has relied on the adopted Department of Environmental Health (DEH) and California Retail Food requirements in crafting the development standards. Open-air barbeques are exempt from air quality regulations. A comment received from the County Air Pollution Control District cited public nuisance concerns regarding smoke and odors. The amendment requires City approval for outdoor barbeques, compliance with DEH regulations and City zoning code provisions pertaining to smoke and odors, and retains the ability to modify, suspend, or revoke outdoor barbeques based on non-compliance.

D. Revisions to Sidewalk Vendors / Pushcarts (Page VII-6 – Page VII-7)

The proposed amendment consolidates provisions for outdoor sales and distinguishes between outdoor sales occurring on public property versus private property, as well as during special events versus regular business operations. The modifications are intended to clarify certain ambiguities and issues involving the outdoor sale of merchandise on private property during special events.

E. Revisions to Promotional Signs and Special Events (Pages VI-1, VI-15 – VI-16, VII-8)

The proposed amendment would refine signage pertaining to promotional events and expand opportunities for special events that occur outdoors on private property and would give the Director of Community Development discretion regarding parking requirements.

F. Revisions to Implementation and Administration (Chapter VIII)

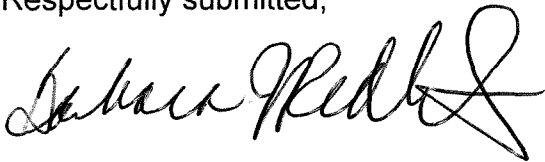
Last year, the City Council reorganized the development review process by consolidating the Design Review Board's responsibilities between staff, Planning Commission, and Historic Preservation Commission. Numerous references to the Design Review Board are contained throughout the Specific Plan text (refer to document) with most references contained in Chapter VII. Staff has edited the document to reflect the appropriate review procedure and eliminated references to the Design review Board to reflect City Council direction.

G. Summary of other Miscellaneous Amendments (Troughout SPA Text)

Other miscellaneous edits have been incorporated into the text (not shown in Exhibit "A") involving:

1. Modifying Figure II-1 depicting downtown Urban Trails to include the Maple Street pedestrian Plaza (Page III-10).
2. Provisions for converting restaurant on-site parking to outdoor dining on a case by case basis in concert with a previous SPA Amendment eliminating parking requirements in Vehicle Parking Districts 1 and 2 (Page III-17).
3. Removing references to Design Review Board approval and replacement with staff or Planning Commission approval as appropriate (throughout text).
4. Modifying Figure III-4 to add information regarding adopted setback requirements (Page III-25).
5. Retitling section "*Resolution of Conflicts*" to "*Director Determinations*" involving no changes to current policies (Page III-27).

Respectfully submitted,

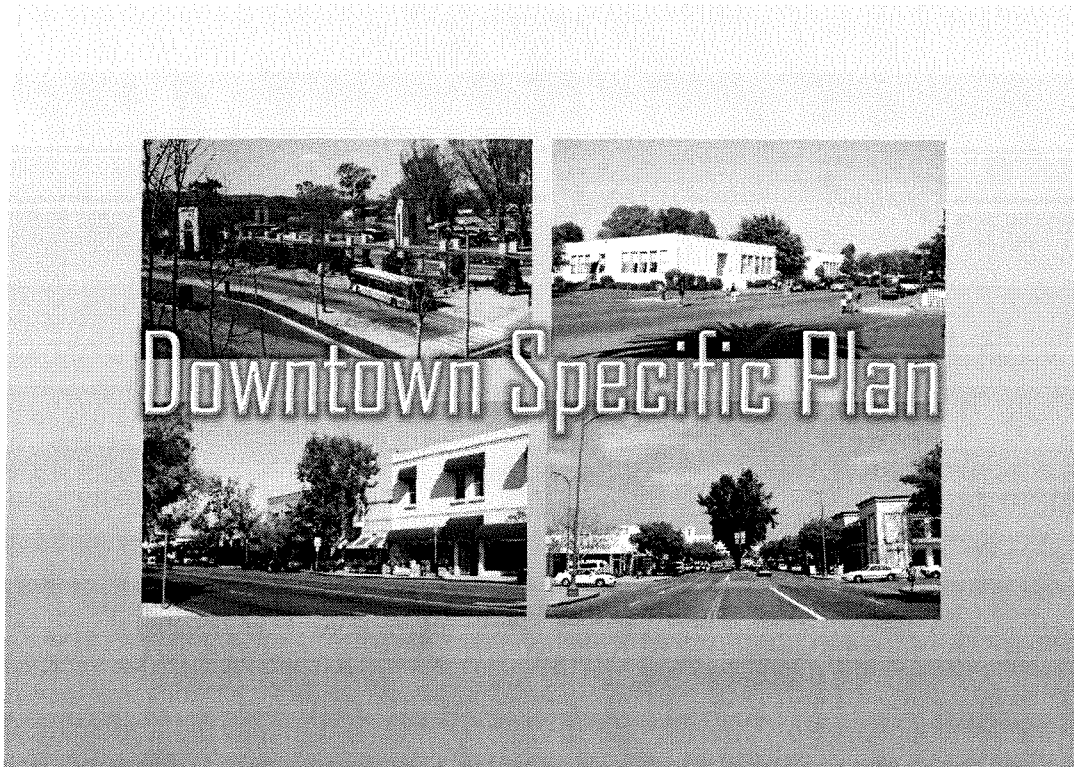


Barbara J. Redlitz
Director of Community Development



Jay Petrek
Principal Planner

EXHIBIT A



INTERIM SPECIFIC PLAN

***Adopted on March 21, 2007
Resolution 2007-35***

Revised October 17, 2012



File No.: 2006-34-SPA / ER 2006-11

Note: This exhibit contains key excerpts of the Specific Plan text amendment. The complete Specific Plan text is on file in the Planning Division and online at:
<http://www.escondido.org/Data/Sites/1/media/staffreports/PC/PHG12-0016.pdf>

Interim Downtown Specific Plan
As Amended by the City Council

July 11, 2007	Resolution 2007-70 (R)..... Effective July 11, 2007 (Southern Gateway District G.3 – Page V-42)
August 22, 2007	Resolution 2007-147..... Effective August 22, 2007 (Southern Gateway District G.3 – Page V-42)
October 17, 2007	Resolution 2007-170..... Effective October 17, 2007 (Vehicle Parking District No. 1 – Page III-20 Figure III-4 Development Standards – Page III-27 Business Promotions/Special Events – Page VI-16 Community Events – 125)
August 20, 2008.....	Resolution 2008-163..... Effective August 20, 2008 (Joint-Use, Daytime/Nighttime Parking Provisions – Page III-15 – III-16 Minor revisions to the design standards – Page - various)
November 12, 2008.....	Resolution 2008-189..... Effective November 12, 2008 (To refine prohibited Uses Pawn Shops, etc. – Page II-3 Temporary Political/Campaign Offices – Page II-5)
July 8, 2009	Resolution 2009-84..... Effective July 8, 2009 (Automobile dealership conversions - Page VIII-2 Figure II-2 Permitted Use Matrix - Page II-3 - II-8)
March 10, 2010	Resolution 2010-29..... Effective March 10, 2010 (Amend Figure II-2 Permitted Use Matrix - assembly uses & retail furniture sales- Page II- 4 & II-7 Amend Figure II-1 Map of Districts within the SPA - Page II-2 Amend Section III.C permitted uses in existing structures - Page III-31 Amend Figure III-4 Land Use District Dev Standards & Section VI.A.4.a - to modify required setbacks for signs - Page III-27 & Page VI-12
July 13, 2011	Resolution 2011-90..... Effective July 13, 2011 Revised Permitted Use Matrix – Pages II-3 – II-8 Amend SP to eliminate parking space requirements in the core downtown area and modify minimum retail storefront depth in the retail core area Pages III-15 – III-21 and V-6 – V-8, V-15 & V-36
October 17, 2012	Resolution 2012-161..... Effective October 17, 2012 <u>Amend SP to 1) Permit restaurant open-air barbequing (Page VII-5),</u> <u>2) Modify matrix of permitted and conditional uses regarding primary and</u> <u>secondary educational facilities, general retail home furnishings,</u> <u>hardware/home improvement, food and liquor sales, wine and beer</u> <u>tasting, and miscellaneous government operations (Pages II-3 – II-8);</u> <u>3) Refine standards for special events, outdoor dining, and the outdoor</u> <u>display and sale of merchandise; (Pages VII-1 – VII-8)</u> <u>4) Simplify and clarify development and application standards with</u> <u>regard to design review procedures (Pages VIII-1 – VIII -4)</u> <u>5) Perform other minor text and graphic edits as appropriate</u>

TABLE OF CONTENTS

I. VISION STATEMENT & GOALS

A. Downtown Vision Statement.....	I-1
B. Purpose	I-2
C. Downtown Specific Plan Strategic Goals	I-2
D. Specific Planning Area / Business Improvement District Area	I-4
E. Background.....	I-5
F. SPA Adoption and Subsequent Amendments.....	I-6
G. Authority for the Plan/Relationship to the General Plan.....	I-7

II. DOWNTOWN SPECIFIC PLAN LAND USES

A. Land-Use District Summary	II-1
B. Land-Use Matrix	II-1
C. Residential-Use Matrix.....	II-9

III. DESIGN PRINCIPLES, GUIDELINES & STANDARDS

A. Purpose Statement.....	III-1
1. Planning Principles and Guidelines	III-1
2. Architectural Principles and Guidelines	III-11
B. Design Standards	
1. Site Development Flexibility	III-15
2. Parking	III-15
3. Vehicle Parking Districts.....	III-17
4. Downtown Retail Core Parking District.....	III-19
5. Building Exterior Modifications	III-19
6. Refuse Areas.....	III-20
7. Signage	III-21
8. Landscaping	III-21
9. Useable Open Space	III-21
10. Residential Storage	III-22
11. Adequate Clearances	III-22
12. Walls Required	III-22
13. Mixed-Use Development	III-22

14. Shopkeeper Development	III-23
15. Artisan Loft Development	III-23
16. Security Fences and Storefront Security Grates	III-24
C. General Provisions	
1. Processing Guidelines for Development Applications	III-26
2. Other Applicable Codes and Ordinances	III-27
3. Resolution of Conflicts <u>Director Determinations</u>	III-27
4. Amendments	III-27
5. Violations	III-28
6. Land Use Determinations	III-28
7. Nonconforming Uses and Structures	III-28
8. Permitted Uses Within Mixed-Use Planned Development Zones	III-29
IV. HISTORIC PRESERVATION STANDARDS & GUIDELINES	
A. Purpose Statement	IV-1
1. Design Guidelines for Historic Buildings	IV-1
2. Rear Facades	IV-4
B. Party-Wall Construction	IV-6
C. Adaptive Re-Use / Residential Conversions	IV-6
D. Historic Buildings Located In A Contemporary Area	IV-8
V. LAND-USE DISTRICTS	
A. Purpose Statement	V-1
B. Historic Downtown District	V-3
C. Parkview District	V-12
D. Centre City Urban District	V-18
E. Gateway Transit District	V-26
F. Mercado District	V-33
G. Southern Gateway District	V-40
H. Creekside Neighborhood District	V-48
VI. SIGN CRITERIA & GUIDELINES	
A. Purpose Statement	VI-1
1. Types of Signs	VI-1

2. Design Guidelines for All Signs	VI-2
3. Building Sign Standards and Guidelines	VI-4
4. Freestanding Sign Standards and Guidelines	VI-12
B. Business Promotions / Special <u>Promotional</u> Events	VI-15
C. Community Events	VI-17
D. Freestanding Sidewalk Signs	VI-17

VII. SPECIAL USES

A. Purpose Statement	VII-1
1. Sidewalk Cafes <u>Outdoor Dining</u>	VII-1
2. Sidewalk Vendors / Pushcarts <u>Open-Air Barbeques</u>	VII-5
3. Outdoor Display and Sale of Merchandise	VII-56
4. Special Events	VII-68
5. Newspaper Vending Boxes	VII-68

VIII. IMPLEMENTATION AND ADMINISTRATION

A. Purpose Statement	VIII-1
1. Design Review and Permit Process	VIII-1
2. Public Hearing Process	VIII-3
3. Specific Plan Amendment Initiation	VIII-3

IX. SUPPORTING DOCUMENTATION UNDER SEPARATE COVER

1. Off-Street Parking - Article 39 of the Escondido Zoning Code
2. Landscaping Standards - Article 62 of the Escondido Zoning Code
3. Nonconforming Uses and Structures - Sections 33-124 through 33-1250 of the Escondido Zoning Code
4. Special Events – Article 4 of the City of Escondido Municipal Code
5. Affordable Housing Bonus - Ordinance 92-19 of the Escondido Zoning Code
6. Escondido Business Enhancement Zone - Ordinance 92-13 of the Escondido Zoning Code
7. Outdoor Display and Sales of Retail Merchandise - Ordinance 92-43 of the Escondido Zoning Code
8. Sign Regulations - Article 66 of the Escondido Zoning Code

**FIGURE II-2
PERMITTED USE MATRIX**

LAND USE		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-3 for appropriate locations and housing types)		P	P9	P	P	P	P	P
Residential, on ground floor in specified areas (refer to Figure II-3 for appropriate locations and housing types)		P7, P8	P8, P9	P8	P8	P	C	P
GENERAL RETAIL*								
New merchandise sold in department stores, drugstores, pharmacies, and retail establishments selling toys, flowers, 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, sporting goods, bicycles/cameras/electronics/office business/small household appliance sales and service, and other similar retail goods and incidental services NEC. Prohibited uses include retail uses with across the board maximum pricing or "everything under" pricing and surplus goods.		P	P	P	P	P	P3	P6
Previously owned goods and merchandise including antiques, collectibles, coins, consignment and stamps, excluding pawn shops, second hand and thrift stores.								
Automobile supply stores with, or without, incidental installation					P		P3	

NOTES:

P = Permitted C = Conditional Use Permit required

- Under 3,000 square feet.
- Within Grand Avenue's "historic-retail-core area" use is not permitted on ground floor facing Grand Avenue unless located behind a solid wall, and such wall shall be located at least 25% of the building depth back from the front, with a minimum of 25 feet of front retail depth, whichever is more. Primary entrance to this use must be from the alley. No signage facing Grand Avenue is permitted.
- Only permitted on Escondido Boulevard.
- Only permitted within a multi-tenant building. May not occupy more than 30% of the gross floor area.
- Only when integrated into a residential project.
- Only permitted on either side of the alley between Pennsylvania Avenue and East Valley Parkway.
- Not allowed along Grand Avenue on ground floor within the "historic-retail core area."
- Residential and mixed-use projects are permitted in specified areas, subject to a Planned Development approval in Article 19 of the Escondido Zoning Code.
- No residential uses permitted between Woodward Avenue, Washington Avenue, Escondido Boulevard and Broadway.
- Not allowed along Grand Avenue on ground floor between Grand and adjacent alleys.
- Permitted on Local Historic Register properties.
- Existing automobile dealerships were a non-conforming use at the time of adoption of the Interim Downtown Specific Plan. Conversion of these sites to a new, substantially different, use 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.

DISTRICTS:

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

LAND USE									
GENERAL RETAIL (continued)									
Carpet and floor covering and installations									
Large appliance sales									
Home Furnishings with retail display (not including "mattress only", carpet, drapery, and discount furniture stores)									
Hardware, paint, glass, tools, home improvement									
Medical equipment sales/rentals and supplies									
Outdoor vending machines									
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 micro-breweries and outdoor dining, but with no drive-through), with no live amplified entertainment or dancing									
Eating establishments (as defined above) with indoor amplified entertainment and/or dancing									
Wine- and beer-tasting establishments (only with retail sales involving related merchandise that includes a significant portion of the sales area)									
Drinking establishments, bars and nightclubs serving alcohol with or without live entertainment and/or dance									

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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

LAND USE									
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	P	P	P	P3
General grocery stores exceeding 7,000 SF of sales area with, or without, alcohol sales	P7	P	P						
GENERAL OFFICE AND FINANCIAL SERVICES*									
Administrative, business and professional offices, employment agencies, secretarial services, realtors/real estate offices and counseling services, travel and ticket agencies	P2	P	P	P	P	P	P	P	P6
Short-term political campaign offices with a maximum duration of six months	P	P	P	P	P	P	P	P	P6
Financial institutions, banks, savings and loans (excluding check cashing and/or payday loans as a primary use), visitor and information center (including Downtown Business Association), governmental services, police and fire stations	P	P	P	P	P	P	P	P	P6
Off-site sales and call centers	P10							P	P6
HEALTH AND PERSONAL SERVICES*									
Medical/dental/optical/offices, clinics and laboratories, licensed alternative health-care establishments, day spas, excluding acupuncture and massage establishments as primary uses	P2	P	P	P	P	P	P	P	P6
Barber, beauty salons including cosmetology involving ear piercing, permanent eye and lip lining, excluding other body piercing, body art, and inking parlors	P	P	P	P	P	P	P	P	P3 C1, 5, 6

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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

LAND USE	HD	PV	CCU	GT	M	SG	CN
SPECIALTY SERVICES (includes similar ancillary uses NEC)*							
Animal services to include pet training, boarding (indoor only), pet spas, pet day care and veterinary clinics	P7		P	P			P6
Photographic developing and photocopy services, watch and clock 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	P7					P3	
Picture framing shops	P	P4	P	P	P	P3	
Postal services including parcel delivery (public/private)	P2	P	P	P	P	P	P
Cleaning and laundering services without on-site cleaning	P7	P1	P1	P1		P1, 4	C1, 5, 6
Cleaning establishments and laundries, self-service or coin operated	P10	P				C	C1, 5, 6
Mortuaries	C10	C				C	C6
Tailors and dressmakers and alterations	P2	P	P	P	P	P	C5, 6
ENTERTAINMENT, RECREATION AND CULTURAL*							
Dance facilities, pinball and electronic game arcades	C		C		C		
Athletic clubs, health studios	P7	P	P	P	P	P3	P6

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HD Historic Downtown
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LAND USE									
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		P6
Dance studios and schools	P2				P		P		P6
Marital arts schools and training facilities	P10				P		P		P6
Entertainment establishments (including internet cafes) with incidental sale of food or alcohol (excluding incidental entertainment in restaurants)	C		C		C		C		C3
Parks - general recreation	P		P		P		P		P
Roller-skating and bowling alleys and similar indoor arena sports			P		P		C		
Swimming pools and schools			P						P6
Theater, live and motion picture	P		P		P				
SOCIAL, PROFESSIONAL, RELIGIOUS ORGANIZATIONS*									
Churches, synagogues, temples, missions, religious reading rooms, and other religious activities (not allowed within Grand Ave. "historic retail core area")	C		C		C		C		C
Social and professional 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
Youth Organizations			C		C		C		C

NOTES:

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- 1 Under 3,000 square feet.
- 2 Within Grand Avenue's "historic retail-core area" use is not permitted on ground floor facing Grand Avenue unless located behind a solid wall, and such wall shall be located at least 25% of the building depth back from the front, with a minimum of 25 feet of front retail depth, whichever is more. Primary entrance to this use must be from the alley. No signage facing Grand Avenue is permitted.
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- 6 Only permitted on either side of the alley between Pennsylvania Avenue and East Valley Parkway.
- 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 a Planned Development approval in Article 19 of the Escondido Zoning Code.
- 9 No residential uses permitted between Woodward Avenue, Washington Avenue, Escondido Boulevard and Broadway.
- 10 Not allowed along Grand Avenue on ground floor between Grand and adjacent alleys.
- 11 Permitted on Local Historic Register properties.
- * Existing automobile dealerships were a non-conforming use at the time of adoption of the Interim Downtown Specific Plan. Conversion of these sites to a new, substantially different, use 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.

DOWNTOWN DISTRICTS:

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

LAND USE									
EDUCATION*									
Educational facilities for adults		C10	P	C	P	P	P	P	C6
Daycare facilities		C10	C	C	C	C	C	C	C6
Schools-(primary and secondary education)		C6	C	C	C	C	C	C	C
COMMUNICATIONS (wireless facilities subject to Article 34)									
Broadcasting (radio and/or television stations)		C7	C	C	C	C	P	C	C6
Newspaper printing and publishing		C7		C1	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	P
Parking lots (private full fee)		C	C	C	C	C	C	C	C
Taxicab, trolley, shuttle and pedicab stands		P	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 immediately after December 31 and the property shall be restored to a neat condition		P	P	P	P	P	P	P	P
Miscellaneous Government Operations		C	C	C	C	C	C	C	C

NOTES:

P = Permitted C = Conditional Use Permit required

- Under 3,000 square feet.
- Within Grand Avenue's "historic-retail-core area" use is not permitted on ground floor facing Grand Avenue unless located behind a solid wall, and such wall shall be located at least 25% of the building depth back from the front, with a minimum of 25 feet of front retail depth, whichever is more. Primary entrance to this use must be from the alley. No signage facing Grand Avenue is permitted.
- Only permitted on Escondido Boulevard.
- Only permitted within a multi-tenant building. May not occupy more than 30% of the gross floor area.
- Only when integrated into a residential project.
- Only permitted on either side of the alley between Pennsylvania Avenue and East Valley Parkway.
- Not allowed along Grand Avenue on ground floor within the "historic-retail core area."
- Residential and mixed-use projects are permitted in specified areas, subject to a Planned Development approval in Article 19 of the Escondido Zoning Code.
- No residential uses permitted between Woodward Avenue, Washington Avenue, Escondido Boulevard and Broadway.
- Not allowed along Grand Avenue on ground floor between Grand and adjacent alleys.
- Permitted on Local Historic Register properties.
- Existing automobile dealerships were a non-conforming use at the time of adoption of the Interim Downtown Specific Plan. Conversion of these sites to a new, substantially different, use shall require plot plan review pursuant to Article 16 of the Escondido Zoning Code.

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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 |

Downtown Specific Plan

SIGN CRITERIA & GUIDELINES

VI. SIGN CRITERIA AND GUIDELINES

A. PURPOSE STATEMENT

The purpose of establishing sign standards and guidelines is to encourage an "uncluttered" atmosphere with signs that portray graphic excellence and enhance economic revitalization, as well as a quality image for the Downtown Area. The primary intent of these standards is to establish consistency for all signage within a parcel as well as a compatible system of signage throughout the area. These standards and design criteria establish sign placement, letter type, sign styles, and other design-related restrictions.



Sign regulations establishing limits for the number of signs per property, the placement of signs, and the height and area of signs are included in each District Section of this document. The Design Guidelines presented herein are supplementary to the City's Sign Ordinance. The standards contained in these sections may be modified through the ~~Design Review Board~~ public hearing process to meet the goals and objectives of the Design Guidelines. All signs shall comply with the Downtown Specific Plan's requirements, any additional provisions of these sections, and the following sections of the Citywide Sign Ordinance (Article 66):

- Definitions;
- Permit Administration;
- Construction and Maintenance;
- Sign Standards - General
- Supergraphic Sign Standards;
- Sign Standards related to historic buildings and historic signs,
- Enforcement and penalties; and
- Nonconforming signs.

1. TYPES OF SIGNS

a. Public Signage

A system of public signage provides a unique identity to the community and should include Downtown identification signs, street signs, special-use signs, historical plaques, and directional signs. The public-sign system should include:

- 1) A downtown logo to be used on appropriate signs;
- 2) Entry point identity signs;
- 3) Consistent design for street signs, special use signs, and historical plaques incorporating the logo;
- 4) Landscaping at entry points and key areas; and

Downtown Specific Plan

SIGN CRITERIA & GUIDELINES

- (d) Identify Center Name or Address - For commercial renters, a **minimum of 10%** of the pole sign area shall be devoted to identification of the center by address or both name and address. Commercial centers shall display the range of store addresses for that center. Only the name of the center and major tenants shall be included on such signs. Decorative poles, trim, or architectural features shall be provided to unify the total sign.
- (e) No Changeable Copy - Pole signs shall not have changeable copy or price signs - (See Monument Signs).
- (f) Illumination - Pole signs may have individual, illuminated, channel letters that are back-lit (halo-lit). External and indirect lighting, consistent with the Outdoor Lighting Ordinance, is permitted in lieu of individually illuminated letters.

2) Design Guidelines - The following design guidelines apply to all pole signs:

- (a) Uniform Design of Tenant Signs - Where freestanding signs include the names of tenants, these signs shall be limited to the width of the twin poles or architectural feature, and should be uniform in size, color, and lettering style.
- (b) No Single Poles - Pole signs shall be mounted on twin poles. Monument signs or signs, designed as a solid architectural feature, may be substituted for pole signs.

B. BUSINESS PROMOTIONS/SPECIAL PROMOTIONAL EVENTS

Commercial grand opening and similar promotional event signage on private property may be approved by the Community Development Director for a limited period of time in all Districts, to publicize grand openings and special events such as new management and promotional sales. The regulation of these signs shall be as follows:



- 1. At least 2 weeks in advance of a special promotional event, the business owner shall notify the Planning Division, by registered letter, of the dates of the special promotional event and the types of signs to be used. The sizes and locations of the signs also shall be indicated.
- 2. Special Promotional event signs shall be limited to a maximum of 60 days per calendar year per business, not to exceed 30 consecutive days at any time.

Downtown Specific Plan

SIGN CRITERIA & GUIDELINES

3. Special-Promotional event signs may include balloons, flags, search lights, beacons, pennants, streamers, banners, portable signs, or other similar devices. Balloons may not exceed 24 inches in any dimension.
4. One special-promotional event banner is allowed for each street frontage, except for individual in-line shops in commercial centers where one banner is allowed for each building face fronting a parking lot or street.
5. Each special-promotional event banner shall not exceed 72 square feet in area.
6. No special-promotional event signage (of any type) may be displayed on, or attached to, any public property, including telephone or utility poles, traffic-control signs or other such devices, street lights, or other structures located on public property.
7. No special-promotional event signage, of any type, shall interfere with, or restrict, vehicular or pedestrian access or visibility.
8. Special-Promotional event signs may be subject to a separate fee payable to the City of Escondido.



Downtown Specific Plan

SIGN CRITERIA & GUIDELINES

C. COMMUNITY EVENTS

A community event is one that is intended to attract community-wide participation, is held on public or private property within the Downtown Specific Plan area, is open to the public, and is temporary in nature. Examples of special community events include exhibits, parades, street fairs, celebrations, concerts, etc. Community events shall comply with all local, state and federal regulations where applicable. Special sign programs shall be coordinated and prepared with the Downtown Business Association. No signs shall be permitted within the Downtown Specific Plan area for events occurring in venues outside that boundary, except for events sponsored by the City or held on City-owned property.



Community events signs shall be of a sufficient size and placed in appropriate locations, as determined by the Director of Community Development and the Downtown Business Association. Sign requests shall be submitted to the Planning Division for review and approval by the Director of Community Development.

D. FREESTANDING SIDEWALK SIGNS

A freestanding sidewalk sign shall mean a movable, single, or double-faced sign located within the public right-of-way (sidewalk), or within private entries or courtyards, which complies with all of the design specifications delineated below. Freestanding sidewalk signs shall communicate only information about businesses located in the building fronting on that portion of the sidewalk or private area where the sign is located. Freestanding sidewalk signs shall be allowed only in the Historic Downtown District, the Mercado District and portions of the Park View and Centre City Urban Districts that front on Valley Parkway as depicted in Figure VI-1.

FIGURE VI-1



Downtown Specific Plan

SPECIAL USES

VII. SPECIAL USES

A. PURPOSE STATEMENT

Unique and special uses outdoors and in the public right-of-way of the Downtown area are encouraged to enhance the pedestrian ambiance. However, reasonable regulation of these uses is necessary to protect public health, safety, and welfare. The purpose of this section is to set forth the conditions and requirements under which special uses, as defined below, may be permitted to operate by approval of the Community Development Director within the downtown area.

1. SIDEWALK CAFES/OUTDOOR DINING

a. Definition

~~A sidewalk cafe~~ Outdoor dining is any group of tables and chairs, and its authorized decorative and accessory devices situated and maintained outdoors upon the public property, sidewalk/right-of-way areas and/or outdoors on private property for use in connection with the consumption of food and beverage sold to the public from, or in, an adjoining indoor restaurant.



b. Encroachment Permit Required

All outdoor dining areas shall be approved by the Planning Division. An Encroachment Permit from the Engineering Division is required for any proposed sidewalk cafe/outdoor dining which is proposed within the on public property/right-of-way.

c. Limitations and Requirements

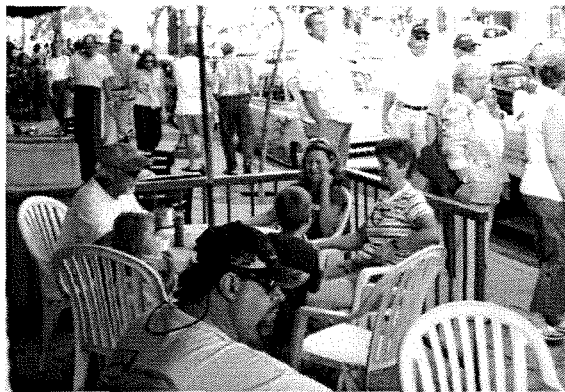
~~A sidewalk cafe~~ Outdoor dining may be permitted only in districts that allow indoor restaurants, and then only if the sidewalk cafe/outdoor dining is situated adjacent to an indoor restaurant (as specified below) and the sidewalk cafe's/outdoor dining operation is incidental to, and a part of, the operation of such adjacent indoor restaurant.

- 1) Existing indoor restaurants shall conform to all sections of the Municipal Code in order to be eligible for approval of sidewalk-outdoor dining services.

Downtown Specific Plan

SPECIAL USES

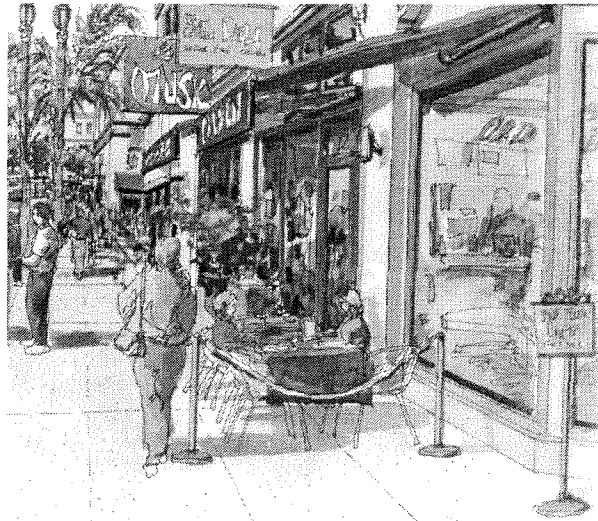
- 2) ~~A sidewalk cafe~~Outdoor dining may be located on the ~~public sidewalk~~property areas immediately adjacent to, and abutting, the indoor restaurant which operates the ~~cafe~~restaurant, provided that the area in which the sidewalk ~~cafe~~outdoor dining is located extends no farther along the sidewalk's in length than the actual sidewalk frontage of the operating indoor restaurant and all other applicable provisions of this section are fulfilled.
- 3) ~~A sidewalk cafe~~Outdoor dining shall ~~be that is~~ located on an ~~area of the public sidewalk~~ shall be limited to the area immediately adjacent to, or abutting, the indoor restaurant which operates the ~~cafe~~outdoor dining area and shall comply with. ~~All all applicable provisions of this section shall be fulfilled and the majority of the area in which the sidewalk cafe is located shall be situated on the public sidewalk directly in front of, or beside, the indoor restaurant that operates the cafe. The~~ Any area of the public sidewalk that would be enclosed for the use of an outdoor cafe outdoor dining shall provide direct access to the adjacent restaurant for staff and customer use. be considered as being directly in front of, or beside, the indoor restaurant for the purposes of this subsection.
- 4) An indoor restaurant may be permitted to operate ~~only one sidewalk cafe~~multiple outdoor dining areas, however, outdoor dining on the adjacent public and each sidewalk cafe shall be confined to a single location on the sidewalk.
- 5) ~~A~~ Outdoor dining utilizing public property areas ~~sidewalk cafe~~ may be permitted only where the sidewalk is wide enough sufficient area is available to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed ~~cafe~~outdoor dining.
- 6) All outdoor dining tables and chairs located on the public sidewalk shall be set back to provide a 4- foot minimum of 'free and clear' sidewalk area to accommodate pedestrian traffic. This distance may be reduced to 3 feet when street trees and/or a landscaped parkway area exist subject to City approval and in compliance with Americans with Disabilities Act (ADA) provisions. Tables or chairs shall not be situated within 8 feet of any designated bus stop.
- 7) All outdoor dining furniture on public property (including tables, chairs, umbrellas, and planters) shall be movable. Umbrellas shall be secured with a minimum base of not less than 60 pounds. Outdoor heaters, amplified music, or speakers shall require Plot Plan approval from the Planning Division.



Downtown Specific Plan

SPECIAL USES

- 8) No sign shall be allowed at any ~~outdoor cafe~~outdoor dining area, except for the name of the establishment and/or product name on an umbrella valance only.
- 9) The outdoor preparation of food and associated busing facilities are prohibited within the public right of way at sidewalk cafes(note: open-air barbeques are subject to provisions stated elsewhere in this chapter). Presetting of tables with utensils, glasses, napkins, condiments, etc., is prohibited. All outdoor dining exterior surfaces ~~within the cafe~~ shall be easily cleanable and shall be kept clean at all times by the business owner. Restrooms for the ~~cafe~~outdoor dining shall be provided in the adjoining indoor restaurant, and the ~~cafe~~outdoor dining seating capacity shall be ~~counted~~included to determine the restroom requirements of the indoor restaurant.
- 10) Trash storage areas for the ~~sidewalk cafe~~outdoor dining shall not be permitted ~~within the outdoor dining area or on adjacent sidewalk areas~~on public property. The business owner shall remove all trash and litter as it accumulates. The business owner shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture, as well as adjacent areas, in a clean and safe condition.
- 11) Outdoor dining Hours ~~hours~~ of operation shall be identical to those of the indoor restaurant, unless reduced by the approved Plot Plan conditions of approval. Tables, chairs, and all other furniture used in the operation of an outdoor cafe shall be removed from the ~~side-walk~~public property areas and stored indoors whenever the ~~cafe~~restaurant is not in operation.
- 12) ~~Outside seating~~Outdoor dining area square footage that does not a) impact required parking and b) exceed 50% of the inside seating area square footage shall not require additional parking, except for provisions outlined in Vehicle Parking Districts #1 and #2.



Downtown Specific Plan

SPECIAL USES

- 13) The City shall have the right and power, acting through the City Manager or his designee, to prohibit the operation of outdoor dining within public property areas ~~a sidewalk cafe~~ at any time because of anticipated, or actual, conflicts in the use of the sidewalk area. Such conflicts may arise from, but are not limited to, scheduled festivals, public events, ~~parades~~ special events, repairs to the street or sidewalk public property areas, and/or emergencies which might occur in the area. To the extent possible, the business owner shall be given prior written notice of any time period during which the operation of the ~~sidewalk cafe~~ outdoor dining would be prohibited by the City. Any failure to give prior written notice shall not affect the right and power of the City to prohibit the ~~cafe's outdoor dining's~~ operation at any particular time.

d. Alcohol Service Requirements

~~A sidewalk cafe~~ Areas established for outdoor dining may serve only food and beverages prepared or stocked for sale at the adjoining indoor restaurant, provided that the service of beer and/or wine, solely for on-premises consumption by customers within the area of the ~~sidewalk cafe~~ outdoor dining has been authorized by the Community Development Director as part of the site plan approval. Each of the following requirements also shall be met:

- 1) ~~The Any~~ area authorized for the ~~sidewalk cafe~~ outdoor dining within public property areas shall be identified in a manner approved by the Community Development Director which clearly separates and delineates it from the ~~areas of the sidewalk~~ public property areas to remain open to ~~pedestrian traffic~~ for public use.
- 2) The ~~sidewalk cafe~~ outdoor dining operation shall be duly licensed, or prior to the service of any beer and/or wine at the cafe shall be duly licensed by State authorities to sell beer and/or wine, or both, for consumption within the outdoor dining area ~~of the sidewalk cafe~~.
- 3) ~~Sidewalk cafes~~ Outdoor dining within public property areas in which alcohol would be served shall be separated physically from the ~~pedestrian traffic~~ public use areas by appropriate fencing/barriers approved by the Community Development Director as part of the site plan approval process. Required fencing/barriers shall be a minimum of 3 feet in height, but not to exceed 4 feet in height, and shall not be permanently fixed to the ~~sidewalk~~ public property area. Fencing/barriers shall be made of durable materials, self-supporting and weighted to withstand overturning by wind or contact, and complement the design of the structure. Typical materials include, but are not limited to, wrought iron, post-and-chain, planters, or picket fencing.



Downtown Specific Plan

SPECIAL USES

e. Findings and Conditions

The Community Development Director shall make findings that the proposed operation meets the limitations of this section in connection with approval of any ~~sidewalk cafe~~outdoor dining. The Community Development Director may impose such conditions in granting approval, as deemed needed to assure that the proposed ~~operation~~outdoor dining would meet the operating requirements and conditions set forth in this section and to ensure that the public safety and welfare would be protected.

f. Revocation

The right to operate a ~~sidewalk cafe~~outdoor dining operations may be revoked by the Community Development Director upon a finding that one or more conditions of this section have been violated, or that the ~~sidewalk cafe~~outdoor dining is being operated in a manner which constitutes a nuisance, or that the operation of the ~~sidewalk cafe~~outdoor dining unduly impedes or restricts the movement of pedestrians ~~past the sidewalk cafe~~the public on public property areas.

g. Liability/Insurance

Any individual/business applying for a ~~sidewalk cafe~~outdoor dining within public property areas, with or without alcohol sales, shall agree to indemnify and hold harmless the City of Escondido in the event of any property damage or personal injury that arises from any accident involving the use being located ~~within the public right-of-way on public property~~. Proof of liability insurance, naming the City of Escondido as additionally insured shall be provided to the City prior to issuance of Encroachment Permit approval and shall provide that the policy shall not terminate, or be canceled, prior to the expiration date without 30 days advance written notice to the City.

2. OPEN-AIR BARBEQUES

a. Definitions

Open-air barbeque is a piece of equipment designed for barbequing food, where the food is prepared outdoors by cooking directly over hot coals, heated lava, hot stones, gas flame, or other method approved by the San Diego County Department of Environmental Health (DEH).

b. Limitations and Requirements

The provisions for permitting the long-term use of an open-air barbeque shall only apply to approved food facilities where the open-air barbeque is operated on private property, on the same premises as, in reasonable proximity to, and in conjunction with a permanent food facility that is approved for food preparation operating under the same business license.

Downtown Specific Plan

SPECIAL USES

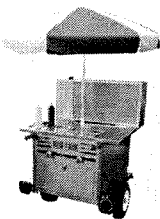
- 1) The location and placement of the open-air barbeque shall be approved by the City prior to operation. Decorative features (i.e. screening walls, fencing, etc.) shall be incorporated into the design and/or placement of the open-air barbeque to enhance its appearance to the satisfaction of the City.
- 2) The open-air barbeque shall comply with California Retail Food Code requirements and DEH guidelines and shall obtain appropriate approvals from the DEH.
- 3) The open-air barbeque shall be subject to conditions including but not limited to size, location, venting, separation, orientation, hours of operation, etc. in order to minimize public nuisances related to smoke and odors in compliance with the performance criteria identified in Section 33-570(1) of the Escondido Zoning Code.
- 4) Open-air barbeque operations may be modified, suspended or revoked based on non-compliance with city standards and/or nuisance complaints.

23. SIDEWALK VENDORS/PUSHCARTS/OUTDOOR DISPLAY AND SALE OF MERCHANDISE

a. General Provisions

The long-term, permanent and/or regularly scheduled outdoor display and sale of merchandise shall be permitted in Downtown, subject to the provisions of Ordinance 92-43, Article 73 of the Escondido Zoning Code with the following exceptions:

b. Public Right-of-Way and/or Public Property



Vending—The outdoor display and sale of merchandise (including food) within on the public right-of-way (i.e. streets and sidewalks) that is identical and accessory to items sold indoors to the adjacent establishment shall be limited to the items listed under “c. Private Property.” The outdoor display and sale of merchandise (including food) within the public right-of-way that is not identical and accessory to items sold indoors to the adjacent establishment, and/or the display and sale of merchandise on other public property (i.e. municipal buildings, parks, public parking lots, etc. excluding the Center for the Arts), shall not be allowed within the Downtown Specific Planning Area, except only in conjunction with for special events specifically approved by the City or as provided by the Outdoor Display and Sale of Retail Merchandise (Ordinance 92-43). Outdoor display and sale of retail food and/or merchandise, including pushcarts, shall be permitted at the Center for the Arts, subject to specific criteria approved by Resolution of the City Council. (Note: open-air barbeques are subject to provisions stated elsewhere in this chapter)

Downtown Specific Plan

SPECIAL USES

3. ~~OUTDOOR DISPLAY AND SALE OF MERCHANDISE~~

c. Private Property

The ~~Outdoor~~ outdoor display and sale of retail ~~the~~ following merchandise on private property shall be permitted in Downtown, subject to the provisions of Ordinance 92-43, Article 73 of the Escondido Zoning Code, with the exception that only the following items are acceptable for outdoor display, if permitted by the underlying district in which the associated business is located and identical and accessory to items sold indoors of the establishment requesting the permit for outdoor display and sale:



- Antiques
- Artwork
- Bicycles
- Books
- China and Glassware
- Clothing
- Crafts
- Flowers and Plants (to include seasonal /Christmas trees)
- Food Sales (Note: open-air barbeques are subject to provisions stated elsewhere in this chapter)
- Jewelry
- Newspaper, and Magazines
- Shoes
- Sporting Goods

The outdoor display and sale of merchandise on private property not identical and accessory to items sold indoors of the establishment requesting the permit shall not be allowed within the Downtown Specific Planning Area, except for special events specifically approved by the City.



Downtown Specific Plan

SPECIAL USES

4. SPECIAL EVENTS

a. General Provisions

Special events shall include the temporary use of public property, including, but not limited to, streets, sidewalks, municipal parking lots, public open space areas, and publicly-owned property, and parks, or the temporary use of private property including but not limited to private parking lots, open space areas, building rooftops and/or vacant lots, etc. (excluding events held within enclosed buildings and/or in outdoor dining areas). Special events are for the purpose of conducting a public, private and/or City-sponsored single event, or re-occurring activity involving a specified duration (i.e. parade, concert, farmer's market, sales/promotional activity, any other or special enterprise or occasion, etc.) or any event which substantially restricts the public's normal, typical, or customary use, level of use, or ability to use such property approved by the City. Special events shall be permitted according to the provisions of Ordinances 92-8 of the City of Escondido (see Article 4 of the Escondido Municipal Code).

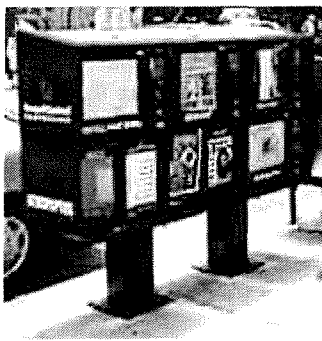
b. Public Right of Way and/or Public Property Special Events

Special events on public property as described above shall be subject to the provisions of Chapter 16, Article 4 (Special Events) of the Municipal Code.

c. Private Property Special Events

Special events, on private property that occur in private parking lots, open space areas, on building rooftops and/or vacant lots, etc. (excluding events held within enclosed buildings and/or in outdoor dining areas) shall require issuance of a Temporary Use Permit. Parking requirements for such special events shall be determined by the Director of Community Development on a case-by-case basis subject to the anticipated need and availability of parking in the vicinity.

5. NEWSPAPER VENDING BOXES



Newspaper vending boxes are allowed within the Downtown Specific Plan Area subject to the provisions of Article 15 of the Escondido Municipal Code. An encroachment permit shall be required for all newspaper vending boxes located within the public right-of-way.

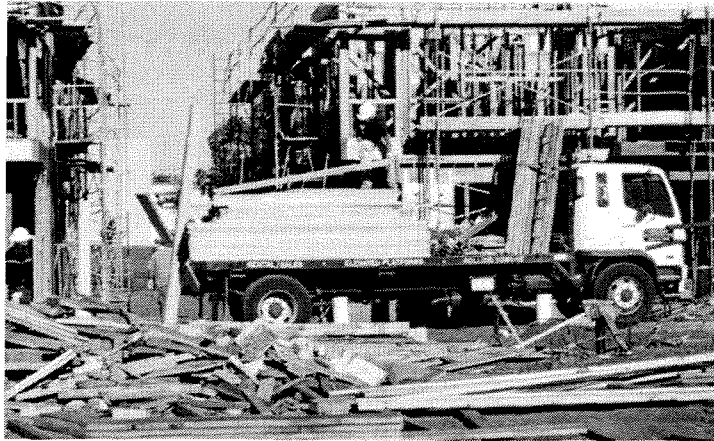
Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

VIII. IMPLEMENTATION AND ADMINISTRATION

A. PURPOSE STATEMENT

The Escondido Downtown Area Specific Plan sets forth a variety of implementation measures in the form of policies, land use and development regulations, design principles, and guidelines. This Interim Downtown Specific Plan affects private property primarily through regulation of land uses and physical property improvements. Implementation of these regulations shall be achieved largely through the planning approval and design review process utilizing the decision-making authority of the Planning Commission and City Council.



All construction and development within the Specific Plan Area shall comply with the provisions of the Interim Downtown Specific Plan. If any issues arise which are not covered by this document, the most applicable provisions of the Escondido Zoning Code shall prevail, as determined by the Community Development Director.

1. DESIGN REVIEW AND PERMIT PROCESS

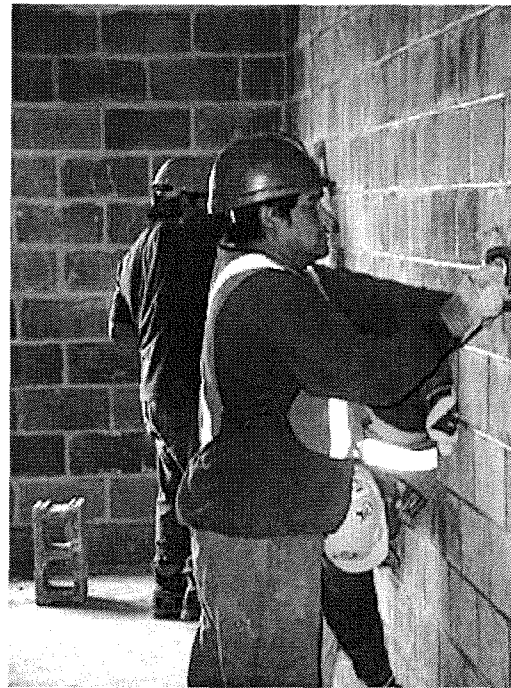
All new construction and work on the exterior of a building, or site, in the Specific Plan Area (including signs, but excluding minor repairs) shall require design review by staff and/or by the Design Review Board, Historic Preservation Commission and/or Planning Commission pursuant to Figure VIII-1, to determine conformance with the design guidelines and policies provided in this document. ~~These determinations—Determinations are recommendations to by~~ the Director of Community Development ~~whose decision may be appealed to the Planning Commission.~~ The Historic Preservation Commission and Planning Commission decisions may be appealed to the City Council. The design review and permit process shall include the following steps:

- a. **Initial Meetings** - Meet with the Planning Division staff to discuss plans and any documentation which illustrates the proposed work.
- b. **Application Submittal** - Submit the plans to the Planning Division. Staff shall review the project for compliance with this document and to determine completeness.

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

- c. **Minor projects** - Projects which include restoration, exterior changes to the structures, exterior painting, minor demolitions, minor changes to the site (grading, paving, landscaping, etc.), and placement or removal of exterior objects, shall be reviewed by the Planning Division staff for compliance with this document. Staff may refer projects to the ~~Design Review Board~~ Historic Preservation Commission and/or Planning Commission. Staff will issue a Certificate of Appropriateness if the project complies with the guidelines.
- d. **Major projects** - Projects including all new construction (primary structure, outbuildings, additions), demolition, relocation, significant changes 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 to a new, substantially different use, or a Conditional Use Permit, will be reviewed by staff or the Planning Commission who ~~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
 - Disapprove the proposed work and provide the applicant with a written statement either giving the reasons for disapproval; or identifying recommended modifications to the proposed work.
- e. **Projects Requiring Building Permits** - New construction, additions, exterior changes to a structure, demolition, relocation, placement or removal of exterior objects, shall be submitted to the Building Division for permit issuance. The Building Division shall route the plans to the Engineering Division to determine necessary public improvements if the value of the work exceeds preset standards. The Building Division shall issue a Building Permit or return the plans to the applicant for necessary modifications.
- f. **Projects Requiring Grading Permits** - Projects that require a Grading and/or an Encroachment Permit shall be submitted for review by the Engineering Division. An Encroachment Permit shall be required for any work within the public right-of-way, such as driveways, curb cuts, sidewalks, curb and gutter, as well as street pavement.



Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

- g. Project Completion** - The Building Inspector shall check the work for compliance to the approved plans upon completion of the project.

2. PUBLIC HEARING PROCESS

Projects that require a Public Hearing, such as a Conditional Use Permit or Planned Development application, shall be scheduled for Planning Commission consideration (and City Council, as appropriate) ~~after Design Review Board consideration~~. The Planning Commission (and City Council, as appropriate) shall:

- a. Approve, or conditionally approve, the project** - The applicant shall be provided with a list of applicable conditions.
- b. Disapprove the project** - The applicant shall be provided with a written statement giving the reasons for disapproval.

3. SPECIFIC PLAN AMENDMENT INITIATION

Projects that require a Specific Plan Amendment shall be scheduled for City Council for initiation prior to formal application submittal. The City Council shall consider whether the requested amendment satisfies the criteria identified in Chapter I Section C of the Downtown Specific Plan Strategic Goals as well as the General Provisions identified in Chapter III, Section C. The City Council shall:

- a. Initiate the amendment** - Staff shall receive the project for processing. Projects initiated for processing shall be evaluated by the ~~Design Review Board (as appropriate)~~ and the Planning Commission prior to formal City Council consideration, or
- b. The initiation request shall be denied.**

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

Figure VIII-1

ACTIVITY CONSTRUCTION REVIEW PROCESS

Type of Work to be Done:

New Construction:

	COA Required Reviewed by: Staff	DRB HPC/PC	Building Permit Issued by: Bldg. Div.	Engineering Permits Issued by: Engin. Div.
Primary Structure	X	X	X	
Accessory Structures	X	H	X	
Additions (including porch enclosures, dormers, etc.)	X	H	X	
Additions to Commercial Properties	X	XH	X	

Removal, Demolition

X H

Relocation

X XH X

Exterior Changes to the structure and material restoration changes:

Architectural details and decorative elements:

(fish scale, shingles, dentils, shutters, siding,
brick, stucco, metal, roof material, porches,
columns, cornices, trim, railing, ornamentation, etc.)

X H X

Painting – exterior

X

Roofs (changes in shape, eaves, ornament)

X¹ HX¹

Staircases, steps (exterior)

X¹ HX¹

Doors

X

Windows, skylights

X

Mechanical systems (roof top and window units,
exhaust fans, vents)

X¹ HX¹

Storm windows, doors, security grills

X

Satellite dishes

X

Solar collectors

X

Changes and modifications to the site:

Grading

X

X²

Parking lots (pavement and landscaping)

X

X²

Surface paving

X

Landscaping

X¹

Public right-of-way improvements (curb & gutters,
sidewalks, street paving, driveways, curb cuts,
street furniture, outdoor dining areas, etc.)

X

X³

X

X³

Swimming pools

X

Light fixtures

X

Removal of specimen vegetation

Pursuant to Article 55, Sections 33-1068A – 33-1069

Signs

X

Fencing walls, retaining walls

X

X⁴

X = Review required for all buildings.

H = Review required for properties listed on the City's Historic Local Register only.

1. Review required for all structures EXCEPT single-family residences NOT on the Historic Local Register.
2. Grading Plan Approval and Grading Permit required for over 1 foot of fill, over 2 feet of cut, or over 200 cubic yards.
3. Encroachment Permit required for any work in the public right-of-way.
4. Fences over 6' high, retaining walls over 3' high.

RESOLUTION NO. 2012-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AN AMENDMENT TO THE INTERIM DOWNTOWN SPECIFIC PLAN TO PERMIT OUTDOOR FOOD COOKING, MODIFY THE PERMITTED USE MATRIX, REFINE STANDARDS FOR SPECIAL EVENTS, OUTDOOR DINING, AND OUTDOOR SALES AND DISPLAY, SIMPLIFY AND CLARIFY DEVELOPMENT AND APPLICATION STANDARDS REGARDING DESIGN REVIEW, AND PERFORMING MINOR TEXT AND GRAPHIC EDITS

Applicant: City of Escondido
Planning Case No.: PHG 12-0016

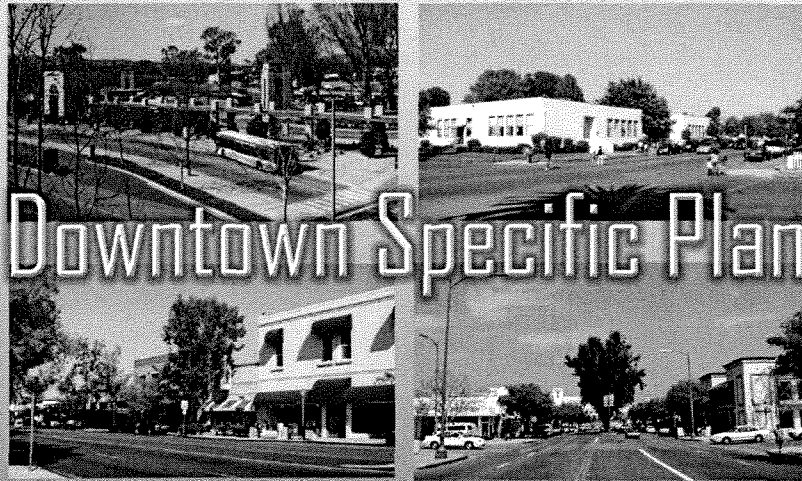
WHEREAS, on September 25, 2012, the Planning Commission recommended approval to consider a request involving a number of actions in various districts: 1) permitting restaurants to have outdoor food cooking; 2) modifying the matrix of permitted and conditional uses regarding primary and secondary educational facilities, general retail home furnishings, hardware/home improvement, food and liquor sales, wine and beer tasting, and miscellaneous government operations; 3) refining standards for special events, outdoor dining, and the outdoor display and sale of merchandise; 4) simplifying and clarifying development and application standards with regard to design review procedures; and 5) performing other minor text and graphic edits as appropriate, all within the 460-acre Downtown Specific Plan Area ("SPA"); and

WHEREAS, the City Council held a duly noticed public hearing to consider the proposal, the staff report, the notice of exemption, the recommendation of the Planning Commission, and the public testimony presented at the hearings; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said amendments to the Interim Downtown Specific Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Notice of Exemption, which was issued pursuant to the California Environmental Quality Act, Section 15061(b)(3), "General Rule," and has determined that it adequately addresses all the environmental issues associated with the project.
3. That upon consideration of the environmental review, all material in the staff report (a copy of which is on file in the Planning Division), the recommendation of the Planning Commission, public testimony presented at the hearings, and all other oral and written evidence on this project, the City Council hereby approves the proposed amendments to the Interim Downtown Specific Plan set forth in Exhibit "A," which is attached to this resolution and incorporated by this reference, and which a complete copy is on file in the Planning Division.



INTERIM SPECIFIC PLAN

***Adopted on March 21, 2007
Resolution 2007-35***

Revised October 17, 2012



File No.: 2006-34-SPA / ER 2006-11

**Note: The complete Specific Plan text is on
file in the Planning Division.**